

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2065

Wednesday, May 1, 1996, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Carnes,
Chairman
Dick
Doherty, 1st Vice
Chairman
Gray
Horner
Midget, Mayor's
Designee
Pace, Secretary

Members Absent

Ballard
Boyle
Edwards
Ledford

Staff Present

Almy
Gardner
Stump

Others Present

Jackere, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Friday, April 26, 1996 at 3:43 p.m., in the office of the County Clerk at 4:32 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:35 p.m.

Minutes:

Approval of the minutes of April 10, 1996, Meeting No. 2063:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Carnes, Dick, Doherty, Gray, Horner, Pace "aye"; no "nays"; "abstaining"; Boyle, Ballard, Edwards, Ledford, Midget "absent") to **APPROVE** the minutes of the meeting of April 10, 1996 Meeting No. 2063.

REPORTS:

Committee Reports:

Rules and Regulations Committee

Mr. Doherty informed the Commission that Rezoning Application No. Z-6529 is on the May 2, 1996 City Council Agenda.

Community Participation Committee

Ms. Gray informed the Commission that the Community Participation Committee will meet on May 8, 1996 following the regularly-scheduled Planning Commission meeting.

SUBDIVISIONS:

Preliminary Plat:

South Towne Square Extended (1884)

(PD-18) (CD-8)

South & east of the southeast corner of East 81st Street & South Mingo Road

TAC Comments:

Jones presented the plat with Bill Lewis and Greg Breedlove present.

Miller stated that as with South Towne Square, no dirt can be removed from above the high pressure gas line. Also, gas service would be in the streets with the meter set next to the house.

South Towne Square Extended is a ten-acre continuation of South Towne Square subdivision and contains 33 lots. The sketch plat was reviewed by the TAC on March 21, 1996. Staff would offer the following comments and/or recommendations:

1. Show book/page for 50' ONG easement.
2. Provide address list.
3. Corner lots are permitted 15' side yards. Greater setbacks are private and not enforced by the City.
4. Although the deed of dedication and restrictive covenants will be reviewed at a later date, Staff would point out that under Section II. A.1. accessory quarters for domestic help is not permitted under RS-3 zoning.
5. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
6. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)

7. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
8. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
9. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
11. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
12. Street names shall be approved by the County Engineer and shown on plat.
13. All curve data, including corner radii, shall be shown on final plat as applicable.
14. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
15. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
16. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
17. It is recommended that the Developer coordinate with the Department of Public Works Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
18. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
19. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
20. The key or location map shall be complete.
21. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
22. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for stormwater facilities, and PUD information as applicable.)

23. The zoning application Z-6528 shall be approved and the ordinance or resolution therefore published before final plat is released. (Plat shall conform to the applicable zoning approved.)
24. This plat has been referred to Jenks, Bixby, and Glenpool because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
25. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
26. All other Subdivision Regulations shall be met prior to release of final plat.

On the motion of Nelson, the Technical Advisory Committee voted unanimously to recommend Approval of the Preliminary Plat of South Towne Square, subject to all conditions listed above.

TMAPC Comments:

Mr. Doherty expressed concern with having only one access to service this many units.

Mr. Carnes also expressed concerns with the access in regards to emergency vehicles.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Dick, Doherty, Gray, Horner, Pace "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Edwards, Ledford, Midget "absent ") to **APPROVE** the Preliminary Plat of South Towne Square Extended, subject to the conditions as recommended by TAC.

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Ridge Pointe II (PUD 411-C) (2483)
 East 96th Street South at 85th East Avenue

(PD-26) (CD-8)

TAC Comments:

Jones presented the plat with Ted Sack present.

Considerable discussion was given in regards to the collector street to the west and how the 60' collector to the east reduces to 50' on this plat. Jones stated that a waiver of the Subdivision Regulations would be required to permit the 50' collector. Somdecerrff stated that the 50' collector could be handled in the PFPI process.

Root recommended that access be provided to the reserve area and stated that discussion have been made to permit home owner association maintenance.

Ridge Pointe II is a 28.9-acre continuation of Ridge Point subdivision and contains 96 residential single-family lots. The property abuts the Mingo Valley Expressway to the north and is part of Planned Unit Development 411-C. Staff would offer the following comments and/or recommendations:

1. Show acre and lot information.
2. Provide address list.
3. Add language regarding 20' setback for garages on corner lots.
4. All conditions of PUD-411-C shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
5. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
6. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
7. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
8. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
9. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
11. Street names shall be approved by the Department of Public Works and shown on plat.
12. All curve data, including corner radii, shall be shown on final plat as applicable.
13. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
14. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.

15. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
16. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
17. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
18. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
19. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
20. The key or location map shall be complete.
21. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
22. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
23. This plat has been referred to Jenks, Bixby, and Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
24. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
25. All other Subdivision Regulations shall be met prior to release of final plat.

On the motion of Miller, the Technical Advisory Committee voted unanimously to recommend Approval of the Preliminary Plat of Ridge Point II, subject to all conditions listed above.

TMAPC Action; 6 members present:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Carnes, Dick, Doherty, Gray, Horner, Pace "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Edwards, Ledford, Midget "absent ") to **APPROVE** the Preliminary Plat of Ridge Point II, subject to the conditions as recommended by TAC.

Plat Waiver, Section 213 or Section 260:

BOA-17355 (Unplatted) (3204) 11366 East Independence St.

(PD-16) (CD-6)

TAC Comments:

Jones presented the request with no representative present.

Nelson again stated his concern that utilities be provided any easements needed to service the property.

Board of Adjustment case 17355 is a request to permit a cellular tower in an AG-zoned district. If approved by the Board, the property will be subject to the platting requirements. Staff would view the use as an interim use and would note that a rezoning or additional board approval would again trigger the platting requirement.

Staff recommends Approval of the Plat Waiver for BOA-17355, subject to the following conditions:

1. Plat waiver approval is for this particular use only.
2. Grading/drainage plans approved in the permit process.
3. Utility extensions or easements, if required.

On the motion of Garrison, the Technical Advisory Committee voted unanimously to recommend Approval of the Plat Waiver for BOA-17355, subject to all conditions listed above.

TMAPC Action; 6 members present:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Carnes, Dick, Doherty, Gray, Horner, Pace "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Edwards, Ledford, Midget "absent ") to **APPROVE** the Plat Waiver for BOA-17355, subject to conditions as recommended by TAC.

BOA-17341 (O'Conner Park) (1293) 8160 East 16th Street South

(PD-5) (CD-5)

TAC Comments:

Jones presented the application with no representative present.

Jones stated he spoke with Terry Silva. The Health Department does not have a perc test for the property. Silva recommended that a sewer extension be made to serve the property.

Vaughan concurred with the Health Department recommendation and stated that there was an existing manhole approximately 200' to the east.

Board of Adjustment case 17341 approved a special exception use to permit a community group home for 10 people in an RS-1 zoned district. An existing single family residence will be utilized and the submitted site plan shows no new construction.

Based on the size of the tract and existing subdivision plat, Staff can see no benefit to the city with a replat. Staff would recommend APPROVAL of the Plat Waiver for BOA-17341 subject to the following conditions:

1. Plat waiver approval for this particular use only.
2. Utility extensions and/or easements if required.

On the motion of Nelson, the Technical Advisory Committee voted unanimously to recommend Approval of the Plat Waiver for BOA-17341, subject to all conditions and recommendations listed above, including the sewer extension.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Dick, Doherty, Gray, Horner, Pace "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Edwards, Ledford, Midget "absent ") to **APPROVE** the Plat Waiver for BOA-17341, subject to the conditions as recommended by TAC.

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BOA-17360 (Unplatted & Sheridan Ridge) (1093)
Southeast corner of East 20th Street South & South Lakewood Avenue

(PD-5) (CD-4)

TAC Comments:

Jones presented the request with no representative present.

Both Miller and Pierce stated that utilities were existing between the platted lots and commercial property.

Somdecerrf recommended the dedication of the right-of-way along Lakewood Avenue to meet the Major Street Plan and 25' radius of dedication at the corner.

Board of Adjustment case 17360 is a special exception request to permit a church in an RS-3 and CS zoned property. The church is existing on the corner lot and has obtained a unit in the commercial center and adjoining residential lot for expansion. It is the goal of the church to obtain the balance of the residential lots on the south side of East 20th Street. The proposed use of the abutting residential lot is for off-street parking.

Based on the existing use, size of tract and subdivision plat, Staff is supportive of the plat waiver subject to conditions. Staff would recommend a subdivision plat be processed and filed of record when the balance of the lots are obtained.

Staff recommends APPROVAL of the Plat Waiver for BOA-17360 subject to the following conditions:

1. Plat waiver approval is for this use only.
2. Subdivision plat is required when the balance of the residential lots are obtained.
3. Grading/drainage plan approval in the permit process.
4. Utility extensions or easements if required.

On the motion of Pierce, the Technical Advisory Committee voted unanimously to recommend Approval of the Plat Waiver for BOA-17360, subject to all conditions and recommendations listed above.

TMAPC Comments:

Mr. Doherty asked if it would be necessary to rezone to PK since the additional lots were acquired for parking. Mr. Stump replied that it could be handled through the Board of Adjustment. Mr. Doherty inquired as to the procedure if the applicant applied for a plat waiver in regards to these additional parking lots as a minor extension. Mr. Stump stated that he is not aware of the need or purpose of the additional lots except for possible more buildings, drainage or utilities.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Dick, Doherty, Gray, Horner, Pace "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Edwards, Ledford, Midget "absent ") to **APPROVE** the Plat Waiver for BOA-17360, subject to the conditions as recommended by TAC.

BOA-17349 (North Tulsa Addition) (3502) 606 North Denver Avenue

(PD-2) (CD-1)

TAC Comments:

Jones presented the application with Larry Bible present.

The Board of Adjustment approved a special exception to permit an existing church and proposed expansion on April 9, 1996. The applicant is now requesting to waive the platting requirement.

Based on the existing subdivision plat and size of the subject tract, .9 acres, Staff is supportive of the requested plat waiver. According to atlas maps, all street right-of-way for abutting streets is present.

Staff recommends APPROVAL of the Plat Waiver for BOA-17349 subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.

On the motion of Pierce, the Technical Advisory Committee voted unanimously to recommend Approval of the Plat Waiver for BOA-17349, subject to all conditions and recommendations listed above.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Dick, Doherty, Gray, Homer, Pace "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Edwards, Ledford, Midget "absent ") to **APPROVE** the Plat Waiver for BOA-17349, subject to the conditions as recommended by TAC.

BOA-17345 (Pleasant View Addition) (593)

(PD-4) (CD-4)

Northeast corner of East 4th Place South & South Evanston Avenue

TAC Comments:

Jones presented the request with Ted Sack present.

Somdecerrf recommended a 25' radius of additional right-of-way be dedicated at the corner. Sack asked if a waiver might be obtained.

The Board of Adjustment approved a special exception to permit a school use for preschool through 8th grade as an associated use of Tulsa University. The Board approval was subject to the submitted site plan and the applicant is now requesting a waiver of the platting requirement.

The requested plat waiver meets the TMAPC guidelines for approval. The subject tract is already platted, less than 2.5 acres in size and all street right-of-way is existing.

Staff recommends APPROVAL of the Plat Waiver for BOA-17345 subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.

On the motion of Garrison, the Technical Advisory Committee voted unanimously to Approve the Plat Waiver for BOA-17345, subject to all conditions listed above.

TMAPC Comments:

Ms. Pace asked if there is a parking requirement for the school. Mr. Stump responded that the school and the church have agreed to a joint use of the church's parking lot. Mr. Gardner pointed out the three properties located to the south of the facility are owned by the church and the church has planned to clear these properties for additional parking for joint use.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Dick, Doherty, Gray, Horner, Pace "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Edwards, Ledford, Midget "absent ") to **APPROVE** the Plat Waiver for BOA-17345, subject to the conditions as recommended by TAC.

Lot Split for Ratification of Prior Approval:

- L-18275 S. C. Sonny Burnett (192)** (PD-1) (CD-4)
621 S. Kenosha
- L-18276 Pine and Mingo, L.L.C. (3603)** (PD-16) (CD-3)
1400 Blk. N. Mingo
- L-18277 Ed Cox (2593)** (PD-18) (CD-5)
4716 S. Mingo

Staff Comments:

Mr. Stump stated that these lot-splits meet subdivision regulations and Staff recommends approval.

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-1** (Carnes, Dick, Doherty, Gray, Horner, Pace "aye"; no "nays"; Midget "abstaining"; Ballard, Boyle, Edwards, Ledford "absent ") to **APPROVE** the Lot-split for Ratification of Prior Approval as recommended by Staff.

ZONING PUBLIC HEARING:

Application No.: PUD 518-2 (Minor Amendment to reduce required rear yard)
Applicant: Jerry Ledford, Jr.
Location: 8936 South Maplewood Avenue
Date of Hearing: May 1, 1996
Presented to TMAPC: Jerry Ledford, Jr.

Continued to May 8, 1996, to provide new notice.

Application No.: Z-6140-SP-1b

(Minor Amendment to a Corridor Site to relocate a ground sign)

Applicant: Brian Ward

Location: South of southwest corner of the Creek Turnpike and South Memorial Drive

Date of Hearing: May 1, 1996

Presented to TMAPC: Brian Ward

Staff Recommendation:

The applicant is requesting amended site plan approval, changing the location of a ground sign for "Spirit Bank". The proposed relocation would move the sign approximately 85' to the south along the Memorial Drive frontage.

Staff has reviewed the request and finds that the proposed location of the sign is in conformance with the requirement of the Corridor Site Plan.

Staff recommends **APPROVAL** subject to the following:

Landscaping in the proposed sign location shall now conform to that of the previously approved sign area. Landscaping in the formerly-approved sign location shall now conform to that of adjacent non-sign areas.

TMAPC Action; 7 members present:

On **MOTION** of **PACE**, the TMAPC voted **7-0-0** (Carnes, Dick, Doherty, Gray, Horner, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Edwards, Ledford "absent ") to recommend **APPROVAL** of the Minor Amendment to Z-6140-SP-1b Corridor Site Plan to relocate a ground sign as recommended by Staff.

Legal Description for Z-6140-SP-1b: Corridor Site Plan:

Lot 1, Block 1, 9600 Memorial Addition and located on the southwest corner of the Creek Turnpike and South Memorial Drive, Tulsa, Oklahoma.

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There being no further business, the Chairman declared the meeting adjourned at 1:55 p.m.

Date Approved: 5-26-96



Chairman

ATTEST:



Secretary