

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2101

Wednesday, February 19, 1997, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

### Members Present

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

### Members Absent

Ballard  
Gray

### Staff Present

Almy  
Gardner  
Jones  
Stump

### Others Present

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Friday, February 14, 1997 at 11:51 a.m., in the office of the County Clerk at 11:45 a.m., as well as in the Reception Area of the INCOG offices at 12:00 noon.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:30 p.m.

### Minutes:

#### Approval of the minutes of February 5, 1997, Meeting No. 2099:

On **MOTION** of **HORNER**, the TMAPC voted **5-0-2** (Boyle, Dick, Doherty, Horner, Westervelt "aye"; no "nays"; Carnes, Ledford "abstaining"; Ballard, Gray, Pace, Midget "absent") to **APPROVE** the minutes of the meeting of February 5, 1997 Meeting No. 2099.

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## **REPORTS:**

### **Chairman's Report:**

Chairman Carnes presented a letter from Councilor Watts in regards to a zoning request for the Barron and Hart Company located at 15th and Evanston. Chairman Carnes directed staff to readvertise and reschedule a public hearing to reconsider the request. Chairman Carnes stated the filing fees would be waived.

### **Committee Reports:**

#### **Comprehensive Plan Committee**

Mr. Ledford reminded the Commission the Comprehensive Plan Committee will meet today following the TMAPC meeting.

#### **Rules and Regulations Committee**

Mr. Doherty stated the Rules and Regulations Committee will also meet today to discuss regulations for communication towers and special events parking.

### **Director's Report:**

Mr. Gardner stated there are two zoning items and a Comprehensive Plan item scheduled for the February 20 City Council meeting.

## **SUBDIVISIONS:**

### **Sketch Plat:**

**QuikTrip No. 83R** (684)

(PD-18) (CD-8)

West of the southwest corner of East 61st Street South and South Garnett Road

#### **Staff Comments:**

Mr. Jones informed the Commission that staff has received correspondence from the engineer, Mansur-Daubert, requesting that this item be stricken from today's agenda. He stated final details are being incorporated and the applicant will resubmit a preliminary plat.

Chairman Carnes stated the Sketch Plat for QuikTrip No. 83R will be stricken from today's agenda.

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## **Preliminary Plat:**

### **A & M Business Park (794)**

(PD-5) (CD-5)

West side of South 101st East Avenue, north of Skelly Drive

### **TAC Comments:**

Jones presented the plat with Dwayne Wilkerson present.

Miller recommended additional easements along the east, west and south boundaries of the property.

French stated that only 30' of right-of-way is required for South 101st East Avenue.

A & M Business Park is a one lot subdivision plat which contains 5.7 acres and has an underlying zoning of CS. The plat proposed a large "RESERVE A" which is floodplain and will be dedicated to the city.

Staff would offer the following comments and/or recommendations:

1. Remove all utility information except easements.
2. 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.
3. 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.)
4. 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).
5. 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.
6. 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.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
8. Street names shall be approved by the Department of Public Works and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
11. 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.
12. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
13. 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.)
14. 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.
15. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
16. The key or location map shall be complete.
17. 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.)
18. 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.)
19. 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.)
20. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
21. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Miller, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of A & M Business Park, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Midget "absent ") to **APPROVE** the Preliminary Plat of A & M Business Park, subject to the conditions as recommended by TAC.

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**The Miller Industrial Park (394)**

(PD-17) (CD-6)

West of the southwest corner of East Admiral Place and South 161st East Avenue

**TAC Comments:**

Jones presented a revised plat which contains only three lots with David Brown and Dave Cannon present.

The Miller Industrial Park is a  $\pm$  17 acres industrial subdivision plat which contains four lots and a reserve area.

French pointed out that when the abutting property to the west develops, a street will be required to provide access to the interior of the section.

Cannon stated that the balance of the property to the south has access to a public street to the south.

Staff would offer the following comments and/or recommendations:

1. A waiver of the Subdivision Regulations is required to permit the plat to be drawn at a scale of 1" = 60' (1" = 100' required).
2. Relocate proposed utility easement outside "Reserve A".
3. Check general description under title. Plat appears to be outside lot 7.
4. 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.
5. 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.)
6. 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).
7. 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.
8. 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.
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).

10. Street names shall be approved by the Department of Public Works and shown on plat.
11. All curve data, including corner radii, shall be shown on final plat as applicable.
12. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
13. 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.
14. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
15. 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.
16. 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.)
17. 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.
18. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
19. The key or location map shall be complete.
20. 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.)
21. 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.)
22. This plat has been referred to Catoosa 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.
23. 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.)
24. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
25. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Garrison, the Technical Advisory Committee voted unanimously to recommend approval of the Miller Industrial Park, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Midget "absent ") to **APPROVE** the Preliminary Plat of The Miller Industrial Park, waiving of the Subdivision Regulations to permit the plat to be drawn at a scale of 1" = 60' scale and subject to the conditions as recommended by TAC.

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**The Cottages at Woodland Valley (PUD-397) (183)** (PD-18) (CD-7)

East side of South 91st East Avenue at East 62nd Place South

**Mr. Ledford left the dais and indicated he would be abstaining from this item.**

**TAC Comments:**

Jones presented the plat with Jerry Ledford, Jr. in attendance.

Considerable discussion was given to the connection of East 62nd Place South and South 91st East Avenue and it being a public connection.

Several additional easements were requested, with Ledford stating an underground meeting would be held.

Per the memo from Gary McCormick dated February 5, 1997, drainage must be taken to culverts and culverts' sizes to be verified to carry the 100-year event.

French recommended the southernmost curve on South 90th East Avenue be redesigned to be more consistent with the northern curve.

The Cottages at Woodland Valley development is part of PUD-397 and proposes 56 residential single-family lots on 10.24 acres. Although the development proposes private streets, the TMAPC has not considered the issue at this time. It should be pointed out that the development does not meet the criteria for a private street development due to the existing stub street into the property from the west.

Staff would offer the following comments and/or recommendations:

1. Waiver of the Subdivision Regulations to permit the plat to be drawn at a scale of 1" = 50' (1" = 100' required).

2. In accordance with the TMAPC policies, East 62nd Place South should be a public street continuing to the intersection of South 91st East Avenue.
3. All conditions of PUD-397 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.
4. 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.
5. 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.)
6. 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).
7. 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.
8. 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.
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
10. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
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 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. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
26. All other Subdivision Regulations shall be met prior to release of final plat.

**Staff Comments:**

Mr. Jones stated when the property was originally developed under a PUD, there was single-family residential development abutting the property to the west and a stub street incoming to East 62nd Place South. Since this area was designated as office and multifamily the City required the developer to construct a cul-de-sac on the vacant property in lieu of the stub street. The cul-de-sac currently exists at this location. East 62nd Place South terminates at the cul-de-sac.

Mr. Jones stated since the property is being developed as single-family, the developer is proposing to remove the cul-de-sac and replace it with a hammer-head turnaround and the property will be served by a private street.

Mr. Jones stated TAC reviewed the private street system and noted the subject property does not meet the adopted policy criteria for a private street development. He noted the policies state a subdivision in which proposed development includes private streets must be physically isolated from adjacent subdivisions such that public streets are not stubbed into a boundary of the proposed subdivision.

Mr. Jones pointed out there is a stub street/cul-de-sac that was constructed at the time when the property was proposed to be developed as multifamily or office, and an interconnection street would not be warranted. However, since the property is being developed as single-family, TAC feels there is a need for interconnection. TAC recommended extending East 62nd Place South to 91st East Avenue as a public street then the streets coming off 62nd Place South could be private streets.

Mr. Jones feels Traffic Engineering does not object to a public or private street or whether the connection is or is not there, but reminded the Commission of the policy on private street developments.

**Applicant's Comments:**

**Jerry Ledford, Jr.**, Tulsa Engineering, stated the cul-de-sac, which was a requirement of PUD-397, is in place and has been for several years. He stated Darrrel French, Traffic Engineering, commented since the cul-de-sac has been in place, there is a circulation pattern that already exists for the neighborhood and the neighborhood has access to both 61st and Memorial without an interconnection.

Mr. Ledford, Jr. stated the proposed development is for 56 lots, private streets/gated community on the 10-acre tract. He feels since Kingsridge, to the south of the proposed development, is a private street development and both homeowners associations have been well-informed of the proposals for this development.

**TMAPC Comments:**

Mr. Doherty asked whether there is any intent to gate the private streets. Mr. Jones replied the plans do not indicate gated streets; however, gated streets were indicated at the TAC meeting.

Mr. Doherty asked whether the cul-de-sac was built intending for the tract to be developed as multi-family. Mr. Ledford, Jr. replied in affirmative.

Mr. Doherty asked Mr. Ledford, Jr. to describe the physical isolation, not the self-imposed isolation, of the tract. Mr. Ledford, Jr. replied Kingsridge does not stub into the tract. The tract is bounded on the east by an existing right-of-way, that has already been dedicated and in place for 98th Street. Mr. Ledford, Jr. stated the PUD to the north allows office and the developer does not want interconnection to an office development.

Mr. Doherty questioned what isolates the tract on the west boundary of the adjacent property. Mr. Doherty feels it is a self-imposed isolation.

Mr. Westervelt stated he is unaware of the policy; however, he noted that if the Burning Tree neighborhood knew the street was a cul-de-sac and if the tract was to be developed in some other fashion, and Traffic Engineering does not require an interconnection, why isolation should be an issue.

Mr. Gardner informed the Commission that by removing the cul-de-sac on the subject tract, it will create a stub street. He feels a stub street would be required to interconnect.

Ms. Pace asked Mr. Ledford, Jr. to clarify the location of the cul-de-sac and proposed location of the hammer-head turnaround. Mr. Ledford, Jr. indicated the location of the cul-de-sac and the proposed hammer-head on the map and stated the hammer-head will serve the development to the west of the proposed development.

Ms. Pace asked whether a through-street currently existed. Mr. Ledford, Jr. replied the street currently does not interconnect.

Mr. Gardner stated there are several alternatives, including the interconnection street be a public street from Burning Tree to South 91st East Avenue; a public street to the point where the street intersects the private street; leave as is; or allow the cul-de-sac to be removed and construct the hammer-head and eliminate the interconnection altogether.

Ms. Pace stated an area map has not been provided to show whether there are adequate secondary streets to serve the area.

Chairman Carnes feels the cul-de-sac should remain and the design be worked around it. Mr. Ledford, Jr. feels the development could be worked around the cul-de-sac, especially if removing it and constructing the hammer-head would create a problem in regards to interconnecting streets.

Mr. Ledford, Jr. provided an area map which shows East 62nd Street and the accesses to 63rd Place and Memorial.

Mr. Boyle asked whether staff supports leaving the cul-de-sac and proceeding with the development. Mr. Gardner stated the policy specifically addresses stub streets and the cul-de-sac is not addressed in the policy. Mr. Gardner feels if the cul-de-sac is removed, then a stub street would be present and would be required to interconnect.

Mr. Boyle asked what staff supports. Mr. Gardner replied staff supports either bringing 62nd Place through as a public street and having private street off 62nd Place, or just bringing the street through as a public street.

Mr. Boyle questioned the reason to bring the street through. Mr. Gardner replied in accordance with the policy, if it were a stub street, stub streets are designed to be brought through. Also, if single-family uses exist and the proposed development is for single-family, he feels there is no reason, except for the fact that the developer desires a private development, to interconnect.

Mr. Ledford, Jr. pointed out that the original PUD-397 for Development Area E was approved as single-family, detached RS-3. He stated there is not a change in conditions of the PUD. The cul-de-sac was a requirement of the PUD.

Mr. Horner expressed concern with the policy.

Mr. Doherty stated the policy was established for consistency. He feels to support the request would be violating the policy. However, he feels the real issue is whether or not this tract should be a gated community, whether it fits the standards for a gated community. If the majority of the Commission feels the development meets the requirements of gated community it will not matter if there is a cul-de-sac or a hammer-head.

Ms. Pace feels the policy should be reviewed. She also requested staff to provide a larger map, in relation to the surrounding community and indicate whether the developer is proposing a gated community in the agenda packets.

Mr. Midget asked whether leaving a cul-de-sac would set a precedent. Mr. Gardner replied there is a distinction since it is a cul-de-sac instead of a stub street and would not set a precedent. Mr. Westervelt made the motion to leave the cul-de-sac as a safeguard.

Mr. Boyle stated he does not understand the distinction and problems related to the distinction. Mr. Midget used the Pierre Smith/Lakewood development as an example of the problems with stub streets and interconnection.

After further discussion of the policy on gated communities, the Commission decided to review it. Mr. Jones informed the Commission that staff and Public Works representatives met to discuss and review the policy. Chairman Carnes directed staff to advise the Commission upon completion of the review.

**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **7-1-1** (Boyle, Carnes, Dick, Horner, Midget, Pace, Westervelt "aye"; Doherty "nay"; Ledford "abstaining"; Ballard, Gray "absent ") to **APPROVE** the Preliminary Plat of The Cottages at Woodland Valley, leaving the cul-de-sac on 62nd Place, not requiring connection of the private streets to 62nd Place and subject to the conditions as recommended by TAC.

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**Plat Waiver, Section 213:**

**Z-6576 (Valley Bend Subdivision) (783)**

(PD-18) (CD-2)

East of the southeast corner of East 71st Street and South Rockford Avenue

**TAC Comments:**

Jones presented the waiver request with Ken Cox present.

French stated that no access control agreement is required.

Z-6576 rezoned a .46 acre tract from RS-2 to CS. The subject tract contains three existing structures and it is the intention of the owner to utilize the existing structures for commercial sales.

Since no new construction is proposed, the property is less than 2.5 acres in size and contained within an existing subdivision plat, staff can see no benefit to the City with a replat which could not be obtained by separate instrument. Staff is supportive of the plat waiver for the existing buildings.

Staff recommends APPROVAL of the plat waiver for Z-6576, subject to the following conditions:

1. Plat waiver approval is for the existing structures only. Any new construction will again trigger the plat requirement.
2. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
3. Utility extensions and/or easements if needed.

On motion of French, the Technical Advisory Committee voted unanimously to recommend approval of the plat waiver for Z-6576, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Horner "absent ") to **APPROVE** the Plat Waiver for Z-6576, subject to the conditions as recommended by TAC.

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**Z-6546 (Unplatted) (594)**  
12119 East Admiral Place

(PD-5) (CD-6)

**TAC Comments:**

Jones presented the application with Max Heidenreich present.

French noted that two access points to East Admiral may not be permitted and the easternmost should be redesigned to access North 123rd East Avenue.

Somdecerrf stated that in addition to the 10' of right-of-way to be dedicated a 30' radius curve must be dedicated.

French recommended that final access design be approved by Traffic Engineering.

Z-6546 rezoned an approximate 1.6-acre tract at the northwest corner of East Admiral Place and 123rd East Avenue from RS-3 to IL in October, 1996. The applicant is requesting a plat waiver to permit a children's nursery in an existing dwelling on the property. Staff can support the requested plat waiver since no new construction is proposed; however, staff would note that it is subject to this use only.

Staff recommends approval of the plat waiver for Z-6546, subject to the following conditions:

1. Plat waiver approval is ONLY for this particular use which is located in the existing structures. Any new use or buildings will again trigger the platting requirement. Staff would also note that this approval for a plat waiver does not guarantee plat waiver approval in the future.
2. Dedication of additional right-of-way for East Admiral Place to meet the Major Street Plan. Atlas 975 indicates 40' of right-of-way is existing and East Admiral Place is designated as a 100' secondary arterial.
3. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
4. Access control agreement, if required by the Department of Public Works (Traffic Engineering).
5. Utility extensions and/or easements if needed.

On motion of Miller, the Technical Advisory Committee voted unanimously to recommend approval of the plat waiver for Z-6546, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Horner "absent ") to **APPROVE** the Plat Waiver for Z-6546, subject to the conditions as recommended by TAC.

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**Plat Waiver Items BOA-17633 and BOA-17634 were heard simultaneously.**

**BOA-17633 and BOA 17634 (Highlands 2nd Addition)** (593) (PD-4) (CD-4)  
Northeast corner of East 5th Place and South Atlanta Avenue

**TAC Comments:**

Jones presented the application with Ted Sack, Greg Warren and other representatives present.

Considerable discussion was given in regards to vacating the streets and having the utilities retain an easement to cover existing lines and new service. Sack stated that new easements would be permitted via the franchise agreement with the City of Tulsa.

French recommended that the street closure be subject to Traffic Engineering review of curb and barrier locations. They may be shown on the drainage plan or demolition plat or other document.

These two Board of Adjustment applications were filed by the City of Tulsa, Urban Development Department and propose to redevelop an area for both public school and park use. The applications will be heard by the Board of Adjustment at the February 11th meeting and if approved, the property will be subject to the platting requirement.

Since the property is located within an existing subdivision plat, staff can see no benefit to the City with a replat. All requirements could be met by the filing of separate documents.

Staff recommends approval of the plat waiver for BOA-17633 and BOA-17634, 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 or easements are required by utility companies.

3. Vacate the underlying streets in accordance with accepted legal procedures (not a condition of approval only advisory).

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Ledford, Midget, Pace, Westervelt “aye”; no “nays”; none “abstaining”; Ballard, Gray, Horner “absent “) to **APPROVE** the Plat Waiver for BOA-17633 and BOA-17634, subject to the conditions as recommended by TAC.

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**Final Approval:**

**Sonic Park** (1583) (PD-18B) (CD-8)  
East of the northeast corner of East 91st Street South and South Yale Avenue

**Staff Comments:**

Mr. Jones stated this is a one-lot, one-block, commercial subdivision plat. He stated everything is in order and all release letters have been received. He stated approval should be subject to the final language of the Deed of Dedication and Restrictive Covenants by Legal.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Ledford, Midget, Pace, Westervelt “aye”; no “nays”; none “abstaining”; Ballard, Gray, Horner “absent “) to **APPROVE** the Final Plat for Sonic Park, subject to the final language of the Deed of Dedication and Restrictive Covenants being approved by City Legal Department.

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**Lot-Splits for Waiver of the Subdivision Regulations:**

**L-18397 (Unplatted)** (1094) (PD-17) (CD-6)  
1535 South 145th East Avenue

**TAC Comments:**

Jones presented the request with Bert Vanderpool present.



After discussion with applicant, the TAC could find no reason why the right-of-way could not be dedicated.

French pointed out that other properties in the area have dedicated the required amount. French also thought it is important to point out the TMAPC that good planning practices would not permit residential development occur which would have direct access to a primary arterial. Rather, the development should provide access to a collector or minor residential street.

The TAC did not have a concern with the more-than-three-side-lot issue.

This is a request to split a five acre parcel into two tracts. Tract 1 will have approximately 300 feet of frontage along South 145th East Avenue and Tract 2 will have 30 feet. Each new lot will have the minimum bulk and area requirements for the RS-3 zoning district. However, due to the configuration of the lots, Tract 2 will have more than three side-lot lines. Both lots would be on septic systems and Tract 2 is partially in a 100-year floodplain area.

The applicant requests the following.

1. Waiver of the subdivision regulations for a lot containing more than three side-lot lines.
2. Waiver of the dedication of 60 feet right-of-way, as required by the Major Street and Highway Plan. The applicant's house is 85 feet from the centerline of 145th East Avenue, therefore they are requesting the right-of-way requirements be less than 60 feet.

On motion of Miller, the Technical Advisory Committee voted unanimously to deny the waiver request not to dedicate the right-of-way and approve the request to permit a lot with more than three side-lot lines.

**Staff Comments:**

Mr. Jones pointed out the issue on dedication of right-of-way has been resolved. The applicant has agreed to dedicate the additional right-of-way. He feels it is a great concession on the applicant's part for the City. Therefore, the only issue is the more-than-three-side-lot lines for a residential tract.

Mr. Jones pointed out this type of configuration will increase the number of residential driveways onto an arterial street. From a planning standpoint, access onto an arterial street is from a collector street, with minor residential streets feeding onto the collector street.

The applicant was asked whether he could redesign his plan to have a driveway along the north side to serve both lots. The applicant informed staff the existing driveway is on the south side of the tract which would allow the joint driveway.

**TMAPC Action; 8 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Horner "absent ") to **APPROVE** Lot-split L-18397, waiving the Subdivision Regulations to allow a residential lot to contain more than three side-lot lines and noting there are physical factors in the drainage that preclude access to the east to a collector street.

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**ZONING PUBLIC HEARING:**

**Application No.:** PUD-413-B-2

(PD-10) (CD-4)

**Applicant:** Dick Zoutendy

**Location:** 2316 West Cameron

*(Minor Amendment to permit an additional sign.)*

**Staff Comments:**

Mr. Stump stated the request is to add a ground sign that will be placed adjacent to the expressway right-of-way to advertise the motel on the lot. Staff requested additional information and did not receive the information until yesterday.

Mr. Stump stated upon examination of the information there appears to be a discrepancy in the amount of display surface area. Also, consideration needs to be given to the location of the sign to avoid being seen by the residential area to the east and restricting the sign from blocking the existing Braums/QuikTrip sign to the west. Therefore, staff requests a one-week continuance.

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Horner "absent ") to **CONTINUE** the Zoning Public Hearing for PUD-413-B-2 to February 26, 1997, as requested by staff.

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**OTHER BUSINESS:**

**PUD-552 Ted Sack**

(PD-26) (CD-8)

Southeast corner East 102nd Street and South Yale Avenue

**Staff Recommendation:**

The applicant is requesting Site Plan approval for a 15,610 SF residential facility for seniors located on a 2.41-acre site. The single-story building will contain 20 dwelling units for elderly (Use Unit 8) and related common activity spaces. Underlying zoning is RD.

Staff review finds the submitted site plan conforms to area, bulk, livability space, circulation, parking and landscaped area standards of the PUD and the approved plat.

Therefore, staff recommends **APPROVAL** of the Detail Site Plan as submitted.

NOTE: Detailed Site Plan approval does not constitute Landscape or Sign Plan Approval.

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Horner "absent ") to **APPROVE** the Detail Site Plan for PUD-552 as recommended by staff.

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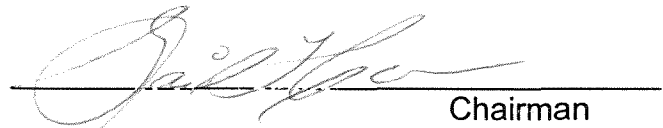
Mr. Doherty expressed concern with the policy issue in regards to the Preliminary Plat for The Cottages at Woodland Valley. He stated since the Commission has determined a gated community is appropriate, he feels it is inappropriate to extract an entire lot. He stated the issue of a cul-de-sac versus hammer-head turn-around should be reconsidered.

After some discussion, the Commission decided not to reconsider the motion.

There being no further business, the Chairman declared the meeting adjourned at 2:17 p.m.

Date Approved: 3/5/97

ATTEST:   
Secretary

  
Chairman