

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2123

Wednesday, August 6, 1997, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Doherty	Huntsinger	Linker, Legal
Carnes	Midget	Jones	Counsel
Dick		Lasker	
Gray		Matthews	
Horner		Stump	
Jackson			
Ledford			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, August 1, 1997 at 3:27 p.m., in the Office of the City Clerk at 3:20 p.m., as well as in the office of the County Clerk at 3:17 p.m.

After declaring a quorum present, Chairman Carnes called the meeting to order at 3:27 p.m.

Minutes:

Approval of the minutes of July 16, 1997, Meeting No. 2121:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-1** (Carnes, Dick, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; Boyle "abstaining"; Doherty, Gray, Midget "absent") to **APPROVE** the minutes of the meeting of July 16, 1997 Meeting No. 2121.

Approval of the minutes of July 23, 1997, Meeting No. 2122:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-1** (Carnes, Dick, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; Boyle "abstaining"; Doherty, Gray, Midget "absent") to **APPROVE** the minutes of the meeting of July 23, 1997 Meeting No. 2122.

Reports:

Chairman's Report:

Chairman Carnes stated that all the Planning Commissioners received a letter in regard to PUD-389, which has already been approved, and noted a response letter will be forthcoming.

Director's Report:

Mr. Stump stated there is one zoning case scheduled for the August 7, 1997, City Council meeting. Chairman Carnes stated he would attend the meeting.

Mr. Lasker stated with the retirement of Bob Gardner there is a vacant position. However, he stated decisions have been made to fill the position. He noted that Jay Stump will be responsible for the development services division, as well as personnel management responsibilities for that division. Also, Dane Matthews' duties will consist of planning and development services. Jim Dunlap, INCOG Community Planner for 18 years, will be responsible for development services and planning studies.

Mr. Lasker stated INCOG is trying to make use of the talents of current personnel. He noted there were several good in-house applicants and all in-house applicants were interviewed for the position.

Chairman Carnes requested an executive session be scheduled for August 13, 1997, with Mr. Lasker to review the TMAPC personnel matters. He feels this will update the Planning Commission on TMAPC staff positions and responsibilities.

Mr. Westervelt complimented Mr. Lasker on the decisions made in regard to the vacancies and the competent staff of INCOG.

Subdivisions:

Preliminary Plats:

The Park at Oak Grove (874) (PD-19) (County)
Southwest corner of east 131st Street South and South 121st East Avenue

TAC Recommendation:

Jones presented the plat with no representative present.

Rains noted that 50' right-of-way exists for South 121st East Avenue (book 3618, page 103) and stated the 10' additional dedication was sufficient.

Rains also noted that lot dimensions do not total properly and there is no street dedication language in the deed of dedication.

The Park at Oak Grove is a three lot residential subdivision plat which contains approximately 8.16 acres. The applicant is planning to further divide each lot, through the lot-split procedure based on the purchaser's desire for lot size. The TAC reviewed the sketch plat on June 5, 1997 and recommended approval subject to conditions.

Staff would offer the following comments and/or recommendations:

1. Show book/page information for existing street right-of-way of South 121st East Avenue.
2. 50' building setback is greater than required by the AG zoning. This restriction would be private and not enforced by Tulsa County.
3. Septic tank and lateral field language used in the deed of dedication should be that for Tulsa County not the City of Tulsa.
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. 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).
6. Paving and drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and other permits where applicable) subject to criteria approved by the County Commission.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the County Engineer and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. Limits of Access or LNA as applicable shall be shown on plat as approved by the County Engineer. Include applicable language in covenants.
13. It is recommended that the Developer coordinate with the County Engineer 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. Street lighting in this subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix C of the Subdivision Regulations.
15. 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.
16. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
17. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information is to be included in the restrictive covenants on plat.)
18. The method of water supply and plans therefor shall be approved by the City/County Health Department.
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 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. 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.

On motion of Rains, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of The Park at Oak Grove, subject to all conditions and recommendations listed above.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Ledford, Pace, Westervelt “aye”; no “nays”; none “abstaining”; Doherty, Midget “absent”) to **APPROVE** the Preliminary Plat of The Park at Oak Grove, subject to the conditions as recommended by TAC.

* * * * *

St. John Medical Park (PUD-523)(1383) (PD-18) (CD-8)
Southeast corner of East 81st Street South and South Memorial Drive

TAC Recommendation:

Jones presented the plat with Bill Hayes present.

Eshelman stated that access points appeared to be acceptable; however, site distance along 81st Street should be checked due to a small hill. Eshelman also stated that the southernmost access on Memorial was fine but a left turn lane must be constructed under a PFPI by either this owner or the developer to the south.

St. John Medical Park is a two-lot commercial/office subdivision plat which contains a total of 11.38 acres. The property is development Area “A” of Planned Unit Development 523 and is located on the southeast corner of East 81st Street South and South Memorial Drive.

Staff would offer the following comments and/or recommendations:

1. Show the distance to the northwest corner of the section.
2. All conditions of PUD-523 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 reference to Sections 1100-1107 of the Zoning Code in the covenants.
3. 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.
4. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)

5. 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).
6. 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.
7. 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.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
12. 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.
13. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
14. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic)/County Engineer. Include applicable language in covenants.
15. 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.)
16. 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.
17. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
18. The key or location map shall be complete.

19. 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.)
20. 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.)
21. This plat has been referred to Bixby, Jenks 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.
22. 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.)
23. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
24. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Nelson, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of St. John Medical Center, subject to all conditions and recommendations listed above.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the Preliminary Plat of St. John Medical Center, subject to the conditions as recommended by TAC.

Plat Waiver, Section 213 or 260:

CBOA-1502 (Unplatted)(3313)

(PD-15) (County)

South of the southwest corner of East 76th Street North and Whirlpool Drive

TAC Recommendation:

Jones presented the plat waiver with no representative present.

Tulsa County Board of Adjustment application 1502 was a special exception request to permit a cellular tower in an AG-zoned district which was approved at

the June 17th meeting. After review of the submitted site plan, staff can see no benefit to Tulsa County in a subdivision plat. Rezoning must be obtained prior to development which would again trigger the platting requirement.

Staff recommends Approval of the plat waiver for CBOA-1502, subject to the following conditions:

1. Paving and drainage plan review by the Tulsa County Engineer in the permit process (if required).
2. Utility extensions and/or easements if needed and access to the tower location.

On motion of Rains, the Technical Advisory Committee voted unanimously to recommend approval of the Plat Waiver for CBOA-1502, subject to all conditions and recommendations listed above.

TMAPC Action; 9 members present:

On **MOTION** of **WESTERVELT**, the TMAPC voted **9-0-0** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Doherty, Midget "absent") to **APPROVE** the Plat Waiver for CBOA-1502, subject to the conditions as recommended by TAC.

* * * * *

BOA-17754 (Unplatted) (3313) (PD-26) (CD-8)
East of the northeast corner of East 101st Street South and South Memorial

TAC Recommendation:

Jones presented the plat waiver request with Jack Spradling present.

Board of Adjustment case 17754 approved a special exception to permit church use for an existing church facility in an AG-zoned district. The church proposes a new addition on the east side of an existing building, which after Board approval, makes the property subject to the platting requirement. The applicant submitted a plat that was reviewed and given sketch plat approval by the TAC at the June 19, 1997 meeting. The property is surrounded on three sides by platted property.

After review of the applicant's submitted plan, it can be seen that the subject tract is larger than 2.5 acres in size and is unplatted. In addition, full right-of-way for East 101st Street South has not been dedicated and there are no existing limits of access. The applicant is proposing a drainage easement along the west side of the property.

Staff would recommend denial of the requested plat waiver for BOA-17754.

If the TMAPC is inclined to approve the request, staff would recommend the following conditions of approval:

1. Dedication of additional right-of-way for East 101st Street South in order to meet the Major Street Plan.
2. Filing an approved access control agreement of record which would limit access points to East 101st Street South.
3. Utility extensions and/or easements if needed.
4. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
5. Dedication (if required) with appropriate maintenance language of detention area.

On motion of Lee, the Technical Advisory Committee voted unanimously to recommend denial of the Plat Waiver for BOA-17754.

Applicant's Comments:

Jack Spradling, Haikey Chapel Methodist Church, stated the church was established in 1912 at this location. He stated the church is in the process of adding a classroom.

Mr. Spradling stated the subject property is surrounded on three sides by platted property and all easements have been granted. In regard to the right-of-way dedication for 101st Street, the church is prepared to dedicate the required 60-foot and meet any other requirement that is needed.

Mr. Spradling noted that funds are available for the construction; however, if a commitment is not made by September 1, 1997, the funds may not be available. Therefore, he is requesting a waiver to meet the September 1 deadline.

TMAPC Comments:

Mr. Dick asked whether Mr. Spradling is aware of the recommendation by TAC. Mr. Spradling replied in the affirmative and that he was in attendance at the TAC meeting.

Mr. Boyle feels plat waiver standards or guidelines should be reviewed. Mr. Jones stated he has spoken with Commissioner Doherty in regard to revising the TMAPC policies on plat waivers. Mr. Boyle requested the policies on plat waivers be placed on the next Rules and Regulations Committee agenda.

TMAPC Action; 9 members present:

On **MOTION** of **DICK**, the TMAPC voted **9-0-0** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Doherty, Midget "absent") to **APPROVE** the Plat Waiver for BOA-17754, subject to the conditions as recommended by TAC.

Final Plat Approval:

Stillwater National Bank (PUD-553) (793) (PD-4) (CD-6)
Southwest corner of East 15th Street South and South Utica Avenue

Staff Comments:

Mr. Jones stated that PUD-553 allows a multi-story bank building at this location. The Preliminary Plat have been processed and all conditions have been met. He stated the Legal Department and staff has reviewed the Deed of Dedication language and are in the process of forwarding the information to the engineer.

Mr. Jones stated all release letters have been received and that all Subdivision Regulations have been met. Staff would recommend approval of the Final Plat for Stillwater National Bank subject to approval of revised Deed of Dedication language by the Legal Department.

Interested Parties' Comments:

Joe R. Dennis, 1616 South Trenton, 74120, feels that the intersection of 15th and Utica has been one of the ten worst intersections in Tulsa in regard to traffic accidents. The City Traffic Engineering Department attempted to remedy the problems by restricting left turns. He feels the proposed development will negate the effect of this restriction since bank customers will be turning left into the bank facility.

Mr. Dennis feels the traffic situation is being forced onto the residential streets by leaving accesses open on Troost and/or 16th Street. He asked that the Commission apply limits of no access on East 16th Street and Troost Avenue where the PUD overlays the streets to eliminate the possibility of the commercial traffic in the neighborhood.

Mr. Dennis feels that if people figure out they can access the banking facility through the neighborhood, then they will.

TMAPC Comments:

Chairman Carnes acknowledged the letter from Mr. Dennis.

Mr. Boyle questioned Mr. Dennis' request for limits of no access on 16th Street and Troost Avenue, when Mr. Dennis noted the dangerous traffic is at the intersection of 15th Street and Utica Avenue. Mr. Dennis replied that if access is allowed on 16th Street and/or on Troost Avenue, the traffic will be removed from the intersection and encroach on the neighborhood streets. Mr. Dennis feels the neighborhood should not have to bear the additional traffic in the residential area since the neighborhood does not benefit from the development.

Mr. Boyle questioned whether Mr. Dennis minds having or perpetuating a difficult intersection instead of having access from Troost and 16th Street. Mr. Dennis replied he preferred the development not take place; however, he feels forcing the traffic into the neighborhood is a poor solution and opposes such a solution. He feels the neighborhood is being forced to bear the brunt of the increased commercial traffic.

Stacey Bayles, 1532 South Troost, 74120, presented a packet of exhibits. She is opposed to access opening on Troost Avenue due to the amount of traffic through the neighborhood at 16th Street and Troost Avenue by people who are avoiding the intersection of 15th Street and Utica Avenue. She expressed concern for children's safety in regard to increased traffic in the neighborhood.

Ms. Bayles stated, after listening to the December 4, 1996 recording tapes, there were several references to the access and traffic concerns. She noted staff acknowledged that no access to 16th Street was proposed and the access to Troost Avenue would be across from a parking lot, zoned OL, although there is another parking lot owned by Stillwater National Bank and zoned CH. Staff recommended approval subject to several conditions, one being that no access from the PUD to 16th Street would be permitted. She stated the Final Plat does state the limits of no access on 16th Street or on Troost Avenue, regardless whether there is an opening for access.

Ms. Bayles stated that Tony Lazier also spoke on December 4 as a representative from Swan Lake Neighborhood Association and requested the access on Troost Avenue be eliminated in accordance with the District 6 Comprehensive Plan, which would alleviate increase traffic encroachment into a residential neighborhood.

Ms. Bayles noted the December 4 minutes also addressed the issue of Troost Avenue and that the access should be addressed at the time of platting and the final plat process. She pointed out several other discussions in regard to traffic from the December 4 minutes.

Ms. Bayles quoted Section 4.3.3.2 of the Comprehensive Plan for District 6 in regard to protection of single-family neighborhoods from undue traffic, noise and incompatible land uses. She asked the members of the audience to stand who are in support of the Troost access elimination from the final plat. She presented a petition supporting the elimination of the Troost Access.

Paul N. Atkins IV, 1638 East 17th Place, stated he owns property at 1708 South Troost. He feels there should not be any access on the west and south sides of the subject property. He used the Albertson Store at 41st Street and Peoria Avenue as an example. He presented photographs of the store and noted the 39th Street access was eliminated.

Mr. Atkins expressed concern with overflow and employee parking. He also has concern with the installation of a transfund machine since the property is zoned OL/CH. He also noted there are code violations that should be addressed.

Mr. Atkins requested there be no access on Troost Avenue or 16th Street, or on the west or south sides of the subject property, including the entire southwest corner of the plat. This would limit access in the future if any of the homes located in the southwest corner are rezoned OL and purchased by the bank. This would prevent the bank from gaining an access. He suggested a crosswalk for employees in lieu of an automobile access. He expressed concern for bank employees having to cross a 20-foot wide intersection.

In closing, Mr. Atkins feels access on Troost is inappropriate to the preservation and safety of the neighborhood. Therefore, he requested limits of no access on Troost Avenue and 16th Street and referred to an article on historic preservation.

Michael Ivers, 1604 South St. Louis, 74120, stated he is a victim of a drive-through facility, The Bagel Shop on 15th Street and St. Louis. He feels, if access is permitted on Troost Avenue, Troost Avenue should be made a cul-de-sac just to the south of the access point.

Mr. Ivers stated a precedent has been established with the development of Lincoln Plaza in regard to a cul-de-sac and traffic concerns.

Mr. Ivers stated he is opposed to access on Troost Avenue.

Cathy Clary, 1510 East 17th Place, 74120, stated she is the secretary of the Swan Lake Neighborhood Association and is representing the association today. She stated the Cherry Street Special Study Amendment to the Comprehensive Plan for District 6 recommends that steps be taken to alleviate increased through-traffic encroachment into adjoining residential neighborhoods. She stated the Swan Lake Board concurs with the Comprehensive Plan and requests that the Planning Commission provide limits of no access on Troost Avenue and 16th Street.

Lisa Blaylock, 1603 South Troost, 74120, presented a map indicating the parking on one side of Troost Avenue and 16th Street. This does not allow appropriate traffic flow through the neighborhood with additional traffic. She feels the neighborhood cannot bear more traffic due to the narrow streets and allowed parking on one side.

Ms. Blaylock requested the Planning Commission review the traffic circulation patterns in the area and work with the neighborhood to find a solution that does not include increased traffic flow into the neighborhood.

Rebuttal:

Dan Tanner, Consulting Engineering representing Stillwater National Bank, stated he is surprised access is still an issue. He stated Stillwater National Bank is not opposed to the closing of the residential street to the west of the subject property. He stated Stillwater National Bank would support the closing if the neighborhood organized and sought the closing.

Mr. Tanner noted all approvals have been received from the Public Works Department and have processed and met all the requirements; therefore, he requested approval of the final plat.

TMAPC Comments:

Chairman Carnes asked whether Stillwater National Bank would be opposed to closing the Troost Avenue exit. Mr. Tanner clarified that Stillwater National Bank would not oppose the closing of the public street, Troost Avenue, should the neighborhood seek such a closing.

Mr. Westervelt asked for further clarification on the closing. Mr. Tanner stated if the neighborhood elects to construct a cul-de-sac to the south of the access point on Troost Avenue, it would require a closing of a public street and the bank would not oppose such a closing.

Mr. Westervelt stated the access point on Troost Avenue is important to the project. Mr. Tanner replied in the affirmative, stating the access point is different from the closing of Troost Avenue.

Mr. Boyle feels the obvious solution is to close Troost Avenue at the CH zoning line, either with a cul-de-sac or a pylons to allow the bank access and to prevent traffic flow into the neighborhood. He suggested the neighborhood seek a street closing. Ms. Pace commented that it is a solution, but feels the neighborhood may not agree with it.

Ms. Pace recognized Mr. Dennis. Mr. Dennis stated the neighborhood is not recommending to close or cul-de-sac Troost Avenue or 16th Street, but to request a legal limit of no access to these streets to preserve the integrity of the neighborhood. Ms. Pace asked whether the access is not limited, this would be a positive compromise. Mr. Dennis replied in the affirmative.

Mr. Ledford commented that the Albertson's Store was different in that the store was denied access at the PUD level of the process and not in the final plat process. He feels this is an inappropriate time to discuss the access due to the amount of time and money that has already been invested.

Mr. Westervelt stated he agrees with Mr. Ledford and noted if the neighborhood does request a street closing or a cul-de-sac he feels it would be a very viable solution.

Mr. Boyle stated he would support the closing or a cul-de-sac for Troost Avenue. However he disagrees with the concept that this is an inappropriate time to address the access issues.

Ms. Pace noted the trash dumpster could be a problem for future land uses. Mr. Stump stated the PUD limited the land use to office use only.

TMAPC Action; 9 members present:

On **MOTION** of **WESTERVELT**, the TMAPC voted **9-0-0** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Doherty, Midget "absent") to **APPROVE** the Final Plat for Stillwater National Bank (PUD-553) as recommended by staff.

Honey Creek Blocks Six Through Nine (PUD-523) (1383) (PD-18) (CD-8)
East of the southeast corner of East 81st Street South and South Memorial Drive

Staff Comments:

Mr. Jones stated this is a 42-lot, single-family residential subdivision approximately 6.6 acres in size. He reminded the Commission this is a PUD and the first phase, on the east side, was approved. The third phase is forthcoming.

Mr. Jones stated all requirements have been met and all release letters have been received. Therefore, staff recommends approval of the final plat of Honey Creek, subject to final Deed of Dedication language approval by Legal staff.

TMAPC Action; 9 members present:

On **MOTION** of **Westervelt**, the TMAPC voted **8-0-1** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Pace, Westervelt "aye"; no "nays"; Ledford "abstaining"; Doherty, Midget "absent") to **APPROVE** the Final Plat of Honey Creek Blocks Six through Nine (PUD-523), subject to final Deed of Dedication language approval by Legal staff.

Oakhill (PUD-547) (3383) (PD-26) (CD-8)
East 114th Street South at South Sandusky Avenue

Staff Comments:

Mr. Jones presented the final plat with the engineer present.

Mr. Jones stated this is a five-lot, single-family residential subdivision approximately 10.3 acres in size and served by a private street from East 114th Street South.

Mr. Jones stated the conditions of the preliminary plat have been met and all release letters have been received. He stated that the Legal Department and staff have reviewed the Deed of Dedication Restrictive Covenant language and forwarded to the engineer. Therefore, staff recommends approval of the Final Plat for Oakhill, subject to final Deed of Dedication language approval by Legal staff.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Gray, Horner, Ledford, Jackson, Pace "aye"; no "nays"; none "abstaining"; Doherty, Midget, Westervelt "absent") to **APPROVE** the Final Plat of Oakhill (PUD-547), subject to final Deed of Dedication language approval by Legal staff.

Hampton Oaks (3484)

(PD-26) (CD-8)

East of the northeast corner of East 121st Street South and South Yale Avenue

Staff Comments:

Mr. Jones stated this is a 43-lot, single-family residential subdivision. He stated everything is in order and all release letters have been received. He noted that Legal Department is in the process of reviewing the Deed of Dedication Restrictive Covenant language.

Therefore, staff recommends approval of Final Plat for Hampton Oaks, subject to final Deed of Dedication language approval by Legal staff.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Gray, Horner, Ledford, Jackson, Pace "aye"; no "nays"; none "abstaining"; Doherty, Midget, Westervelt "absent") to **APPROVE** the Final Plat of Hampton Oaks, subject to final Deed of Dedication language approval by Legal staff.

Forest Hills Estates (3483)

(PD-26) (CD-8)

North and east of the northeast corner of East 121st Street South and South Yale Avenue

Staff Comments:

Mr. Jones presented the Final Plat for Forest Hills Estates with the engineer and other representatives present.

Mr. Jones stated all release letters have been received and everything is in order. However, he noted some concerns with the Deed of Dedication language and feels these concerns can be resolved. Therefore, staff recommends approval of the Final Plat for Forest Hills Estates subject to final Deed of Dedication language approval by Legal staff.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Gray, Horner, Ledford, Jackson, Pace "aye"; no "nays"; none "abstaining"; Doherty, Midget, Westervelt "absent") to **APPROVE** the Final Plat of Forest Hills Estates, subject to final Deed of Dedication language approval by Legal staff.

The Reserve at Forest Hills (PUD-548) (3483) (PD-26) (CD-8)

North and east of the northeast corner of East 121st Street South and South Yale Avenue

Staff Comments:

Mr. Jones presented the Final Plat for The Reserve at Forest Hills with the engineer and attorney present.

Mr. Jones stated this is a single-family residential subdivision that is served by private streets.

Mr. Jones stated all release letters have been received and everything is in order. However, he noted some concerns with the Deed of Dedication language and feels these concerns can be resolved. Therefore, staff recommends approval of the Final Plat for The Reserve at Forest Hills (PUD-548), subject to final Deed of Dedication language approval by Legal staff.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Gray, Horner, Ledford, Jackson, Pace "aye"; no "nays"; none "abstaining"; Doherty, Midget, Westervelt "absent") to **APPROVE** the Final Plat of Forest Hills Estates, subject to final Deed of Dedication language approval by Legal staff.

Lot-Splits for Ratification of Prior Approval:

<u>L-18388 Karen Nelson (1993)</u> 38 th and South Yorktown Avenue	(PD-6) (CD-9)
<u>L-18492 Thomas Kitchens (3302)</u> 1000 North 27 th West Avenue	(PD-11) (CD-1)
<u>L-18510 Donne Pitman (583)</u> 6825 South Delaware	(PD-18b) (CD-9)
<u>L-18512 Michael Walter, Trustee (1093)</u> 2015 South Lakewood Avenue	(PD-5) (CD-4)
<u>L-18514 Homer Hardy, Jr.(1993)</u> 2103 East 37 th Street	(PD-6) (CD-9)
<u>L-18518 Bank of Oklahoma (3294)</u> 5400 block South 125 th East Avenue	(PD-18) (CD-5)
<u>L-18521 Property Co. No. 66 Ltd. (2283)</u> Northeast corner 101 st and South Yale Avenue	(PD-26) (CD-8)
<u>L-18523 Jack S. Miller Est. (3023)</u> 14505 North Lewis	(PD-13) (County)
<u>L-18524 J.J.C. Inc. (790)</u> 27020 West 11 th Street	(PD-23) (County)
<u>L-18525 Tulsa Development Authority (593)</u> Kendall-Whittier School Site and Park	(PD-4) (CD-4)
<u>L-18527 City of Tulsa (883)</u> 7202 South Evanston	(PD-18b) (CD-2)
<u>L-18528 1995 Land Company (1183)</u> Northwest corner East 76 th Street and South Memorial	(PD-18) (CD-8)

Staff Comments:

Mr. Jones stated these lot-splits are in order and meet the Subdivision Regulations; therefore, staff recommends approval.

TMAPC Action; 8 members present:

On **MOTION** of **DICK**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Ledford, Pace "aye"; no "nays"; none "abstaining"; Doherty, Midget, Westervelt "absent") to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

Lot-Splits for Waiver of Subdivision Regulations:

L-18485 David Carder (2993)
4104 South Atlanta East Avenue

(PD-6) (CD-9)

Staff Recommendation:

This is a request to split Lot 1, Block 1, 41st Street and Lewis Addition, into two tracts. Staff has determined that each new tract will meet bulk and area requirements of the Zoning Code. However, because of the configuration of the lots, each will have more than three side lot lines. The applicant is requesting a waiver of this requirement.

Technical Advisory Committee and staff recommends approval of the request since it will not have an adverse effect on the surrounding properties.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Ledford, Pace "aye"; no "nays"; none "abstaining"; Doherty, Midget, Westervelt "absent") to **APPROVE** of the Waiver of Subdivision Regulations for L-18485 as recommended by staff.

L-18495 Crystal City Shopping Center (2792)
4200 Southwest Boulevard

(PD-9) (CD-2)

Staff Comments:

Mr. Jones a timely request for continuance to August 13, 1997 has been received from the applicant.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Ledford, Pace "aye"; no "nays"; none "abstaining"; Doherty, Midget, Westervelt "absent") to **CONTINUE** the Lot-Split for Waiver of Subdivision Regulations for L-18495 to August 13, 1997.

L-18499 Roy and Wilma Foster (474)

(PD-19) (County)

13009 South 133rd East Avenue

Staff Recommendation:

This is a request to split a 4.47-acre parcel into two tracts. Tract 1 will be approximately two acres, with 305 feet of frontage along 130th Street South. Tract 2 will be approximately 2.27 acres, with 418 feet frontage on South 133rd East Avenue. Each new lot will have the minimum bulk and area requirements for the RS zoning district. However, due to the configuration of the lots, both tracts will have more than three side lot lines. Therefore, the applicant seeks a Waiver of Subdivision Regulations.

Technical Advisory Committee and staff recommends approval of this request since it would not seem to be detrimental to the surrounding area.

TMAPC Action; 8 members present:

On **MOTION** of **DICK**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Ledford, Pace “aye”; no “nays”; none “abstaining”; Doherty, Midget, Westervelt “absent”) to **APPROVE** of the Waiver of Subdivision Regulations for L-18499 as recommended by staff.

Other Business:

AC-024 Randy Branstetter

(PD-17) (CD-6)

11617 East 31st Street

(Alternative Landscape Compliance.)

Staff Recommendation:

The applicant is requesting approval to eliminate the required five-foot landscaped area for 95 feet of the lot perimeter that abuts South 116th East Avenue. In order to provide adequate site access and circulation, the proposed plan does not maintain the five-foot depth of green space adjacent to nine parking stalls along the east property boundary. For the balance of the site, or 81 percent of the lot perimeter, the landscaped area meets or exceeds the required five-foot depth.

Due to the shape of the lot, the applicant will exceed the required 15 percent street yard landscaping requirement within the South 116th street yard by providing a landscaped area of 2,126 square feet or 25 percent of the street yard. Within the East 31st Street yard, 2,109 square feet of landscaped area will

be provided or 60 percent of the total. The applicant will provide a total of 18 trees, including 15 in street yards, which exceeds the 16 trees required. Finally, the applicant is proposing substantial shrub plantings in excess of City requirements as well as installing 120 linear feet of site perimeter lawn area.

All landscaped areas will be irrigated with an underground automatic sprinkler system.

Staff is of the opinion that the proposed alternatives, while not meeting the Chapter's technical requirements relating to perimeter landscaped areas for a portion of the site, provide landscaped areas and plant materials in excess of what is required. For this reason, staff believes the proposed alternatives are equivalent to or better than the requirements of the Landscape Chapter.

Staff, therefore, recommends **APPROVAL** of the Alternative Landscape Compliance as submitted.

TMAPC Action; 8 members present:

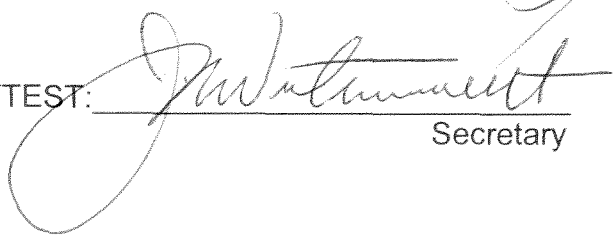
On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Ledford, Pace "aye"; no "nays"; none "abstaining"; Doherty, Midget, Westervelt "absent") to **APPROVE** the Alternative Landscape Compliance AC-024 as recommended by staff.

In closing, Mr. Stump introduced Barbara Huntsinger, Recording Secretary for the Board of Adjustment.

There being no further business, the Chairman declared the meeting adjourned at 2:30 p.m.

Date Approved: 8/20/97


Chairman

ATTEST: 
Secretary