

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2157

Wednesday, May 6, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Gray	Beach	Linker, Legal
Carnes	Horner	Dunlap	Counsel
Harmon	Selph	Huntsinger	Myers, Legal
Jackson		Stump	Counsel
Ledford			
Midget			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, May 4, 1998 at 11:04 a.m., posted in the Office of the City Clerk at 11:00 a.m., as well as in the office of the County Clerk at 10:57 a.m.

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

Minutes:

Approval of the minutes of April 15, 1998, Meeting No. 2154:

On **MOTION** of **CARNES** the TMAPC voted **6-0-0** (Boyle, Carnes, Harmon, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Horner, Jackson, Selph, Midget, "absent") to **APPROVE** the minutes of the meeting of April 15, 1998 Meeting No. 2154.

Reports:

Chairman's Report

Mr. Boyle requested staff to respond to Mr. Guthridge's letter and Councilor Williams' letter.

Committee Reports:

Special Residential Facilities Task Force

Mr. Westervelt stated there will be a meeting May 7, 1998 at 3:30 p.m. He reported that the Task Force toured two facilities last week.

Director's Report:

Mr. Stump stated there will be six items on the City Council Agenda for Thursday, May 7, 1998. He indicated Ms. Matthews will be attending the City Council Meeting. In response, Mr. Boyle stated that Mr. Harmon will attend the City Council meeting to represent TMAPC.

Mr. Midget in at 1:32 p.m.

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-18643 - Jerry Eperson (2613) (PD-15) (County)
7701 North Sheridan Road

L-18649 - Beth Andrews (1393) (PD-5) (CD-5)
8201 East Skelly Drive

L-18650 - Bill Childress (683) (PD-26) (CD-8)
10626 South 70th East Avenue

Staff Presentation:

Mr. Beach stated that all of these lot-splits are in order and staff recommends approval.

There were no Interested Parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET** the TMAPC voted **7-0-0** (Boyle, Carnes, Harmon, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; "abstaining"; Gray, Horner, Jackson, Selph "absent") to recommend **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

FINAL PLAT:

9100 - Yale (1583) (PD-18b) (CD-8)
Northeast of the northeast corner East 91st Street and South Yale Avenue

Staff Recommendation:

Mr. Beach stated the subject plat is in order subject to final legal review, and staff recommends approval.

There were no Interested Parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **HORNER** the TMAPC voted **7-0-0** (Boyle, Carnes, Harmon, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Horner, Jackson, Selph, "absent") to **APPROVE** the Final Plat for 9100 Yale subject to final legal review as recommended by staff.

Mr. Jackson in at 1:33 p.m.

PRELIMINARY PLAT:

Albertson's (893)

(PD-6) (CD-4)

East of northeast corner East 15th Street and South Lewis Avenue

Staff Recommendation:

This is a one-lot, one-block subdivision on 5.126 acres. It will be developed as a retail grocery store. The property crosses East 14th Place which will be vacated by separate instrument.

The Technical Advisory Committee has the following comments:

1. *McCormick, Stormwater, stated that an easement is needed for the storm sewer along the east boundary and a detention facility will be required.*
2. *Vaughan, Wastewater, stated that a sanitary sewer easement is needed.*
3. *Jones, Albertson's, made a brief presentation and stated that easements will be given as needed after utility plans are finalized.*
4. *Lee, Water, stated that the 14th Place closing should be subject to relocation of an existing water line that serves the property to the east.*
5. *Somdecerff asked Jones if there will be dedication of additional right-of-way along 15th Street.*
6. *Jones stated that this can be discussed but he would prefer a waiver of the Subdivision Regulations.*
7. *Somdecerff asked that the 60-foot access at 15th St. be reduced to 40 feet.*
8. *Lee, Water, asked where the fire department connection would be located on the building.*
9. *Malek, Albertson's indicated toward the east end, at the rear.*
10. *On motion of Lee, TAC unanimously recommended approval of the preliminary plat.*

Staff recommends approval of the preliminary plat subject to the following:

1. A waiver of the Subdivision Regulations to permit the plat to be drawn at a scale of 1"=40' (1"=100' required).

2. Limits of No Access to be shown along the north side of the property at the Broken Arrow Expressway.
3. Dedication of 15 feet of additional right-of-way along E. 15th St.
4. Dedication of additional right-of-way for a 30' radius curve at the northwest corner of 15th and Atlanta.
5. A 25-foot building line should be shown where the property abuts non-arterial public streets.
6. 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.
7. 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.)
8. 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).
9. 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.
10. 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.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
12. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
13. Street names shall be approved by the Department of Public Works and shown on plat.
14. All curve data, including corner radii, shall be shown on final plat as applicable.
15. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.

16. 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.
17. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
18. 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.
19. 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.)
20. 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.
21. 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.)
22. 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 to be included in restrictive covenants on plat.)
23. The method of water supply and plans therefor shall be approved by the City/County Health Department.
24. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
25. The key or location map shall be complete.
26. 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.)
27. 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.)
28. The zoning application Z-6635 shall be approved and the ordinance or resolution therefor published before final plat is released. (Plat shall conform to the applicable zoning approved.)

29. 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.)

30. All other Subdivision Regulations shall be met prior to release of final plat.

TMAPC Comments:

Mr. Boyle asked about the limits of no access. In response, Mr. Beach stated that Jon Eshelman, Traffic Engineer, recommended that there be limits of no access placed along the access road.

Ms. Pace asked if there are any short-term plans to add a third lane on Lewis and 15th to accommodate turning. In response, Mr. Beach stated he did not have any information on that issue and he has not seen a site plan.

Mr. Stump informed the Planning Commission that the subject property will be on the agenda for May 13, 1998 for rezoning. He explained that the case had to be continued for additional notice. He stated the application does include a proposed vacation of a street and combining several residential lots.

Applicant's Presentation:

Mr. Ricky Jones, Tanner Consulting, 2202 East 49th Street, stated the subject property backs up to the on-ramp of the Broken Arrow Expressway. He explained he will be going before the Board of Adjustment to request a variance of the setback from an abutting residential zoned district (the expressway), which will be a five-foot setback. There will be no drive in the back of the subject property. He stated he has no problem with Traffic Engineering's request for the limits of no access.

Mr. Jones confirmed that there is a rezoning application to rezone to CS. He explained that he is in the process of vacating East 14th Place South.

Mr. Jones stated the access will not change as it is currently. He explained that the two main access points will be East 14th Place and South Atlanta Avenue. Presently there are several driveways along the north side that provide access into each of the previously-residential houses. He stated he met with Traffic Engineering and they will close off all of the access points into the lots, which will make only one access point off of 15th Street.

Mr. Jones stated he requested a waiver of Subdivision Regulations on East 15th Street. He indicated that Mr. Eshelman did not have a problem with the waiver. He explained that 15th Street is a 100-foot secondary arterial, 50-feet on either side of the right-of-way. He requested the Planning Commission to recommend approval of the Preliminary Plat subject to the applicant working out the agreement to waive the Subdivision Regulations or show the extra 15 feet of dedication. He concluded that he understood that Traffic Engineering was in agreement with waive of the Subdivision Regulations.

Mr. Jones indicated that he is in agreement with the recommendations of staff except for the waiver of the Subdivision Regulation issues.

Mr. Boyle asked staff what the position is on the 15th Street issue. In response, Mr. Beach stated that Mr. Jones described the issue accurately. He explained that it was discussed in the TAC meeting and the request was made for the additional right-of-way, which is always made. He stated staff has no problem with the waiver if the Traffic Engineer has no problem with it.

Mr. Jones stated that TAC's policy is to always request the right-of-way and it is up to the Planning Commission to determine if the waiver is allowed.

Mr. Carnes stated that there is an underpass 100 feet from the subject property and the chance of the City widening the underpass is slim.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Horner, Selph "absent") to **APPROVE** the Preliminary Plat for Albertson's and waiver of Subdivision Regulations; subject to leaving the right-of-way dimensions for the Final Plat; subject to the conditions as recommended by TAC and subject to approval of zoning.

* * * * *

PLAT WAIVER:

Z-6603/PUD 576 (383)
6927 South Canton Avenue

(PD-18) (CD-4)

Staff Recommendation:

This plat waiver request was on the TAC agenda November 6, 1997 but was continued until the zoning and PUD cases were completed. Both have now been approved and the attached site plan shows the development which will consist of a small English Pub and offices in an existing building.

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | YES | NO |
|--|-----|--------------------------|
| 1. Has property previously been platted? | ✓ | <input type="checkbox"/> |
| 2. Are there restrictive covenants contained in a previously filed plat? | ✓ | <input type="checkbox"/> |
| 3. Is property adequately described by surrounding platted properties or street R/W? | ✓ | <input type="checkbox"/> |

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | | |
|--|--------------------------|--------------------------|
| 4. Is right-of-way dedication required to comply with major street and highway plan? | <input type="checkbox"/> | ✓ |
| 5. Will restrictive covenants be filed by separate instrument? | ✓ | <input type="checkbox"/> |
| 6. Infrastructure requirements | | |
| a) Water | | |
| i) Is a main line water extension required? | <input type="checkbox"/> | ✓ |
| ii) Is an internal system or fire line required? | <input type="checkbox"/> | ✓ |
| iii) Are additional easements required? | <input type="checkbox"/> | ✓ |
| b) Sanitary Sewer | | |
| i) Is a main line extension required? | <input type="checkbox"/> | ✓ |
| ii) Is an internal system required? | <input type="checkbox"/> | ✓ |
| iii) Are additional easements required? | <input type="checkbox"/> | ✓ |
| c) Storm Sewer | | |
| i) Is a P.F.P.I. required? | <input type="checkbox"/> | ✓ |
| ii) Is an Overland Drainage Easement required? | <input type="checkbox"/> | ✓ |
| iii) Is on-site detention required? | <input type="checkbox"/> | ✓ |
| iv) Are additional easements required? | <input type="checkbox"/> | ✓ |
| 7. Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | ✓ |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | ✓ |
| 8. Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input type="checkbox"/> | ✓ |

- 9. Is the property in a P.U.D.?
- a) If yes, was plat recorded for the original P.U.D.?
- 10. Is this a Major Amendment to a P.U.D.?
- a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?

If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office.

Staff recommends **approval** of the plat waiver.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **WESTERVELT** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Horner, Selph "absent") to **APPROVE** the Plat Waiver for Z-6603/PUD-576, subject to a current ALTA/ACSM/NSPS Land Title Survey being filed.

Staff Comments:

Mr. Stump stated that staff still requires that the applicant record the PUD restrictions by separate instrument.

PUD 585 (683)

Southwest corner East 61st Street and South Memorial Drive

(PD-18) (CD-9)

Staff Recommendation:

The PUD consists of two development areas, A and B. Area A would contain 1.71 net acres and would permit commercial shopping uses and hotel/motel uses with customary accessory uses. It is being planned for a hotel with approximately 92 rooms. Area B would contain 1.88 net acres and would permit commercial shopping uses with customary accessory uses. It presently contains one-and two-story office buildings designed for condominium ownership.

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | YES | NO |
|--|-----|--------------------------|
| 1. Has property previously been platted? | ✓ | <input type="checkbox"/> |
| 2. Are there restrictive covenants contained in a previously filed plat? | ✓ | <input type="checkbox"/> |
| 3. Is property adequately described by surrounding platted Properties or street R/W? | ✓ | <input type="checkbox"/> |

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | | |
|--|--------------------------|--------------------------|
| 4. Is right-of-way dedication required to comply with major street and highway plan? | <input type="checkbox"/> | ✓ |
| 5. Will restrictive covenants be filed by separate instrument? | ✓ | <input type="checkbox"/> |
| 6. Infrastructure requirements | | |
| a) Water | | |
| i) Is a main line water extension required? | <input type="checkbox"/> | ✓ |
| ii) Is an internal system or fire line required? | <input type="checkbox"/> | ✓ |
| iii) Are additional easements required? | <input type="checkbox"/> | ✓ |
| b) Sanitary Sewer | | |
| i) Is a main line extension required? | <input type="checkbox"/> | ✓ |
| ii) Is an internal system required? | <input type="checkbox"/> | ✓ |
| iii) Are additional easements required? | <input type="checkbox"/> | ✓ |
| c) Storm Sewer | | |
| i) Is a P.F.P.I. required? | <input type="checkbox"/> | ✓ |
| ii) Is an Overland Drainage Easement required? | <input type="checkbox"/> | ✓ |
| iii) Is on-site detention required? | <input type="checkbox"/> | ✓ |
| iv) Are additional easements required? | <input type="checkbox"/> | ✓ |
| 7. Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | ✓ |
| b) Does the property contain a F.E.M.A. (Federal) | | |

- | | | |
|--|-------------------------------------|-------------------------------------|
| Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Is the property in a P.U.D.? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) If yes, was plat recorded for the original P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Is this a Major Amendment to a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | | |

If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office.

Staff recommends **approval** of the plat waiver.

TMAPC Action; 8 members present:

On **MOTION** of **WESTERVELT** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Horner, Selph "absent") to **APPROVE** the Plat Waiver for PUD-585, subject to the restrictive covenants being recorded and waiver of Subdivision Requirements; subject to a current ALTA/ACSM/NSPS Land Title Survey being filed.

BOA 17895 (1292)

(PD-6) (CD-4)

West side South Peoria Avenue at East 17th Street

Staff Recommendation:

The platting requirement was triggered by the recent approval of a Special Exception by the Board of Adjustment. Staff waived formal TAC review. The only concern was the width of the existing Peoria right-of-way. A letter from Jon Eshelman, Traffic Engineer, is attached. Mr. Eshelman requests dedication of five feet of additional right-of-way along the entire Peoria frontage of the subject tract. The applicant is in agreement and will comply.

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | YES | NO |
|--|-----|--------------------------|
| 1. Has property previously been platted? | ✓ | <input type="checkbox"/> |
| 2. Are there restrictive covenants contained in a previously filed plat? | ✓ | <input type="checkbox"/> |
| 3. Is property adequately described by surrounding platted properties or street R/W? | ✓ | <input type="checkbox"/> |

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | | |
|--|--------------------------|--------------------------|
| 4. Is right-of-way dedication required to comply with major street and highway plan? | ✓ | <input type="checkbox"/> |
| 5. Will restrictive covenants be filed by separate instrument? | ✓ | <input type="checkbox"/> |
| 6. Infrastructure requirements | | |
| a) Water | | |
| I) Is a main line water extension required? | <input type="checkbox"/> | ✓ |
| II) Is an internal system or fire line required? | <input type="checkbox"/> | ✓ |
| III) Are additional easements required? | <input type="checkbox"/> | ✓ |
| b) Sanitary Sewer | | |
| i) Is a main line extension required? | <input type="checkbox"/> | ✓ |
| ii) Is an internal system required? | <input type="checkbox"/> | ✓ |
| iii) Are additional easements required? | <input type="checkbox"/> | ✓ |
| c) Storm Sewer | | |
| i) Is a P.F.P.I. required? | <input type="checkbox"/> | ✓ |
| ii) Is an Overland Drainage Easement required? | <input type="checkbox"/> | ✓ |
| iii) Is on-site detention required? | <input type="checkbox"/> | ✓ |
| iv) Are additional easements required? | <input type="checkbox"/> | ✓ |
| 7. Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | ✓ |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | ✓ |
| 8. Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input type="checkbox"/> | ✓ |
| 9. Is the property in a P.U.D.? | <input type="checkbox"/> | ✓ |

- a) If yes, was plat recorded for the original P.U.D.? ✓
- 10. Is this a Major Amendment to a P.U.D.? ✓
 - a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? ✓

If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office.

Staff recommends **approval** of the plat waiver.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Horner, Selph "absent") to **APPROVE** the Plat Waiver for BOA 17895 subject to a current ALTA/ACSM/NSPS Land Title Survey being filed.

CHANGE OF ACCESS:

Part of Lot 2, Block 1, Homeland No. 0102 (1483)
 West of the NW/c East 91st Street and South Memorial Drive

Staff Recommendation:

Mr. Beach stated the Traffic Engineer and staff have reviewed and signed off on the change of access for Part of Lot 2, Block 1, Homeland No. 0102. Therefore, staff recommends approval.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Horner, Selph "absent") to **APPROVE** the Change of Access for Part of Lot 2, Block 1, Homeland No. 0102 as recommended by staff.

ZONING PUBLIC HEARING

Z-5903-SP-2c – Ted Larkin

(PD-18) (CD-8)

6415 South Mingo
(Minor Amendment Corridor Site Plan)

Staff Recommendation:

The applicant is requesting Minor Amendment approval for an approved Corridor Site Plan to increase the maximum allowed floor area from 8,470 to 9,740 square feet. The applicant is proposing a 1,270-square-foot addition along the northern building wall of the existing 8, 470 single-story structure.

Staff has reviewed the application and finds the amended site plan meets the approved corridor site and corridor district standards for height, lot coverage, setback, access, circulation, parking, signage and landscaped open space areas.

Staff submitted the revised corridor site plan to Traffic Engineering and the parking area arrangement indicated on the plan reflects Traffic's suggestions and comments.

Staff, therefore, recommends **APPROVAL** of the Minor Amendment to the Corridor Site Plan as submitted.

Note: Amended Corridor Site Plan approval includes Landscape and Sign Plan Approval.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Horner, Selph "absent") to **APPROVE** the Minor Amendment Corridor Site Plan to increase the maximum floor area from 8,470 to 9,740 square feet as recommended by staff.

Legal Description for Z-5903-SP-2C:

Lot 2, Block 1, Baldwin Acres, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

PUD-536-1 – Duane Phillips

(PD-18) (CD-9)

1340 East 61st Street South
(Minor Amendment)

Staff Recommendation:

Mr. Dunlap requested a continuance to May 13, 1998.

TMAPC Action; 8 members present:

On **MOTION** of **WESTERVELT** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Horner, Selph "absent") to **CONTINUE** PUD-536-1 to May 13, 1998.

TMAPC Comments:

Mr. Midget stated he was not present when the Planning Commission discussed the letters received from one of the Councilors regarding prior notification. He urged the staff and Planning Commission to give careful consideration to the requests. He commented that it is not in the best interest of the Commission to slow down the process and put the Commission in the position where sometime we allow "politics" to interfere with land use decisions. He stated he is not supportive of delaying any process of the Planning Commission.

Mr. Boyle stated he asked staff to take heed of the letter. He explained that he simply wants staff to take note of the sentence that Councilor Williams writes is "I would like to ask that before TMAPC makes a decision on any Comprehensive Planning decisions in District 1 that the TMAPC contact him on these matters."

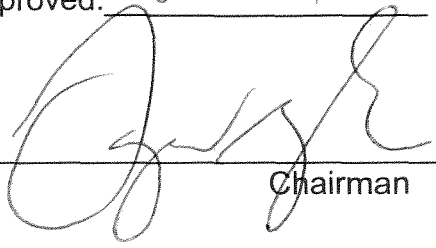
Mr. Boyle stated he does not intend to delay action on any matter awaiting Planning Commission decision. He commented that it is appropriate to keep Councilor Williams informed what is before the Planning Commission.

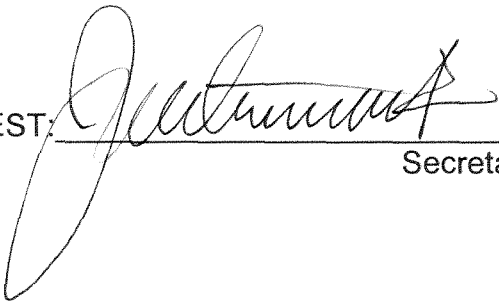
Mr. Carnes reminded the Planning Commission that after the change of the City Commission to City Council Members, the Planning Commission was having several Councilors making requests on their own. He stated it was decided that the Councilors have to go through the City Council for requests to be official. Each individual Council member does not make a request of the Planning Commission; it has to come through the City Council as a request.

Mr. Boyle stated he does not see this letter as a request for an action, but rather a request for information. He further stated the Planning Commission should comply with the request for information.

There being no further business, the Chairman declared the meeting adjourned at 1:50 p.m.

Date approved: 5-20-98


Chairman

ATTEST: 
Secretary