

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2501

Wednesday, January 9, 2008, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ard	Cantees	Alberty	Boulden, Legal
Cantrell	Carnes	Chronister	
Harmon	Shivel	Fernandez	
Marshall	Sparks	Huntsinger	
McArtor		Matthews	
Midget		Sansone	
Perry			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, January 3, 2008 at 4:55 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Ard called the meeting to order at 1:36 p.m.

Mr. Ard read the opening statement and rules of conduct for the TMAPC meeting.

Mr. Ard welcomed County Commissioner Fred Perry to the TMAPC.

REPORTS:

Chairman's Report:

Mr. Ard reported that elections for TMAPC Officers will be held January 23, 2008.

Director's Report:

Mr. Alberty reported on the TMAPC receipts for the month of November, 2007. Mr. Alberty indicated that the receipts are down from the previous month and the previous year at this time.

Mr. Alberty reported on the BOCC and City Council agendas.

Mr. Alberty reported that Land Development Services at INCOG has two staff changes that he would like to announce. Jenny Bledsoe is retiring after serving

25 plus years and Janet Chronister will be promoted into that position. Ms. Chronister will be replaced with Jocelyne Parker beginning January 16, 2008.

Minutes:

Approval of the minutes of November 28, 2007 Meeting No. 2498

On **MOTION** of **HARMON**, the TMAPC voted 7-0-0 (Ard, Cantrell, Harmon, Marshall, McArtor, Midget, Perry "aye"; no "nays"; none "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the minutes of the meeting of November 28, 2007, Meeting No. 2498.

Minutes:

Approval of the minutes of December 5, 2007 Meeting No. 2499

On **MOTION** of **HARMON**, the TMAPC voted 7-0-0 (Ard, Cantrell, Harmon, Marshall, McArtor, Midget, Perry "aye"; no "nays"; none "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the minutes of the meeting of December 5, 2007, Meeting No. 2499.

Minutes:

Approval of the minutes of December 19, 2007 Meeting No. 2500

On **MOTION** of **HARMON**, the TMAPC voted 7-0-0 (Ard, Cantrell, Harmon, Marshall, McArtor, Midget, Perry "aye"; no "nays"; none "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the minutes of the meeting of December 19, 2007, Meeting No. 2500.

COMPREHENSIVE PLAN

City of Tulsa's CIP request for Council Oak Park Improvements located at 1750 South Cheyenne.

STAFF RECOMMENDATION:

Staff has reviewed the requests for improvements to the City's CIP program of improvements to the Council Oak Park property at 1750 South Cheyenne. These improvements include a stickball field and a memorial. The property is in Planning District 7 and policies generally include preservation of historical properties. Staff finds the proposed improvements to the site in accord with the District 7 Detail Plan and recommends that the TMAPC do likewise.

TMAPC COMMENTS:

Mr. Ard directed the Planning Commission to a letter from the Tulsa Preservation Commission that also recommends that the Planning Commission find this in accord.

Ms. Cantrell stated that she was present during a presentation of the subject proposal and she is very excited about his project.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget, Perry "aye"; no "nays"; none "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to find the proposed improvements to the Council Oak Park property at 1750 South Cheyenne to be in accord with the District 7 Detail Plan and recommends **APPROVAL** of inclusion in the City's CIP Program of improvements to the Council Oak Park property.

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Mr. Ard announced that due the December 19 meeting being cancelled, the consent agenda is quite lengthy. Item No. 6, L-19925 has been stricken from the consent agenda and Item No. 29, PUD-533-B-3 has requested a continuance to 1/23/08.

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

- 3. **The Greens Professional Park** – Reinstatement of (PD-18) (CD-8)
Plat (8324)
South side of East 91st Street, West of Mingo Road
- 4. **Ewing Irrigation** – Final Plat (9431) (PD 18) (CD 5)
North of East 61st Street South, East side of 107th
East Avenue

STAFF RECOMMENDATION:

This plat consists of two lots in one block on 1.9 acres.

All release letters have been received and staff recommends **APPROVAL**.

CONSENT AGENDA, cont'd

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

5. **9200 Delaware** – Final Plat (8320)/Final Plat (PD 18) (CD 2)
South of the southwest corner of East 91st Street
South and Delaware Avenue

STAFF RECOMMENDATION:

This plat consists of six lots in one block on 9.0 acres.

All release letters have been received and staff recommends **APPROVAL**.

7. **L-20065** – Louis Reynolds (0407)/Lot-Split (PD 16) (CD 6)
Southeast corner East 56th Street North and Mingo Road
8. **L-20081** – Dryer & Associates (9202)/Lot-Split (PD1) (CD 10)
3 South Rosedale
9. **L-20136** – Stephen Schuller (0325)/Lot-Split (PD 16) (CD 3)
9521 East Pine Street
10. **L-20160** – Joe Covey (9312)/Lot-Split (PD-16) (CD-5)
1939 South Memorial Drive
11. **L-20161** – Sergey Fadeyev (9313)/Lot-Split (PD-17) (CD-5)
Northeast corner East 26th Street and 91st East Avenue
12. **L-20163** – Patricia Hoffman (0201)/Lot-Split (County)
513 East 63rd Street North
13. **L-20164** – LLP One LLC (6308)/Lot-Split (County)
19187 South Lewis
14. **L-20166** – Sisemore Weisz (9323)/Lot-Split (PD-17) (CD-5)
Southwest corner East 31st Court & I-44
15. **L-20167** – Daniel Bridgewater (7224)/Lot-Split (County)
15810 South Peoria
16. **L-20168** – Clayton Guinn (6302)/Lot-Split (County)
18523 South Sheridan Road

CONSENT AGENDA, cont'd

17. **L-20169** – Jason Rogers (9220)/Lot-Split (County)
5465 ½ West 31st Street South
18. **L-20170** – Sack & Associates (9401)/Lot-Split (PD-17) (CD-6)
345 South Lynn Lane Road
19. **L-20171** – Millard Smalygo, Jr. (2323)/Lot-Split (County)
15238 North Memorial Drive
20. **L-20172** – Tulsa Engineering & Planning (8328)/Lot-Split (PD 26) (CD 8)
4716 East 106th Street South
21. **L-20174** – Rebecca Carr (2307)/Lot-Split (County)
1707 East 168th Street North
22. **L-20176** – Sisemore Weisz (9405)/Lot-Split (PD 5) (CD 6)
12630 East Admiral Place
23. **LC-73** – Steve McGrew (9430)/Lot Combination (PD 18) (CD 5)
10331 East 49th Street South
24. **Z-7024-SP-1 – Tulsa Engineering & Planning/Tim Terral** (PD-18) (CD-7)
North side of East 83rd Place South between South 111th East Avenue and South 112th East Avenue (Corridor Detail Plan for two gated entries and a pool house.)

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for two gated entries and a pool house located in Reserve Areas B, E, and C respectively, Ridgecrest Subdivision (plat 6129). The proposed use of the reserve areas are in conformance with the permitted Reserve Area Development Standards of Z-7024-SP-1.

The proposed site plan for the pool house located in Reserve Area C meets building floor area, height, setback and parking requirements. Vehicular access to the site is provided from one access point from East 83rd Place South. Pedestrian access is provided on the northeastern portion of the site allowing pedestrian access from the lots to the east and north, as well as internal pedestrian circulation.

The entry gate and guardhouse located in Reserve Area B (east entry) and Reserve Area C (west entry) meet the minimum required setback distances and development standards, and have been approved by the City of Tulsa Fire Marshall and City of Tulsa Traffic Engineer as meeting all applicable codes and requirements.

PUD development standards state that sidewalks and a bus-stop pad be included in the development of entry gates in Reserve Area A along Garnett Road within 50 feet of the southern boarder of the PUD boundary. Tom Raines of the City of Tulsa Engineering Department has recommended to the applicant that this portion of the project be included in the proposed widening of Garnett Road within the vicinity of Reserve Area A. Staff agrees with this recommendation.

Therefore, staff recommends **APPROVAL** of detail site plans for Reserve Areas B, C, and E, Ridge Crest Subdivision, Z-7024-SP-1.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)

25. **PUD-597-3 – Stave Building Corp.** (PD-18) (CD-8)

9353 East 95th Court South (Detail Site Plan/Landscape Plan for an office building.)

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site and landscape plan for PUD-597 – Mingo Office Park. The proposed use for Tract 1A, Part of Lot 3, Block 1, Use Unit 11 Office, Studio and Support Services is in conformance with Development Standards of PUD-597.

The proposed site plan meets building floor area, height, setback and parking requirements. Access to and within the site is provided from one access point from East 95th Court South as required and one internal access point on the north-east corner of the site providing access from the adjacent lot to the east.

The site meets landscape requirements per development standards and the zoning code, and a landscaped buffer is provided along the north and south boundary of the lot. A six-foot screening fence is provided along the north boundary in conformance with development standards. There are no plans for free-standing light poles in the parking lot, and any lighting attached to the building will be directed down and away from the residential area to the north per the Kennebunkport formula.

PUD development standards state that the internal access drive be setback no less than 50' from the residential development to the north. However, development standards allow deviations from this during detail site plan review. The applicant is proposing the internal access drive to be placed 43' 9 ¾" from the residential development area to the north. Because the applicant is seeking a reduction of 6' 2 ¼", there is a six-foot privacy fence located on the lot line in common with the R District and the access drive runs parallel to the R District, staff views this request as minor in nature having no significant impact on the residential development.

Therefore, staff recommends **APPROVAL** of detail site and landscape plans for Tract 1A, Part of Lot 3, Block 1; 9600 Mingo Office Park, PUD-597-3.

(Note: Detail site plan approval does not constitute detail landscaping or sign plan approval.)

26. **PUD-431-C – T.J. Enterprises, LLC** (PD-26) (CD-8)
6321 East 102nd Street South (Detail Site Plan for an office park.)

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for Lot 1, Block 1, Copper Oaks Office Park. The proposed use, Use Unit 11, Offices, Studios and Support Services is in conformance with Development Standards of PUD-431-C.

The proposed site plan meets building floor area, height and setback requirements. Access to and within the site is provided from two access points; one on the south from 102nd Street and a mutual access easement on the eastern portion of the lot with Lot 2, Block 1 – South Tulsa Baptist Church Extended (plat no. 6034). The site meets parking and landscape requirements per development standards and the Zoning Code, and a landscaped buffer is provided along the north and west boundary, and along lot frontages in conformance with PUD development standards and the Zoning Code.

The detail site plan is missing required sidewalks along the mutual access easement along the eastern boundary of the lot, and along South 102nd Streets as required by PUD development standards. However, staff did verify with the applicant that sidewalks will be added to the site plan, prior to approval by the TMAPC staff.

Therefore, staff recommends **APPROVAL** of detail plan for PUD-431-C - Copper Oaks Office Park subject to the following minor revisions to the detail site plan submitted: add sidewalks along east boundary of the PUD/mutual access

easement with Lot 2. Block 1 – South Tulsa Baptist Church Extended (plat no. 6034) and along 102nd Street South

(Note: Detail site plan approval does not constitute landscape, lighting or sign plan approval.)

27. **PUD-274-A – Tanner Consulting, LLC** (PD-18) (CD-9)

North and east of the northeast corner of East 61st Street South and South Lewis Avenue (Detail Site Plan for nursing home use.) (Related to Item 37.)

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for PUD-274-A – Stone Gate. The proposed use for Development Area E (formally Development Areas C & D of PUD 274), Use Unit 2 – Nursing Home is in conformance with Development Standards of PUD-274-A.

The proposed site plan meets building floor area, height and setback requirements per PUD development standards. Parking requirements have been met per the Zoning Code and PUD development standards using .35 parking spaces per bed.

Access to and within the site is provided by two mutual access easements; one from the northwest corner of the Development Area and one from the south west corner, through Lot 1, Block 1 – One Summit Plaza to Lewis Avenue. Pedestrian circulation is provided by sidewalks throughout the Development Area which are separate from all parking spaces and drive aisles, and connect all buildings to parking areas and accessory structures.

Proposed sight lighting complies with development standards and the Zoning Code per application of the Kennebunkport Formula. Screening has been provided along the north and south boundary and surrounding all trash enclosures in conformance with the PUD development standards.

Landscaping exceeds the 15% PUD requirement, and a 40' landscaping strip has been provided on the north boundary of the PUD providing a buffer between the Development Area and Block 5 of the Amended South Lewis Terrace Addition.

PUD 274-A is being re-plated as minor subdivision plat Stone Gate.

Therefore, staff recommends **APPROVAL** of the detail site plans for PUD-274 – A, Stone Gate.

(Note: Detail site plan approval does not constitute detail sign plan approval.)

CONSENT AGENDA, cont'd

28. PUD-712 – Tulsa Engineering & Planning/Tim Terral (PD-17) (CD-6)

19107 East 51st Street South (Detail Site Plan for Stone Creek Commercial Center.)

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for PUD-712-2 – Stone Creek Commercial Center. The proposed use for Development Area A, Use Unit 14 – Shopping Goods and Services is in conformance with Development Standards of PUD-712 and Minor Amendments PUD 712-1 and PUD 712-2.

The proposed site plan meets building floor area, height and setback requirements. Parking requirements have been met per the Zoning Code and PUD development standards. Access to the site is provided from an access drive from 51st Street as required and within the site from an internal access point on the south east corner of the site providing internal circulation from Block 1, Lot 2, Development Area A of the PUD. A 4' wide sidewalk is proposed along 51st St. South as required, and a 6' screening wall will be provided along the west boundary of the PUD and surrounding all trash enclosures in conformance with the PUD development standards.

Therefore, staff recommends **APPROVAL** of the detail site plan for PUD-712 –, Development Area A, Lot 1, Block 1 - Stone Creek Commercial Center.

(Note: Detail site plan approval does not constitute detail landscape, lighting or sign plan approval.)

30. PUD-678-2 – T. J. Enterprises (PD-26) (CD-8)

7516 East 97th Street (Minor Amendment to allow a five-foot encroachment into the rear yard of a lot leaving a setback of 15 feet from the south property line and reduce the required front setback from 20 feet to 17 feet.)

STAFF RECOMMENDATION:

The applicant is requesting two minor amendments to PUD 678 for the purpose of allowing a five foot encroachment into the rear yard of a lot leaving a setback of 15 feet from the south property line and a minor amendment to reduce the required front setback from 20 feet to 17 feet.

The proposed rear yard encroachment is to accommodate a planned residential single-family dwelling. The 28.12 square foot encroachment is located on the left rear corner of the lot and is approximately 1% (+/-) of the total footprint of the proposed structure. The nearest lot immediately adjacent and to the east of the proposed encroachment is Reserve B of the PUD and contains a FEMA protected 100-year regulatory floodplain with no lots or buildings proposed or permitted. On September 9, 2007 the TMAPC approved a minor amendment request for Lot 3, Block 2 Audubon Village, also reducing the rear setback from 20 feet to 15 feet. If approved, this request will have no affect on the lot adjacent to the south, Lot 2, Block 2 of the PUD, and is consistent with the previously approved minor amendment PUD 678-1.

The applicant is also requesting a minor amendment to reduce the required front setback from 20 feet to 17 feet. Since this lot is the last house located on a cul-de-sac, a request to allow a reduction of 3 feet would appear to have little to no impact on the corner lot immediately adjacent to the west. Again, Reserve B of the PUD, a FEMA protected 100-year regulatory floodplain and over-land drainage easement is adjacent to the east. By asking for a reduction of less than 5 feet, and the secluded location of the lot, staff also sees this request as minor in nature and consistent with the intent of the PUD.

With the proposed encroachments, the lot can still meet the minimum livability space requirement of 2,500 square feet per lot.

Therefore, staff recommends **APPROVAL** of PUD 678-2 as proposed.

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Ard, Cantrell, Harmon, Marshall, Midget, McArtor, Perry "aye"; no "nays"; none "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the consent agenda Items 3, 4, 5, 7 through 28 and Item 30 per staff recommendation.

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

6. **L-19925** – Sisemore Weisz (9329)/Lot-Split (PD 6) (CD 9)
3101 East 45th Street South (**Stricken**)

Stricken from agenda.

29. **PUD-533-B-3 – Sack & Associates** (PD-5) (CD-5)
8515 East Skelly Drive (Minor Amendment) (**Staff requests a continuance to 1/23/08.**)

STAFF RECOMMENDATION:

Staff requested additional information and required additional time for review. Therefore staff requests a continuance to January 23, 2008.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget, Perry "aye"; no "nays"; none "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **CONTINUE** the minor amendment for PUD-533-B-3 to January 23, 2008.

PUBLIC HEARING

32. **Mingo Crossing Park** – (9431) Minor Subdivision Plat (PD 18) (CD 5)
Southeast corner of East 59th Street South and Mingo Road
(continued from 12/5/07 for further TAC review)

STAFF RECOMMENDATION:

This plat consists of one lot, one block, on 4.87 acres.

The following issues were discussed November 15, 2007 and December 6, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL.

2. **Streets:** Show and dimension access and Limits of No Access along the arterial. Dedicate a 30-foot intersection radius per subdivision regulations and label as "Right-of-Way to be dedicated by this plat." Document the arterial right-of-way and label as South Mingo "Road". Show and document right-of-way along the north and label as "East 59th Street". Include a five-foot sidewalk along 59th Street per Subdivision Regulations (existing Mingo sidewalk). At the 12/6/07 TAC meeting the Traffic Engineer handed out the following: Show and dimension "Limits of Access" along the Arterial. Dimensions of LNA and Access shall add up to the frontage (~377.50 feet). Dedicate a 30-foot intersection radius per subdivision regulations ("label as "right-of-way to be dedicated by this plat"), thus requiring additional lot dimensions. Verify that both the north and south half of the 59 Street right-of-way was platted by the "Bloss" Addition as your latest legal implies that you do not own the south half (previous legals included the south 25 feet to the centerline). Fill in the name of the arterial street with restricted access in Section I.H. Include standard language for dedication of public right-of-way in Section IA (revise the section title) due to the required intersection radius. Include a five-foot sidewalk along 59th Street per subdivision regulations. (Existing Mingo Sidewalk) Recommend Only A Preliminary Plat
3. **Sewer:** No comment.
4. **Water:** Show the existing 12-inch and 36-inch water mains more clearly.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters have been received from the utility companies.
7. **Other: Fire:** No comment. **GIS:** No comment.

Staff can recommend **APPROVAL** of the Minor Subdivision plat as all releases have been received.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

Standard Conditions:

1. 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.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. 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).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department 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. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. 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.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. 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.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
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. 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.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Interested Parties Comments:

Charla Paul, 5932 South 99th East Avenue, 74146, stated that she lives directly behind the subject property and she is interested in knowing what is planned to be developed on the subject property and what the uses will be.

Applicant's Comments:

Valerie Rogers, 6035 S. Industrial Drive, Chelsea, 74019, Engineer for the project, stated that her client plans to have retail commercial uses on the subject property. Her client is proposing three buildings with parking for retail and commercial uses.

TMAPC COMMENTS:

Mr. Ard encouraged Ms. Rodgers to speak with Ms. Paul regarding the project.

Mr. Harmon stated that this is in his neighborhood and he believes it is an appropriate development. He would move to approve the proposal.

Commissioner Perry stated that he would probably abstain on the majority of the agenda because this is his first meeting and newly elected to the Board of County Commission. He wanted to make this known to the audience and to the Planning Commission.

TMAPC Action; 7 members present:

On **MOTION** of **HARMON**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the minor subdivision plat for Mingo Crossing Park, subject to special and standard conditions per staff recommendation.

Mr. Ard announced that Item No. 40, PUD-575-B/Z-6611-SP-3 should be stricken from the agenda and it will be heard on January 23, 2008. He further stated that Item 42, Z-7079/PUD-748 has been withdrawn by the applicant.

33. **Stratford Ridge** – (9411)/Preliminary Plat (PD 17) (CD 6)
East of the southeast corner of East 11th Street South and 161st East Avenue

STAFF RECOMMENDATION:

This plat consists of 158 lots, eight blocks, on 43.01 acres.

The following issues were discussed December 6, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD-737. All PUD conditions must be followed and described in the covenants. This is phase one for this development.
2. **Streets:** Radius curves C10 and C11 must be a minimum of 30 feet. Label both accesses as “75 feet with median”. No objection to the short section of 164 East Avenue as proposed, but for future phases, please note the PUD comment that a physical break in the long continuous street may be required. In the description under the title, please modify some of the wording.
3. **Sewer:** The rear easements in Lots 20 and 21, Block 7, are not adequate to support the required sanitary sewer extension. A 15-foot easement width is the minimum acceptable for sanitary sewer. If the 17.5-foot easement by separate instrument along the east boundary has already been filed, then you must provide the document number for the filed easement. If it has not been filed, then omit the term “general” from the easement. Add another note describing the easement at the north end of the easement. Add “& U/E” to the face of the plat description for the reserve areas. Add language to the covenants for Reserve D concerning the sanitary sewer lift station. In Section I.3.5, the City of Tulsa would also like to have authority to enforce the covenants. Sewer must be extended to serve Lots 20 and 21, Block 7. An all weather road that will support fire trucks must be provided for access to the lift station. Provide a manhole outside the lift station to connect the sewer line from the development to the lift station inflow line. The line into the lift station can not be revised without approval from Engineering Wastewater Design. Natural gas, electricity, and water must be provided to the lift station. A collateral payment of \$3,100.00/acre must be provided before the Final Draft Plat can be approved to meet requirements of RFA #25477.
4. **Water:** A water main extension is required.
5. **Storm Drainage:** No comment.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No comment. **GIS:** Add surveyor's e-mail address. Label the point of commencement and the point of beginning. East 12th Place should be changed to East 12th Street South. Correct suffixes for several street names. Location map needs to label the NW 1/4 as unplatted. Subdivision regulations require that addresses be provided for all residential lots. The lift station also needs an address. Please use language found on the website. Some examples of errors are the use of General in the title of 1.1.; paragraph 1.1 should end with the words "...that do not constitute obstructions"; paragraph 1.3.5 refers to Broken Arrow; language for the reserves is not provided.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

Standard Conditions:

1. 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.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. 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).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department 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. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. 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.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. 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.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
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. 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.)
- 21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
- 22. All other Subdivision Regulations shall be met prior to release of final plat.
- 23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
- 24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the preliminary plat for Stratford Ridge, subject to special and standard conditions per staff recommendation.

- 34. **Penn Office Park** – (8315)/Preliminary Plat (PD-18) (CD-8)
North of the northeast corner of East 91st Street
South and Yale Avenue

STAFF RECOMMENDATION:

This plat consists of three lots, one block, on 4.96 acres.

The following issues were discussed December 6, 2007 at the Technical Advisory Committee (TAC) meeting:

- 1. **Zoning:** The property is zoned OL, CS, RS-3 with PUD 747. The western setback line needs to adhere to the PUD standards. All PUD standards need to be adhered to and detailed in the covenants.

2. **Streets:** Locate and show 89th Street right-of-way on the west side of Yale per subdivision regulations. Align the 40-foot access with the existing 89th Street median opening (concept shows paving somewhat north of access limits). Include language in line #9 below Development C in Section II B describing who maintains the private roadway within the residential area. Provide for two outbound lanes (80-foot minimum length) at the main entry per PUD comments.
 3. **Sewer:** Dimension the east and west lot line of Lot 1. The distance describing the western lot line of Lot 3 should be moved to the Lot 3 side of the lot line. The proposed retaining wall will not be allowed within the proposed utility easement. A sanitary sewer main extension will be required to serve Lot 3. The line must be positioned seven feet off the property line for an eleven-foot easement or 12.5 feet off the property line for a 17.5-foot easement. The line must be ductile iron pipe if it is under a paved driving surface.
 4. **Water:** Route the proposed restricted waterline easement around the northwest corner of the building line of Lot 3. A water main extension is required.
 5. **Storm Drainage:** Location map does not label properties to the north and south. Easements are discussed in the covenants but not shown on the face of plat. Paragraph 3 under drainage easements allows trees in the easement. Trees are not allowed. Reference to the south for PFPI 882 is incorrect. The PFPI is 822. Note that sidewalks are required on all streets per subdivision regulations. The retaining wall will not be allowed in the utility easement. Perhaps the utility easement could be reduced to 11 feet (since an 11-foot exists to the south) and the retaining wall moved to the north. Utility companies would have to approve the reduction.
 6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
 7. **Other: Fire:** Parking spaces on the other lot have to be approved in the PUD or an approved variance will be necessary.
- GIS:** Add surveyor's e-mail address. Show location and names of all subdivisions within the mile section of the location map. Give a basis of bearing for this plat in addition to describing this basis of bearing please give this bearing in degrees, minutes and seconds. Correct the inconsistencies of the bearings and distances between the face of the plat and the metes and bounds description of the property in the covenants.

Staff recommends **APPROVAL** of the plat per City Council's approval of the PUD 747, and per TAC recommendations.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

Standard Conditions:

1. 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.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. 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).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department 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. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. 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.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. 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.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
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. 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.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 7 members present:

On **MOTION** of **HARMON**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the preliminary plat for Penn Office Park, subject to special and standard conditions per staff recommendation.

* * * * *

35. **Crossing at 86th Street Phase IV** – (1326)/Preliminary Plat (County)
South and east of the southeast corner of East 86th Street North and Sheridan Road

STAFF RECOMMENDATION:

This plat consists of 42 lots, four blocks, on 35.9 acres.

The following issues were discussed December 5, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG with RE pending. A release letter will be required from the appropriate Fire Department providing service.
2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:**
7. **Other: Fire:** No comment. **GIS:** Add surveyor's e-mail address. Correct the inconsistencies of the bearings and distances between the face of the plat and the metes and bounds description of the property in the covenants. Dimension the east and south lot lines of Reserve A. **County Engineer:** Check bearing for 62.45-foot distance in description on face of plat and in covenants. Complete location map (school on 76th Street). Change N. 72nd E. Ave to N.72nd E. Ave. Street names and addresses on face of plat, as provided by E911. Dimension Reserve A. Section 1.5 – LNA refers to Aspen Street. With no limits on access in this phase, this section could be deleted,

or corrected to reflect Tulsa County. Stub streets per approval of County Engineer.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the County Engineer must be taken care of to his satisfaction.

Standard Conditions:

1. 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.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. 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).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department 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. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. 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.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. 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.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
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. 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.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

TMAPC COMMENTS:

Mr. Harmon asked how the sidewalks will be handled since this is in the County. In response, Mrs. Fernandez stated that the applicant is not requesting a sidewalk waiver and it will be in his covenants that sidewalks will be installed.

Mr. Marshall questioned why Lot 13 is standing alone. Mrs. Fernandez deferred the question to the applicant.

Applicant's Comments:

Chris Sanders, 6755 S. 4060 Road, Talala, 74080, stated that the future phase to the west will be added to Lot 13. This is an extension of a stub from Phase 3.

Mr. Ard asked if this lot simply didn't get platted as part of Phase 3. In response, Mr. Sanders answered affirmatively. He explained that there were several issues at the time of platting for Phase 3 and now those issues have been worked out and Lot 13 can be developed with a road in front of it. In future developments there will be other houses around Lot 13.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **HARMON**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the preliminary plat for Crossing at 86th Street Phase IV, subject special and standard conditions per staff recommendation.

36. **Burgundy Place** – (8317)/Preliminary Plat (CD 18) (PD 2)
Southeast corner of East 88th Street South and Lewis Avenue

STAFF RECOMMENDATION:

This plat consists of two lots, one block, on 5.3 acres.

The following issues were discussed December 20, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 346 A (RM-3). All PUD conditions must be met.
2. **Streets:** Dedicate right-of-way for a 30-foot intersection radius and include standard dedication language in Section 1A.
3. **Sewer:** The “private sanitary sewer easement” shown as SAS/E on the face of the plat, must be changed to a Restricted Sanitary Sewer Easement. A public sanitary sewer main must be within a public easement. Additional easement will be required along the east property line of Lot 1, Block 1 in order to provide adequate separation between the existing ten-inch sanitary sewer line and the proposed building. If an agreement has not been reached between the developer and the City of Tulsa Wastewater Design staff prior to the submittal of the Final Draft Plat, then the Final Draft Plat will not be approved. Add language to the covenants for the Restricted Sanitary Sewer Easement. The existing lamp hole and easement to be removed must be completed before a building permit can be issued over the easement.
4. **Water:** In Section 1A remove the word “general” from utility easements.
5. **Storm Drainage:** Storm sewer pipes, both proposed and existing, which convey off-site drainage, and/or connect to the storm sewer system on public street rights-of-way must be public storm sewers and must be placed in either storm sewer or utility easements. The easements must include the last drainage structures upstream of the pipes on the public right-of-way. Off-site drainage coming onto this site from the northeast must be conveyed in either an overland drainage easement and/or be collected and conveyed in an enclosed storm sewer system in easements. If overland drainage easements are used to convey the off-site drainage across the site, then standard language for them will need to be added to the covenants.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.

7. **Other: Fire:** No comment. **GIS:** Provide the C.A. number renewal dates and the e-mail addresses for the surveyor and engineer. Tie the plat from a section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. Add point of commencement and point of beginning to the legend. Give a basis of bearing for the plat's survey using degrees, minutes and seconds. Metes and bounds description has an overlap in the traverse around the described property's boundary.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

Standard Conditions:

1. 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.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. 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).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department 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. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. 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.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. 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.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
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. 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.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 7 members present:

On **MOTION** of **HARMON**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the preliminary plat for Burgundy Place, subject to special and standard conditions per staff recommendation.

37. **One Summit Plaza Lots 2-6 Amended** – (9332)/Minor (PD 18) (CD 9)
Subdivision Plat

South and east of the southeast corner of East 57th Street South and Lewis Avenue (Related to Item 27.)

STAFF RECOMMENDATION:

This plat consists of four lots, one block, on eight acres.

The following issues were discussed December 20, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 274-A. All PUD conditions must be met.

2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** The water line section being abandoned must stay in service until the new proposed water main has been installed.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** An additional fire hydrant may be required. **GIS:** Tie the plat from a section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. Label the legend. Add POC and POB to the legend. Provide a metes and bounds description of the property.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. Release letters have been received.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

Standard Conditions:

1. 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.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. 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).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department 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. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. 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.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. 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.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
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. 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.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Mrs. Fernandez stated that there has been a request, because of ownership circumstances, that a separate legal document be filed to identify these restrictions. Patrick Boulden, Legal Department, has reviewed this and may want to speak to the Planning Commission about this. If the Planning Commission chooses to approve this it should be subject to Legal approval before the plat is filed.

Mr. Boulden stated that he has started reviewing this plat, but he has not completed the review. He would prefer that any approval today would be subject to his final review.

Applicant's Comments:

Roy Johnsen, 201 West 5th Street, Suite 501, 74103, stated that his client is in agreement with the condition that Legal has to approve the final review before filing the plat. Mr. Johnsen indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the minor subdivision plat for One Summit Plaza Lots 2-6 Amended, subject to final Legal review and approval before filing the plat per staff recommendation.

38. **L-20159** – White Surveying (1326)/Lot-Split (County)
8470 North 66th East Avenue

STAFF RECOMMENDATION:

The proposal is to split a small parcel off Tract 1 and tie it to Tract 2 because of a building encroachment. The proposed tracts will not meet the RE bulk and area requirements which will be considered by the County Board of Adjustment at their public hearing on December 18, 2007.

Because both tracts would have four side lot lines, the applicant is requesting a waiver of the Subdivision Regulations that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their November 15, 2007, meeting.

Staff believes this lot-split would not have an adverse effect on the surrounding properties and recommends **APPROVAL** of the waiver of Subdivision Regulations and of the lot-split, subject to the County Board of Adjustment approving the necessary variances and subject to the split-off parcel being tied to Tract 2.

TMAPC COMMENTS:

In response to Mr. Ard, Ms. Chronister stated that the additional property is only five feet because the owner of the Tract 1 did not want to give up any more of his property. Tract 1 will be under the requirement for lot area by giving up the five feet. The County Board of Adjustment approved the variance for the side yard and the issue with lot area for Tract 1.

Mr. Alberty informed the Planning Commission that the separation between the houses will be the same, which is 30 feet.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 7 members present:

On **MOTION** of **HARMON**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the waiver of Subdivision Regulations and of the lot-split, subject to the County Board of Adjustment approving the necessary variances and subject to the split-off parcel being tied to Tract 2.

39. **L-20173** – Robert McGuire (9234)/Lot-Split (PD 8) (CD 2)
5902 South 32nd West Avenue

STAFF RECOMMENDATION:

The proposal is to split off the rear portion of three adjoining lots (Tracts A, B, and C) to tie to the adjacent church property (Tract 4) for additional parking spaces. The City Board of Adjustment approved a number of variances on November 13, 2007. Single-family dwellings will be built on Tracts 1, 2 and 3.

The sanitary sewer main line runs along the rear of the subject property. In order for Tracts 2 and 3 to abut that main line, panhandle lots were created. Sewer service for Tract 1 will be obtained by boring under 32nd West Avenue.

Because two of the resulting residential tracts will have more than three side lot-lines, the applicant is requesting a waiver of the Subdivision Regulations that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their December 6, 2007, meeting.

The proposed uses are a good compromise between the church and the surrounding neighborhood. Staff believes this lot-split would not have an adverse effect on the surrounding properties and recommends **APPROVAL** of the waiver of Subdivision Regulations and of the lot-split, subject to the split-off parcels being tied to the adjacent church property.

TMAPC COMMENTS:

In response to Mr. Ard, Ms. Chronister stated that the panhandles on two of the tracts are for sewer and to meet the required square footage. She further explained that the Board of Adjustment approved the variances with a condition that the houses were to be built first before the parking for the church use could be built.

There were no interested parties wishing to speak.

Applicant wasn't present.

TMAPC Action; 7 members present:

On **MOTION** of **HARMON**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the waiver of Subdivision Regulations and of the lot-split, subject to the split-off parcels being tied to the adjacent church property.

41. **Z-7008-SP-1-c – Charles Norman/Tulsa Hills, LLC** (PD-8) (CD-2)

Southeast corner 71st Street South and U.S. Highway 75 (Corridor Minor Amendment to increase the permitted height of center identification signs along U.S. Highway 75.)

STAFF RECOMMENDATION:

The applicant is requesting a minor amendment to the Tulsa Hills Corridor Site Plan to increase the permitted height of center identification signs along U.S. Highway 75 from 35 feet measured from grade at each sign base, to 35 feet measured from grade of U.S. Highway 75.

Detail sign plan approval for the North and Middle sign (Lot 4, Block 1 – Development Area A) was granted by the TMAPC in August 2007 for which sign permits have been issued. No detail sign plan approval has been issued the sign proposed for Lot 10, Block 1 – Development Area D (see applicant's exhibit B).

Grading of the Tulsa Hills site along U.S. Highway 75 has created elevation differences along the northbound lanes averaging 29.6 feet between highway and proposed sign locations (see applicant's exhibits C, D and E). Specifically, the north sign location is 24.9 feet below U.S. Highway 75 grade; the middle sign location is 26.5 feet below U.S. Highway 75 grade; and the south sign is 38 feet below U.S. Highway 75 grade. The proposed signs will also be placed no less than 100 feet east of the northbound lanes of U.S. Highway 75, potentially further increasing visibility problems from Highway 75.

Section 802, B-3 of the Code states that signs located in the Corridor district are subject to the standards of section 1221, C and D – Use Conditions for Business signs. Section 1221, D-1 of the Code permits ground signs up to 50 feet in height when the abutting street is a freeway.

Section 1221, F-15 of the Zoning Code does allow for Outdoor Advertising Signs to be constructed up to 60 feet in height, when the elevation of the freeway next to which the sign will be located is 10 feet or greater in height than the proposed

sign location. However, these center identification signs do not meet the definition of outdoor advertising signs as outlined in section 1800 of the Code.

Given the elevation difference between U.S. Highway 75 and the sign locations and the distance from each sign location to U.S. Highway 75, staff finds that the approval of the minor amendment will not significantly alter the approved Corridor Development Standards nor will it detract from the intent of the standards set forth in section 802-B or section 1221, sections C and D as referenced in Chapter 8. Per sections 805, B-3 and 1221, D-1 of the Code, the maximum allowable height that can be approved for center identification signs is 50 feet. Therefore staff recommends **APPROVAL** of the following:

Sign Location/name per exhibit B	Permitted Display Surface Area (DSA)	Permitted height from grade at sign location to top of sign
Lot 4, Block 1 – Dev. Area A – North sign	Limited to 500 SF per 1221, D-4	50 feet
Lot 4, Block 1 – Dev. Area A – Middle sign	Limited to 500 SF per 1221, D-4	50 feet
Lot 10, Block 1 – Dev. Area D	Per section 1221, D-3	50 feet

(Note: Minor amendment approval does not constitute detail sign plan approval.)

TMAPC COMMENTS:

Mr. Harmon asked if the subject application would be in the airport flight path. In response, Ms. Matthews stated that the Tulsa Airport Authority (TAA) was notified regarding these applications and if they were concerned they would have contacted staff.

Applicant’s Comments:

Ted Sack, 111 South Elgin Avenue, 74120, stated that he is in agreement with raising this 50 feet and if they need 60 feet he understands that he would have to go before the Board of Adjustment. He explained that during the platting of Tulsa Hills there was a release granted by TAA and there is a statement on the face of the plat that covers the height elevation concerns for the flight path.

Mr. Marshall asked what grade the 50 feet is measured. In response, Mr. Sack stated that it is from the ground elevation at the base of the sign of Tulsa Hills.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **HARMON**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to **APPROVE** the corridor minor amendment for Z-7008-SP-1-c per staff recommendations.

43. **Z-7083/Z-7083-SP-1 – Sack & Associates** **AG to CO**
Northeast corner of West 91st Street South and U. (PD-8) (CD-2)
S. Highway 75 (Corridor Development for
commercial, mixed use developments.)

STAFF RECOMMENDATION:

EXISTING ZONING: AG

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CO

PROPOSED USE: Commercial
development

RELEVANT ZONING HISTORY:

PUD-694-B/Z-6916-SP-3 January 2007: All concurred in approval of a proposed Major Amendment to Planned Unit Development on a 8.3± acre tract of land to reallocate and approve Use Unit 21 from Development Area A (Lot 1) to Development Area B (Lot 2) in order to meet the 1,200 feet spacing requirement for an outdoor advertising sign, on property located north of northwest corner of West 91st Street and Highway 75 South.

PUD-694-A/Z-6916-SP-2 September 2005: A request for a major amendment to PUD on a 4.61± acre tract to allow a Use Unit 16 to permit a mini storage was approved on property located north of northwest corner of West 91st Street and Highway 75 South.

Z-6916/PUD-694 December 2003: Approval was granted for rezoning request and a PUD on property located north of northwest corner of West 91st Street and Highway 75 South. CS zoning was approved the south 467' of the subject property and CO zoning was approved on the balance. PUD-694 was also approved subject to Use Unit 15 be removed as an allowable use.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 12± acres in size and is located at the northeast corner of West 91st Street South and Highway 75 South. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 91 st Street South	Secondary arterial	100'	2

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned AG; on the north by vacant land, zoned AG; on the south by residential, zoned AG; and on the west by Highway 75 South and west of that, property originally approved for a headquarters for an oil company and fuel distribution center, later amended to include a mini storage facility, zoned AG/CS/CO/PUD-694, PUD-694-A and PUD-694-B.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-Corridor land use. According to the Zoning Matrix, the requested CO zoning is in accord with the Plan.

STAFF RECOMMENDATION FOR Z-7083:

The Plan designation is in place to support the requested CO zoning and recent developments north of this site have indicated a trend toward transition to CO-level intensities. Staff can support the request and therefore recommends **APPROVAL** of CO zoning for Z-7083.

STAFF RECOMMENDATION FOR Z-7083-SP-1:

Tulsa Hills South is a 12-acre tract of land located at the northeast corner of US Highway 75 and West 91st Street South. The development is located within a Corridor designated area of Comprehensive Plan District 8. Development plans include multiple commercial, mixed use developments.

US Highway 75 creates the west boundary of the property. The tract has 540 lineal feet of frontage along West 91st Street South. Primary access to the site will be from West 91st Street. Tulsa Hills Shopping Center, approved as Corridor Development Plan Z-7008-SP-1 is located one-mile to the north of the subject property and Jenks West Intermediate Schools is located southeast of the development.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds Z-7083-SP-1 to be: (1)

consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the Corridor Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-7083-SP-1 subject to the following conditions:

1. The applicant's attached exhibits and Concept Development Plan be made a condition of approval, unless modified herein.
2. Development Standards:

<u>Gross Land Area:</u>	12.7812 Acres	556,750 SF
<u>Net Land Area:</u>	12.059 Acres	525,289 SF

Permitted Uses

Uses permitted by right in Use Unit 10, Off-Street Parking; Use Unit 11 – Offices, Studios and Support Services including Drive-thru Banking Facilities; Use Unit 12, Eating Establishments Other than Drive-In Restaurants; Use Unit 13 – Convenience Goods and Services; Use Unit 14 – Shopping Goods and Services; Use Unit 18 – Drive-In Restaurants; Use Unit 19 – hotel, Motel and Recreation (Hotel and Motel uses only); stormwater drainage and detention facilities; and uses customarily incidental to principal permitted uses.

<u>Maximum Building Floor Area:</u>	260,000 SF
<u>Maximum Land Coverage of Buildings:</u>	30%
<u>Maximum Building Height*:</u>	
Hotel/Motel	70 feet
Other Permitted Uses	35 feet

* Architectural elements and business logos may exceed the maximum building height with detail site plan approval.

* Any structure over 2-stories will require an FAA study at the time of detail site plan review.

Minimum Building Setbacks*:

From the centerline of West 91 st Street South	100 feet
From the westerly right-of-way line of the corridor collector street	20 feet
From the US Highway 75 ROW line	20 feet

From the North boundary

10 feet

* Internal side yards to be established by plat and detail site plan review.

Parking:

As established by the City of Tulsa Zoning Code for the applicable permitted Use Unit.

Pedestrian Circulation:

A pedestrian circulation plan shall be required for detail site plan approval that includes the following where practical:

- (a) Sidewalks along the north side of West 91st Street South;
- (b) Pedestrian walkways through parking lot(s) where warranted; a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances and/or other sidewalks and trails where applicable. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
- (c) Pedestrian walkways connecting transit stops to non-street front building entrances where applicable.
- (d) Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.
- (e) Sidewalks or walkways which cross vehicular aisles or driveways distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/ or by using high contrast striping.

Landscaped Area:

A minimum of 10% of the net land area shall be improved as internal landscaped open space in accord with the provisions of Chapter 10 of the City of Tulsa Zoning Code, as well as, street yard requirements of Chapter 10.

Lighting:

Free standing light standards within the development shall not exceed 35 feet in height and shall be hooded and directed downward and away from adjacent residential areas and US Highway 75. Compliance with these

standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

Building mounted lights shall be directed downward and away from any residential development and US Highway 75. Shielding of outdoor lighting shall be designed to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas.

Signs:

- 1) Ground Signs shall be permitted as follows:
 - a) One ground sign for each lot fronting West 91st Street. Each sign shall not exceed 12 feet in height and 96 square feet of display surface area.
 - b) One center identification sign at the primary entrance from West 91st Street. The sign shall not exceed 25 feet in total height unless, in addition to the minimum setback prescribed in 1221.C.5 of the Zoning Code, the sign is setback one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed forty (40) feet nor 300 square feet of display surface area.
 - c) One ground sign for each lot fronting on the corridor collector street. Each such sign shall not exceed six feet in height and 64 square feet of display surface area.
 - d) One center identification sign along the U.S. Highway 75 frontage. The center identification sign shall not exceed 35 feet in height and 500 square feet of display surface area.
- 2) Wall Signs shall not exceed 2 square feet of display surface area per lineal foot of building wall to which it is attached. In no event shall a wall sign exceed 75% of the length of the building wall to which it is affixed.

Screening Walls and Retaining Walls:

The design of screening walls and retaining walls shall be approved by TMAPC at detail site plan review. Screening walls must achieve effective screening of loading areas, truck docks and car lights; must be of masonry, concrete, Woodcrete or similar material; provide effective noise attenuation; and may include landscaping. Screening walls, a minimum of eight feet in height, shall be required along the lot line or lines in common with an R District.

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking, signs, screening fences and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
4. Any structure over 2-stories in height shall require an FAA study prior to detail site plan approval.
5. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. An architect, landscape architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to occupancy or at the soonest appropriate planting time. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
6. No sign permits shall be issued for erection of a sign on a lot within the Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
7. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
8. All trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
9. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required Stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
10. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the Corridor Site plan conditions of approval and making the City beneficiary to said covenants that relate to the Corridor Site Plan conditions.

11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
12. Approval of the Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
13. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage within the development area.

TAC comments from 12/20/07:

General: No Comments.

Water: A looped water main extension line is required.

Fire: No comments.

Stormwater: All additional stormwater runoff from this site must be conveyed to the Stormwater Detention Facility. All Off-site drainage flowing onto this site must be conveyed in a Public Drainage System.

Wastewater: The City of Tulsa plans to serve the area along the North side of West 91st Street, between HWY 75 and South Elwood Ave. with a Regional Lift Station located in the vicinity of W. 91st St & S. Elwood. Engineering for the project has been funded by the 2006 sales tax. Construction funding has not yet been committed. Any new development within this area must investigate the two options below:

- 1) Seek approval from the City of Jenks to temporarily gravity flow sanitary sewer to the Jenks system to the South. The onsite collection system would be designed to facilitate an extension to the planned regional facility near 91st & Elwood. After the City of Tulsa system goes on line, you will be required to disconnect from the Jenks system and connect to the City of Tulsa facility.
- 2) Fund the construction of the Regional Lift Station and gravity flow to that location. This would be built with enough capacity to serve the entire basin, and a payback system would be established to recover some of the cost when other areas develop.

Please contact the City of Tulsa, Public Works, Wastewater Design to access information on the proposed Lift Station.

Transportation: No comments.

Traffic: Propose two outbound lanes for the Olympia approach to 91st Street.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

Ms. Matthews reminded the Planning Commission that this is a zoning case and corridor development and will require two separate motions.

TMAPC COMMENTS:

Mr. Marshall asked if there would be any access off of U.S. Highway 75. In response, Mr. Sansone stated that the concept plans do not show any access directly from U.S. Highway 75 at this time.

Mr. Harmon stated that he has had ex parte communications with the owner, but he will be participating in discussion and voting.

Applicant's Comments:

Ted Sack, 111 South Elgin, 74120, stated that the concept doesn't anticipate any off-ramp access at this time. However, there is additional right-of-way along the subject area and it could be added at some point and time.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to recommend **APPROVAL** of the CO zoning for Z-7083 per staff recommendation.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to recommend **APPROVAL** of the corridor detail site plan for Z-7083-SP-1, subject to the conditions per staff recommendation.

Mr. Albery requested that the motion be corrected to approve a Corridor Development Plan and not a site plan because there is distinction. According to the Code, the site plan is a detail site plan and the corridor development plan is a concept plan.

TMAPC Action; 7 members present:

On **CORRECTED MOTION** of **MIDGET**, TMAPC voted **6-0-1** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget "aye"; no "nays"; Perry "abstaining"; Cantees, Carnes, Shivel, Sparks "absent") to recommend **APPROVAL** of the Corridor Development Plan for Z-7083-SP-1, subject to the conditions per staff recommendation.

Legal Description for Z-7083/Z-7083-SP-1:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE N 89°50'08" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 957.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°50'08" E A DISTANCE OF 368.40 FEET TO THE SOUTHEAST CORNER OF SAID SW/4 OF THE SW/4; THENCE N 0°02'23" E A DISTANCE OF 1326.34 FEET TO THE NORTHEAST CORNER OF SAID SW/4 OF THE SW/4; THENCE N 89°51'09" W ALONG THE NORTH LINE OF SAID SW/4 OF THE SW/4 A DISTANCE OF 296.10 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75; THENCE S 11°15'52" W ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75 A DISTANCE OF 1280.20 FEET; THENCE S 89°50'08" E A DISTANCE OF 107.06 FEET; THENCE S 44°50'08" E A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING **From AG (Agriculture District) To CO (Corridor District [Z-7083/Z-7083-SP-1])**.

OTHER BUSINESS:

Commissioners' Comments

Mr. Midget welcomed County Commissioner Perry to the Planning Commission and stated that he will not get another pass like today.

Commissioner Perry stated that appreciates the welcomes and enjoyed serving with the Planning Commission today. He explained that his abstentions were due to experience from his 13 years being the Legislature. He stated that he was burned a few times for voting on items he didn't fully understand and didn't know enough about the bill before him. He didn't want to make the same mistakes today.

There being no further business, the Chair declared the meeting adjourned at 2:33 p.m.

Date Approved:

1/23/08
[Signature]

Chairman

ATTEST:

[Signature]

Secretary

