

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1604
Wednesday, **May 21, 1986**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes	Paddock	Frank	Linker, Legal
Doherty, 2nd Vice- Chairman	Crawford	Gardner	Counsel
Draughon		Setters	
Kempe		Wilmoth	
Parmelee, Chairman			
Selph			
VanFossen			
Wilson, 1st Vice- Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, May 20, 1986 at 10:56 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmelee called the meeting to order at 1:33 p.m.

MINUTES:

Approval of Minutes of May 7, 1986, Meeting #1602:

On **MOTION** of **CARNES**, the Planning Commission voted **6-0-0** (Carnes, Draughon, Parmelee, Selph, VanFossen, Wilson, "aye"; no "nays"; no "abstentions"; Doherty, Kempe, Paddock, Woodard, Crawford, "absent") to **APPROVE** the **Minutes of May 7, 1986, Meeting #1602**.

Approval of Correction to the Minutes of December 7, 1983, Meeting #1485 (pg 19), and March 7, 1984, Meeting #1496 (pg 29)

Staff explained a typographical error had been made in the minutes on PUD #298 in the block number, which should be 3, not 5. The correction is requested to make the minutes consistent with the Detail Site Plan, plats, etc.

On **MOTION** of **CARNES**, the Planning Commission voted **6-0-0** (Carnes, Draughon, Parmelee, Selph, VanFossen, Wilson, "aye"; no "nays"; no "abstentions"; Doherty, Kempe, Paddock, Woodard, Crawford, "absent") to **AMEND** the **Minutes of December 7, 1983, Meeting #1485 (pg 19), and March 7, 1984, Meeting #1496 (pg 29)** to PUD 298 to reflect the correct block number of 3, not 5.

REPORTS:

Director's Report:

Mr. Jerry Lasker presented the 1986-87 INCOG Work Program and Budget and reviewed highlights of these two items. In reply to Commissioner Selph, Mr. Lasker gave an update on the status of the computerization study with Arthur Young & Company. Commissioner Selph stated interest in being included in an upcoming presentation by the Criterion Company. In answer to Mr. Carnes, Mr. Lasker stated he felt the budget was a realistic proposal, taking into consideration the decrease in building and construction, revenue from taxes, etc., and overall, the request was less than a 1% increase. In reply to Ms. Wilson, Mr. Lasker reviewed how the membership assessments were made for the City and County of Tulsa. Mr. Lasker then review the process of budgeting funds for Citizen Planning Teams, Community Planners, etc. for Ms. Wilson.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Hunters Hills (PUD 359)

East 121st Street & South Canton Avenue

Chairman Parmele, upon no objection from the Commission, advised this item was to be stricken from the agenda.

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Page Care Center (PUD 159-A)

North of NW/c 71st & South Union Avenue

Stormwater Management advised they would not favor a preliminary approval at this time, since the floodplain near the south edge of the property needs to be delineated. During site development planning, this area should be analyzed and delineated. Staff advised that a preliminary approval would require release letters before final could be scheduled so had no objection to a preliminary subject to conditions.

The TAC voted to recommend **approval** of the PRELIMINARY plat of Page Care Center, subject to the following conditions:

- 1) On face of plat identify adjacent land, show 20' building line on west, north and south in accord with PUD, show acreage and show access points.
- 2) All conditions of PUD 159-A shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1170 of the Zoning Code, in the covenants. (Add a separate section to covenants for PUD conditions.)
- 3) Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines.
- 4) Water plans shall be approved by Creek County Rural Water District #2 prior to release of final plat.
- 5) Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
- 6) A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
- 7) Drainage plans shall be approved by Stormwater Management, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.
- 8) A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
- 9) Limits of Access or (LNA) as applicable shall be shown on the plat as approved by Traffic Engineer.
- 10) 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.
- 11) The key or location map shall be complete. Identify new subdivisions in Section 3.
- 12) A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted 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.
- 13) Park Department advised that no access will be permitted directly into the park or golf course. Access will be to South Union only.
- 14) A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of the Subdivision Regulations.
- 15) All (other) Subdivision Regulations shall be met prior to release of final plat.

Page Care Center - Cont'd

On **MOTION** of **CARNES**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Preliminary Plat for Page Care Center**, as recommended by Staff.

FINAL PLAT APPROVAL & RELEASE:

Riverbridge Walmart (PUD 261-A) East of the NE/c 71st & South Peoria

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-2** (Carnes, Doherty, Draughon, Selph, VanFossen, Woodard, "aye"; no "nays"; Parmele, Wilson, "abstaining"; Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Final Plat and Release for Riverbridge Walmart**, as recommended by Staff.

REQUEST FOR WAIVER: (Section 260)

Z-6105 Olivers Addition 1319 East 35th Street (OL)

This is a request to waive plat requirements on the west half of Lot 12, Block 2 of the above named subdivision. The existing house will remain on the lot and be remodeled, with parking provided front and rear. Consistent with other applications in this area, Staff has no objection to the request. Grading/drainage plan approval will be subject to Stormwater Management approval through permit process. Street improvements and utility easements exist. Section 260 can be met by the existing plat.

Stormwater Management advised that an application has been filed and the project is exempted. PSO advised, for the record, not a condition for approval, that since the yard area was being changed to a parking lot, greater clearances are required for electric lines serving the lot. Applicant is advised to contact PSO to make sure the proper clearances are provided.

The TAC voted to recommend **approval**, noting Section 260 of the Zoning Code has been met.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Request for Waiver (Section 260) on Z-6105 Olivers Addition**, as recommended by Staff.

LOT SPLITS:

LOT SPLITS FOR WAIVER:

L-16645/46 Cash/Little South of SE/c 80th Street & South 78th East Avenue

This is a request to split three existing duplexes down the common wall in order to provide for separate ownership of each side of the duplex. There are variances of the bulk and area requirements that are needed from the Board of Adjustment in order to permit this split.

Staff notes that the duplexes were permitted by the Board of Adjustment by virtue of case number 8893. At that time, the Board determined that duplexes were compatible with this area. The owner of the subject tracts is trying to make the duplexes fit into the surrounding single-family addition by splitting the duplexes for separate ownership.

Based on the fact that no increase of density is being requested, and the use and aesthetics of the property will not change by this action, the Staff recommends approval of this request subject to the following conditions:

- 1) The approval from the City Board of Adjustment for a variance of the bulk and area requirements in the RS-3 district in order to permit the above mentioned splits.
- 2) The filing of common wall and utility maintenance agreement of record, and a copy of this agreement is to be kept in the lot split file.
- 3) An approval and release letter from the Building Inspector's office stating that the common wall separating the units conforms to the applicable building codes and fire ratings.

City Engineering advised applicant to be sure this split would not conflict with covenants on the original plat. (This is not a condition for approval. Advice only.)

The TAC voted to recommend **approval** of L-16645/46, subject to the conditions outlined by Staff.

On **MOTION** of **CARNES**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Waiver** of Lot Split for **L-16645/46 Cash/Little**, as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16654 (694)	Savage/Farmer	L-16661 (1283)	Champlin Petroleum
L-16657 (3492)	Bailey	L-16662 (3094)	Champlin Petroleum
L-16658 (3623)	Williams/Hardacre	L-16663 (1994)	American Petrofina
L-16659 (683)	Champlin Petroleum	L-16665 (2092)	Stafford/Berryhill
L-16660 (1994)	Finaserve	L-16666 (723)	Sandridge/Haddock

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Crawford, "absent") to **APPROVE** the **Above Listed Lots Splits for Ratification of Prior Approval**, as recommended by Staff.

CONTINUED ZONING PUBLIC HEARING:

Application No.: **PUD 412 & Z-6101** Present Zoning: AG
Applicant: **Moody (Highland Park)** Proposed Zoning: CS, RM-1, RS-3
Location: SE/c of Memorial & 81st Street
Size of Tract: 60 acres, approximate

Date of Hearing: May 21, 1986 (Originally heard March 12, 1986)

Presentation to TMAPC: Mr. John Moody, 4100 BOK Tower (588-2651)

Comments & Discussion:

Chairman Parmele advised a request had been submitted by the applicant to withdraw these applications. Therefore, Chairman Parmele suggested, and Staff agreed, the TMAPC also rescind their previous action on Z-6101.

TMAPC ACTION: 8 members present

On **MOTION** of **WILSON**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Crawford, "absent") to **WITHDRAW PUD 412 & Z-6101 Moody (Highland Park)**.

TMAPC ACTION: 8 members present

On **MOTION** of **SELPH**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Crawford, "absent") to **RESCIND** the TMAPC action taken **March 12, 1986 on Z-6101 Moody (Highland Park)**.

OTHER BUSINESS:

CONSIDER ADDING INFORMATION TO THE SUBDIVISION REGULATIONS APPENDIX, PERTAINING TO:

- a) Health Department standards for multiple living units on individual sewage disposal systems.
- b) Health Department request to amend section on lot splits to allow a "grandfather clause" for houses on existing septic systems.
- c) Staff recommendation to add graphic depiction of right-of-way widths of arterial streets and intersections thereof, now a part of the amended Major Street and Highway Plan.

Comments & Discussion:

Staff explained the purpose of the request and clarified this was a addition to the appendix only, not to the Subdivision Regulations. Mr. Doherty, in his motion for approval, complimented Staff on their handling of this matter.

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Crawford, "absent") to **APPROVE** the addition of information to the Subdivision Regulations, as listed below, and as recommended by Staff.

- a) Health Department standards for multiple living units on individual sewage disposal systems.
- b) Health Department request to amend section on lot splits to allow a "grandfather clause" for houses on existing septic systems.
- c) Staff recommendation to add graphic depiction of right-of-way widths of arterial streets and intersections thereof, now a part of the amended Major Street and Highway Plan.

There being no further business, the Chairman declared the meeting adjourned at 2:00 p.m.

Date Approved

6-4-86


Chairman

ATTEST:


Secretary 1st vice-Chair.

