

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1701  
Wednesday, June 15, 1988, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Doherty	Carnes	Frank	Linker, Legal
Draughon	Coutant	Gardner	Counsel
Kempe, Chairman	Harris	Lasker	
Paddock, 2nd Vice-Chairman	Randle	Matthews	
Parmeale, 1st Vice-Chairman	Woodard	Setters	
Selph, County Designee		Wilmoth	
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, June 14, 1988 at 10:15 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Kempe called the meeting to order at 1:32 p.m.

**MINUTES:**

**Approval of the Minutes of June 1, 1988, Meeting #1699:**

On **MOTION** of **PARMELE**, the TMAPC voted **6-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Randle, Woodard, "absent") to **APPROVE** the **Minutes of June 1, 1988, Meeting #1699.**

**REPORTS:**

**Report of Receipts & Deposits for the Month Ended May 31, 1988:**

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Randle, Woodard, "absent") to **APPROVE** the **Report of Receipts & Deposits for the Month Ended May 31, 1988.**

Committee Reports:

Mr. Paddock advised the **Rules & Regulations Committee** had met this date to continue review of the proposed amendments to the Zoning Codes as relates to manufactured housing, etc. Based on the Committee's recommendation, Mr. Paddock made a motion that a public hearing be set to review this matter on August 3, 1988.

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Randle, Woodard, "absent") to **SET a Public Hearing** for Wednesday, **August 3, 1988** to review proposed amendments to the Zoning Codes pertaining to Manufactured Housing and related matters, as recommended by the Rules & Regulations Committee.

Mr. Paddock also announced a Committee meeting was scheduled for July 6th to review House Bill 1828 and its affect as to necessary Zoning Codes amendments and the TMAPC policies.

Director's Report:

Mr. Jerry Lasker reviewed Senate Joint Resolution 30 which would allow cities to have a simple majority vote on street and bridge bond issues. As a statewide election was set for August 23rd, he suggested the TMAPC, at a proper time, should consider endorsing the approval of this amendment to the Constitution.

Mr. Lasker advised the City Commission, at last night's meeting, approved amendments to the Zoning Code relating to sexually-oriented businesses, modifying the spacing to 500' from residentially zoned areas, and they also asked the TMAPC conduct a study justifying the proposed spacing requirements. He commented the funds for this study could be taken from the \$10,000 allocation for Special Studies. Mr. Paddock confirmed that the study was to review all of the various distances suggested in the Code relating to sexually-oriented businesses. Mr. Paddock also mentioned the suggestion to allow sexually-oriented business by right in an industrial zoning category; Mr. Lasker stated this would also be a part of the study. In reply to Mr. Parmele, Mr. Gardner confirmed that a review of the definition for private and public park was needed. Ms. Wilson commented on the timeframe for the study and involvement of the Rules & Regulations Committee in reviewing a draft of the study before formal presentation. Mr. Gardner stated there were several aspects involved in this study and the TMAPC would be updated periodically. He added that Staff had already started work on this project.

Mr. Lasker commented on the City review and hearing regarding the City budget, and INCOG/TMAPC was grouped under General Government; he stated does not see any problems arising. In response to Chairman Kempe, Mr. Lasker gave a brief update on the District 2 Urban Renewal Plans which involves one INCOG Staff member and the District 2 TMAPC Liaison, Mr. Luther Woodard.

SUBDIVISIONS:

PRELIMINARY PLAT: Setback Waiver Requested

Southern Oaks Estates (2783)

East 107th & South Yale

(RS-1)

This tract was first reviewed as Barrington Woods. Another plat was submitted for sketch plat review on 5/26/88, title Barrington Park. The developer and the name of the plat have changed. Some changes have been made in the street layout to accommodate additional lots, since this will now be on sanitary sewer. Since there was already a plat submitted and working on this tract, the TAC review this date is an "early review", but in order to allow time to send proper notice to abutting property owners, it will not be reviewed by the Planning Commission until June 15, 1988.

The Staff presented the plat with the applicant represented by Jerry Ledford, Roger Taylor and Rick Dodson.

General comments included advisory from PSO that additional easement may be needed along the perimeter to avoid cutting a row of mature trees. Water Department will require a loop line to serve the tract, location to be determined with Water Department approval. Jerry Ledford stated that they would go on record as requesting notice of plans to install the 36" water line along Yale, so that they can design the improvements for the subdivision so that no changes will be needed when the large line is installed.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Southern Oaks Estates, subject to the following conditions:

1. Staff has no objection to the 15' side yard setbacks on corner lots or the 30' rear building line along Yale. However, this will require Board of Adjustment approval (until the pending Zoning Code changes are approved). Final plat shall not be released until Board of Adjustment approves the setbacks or until the Zoning Code has been amended so that Board of Adjustment approval is not necessary. In addition to those setbacks, the developer is also proposing a 30' front setback and 7.5' interior side yards on each lot. This also requires Board of Adjustment approval.
2. Section 3-5 in covenants may need to be clarified or more specific, depending upon what setbacks are approved by the Board of Adjustment. On final plat make sure this is consistent with the variances granted.
3. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Clarify easement along Yale Avenue. Staff and TAC recommend that a 20.5' easement be shown with the west "three feet reserved for fencing".
4. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. Include language for Water and Sewer facilities in covenants.

Southern Oaks Estates - Cont'd

5. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
6. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
7. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention (and/or retention) 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. Street names shall be approved by City Engineer and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by City Engineer.
12. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by Traffic Engineer.
13. It is recommended that the developer coordinate with Traffic Engineer during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
14. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
15. All lots, streets, building lines easements, etc., shall be completely dimensioned.
16. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
17. 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 Subdivision Regulations.
18. All (other) Subdivision Regulations shall be met prior to release of final plat.

**TMAPC ACTION: 7 members present**

On **MOTION** of **PARMELE**, the TMAPC voted **7-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Randle, Woodard, "absent") to **APPROVE** the **Preliminary Plat for Southern Oaks Estates**, subject to the conditions as recommended by the TAC and Staff.

FINAL PLAT: Reinstatement & Extension of Approval (1 year recommended)

Woodside Village IV (PUD 306-3)(2083) East 91st & South Florence (RM-1)

On **MOTION** of PARMELE, the TMAPC voted **7-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Randle, Woodard, "absent") to **APPROVE** the **Reinstatement and Extension of Approval for the Final Plat of Woodside Village IV** for one year, as recommended by Staff.

LOT SPLITS FOR DISCUSSION:

L-17046 Bank of Oklahoma, et al (2093) N&W of Atlanta Pl & Birmingham (RS-1)

In the opinion of the Staff, this lot split meets the Subdivision and Zoning Regulations by virtue of previous splits. However, in order to track numerous Quit-Claim Deeds and Conveyances as a result of property line adjustments made by District Court Case #CJ-88-1507, and an adjustment of 1.45' to 2.82' in the rear lot lines, a new number was assigned as indicated above. The basic lot lines, as they now appear, were established by lot splits approved by the Tulsa City Planning Commission on 5/12/50 and 12/17/52. The small tapered strip on land in the rear follows existing fences, etc. as agreed upon by the various owners. These splits do not create any new building sites. The primary purpose of all of the exchanges of Quit-Claim Deeds is to establish exact lot lines in accordance with the District Court Case and existing fences and improvements. These conveyances do not conflict with previous actions by the Planning Commission but, in fact, more clearly describe the actions approved in 1950 and 1952.

TMAPC ACTION: 7 members present

On **MOTION** of PARMELE, the TMAPC voted **6-0-1** (Doherty, Draughon, Kempe, Parmele, Selph, Wilson, "aye"; no "nays"; Paddock, "abstaining"; Carnes, Coutant, Harris, Randle, Woodard, "absent") to **APPROVE L-17046 Bank of Oklahoma, et al**, as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17052 ( 692) Stolzer                      L-17056 (3003) City of Tulsa  
L-17055 ( 892) Ark Wrecking

On **MOTION** of PARMELE, the TMAPC voted **7-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Randle, Woodard, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

CONTINUANCE(S):

Z-6180 Jones SE/c of the proposed Riverside Pkwy & East 91st St. (OL to CS)

Z-6178 & PUD 306-B Jones (Grupe Development) NE/c & SE/c of East 95th Street  
and South Delaware (RS-3 to CS)

Z-6185 Norman (Elson Oil Co.) NW/c of South Delaware & East 95th Street  
(Jenks Bridge) AG to CS

TMAPC ACTION: 7 members present

On MOTION of DOHERTY, the TMAPC voted 7-0-0 (Doherty, Draughon, Kempe, Parmele, Paddock, Selph, Wilson, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Randle, Woodard, "absent") to **CONTINUE Consideration of the Above Listed Zoning/PUD Applications** until Wednesday, July 27, 1988 at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

Mr. Gardner advised the Commission that Staff has been requested to prepare an amendment to the Tulsa County Zoning Code regarding regulation of wild and/or exotic animals.

There being no further business, the Chairman declared the meeting adjourned at 1:55 p.m.

Date Approved July 6, 1988  
Cherry Kempe  
Chairman

ATTEST:

Wm C. Coutant  
Secretary