

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1790
Wednesday, **May 2, 1990**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 2nd Vice Chairman	Coutant Randle	Setters Stump	Linker, Legal Counsel
Doherty, Chairman	Wilson	Wilmoth	
Draughon, Secretary			
Horner			
Paddock			
Parmele			
Selph, County Designee			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, May 1, 1990 at 12:40 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:34 p.m.

MINUTES:

Approval of the Minutes of April 18, 1990, Meeting #1788:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-1** (Carnes, Doherty, Draughon, Paddock, Parmele, Woodard, "aye"; no "nays"; Horner, "abstaining"; Coutant, Randle, Selph, Wilson, "absent") to **APPROVE** the **Minutes of May 2, 1990, Meeting #1788**.

REPORTS:

Committee Reports:

Announcements were made advising of two meetings to be held next Wednesday upon adjournment of the regular TMAPC meeting: the Rules and Regulations Committee and the Budget & Work Program Committee.

Director's Report:

Mr. Stump briefed the TMAPC members on recent City Commission action(s) relating to zoning.

SUBDIVISIONS:

PRELIMINARY PLAT:

Forest Pointe (PUD 461)(2783)
(formerly Camelot Park Estates)

East 104th Street & South Granite Avenue
(RS-1)

This plat had a preliminary approval by TMAPC on 12/20/89, subject to the conditions as listed in the minutes of that date. Previous actions by the TMAPC and City Commission require that a pedestrian passageway be provided between Camelot Park Estates and Wexford Estate to the west. Wexford Estate is pending final approval including the required pedestrian passageway and restricted water line easement connecting with Camelot Park Estates. The developer of Camelot Park Estates has now decided to process the plat as a PUD in order to reduce the size of the lots and gain an additional five lots. Therefore, the plat is being resubmitted as a PUD. Staff has no objection to review of the plat by the TAC, but will withhold transmittal to the Planning Commission (as per policy) until after the PUD has been approved by the TMAPC and City Commissions. [NOTE: The City Commission approved the PUD per the TMAPC on 4/10/90.] The listed conditions shall apply, which include carry-overs from the previous reviews.

The Staff presented the plat with the applicant represented by David Sanders.

The Department of Stormwater Management advised, and applicant was aware, that there was a discrepancy in the legal descriptions between the detention pond and this plat. These discrepancies will be corrected so that there is no "gap" left between the two properties.

The TAC voted unanimously to recommend **approval** of the REVISED PRELIMINARY plat of Forest Pointe (formerly Camelot Park Estates) subject to the following conditions:

1. On face of plat show:
 - a) Pedestrian passageway connecting with Wexford Estate at the southerly end of Lot 7, Block 1, along with the restricted water line easement.
 - b) Identify Wexford Estate and show abutting lots in dashed lines, including the pedestrian passageway.
 - c) Show PUD number near title block. Show Wexford Estate on location map.
 - d) Show number of lots and acres under the location map.
 - e) On Detail A, show both north lot line and south lot right-of-way line on Lots 7 & 8 so that the actual location of the easement within the lot could be plotted. Show dimensions relative to lot lines.
 - f) Omit the detailed legal description since that will appear within the deed of dedication and covenants.

Forest Pointe (formerly Camelot Park Estates) - Cont

- g) Dimension and identify all building lines and/or easements.
 - h) Show back to back 11' utility easement between Lots 2-7, Block 1 and Lots 1-6, Block 2 unless directed otherwise by utilities.
2. Covenants:
 - a) Section 11: Required yard setbacks, add: "Houses must face the most restricted front building line."
 - b) No provisions are made for a Homeowner's Association. Plat should include language for maintenance of the pedestrian passageway on Lot 7, and any other common elements in the PUD.
 3. Access to the stormwater detention pond shall be as directed by Department of Stormwater Management. (Affects Lot 1, Block 3 and possibly Lot 8, Block 2.)
 4. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines.
 5. 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. A water line connecting with Wexford Estate is a requirement, either on a public street or restricted water line easement.
 6. 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).
 7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
 8. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. (On-site detention to be achieved by using the existing adjacent facility under construction.)
 9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (No sidewalks required or planned.)
 10. Street names shall be approved by City Engineer and shown on plat.
 11. All curve data, including corner radii, shall be shown on final plat as applicable. Centerline radius of 104th Street shall meet City specifications; modify as required.
 12. The key or location map shall be complete. (Update final plat with new subdivisions; Wexford Estate.)

Forest Pointe (formerly Camelot Park Estates) - Cont

13. 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.
14. 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 **6-0-1** (Carnes, Doherty, Horner, Paddock, Parmele, Woodard, "aye"; no "nays"; Draughon, "abstaining"; Coutant, Randle, Selph, Wilson, "absent") to **APPROVE the Revised Preliminary Plat of Forest Pointe (formerly Camelot Park Estates)**, subject to the conditions as recommended by the TAC and Staff.

* * * * *

Cedarcrest Park Homes (PUD 462)(1783) East 90th St. & South College (RM-1)

This tract was reviewed as a PUD concept on 3/13/90 and comments were made at that time. (A copy of the minutes was provided for the TAC members.)

The Staff presented the plat with the applicant represented by Jerry Ledford.

There was discussion regarding the easements along the north and east concerning the use as both storm drainage and utility uses. Specific language and coordination would be worked out between utilities, Stormwater Management and developer in the subsurface meetings. (Also see condition #2).

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Cedarcrest Park Homes subject to the following conditions:

1. Any existing utility line in place that may need to be moved would be subject to approval of the utilities, including relocation at developer's expense.
2. Some utility extensions may be needed for the single-family use (short sewer extension). Utilities advised that utility easements and drainage easements must be separated. No paving over utility easements. Conduits for electric and phone were discussed, but that would not be satisfactory for gas. Applicant is advised to coordinate this with applicable departments. There was also some concern regarding "drainage" or utility easements on the existing plat or any easements that may have been filed by separate instrument.

Cedarcrest Park Homes - Cont

3. Not a condition for approval of platting, but applicant is reminded that the underlying plat of record should be vacated in accordance with the current legal procedures if deemed necessary.
4. On face of plat show or correct as follows:
 - a) Title Block: Should reference Lots 33-78 and Lots 80 and 81.
 - b) Location map should include adjacent plats.
 - c) Dimension the water line easements as needed to plot.
 - d) Identify the easements on the east and north of Lot 1, Block 1, as "Utility easements and building lines".
 - e) Show "PUD 462" under title block.
5. Covenants:
 - a) First page, 2nd paragraph: Correct legal to read "... Lots 33-78 and Lots 80 and 81".
 - b) Page 5; Access: Correct to read "East 91st Street South." Section 11, City Commission date is 4/10/90. Add ordinance number when available, prior to final.
 - c) Page 6: 1st paragraph; note that these are minimum setbacks "except where easements are greater".
 - d) Omit reference to "public streets" in 3rd line from bottom of 1st page.
 - e) Include language in easement grant on 1st page relative to no structures allowed on easements.
6. All conditions of PUD 462 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.
7. 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.
8. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
9. 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).
10. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
11. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.

Cedarcrest Park Homes - Cont

12. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
13. All curve data, including corner radii, shall be shown on final plat as applicable.
14. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by City/Traffic Engineer.
15. 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.)
16. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
17. 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 **PADDOCK**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Horner, Paddock, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Randle, Selph, Wilson, "absent") to **APPROVE the Preliminary Plat for Cedarcrest Park Homes**, subject to the conditions as recommended by the TAC and Staff.

VACATION OF PLAT & TERMINATION OF COVENANTS:

Southwood Condos (PUD 320)(1783) East 82nd Pl & South Delaware Ave (RD, RS-2)

This plat is being vacated in order to file a new plat titled "LITCHFIELD" which was approved as PUD 320-A. The new plat is in progress, has a preliminary approval, and will contain all the provisions of the amended PUD. It is recommended that the vacation be APPROVED, subject to approval of the format by the City Attorney.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **6-0-1** (Carnes, Doherty, Horner, Paddock, Parmele, Woodard, "aye"; no "nays"; Draughon, "abstaining"; Coutant, Randle, Selph, Wilson, "absent") to **APPROVE the Vacation of Plat and Termination of Covenants for Southwood Condos**, as recommended by Staff and subject to approval of the format by the City Attorney.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17298 (2393) Sanders	L-17304 (1892) Converse
L-17299 (1293) Andrews	L-17305 (174) McDonald *
L-17300 (3403) Volkman	L-17306 (1783) Walker Development
L-17301 (2283) Jenkins	L-17307 (2093) Walter
L-17303 (1582) Walls	

TMAPC ACTION: 7 members present

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Carnes, Doherty, Draughon, Horner, Paddock, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Randle, Selph, Wilson, "absent") to **RATIFY** the Above Listed Lot Splits which have received Prior Approval, as recommended by Staff.

- * **STAFF NOTE:** This item was on the agenda by error. Staff will request this approval to be rescinded at the May 16, 1990 TMAPC meeting.

OTHER BUSINESS:

PUD 243: Detail Site Plan - Lot 25, Glenoak Addition
East 58th Place South, east of Harvard Avenue

Staff Recommendation:

Staff has reviewed the Detail Site Plan of a single-family dwelling on Lot 25 of Glenoak, and finds it to be in conformance with the development standards for PUD 243, subject to the following modifications:

1. Increase the side yard on the west side of the lot to 7.5'.
2. Increase the front yard to 20'.

With these modification, Staff recommends APPROVAL of the Detail Site Plan for PUD 243.

TMAPC ACTION: 8 members present

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Carnes, Doherty, Draughon, Horner, Paddock, Parmele, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Randle, Wilson, "absent") to **APPROVE** the **Detail Site Plan for PUD 243 (Puma)**, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 1:41 p.m.

Date Approved 5/16/90
James K. Holt
Chairman

ATTEST:

Art Draughon
Secretary