

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1800
Wednesday, July 25, 1990, 1:30 p.m.
Langenheim Auditorium, 2nd Floor, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 1st Vice Chairman	Parmele	Gardner	Linker, Legal
Coutant	Randle	Matthews	Counsel
Doherty, Secretary	Rice	Setters	
Draughon, 2nd Vice Chairman		Stump	
Horner		Wilmoth	
Neely			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, July 24, 1990 at 10:50 a.m., as well as in the Reception Area of the INCOG offices.

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

MINUTES:

Approval of the Minutes of July 11, 1990, Meeting #1798:

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-2** (Carnes, Coutant, Doherty, Horner, Wilson, Woodard, "aye"; no "nays"; Draughon, Neely, "abstaining"; Parmele, Randle, Rice "absent") to **APPROVE** the **Minutes of July 11, 1990, Meeting #1798.**

REPORTS:

Chairman's Report:

Mr. Carnes introduced and welcomed Jack Neely as a new member to the Planning Commission.

Committee Reports:

Mr. Doherty announced the **Rules & Regulations Committee** would be meeting next Wednesday to continue review of amendments to the Zoning Code relating to signs.

SUBDIVISIONS:

PRELIMINARY PLAT:

Swan Lake (PUD 463)(793)

1586 Swan Lake Drive

(RS-3, OM)

Staff advised a continuance was requested to August 1st, pending review by the City Council on 7/31/90.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Horner, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Rice, "absent") to **CONTINUE Consideration of the Preliminary Plat for Swan Lake** until Wednesday, **August 1, 1990** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

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Keystone Lakeside Addition (1890)

26851 West Highway 51

(CG, AG - County)

Lot 1 of this subdivision has been rezoned to CG to permit an automobile agency. Lot 2 is zoned AG, but is also being platted since the ownership is the same on this entire strip of land between the railroad and Highway 51. Note that Lot 2 meets the AG zoning criteria or as a matter of fact any of the zoning criteria in the Code. However, for the record, just because it is platted should not be used as leverage in a rezoning process, which must stand on its own merits.

Staff advised applicant, and furnished copy of letter, that State Highway Department anticipates the need for additional right-of-way; but will not know how much for a year. Applicant is urged to contact the Highway Department for what additional information that may be made available at this time. Since the right-of-way presently dedicated far exceeds the 50' from centerline required by the Street Plan which shows this section of highway as a secondary arterial, care should be taken in locating buildings and/or signs that might be in any future right-of-way. (Building line shown is 110' from center, which exceeds the zoning requirement of 100'. There is presently 80' of right-of-way from centerline.

The Staff presented the plat with the applicant represented by Alan Ringle.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Keystone Lakeside Addition, subject to the following conditions:

Keystone Lakeside Addition - Cont

1. Covenants:
Top of 3rd column; the dedication of streets and right-of-way would normally come right after the legal description in the first column. This should be relocated. Also, in that same paragraph, omit all after the word "... aforesaid..." and add the following: "...No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid will be placed erected, installed or permitted upon the easements or rights-of-way as shown."
Add to the access relinquishment paragraph ... "and the concurring approval of the TMAPC or its successors."
Add the language required for lots on septic systems. [See Subdivision Regulations Appendix A,2.(a)]
2. 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.
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. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and other permits where applicable), subject to criteria approved by the County Commission.
5. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by County Engineer and the State Highway Department. Include applicable language in covenants.
6. Street lighting in this Subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix C of the Subdivision Regulations.
7. 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.
8. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval.
9. 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 is to be included in the restrictive covenants on plat. (See condition #1.)
10. The method of water supply and plans therefore, shall be approved by the City-County Health Department.
11. The key or location map shall be complete.

Keystone Lakeside Addition - Cont

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. This plat has been referred to Mannford because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
14. Show building lines on plat that should assure that no buildings or structures will have to be moved to accommodate any future highway construction. (Based upon information available at this date.)
15. 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.
16. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

In response to the Commission, Mr. Wilmoth confirmed that the City-County Health Department was aware the subject property had passed a percolation test.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Horner, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Rice, "absent") to **APPROVE the Preliminary Plat for Keystone Lakeside Addition**, subject to the conditions as recommended by the TAC and Staff.

ACCESS CHANGE ON RECORDED PLAT:

51st & Mingo Commercial Center (3693) SE/c of 51st St & So 95th E Ave (CS)

The purpose of the request is to add one additional 25' access driveway where one did not previously exist. The Traffic Engineer and Staff recommend APPROVAL as requested.

TMAPC ACTION: 8 members present

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Horner, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Rice, "absent") to **APPROVE the Access Change for 51st & Mingo Commercial Center**, as recommended by the Traffic Engineer and Staff.

REQUEST FOR WAIVER (Section 213):

BOA 15463 College Addition (593)

432-434 South Florence Avenue

This is a request to waive plat on Lots 2 - 4, Block 4, of the above addition for use as a Catholic Student Center building.

The original plan indicated parking which backed into the street from each space. The applicant consulted with Traffic Engineering and a revised parking layout was designed and approved. A license agreement and PFPI may be necessary to accommodate the approved redesign. The applicant is to work directly with the Department of Public Works to meet this requirement. Since all development controls have been placed on the property by the Board of Adjustment, Staff has no objection to the request. The present plat should be sufficient to meet the provisions of Section 213 of the Code. The following shall apply:

1. Grading and/or drainage plan approval by Stormwater Management required through the permit process. (Watershed Development Permit #4845 issued and fee paid under this permit.)
2. Approval of final design of parking plan and drainage subject to City and Traffic Engineering Departments through the permit process.

The applicant is represented by Bob Yadon and James Niedermeyer.

For the record, the Water & Sewer Department advised the existing 2" water line on this street was being replaced with an 8" line.

The TAC voted unanimously to recommend approval of the WAIVER OF PLAT on BOA 15463 subject to the conditions outlined by Staff and TAC.

TMAPC ACTION: 8 members present

On **MOTION** of **COUTANT**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Horner, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Rice, "absent") to **APPROVE** the **Waiver Request for BOA 15463 College Addition**, subject to the conditions as recommended by the TAC and Staff.

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Z-4448, Z-4492, Muzingo Hill (PUD 387) NE/c of East 67th St & South Lewis

This request covers Lots 1 and 2 of the above subdivision which contains an existing office building. A record search has revealed that the platting requirement has never been formally waived, but all the conditions set forth in the PUD and TAC reviews were accomplished.

The PUD was reviewed by the TAC on 12/13/84 and approval of a waiver of plat was recommended. The PUD was approved by TMAPC on 1/9/85 and by the City Commission 2/19/85. The PUD Declaration of Covenants was filed of record on 9/24/85 (Book 4894, Page 463). Detail site plans and landscape plans were subsequently approved by the TMAPC and the office building was constructed in compliance with the PUD conditions.

Therefore, in order to update the records of the PUD and previous underlying zoning applications, it is recommended that the plat requirement be WAIVED, noting that the provisions of Section 213 (formerly Section 260) have been met.

TMAPC ACTION: 8 members present

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Horner, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Rice, "absent") to **APPROVE** the **Waiver Request for Z-4448, Z-4492 Muzingo Hill**, as recommended by Staff.

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Z-6269, Z-6287 Eisenhower Addition (2193) 3500 Blk of South Indianapolis Ave

This is a request to waive plat on Lots 11 - 15, Block 3 and Lots 1 - 5, Block 4 of the above named plat. These lots have been rezoned for parking and will be used in conjunction with the adjacent Methodist Church. The Board of Adjustment has imposed controls which will also apply to their use. Since the use is for parking only and the property is already platted, the provisions of Section 213 of the Code have already been met.

Staff recommends **APPROVAL** as requested. (For the record, this also included BOA cases #12796 and #12873 which apply to several of the lots within the same area covered by these two zoning applications.)

TMAPC ACTION: 8 members present

On **MOTION** of **DRAUGHON**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Horner, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Rice, "absent") to **APPROVE** the **Waiver Request for Z-6269, Z-6287 Eisenhower Addition**, as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17335 (3073) Davis
L-17336 (3483) First Home Service

L-17337 (3502) TDA

TMAPC ACTION: 8 members present

On **MOTION** of **COUTANT**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Horner, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Rice, "absent") to **RATIFY** the Above Listed Lot Splits which have received Prior Approval, as recommended by Staff.

PUBLIC HEARING:

**TO CONSIDER ANNUAL HOUSEKEEPING AMENDMENTS
TO VARIOUS DISTRICT PLAN MAPS & TEXT**

Comments & Discussion:

Ms. Dane Matthews reviewed an outline of the various annual housekeeping amendments to the Plan Maps and/or Text of the following Districts:

District 2	District 17
District 5	District 18
District 9	District 24
District 11	District 25
District 16	District 26

Mr. Coutant advised these proposed amendments had been reviewed and unanimously approved by the Comprehensive Plan Committee. Therefore, he moved for approval by the TMAPC.

TMAPC ACTION: 7 members present

On **MOTION** of **COUTANT**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Horner, Neely, Wilson, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Rice, Woodard, "absent") to **APPROVE** Amendments to the **District Plan Map and/or Text of the above listed Districts**, as recommended by Staff and the Comprehensive Plan Committee.

There being no further business, the Chairman declared the meeting adjourned at 1:45 p.m.

Date Approved August 8, 1990
[Signature]
Chairman

ATTEST:

[Signature]
Secretary