

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1325
Wednesday, September 3, 1980, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Avey Holliday Keith Keleher, 2nd Vice Chairman Kempe, Secretary Parmele, Chairman Petty C. Young, 1st Vice Chairman T. Young	Eller Gardner Inhofe	Alberty Gardner Howell Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, September 2, 1980, at 11:30 a.m., as well as in the Reception Area of the TMAPC Offices.

Chairman Parmele called the meeting to order at 1:35 p.m. and declared a quorum present.

MINUTES:

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Avey, Holliday, Keith, Keleher, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, Kempe "absent") to approve the Minutes of August 20, 1980 (No. 1323).

REPORTS:

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Avey, Holliday, Keith, Keleher, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, Kempe "absent") to approve the 1979-1980 and 1980-1981 TMAPC Claims (attached).

DIRECTOR'S REPORT:

Rules and Regulations Committee Report:

Commissioner Keleher advised that, due to the passage of the Cullison Bill, a revision of the quorum requirements for the TMAPC was necessary. The Commission will be composed of 11 members as of September 15, 1980, and the required number to form a quorum will be 6.

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Avey, Holliday, Keith, Keleher, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, Kempe "absent") to approve the reduction of the quorum requirement from 7 to 6, effective September 15, 1980.

PUBLIC HEARING:

PUBLIC HEARING TO CONSIDER ADOPTING A TULSA COUNTY ZONING CODE AND COMPREHENSIVE ZONING MAPS FOR THE UNINCORPORATED AREAS OF TULSA COUNTY, OKLAHOMA.

Bob Gardner advised that the County Zoning Code is very similar to the City of Tulsa Zoning Code. The primary differences are within the Agricultural Chapter. There are two new districts in the County Zoning Code, Agriculture Residential (AG-R) and Residential Estate (RE). The AG-R District is primarily a residential single-family District with some of the limited agricultural-type uses which would be customarily found in a rural residential-type subdivision. The Residential Estate District involves primarily the one-half acre to one acre size lot which meets the County Health Department standards of minimum size lot on a septic tank. Also, the County Zoning Code does not make any distinction between other urban-type RS Residential Districts as the City Code does (RS-1, RS-2, & RS-3). The RM-3 and OH Districts have been deleted from the County Code since they would not be needed in the County. References to the City Auditor, City Commission, and City Building Inspector have been changed to read County Clerk, County Commission and County Inspector, respectively.

The following modification to Table I - Use Units Permitted In Agriculture Districts was proposed: Oil and gas well drilling and customary accessory uses such as oil storage tanks, oil transporting, etc., but not including petroleum refining, are permitted in an AG District as a matter of right, AG-R by exception, provided such uses are located $\frac{1}{4}$ mile or more from any incorporated area, 300 feet or more from any residence and 165 feet or more from any lease line.

Commissioner Terry Young advised that Andrew Allen, Assistant District Attorney, and Bob Gardner met with the Board of County Commissioners concerning the oil and gas drilling in the AG District. It is the position of the County Commissioners that they do not want to preclude the right to conduct oil and gas drilling in AG Districts. Therefore, the Zoning Code, to be adopted by the County on September 8, 1980, will have a provision for oil and gas drilling, by right, in AG Districts and by exception in AG-R Districts. The same provisions will be provided in the industrial categories. Mr. Young stated that the Commission would set forth in the Code the 300' provision for nearness to residences and 165' from any lease line and will also set forth the 1,320-foot provision either from the developed subdivision or the unincorporated limits of any city as the delineation of where it is allowed by right.

Kem Williams, Tulsa Attorney, questioned if the Board of County Commissioners intended to provide that drilling by right would also be allowed by exception in the platted AG-R areas which are undeveloped.

Commissioner T. Young advised that the position was use by right in the AG District and by exception in the AG-R Districts. In the unincorporated areas, zoned AG, and normally permitted by right, if it is nearer than 1,320 feet of a platted subdivision or incorporated limits of a city, it would be necessary to apply to the Board of Adjustment.

Public Hearing: Tulsa County Zoning Code and Maps (continued)

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe "absent") to recommend adoption of the Tulsa County Zoning Code as presented and as to be modified concerning oil and gas drilling.

The Staff presented the Comprehensive Zoning Maps for the unincorporated areas of Tulsa County. Mr. Gardner advised that the existing zoning maps were used, field checks were made and the Staff worked with each County Commissioner of each district in reviewing the maps. All of the County is zoned with the exception of the north one-mile, the extreme southern three miles and the area west of 145th West Avenue. In locations where there was existing commercial development at an intersection node or within a special district, the area was assigned a classification commensurate with the development. Any other development that was not recognized on the maps would need to be advertised and notice given if a zoning change was desired. Mr. Gardner stated that it would be the obligation of the Staff to correct zoning errors that were made in transferring from the City zoning to the County zoning in mapping the entire area.

Gary Briesch advised of an error on Map 34. He noted that a tract of land south of the intersection of Highway #51 and 137th West Avenue has been used for commercial purposes for the past 15-20 years and has never been shown as commercial.

Commissioner T. Young advised Mr. Briesch that if the commercial operation was begun prior to the five-mile perimeter zoning, it would be a nonconforming use. Mr. Young pointed out that if there is a violation of the Zoning Code existing at this time, it will also be a violation after the County Zoning Code is adopted and it will be the property owner's responsibility to file an application for a zoning change.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe "absent") to recommend adoption of the Comprehensive Zoning Maps for the unincorporated areas of Tulsa County as presented and recommended by the Staff.

Following the Motion, Commissioner Terry Young expressed appreciation to the Staff for the work in preparing the Zoning Code and mapping in a short period of time.

CONTINUED ZONING PUBLIC HEARING:

Z-5431 John Moody (El Paseo) South side of East 71st Street, east and west
of South 92nd East Avenue RS-3 to RM-0

and

PUD #179-F John Moody (El Paseo) South side of East 71st Street and west of
South Mingo Road (RS-3 and RM-0)

Mr. Gardner advised that the applicant had requested a one-week continuance for these two items.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe "absent") to continue Z-5431 and PUD #179-F to September 10, 1980, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUBLIC HEARING:

Application PUD #243

Present Zoning: (RS-2)

Applicant: Charles Norman (Dickenson & Dunham)

Location: North side of East 59th Place, east of South Harvard Avenue

Date of Application: July 25, 1980

Date of Hearing: September 3, 1980

Size of Tract: 15 acres

Presentation to TMAPC by: Charles Norman

Address: 909 Kennedy Building

Phone: 583-7571

Applicant's Comments:

Charles Norman, representing L & S Development Corporation and a development subsidiary of State Federal Savings and Loan Association, advised that the subject property is the largest single tract north of 71st Street in the City of Tulsa that remains available for the type of development proposed by the Glenoak Planned Unit Development. Mr. Norman pointed out that the subject tract will not require a change of zoning. The RS-2 zoning on the tract would allow a maximum of 60 units - the PUD proposes 51 units, a reduction of 9 dwelling units. He also advised that this project has received as much advance, detailed planning as any development he had been associated with in the past.

The luxury, single-family homes will be individually designed with a common architectural theme, on separate lots, within a screened and landscaped tract. A formal entrance featuring masonry screening walls, wrought iron fencing and a gate house will be constructed.

The applicant stated that the proposed drainage plan for the tract contemplates providing underground structures for a substantial part of the storm-water drainage and overland drainage easements within the project for the remainder of the required drainage. The proposed drainage plan has been reviewed and given conceptual approval by the City of Tulsa Hydrologist. The ponds and streams, a part of the landscaping plan for the tract, provide some detention capacity; however, the proposed drainage plan generally separates storm-water drainage from the decorative pools in order to preserve the attractiveness of the landscaping features. Mr. Norman advised that there are two minor drainage sheds, one of approximately 60 acres and the other 24 acres, which drain onto and across the subject tract. The drainage presently crosses 59th Place at two different locations and exits the site on the west and north boundary onto Harvard Ave. The proposed drainage plan would pick up the existing drainage that comes into 59th on the two points and carry it to a point midway on 59th Place and construct a 60" storm sewer through the project, which would receive the surface water from the south and carry it to an existing 5' x 3' reinforced concrete box on the north property line. The streets in the PUD will have a swale configuration which will carry excess drainage water. A storm-water barrier wall will be constructed along the entire north boundary which will prevent any water which cannot enter the existing 5' x 3' box from flowing to the north. This will direct the surface water to the west and onto Harvard Avenue.

PUD #243 (continued)

Mr. Norman advised that the principal and emergency entrances to Glenoak are planned to be on East 59th Place. The internal circulation plan eliminates through traffic by allowing vehicular and pedestrian traffic only from the entrance on East 59th Place. Internal streets will be private and maintained by the homeowner's association. The streets will not be less than 26 feet wide with the paving to be constructed according to City standards.

Six different types of floor plans have been designed for the PUD, each of which has a straight line on one side. Mr. Norman advised that a common wall on one side of the building which would allow the buildings to be attached with a zero lot line, was proposed. The floor plans are not a part of the PUD. Each dwelling unit will include 3,000 sq. ft. to 4,400 sq. ft.; therefore, if they are attached on one side the side yards can be combined, the space between the buildings can be increased and create a more attractive elevation and appearance of the building. The houses will appear, individually, to be large mansions.

A 24" oak tree along with a clump of mature trees form the focal point of the entrance from 59th Place. A guard house and small storage building were designed as two separate units so they could be located around the existing tree. The perimeter wall will feature stone columns and stone work with some breaks in the wall to allow vision into and out of the project.

Mr. Norman advised that the PUD contains at least 3,000 sq. ft. of open space on each lot and at least 3,000 sq. ft. more per dwelling unit in the common area. The combined 6,000 sq. ft. of open space per dwelling unit is substantially more than the minimum required by the RS-2 District.

The applicant stated that L & S and State Federal believe that there is an existing market for dwelling units of this type and number and propose to begin development immediately upon the approval by the Commission. Model units will be constructed and the perimeter walls, the open area, and the gatehouse must be fully developed and in place before the first unit is occupied.

<u>Protestants:</u>	Joy Brewer	Address:	6006 South Jamestown Avenue
	Lu Stevenson		5906 South Indianapolis Avenue
	M. N. Broughton		3420 East 58th Street
	Hugh Boyd		5905 South Jamestown Avenue
	R. D. Majors		5737 South Gary Avenue
	Russell Bennett		3328 East 58th Street

Protestant's Comments:

Joy Brewer stated she understood that the subject property was zoned for single-family residences; however, the proposed dwellings are described as single-family dwellings attached, which she felt must be called duplexes. Mrs. Brewer noted that she lived in Oak Hollow just to the south of the subject tract where the homes have a mean value of approximately \$200,000.

Mrs. Brewer expressed concern with additional traffic on 59th Place and advised that there is already heavy traffic in her neighborhood due to people cutting through from Harvard to 61st Street in order to avoid the traffic light at 61st Street and Harvard Avenue. The protestant also

PUD #243 (continued)

noted that a large drain was installed under the Oak Hollow development from 59th Place to 61st Street. She advised that it already floods in the area and with more pavement and driveways the problem would be compounded.

The protestant presented a protest petition (Exhibit "A-1") bearing signatures of 28 homeowners requesting the entrance to the proposed Glenoak development be changed from 59th Place to Harvard Avenue and also that proper drainage from the property be assured.

Lu Stevenson, resident of the Oak Hollow Addition, questioned what would happen if the developers begin construction on the subject tract and then run out of funds. She was advised that the PUD could not be changed without a public hearing. Mrs. Stevenson advised the Commission tht 59th Place is a narrow, unimproved street, approximately one quarter mile in length, and was originally built to carry a very minimal amount of traffic. The protestant stated she offered to build her own curb, but the City would not allow her to do that since it is a narrow, unimproved street. The protestant presented a letter (Exhibit "A-2") of protest from the homeowners of Oak Hollow. The letter urged the Commission to consider the traffic problems which will be created and magnified if the proposed Glenoak Addition is approved with the entrance on 59th Place.

Mr. Broughton advised that the public thinks of dwelling units with a common wall as a duplex. He was opposed to duplexes on the subject property.

Hugh Boyd questioned the structure of the crash gate and was advised that it would be necessary for the Fire Department or other emergency operations to cut the bolt which fastens the gate in order to obtain entrance to the subdivision. Mr. Boyd noted that there are electrical and telephone poles along the north side of 59th Place. He was advised that underground utilities would be provided for the proposed Addition. The protestant also pointed out the excessive traffic in the Oak Hollow Addition. In answer to Mr. Boyd's question of the safeguards on proper maintenance of the commonly owned grounds, Chairman Parmele noted that the text of the PUD requires that a homeowner's association be formed to provide money for the care and maintenance of the common areas within the complex.

Mrs. R. D. Majors advised that she lives on the west side of Harvard and with any normal rainfall the cars on Harvard throw water over the fence into her yard. She also noted that 56th Street at the corner of Grimes Elementary School is always under water during a severe rain.

Russell Bennett stated that his home borders on the north of the subject tract and he has had water in his home on two different occasions since the tract has been cleared. He advised that he was located 2' lower than Harvard Avenue and questioned if the storm-water barrier wall would be located at a point far enough to the west to be of a help to him. Mr. Bennett also asked what the appearance of the north side of the proposed project would be.

Instruments Submitted: Protest Petition, 28 signatures (Exhibit "A-1")
Letter of Protest - Homeowners (Exhibit "A-2")

PUD #243 (continued)

Staff Recommendation:

Planned Unit Development #243 is located on the NE corner of Harvard Ave., and 59th Place South. The property is 15.08 acres in size and is zoned RS-2 residential single-family. The RS-2 zoning would permit a maximum of 60 dwelling units and the applicant is proposing 51 dwelling units to be single-family attached and detached units. The development will be served by private streets and entry will be through a security gate.

The applicant has attempted to preserve a majority of the substantial trees on the site through identification and careful site planning. The Staff has reviewed the applicant's outline development plan and find that PUD #243 is: (1) consistent with the Comprehensive Plan for District 18; (2) harmonizes with the existing development; (3) is a unified treatment of the development possibilities of the subject tract; and (4) is consistent with the stated purposes and standards of the PUD Chapter of the Tulsa Zoning Code.

The Staff recommends APPROVAL of PUD #243, subject to the following conditions:

- 1) That the applicant's text and outline development plan be incorporated as conditions of approval unless modified herein.
- 2) Development Standards:
 - a. Gross site area -- 15.08 acres
 - b. Net site area -- 13.91 acres
 - c. Permitted uses -- Single-family residences, attached and detached, with customary accessory uses such as pools, parking, storage buildings, recreational facilities and security gate houses.
 - d. Maximum number of D.U.'s. -- 51
 - e. Minimum lot size -- 7,000 sq. ft.
 - f. Maximum building height -- 26 feet
 - g. Minimum size of D.U.'s. (excluding garage) -- 3,000 square feet
 - h. Minimum open space per D.U. -- 6,000 sq. ft. (open space will be provided on each individual lot and within common areas to be used for recreational facilities and pedestrian circulation, the total of which shall average 6,000 sq. ft. per dwelling.
 - i. Permitted Yards (Minimum)
 - Front:
 - Residence setback -- 20 feet
 - Garage setback:
 - front entry -- 20 feet
 - side entry -- 10 feet
 - Side:
 - Between buildings -- 15 feet
 - Rear:
 - 20 feet
 - j. Parking: Two enclosed off-street parking spaces per dwelling unit and at least two additional off-street parking spaces per dwelling unit (may be provided in driveways or common parking areas.)
3. That the applicant's site plan, with respect to location of pools and fences, be amended to provide unobstructed and clear utility easements.

PUD #243 (continued)

- 4) That the landscape plan including the typical screening wall sections and detail on the "entry guardhouse" be approved as submitted.
- 5) That a homeowner's association be formed and responsible for the maintenance of all common areas, landscaped areas, screening walls and private streets.
- 6) That a detail site plan, if changes are made in current Exhibit "A", be approved by the TMAPC prior to the issuance of any building permit.
- 7) That a subdivision plat, incorporating within the restrictive covenants of said plat the PUD conditions of approval, making the City of Tulsa beneficiary to said covenants, be approved by the TMAPC and filed of record in the County Clerk's Office prior to the request for any building permit.

Special Discussion for the Record:

Commissioner Terry Young questioned if the Hydrologist had considered the impact of the water which will flow toward Harvard on the road surface itself and the impact on the west side of Harvard.

Charles Norman stated he could not speak to this; however, he felt that on Harvard, in a heavy rain, there would be some overflow on the street surface as there is now until such time as there is a major drainage structure constructed to the north to Joe Creek.

In answer to Chairman Parmele's question, Mr. Norman advised that the price per dwelling unit would be approximately \$100 per sq. ft., including the land with the commitment that there will be at least 3,000 sq. ft. of living space per dwelling unit not including the garage.

Commissioner Keleher, referring to the protestant's objection to duplex use, advised that RS-2 zoning does not allow duplexes. He noted that the idea of moving two units close together on one side is a design concept that is not common to Tulsa, Oklahoma; however, he felt that it is a sound planning concept to enhance the development by increasing the impact of the open space.

Bob Gardner pointed out that the primary difference is that there are two dwelling units on a single lot in a duplex, the proposed development is for one dwelling unit per lot with a zero lot line.

In answer to Mr. Bennett's question concerning the storm-water barrier wall, Mr. Norman advised that the barrier wall, with a 2' stone footing, will go along the north boundary of the subject tract and will be strong enough to divert the surface water west of Harvard. Above the wall will be a decorative screening fence.

Mr. Norman advised that the water that flows to the subject tract comes from the south, therefore, there will be no adverse affect on the drainage in Oak Hollow Addition south of 59th Place. Also, the storm-water barrier will restrict any surface flow from going into the homes on the north. The applicant noted that the only problem he could not solve is the existing situation on Harvard Avenue which would require an extremely large drainage structure to carry all the surface water in the neighborhood from this drainage basin to the north.

PUD #243 (continued)

TMAPC Action: 7 members present.

On MOTION of KEITH, the Planning Commission voted 7-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions": Eller, Gardner, Inhofe, C. Young, T. Young "absent") to recommend to the Board of City Commissioners that the following described property be approved, as per Staff Recommendation, subject to the above conditions with special concern for the increase of water on Harvard Avenue:

A part of the N/2 of the SW/4 of the SW/4 of Section 33, Township 19 North, Range 13 East of the I.B.&M., Tulsa County, Oklahoma, being more particularly described as follows, to-wit:

Beginning at a point on the North line of said N/2 of the SW/4 of the SW/4 of Section 33, at a distance of 50' East of the NW corner thereof; thence South $89^{\circ}-58'-37''$ East along the North line of said N/2 of the SW/4 of the SW/4 of Section 33, for a distance of 897.07' to the NW corner of Lot 1, Block 2, Park Place South, an addition to the City of Tulsa, Tulsa County, Oklahoma; thence South $17^{\circ}-08'-26''$ East for a distance of 193.61'; thence South $0^{\circ}-01'-45''$ West for a distance of 455.54' to the SW corner of Lot 7, Block 2, said Park Place South; thence North $89^{\circ}-59'-18''$ West, parallel to and 20' North of the South line of said N/2 of the SW/4 of the SW/4 for a distance of 954.40'; thence North $0^{\circ}-02'-45''$ East parallel to, and 50' East of the West line of said N/2 of the SW/4 of the SW/4 of Section 33, for a distance of 640.71' to the point of beginning, containing 13.9133 acres; and being approximately located on the north side of East 59th Place, east of South Harvard Avenue.

SUBDIVISIONS:

Osage Oaks (2212) SW corner of West 96th Street North and North Tacoma Ave. RS-1

Mr. Wilmoth advised that the Staff and T.A.C. recommended a continuance of this item to September 17, 1980, since there were a number of requirements to be met prior to review of a preliminary plat.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, C. Young, T. Young "absent") to continue Osage Oaks Addition to September 17, 1980, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

West Tulsa Townhouse Addition II (1192) SE corner of SW Boulevard and West 19th Street RM-1

The Staff presented the plat noting the applicant was not represented.

A plot plan was not yet available, but there were no objections to the plat as shown. Access driveways needed to be closely coordinated with Traffic Engineer.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of West Tulsa Townhouse Addition II, subject to the conditions.

On MOTION of KELEHER, the Planning Commission voted 7-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, C. Young, T. Young "absent") to approve the Preliminary Plat of West Tulsa Townhouse Addition II, subject to the following conditions:

1. Utility easements shall meet the approval of the utility companies. (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 and/or lot lines. (Show PSO overhead on north, south and west.)
2. Drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission.
3. A topo map shall be submitted for review by T.A.C. (Sub. Reg. IV, 3g) (Submit with paving and drainage plans, if required.)
4. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, (including miscellaneous documents required by the Subdivision Regulations.)
5. All Subdivision Regulations shall be met prior to release of final plat. (Staff)

The Staff presented the plat noting the applicant was not represented.

At the T.A.C. meeting there was some discussion regarding the easement widths since the minimum requirements had been increased during this plat's early stages. It was felt best to let the applicant work this out with utilities prior to submission of final approval. Engineering Department requested the standard language for monuments and drainage be shown in covenants.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Brandywine Addition, subject to the conditions:

On MOTION of KELEHER, the Planning Commission voted 7-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, C. Young, T. Young "absent") to approve the Preliminary Plat of Brandywine Addition, subject to the following listed conditions:

1. All conditions of PUD #220 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 Sections 1100-1170 of the Zoning Code in the covenants. (Staff)
2. Utility easements shall meet the approval of the utility companies. (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 and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat, (including possible off-street water lines).
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
6. Paving and Drainage Plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission.
7. Street names shall be approved by City Engineer.
8. Access points shall be approved by the City and Traffic Engineers and show on plat, including expressway.
9. A Corporation Commission letter (or certificate of nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A 150' building line shall be shown on plat on any wells not officially plugged.) (Staff)
10. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, (include miscellaneous documents.)

Brandywine Addition (PUD #220) (continued)

11. PUD requires a pedestrian access through Block 8 to apartment/commercial area. Also, PUD requires a 25' rear building line on lots abutting apartment area. (Show 25' rear building line on lots 38-50, Block 8.)
12. Either by note or symbol, identify the pipeline (-T-)?
13. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Woodland Hills Mall Extended (183) North side of 71st Street, east of Memorial Drive (CG, P)
1616 South Peoria (1292) 1616 South Peoria Avenue (OM)
Oxford Place (PUD #231) (383) 66th Place and South Sheridan Road (RS-3)
Tamarac Addition (CDP #78) (1694) East 28th Place and South 129th East Avenue (RS-3)
Fieldstone Farm Addition (3483) 115th Place and South Erie Avenue (RS-1)

The Staff recommended these items be tabled.

The Chair, without objection tabled Woodland Hills Mall Extended, 1616 South Peoria, Oxford Place, Tamarac, and Fieldstone Farm.

FOR CHANGE OF ACCESS ON RECORDED PLAT:

Woodland View 6th Addition (3593) SW corner of 57th Street and South Memorial Drive (RS-3)

The Staff advised that this request is to correct an existing situation on Lot 3, Block 1, whereby access has been available and used on South Memorial, although the plat indicates "Limits-of-no-Access". An existing driveway was provided in the widening of Memorial and has been used by the church for some time. It is in a location acceptable to the Traffic Engineer and that Department has recommended approval. The Staff recommends the Planning Commission also approve to provide legal access for the existing driveway.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, C. Young, T. Young "absent") to approve the change of access as recommended by the Traffic Engineering Department.

FOR WAIVER OF PLAT:

Z-5352 Rex Graves (Menkel) (3194) 10221 East 61st Street (IL)

The Staff advised that this request is to waive plat on a 2½ acre tract rezoned for industrial use. The applicant will be the only user of the tract and does not intend to subdivide. Land to the east is also zoned industrial and land to the north was platted as "Akdar Heights" without any interior streets. The Staff sees no objections, providing the following can be accomplished.

Z-5352 (continued)

- (a) Dedication of 25.25' to meet the Major Street Plan. (Building may have to be moved back about 25' to accommodate this.)
- (b) Drainage plans and/or Earth Change Permit as per City Engineer.
- (c) One access point as shown.
- (d) Extension of water and sewer or other utilities as needed.

Water Department indicated they needed a 25' parallel easement on 61st Street for a larger future main to be constructed.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Z-5352, as recommended by the Staff.

On MOTION of KELEHER, the Planning Commission voted 7-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, C. Young, T. Young "absent") to approve the Waiver of Plat on Z-5352 as recommended by the Staff.

LOT-SPLITS:

L-14962	Bob Vinsant	(892)	L-15010	Southeastern Co.	(1593)
14999	Charlene & Lendel Hall	(2674)	15011	INB Properties-SE, Inc.	(3094)
15004	TURA	(2502)	15012	John W. Peterson	(1664)
15005	TURA	(3602)	15013	CJB Investments	(883)
15007	Donald Hudson	(1994)	15014	TURA	(3602)
15009	Joe Donelson	(1202)	15015	TURA	(2502) and (3602)

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, C. Young, T. Young "absent") for ratification of prior approval of the above-listed lot-splits.

FOR WAIVER OF CONDITIONS:

L-14986 Neil A. Clark (692) 6600 Block of West Archer Street (RS-2)

The Staff presented the request, noting the applicant was not represented.

This is a request to split Lot 5, Block A of Farm Colony Addition into the east 80' and add the remaining (west) 20' of Lot 6. This meets the zoning requirements of RS-2, but does not meet the Major Street Plan requirement of 50' minimum street right-of-way. Previous splits have been approved without additional right-of-way on this street, which was platted as 30' in 1920. No additional right-of-way has been required at all. Land Use Maps already show this split, but title search indicated it never was officially approved.

There were no objections or requirements.

The Technical Advisory Committee and Staff recommended approval of L-14986 as submitted.

L-14986 (continued)

On MOTION of PETTY, the Planning Commission voted 7-0-0 (Avey, Holliday, Keith, Keleher, Kempé, Parmele, Petty "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, C. Young, T. Young "absent") to approve lot-split L-14986, Lot 5, Block A of Farm Colony Addition into the east 80' and add the remaining (west) 20' to Lot 6, including the waiver.

L-14987 General Properties, Inc. (694) 10200 Block of East Admiral Place (CS)

The Staff presented the plat with the applicant not represented.

This is a request to split the east 489' of Lot 2, Block 1, Amended Rosewood Center Addition into three lots, one 239' x 150', second 100' x 150', (which will require waiver of frontage), and the third 150' x 150'. All will have frontage on East Admiral Place. Water and Sewer is provided by easement running east/west across the northerly part of the tracts.

At the time of preparation of the T.A.C. agenda the use was unknown. The Staff notes that Tract #1 will have an access point and meet the zoning. Tract #2 has an access point (platted), but doesn't have the 150' minimum front. Tract #3 has the required frontage, but no platted access point. The split may be amended prior to T.A.C. meeting to more nearly fit the existing conditions, or meet the zoning requirements.

Since the limits of access was the only problem, and a 100' lot still could not have left-turn lanes in this area, there was no objection. However, the T.A.C. felt the Staff, Traffic Engineer and applicant should work out any discrepancies in the limited access before completing this split. When this has been done, the request could be forwarded to the Commission with an approval recommendation.

The Staff further advised the Commission that since T.A.C. meeting access points have been determined from available plats. Each lot has access as shown on the map in the agenda. No new access is being created and no median breaks will allow left turns except at the existing median break on the easterly access point. The only waiver required is frontage on the middle lot which does not present a problem since access is not to be changed.

On MOTION of PETTY, the Planning Commission voted 7-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, C. Young, T. Young "absent") to approve lot-split L-14987, the east 489' of Lot 2, Block 1, Amended Rosewood Center Addition into three lots; first 239' x 150', second 100' x 150', and the third 150' x 150' including the waiver, subject to Board of Adjustment approval.

L-14995 Marvin Rumbaugh (3483) North side of 121st Street, west of Sheridan Road (AG)

The Staff presented the request, with the applicant not represented.

This is an application to clear title on a 1.6 acre tract of land which was conveyed several years ago, but not included on a lot-split. (This request only applies to the 1.6 acre tract, as the remainder of 3.4 acres is not subject to the lot-split requirements.) A house was constructed several years ago, including well and septic tank. There is also a house on well and septic on the remainder, according to TMAPC land use maps. A

L-14995 (continued)

waiver is requested to permit the 1.6 acre tract (2 acres is minimum) and its width of 165' (300' is minimum). At this point, no request to waive the Major Street Plan has been made so the additional right-of-way may be obtainable. (Not as a condition for approval of split.) Health Department approval will be required for the existing facilities. (Nothing new is planned.)

The Technical Advisory Committee and Staff recommended approval of L-14995, subject to the conditions:

On MOTION of AVEY, the Planning Commission voted 7-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, C. Young, T. Young "absent") to approve lot-split L-14995, including the waiver, subject to the following conditions:

- (a) Health Department verification that both septic tank and well had been previously approved.
- (b) Board of Adjustment approval of the 165' frontage and 1.6 acre area.

OTHER BUSINESS:

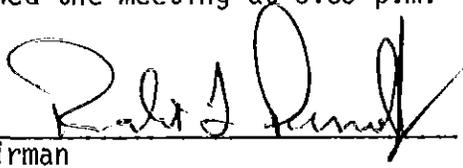
PUD #159 A. L. Stevens NE corner of 71st Street South and 32nd West Avenue

Wayne Alberty advised that the house on the subject tract was built approximately 4' across the 35' building line from 71st Street. The Staff recommended approval of the Minor Amendment.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Holliday, Keith, Keleher, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Eller, Gardner, Inhofe, C. Young, T. Young "absent") to approve a Minor Amendment to permit a 31' building setback from 71st Street on PUD #159.

There being no further business, the Chair adjourned the meeting at 3:30 p.m.

Date Approved 9-17-80


Chairman

ATTEST:


Secretary

TULSA METROPOLITAN AREA PLANNING COMMISSION

Claims: 1980-1981

<u>Account Number</u>	<u>Claim Number</u>	<u>Vendor</u>	<u>Amount</u>
6260	12922	James M. Bourey	95.00
8131	12923	Bradley's Lock and Safe Service, Inc.	30.00
7152	12924	Guffey's Journal	9.50
	12925	Ginger Johnsen	282.77
6260		(\$147.68)	
7140		(\$ 11.05)	
7141		(\$ 13.51)	
7142		(\$ 61.18)	
7152		(\$ 8.25)	
7171		(\$ 30.00)	
8103		(\$ 11.10)	
6200	12926	Sujata Pathapati	352.00
6200	12927	Patti Jo Stephens	286.00
8140	12928	Underwood and Beaubien	3,500.00
8110	12929	U. S. Postmaster	1,000.00

This is to certify that the above claims are true, just and correct to the best of our knowledge.



 TMAPC Fiscal Officer



 TMAPC Director

