

TULSA METROPOLITAN AREA PLANNING COMMISSION  
 MINUTES of Meeting No. 1331  
 Wednesday, October 15, 1980, 1:30 p.m.  
 Langenheim Auditorium, City Hall, Tulsa Civic Center

| MEMBERS PRESENT                | MEMBERS ABSENT | STAFF PRESENT | OTHERS PRESENT              |
|--------------------------------|----------------|---------------|-----------------------------|
| Avey                           | Gardner        | Alberty       | Linker, Legal<br>Department |
| Eller                          | Inhofe         | Carr          |                             |
| Holliday                       | Parmele        | Connelly      |                             |
| Keleher, 2nd Vice<br>Chairman  |                | Dickey        |                             |
| Kempe, Secretary               |                | Gardner       |                             |
| Petty                          |                | Howell        |                             |
| C. Young, 1st Vice<br>Chairman |                | Lasker        |                             |
| T. Young                       |                | Wilmoth       |                             |

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, October 14, 1980, at 12:58 p.m., as well as in the Reception Area of the TMAPC Offices.

Vice Chairman C. Young called the meeting to order at 1:30 p.m. and declared a quorum present.

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Avey, Eller, Holliday, Keleher, Kempe, C. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele, Petty, T. Young "absent") to approve the Minutes of October 1, 1980 (No. 1329).

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Avey, Eller, Holliday, Keleher, Kempe, C. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele, Petty, T. Young "absent") to approve the Minutes of October 8, 1980 (No. 1330).

On MOTION of KELEHER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; to reconsider the Minutes of October 1, 1980.

Commissioner T. Young, in reference to his comments concerning the merger of TMAPC and INCOG, stated he would like a clarification of his comments to be inserted into the October 1, 1980 Minutes. The comment would read as follows: Commissioner T. Young questioned if it would be appropriate to reference the Articles of Agreement for the TMAPC or in some way stipulate that, although the assets are being transferred to INCOG, if the merger is dissolved, the assets will be divided equally between TMAPC and INCOG. In the event of dissolution of the TMAPC, all assets of the TMAPC will be divided equally between the City and the County.

REPORTS:

TMAPC Claims:

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Avey, Eller, Holliday, Keleher, Kempe, C. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele, Petty, T. Young "absent") to approve the 1979-

TMAPC Claims: (continued)

1980 and 1980-1981 TMAPC Claims (attached).

DIRECTOR'S REPORT:

RESOLUTION AMENDING THE COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA  
BY ADDING THERETO THE DISTRICT ONE PLAN

The Commission was advised that the Resolution has been prepared; however, the District One Plan is still under review by the City Legal Department. Assistant City Attorney, Russell Linker, recommended a one-week continuance to allow completion of the review.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Avey, Eller, Holliday, Keleher, Kempe, C. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele, Petty, T. Young "absent") to continue consideration of the District One Plan Resolution to October 22, 1980.

RESOLUTION AMENDING THE COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA  
BY ADDING THERETO THE OPEN SPACE PLAN

Pat Connelly advised that, based on comments of the City Legal Department, two policies of the Open Space Plan were amended. He noted that Policy 1 and Policy 6, page 94, have been replaced with the following: "Development sensitive areas are defined as one hundred year floodplains, slopes in excess of 20% and land where heavy vegetation occurs. The use of PUD zoning regulations is encouraged when development of these areas is considered." This was the only change to the Plan; however, the Staff concurred with the Legal Department's recommendation that, in the future, close scrutiny will have to be taken during the regulatory process for the City to acquire neighborhood parks and to make sure that zoning for open space will be preserved.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Avey, Eller, Holliday, Keleher, Kempe, C. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele, Petty, T. Young "absent") to adopt, as amended, the Resolution Amending the Comprehensive Plan of the Tulsa Metropolitan Area By Adding Thereto The Open Space Plan as follows:

Resolution No. 1331:523

RESOLUTION AMENDING THE COMPREHENSIVE PLAN  
OF THE TULSA METROPOLITAN AREA  
BY ADDING THERETO THE OPEN SPACE PLAN

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area," which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

10.15.80:1331(2)

Resolution No. 1331:523 (continued)

WHEREAS, On the 9th day of September, 1980, this Commission did call a Public Hearing for the 24th day of September, 1980, for the purpose of considering amending the Comprehensive Plan of the Tulsa Metropolitan Area by adding thereto, in whole or in part, the Open Space Plan, and public notice of such meeting was duly given as required by law; and

WHEREAS, the Public Hearing was held on the 24th day of September, 1980; and

WHEREAS, After due study and deliberation this Commission deems advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863, to amend the Comprehensive Plan of the Tulsa Metropolitan Area by adding thereto the Open Space Plan Text and Plan Map.

NOW, THEREFORE, BE IT RESOLVED BY The Tulsa Metropolitan Area Planning Commission that the amendments to the Comprehensive Plan as presented and/or revised at the public hearing, a true and correct copy of which is attached hereto as "Exhibit A" be and is hereby adopted as part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

PUBLIC HEARING:

PUBLIC HEARING TO CONSIDER THE NORTH TULSA COUNTY COMPREHENSIVE PLAN (CHEROKEE CORRIDOR) 1980-2000, IN WHOLE OR IN PART, AS AN ELEMENT OF THE DISTRICT 12, 13, 14 and 15 PLANS TO BE INCLUDED AS A PART OF THE COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA AND THE JURISDICTIONAL AREA OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

Carol Dickey presented the North Tulsa County Comprehensive Plan and advised that this is the first public hearing in the process to adopt this Plan. The North Tulsa County Plan is one of several County Plans which will complete the Comprehensive Plan proposals for the entire County of Tulsa. This particular area was not included in any other Comprehensive Plan; however, the Plan was drawn to coordinate with the other existing Plans in the area. The Cherokee Special Industrial District Plan was included in the preparation of the North Tulsa County Plan.

The area is basically agricultural and large-lot residential. The residential development is increasing and most of the residential units are new. There are very few services available, no sewer and very little water. Due to overlapping governmental and utility jurisdictions, several water districts are involved and there are areas that have no sewer jurisdiction. Ms. Dickey advised that there has been some discussion concerning which utility or jurisdiction would have the authority to serve the area if further development occurs. The Tulsa County Zoning Code has adopted provisions which would allow rural residential-type development

PUBLIC HEARING: (continued)

and less restrictive mobile home development. Ms. Dickey pointed out that mobile home development is a large part of what is located in the area and more of this type of development is expected in the future especially until utilities are in place to support higher density residential.

The North Tulsa County Plan covers an area along the Cherokee Expressway generally north from the Tulsa City Limits. The Plan recommends extending the Cherokee Expressway as far north as 106th Street to meet the expected development in the area. This area is becoming very highly traveled with a lot of through truck traffic as well as local residential traffic. An amendment to the designation of State Highway #20 is recommended between Garnett Road and Highway #75, changing the alignment from 146th Street North to 116th Street North. This area, which is experiencing increased traffic from Owasso, and the realignment of Highway #169 eastward necessitates moving traffic away from Garnett to a north-south roadway that can handle traffic volumes.

The Plan includes three Special Districts. Special District 1 includes the Cherokee Special Industrial District - continued study and updating of plans for development in this area is encouraged and should be coordinated between the Cities of Tulsa and Owasso and other affected parties. Special District 2, located to the west of the Cherokee District, is a proposed extension of the industrial district. Light industrial and commercial uses which will complement the industrial district will be encouraged to locate within this area. Special District 3 is a special open space floodplain conservation district located in the Bird, Hominy and Delaware floodplains. This land will be encouraged to develop with agricultural and recreational land uses. The area should be made a part of a coordinated open space public parkland system, which will link Mohawk Park and the remainder of the Bird Creek floodplain with public recreational systems. Additional planning and engineering will be necessary to develop this area in uses compatible with land use characteristics.

Ms. Dickey advised that all of the surrounding communities expressed a need for fire and police protection and ambulance service in the area. The Plan recommends a district office, to be located along Highway #75 within Special District 2 near 96th Street North, which would allow sheriff's office personnel to serve the majority of North Tulsa County citizens more quickly and efficiently. This office could be combined with a fire or emergency response facility in a single county-oriented emergency services complex and could help reduce costs of construction and operation.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele, T. Young "absent") to close the public hearing and direct the Staff to prepare a Resolution to adopt the North Tulsa County Comprehensive Plan (Cherokee Corridor) 1980-2000, in whole or in part, as an element of the District 12, 13, 14 and 15 Plans to be included as a part of the Comprehensive Plan for the Tulsa Metropolitan Area and the jurisdictional area of the Tulsa Metropolitan Area Planning Commission.

PUBLIC HEARING: (continued)

PUBLIC HEARING TO CONSIDER THE COMPREHENSIVE PLAN FOR THE TOWN OF BIXBY, OKLAHOMA, IN WHOLE OR IN PART, AS AN ELEMENT OF THE DISTRICT 19, 20 AND 21 PLANS TO BE INCLUDED AS A PART OF THE COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA AND THE JURISDICTIONAL AREA OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

PUBLIC HEARING TO CONSIDER THE COMPREHENSIVE PLAN UPDATE, AN UPDATE TO THE COMPREHENSIVE GENERAL PLAN OF BROKEN ARROW, OKLAHOMA PLAN 1979-2000, IN WHOLE OR IN PART, AS AN ELEMENT OF THE DISTRICT 19 PLAN TO BE INCLUDED AS A PART OF THE COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA AND THE JURISDICTIONAL AREA OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

PUBLIC HEARING TO CONSIDER THE SAND SPRINGS COMPREHENSIVE PLAN 1979-2000, IN WHOLE OR IN PART, AS AN ELEMENT OF THE DISTRICT 23 PLAN TO BE INCLUDED AS A PART OF THE COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA AND THE JURISDICTIONAL AREA OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

Steve Carr advised that the Comprehensive Plans for Bixby, Broken Arrow and Sand Springs have been developed for and adopted by the individual Cities. The respective City Councils and Planning Commissions have officially recognized their Plans. These policy documents are based on the same development guidelines used in other Tulsa Metropolitan Area communities, including Tulsa. The documents will provide direction for TMAPC and zoning referral cases which go to the County Commission. These "suburban" plans will allow slightly less dense development than in comparable classifications in Tulsa, but are compatible with the development guidelines recommended land use patterns. The policy, objectives and statements would apply only to the unincorporated areas of Tulsa County. These Comprehensive Plans reinforce the concept of nodes at intersections of major arterials, the concept of higher intensity development along major expressways, and the use of special districts in certain areas. In addition, the Plans support the concept of high, medium, low and rural residential intensities as well as development sensitive concepts; however, the Plans do recommend a less intense development than that found in the City of Tulsa. These intensities have been addressed in the County Zoning Code with the addition of two new zoning districts, Agricultural Residential (AG-R) and Residential Estate (RE).

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Eller, Holliday, Keleher, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Avey Gardner, Inhofe, Parmele, T. Young "absent") to close the public hearing and direct the Staff to prepare a Resolution adopting the Comprehensive Plan for the Town of Bixby, Oklahoma, in whole or in part, as an element of the District 19, 20 and 21 Plans to be included as a part of the Comprehensive Plan for the Tulsa Metropolitan Area and the jurisdictional area of the Tulsa Metropolitan Area Planning Commission.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Eller, Holliday, Keleher, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Avey Gardner, Inhofe, Parmele, T. Young "absent") to close the public hearing and direct the Staff to prepare a Resolution adopting the Comprehensive Plan Update, an update to the Comprehensive General Plan of Broken Arrow, Oklahoma Plan 1979-2000, in whole or in part, as an element of the District 19 Plan to be included as a part of the Comprehensive Plan for the Tulsa Metropolitan Area and the jurisdictional area of the Tulsa Metropolitan Area Planning Commission.

PUBLIC HEARING: (continued)

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele, T. Young "absent") to close the public hearing and direct the Staff to prepare a Resolution to adopt the Sand Springs Comprehensive Plan 1979-2000, in whole or in part, as an element of the District 23 Plan to be included as a part of the Comprehensive Plan for the Tulsa Metropolitan Area and the jurisdictional area of the Tulsa Metropolitan Area Planning Commission.

CONTINUED ZONING PUBLIC HEARING:

Z-5453 Charles Norman (Lincoln Property Co.) NE corner of East 101st Street  
and South Yale Avenue AG to CS and RM-0

Z-5454 Charles Norman (Watson) NW corner of East 101st Street and South Yale  
Avenue AG to CS

Z-5455 Charles Norman (Solliday) SW corner of East 101st Street and South  
Yale Avenue AG & RS-2 to CS, RM-0 and RS-2

ZONING PUBLIC HEARING:

Z-5452 Roy Johnsen (Dr. Torchia) SE corner of East 101st Street and South Yale  
Avenue AG to CS and RM-0

PUD #245 Roy Johnsen (Dr. Torchia) SE corner of East 101st Street and South  
Yale Avenue (AG and RS-2)

The Staff advised that attorneys for both the applicants and the protestants had requested the above-listed cases be continued to November 5, 1980.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele, T. Young "absent") to continue Z-5453, Z-5454, Z-5455, Z-5452 and PUD #245 to November 5, 1980, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

Dowell Research Center (2894) NE corner of 51st Street and South 129th East Ave.  
(IR)

The Staff presented the plat with the applicant represented by Dallas Dickens.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Dowell Research Center, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele, T. Young "absent") to approve the Preliminary Plat of Dowell Research Center, Subdivision to the following conditions:

Dowell Research Center (continued)

1. Utility easements shall meet the approval of the utility companies. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. (Show ONG easements, Block 4071, Page 138.) Existing easements should be tied to or related to property and/or lot lines.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
4. 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. (Include monument language in covenants.) (A PFPI is required for drainage facilities and on-site detention.)
5. All curve data shall be shown on final plat where applicable. (Staff) (30' radius at corner)
6. 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.)
7. All Subdivision Regulations shall be met prior to release of final plat. (Staff)

Triangle Industrial Park (894) 19th Street and South Garnett Road (CS)

The Staff presented the plat with the applicant not represented.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Triangle Industrial Park, subject to the conditions.

On MOTION of AVEY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele "absent") to approve the Preliminary Plat of Triangle Industrial Park, subject to the following conditions:

1. The name of the Plat is misleading, since the zoning is commercial (CS) and offices and warehouses are permitted only on the east 660' of the Plat by Board of Adjustment approval (#11197). The Staff recommends omitting the word or any reference to "Industrial."
2. Screen fencing will be required on the north property line except for the east 100'. (Utilities may need additional easement to account for this or leave a 3-foot area for fencing.)
3. Utility easements shall meet the approval of the utility companies. 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 20' on north and 17½' on west.)

Triangle Industrial Park (continued)

4. Water plans shall be approved by the Water and Sewer Department prior to the release of final plat.
5. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner 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. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (streets and drainage)
8. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to the criteria approved by City Commission.
9. A topo map shall be submitted for review by T.A.C. (Sub. Reg.) (Submit with drainage plans.)
10. Street names shall be approved by City Engineer. Show on plat as required.
11. It is recommended that the developer coordinate with Traffic Engineering 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.)
12. It is recommended that the applicant and/or his engineer or developer coordinate with 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.
13. 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.)
14. The Zoning Application (Z-5430) shall be approved before final plat is released, or if not approved for CS, a revised plat should be submitted conforming to the applicable zone.
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 the Subdivision Regulations.)
16. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)



Cambridge Place (783) SE corner of 71st Street and Trent on Avenue (OL)

The Staff presented the plat with the applicant not represented.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Cambridge Place, subject to the listed conditions.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele "absent") to approve the Preliminary Plat of Cambridge Place, subject to the following conditions:

1. Utility easements shall meet the approval of the utility companies. 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.
2. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
3. Paving and/or 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.
4. Access points shall be approved by City and/or Traffic Engineer. (R.T.O. on 71st)
5. 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.
6. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. (Include subsurface provisions, dedications for storm water facilities as applicable.)
7. 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.)
8. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

South Tulsa Medical Park (PUD #198-A) (383) SE corner of 61st Street and Lakewood Avenue (OL)

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

The Engineering Department advised a PFPI would be required on the drainage facilities. Water and Sewer Department advised some existing facilities to the south near the old lift station may need to be plugged.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of South Tulsa Medical Park, subject to the conditions:

South Tulsa Medical Park (PUD #198-A) (continued)

On MOTION of HOLLIDAY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele "absent") to approve the Preliminary Plat of South Tulsa Medical Park, subject to the following conditions:

1. Show building lines in accordance with PUD #198-A; 75' on north, 25' on east and west, and 10' on south unless a utility easement is required that is greater than 10'. Show PUD #198-A in title.
2. All conditions of PUD #198-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 Sections 1100-1170 of the Zoning Code, in the covenants.
3. Utility easements shall meet the approval of the utility companies. 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.
4. Paving and/or 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. (PFPI)
5. 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.
6. A "Letter of Assurances" 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.)
7. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Sans Souci Office Park (182) 68th Street and South Peoria Avenue (CH & CS)

The Staff presented the plat with the applicant not represented.

The Staff further advised the Commission that the plat had been brought to the Planning Commission as a Sketch Plat in order to resolve the problem of the Riverside Expressway. After review by the Commission and after thorough discussion, the only choices available relating to the Expressway were (a) have the developer amend his plat and omit the Expressway right-of-way; (b) buy the Expressway right-of-way now, or (c) let the developer proceed with his plans and buy the right-of-way later. Since the developer wished to proceed with his project, the Planning Commission had no choice but to approve the plat, waiving the Major Street Plan requirements.

It was noted that this plat had omitted additional land in the river previously shown. Some discussion was made regarding the stub street to the west, but there were no actual objections to same.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Sans Souci Office Park, subject to the conditions.

Sans Souci Office Park (continued)

Mr. Milmoth advised that there have been a number of zoning applications approved in the Riverside Expressway area between 51st and 81st Streets. The Staff has advised that there is pressure to develop within the Expressway or corridor. There is no way to obtain the right-of-way at this time.

Assistant City Attorney, Russell Linker, stated that the Commission could require the dedication of a residential street along the path of the Expressway.

Commissioner Keleher noted that the Commission had previously approved a sketch plat for the Sans Souci Office Park and he felt it was too late to take another approach on this application.

Terry Young advised that the existing agreement between the City and the State concerning the 71st Street Bridge, provides that the City will develop the portion of that project from the river to Peoria Avenue. He questioned if it was too late to inform the developer that the Commission was going to table this item indefinitely.

Mr. Linker advised that if the developer was not in agreement with tabling the item, he could try to force the City to purchase the property needed for the right-of-way.

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele "absent") to continue Sans Souci Office Park to November 12, 1980, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center, to consider the options, from a legal standpoint, in light of the previous sketch plat approval and consult with the Street Department as to an amendment to the State Highway Plan for the extension of Riverside Drive as a four-lane road and the 71st Street Bridge.

Lawton Industrial Park (3592) 5400 Block of South Lawton Avenue (IL)

The Staff presented the plat with the applicant represented by Joe Donelson.

Since the last T.A.C. and P.C. review (in December 1979) the applicant's engineer and the City Engineering Department have examined the street situation in this area. Although Lawton is an actual dedicated street, part of the way south from the service road, the location of buildings and parking do not make the best situation for a dedicated street. Since this street only will serve the one plat at this time, rather than accept dedication on Lawton, it was felt that private maintenance would be the best solution. Therefore, the Plat is resubmitted showing the access by an access and utility easement rather than a dedicated street. (Board of Adjustment approval would be required for waiver of frontage prior to obtaining any building permits.)

The Technical Advisory Committee had no objections to this concept.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Lawton Industrial Park, subject to the conditions.

Lawton Industrial Park (continued)

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele "absent") to approve the Preliminary Plat, including the waiver, of Lawton Industrial Park, subject to the following conditions:

1. Utility easements shall meet the approval of the utility companies. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. (Identify ONG easements.) Existing easements should be tied to or related to property and/or lot lines. Dimension distance from property line to centerline of ONG easement.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
3. 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.
4. 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.)
5. Omit last line in dedication paragraph relating to "limits-of-no-access," (not needed).
6. The mutual access and utility easement shall meet the approval of utilities and City Engineer.
7. Show additional tie dimension on Lawton as per City Engineer.
8. All other Subdivision Regulations shall be met prior to release of final plat. (Staff)

Oakridge Estates (2883) 10600 Block of South Louisville Avenue (RS-1)

Koger Executive Center II (1994) NE corner of 41st Street and South 102nd East Avenue (CS)

Keystone Manor II (790) West 15th Street and Coyote Trail

The Staff recommended these items be tabled since all approvals had not been received.

The Chair, without objection tabled Oakridge Estates, Koger Executive Center II and Keystone Manor II.

WAIVER OF PLAT:

Z-5282 Paul Young (3214) 7100 Block North Mingo Valley Expressway (IL)

The Staff advised that this is a request to waive plat on the W/2, SW/4, NW/4, Section 32, Township 21 North, Range 14 East, a tract of approximately 20 acres. (The south 150' of the east 150' of this tract was excluded to prevent access to 71st Street North and North 115th East Avenue.) In the zoning hearings emphasis was made that access was only to be to the expressway service road, this being the reason the SE 150' was not rezoned. The Staff does not deem it advisable to waive the platting requirement on such a large tract. The applicant submitted a plot plan showing exactly what he intended to develop, including buildings, parking, access, and any septic systems or sewer connections. The T.A.C. recommended the plat be waived only on that small tract, leaving the platting requirement on the remainder. The applicant was not represented.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on a portion of Z-5282 described as; the North 250' of the W/2 of the SW/4, less the West 157.9' in Section 32, Township 21 North, Range 14 East, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele "absent") to approve the Waiver of Plat on a portion of Z-5282 described as: The North 250' of the W/2 of the SW/4, less the West 157.9' in Section 32, Township 21 North, Range 14 East, subject to the following conditions:

1. Health Department approval of septic/lagoon system,
2. 17½' utility easement on the north property line, and
3. any grading and/or drainage plans that may be required by Tulsa County.

LOT-SPLITS:

L-15039 TURA (3603) <sup>3602</sup>

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele "absent") for ratification of prior approval of the above-listed lot-split.

L-15033 Bill Phelps (1282) 7900 Block of South Elwood Avenue (AG - City)

Mr. Wilmoth stated that this is a request to split 50' from a tract that is more than 2½ acres, and attach it to the tract to the south to give that tract more frontage. Resulting tract will have 170' front by 436' deep. The applicant is willing to give the additional 25' dedication needed on Elwood to meet the Major Street Plan. The tract will also be subject to the Health Department and Board of Adjustment approvals.

The Technical Advisory Committee and Staff recommended approval of L-15033 as recommended.

L-15033 (continued)

On MOTION of HOLLIDAY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele "absent") to approve the waiver of conditions of L-15033, subject to the Health Department and Board of Adjustment approvals.

L-15035 Bob R. Miller (1824) Half mile East of Mingo Road on 156th Street  
North (AG - County)

The Staff advised that this is a request to split a tract of land (319' x 342') into the east 150' and the west 170', which will require waiver of frontage (319' x 342'). 33½' dedication is needed to meet the Major Street Plan of 50' from centerline, which the applicant is willing to make. This will be subject to Health Department Percolation Tests, and the Board of Adjustment waiver of bulk and area requirements. The Staff notes other lots in the area of similar size and even less frontage. Approval was recommended.

The Technical Advisory Committee and Staff recommended approval of L-15035 as recommended by the Staff.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele "absent") to approve the waiver of conditions of L-15035, subject to Health Department Percolation Tests and the Board of Adjustment waiver of bulk and area requirements.

L-15038 Gregory P. Stanley (693) 503 South Victor Avenue (RM-1 - City)

The Staff made the following report:

This is a request to clear title on one foot (1') that was split off of a 50' tract that was created in 1943. The one foot is needed by the applicant because the garage sits on the property line. The 49' lot will require a minor variance from the Board of Adjustment.

The Technical Advisory Committee and Staff recommended approval of L-15038, subject to Board of Adjustment approval.

On MOTION of AVEY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele "absent") to approve the waiver of conditions on L-15038, subject to Board of Adjustment approval of the minor variance.

PUD #166 Rick Braselton South side of 91st, East of Sheridan Road

Wayne Alberty advised that Planned Unit Development #166, Development Area "C", is located on the south side of 91st Street on both sides of 69th East Avenue. The approximate 9-acre tract has been approved for 187 apartment units. The applicant has amended that plan by reducing the number of units to 100, two and three bedroom townhouse units. The Staff has reviewed the applicant's site plan and recommend approval of the site plan and minor amendment to permit the site plan as presented, subject to the conditions.

PUD #166 (continued)

Commissioner T. Young questioned if the distinction between minor and major amendments had been resolved. He noted that the Commission was always in favor of a decrease in units; however, a decrease of 87 units seemed to be a major amendment.

Tom Keleher stated that someone planning to purchase an adjoining tract of land should review the conditions of the PUD on the adjoining property and be made aware that there could be a shift of densities, which would be considered a minor amendment.

Russell Linker advised that the Legal Department felt that if the developer stayed within what was approved by the City or County in the original PUD this would constitute a minor amendment.

On MOTION of KELEHER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Parmele "absent") to approve the site plan and minor amendment to permit the site plan as presented, for Development Area "C", PUD #166, subject to the following conditions:

1. That the total number of dwelling units not exceed 100 townhouse units.
2. That two off-street parking spaces be provided for each dwelling unit, plus a minimum of 49 guest parking spaces.
3. That the 15-foot side and rear yards be permitted as per plot plan and 20-foot setback be required from 91st Street. Two minor encroachments of the 15-foot side and rear yards are shown on the site plan and shall be permitted as presented.
4. That a minimum livability space of 164,842 square feet (3.78 acres) be provided as shown on the site plan.
5. That the pool, cabana and deck be permitted as shown on the site plan.
6. That sidewalks be constructed (not shown on preliminary site plan) within the project area to provide for pedestrian movement.

There being no further business, the Chair adjourned the meeting at 2:40 p.m.

Date Approved \_\_\_\_\_

*Nov 5, 1980*

*[Signature]*

Chairman

ATTEST:

*Cherry A. Kempe*

Secretary

100-100000

