

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1333
Wednesday, November 5, 1980, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, November 4, 1980, at 11:35 a.m., as well as in the Reception Area of the TMAPC Offices.

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

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, T. Young "absent") to approve the Minutes of October 15, 1980 (No. 1331) and October 22, 1980 (1332).

REPORTS:

TMAPC Claims:

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, C. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, T. Young "absent") to approve the 1979-1980 and 1980-1981 TMAPC Claims (attached).

DIRECTOR'S REPORT:

Steve Carr presented the Resolutions to amend the Comprehensive Plan of the Tulsa Metropolitan Area by adding portions of the Broken Arrow, Sand Springs, Bixby and North Tulsa County Comprehensive Plans. These plans were reviewed and adopted by the Planning Commission on October 15, 1980.

RESOLUTION AMENDING THE COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA BY ADDING THERETO PORTIONS OF THE COMPREHENSIVE PLAN UPDATE, AN UPDATE TO THE COMPREHENSIVE GENERAL PLAN OF BROKEN ARROW, OKLAHOMA TEXT AND THE COMPREHENSIVE PLAN UPDATE, AN UPDATE TO THE COMPREHENSIVE GENERAL PLAN OF BROKEN ARROW, OKLAHOMA MAPS AS AN ELEMENT OF THE COMPREHENSIVE PLANNING DISTRICT 19, AND DECLARING AN EMERGENCY

Director's Report (continued)

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty "absent") to adopt the Resolution Amending The Comprehensive Plan Of The Tulsa Metropolitan Area By Adding Thereto Portions Of The Comprehensive Plan Update, An Update To The Comprehensive General Plan Of Broken Arrow, Oklahoma Text And The Comprehensive Plan Update, An Update To The Comprehensive General Plan Of Broken Arrow, Oklahoma Maps As An Element Of The Comprehensive Planning District 19, And Declaring An Emergency as follows:

RESOLUTION NO. 1333:525

WHEREAS, Pursuant to Title 11, OSA, Section 43-103, the Mayor and City Council of the City of Broken Arrow did on the 26th day of August, 1976, adopt the "Comprehensive Plan Update, An Update to the Comprehensive General Plan of Broken Arrow, Oklahoma," all according to law; and,

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,

WHEREAS, On the 24th day of September, 1980, this Commission did call a Public Hearing for the 15th day of October, 1980, for the purpose of considering amending the Comprehensive Plan of the Tulsa Metropolitan Area by adding thereto, in whole or in part, the Comprehensive Plan Update, An Update to the Comprehensive General Plan of Broken Arrow, Oklahoma as an element of the Comprehensive Planning District 19 Plan, and public notice of such meeting was duly given as required by law on the 26th day of September, 1980, for Public Hearing on the 15th day of October, 1980; and,

WHEREAS, The Public Hearing was held on the 15th day of October, 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 portions of the following provisions that apply to unincorporated portions of Tulsa County surrounded by the incorporated limits of the City of Broken Arrow as depicted in Attachment "A".

Resolution No. 1333:525 (continued)

- (a) Text, of the Comprehensive Plan Update, An Update to the Comprehensive General Plan of Broken Arrow, Oklahoma, pages 1 through 17, 25, 26, 34 through 42, 43 through 53, 97 through 104, inclusive, and,
- (b) The Comprehensive Plan Update, An Update to the Comprehensive General Plan of Broken Arrow, Oklahoma maps pages 8, 37, 38, 39, 102, and 103 in those unincorporated areas surrounded by the incorporated limits of the City of Broken Arrow,

as an element of the Comprehensive Planning District 19 Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE Tulsa Metropolitan Area Planning Commission:

Section 1. That the amendments to the Comprehensive Plan as presented and/or revised at the Public Hearing, being the text of the Comprehensive Plan Update, An Update to the Comprehensive General Plan of Broken Arrow, Oklahoma, pages 1 through 17, 25, 26, 34 through 42, 43 through 53, 97 through 104, inclusive and the Comprehensive Plan Update, An Update to the Comprehensive Plan of Broken Arrow, Oklahoma maps pages 8, 37, 38, 39, 102 and 103 in those unincorporated areas surrounded by the unincorporated limits of the City of Broken Arrow, a true and correct copy of which are attached hereto as "Exhibit A" be and are hereby adopted as parts of the Comprehensive Plan of the Tulsa Metropolitan Area.

Section 2. That upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the office of the County Clerk, Tulsa County, Oklahoma.

Section 3. That an emergency exists for the preservation of the public health, safety, and peace, by reason whereof this Resolution shall take effect immediately upon its adoption and approval.

APPROVED AND ADOPTED THIS 15th DAY OF OCTOBER, 1980.

RESOLUTION AMENDING THE COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA BY ADDING THERETO PORTIONS OF THE SAND SPRINGS COMPREHENSIVE PLAN 1979-2000 TEXT AND THE SAND SPRINGS COMPREHENSIVE PLAN MAPS AS AN ELEMENT OF THE COMPREHENSIVE PLANNING DISTRICT 23, AND DECLARING AN EMERGENCY

On MOTION of ELLER, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty "absent") to adopt the Resolution Amending The Comprehensive Plan Of The Tulsa Metropolitan Area By Adding Thereto Portions Of The Sand Springs Comprehensive Plan 1979-2000 Text And The Sand Springs Comprehensive Plan Maps As An Element Of The Comprehensive Planning District 23, And Declaring An Emergency as follows:

RESOLUTION NO. 1333:526

WHEREAS, Pursuant to Title 11, OSA, Section 43-103 and Section 46-103, the Mayor and City Council of the City of Sand Springs, Oklahoma, did on the 25th day of June, 1979, adopt the "Sand Springs Comprehensive Plan, 1979-2000," all according to law; and,

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,

WHEREAS, On the 24th day of September, 1980, this Commission did call a Public Hearing for the 15th day of October, 1980, for the purpose of considering amending the Comprehensive Plan of the Tulsa Metropolitan Area by adding thereto, in whole or in part, the Sand Springs Comprehensive Plan 1979-2000 as an element of the Comprehensive Planning District 23 Plan, and public notice of such meeting was duly given as required by law on the 26th day of September, 1980, for Public Hearing on the 15th day of October, 1980; and,

WHEREAS, The Public Hearing was held on the 15th day of October, 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 portions of the following provisions that apply to unincorporated portions of Tulsa County not surrounded by the incorporated limits of the City of Sand Springs as depicted in Attachment "A".

- (a) Text, of the Sand Springs Comprehensive Plan 1979-2000, pages 1 through 72 inclusive, and

Resolution No. 1333:526 (continued)

- (b) The Sand Springs Comprehensive Plan 1979-2000 Maps, pages 27, 27a, 36, 51, 62, 62a, 65 and 70, in those unincorporated areas not surrounded by the incorporated limits of the City of Sand Springs,

as an element of the Comprehensive Planning District 23 Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE Tulsa Metropolitan Area Planning Commission:

Section 1. That the amendments to the Comprehensive Plan as presented and/or revised at the Public Hearing, being the text of the Sand Springs Comprehensive Plan 1979-2000, pages 1 through 72, and the Sand Springs Comprehensive Plan 1979-2000 maps, pages 27, 27a, 36, 51, 62, 62a, 65 and 70, in those unincorporated areas not surrounded by the incorporated limits of the City of Sand Springs an element of Comprehensive Planning District 23 Plan a true and correct copy of which are attached hereto as "Exhibit A" be and are hereby adopted as parts of the Comprehensive Plan of the Tulsa Metropolitan Area.

Section 2. That upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the office of the County Clerk, Tulsa County, Oklahoma.

Section 3. That an emergency exists for the preservation of the public health, safety, and peace, by reason whereof this Resolution shall take effect immediately upon its adoption and approval.

APPROVED AND ADOPTED THIS 15th DAY OF OCTOBER, 1980.

RESOLUTION AMENDING THE COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA BY ADDING THERETO PORTIONS OF THE COMPREHENSIVE PLAN FOR THE TOWN OF BIXBY, OKLAHOMA TEXT AND THE COMPREHENSIVE PLAN FOR THE TOWN OF BIXBY, OKLAHOMA MAPS AS AN ELEMENT OF THE COMPREHENSIVE PLANNING DISTRICTS 19, 20 AND 21 AND DECLARING AN EMERGENCY

On MOTION of HOLLIDAY, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty "absent") to adopt the Resolution Amending The Comprehensive Plan Of The Tulsa Metropolitan Area By Adding Thereto Portions Of The Comprehensive Plan For The Town Of Bixby, Oklahoma Text And The Comprehensive Plan For The Town Of Bixby, Oklahoma Maps As An Element Of The Comprehensive Planning Districts 19, 20 and 21 And Declaring An Emergency as follows:

RESOLUTION NO. 1333:527

WHEREAS, Pursuant to Title 11, OSA, Section 43-103, The Board of Trustees of the Town of Bixby, Oklahoma did on the 15th day of March, 1979, adopt the "Comprehensive Plan of the Town of Bixby, Oklahoma."

Resolution No. 1333:527 (continued)

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,

WHEREAS, On the 24th day of September, 1980, this Commission did call a Public Hearing for the 15th day of October, for the purpose of considering amending the Comprehensive Plan of the Tulsa Metropolitan Area by adding thereto, in whole or in part, the Comprehensive Plan for the Town of Bixby, Oklahoma as an element of the Comprehensive Planning Districts 19, 20 and 21 Plan, and public notice of such meeting was duly given as required by law on the 26th day of September, 1980, for Public Hearing on the 15th day of October, 1980; and,

WHEREAS, The Public Hearing was held on the 15th day of October, 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 portions of the following provisions that apply to unincorporated portions of Tulsa County surrounded by the incorporated limits of the City of Bixby as depicted in Attachment "A".

- (a) Text, of the Comprehensive Plan for the Town of Bixby, Oklahoma, pages 1 through 19, inclusive, and,
- (b) The Comprehensive Plan for the Town of Bixby, Oklahoma, maps following pages 19 and preceding page 20, in those unincorporated areas surrounded by the incorporated limits of the City of Bixby, Oklahoma,

as an element of the Comprehensive Planning Districts 19, 20 and 21 Plans.

NOW, THEREFORE, BE IT RESOLVED BY THE Tulsa Metropolitan Area Planning Commission:

Section 1. That the amendments to the Comprehensive Plan as presented and/or revised at the Public Hearing, being the text of the Comprehensive Plan for the Town of Bixby, Oklahoma, pages 1 through 19, inclusive, and the Comprehensive Plan for the Town of Bixby, Oklahoma, maps following page 19 and preceding page 21 in those incorporated areas surrounded by the corporate limits of the City of Bixby, a true and correct copy of which are attached hereto as "Exhibit A" be and are hereby adopted as parts of the Comprehensive Plan of the Tulsa Metropolitan Area.

Section 2. That upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board

Resolution No. 1333:527 (continued)

of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the office of the County Clerk, Tulsa County, Oklahoma.

Section 3. That an emergency exists for the preservation of the public health, safety, and peace, by reason whereof this Resolution shall take effect immediately upon its adoption and approval.

APPROVED AND ADOPTED THIS 15th DAY OF OCTOBER, 1980.

RESOLUTION AMENDING THE COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA BY ADDING THERETO THE NORTH TULSA COUNTY COMPREHENSIVE PLAN (CHEROKEE CORRIDOR) 1980-2000 TEXT AND NORTH TULSA COUNTY COMPREHENSIVE PLAN (CHEROKEE CORRIDOR) 1980-2000 MAPS AS AN ELEMENT OF THE COMPREHENSIVE PLANNING DISTRICTS 12, 13, 14 AND 15, AND DECLARING AN EMERGENCY

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty "absent") to adopt the Resolution Amending The Comprehensive Plan Of The Tulsa Metropolitan Area By Adding Thereto The North Tulsa County Comprehensive Plan (Cherokee Corridor) 1980-2000 Text And North Tulsa County Comprehensive Plan (Cherokee Corridor) 1980-2000 Maps As An Element Of The Comprehensive Planning Districts 12, 13, 14 and 15, And Declaring An Emergency as follows:

RESOLUTION NO. 1333:528

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1980, 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, and was filed of record in the Office of the County Clerk, 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,

WHEREAS, On the 24th day of September, 1980, this Commission did call a Public Hearing for the 15th day of October, for the purpose of considering amending the Comprehensive Plan of the Tulsa Metropolitan Area by adding thereto, in whole or in part, the North Tulsa County Comprehensive Plan (Cherokee Corridor) 1980-2000 as an element of Districts 12, 13, 14 and 15 Plans and public notice of such meeting was duly given as required by law; and,

WHEREAS, The Public Hearing was held on the 15th day of October, 1980; and,

WHEREAS, After due study and deliberation this Commission deems advisable and in keeping with the purposes of this Commission, as set forth in

Resolution No. 1333:527 (continued)

Title 19, OSA, Section 863, to amend the Comprehensive Plan of the Tulsa Metropolitan Area by adding thereto the following provisions:

- (1) Text, of the North Tulsa County Comprehensive Plan (Cherokee Corridor) 1980-2000 Plan, pages 1 through 58, and,
- (2) The North Tulsa County Comprehensive Plan (Cherokee Corridor) 1980-2000 Maps, pages 34, 35, 38, 39, 52 and 53,

as an element of the Comprehensive Planning Districts 12, 13, 14 and 15 Plans.

NOW, THEREFORE, BE IT RESOLVED BY THE Tulsa Metropolitan Area Planning Commission:

Section 1. That the amendments to the Comprehensive Plan as presented and/or revised at the Public Hearing, being the Text of the North Tulsa County Comprehensive Plan (Cherokee Corridor) 1980-2000, pages 1 through 58 and the North Tulsa County Comprehensive Plan (Cherokee Corridor) 1980-2000 Maps, pages 34, 35, 38, 39, 52 and 53, a true and correct copy of which are attached hereto as "Exhibit A" be and are hereby adopted as parts of the Comprehensive Plan of the Tulsa Metropolitan Area for that area depicted in Attachment "A".

Section 2. 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 County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

Section 3. That an emergency exists for the preservation of the public health, safety, and peace, by reason whereof this Resolution shall take effect immediately upon its adoption and approval.

APPROVED AND ADOPTED THIS 15th DAY OF OCTOBER, 1980.

CONTINUED ZONING PUBLIC HEARING:

<u>Z-5453 Charles Norman (Lincoln)</u> NE/c E. 101st St. & S. Yale	AG to CS & RM-0
<u>Z-5454 Charles Norman (Watson)</u> NW/c E. 101st St. & S. Yale	AG to CS
<u>Z-5455 Charles Norman (Solliday)</u> SW/c E. 101st St. & S. Yale	AG & RS-2 to CS, RM-0 & RS-2
<u>Z-5452 Roy Johnsen (Dr. Torchia)</u> SE/c E. 101st & S. Yale	AG to CS & RM-0
<u>PUD 245 Roy Johnsen (Dr. Torchia)</u> SE/c E. 101st & S. Yale	(AG & RS-2)

Charles Norman advised that he and Roy Johnsen, as attorneys for the applicants, had met with residents who reside, primarily north and

Z-5453, Z-5454, Z-5455, Z-5452, PUD 245 (continued)

east of the subject tracts. The applicants and the residents agreed that some discussion of the intersection development would be helpful to them and also to the Planning Commission. Mr. Norman requested a continuance of the items to December 10, 1980.

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty "absent") to continue Z-5453, Z-5454, Z-5455, Z-5452 and PUD 245 to December 10, 1980, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD 246 -- Staff Recommendation

Planned Unit Development 246 is located on the north side of 71st Street, east of Yale Avenue. The applicant has filed Z-5466 requesting OL Zoning on the entire property. The Planning Commission October 22, 1980, recommended approval of the requested OL Zoning and continued the PUD to allow the staff sufficient time for review and recommendation. The staff reviewed the applicant's PUD Text and Site Plan and recommends that the Planning Commission approve PUD 246 subject to the following conditions:

1. That the applicant's Text and Site Plan be incorporated as conditions of approval unless modified herein.
 2. Development Area "A" Standards
 - a. Gross Area: 176,600 sq. ft.
Net Area: 141,700 sq. ft.
 - b. Permitted Uses: Those uses permitted by right in the OL District and barber and beauty shops.
 - c. Maximum Floor Area: 60,000 sq. ft.
 - d. Maximum Building Height: 4 stories^{*}
- ^{*} Provided that the actual elevation of this structure shall not exceed by more than 10 feet the flanking east-west 2-story structures.
3. Minimum Building Setback:

From centerline of 71st Street:	240 feet
From centerline of Granite Avenue:	70 feet
From west property line:	70 feet
From Development Area "B":	55 feet
 4. Off-street Parking Spaces: Four (4) per 1,000 square feet of floor area.
 5. Minimum Internal Landscaped Open Space: 25% 35,425 square feet of net area.
 6. Signs: Two (2) ground identification signs which shall not exceed 4 feet in height or 32 feet in length. The lettering on each identification sign shall not exceed 32 square feet in surface area.
 7. Development Area "B" Standards
 - a. Gross Area: 259,550 sq. ft.
 - b. Net Area: 227,300 sq. ft.
 - c. Permitted Uses: Those uses permitted by right in the OL District and beauty and barber shops.
 - d. Maximum Floor Area: 70,000 sq. ft.
 - e. Maximum Building Height: 2 stories

PUD 246 (continued)

- f. Minimum Building Setback:
- | | |
|------------------------------------|---------|
| From centerline of Granite Avenue: | 60 feet |
| From centerline of 68th Street: | 55 feet |
| From west property line: | 15 feet |
| From Development Area "A": | 40 feet |
- g. Off-street Parking Spaces: Four (4) per 1,000 square feet of floor area.
- h. Minimum Internal Landscaped Open Space: 25% 56,825 square feet net area.
- i. Signs: Two (2) ground identification signs which shall not exceed 4 feet in height or 32 feet in length. The lettering on each identification sign shall not exceed 32 square feet in surface area.
8. A detailed site plan shall be submitted for TMAPC review and approval prior to the request for any building permit. A landscaped plan showing type of plant materials and location shall be submitted with the detailed site plan. Also, a building elevation profile shall be required with detailed site plan.
9. That a subdivision plat shall be approved by TMAPC and filed of record in the County Clerk's Office, incorporating within the restrictive covenants of PUD approval making the City of Tulsa beneficiary to said covenants, prior to the issuance of any building permit.

Applicant's Comments:

Charles Norman advised that this application was continued to permit the Staff to complete a detailed review of the PUD on the 10 acre tract on the north side of 71st Street between Yale Avenue and Sheridan Road.

The Staff Recommendation stated that the maximum building height in Development Area "A" be four stories provided that the actual elevation of this structure shall not exceed by more than 10 feet the flanking east-west 2-story structures. Mr. Norman advised that the proposed structure would not exceed 2-story apartments to the west by more than 10 feet. It was suggested that the Staff Recommendation be amended to reflect that the proposed structure shall not exceed by more than 10 feet the flanking 2-story structures to the west.

On MOTION of T. YOUNG, the Planning Commission voted 8-0-1 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; Petty "abstaining"; Gardner, Inhofe "absent") to approve PUD 246, subject to the conditions of the Staff Recommendation, on the following described property:

The W/2 of the E/2 of the SE/4 of the SW/4 of Section 3, T-18-N, R-13-E, Tulsa County, State of Oklahoma.

SUBDIVISIONS:

Jamestown Townhouse Addition (1693) 2560 South Jamestown Avenue (RM-1)

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

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Jamestown Townhouse Addition, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the preliminary plat of Jamestown Townhouse Addition, 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. Water plans shall be approved by 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. A topo map shall be submitted for review by T.A.C. (Sub. Reg's.) (Submit with drainage plans)
5. All adjacent streets and/or widths thereof should be shown on final plat. (Show 26th Street)
6. 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.
7. The key or location map shall be complete.
8. 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.)
9. Show limits-of-no-access on expressway right-of-way.
10. Correct legal description in covenants. Also show under title that this is a resub. of part of Block 2, Kirkmoore Addition. Show number of lots and acreage on face of plat. Show a graphic scale.
11. All (other) Subdivision Regulations shall be met prior to release of final plat.

Kensington II Amended, Blocks 3-8 (PUD #128)(783) 74th Street and South Trenton Avenue (RM-1)

The Staff presented the plat with the applicant represented by Charles Norman.

The Technical Advisory Committee voted unanimously to recommend approval of the preliminary plat of Kensington II Amended, Blocks 3-8, subject to the conditions.

Charles Norman advised that in August 1980, he had requested and received approval of the Commission for a minor amendment to transfer 31 dwelling units from area "D" to area "C". This action reduced the number of dwelling units allocated to the west of Riverside Drive from 2,327 to 2,296. Since that time, the engineers, in final preparation of the plat, achieved 202 lots instead of the original 200 lots as would have been permitted under the minor amendment. Mr. Norman requested approval of an additional minor amendment to transfer two more dwelling units from the west portion to the east. This amendment would reduce the number of dwelling units in PUD 128-A to 2,294.

The Commission members and the Staff were in agreement with the proposed amendment; however, it was decided that the minor amendment would need to appear on the Agenda before they could take action on it.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the preliminary plat of Kensington II Amended, Blocks 3-8, subject to the listed conditions including the condition that the applicant file a minor amendment for transfer of two dwelling units:

1. All conditions of PUD #128-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. (Including approval of a minor amendment to permit an additional two units transferred from Area "D".)
2. 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.
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
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. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and

Kensington II Amended, Blocks 3-8 (continued)

Earth Change Permit where applicable), subject to criteria approved by City Commission.

6. Street names shall be approved by City/County Engineers. Show on plat as required.
7. 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.)
8. 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.
9. 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.)
10. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Douglas Addition (3502) SW corner of North Elgin Avenue and East Marshall St.
(RM-1)

The Staff presented the plat with the applicant not represented.

Southwestern Bell Telephone Company questioned the 40' easements. It was felt that they were reserved from previous street dedications.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Douglas Addition, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the preliminary plat of Douglas Addition, including the waiver of fees, subject to the following conditions:

1. Show 50' of right-of-way from the centerline on North Cincinnati Ave., in accordance with the Major Street Plan. Move 35' building line back accordingly. Show access points.
2. Show access points on Cincinnati Avenue as recommended by Traffic Engineer. (Recommend NO access - subject to applicant consulting Traffic Engineer if access is desired.)
3. Identify "out" parcel at the SW corner of the plat. Show lot number and lot line for Lot 2, Block 1.

Douglas Addition (3502) (continued)

4. Show the following in Covenants: (a) Third paragraph: Add: "Time limitation not applicable to Item #1 (b)." Item "B" Add:..." ...except where easements are greater."
5. 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.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
7. 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.
8. All curve data shall be shown on final plat where applicable. (Including corner radii.)
9. 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.
10. 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.)
11. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Madison Wood (2492) SW corner of 37th Street and South Madison Avenue (RM-T)

The Staff presented the plat with the applicant represented by Ted Sack.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Madison Wood, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the preliminary plat of Madison Wood, subject to the following conditions:

1. Covenants: Utilities may require more specific language so that it is clear that they have use of the "Reserve Area." The plat and covenants do not agree on designation of the

Madison Wood (2492) (continued)

common area. (One shows a "Reserve" and the other assigns a lot and block.) Also, correct number of lots in Section II. PSO notes that overhead pole lines are specified on the "perimeter of the subdivision," but easement is only provided on the west and south. Change or correct to satisfaction of PSO.

2. 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.
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (if required).
4. 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).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (If required for drainage, etc.)
7. 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.
8. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by City Engineer.
9. 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.)
10. 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.
11. 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.)

Madison Wood (2492)(continued)

12. 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.)
13. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Atrium Towers (PUD #244)(3393) SW corner of 51st Street and Yale Avenue (CS)

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

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Atrium Towers, subject to the listed conditions.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the preliminary plat of Atrium Towers, subject to the following conditions:

1. All conditions of PUD #244 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.
2. 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.
3. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (for drainage if required)
4. 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.
5. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or bearings as directed by City Engineer.
6. Access points shall be approved by City and/or Traffic Engineer. (OK as is.)
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

Atrium Towers (PUD #244)(3393)(continued)

construction phase and/or clearing of the project. Burning of solid waste is prohibited. Show acreage on face of final plat.

8. In Covenants, Section "C", revise to permit overhead lines on north and east sides. In Section "B" Building Restrictions: Add after building height; "Maximum floor area of 71,775 square feet, excluding atrium."
9. 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.)
10. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

26 Oaks (PUD #227)(2993) NE corner of Skelly Drive and South Lewis Avenue (OL)

The Staff presented the plat with the applicant not represented. Mr. Wilmoth advised that all but one of the final letters had been received.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of 26 Oaks, subject to the conditions.

On MOTION of PETTY, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the preliminary plat of 26 Oaks, subject to the following conditions:

1. On face of plat show acreage and number of lots. Also update location map on final/preliminary plats.
2. All conditions of PUD #227 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. (Check easement widths).
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. 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.

26 Oaks(PUD #227)(2993)(continued)

6. All curve data shall be shown on final plat where applicable. (Including corner radii.)
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. 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.)
9. Identify adjacent areas as "unplatted" or "Mannburn Place" as applicable. Show scale as 1"/50'.
10. 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.)
11. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Later in the meeting Bill Lewis, engineer, presented the final letter of approval to the Staff. Mr. Wilmoth then recommended that the Commission give final approval and release the plat of 26 Oaks.

On MOTION of KEMPE, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, "absent") for final approval and release of 26 Oaks.

Century 21 Extended (PUD #131)(794) 1400 Block of South Garnett Road (RS-3)

The Staff presented the plat with the applicant represented by Clayton Morris.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Century 21 Extended, subject to the conditions.

A home owner near the subject tract advised that he had no objections to the application; however, there is a question concerning the driveway encroachment or easement which needs to be resolved. He stated the plan shows a lot obstructing the driveway easement extending from 14th Street which would cut off access to the units.

Mr. Wilmoth recommended including this concern as a condition of the plat, but that the two property owners settle their differences before the final plat is released.

Century 21 Extended (PUD #131)(794)(continued)

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the preliminary plat of Century 21 Extended, subject to the following conditions:

1. The present plat of Pheasant Run will need to be partially vacated prior to filing this plat. (in progress)
2. An amendment to PUD #131 will be required. (It may or may not be a "Minor Amendment." If not a minor amendment, plat should not be released until Planning Commission reviews the request for the Amendment.)
3. All conditions of PUD #131 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 910-970 of the Zoning Code in the covenants. (Staff)
4. Utility easements shall meet the approval of the utility companies. Coordinate with the 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.
5. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
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.
8. 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.
9. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including miscellaneous documents)
10. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)
11. The applicant and adjacent owners should resolve any dispute over easement and/or driveway encroachments prior to approval of final plat.

Summit Place (PUD 239)(383) S/Side 67th Place West of Oxford Ave. (RS-3)

The Staff advised that the plat had met all conditions and recommended final approval and release of Summit Place.

On MOTION of ELLER, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") for approval and release of the final plat of Summit Place as having met all conditions of approval.

The Enclave (PUD #166)(2383) 91st Street and South 69th East Avenue (RM-1, RS-3)

The Staff presented the plat with the applicant represented by Clayton Morris.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of The Enclave, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the preliminary plat of The Enclave, subject to the following conditions:

1. All conditions of PUD #166 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.
2. Utility easements shall meet the approval of the utility companies. Coordinate with Subsurface Committee if under-ground 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.
4. 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).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (for drainage plans)
7. 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.

The Enclave (PUD #166)(2383)(continued)

8. Include the following information in the covenants regarding the PUD: Total number of dwelling units not to exceed 100; off-street parking spaces provided; minimum livability space, etc.
9. 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.)
10. 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.
11. 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.)
12. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Oak Ridge Estates (2882) 10600 Blk. S. Louisville (RS-1)

The Staff advised that conditions had been met, all letters were in the file and the plat was ready for final approval and release.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") for approval and release of the final plat of Oak Ridge Estates.

Koger Executive Center II (1994) NE/c 41st & S. 102nd E. Ave. (CS)

Mr. Wilmoth recommended this plat be tabled.

The Chair, without objection, tabled Koger Executive Center II.

Keystone Manor II (790) W. 15th & Coyote Trail

S. Tulsa Medical Park (PUD 198)(383) SW/c 61st & Maplewood (OL)

Halcyon (PUD 217)(783) 7600 Blk. S. Lewis (RM-1, FD)

All letters had been received for the above-listed plats and the Staff recommended final approval and release.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") for final approval and release of Keystone Manor II, S. Tulsa Medical Park and Halcyon.

FOR CHANGE OF ACCESS ON RECORDED PLAT:

Chimney Hills South (PUD 215)(1483) N/Side 91st St., west of S. 77th E. Ave. (RS-3)

The Staff advised that this is a request to move one access point on 91st Street approximately 190' west to fit the site plan and driveways proposed for a church. Only two access points were platted and only two will remain, since this proposal is only to move the location. Traffic Engineering has approved the request and it is recommended that the Planning Commission concur and approve it also.

On MOTION of AVEY, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the change of access on the recorded plat of Chimney Hills South.

LOT-SPLITS:

L-14996	Opal Rivers	(2790)	L-15051	Kathy Parker	(1292)
15045	Koger Properties, Inc.	(1994)	15052	M. D. Burris	(1292)
15047	TURA	(3602)	15053	Clavin L. Eubanks	(592)
15048	TURA	(2502)	15054	Douglas G. Michael	(993)
15049	S.W.S. Partnership	(783)	15055	John & Deborah Woolman	(383)
15050	Raymond & Wilma Boroline	(1093)	15056	TURA	(3602)
			15057	First Home Service Corp.	(3094)

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") for ratification of prior approval of the above-listed lot-splits.

FOR WAIVER OF CONDITIONS:

L-15036 Kathryn Price (2293) SE corner of Broken Arrow Expressway and South
Yale Avenue (CS) (City)

The Staff advised the Commission that this was a request to clear title on a triangular tract of ground which is the remainder of a lot-split that occurred in 1951, but was never approved by the TMAPC. (When the split was made there were no frontage requirements in the 3-D District). Later, another triangular tract was taken for the Broken Arrow Expressway, leaving the tract which is being reviewed for approval. The original plat created 130' lots and there are other lots (across the street and up and down Yale) that are less than the 150' minimum required now by the CS zoning. Since this is for approval of an existing situation and nothing new is being created, the Staff recommended approval, subject to Board of Adjustment approval of a minor variance to permit the frontage of approximately 60' on the triangular tract.

The Technical Advisory Committee recommended approval of L-15036 as recommended by the Staff.

L-15036 Kathryn Price (2293)(continued)

On MOTION of KEMPE, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the waiver of conditions of L-15036, subject to Board of Adjustment approval of a minor variance.

L-15040 Buster and Pauline Hogan (2674) 16303 South 161st East Avenue (AG)
(County)

The Staff advised that this is a request to clear title on an existing tract of land 100' x 180' (less dedication) that was originally two 50' x 180' tracts (which also did not have lot-split approval). An additional 25' of right-of-way is needed to meet the Major Street Plan, which the applicant is willing to make. (Not a condition of this split.) There are a number of other tracts in the area that do not meet the present AG zoning requirements of 2 acres and 200' frontage, but detailed information is sketchy and the only available information is the air photo which shows several houses on small tracts. Approval is requested on only this one tract, and it will be subject to the Health Department approval for existing system and approval of the County Board of Adjustment. Since these are all existing houses on small tracts of land the Staff sees no objection to the request.

The Technical Advisory Committee and Staff recommended approval of L-15040, subject to the conditions outlined by the Staff.

On MOTION of AVEY, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the waiver of conditions on L-15040, subject to Board of Adjustment and Health Department approval.

L-15041 Hubert & Imogene Dorris (2873) West side of 16500 Block of South
Richmond Avenue (AG) (County)

The Staff advised that this is to waive frontage requirements on a tract in an AG District from 200' required to 159' for each of the two lots being created. (159' x 560') The two lots being created will contain over 2 acres each, which will meet the AG minimum. Water is furnished by Rural Water District #6, (Mounds, Oklahoma) and sewage disposal is by septic systems. South Richmond Avenue is not maintained by the County and any buyer should be aware of this. The road is in place and provides access to a number of homes on tracts of 4 acres or more. The development of the tracts was apparently underway prior to 1970 when the area became AG instead of RS-1, which only required 100' of frontage. Approval will be subject to Board of Adjustment waiver of the frontage and approval of the Health Department for septic systems. County Engineering advised that since the road isn't maintained by the County, a waiver would be required when seeking a building permit. (Similar splits have been approved on this street.)

The Technical Advisory Committee and Staff recommended approval of L-15041, subject to the conditions outlined by the Staff.

L-15041 Hubert & Imogene Dorris (2873)(continued)

On MOTION of KELEHER, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the waiver of conditions of L-15041, subject to Board of Adjustment waiver of the frontage and approval of the Health Department for septic systems.

OTHER BUSINESS:

PUD #215 Van Fossen & Brase N/S 91st Street between 73rd East Avenue and 77th East Avenue

The Staff advised that the church site within Development Area "E" is 8 acres, and required site plan approval prior to the building permit. The applicant has submitted Phase I contractor plans which include a 4,600 square foot building and 84 parking spaces. The Staff recommends approval of the site plan, noting that in expansion or addition to the Phase I plan will require site plan approval by the Planning Commission.

On MOTION of ELLER, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the detailed site plan for Phase I of the church site for PUD 215 Development Area "E".

PUD #179-A & B, Bob Barnett S/S 73rd St. East of Memorial Drive

The Staff made the following report:

Lots 3B, 4, 5, and 6, Block 2, El Paseo are located on the south side of 73rd Street, east of Memorial Drive. The original PUD was approved for commercial use on all of the lots and a high-rise office structure on Lot 6 in addition to the commercial use. The applicant is now requesting a minor amendment to permit one-story office buildings and that the floor area be reallocated within the four lots. The total approved floor area is 160,605 square feet. The applicant's proposal is for 160,525 square feet. The Staff has reviewed the applicant's site plan and request for minor amendment and recommends approval subject to the following conditions:

1. That the applicant's site plan be approved as submitted
2. Development Standards:

Lots	3B	4
Floor Area (max.)	11,625 sq.ft.	16,500 sq.ft.
Off-street Parking Spaces	47	84
Landscaped Open Space (min.)	11,975 sq.ft.	17,300 sq.ft.
Building Height	1 story	1 story
Lots	5	6
Floor Area (max.)	23,400 sq.ft.	109,000 sq.ft.
Off-street Parking Spaces	99	353
Landscaped Open Space (min.)	23,695 sq.ft.	107,899 sq.ft.
Building Height	1 story	1 story

PUD #179-A & B Bob Barnett (continued)

3. That the restrictive covenants of the subdivision plat be amended to reflect the reallocation of the floor area, parking spaces and reduced south green belt on Lots 3B, 4 and 5.
4. That a 6-foot solid surface screening fence be erected on the east boundary and on the south boundary that abuts residentially zoned properties.

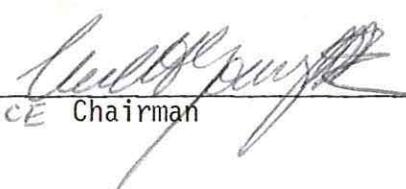
On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve a minor amendment and detailed site plan, subject to the conditions recommended by the Staff, on Lots 3B, 4, 5, and 6, Block 2, El Paseo, PUD 179-A & B.

PUD #187 Don Young SE/c of 73rd E. Ave. and 63rd Place South

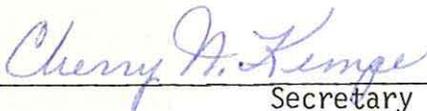
Mr. Alberty advised that the rear yard requirement of the PUD is 20 feet. The applicant originally called the south lot the rear yard; however, Mr. Alberty noted that the east lot could more realistically be referred to as the rear yard which would mean that only one wing of the house which extends to the east would require a waiver. The Staff recommended approval of the plot plan as a minor amendment.

On MOTION of AVEY, the Planning Commission voted 9-0-0 (Avey, Eller, Holliday, Keleher, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe "absent") to approve the minor amendment to permit a 13 foot encroachment on a portion of the rear yard per plot plan.

There being no further business, the Chair adjourned the meeting at 2:20 p.m.

Date Approved Nov. 19, 80 
VICE Chairman

ATTEST:


Secretary

TULSA METROPOLITAN AREA PLANNING COMMISSION

Claims: 1980-1981

Account Number	Claim Number	Vendor	Amount
7152	13018	American Planning Association	726.00
8311	13019	Eastman Kodak Company	1,243.01
7140	13020	Memindex	6.95
8103	13021	Modern Bindery	385.20
7140	13022	Scott-Rice	78.01

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



 TMAPC Fiscal Officer



 TMAPC Assistant Director



TULSA METROPOLITAN AREA PLANNING COMMISSION

Claims: 1980-1981

Account Number	Claim Number	Vendor	Amount
7140	12992	J. A. Blackwood Company	12.00
8140	12993	Dunhill Temps	67.20
8102	12994	Gulley Computer Associates	448.00
7140	12995	International Business Machines	117.00
8140	12996	Key Temporary Personnel, Inc.	597.38
8140	12997	Manpower	1,031.97
8140	12998	Manpower	325.33
6260	12999	The Mayo	333.50
7140	13000	Parker Office Supply	3.29
8120	13001	Pawhuska Daily Journal-Capital	110.95
7171	13002	Dan P. Scott and Sons	169.50
	13003	Scott-Rice	15.15
7140		(\$5.44)	
7225		(\$9.71)	
7140	13004	Scott-Rice	131.67
7140	13005	Scott-Rice	53.36
7140	13006	Scott-Rice	134.02
7140	13007	Scott-Rice	175.87
7140	13008	Scott-Rice	34.42
7140	13009	Southwestern Bell Telephone Company	18.68
7140	13010	Triangle Company	5.25
7140	13011	Triangle Company	16.20
7140	13012	Tulsa Camera Record Company	12.46
8103	13013	Tulsa County General Fund	1,692.18
8120	13014	Tulsa Daily Legal News	209.35
8131	13015	Varityper	53.05
7140	13016	Varityper	197.50
7140	13017	J. D. Young Company	93.92

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



 TMAPC Fiscal Officer



 TMAPC Assistant Director

