

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1339  
Wednesday, December 17, 1980, 1:30 p.m.  
Langenheim Auditorium, City Hall, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, December 16, 1980, at 12:11 p.m., as well as in the Reception Area of the TMAPC Offices.

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

MINUTES:

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to approve the Minutes of December 3, 1980 (No. 1337).

REPORTS:

TMAPC Claims:

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

Report of Receipts and Deposits:

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to accept the Report of Receipts and Deposits for the Month ended November 30, 1980 (Exhibit "A-1").

Committee Reports:

- a) Comprehensive Plan Committee: No report.
- b) Rules and Regulations Committee:

Commissioner T. Young recommended the Commission consider adoption of a policy concerning the continuation of zoning applications. He felt that if a continuance was going to be requested after the agenda was posted, the applicant should be required to be present at the meeting to make the formal request for continuance in person.

Committee Reports: (continued)

Bob Gardner stated that the Staff preferred to receive a written request for continuance; if such a request was received three days prior to the hearing it would present the opportunity to advise anyone calling the TMAPC office, to inquire about the hearing, of the requested continuance.

Charles Norman commented that many times discussions with the residents in the vicinity of the subject application take place the weekend preceding the hearing. He suggested that a cutoff time of Monday noon would be appropriate and if a written request was not received from both parties by Monday noon preceding the hearing that everyone would be required to appear.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to adopt the policy for requesting continuation of zoning applications as follows: The cutoff time for requesting a continuance of a zoning application will be Monday noon preceding the hearing date. The request must be in writing from the party making the request. All other requests for a continuance must be made at the advertised TMAPC meeting. There will be no automatic continuance policy as exercised in the past.

DIRECTOR'S REPORT:

Resolution Finding That Amendments To The Urban Renewal Plan For The Westbank Area II Urban Renewal Project, Okla. R-36, Are In Conformance With The Comprehensive Plan Of The City Of Tulsa

Dane Matthews presented the Amendments noting that they involved expansion of the Westbank II Project area.

No land or property acquisitions are planned, and no relocation will be undertaken. The stated purposes are "to encourage and facilitate further development of the River Parks system through the possible use of tax exempt financing incentives; assemblage of land, as appropriate, for public and compatible private uses; abatement of conditions that impair or impede growth and economic vitality; and the installation or construction of public improvements...". The proposed expanded boundaries lie in Planning Districts 6, 7, 8, 9 and 18. Much of the land within these boundaries is designated Development Sensitive, and the proposed Urban Renewal Plan amendments impose conditions on future land uses that are directly related to this designation.

Specific policies in the District Plans support the expansion of the River Parks development, as well as for particular attention to be paid to the types of uses allowed on Development Sensitive areas. In addition, the Open Space Plan calls for the continued development of the River Parks system and the location of recreation-related uses within it. The Staff believes, however, that a Special District designation for the areas involved should be added to the District Plans. This will be in keeping with the precedent established by the Special District - NDP area in the District 2 Plan and will also help ensure that particular consideration will be given to future development here. Therefore, the Staff recommends approval of the resolution that is before you and further recommends that a Special District - Westbank II Area be added to the Plans of Districts 6, 7, 8, 9 and 18.

Director's Report: Resolution concerning Amendments to the Urban Renewal Plan for the Westbank Area II Urban Renewal Project  
(continued)

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Commissioner Cherry Kempe, Chairman of the Comprehensive Plan Committee advised that her Committee had been briefed on the amendments and recommended adoption of the Resolution.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to adopt the Resolution Finding That Amendments To The Urban Renewal Plan For The Westbank Area II Urban Renewal Project, Okla. R-36, Are In Conformance With The Comprehensive Plan Of The City Of Tulsa, No. 1339:529, as follows:

WHEREAS, the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma, on August 2, 1960, and August 9, 1960 respectively, adopted a Comprehensive Plan for the orderly development of the City and County of Tulsa, Oklahoma, with subsequent amendments to date; and

WHEREAS, said Comprehensive Plan contains sections dealing with the needs and desirability of Urban Renewal Programs; and

WHEREAS, on November 17, 1959, the City of Tulsa appointed the Tulsa Urban Renewal Authority in accordance with House Bill No. 602, Twenty-Seventh Oklahoma Legislature (1959) now cited as the Urban Redevelopment Act Title II, Oklahoma Statutes Sec. 1601 et seq.; and

WHEREAS, said Urban Redevelopment Act requires that the Tulsa Metropolitan Area Planning Commission certify to the City of Tulsa as to conformity of any proposed Urban Renewal Plans and/or Plan Amendments to the Comprehensive Plan of the City of Tulsa; and

WHEREAS, the Tulsa Urban Renewal Authority has prepared Amendments to the Urban Renewal Plan for the Westbank Area II Urban Renewal Project, within the City of Tulsa; and

WHEREAS, said Westbank Area II Plan and the related Urban Renewal Plan Amendments for the area have been submitted to the Tulsa Metropolitan Area Planning Commission for review in accordance with the Urban Redevelopment Act.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, that:

1. The proposed Urban Renewal Plan Amendments for the Westbank Area II Urban Renewal Project, specifically: Modify URP-1, Project Boundary, to extend the existing project boundary south of approximately 30th Street to include all of the area lying between the east right-of-way line of Riverside Drive and the proposed Riverside Expressway on the east; 71st Street on the south; and the levee, Elwood Avenue, the Midland Valley Railroad, the west boundary of Turkey Mountain Park on the west.

Resolution: Westbank II (continued)

Modify URP-2, Land Use, to create a new special use district designation for that portion of the project area lying north and east of the Midland Valley Railroad from the 11th Street Bridge to the pedestrian bridge which would permit development of housing, office and other commercial uses on publicly held land that would facilitate and enhance further development of the River Parks System.

Modify portions of the Plan to create additional land use designations and related controls and restrictions for moderate and heavy industrial, high intensive commercial, and public, which new designations would correspond with the present zoning classifications of the land comprising the area proposed for inclusion in the project boundaries;

are hereby found to be in conformity with the Comprehensive Plan for the City of Tulsa.

2. Certified copies of this Resolution shall be forwarded to the Board of Commissioners of the City of Tulsa.

APPROVED and ADOPTED this 17th day of December, 1980, by the Tulsa Metropolitan Area Planning Commission.

CONTINUED ZONING PUBLIC HEARING:

PUD #248 Roy Johnsen (Quatro Prop.) North side of 91st, between Yale and  
Sheridan (RS-3)

The Staff received a phone call from the applicant, Roy Johnsen, requesting a continuance of this application.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to continue PUD #248 to January 14, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. CZ-5 Present Zoning: AG  
Applicant: Jay Kirkpatrick (Loramie Development Corporation) Proposed Zoning: CG & RE  
Location: NE corner of Highway #64 and 209th West Avenue

Date of Application: November 7, 1980  
Date of Hearing: December 17, 1980  
Size of Tract: 240 acres, plus or minus

Presentation to TMAPC by: Nell Schurkens  
Address: 3314 East 51st Street Phone: 599-9469

Applicant's Comments:

Nell Schurkens advised that she was representing the applicant, Jay Kirkpatrick who was also in attendance at the meeting. She did not have any further comments to make on the application.

Bob Gardner pointed out that the Sand Springs Comprehensive Plan, Planner, and Commission regard their commercial district somewhat differently than Tulsa. He noted that if the subject tract was located in the Tulsa area, CS zoning would have been suggested instead of CG as proposed. The area is somewhat unique, in that the property is located adjacent to the expressway and the abutting residential lots are planned to be a minimum of one-half acre in size.

Protestants: None.

Relationship to the Comprehensive Plan:

The Sand Springs Comprehensive Plan designates this area as Agricultural/Rural Residential with a Medium Density Commercial/Office area on the northeast corner of the intersection of 209th West Avenue and the Keystone Expressway.

The Sand Springs Regional Planning Commission reviewed this case on a referral basis and on December 2, 1980, they voted 4-0-0 to recommend APPROVAL of the requested zoning, finding the request to be in conformance with the Comprehensive Plan for Sand Springs.

Staff Recommendation:

The Staff recommends APPROVAL of the requested CG and RE zoning, for the following reasons:

The subject property is located on the northeast corner of the intersection of 209th West Avenue (new Prue Road) and the Keystone Expressway. The applicant is requesting CG General Commercial zoning and RE Residential Estate zoning on the 240-acre tract.

The subject property is located within an area that has been designated by the Sand Springs Comprehensive Plan for rural residential and a commercial/office activity node at the intersection corner. The application was reviewed by the Sand Springs Regional Planning Commission as to conformance to the Comprehensive Plan. Based upon the Sand Springs Comprehensive Plan and the Sand Springs Planning Commission's favorable review and vote, the Staff recommends APPROVAL of the requested CG and RE zoning, as applied for.

For the record, during the subdivision platting process the applicant will need to design around a substantial floodplain and wide power line easement.

12.17.80:1339(6)

ZONING PUBLIC HEARING:

Z-5480 Jack Straight (T. O. Teel) East of the SE corner of 75th Place and  
Qunicy Avenue AG to RM-2

The applicant was present and advised that funding for this project had not been received. He requested that the application be withdrawn, and that application fees be refunded.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to withdraw zoning application Z-5480 and refund the filing fee to the applicant.

CZ-5 (continued)

TMAPC Action: 7 members present.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to recommend to the Board of County Commissioners that the following described property be rezoned CG and RE:

RE Classification

A tract of land in Lots 2 and 3, S/2, NW/4, SW/4, NE/4, N/2, SW/4; and the NW/4, SE/4, all in Section 2, Township 19 North, Range 10 East, Tulsa County, State of Oklahoma, described as follows, to-wit:

Beginning at a point on the West line of said Section 2, said point being 18.0' north of the SW corner of the NW/4 of said Section 2; thence South  $89^{\circ}-50'$  East a distance of 600.0'; thence South  $00^{\circ}-10'$  West a distance of 600.0'; Thence South  $89^{\circ}-50'$  East a distance of 720.0'; thence South  $26^{\circ}-14'$  West a distance of 330.0'; thence South  $33^{\circ}-44'$  West a distance of 500.0' to a point on the north right-of-way line of U. S. Highway #64; thence South  $85^{\circ}-36'-35''$  East a distance of 00.0'; thence Easterly along said right-of-way line on a curve to the left having a radius of 1,527.0' a distance of 128.4'; thence North  $88^{\circ}-56'$  East along said right-of-way line a distance of 511.6'; thence North  $85^{\circ}-50'$  East along said right-of-way line a distance of 1,110.2' to a point on the East line of the N/2, SW/4 of said Section 2; thence North  $85^{\circ}-50'$  East along said right-of-way line a distance of 570.3'; thence North  $74^{\circ}-31'$  East along said right-of-way line a distance of 407.9'; thence North  $85^{\circ}-50'$  East along said right-of-way line a distance of 200.0'; thence South  $82^{\circ}-51'$  East along said right-of-way line a distance of 162.9' to a point on the East line of the NW/4, SE/4 of said Section 2; thence North  $00^{\circ}-12'-05''$  West along said East line a distance of 3,197.26' to a point on the North line of said Section 2; thence South  $88^{\circ}-37'-00''$  West along said North line a distance of 1,320.4' to a point on the West line of Lot 2 of said Section 2; thence South  $89^{\circ}-57'-24''$  West along said North line a distance of 590.1'; thence South  $00^{\circ}-02'-00''$  East a distance of 1,298.0'; thence South  $88^{\circ}-42'-11''$  West a distance of 2,050.5' to a point on the West line of said Section 2; thence South  $00^{\circ}-02'-00''$  East along said West line a distance of 827.8' to the point of beginning; containing 223.34 acres, more or less.

CG Classification

A tract of land in the NW/4 of the SW/4 of Section 2, Township 19 North, Range 10 East, Tulsa County, State of Oklahoma, described as follows to-wit:

Commencing at the NW corner of the SW/4 of said Section 2; thence South  $89^{\circ}-50'$  West along the North right-of-way line of U.S. Highway #64 a distance of 65.0'; thence South  $00^{\circ}-10'$  West along said right-of-way line a distance of 582.0' to the point of beginning of the tract; thence South  $00^{\circ}-10'$  West along said right-of-way line a distance of 574.8'; thence North  $89^{\circ}-50'$  East along said right-of-way line a distance of 35.0'; thence Easterly along said right-of-way line on a curve to the right having a radius of 1,064.9' a distance of 247.4'; thence South  $76^{\circ}-31'$  East along said right-of-way line a distance of 323.1'; thence Easterly along said right-of-way line on

CZ-5 (continued)

a curve to the left having a radius of 1,527.0' a distance of 241.9'; thence North 33°-44' East a distance of 500.0'; thence North 26°-14' East a distance of 330.0'; thence North 89°-50' West a distance of 1,255.0' to the point of beginning; containing 15.88 acres, more or less.

PUD #249 W. Robert Goble (Ralph V. Griffin) 71st Street, between Lewis Avenue and Peoria Avenue (CS/RM-1)

The applicant requested this PUD be continued to January 7, 1981, in order to allow a zoning request to be filed and heard at the same time.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to continue PUD #249 to January 7, 1981, 1:30 p.m., Langenheimer Auditorium, City Hall, Tulsa Civic Center.

Z-5481 Patford, Inc. 2801 East Woodrow Place RS-3 to RM-T

A letter (Exhibit "B-1") requested a continuance of this application to February 18, 1981, was received from the applicant. The letter was received at a late date and there was not adequate time to notify the protestants of the requested continuance.

Gary Matlock, 2150 North Delaware Place, advised that the applicant was at the subject property when he left for the meeting, but did not advise him of the requested continuance. The protestant pointed out the imposition and loss of pay for those who left work to be present at the meeting. Approximately 20 protestants were in attendance at the hearing.

On MOTION of KEMPE, the Planning Commission voted 6-1-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young "aye"; T. Young "nay"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to continue Z-5481 to February 18, 1981, 1:30 p.m., Langenheimer Auditorium, City Hall, Tulsa Civic Center.



Application No. Z-5482 Present Zoning: CG  
Applicant: Charles Norman (King) Proposed Zoning: OMH  
Location: South side of Skelly Drive Service Road, between Braden & 46th St.  
and South Darlington Avenue

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Date of Application: November 12, 1980  
Date of Hearing: December 17, 1980  
Size of Tract: 3 acres, plus or minus

Presentation to TMAPC by: Charles Norman  
Address: 909 Kennedy Building Phone: 583-7571

Applicant's Comments:

Charles Norman stated that this is the first OMH application he had represented and he felt this was going to be a very useful zoning district especially from the standpoint of structured parking. He had no further comments concerning the application.

Mr. Norman requested an early transmittal of this application to the City Commission. Since there were no protests to this rezoning, the Commission agreed to grant the request.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to approve early transmittal of this application to the City Commission.

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity -- Commercial.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OMH District may be found in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of the requested OMH zoning, for the following reasons:

The subject property is located on the south side of I-44 and Skelly Drive, between Braden Street and Darlington Avenue. The property is zoned CG General Commercial, and is vacant.

The applicant is requesting OMH zoning to permit a mid-rise office structure. The subject property lies within a medium intensity area on the south side of I-44. The area between Yale Avenue and Sheridan Road has been zoned CH, CS, CG, OM and IR. The OMH District was specifically created for areas that were either designated Special Districts or high intensity by the Comprehensive Plan, or areas such as the subject tract where the existing zoning and older physical facts warranted consideration. The subject tract is zoned CG High Intensity, is located along an expressway corridor and is abutted by medium intensity zoning and uses. Several mid-rise office structures already exist along the expressway to the east and north.

The Staff feels that the subject tract is an appropriate location for the OMH District, and for these reasons, recommend APPROVAL of the requested OMH zoning.

12.17.80:1339(9)

Z-5482 (continued)

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OMH:

All of Block One (1) of ADMIRAL BENBOW ADDITION, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT that part of said Block One (1) of ADMIRAL BENBOW ADDITION, more particularly described by metes and bounds as follows, to-wit:

Beginning at the Northernmost corner of Block One (1) of Admiral Benbow Addition, said corner also being the Southwest corner of the intersection of the right-of-way lines of East Skelly Drive (I-44) and East 46th Street South; thence South  $40^{\circ}-51'-07''$  East along the Southerly right-of-way line of East 46th Street South a distance of 161.64' to the Southwest corner of the intersection of the right-of-way lines of East 46th Street South and South Darlington Avenue; thence South  $49^{\circ}-08'-53''$  West along the West right-of-way line of South Darlington Avenue a distance of 9.60' to a point of curve to the left; thence along said curve to the left having a central angle of  $49^{\circ}-03'-53''$  and a radius of 150' a distance of 128.45'; thence South  $0^{\circ}-05'-00''$  West a distance of 14.43' to a point of intersection of the West right-of-way line of South Darlington Avenue and the North line of the SW/4 of Section 27, Township 19 North, Range 13 East; thence South  $0^{\circ}-01'-54''$  East along said West right-of-way line of South Darlington Avenue a distance of 22.12'; thence South  $49^{\circ}-08'-53''$  West and parallel to the Southerly line of East Skelly Drive a distance of 159.77'; thence North  $40^{\circ}-51'-07''$  West and perpendicular to said Southerly right-of-way line a distance of 167.84' to a point of intersection with the North line of the SW/4 of Section 27, Township 19 North, Range 13 East; thence continuing North  $40^{\circ}-51'-07''$  West a distance of 73.16' to a point of intersection with the Southerly right-of-way line of East Skelly Drive (I-44); thence North  $49^{\circ}-08'-53''$  East along said Southerly right-of-way line a distance of 306.60' to the POINT OF BEGINNING, and containing 65,600.798 square feet, or 1.506 acres, more or less.

Application No. Z-5483

Present Zoning: RS-3

Applicant: Sam Miller

Proposed Zoning: OL

Location: South of the SE corner of 4th Street and Sheridan Road

Date of Application: November 12, 1980

Date of Hearing: December 17, 1980

Size of Tract: 60' x 125'

Presentation to TMAPC by: Sam Miller

Address: 427 South Sheridan Road

Phone: Unknown

The applicant was present, but did not comment.

Protests: None.

Relationship to the Comprehensive Plan:

The District 5 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OL District may be found in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of the requested OL zoning, for the following reasons:

The subject property is located on the east side of Sheridan Road, between 4th Street and 4th Place. The property is zoned RS-3, the applicant is requesting OL one-story professional office zoning to accommodate a real estate office.

The properties on either side of Sheridan Road, between 11th Street and Admiral are a mixture of commercial, office and residential zoning. In addition, there are several nonresidential uses within the RS-3 areas such as, churches and nurseries. In the development of the District 5 Comprehensive Plan, the remaining Sheridan frontage properties that were zoned in a residential category were recognized for low intensity uses. OL is one of the uses that is considered reasonable on these frontage properties.

For these reasons, the Staff recommends APPROVAL of the requested OL zoning.

TMAPC Action: 7 members present.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OL:

Lot 21, Block G, Crestview Estates Addition, to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

A request for continuance to January 7, 1981, (Exhibit "C-1") was received from the applicant. The letter stated that the applicant met with the protestants to address some of their objections; however, they requested Mr. Moody ask for a continuance of the application to give them more time to meet with all of their members and to further negotiate on the rezoning.

Howard Hamilton and Mark Rieman advised that Mr. Moody spoke with several individuals and filed the request on their behalf; however, these people did not make up a representation as far as numbers of the individuals living in the area. The protestants stated they would be in agreement with the continuance if it was extended to a later date. The Commission agreed to extend the requested continuance for two additional weeks.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to continue PUD #250 to January 21, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

The Tulsa Mountains (3002) West 29th Street North and North 68th West Avenue  
(AG) (City-Osage County)

The Staff presented the plat and advised that the Engineer, Ted Sack, was present. This plat had been scheduled for review by the Planning Commission on December 10, 1980, but covenants and arrangements for percolation tests had not been made at the time of the scheduled review so the plat was tabled without action. Covenants have been received and the applicant and Health Department have agreed upon the procedures for submission of the necessary percolation tests. Preliminary approval is recommended, subject to the conditions.

On MOTION of KELEHER, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to grant approval of the preliminary plat of The Tulsa Mountains, subject to the following conditions:

1. Drainage plans shall be approved by the City Engineer, including storm drainage and/or detention design, if required, and Earth Change Permit where applicable, subject to criteria approved by the City Commission. (Due to rural nature and large size of tracts some drainage standards may need to be waived, but this will be subject to agreement between applicant and the City Engineer.)
2. Utility easements shall meet the approval of utilities. Show additional easements as needed.
3. The method of sewage disposal and plans therefore, shall be approved by the Tulsa City-County Health Department.
4. The owner or owners shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in covenants.) (Health Department)

The Tulsa Mountains (continued)

5. The method of water supply and plans therefore, shall be approved by the Tulsa City-County Health Department.
6. A Corporation Commission letter (or certificate of nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged.) (In Osage County information furnished by the B.I.A. will be acceptable.)
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 the Subdivision Regulations.)
8. All other Subdivision Regulations shall be met prior to release of final plat.

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

Dowell Research Center (2804) NE corner of 51st Street and 129th East Ave.  
(IR)

The Staff advised that all letters were in the file and they would recommend final approval and release of these items.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to grant final approval and release of Sans Souci Office Park and Dowell Research Center.

WAIVER OF PLAT:

Z-5264 Jerry Cantrell (1293) North side of 21st Street, East of Memorial Dr.  
(OL, RS-2)

The Staff made the following report:

This is a request to waive replat on the west 322.5' of the south 293' of the E/2 of Block 9, O'Connor Park. The original zoning application was approved with the north-half of the application being rezoned to RS-2 and the south-half to an OL classification. This request only involves the OL portion, leaving the remainder still subject to platting, if the plat is waived on this part. An additional 10' of right-of-way will be needed to meet the Major Street Plan on 21st Street. Easements may be required, subject to review of the utilities. The Staff notes that with the additional 10' of dedication, the parking spaces will need to be moved back off the right-of-way. Drainage plans will be required by the City Engineer in the permit process.

Due to the number of requirements, the applicant may wish to replat. However, the listed conditions would apply if plat is waived.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Z-5264, subject to the conditions.

Mr. Gardner advised that this request was continued from the last meeting to allow time to consult with the applicant concerning the number of

Z-5264 (continued)

conditions imposed on the waiver. The applicant was contacted and was in agreement with the listed conditions.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to approve the waiver of plat on Z-5264, subject to the following conditions:

- (a) Dedication of 10' on 21st to meet the Major Street Plan (entire 322' tract).
- (b) Sanitary sewer extensions.
- (c) Utility easements, on west, north and east (17½').
- (d) Redesign of parking lot to account for dedicated 10' strip on 21st. Also, Traffic Engineer advised to keep access away from the west property line.
- (e) Drainage plans, including detention. (Storm water to run off to 21st Street.)
- (f) Review of plot plan on east-half of lot as submitted.

EXTENSION OF PLAT APPROVAL:

Thousand Oaks (1683) 91st Street and South Quebec Avenue (RS-2)

The Staff recommended a six month extension of approval for the plat of Thousand Oaks.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Eller, Holliday, Keleher, Kempe, Parmele, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Gardner, Inhofe, Petty "absent") to grant an extension of the Plat of Thousand Oaks to July 1, 1981.

OTHER BUSINESS:

PUD #232 Paul Gunderson NW corner of Pine Street and Union Avenue

The Staff recommended this item be tabled.

The Chair, without objection, tabled PUD 232.

There being no further business, the Chair adjourned the meeting at 2:15 p.m.

Date Approved January 14, 1981

*Carl H. Young*  
VICE Chairman

ATTEST:


*Cherry Kempe*  
Secretary

TULSA METROPOLITAN AREA PLANNING COMMISSION

Claims: 1980-1981

<u>Account Number</u>	<u>Claim Number</u>	<u>Vendor</u>	<u>Amount</u>
7152	13026	American Planning Association	\$ 34.95
8140	13027	Underwood and Beaubien, CPA Firm	2,000.00

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

  
\_\_\_\_\_  
TMAPC Fiscal Officer

  
\_\_\_\_\_  
TMAPC Assistant Director





TMAPC RECEIPTS  
Month of November, 1980

ZONING

City Zoning Fees	( 7)	\$ 746.00	
Fee Waived	( 0)		\$ 746.00

LAND DIVISION

Subdivision Preliminary Plats	( 4)	\$ 200.00	
Subdivision Final Plats	( 5)	250.00	
Lot-Splits	(15)	105.00	
Fee Waived	( 1)		\$ 555.00

BOARD OF ADJUSTMENT

		\$ 1,945.00	
Fee Waived	( 1)		\$1,945.00
			\$3,246.00

Depository Ticket

City Receipt

731	073216	\$ 525.00	
732	073320	1,455.00	
733	073549	626.00	
734	074359	640.00	\$3,246.00
			\$3,246.00

CITY BOARD OF ADJUSTMENT

\$1,795.00

COUNTY BOARD OF ADJUSTMENT

\$ 150.00

CITY SHARE

\$ 650.50

COUNTY SHARE

\$ 650.50

