

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1350
Wednesday, March 18, 1981, 1:30 p.m.
Langenheimer Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Avey Eller Freeman Gardner Holliday, Secretary Parmele, 1st Vice- Chairman Petty C. Young, Chairman T. Young	Inhofe Kempe	Gardner Howell Lasker Wilmoth	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, March 17, 1981, at 10:45 a.m., as well as in the Reception Area of the INCOG Offices.

Vice Chairman Parmele called the meeting to order at 1:40 p.m. and declared a quorum present.

MINUTES:

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Eller, Freeman, Gardner, Holliday, Parmele, Petty "aye"; no "nays"; no "abstentions"; Avey, Inhofe, Kempe, C. Young, T. Young "absent") to approve the Minutes of March 4, 1981 (No. 1348).

CONTINUED ZONING PUBLIC HEARING:

Z-5492 John R. Shelton (Guy T. Irvirie) South of the SE corner of 71st Street and Peoria Avenue RD to OL

Mr. Gardner advised that this item had been continued from the February 11, 1981, meeting to allow the applicant to file a PUD on the subject property. To this date, a PUD has not been filed and the applicant has not contacted the Staff.

On MOTION of PARMELE, the Planning Commission voted 8-0-0 (Avey, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe "absent") to continue Z-5492 to March 25, 1981, 1:30 p.m., Langenheimer Auditorium, City Hall, Tulsa Civic Center, and direct the Staff to contact the applicant concerning the PUD.

Application No. PUD 248

Present Zoning: RS-3

Applicant: Roy Johnsen

Location: North side of 91st Street, between Yale Avenue and Sheridan Road

Date of Application: September 30, 1980

Date of Hearing: March 18, 1981

Size of Tract: 12.69 acres

Presentation to TMAPC by: Roy Johnsen

Address: 324 Main Mall

Phone: 585-5641

Staff Recommendation:

Planned Unit Development #248 is located on the north side of 91st Street, west of Joplin Avenue. The 12.69 acre tract is zoned RS-3 and the applicant is requesting approval of 54 patio home lots. The subject property is a narrow strip of land that varies from 90 feet to 310 feet in width. The applicant is proposing a private street system, excepting 86th Street North which is to be a public street.

The subject request was continued from the March 4, 1981 meeting to allow the Staff time to establish conditions of approval. The Staff's two primary concerns of the proposed PUD had to do with the location of the clubhouse and recreation area along 91st Street and the lack of a provision for connecting 86th Street to the east to the subject dedication of 86th Street. The Staff maintains that the property owner (same as the property on the east side of creek and open space drainage area) should be required to build that portion of the street and bridge necessary to connect 86th Street, the east-west residential collector street for this mile section.

The Staff recommends APPROVAL of PUD #248, subject to the following conditions and modifications:

1. Relocation of recreation area and clubhouse to the center of development, per Staff Concept Plan to better serve residents. (This area should include the small drainage area that crosses the property east-west.)
2. That 86th Street be extended through the drainage area to the east and extend to the west boundary of the subject property, north end of property, per Staff Concept Plan.
3. That the applicant's Development Standards as enumerated in the submitted PUD Text, shall apply, except as modified above and except that 59 patio lots be permitted, per Staff Concept Plan; provided the Development Standards of the Text are met. (RS-3 zoning will permit 64 units.)
4. That a detailed site plan of the common recreation areas shall be required to be approved by the TMAPC prior to issuance of a building permit.
5. That a subdivision plat, incorporating the conditions of PUD approval, be submitted to and approved by the TMAPC and filed of record in the County Clerk's Office prior to the issuance of building permits.

PUD #248 (continued)

Applicant's Comments:

Roy Johnsen, representing the owners of the subject tract, advised that he objected to the Staff recommendation that 86th Street be extended through the drainage area to the east and extend through to the west boundary of the subject property on the north end of property. He noted that this would require the land owner to go off-site, to properties not under application, to construct an improvement.

Mr. Johnsen noted that if the second point of access was an issue, he would request that, in the event of approval of the PUD by the Commission, he would like the condition to read: "...however a second point of access might be provided." Therefore, if the ownership to the west of the subject tract decided to develop and stub to the subject property, it would provide an alternative and second means of access which could then be considered sufficient.

In regard to building a bridge to provide the second point of access, Mr. Johnsen pointed out that it would serve very little purpose and benefit only a few people in the area.

Mr. Johnsen advised that he would acquiesce in the relocation of the recreation area and clubhouse to the middle portion of the subject tract. In the applicant's opinion, the 91st Street location was preferable since it served as the entryway to the development and the recreation facility's security could be tied with that provided at the entryway.

Some of the lots, as drawn on the Staff Plan, are very small and would not meet the standards for lot size as set forth in the PUD Text; however, Mr. Johnsen stated he was pleased to have potential for the extra 4 or 5 lots.

Commissioner T. Young was in agreement with Mr. Johnsen concerning the connecting roadway. He suggested that condition No. 2 of the Staff Recommendation should include "...or in the alternative, 86th Street be extended from the west boundary to connecting streets west of the subject property."

Commissioner Petty stated he could not support Staff condition No. 1; "Relocation of recreation area and clubhouse to the center of development, per Staff Concept Plan to better serve residents." In his opinion, this condition is too restrictive and exceeds the Planning Commission's authority.

Commissioner Parmele noted that the developer establishes the mark of standards he wishes to sell and, therefore, could not support condition No. 1.

Bob Gardner suggested the Commission approve the PUD as proposed by the applicant, if they were not in agreement with condition No. 1 and 2. The primary concerns of the Staff are: 1) who is going to pay for the bridge if it is developed, if not the applicant; and 2) the location of the recreation area near 91st Street where it would be very attractive for community use, rather than for use of only residents of the development.

PUD #248 (continued)

Commissioner C. Young noting that the Staff recommended two points of access to the subject property, pointed out that one of them will be provided now and the other access may never be provided if the street is stubbed with no connection.

Mr. Johnsen advised that if the access points were imposed as a condition, they will have to be provided since the subject tract will be platted before it can be developed. Commissioner C. Young stated he would like to amend the condition to provide the access anywhere in the north-half of the subject tract. Mr. Johnsen was in agreement with that suggestion since it would allow his client more flexibility in the development.

Commissioner Avey questioned if a street was stubbed to the west, would anyone developing the property to the west of the subject tract be required to complete the street system and meet the stub. Chairman C. Young stated that it would be a requirement, but it could be some time before the tract to the west is developed and the street completed.

Bob Gardner pointed out that a collector-width street was required in the subdivision to the east, which is stubbed out to the east and will be required to go through the 40-acre tract and eventually reach Sheridan Road, the major street. If there is no requirement for the applicant of the subject tract to tie to his original subdivision to the east, there will not be anyone other than the general public to connect the streets. It was Mr. Gardner's opinion that if the bridge is not required at this time there would be no reason to have a street going to the east or west at collector standards. What reason would there be to impose 60' of right-of-way on any of the vacant property to the east or west? To approve this PUD without requiring the bridge is simply stating that it is the public's responsibility and liability to connect the street and build the bridge.

Commissioner T. Young stated he was not concerned with the collector street requirement, but was primarily concerned about the safety of future homeowners on the subject tract and accessibility for fire fighting equipment, etc.

Commissioner Petty questioned who would determine if a bridge would need to be built by the public - assuming there was a stub street on each side of the creek.

Noting that there are a lot of unanswered questions, Bob Gardner stated, assuming that the property to the west and east develops and the road was tied from Yale to Sheridan with the exception of this connector, at that point it becomes a public interest to have the street connected so that it functions. This would become an item in the capital improvements, but would not be a high priority development item. He suggested that a determination should be made at this time that the bridge will never be built and the streets connected, therefore, a different street system, other than a collector, could be established for this section.

PUD #248 (continued)

Commissioner Petty advised that he lives on a street that is approximately 60 years old and has all the bridges he needs. Consequently, he could not be excited about paying for bridges at 81st Street. However, he did not feel the Planning Commission could recommend that the applicant build the bridge either.

Roy Johnsen suggested that the applicant provide the right-of-way along the north boundary of the subject tract and dedicate the right-of-way within the floodplain so that all the right-of-way would be connected and if there was a public need in the future, an east-west movement through the section could be provided.

In answer to Chairman C. Young's question, Mr. Johnsen advised that the subject tract could be developed in a conventional manner; there would be some odd-shaped lots and also some loss of lots. In Mr. Johnsen's opinion, the PUD permitted some flexibility, a more imaginative development which is different and varied.

Commissioner T. Young made a motion for approval of PUD #248, subject to conditions No. 3, 4 and 5, as recommended by the Staff and with the condition that a second point of access be provided in the north one-half of the subject tract. The motion did receive a second.

Commissioner Petty noted that the way the motion was worded there would have to be access rather than have access at a later date.

Commissioner Parmele stated he would not support the motion because it was too dependent upon adjoining property owner's development, which may or may not occur.

Commissioner T. Young then withdrew the motion.

On MOTION of PARMELE, the Planning Commission voted 3-5-0 (Avey, Parmele, Petty "aye"; Freeman, Gardner, Holliday, C. Young, T. Young "nay"; no "abstentions"; Eller, Inhofe, Kempe "absent") to approve PUD #248, subject to Staff conditions No. 3, 4, 5, and a stub street be provided for future access on the north-half of the PUD.

Commissioner Petty stated he did not feel you could restrict a developer from beginning development dependent upon what someone else does on an adjacent tract.

Commissioner T. Young made a motion for denial of PUD #248. The motion did not receive a second.

On MOTION of GARDNER, the Planning Commission voted 5-3-0 (Freeman, Gardner, Holliday, C. Young, T. Young "aye"; Avey, Parmele, Petty "nay"; no "abstentions"; Eller, Inhofe, Kempe "absent") to approve PUD #248, subject to the Staff Recommendation, on the following described property:

A tract of land lying in the W/2 of the W/2 of the SE/4 of Section 15, Township 18 North, Range 13 East of the IB&M, according to the U. S. Government Survey thereof, in the City of Tulsa, Tulsa County, Oklahoma, more particularly described as follows:

PUD #248 (continued)

Beginning at a point on the West line of said W/2 of the W/2 of the SE/4 of Section 15, said point lying 24.75' north of the SW corner thereof; thence North $00^{\circ}-01'-28''$ West along said West line a distance of 2,614.23' to the NW corner of said W/2 of the W/2 of the SE/4 of Section 15; thence South $89^{\circ}-59'-25''$ East along the North line thereof a distance of 179.45' to a point; thence South $14^{\circ}-51'-33''$ West a distance of 74.09' to a point; thence South $33^{\circ}-48'-02''$ East a distance of 287.61' to a point; thence South $6^{\circ}-07'-27''$ West a distance of 234.34' to a point; thence South $17^{\circ}-47'-46''$ East a distance of 85.07' to a point; thence South $7^{\circ}-10'-50''$ West a distance of 128.00' to a point; thence South $6^{\circ}-06'-17''$ a distance of 188.01' to a point; thence South $25^{\circ}-30'-21''$ West a distance of 290.29' to a point; thence South $15^{\circ}-07'-10''$ West a distance of 333.55' to a point; thence South $11^{\circ}-35'-14''$ East a distance of 283.78' to a point; thence South $15^{\circ}-48'-09''$ West a distance of 275.41' to a point; thence Due South a distance of 165.00' to a point; thence South $42^{\circ}-11'-04''$ East a distance of 215.93' to a point; thence South $11^{\circ}-18'-36''$ West a distance of 127.48' to a point; thence South $32^{\circ}-55'-57''$ East a distance of 87.65' to a point; thence Due South a distance of 25.25' to a point lying 24.75' North of the South line of said W/2 of the W/2 of the SE/4 of Section 15; thence North $89^{\circ}-57'-50''$ West a distance of 261.98' to the point of beginning, containing 12.699 acres, more or less.

SUBDIVISIONS:

Coyote Run (2590) West side of Coyote Trail, between 41st Street and 51st
Street (County) (AG)

The Staff presented the plat with the applicant not represented.

The Staff reminded the Commission that this plat already had a sketch plat approval under the title of "Cass-Grisson" and only the name has been changed.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Coyote Run, subject to the conditions.

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

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines.
2. Water plans shall be approved by the Water Authority, prior to release of final plat.
3. The key or location map shall be complete. (Identify exterior streets even though not open.)
4. 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.)
5. Although zoning came after this plat was received, the Staff recommends the rear building lines either be omitted or changed to 40', which would avoid any confusion later. The 100' front building line is volunteered by applicant and not our requirement.
6. Show 30' width on Coyote Trail and identify "County Road" as "Coyote Trail." Show a block number, identify center of Section 25.
7. Add to end of paragraph #4 in Covenants: "(Time limit not applicable to easement grant in paragraph #3.)"
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. All Subdivision Regulations shall be met prior to release of final plat. (Staff)

Oak Haven (3191) West 56th Place and South 167th West Avenue (AG) (County)

The Staff recommended this item be tabled until zoning is approved and some indication of soil percolation tests are available.

The Chair, without objection, tabled Oak Haven.

3100 Garnett Square (1994) SW corner of 31st Street and Garnett Road (CS)

The Staff presented the plat with the applicant represented by Paul Gunderson.

Engineering advised applicant to show the "Reserve A" as a "Drainageway" and provide language for same in Covenants, including proper monument language.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of 3100 Garnett Square, subject to the listed conditions.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Eller, Freeman, Gardner, Holliday, Parmele, Petty, T. Young "aye"; no "nays"; no "abstentions"; Avey, Inhofe, Kempe, C. Young "absent") to approve the Preliminary Plat of 3100 Garnett Square, subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
3. 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).
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (For drainage, if required.)
6. 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.
7. Access points shall be approved by City and/or Traffic Engineer. (Show on 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. Include paragraphs in covenants for "Reserve A" (Drainage) and monument language as required by City Engineer.

3100 Garnett Square (continued)

10. Correct name of adjacent plat to "Valley Glen South."
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)

Woodland Springs (PUD #179-F) (1283) 71st Street and South 92nd East Avenue
(RM-1)

Mr. Wilmoth recommended this item be tabled pending T.A.C. review of the site plan.

Without objection, the Chair tabled the preliminary plat of Woodland Springs.

Sooner Square (PUD #202) (283) SW corner of 61st Street and South Memorial Dr.
(CS)

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

The Staff advised that the east 210' of the north 200' measured on center-lines is not subject to platting and is not part of a PUD. However, the remainder is part of PUD #202 and should contain any provisions of the PUD applicable to that part of the tract. The plat is being reviewed at this time as if it were part of the PUD. (A site plan review will be required if part of a PUD.) It is suggested that the part of the plat in the PUD be removed therefrom to expedite obtaining a building permit.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Sooner Square, subject to the conditions.

On MOTION of HOLLIDAY, the Planning Commission voted 9-0-0 (Avey, Eller, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe "absent") to approve the Preliminary Plat of Sooner Square, subject to the following conditions:

1. All conditions of PUD #202 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. (IF APPLICABLE!!)
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property 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).

Sooner Square (continued)

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, (if required).
6. 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.
7. Access points shall be approved by City and/or Traffic Engineer.
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)

At this point in the meeting, Vice Chairman Parmele relinquished the Chair to Carl Young, Chairman.

Crow-Dobbs Office Park II (1793) West of the SW corner of 21st Street and South Columbia Place (OL)

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

There was some discussion with Water and Sewer Department regarding the dual sewer line and some additional easements needed. The possibility of abandonment of a part of the unused sewer was discussed, but not made a part of conditions on plat.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Crow-Dobbs Office Park II, subject to the conditions.

Kathryn Fell, 2643 East 22nd Street, advised that her lot backs up to the subject property and she was concerned with water runoff in the area. She pointed out that the subject tract was a great deal higher than her property.

Ted Sack, representing the applicant, pointed out that there is a large storm sewer which is adjacent to the south side of the subject tract. The majority of the subject property will drain into the low area to the west, south of 21st Street. The subject tract will not drain to the south onto Mrs. Fell's property, but will go to the northwest. A detention design and storm drainage will be required by the City Engineer.

Vivian Nemec, 2651 East 22nd Street, stated that underground cables will be connected to the transformers and questioned how far the easements would extend onto her property.

Mr. Sack advised that the existing easements on the subject tract will be used for the proposed development.

Crow-Dobbs Office Park II (continued)

On MOTION of PARMELE, the Planning Commission voted 9-0-0 (Avey, Eller, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe "absent") to approve the Preliminary Plat of Crow-Dobbs Office Park II, subject to the following conditions:

1. Show 60' of right-of-way from centerline of 21st Street in accordance with the Major Street Plan.
2. Utility easements shall meet the approval of utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines.
3. 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).
4. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission.
5. Access points shall be approved by City and/or Traffic Engineer.
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. 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. (Staff)

Crow-Dobbs Office Park (PUD #202) (283) 61st Street and South 76th East Avenue
(CS)

Baystone (3193) South side of 58th Street at Quincy Avenue (RM-2)

Garnett Place (3194) West side of South Garnett Road, 1/4 mile North of 61st Street
(IL)

The Staff advised that not all letters had been received for final approval and recommended tabling the above-listed plats.

The Chair, without objection, tabled Crow-Dobbs Office Park, Baystone and Garnett Place.

FOR WAIVER OF PLAT:

Z-4268 U-Totem (1302) West of the NW corner of 36th Street North and North
Lansing Avenue (CS)

The Staff reminded the Commission that this item had been tabled in December, pending additional information and clarification of the request. At that time the Staff made the following report:

This request is to waive plat requirement on a small tract of land fronting on 36th Street North. The tract is not part of a larger tract that was included in zoning application Z-4268. The Planning Commission only zoned the south 200' leaving the remainder RS-3 and not subject to platting. (That effectively cut off and/or split the lot by the zoning process.) The Staff is more concerned with the land north of this tract than we are with the frontage tract of CS. Since it is not part of this request, and was not rezoned, we can only express our concern. Some access needs to be provided to the rear tract, either by ownership of one of the adjoining lots or easement and/or ownership "handle" to 36th Street. As for the specific request to waive plat, the Staff notes that the following requirements should be made:

- (a) Dedication of an additional 20' on 36th to meet the Major Street Plan.
- (b) Granting of any necessary utility easements, and extension of any required facilities to serve the tract.
- (c) Approval of any necessary grading and/or drainage plans through the permit process.

Applicant may need to prove to the Building Inspector that this tract was created with less than 150' of frontage prior to zoning requirements. (It appears that it was done by platting prior to 1970 on each side of this unplatted tract.)

Since December, the applicant has obtained the necessary dedication and prepared a plot plan showing all the ownership and present and proposed buildings. There are no plans to separate the tract in the rear and it will simply be open space as indicated on the plot plan.

It appears now that this matter is ready for review by the Planning Commission since the conditions imposed by the T.A.C. are being met.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Z-4268, subject to the conditions:

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Avey, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe "absent") to approve the Waiver of Plat on Z-4268, subject to the following conditions:

- (a) Granting of any necessary utility easements and/or extensions to serve the tract.
- (b) Approval of grading/drainage plans through the permit process.

FOR CHANGE OF ACCESS ON RECORDED PLAT:

5800 South Park (3294) 58th Street and South Garnett Road (IL)

The Staff advised that this is a request to relocate two access points on Garnett Road. Since the corner lots have unlimited access to 58th Street, the accesses are being moved away from the corner to provide a full access point to each of the lots that front directly to Garnett. This is only a change in location and not the addition of more access points. Traffic Engineer has approved the request and it is recommended that the Planning Commission concur.

On MOTION of GARDNER, the Planning Commission voted 8-0-0 (Avey, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe "absent") to approve the change in access to relocate two access points on Garnett Road on the recorded Plat of 5800 South Park.

Camp Shalom Addition (683) North side of 71st Street, west of Lewis Avenue(RS-3)

Mr. Wilmoth advised that this is a request to relocate an access point that was platted before the actual use was determined. The access is being moved 105' east and no new or additional points are being requested. Traffic Engineering has approved the request and it is recommended that the Planning Commission concur.

On MOTION of GARDNER, the Planning Commission voted 8-0-0 (Avey, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe "absent") to relocate an access point 105' to the east on Camp Shalom Addition.

LOT-SPLITS:

L-15132	Bill J. Ramsey	(3503)	L-15155	Midwestern Plumbing	
15148	Larry W. Taylor	(1083)		District, Incorporated	(1093)
15151	Edith Pitts	(2792)	15156	Ulmer Miller	(393)
13153	71st Street, Ltd.	(683)	15157	James R. & Ruth A. Head	(583)

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

FOR WAIVER OF CONDITIONS:

L-15145 Parkwood Corp. (1193) 15th Street and South 79th East Avenue (RS-3)

The Staff advised that this is a request to split Lots 2 and 7, Block 1, Woodchuck Addition into the east and west halves along the common party walls of the existing duplexes. Utilities and street improvements are also existing.

The Technical Advisory Committee and Staff recommended approval of the lot-split (L-15145), subject to the conditions.

L-15145 (continued)

On MOTION of AVEY, the Planning Commission voted 8-0-0 (Avey, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe "absent") to approve the Waiver of Conditions on a lot-split (L-15145), Lots 2 and 7, Block 1, Woodchuck Addition, subject to Board of Adjustment approval of the waiver of bulk and area requirements.

L-15115 Patsy Garrigues (2690) 1/2 mile South of Coyote Trail, East side
of 209th West Avenue (AG-R) (County)

This is a request to split a 2½ acre tract into two tracts approximately 1¼ acre each. In order to provide access to the easterly lot, a 30' ownership "handle" for access is being provided. Health Department approval has been made. (77-83 & 83a) The Staff and T.A.C. had no objections to the request as submitted.

The Technical Advisory Committee and Staff recommended approval of the Lot-Split (L-15115), subject to the condition.

On MOTION of AVEY, the Planning Commission voted 8-0-0 (Avey, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe "absent") to approve the Waiver of Conditions on L-15115, subject to Board of Adjustment approval of the waiver of bulk and area requirements.

OTHER BUSINESS:

PUD #187 Gene Oliver NW corner of 65th Place and 72nd East Avenue

Request for Minor Amendment to permit the reduction of the 25-foot setback to 20-foot on 72nd East Avenue to permit a porte cochere.

Mr. Gardner advised that the applicant is requesting a minor amendment on Lot 4, Block 13, Shadow Mountain Addition (NW corner of 65th Place South and 72nd East Avenue) to permit a 20-foot building line along 72nd East Avenue to allow the construction of a porte cochere. The porte cochere is open, and therefore, will not affect view of adjacent property. The lot is irregular in shape and therefore, deserving of setback relief.

The Staff recommends APPROVAL of the requested minor amendment, subject to the plot plan submitted.

On MOTION of HOLLIDAY, the Planning Commission voted 8-0-0 (Avey, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe "absent") to approve the minor amendment on Lot 4, Block 13, Shadow Mountain Addition, PUD #187, to permit the reduction of the 25-foot setback to 20-foot on 72nd East Avenue to permit a porte cochere, subject to the plot plan (Exhibit "A-1").

PUD #179 James Holt Lot 1, Block 5, Woodland Hills South

Request to permit an 18.6' setback where a 25-foot building setback is required.

The Staff made the following report:

PUD #179 (continued)

The applicant is requesting to move the garage portion of the house approximately 8 feet closer to 74th Place South in order to save a large, mature pecan tree. The RM-T zoning abutting the subject lot on the west permits a front setback less than what the applicant is proposing. The applicant's request is reasonable and accordingly, the Staff recommends APPROVAL per plot plan submitted.

On MOTION of PARMELE, the Planning Commission voted 8-0-0 (Avey, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe "absent") to approve an 18.6' setback where a 25-foot building setback is required on PUD #179, Lot 1, Block 5, Woodland Hills South.

PUD #244 Gordon McCune SW corner of 51st Street and Yale Avenue

Request for approval of Detail Site Plan and Landscape Plan.

Mr. Gardner advised that Planned Unit Development #244 is located at the SW corner of 51st Street and South Yale Avenue. The development was approved for a maximum of 71,775 sq. ft. of floor area on the 2.4 acre site. 16% of the total site will be devoted to landscaped open space. The Staff has reviewed the site plan and landscape plan and find that it meets the concept and conditions of approval for PUD #244; therefore, the Staff recommends APPROVAL, subject to the following conditions:

1. That development proceed in accord with the approved site plan and landscape plan.
2. That building height be limited to 5 stories.
3. That gross floor area be limited to 71,755 sq. ft.
4. That all other PUD conditions of approval shall apply.

On MOTION of AVEY, the Planning Commission voted 8-0-0 (Avey, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe "absent") to approve the Detail Site Plan and Landscape Plan (Exhibit "B-1") of PUD #244, subject to Staff conditions listed above.

PUD #179-H Bob Compton East of the SE corner of 71st Street and 85th East Ave.

Consider approving Detail Site Plan and Amendment to the Deed of Dedication of El Paseo, an addition to the City of Tulsa.

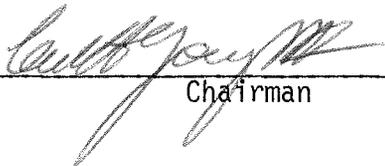
Mr. Gardner stated that the applicant is requesting detail site plan approval and approval of amended subdivision Covenants for Lot 9, Block 2, El Paseo Addition, 8600 Block East 71st Street South. The subject lot was approved for a car wash facility. The subdivision plat limits usage to an office building, requires more open space than was approved for the car wash and prohibited a free-standing sign. The amended Covenants provides for a change in the permitted use, provides for a sign and reduces the required open space. The site plan and amended Covenants meet the conditions of PUD #179-H as approved, and accordingly, the Staff recommends APPROVAL as submitted.

PUD #179-H (continued)

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Avey, Freeman, Gardner, Holliday, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe "absent") to approve the Detail Site Plan (Exhibit "C-1") and Amended Subdivision Covenants (Exhibit "C-2") for Lot 9, Block 2, El Paseo Addition, PUD #179-H.

There being no further business, the Chair adjourned the meeting at 2:50 p.m.

Date Approved April 1, 1981



Chairman

ATTEST:



Secretary