

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1375  
Wednesday, September 16, 1981, 1:30 p.m.  
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Eller	Gardner	Gardner	Linker, Legal
Freeman	Kempe	Chisum	Department
Higgins	Petty	Lasker	
Holliday, Secretary	C. Young	Wilmoth	
Parmeles, 1st Vice-Chairman	Inhofe		
T. Young			

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, September 15, 1981, at 12:30 p.m. as well as in the Reception Area of the INCOG Offices.

First Vice-Chairman Bob Parmele called the meeting to order at 1:45 p.m. and declared a quorum present.

MINUTES:

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Eller, Freeman, Parmele, Holliday, T. Young, Higgins "aye"; no "nays"; no "abstentions"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to approve the Minutes of August 26, 1981 (No. 1372).

REPORTS:

Report of Receipts and Deposits:

Report was presented for Receipts and Deposits for the month of August, 1981.

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

Chairman's Report:

Holliday reported that on September 14, 1981, she received a Notice of Appeal from the District Court, Tulsa County, which advised that the City of Tulsa appealed to the District Court the action and decision of the Tulsa Metropolitan Area Planning Commission taken on September 2, 1981 in the Case of Z-5517, Helmerich and Payne, Inc., having waived the platting requirement on property owned by Helmerich and Payne, Inc., located west of the northwest corner of 21st Street and Utica Avenue.

T. Young, directing his comments to Mr. Linker, stated that the information presented to this Board as to the position of certain City Departments was not the same as was presented to the City Commission; therefore, the Planning Commission may not have had enough information available. He wondered if the Planning Commission could reconsider its action, instead of proceeding with a costly and time-consuming court case.

Chairman's Report: (continued)

Linker replied that the Commission could rescind its action and reconsider the case, but felt Charles Norman as attorney for Helmerich and Payne should have a chance to give a presentation before any action was taken.

T. Young asked if the City Attorney's Office would represent both sides, assuming this case goes to court.

Linker answered that the attorney sitting on the Planning Commission Board is representing the City, so the Planning Commission would have to make arrangements for counsel.

T. Young continued by asking if an action could be taken to direct Mr. Linker to state to the City Commission that the Board does not wish to challenge the appeal, if the Planning Commission chooses not to go through the process of rescinding its action.

Linker answered that there is a third party involved and cannot take that action without Mr. Norman. Helmerich and Payne would have to be a party to that action. The Planning Commission could rehear this matter if notice is given to Helmerich and Payne.

Parmelee and Holliday stated they were not present on September 2 when the action was taken.

On MOTION of T. YOUNG, the Planning Commission voted 4-0-2 (Eller, Freeman, T. Young, Higgins "aye"; no "nays"; Parmelee, Holliday "abstaining"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") that the Planning Commission reconsider its vote on the Waiver of Subdivision Plat, Z-5517, and set a hearing for September 30, 1981.

Additional Discussion:

T. Young felt letters should go to all representatives on the Technical Advisory Committee so they could be present at that hearing.

Linker advised there is a potential problem with the open meeting law, since nothing had been set on the agenda to discuss this matter; however, this was something that was new business and could not have been anticipated for the meeting today. He felt the best way to handle it would be to put "...consideration of a hearing" on the next agenda and still have plenty of time to notify the people concerned. Then the matter could be set for rehearing on September 30. Bob Gardner mentioned this would give the third party an opportunity to voice his opinion on a rehearing.

On AMENDED MOTION of T. YOUNG, the Planning Commission voted 4-0-2 (Eller, Freeman, T. Young, Higgins "aye"; no "nays"; Parmelee, Holliday "abstaining"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to place on the agenda for the meeting of September 23rd "consideration of possible rehearing of Waiver of Subdivision Plat, Z-5517."

Director's Report:

Jerry Lasker advised that Jim Bourey of the Department of City Development was present to discuss Neighborhood Development Program amendments.

Director's Report: (continued)

Mr. Bourey informed the Board that the Tulsa Urban Renewal Authority proposes an amendment to the Urban Renewal Plan for the Neighborhood Development Program area. It identifies certain properties to be acquired in connection with the Year VII CDBG Grant Application, the Greenwood Supplement Grant and the Osage Expressway Acquisition Project. Financing for these activities, the relocation and demolition, are included in three programs: CDBG, Sales Tax and Greenwood Supplement Grant. The amendments modify the acquisition status maps, relocation plan and financing plan. He is requesting approval of a resolution which finds the amendments in accord with the Comprehensive Plan.

Dane Matthews of the INCOG staff advised she had reviewed the amendments and has no problems with them. There was some concern that the phasing in Osage Expressway acquisition and clearance be done such that the viable homes and the one business there be allowed to remain as long as possible. His request is that the burned or deteriorated homes be taken first. The City has assured this will be the case; therefore, the Comprehensive Planning staff has no problem with these amendments.

On MOTION of FREEMAN, the Planning Commission voted 6-0-0 (Eller, Freeman, Parmele, Holliday, T. Young, Higgins "aye"; no "nays"; no "abstentions"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to adopt the Resolution Finding that Amendments To The Urban Renewal Plan For The Neighborhood Development Program Area In Connection With The Seventh Year Community Development Program Are In Conformance With The Comprehensive Plan Of The City Of Tulsa, subject to the approval of the City Attorney as to form:

RESOLUTION No. 1375:546

RESOLUTION FINDING THAT AMENDMENTS TO THE URBAN  
RENEWAL PLAN FOR THE NEIGHBORHOOD DEVELOPMENT  
PROGRAM AREA IN CONNECTION WITH THE SEVENTH YEAR  
COMMUNITY DEVELOPMENT PROGRAM ARE IN CONFORMANCE  
WITH THE COMPREHENSIVE PLAN OF THE CITY OF TULSA.

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 11, 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 the conformity of any proposed Urban Renewal Plans and/or major 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 Neighborhood Development Program area in connection with the Seventh Year Community Development Program within the City

Resolution No. 1375:546 (continued)

of Tulsa; and,

WHEREAS, said Neighborhood Development Program 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:

- I. The proposed Urban Renewal Plan Amendments for the Neighborhood Development Program Area, in connection with the Seventh Year Community Development Program specifically:
  1. Modify URP-3A, 3B, 3C and 3F, Acquisition Status Maps, to show previous NDP acquisition and proposed acquisition in connection with the Seventh Year Community Development Program, the Greenwood Supplemental Grant and the Osage Expressway Acquisition Project.
  2. Modify Appendix II, Relocation Plan, and indicate relocation resulting from acquisition in connection with the above-mentioned projects, showing feasibility of relocation in accordance with State and federal law.
  3. Modify Appendix III, Financing Plan, to include cost estimates for the activities carried out under the Seventh Year Community Development Program, the Greenwood Supplemental Grant and the Osage Expressway Acquisition Project are hereby found to be in conformity with the Comprehensive Plan for the City of Tulsa.
  4. Certified copies of this Resolution shall be forwarded to the Board of Commissioners of the City of Tulsa.

APPROVED and ADOPTED this 16th day of September, 1981, by the Tulsa Metropolitan Area Planning Commission.

SUBDIVISIONS:

Community Village Addition (PUD #123) (2393) 31st Street and South 90th E. Ave.  
(RM-1 and RS-3)

The Staff presented the plat with the applicant not represented.

The Technical Advisory Committee and Staff recommended APPROVAL of the preliminary plat of Community Village Addition, subject to the conditions:

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Eller, Freeman, Parmele, Holliday, T. Young, Higgins "aye"; no "nays"; no "abstentions"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to approve the Preliminary Plat for Community Village, subject to the following conditions:

1. All conditions of PUD #213 shall be met prior to release of the final plat, including provisions per utilities 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 utilities. 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.
3. Water plans shall be approved by the Water and Sewer Department prior to release of the 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 the final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer, (for drainage if required).
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. Show centerline of 90th East Avenue and tie thereto. Also, show limits-of-no-access per Traffic Engineer.
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 the final plat.

George Town Court (2993) East of the NE corner of 47th Street and South Gary Avenue RM-T

The Staff presented the plat with the engineer, Stan Ewing, present.

The Technical Advisory Committee and Staff recommended APPROVAL of the preliminary plat of George Town Court, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Eller, Freeman, Parmele, Holliday, T. Young, Higgins "aye"; no "nays"; no "abstentions"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to approve the Preliminary Plat for George Town Court, subject to the following conditions:

1. Show a tie dimension to Gary and/or Harvard Avenues. Show total dimensions and bearings on perimeter of plat. Show total number of lots and acres on the face of the plat.
2. Utility easements shall meet the approval of the utilities. 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.
3. Water plans shall be approved by the Water and Sewer Department prior to the release of the 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). (Include language in plat.)
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer, (if required for drainage, detention will be required).
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. A topo map shall be submitted for review by T.A.C. (Subdivision Regulations) (Submit with drainage plans)
9. 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.)
10. Language in covenants shall meet the approval of the utilities. (#12 is OK.)
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.)

George Town Court (continued)

12. It is recommended that the applicant and/or his engineer coordinate with the Utility Underground Committee.
13. All Subdivision Regulations shall be met prior to release of the final plat.

Tower Estates Addition (29, 30 & 3290)

Rim Rock Estates Addition (2090)

Mr. Wilmoth advised that the applicant is still working on percolation tests on these two items. They are rather large subdivisions, testing will take the additional time.

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Eller, Freeman, Parmele, Holliday, T. Young, Higgins "aye"; no "nays"; no "abstentions"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to continue Tower Estates and Rim Rock Estates Additions to October 7, 1981, at 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Wedgewood VII (684)

Wedgewood VIII (684)

Mr. Wilmoth advised the Staff is recommending approval of extension of expiration dates for 1 year.

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Freeman, Parmele, Holliday, T. Young, Higgins "aye"; no "nays"; no "abstentions"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to approve a one-year extension for Wedgewood VII and Wedgewood VIII Additions.

CHANGE OF ACCESS ON PLAT:

Longview Lake Estates Center Amended Addition

This is a request to change the location of two access points in this subdivision. The new access points are farther away from the intersection and have been approved by Traffic Engineering. Old access is being vacated so there is no change in the total number.

The Technical Advisory Committee and Staff recommended APPROVAL.

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Freeman, Parmele, Holliday, T. Young, Higgins "aye"; no "nays"; no "abstentions"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to approve this Change of Access on Plat for Longview Lake Estates Center Amended Addition.

LOT-SPLITS:

For Ratification of Prior Approval:

L-15293 Ruth A. Ray (2292)  
15294 E. Dave Massey (1292)  
15295 T.U.R.A. (3602)

L-15293, 15294 & 15295 (continued)

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Eller, Freeman, Parmele, Holliday, T. Young, Higgins "aye"; no "nays"; no "abstentions"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to approve the above items.

CONTINUED ZONING PUBLIC HEARING:

Application No. Z-5600

Applicant: Stuart Nyander (Holsted)

Location: NE of 122nd East Avenue and Admiral

Present Zoning: RMH, RS-3

Proposed Zoning: CH, IL, FD

Date of Application: June 30, 1981

Date of Hearing: September 16, 1981

Size of Tract: 8 acres, plus

Presentation to TMAPC by: Stuart Nyander

Address: 717 South Houston Avenue

Phone: 587-7283

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 IL District is not in accordance with the Plan Map.

Staff Recommendation:

The subject property is zoned RMH and RS-3 and the applicant is requesting either IL Industrial zoning or CH Commercial high-intensity. The tract is 8 acres in size.

The Staff recommends DENIAL of CH and APPROVAL of IL and FD zoning as may be required, for the following reasons:

The subject request is inconsistent with the Comprehensive Plan; however, recent zoning decisions in the area have not been limited to low intensity zoning classifications and were based primarily on the existing zoning patterns in the area and because the area is physically a corridor. Because of the industrial park across the street to the south, the Staff believes the tract merits IL zoning consideration. CH zoning is unrestricted and has absolutely no merit. The existing CH zoning was achieved years ago prior to the Comprehensive Plan and should not be used as a basis for approving additional CH zoning. IL Light Industrial zoning would accommodate the applicant's request and, the Staff believes IL zoning to be the most appropriate for the area.

Therefore, the Staff recommends APPROVAL of IL zoning, except FD on any portion determined to be FD by the City Hydrologist Department.

For the record, the Plan Map for this general area should be amended to Medium Intensity Corridor with emphasis on light industry.

The applicant was not present and there were no protestants. Bob Gardner stated he had talked with the applicant who was in agreement with the Staff Recommendation.

TMAPC Action: 6 members present.

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Freeman, Parmele, Holliday, T. Young, Higgins "aye"; no "nays"; no "abstentions"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be rezoned IL and FD, per Staff Recommendation:

Z-5600 (continued)

In part of Lot Two (2), Section 5, Township 19 North, Range 14 East and part of the W/2 of the SE/4 of Section 32, Township 20 North, Range 14 East, of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, being more particularly described as follows, to wit:

Lot two (2) in said Section 5, LESS the South 466.8' of the West 466.8' thereof, and LESS a part more particularly described as follows, to wit:

Beginning at the North Quarter corner of Section 5, being the Northwest corner of Lot 2; thence Due East along the North line of Section 5 a distance of 899.50'; thence South 29°-17'-50" East a distance of 116.32' to the Point of Curve of a curve to the left having a radius of 294.78'; thence along said curve a distance of 74.57' to the Point of Reverse Curve of a curve to the right having a radius of 175.0'; thence along said curve to the right a distance of 169.78' to the Point of Reverse Curve of a curve to the left having a radius of 125.0'; thence along said curve to the left a distance of 26.19' to the Point of Tangency; thence South 0°-12'-29" East a distance of 269.86' to the Point of Curve of a curve to the left having a radius of 30.0'; thence along said curve a distance of 47.26' to the Point of Tangency, also being a Point on the North Right-of-Way line of East Admiral Place, said Right-of-Way being 40.0' from the Centerline of East Admiral Place; thence north 89°-56'-29" West along said Right-of-Way a distance of 110.0'; thence South 89°-56'-29" East a distance of 0.0' to the Point of Curvature of a curve to the left, having a radius of 30.0'; thence along said curve to the left a distance of 46.98' to the Point of Tangency; thence North 0°-12'-29" West a distance of 270.14'; thence North 89°-56'-29" West a distance of 475.0'; thence South 9°-12'-29" East a distance of 269.86' to the Point of Curvature of a curve to the left having a radius of 30.0'; thence along said curve a distance of 47.26' to the Point of Tangency, also being a point on said North Right-of-Way line; thence North 89°-56'-29" West a distance of 80.14'; thence North 0°-12'-29" West 466.80'; thence North 89°-56'-29" West a distance of 466.80' to a point on the West line of said Lot 2; thence North 0°-12'-29" West along the West line of Lot 2 a distance of 176.20' to the Point of Beginning, containing 7.77 acres, more or less; AND

A tract of land in said W/2 of the SE/4 of Section 32, more particularly described as follows, to wit:

Beginning at the South Quarter corner of said Section 32; thence Due East a distance of 899.5'; thence North 20°-39'-43" West a distance of 188.31'; thence Due East a distance of 150'; thence South 33°-27'-36" East a distance of 211.20' to the point on the South line of said Section 32; thence Due West along said South line a distance of 1,099.50' to the Point of Beginning, containing 0.71 acres, more or less.

Z-5575 Roy Johnsen

PUD #261 Roy Johnsen

The Staff requested these items be continued.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Eller, Freeman, Parmele, Holliday, T. Young, Higgins "aye"; no "nays"; no "abstentions"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to continue Z-5575 and PUD #261 to September 23, 1981, at 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application PUD #264  
Applicant: Roy Johnsen (Frank)  
Location: 145th East Avenue, from 45th to 51st Streets

Present Zoning: CS, RM-0, RM-1, RS-3  
Proposed Zoning: PUD

Date of Application: July 24, 1981  
Date of Hearing: September 16, 1981  
Size of Tract: 480 acres

Presentation to TMAPC by: Roy Johnsen  
Address: 324 Main Mall Phone: 585-5641

Staff Recommendation

The subject tract of land is 480 acres in size, located between 41st St. on the north, 51st Street on the south, 145th East Avenue on the west and the Section line on the east. The tract is vacant and zoned a combination of CS, RM-1, RM-0 and RS-3. The applicant is proposing a variety of dwelling types and a range of densities as follows:

<u>Dwelling Type</u>	<u>Units</u>	<u>Density Units per acre</u>
Single Family Detached Residential	40	.8
Cluster Residential	749	6.0
Town Home Residential	1,056	8.0
Multifamily Residential	<u>1,749</u>	25.0
TOTAL	3,594	

The underlying zoning will permit 3,206 dwelling units calculated as follows:

<u>Zoning District</u>	<u>Acres</u>	<u>Dwelling Units</u>
RS-3	426.14	2,209.8
RM-0	11.36	176.7
RM-1	22.5	576.5
CS (Unused floor area converted)	<u>6.7</u>	<u>243.3</u>
TOTAL		3,206.3

The applicant is proposing that the additional 388 units assigned to specific project areas be permitted for the purpose of flexibility and that the total development not exceed 3,206 to be controlled in the platting and building permit process.

The applicant is also proposing two commercial areas totaling 23.2 acres and 289,600 square feet of commercial floor area. The maximum building height is not to exceed 2 stories or 45 feet and 15% of the commercial area is to be landscaped open space. Signs are restricted as per the PUD Ordinance.

The Staff has reviewed the proposed PUD and with modifications find the project in conformance with the purposes and intent of the PUD Ordinance and Comprehensive Plan. Therefore, we recommend approval, subject to the following conditions and modifications.

- (1) That the total number of dwelling units not exceed 3,206 per underlying zoning.

PUD #264 (continued)

- (2) That Development Area "B" be exchanged with part of Development Area "E" which is adjacent to Shopping Area "A" in order to avoid placing any medium intensity land use adjacent to the undeveloped 160-acre AG tract which makes up the balance of the mile section.
- (3) That the applicant's development standards shall apply excepting the following modifications:
  - (a) Relocate Area "B", north part of Area "E", same approximate area and units.
  - (b) Expand Residential Area "C" to the north by 25.3 acres and 202 units.
  - (c) Reduce Area "E" to 15.4 acres and 123 units.
  - (d) Townhome Areas ("C, E, G, J & K") which abut major streets shall require 35 feet of setback instead of 30 as shown in Text (Page 7).
  - (e) A collector street may be required in the platting process to be stubbed into the NE/4 through Area "C" or Area "N", topo permitting.
- (4) That 216 acres of open space (livability space) is required within the PUD. 190 acres has been provided for in the PUD Text as minimum requirements. An additional 26 acres will be required and a cursory check of the development areas demonstrates that obtaining the additional 26 acres will not pose any problems.
- (5) That the following method shall be used in the allocation of Dwelling Units in order to reduce the ultimate development by 12% to 3,206 units.

<u>Density Area</u>	<u>Density (Range)</u>
A	240 - 270
B	560 - 632
C	126 - 141
D	99 - 110
E	289 - 325
F	152 - 170
G	76 - 84
H	390 - 442
I	360 - 405
J	55 - 60
K	149 - 166
L	92 - 102
M	37 - 40
N	74 - 81
O	196 - 220
P	51 - 55
Q	88 - 98
R	172 - 193
TOTAL	3,206 3,594

PUD #264 (continued)

At such time that site plans have been approved totaling approximately 1,206 dwelling units, the applicant shall be required to furnish a specific dwelling unit allocation, the total which, including developed and undeveloped areas, shall not exceed 3,206 units.

- (6) That detailed site plans be required for all development areas to be approved by TMAPC prior to issuance of building permits. (Conventional single family plats will suffice as site plans.)
- (7) That subdivision plat be approved and filed of record in the County Clerk's Office for each development area prior to construction, said covenants to contain PUD conditions of approval and that the City of Tulsa be made beneficiary to said covenants as provided by the ordinance.

Applicant's Comments:

Roy Johnsen, representing Frank, explained they are in basic agreement with The Staff Recommendation, except transfer of the multifamily area. There is no zoning change accompanying this PUD and the basic zoning pattern that now exists is in conformance with the Guideline densities, tempered slightly in the very southwestern corner of the property. The zoning pattern that was approved in that corner is in conformity with what was directly across the street to the west and may slightly exceed Guideline standards. Basically, the PUD is based on the underlying zoning that was drawn in accordance with the Development Guidelines. He feels it would be in furtherance of the Guideline objectives in having PUD's on large tracts such as this. This tract is 480 acres and has access to three (3) arterial streets with a full mile of frontage on 145th, which is a primary arterial. One of the principal physical features is the ridge. This was an important point in relevance to the question of the multifamily area. The ridge has played an important part in the planning of the area. Below the hill, availability of sewers is remote; consequently, this will develop into a single family classification on septic tanks. The rest will work as far as utilities are concerned for multifamily. The multifamily area and the townhome area would be separated by the ridge. He advised that the planner felt if the townhome development is extended, there will be a smaller development that is physically removed from the interior of the project. He would like to preserve the flexibility of having multifamily on that tract. If the Commission feels it is critical to not have multifamily in this particular area, then the Staff's suggestion will work for them, but he does not feel it is as good a development to extend the townhome area down the hill and have it not be a part of the rest of the project. He advised the Commission that all of these development areas are going to require detailed site plans, which will give the Commission an opportunity to establish buffering if necessary, in relation to the land use on undeveloped adjoining property. The concept of this project is to have an overall control of the development and have development parcels within the project that have some flexibility with prescribed intensity limitations of the dwelling lots. The developers believe the market will change before the project is completed, therefore the flexibility is important.

Bob Gardner commented that his primary concern was that the higher intensities be nearer the node and not on the fringe. The only question is that the area of disagreement is adjacent to undeveloped land.

PUD #264 (continued)

T. Young wanted to know about the need for this type of housing in the area and Johnsen replied that with the major industrial uses in the area, the multifamily use is needed and could be documented.

Protestants: None.

TMAPC Action: 6 members present.

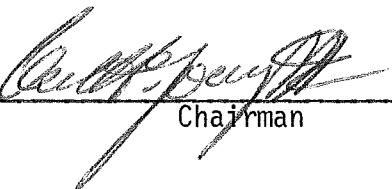
On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Eller, Freeman, Parmele, Holliday, T. Young, Higgins "aye"; no "nays"; no "abstentions"; Gardner, Kempe, Petty, C. Young, Inhofe "absent") to approve the following described property per Staff Recommendations, deleting #2 and (a), (b), and (c) under #3 of same:

The S/2 of the NW/4 of Section 27, Township 19 North, Range 14 East, Tulsa County, Oklahoma.

There being no further business, the Chair adjourned the meeting at 2:35 p.m.

Date Approved

September 30, 1981

  
Chairman

ATTEST:

Maria E. Holliday  
Secretary



7/16

*TMAPC RECEIPTS  
MONTH OF AUGUST, 1981*

ZONING

<i>Zoning Fees</i>	(13)	\$1,600.00
<i>Fee Waived</i>	( 0)	<hr/>
		\$1,600.00

LAND DIVISION

<i>Subdivision Preliminary</i>		
<i>    Plats</i>	( 8)	\$ 400.00
<i>Subdivision Final Plats</i>	( 7)	361.00
<i>Lot-Splits</i>	(20)	140.00
<i>Fee Waived</i>	( 2)	<hr/>
		\$ 901.00

BOARD OF ADJUSTMENT

<i>Fee Waived</i>	( 0)	<hr/>
		\$2,050.00
		<hr/>
		<u>\$4,551.00</u>

DEPOSITORY TICKETCITY RECEIPT

764	003067	\$2,278.00
765	003861	895.00
766	003862	<u>1,478.00</u>
		<u>\$4,651.00</u>
<i>*Less:</i>		<u>(100.00)</u>
		<u>\$4,551.00</u>
		<hr/>

CITY BOARD OF ADJUSTMENTCOUNTY BOARD OF ADJUSTMENTCITY SHARECOUNTY SHARE

*\*Less: Overpayment of Final Plat Fee - D. L. Herrington - \$50.00 - Receipt #28692  
Deposit #003067*

*County B.O.A. Application Fee - James E. Wolfe - \$50.00 - Receipt #28542  
Deposit #000223*

Additional Transaction: Returned check on Arthur L. Peters for Insufficient Funds -  
 County B.O.A. Application Fee - Receipt #28659 - Deposit #002166 - \$35.00 and  
 Returned Check Charge - \$5.00  
Re-deposited on 9/02/81 - City of Tulsa, Finance and Revenue Dept. - Receipt #003870 -  
 \$40.00.

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