

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES OF Meeting No. 1413  
Wednesday, July 7, 1982, 1:30 p.m.  
Langenheim Auditorium, City Hall  
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Gardner Hennage, 2nd Vice Chairman Higgins Hinkle Kempe, 1st Vice Chairman Parmele, Chairman Rice Young	Freeman Petty Inhofe	Chisum Gardner Taylor	Linker, Legal Department

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, July 6, 1982, at 9:55 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Parmele called the meeting to order at 1:35 p.m.

MINUTES:

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice "aye"; no "nays"; no "abstentions"; Freeman, Petty, Young, Inhofe "absent") to approve the minutes of June 16, 1982 (No. 1411) and June 23, 1982 (No. 1412).

REPORTS:

Rules and Regulations Committee

Commissioner Gardner advised there will be a meeting of the Rules and Regulations Committee on July 14, 1982, at 12:00 p.m., in Room 213 to discuss changes in the Subdivision Regulations.

Director's Report

Mr. Gardner advised there is a zoning application within Section 20 (between Lewis and Harvard and between 31st and 41st Streets) to downzone properties from an RS-2 to an RS-1 classification. About 92% of the property owners have agreed to this downzoning. The expenses for this application have been shared by INCOG (on behalf of TMAPC), the City of Tulsa and Tulsa County.

CONTINUED ZONING PUBLIC HEARING

PUD 236-A Johnsen (Basta) 7500 Block S. Memorial (RS-3, OL)

Mr. Gardner advised he was requested by telephone to continue this case because the applicant is working with the surrounding property owners.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice "aye"; no "nays"; no "abstentions"; Freeman, Petty, Young, Inhofe "absent") to continue consideration of PUD 236-A until July 21, 1982, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

## SUBDIVISIONS:

### For Preliminary Approval

One Summit Plaza (PUD #274)(3293) South Lewis Avenue at 59th Street (OM, RS-2)  
The Staff presented the plat with the applicant not represented.

The Staff noted that the stub street at the north edge of this tract (South Atlanta Avenue) was, as a condition of the PUD by both the City and Planning Commissions, not to be used for access to this project. This was not shown as being used even in the conceptual PUD reviews. Since the development had adequate access from South Lewis Avenue, there were no objections to the plat as submitted, subject to the conditions listed.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of One Summit Plaza, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice "aye"; no "nays"; no "abstentions"; Freeman, Petty, Young, Inhofe "absent") to approve the Preliminary Plat of One Summit Plaza, subject to the following conditions:

1. Show all building lines in accordance with PUD Text and written covenants that accompany the plat.
2. Previous review of the PUD Concept Plan required the following:
  - a. Water & Sewer Department: 25' water line easement parallel to Lewis in addition to 50' right-of-way, and a 30' sewer easement parallel to the north line and portions of South Lewis Avenue.
  - b. Engineering Department: Advised that storm sewer system would need to be designed to take all drainage within the limits of the development and off-site drainage which flows onto the property directly to Joe Creek. (Need overall plan for drainage.)
  - c. Traffic Engineer: On conceptual review, two accesses to Lewis were tentatively OK, but subject to further review. The north access needs to be moved north and the access point shown as "46 feet with median".
3. PUD Text requires an 8' screen wall on the north side of this plat. A 3' area may need to be designated on the plat for this fence. (Or provide for it in the covenants for the open space lots.)
4. In Restrictive Covenants, Section I (a) include "Cable TV", or change "telephone" to "communications".
5. All conditions of PUD #274 shall be met prior to release of the final plat.
6. 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.
7. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.

One Summit Plaza (continued)

8. 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).
9. 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.
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
11. 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 the City Commission.
12. Street names shall be approved by the City Engineer. Show on plat as required. (As a "private street with name as needed".)
13. Access points shall be approved by the City and/or Traffic Engineer. (See 2c above.)
14. It is recommended that the developer coordinate with the Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory - not a condition for release of plat.)
15. 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.
16. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
17. A "letter of assurance" regarding installation of improvements shall be submitted prior to the release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
18. All Subdivision Regulations shall be met prior to release of final plat.

C Bar C Ranch First Addition (2690) Coyote Trail & S. 203rd W. Ave. (AG to RMH Pend.)  
On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice "aye"; no "nays"; no "abstentions"; Freeman, Petty, Young, Inhofe "absent") to continue consideration of C Bar C Ranch First Addition to July 21, 1982, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Riverbank Plaza (182) NW corner of 66th Place and South Newport Avenue (RM-2)  
The Staff presented the plat with the applicant not represented.

The Staff advised that the name of this plat has been changed from "The Sand Bar" to Riverbank Plaza.

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

Riverbank Plaza (continued)

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice "aye"; no "nays"; no "abstentions"; Freeman, Petty, Young, Inhofe "absent") to approve the Preliminary Plat of Riverbank Plaza Addition, 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. (P.S.O. easement). 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 the 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 the final plat. (if required)
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (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 the City Commission. (Show turn-around at 66th Place.)
7. Access shall be approved by the City and/or Traffic Engineer. (Show LNA along the west property line.)
8. It is recommended that the developer coordinate with the Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory - not a condition for release of the plat.)
9. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
10. The key or location map shall be complete. (Make sure subdivisions are identified correctly.)
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. All Subdivision Regulations shall be met prior to release of the final plat.

Guier Woods IV East (PUD 292) (883) 75th Pl. & S. Harvard (RS-1, RS-3)

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice "aye"; no "nays"; no "abstentions"; Freeman, Petty, Young, Inhofe "absent") to continue consideration of this item to July 21, 1982, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Sunchase Addition (2484) 93rd Street and South Memorial Drive (CO)

The Staff presented the plat with the applicant not represented.

P.S.O. advised the applicant to make sure 93rd Street and pole locations do not conflict with the Highway Department's plans for widening Memorial Drive.

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

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice "aye"; no "nays"; no "abstentions"; Freeman, Petty, Young, Inhofe "absent") to approve the Preliminary Plat for Sunchase Addition, subject to the following conditions.

1. Since this is a CO zoning classification, include all the provisions of site plan review and zoning which apply, under Section 850.5 of the Zoning Code, as site plan approval by TMAPC on May 12, 1982, and City Commission approval on June 29, 1982. Covenants should be rewritten to include all those provisions in the site plan approval.
2. Show all building lines on the plat in accordance with the site plan review.
3. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. (17½') Existing easements should be tied to, or related to, property and/or lot lines.
4. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
5. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
6. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat. (RMUA approval required prior to release of final plat.)
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
8. Paving and/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 the City Commission.
9. Street names shall be approved by the City Engineer. Show on the plat as required.
10. Access points shall be approved by the City and/or Traffic Engineer. The Traffic Engineer advised that there would be "right turns only" for the access as shown. (Show LNA on expressway right-of-way.)
11. It is recommended that the developer coordinate with Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory - not a condition for release of the plat.)

LOT SPLITS

For Ratification of Prior Approval:

L-15506 (3692) Leroy & Jean Woodcock	L-15513 (2492) George Hanks Builders, Inc.
15507 (1292) Hugh Aiker, Jr.	15514 ( 282) L.V. Roberts
15508 ( 803) Sandra Anders	15517 (2603) Sperry Corp.
15511 (3094) Sipes & Mizener	15519 ( 113) Howard & Betty Masingale
15512 (1202) Rhuel D. & Carolyn K. Hicks	15520 (1992) A.B. & Laquita Maxwell

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice "aye"; no "nays"; no "abstentions"; Freeman, Petty, Young, Inhofe "absent") that the approved lot splits listed above be ratified.

For Waiver:

L-15497 R.R. McBeath (1194) 1501 S. 161st East Avenue (AG)  
The Staff presented the lot-split with the applicant not represented.

This is a request to clear title on an existing one acre tract of land at the southeast corner of 15th Street and South 161st East Avenue. It contains an existing residence on septic tank. The remainder is approximately 15 acres and well over the minimum for lot-split jurisdiction. The applicant has not asked for waiver of the Major Street Plan requirements on 161st East Avenue. Approval of the split will be subject to Board of Adjustment approval of the minimum lot size and approval of the existing septic system by the Health Department. (Water Department advised that temporary water service will be available on 161st East Avenue on a new main extension.)

The Technical Advisory Committee and Staff recommended approval of the L-15497 lot-split, subject to the conditions.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice "aye"; no "nays"; no "abstentions"; Freeman, Petty, Young, Inhofe "absent") to approve L-15497, subject to the following conditions:

- (a) Board of Adjustment approval, and
- (b) approval of septic system by the City-County Health Department.

L-15498 Hines/Guaranty, Ltd. (694) NW corner of 11th Street and Mingo Valley Expressway (CS, RS-3)

The Staff presented the split with the applicant not represented.

This is a request to waive frontage requirement of 50' to zero to allow the creation of three lots. The northerly tract has access to East 7th Street as platted. The center lot will have access via a private, mutual access easement. This is the lot that will require Board of Adjustment approval. The access easement falls on an access point that has been approved by the Traffic Engineer and Planning Commission. The remaining tract does not require any action as it has access and adequate frontage.

The Water and Sewer Department requests that sewer be located in field; and, if not within easement, additional easement be granted to cover it. P.S.O. may need some easement and will advise the Staff later.

The Technical Advisory Committee and Staff recommended approval of L-15498 lot-split, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 8-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice, Young "aye"; no "nays"; no "abstentions"; Freeman, Petty, Inhofe "absent") to approve L-15498, subject to the following conditions:

- (a) Board of Adjustment approval of zero frontage for middle tract, and
- (b) utility easements, if needed.

L-15500 C.H. Parsons (1803) North and west of North Lewis Avenue and East 43rd Street North (AG)

The Staff presented the split with the applicant not represented.

This is a request to create a one acre tract out of a 4.7 acre parcel. A waiver of the minimum lot size and width is asked, to allow a 195.78' x 222.5' tract. There are other small lots in the AG area, so the Staff sees no objection to the request. It will be subject to Board of Adjustment approval of the size and frontage and approval of the septic system by the Health Department. The Water and Sewer Department advise that no water or sewer is available. The Health Department advise percolation may be marginal. The water service must be available because the lot is too small for well and septic.

The Technical Advisory Committee and Staff recommended approval of L-15500 lot split, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice, Young "aye"; no "nays"; no "abstentions"; Freeman, Petty, Inhofe "absent") to approve L-15500, subject to the following conditions:

- (a) Board of Adjustment approval,
- (b) Health Department approval, and
- (c) water main extension.

OTHER BUSINESS:

Z-5444-SP Ronald E. Smith ~~W.~~ of the ~~SE~~/c of 41st and Garnett

Staff Recommendation - Corridor Site Plan Amendment

The subject tract is located 1/4 mile west of the SW corner of the intersection of 41st Street South and Garnett Road. It is approximately 7 acres in size, is zoned CO, and the TMAPC approved a Site Plan for the development of a Marriott Hotel on March 10, 1982.

The Staff has reviewed the amended Site Plan and developed the following table which identifies the specific changes being requested:

ITEM	STANDARD	APPROVED	REQUESTED	% CHANGE
Height	NA	116 feet	124 feet	6.9
Floor Area	387,372 sq. ft.	204,552 sq. ft.	221,000 sq. ft.	8.0
No. Rooms	NA	306	338	10.5
*Lot Area	NA	310,135 sq. ft.	309,898 sq. ft.	0.1
Parking	Per Use Unit	450	485	7.8

\*The lot area change has not been specifically requested by the applicant; however, during the platting process, an official survey of the tract indicated a reduction of 237 sq. ft. from the Approved Site Plan lot area.

In addition, the Staff reviewed and supported the open space areas and landscaping that was graphically illustrated on the Approved Site Plan. We have studied the Amended Site Plan and find that there is no change in the building "foot-print", or plaza area, but with the addition of 35 parking spaces that some landscaped open space areas have been deleted. A specific amount of area is not required by the Code and was not made a condition of the Site Plan approval. The Staff feels that the Amended Site Plan landscaping is more extensive than shown on the Approved Site Plan, which will compensate for the loss of area. The increase in floor area brings the Floor Area Ratio up to .71 and the Code permits consideration of 1.25; therefore, the Staff considers the 8% increase minor.

The Staff feels that the amendments requested to the Approved Site Plan are minor in nature and we can support the Amended Site Plan. Therefore, the Staff recommends APPROVAL of the submitted Amended Site Plan.

Applicant's Comments:

Jack Crowley was present for the applicant and had no comments.

TMAPC Action: 8 members present.

On MOTION of YOUNG, the Planning Commission voted 8-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice, Young "aye"; no "nays"; no "abstentions"; Freeman, Petty, Inhofe "absent") to approve the Amended Site Plan for Z-5444, subject to the amendments as listed.

PUD 159-1 Ira D. Crews, Jr. 61st & Union - West Highlands IV

Staff Recommendation - Minor Amendment

Planned Unit Development No. 159 is located south and west of the southwest corner of South Union Avenue and West 61st Street. The subject tract is an approximate 22.2 acre portion of PUD #159 commonly referred to as West Highlands IV. The tract has been designated by the PUD as a multifamily area with a condition not allowing the total number of multifamily units to exceed 876. A previous approval for multifamily on an alternative tract used 108 of the allocated 876 units, leaving 768 still approved for the total PUD.

The applicant is requesting to reduce the intensity of this area (West Highlands IV) to a zero lot-line detached single-family development and using 128 units of the remaining 768 allocated units. At the same time, they wish to reserve the right to transfer the remaining unused density at a later date to another area within the PUD.



The Staff can support the reduction of the units in a designated multifamily area, but without a development plan showing where and how the remainder of the units would be allocated, it would be impossible for the Staff to support the transfer of the density, at this time. This does not mean that the applicant would lose these unallocated units for future use, but simply that we reserve the right to evaluate a future plan based on its design, interrelationship with the surrounding area, and appropriateness with the PUD including proposed increases in density.

Therefore, the Staff can support the request as a minor amendment, subject to the following conditions:

- 1) That the Preliminary Plat and Text be made conditions of approval as being representative of the character and intent of the development.

- 2) Development Standards:

Area:	22.2 acres
Permitted Uses:	Zero lot-line detached single-family dwelling units.
Maximum Number of Units:	128 Units
Maximum Building Height:	26 feet
Minimum Livability Space:	1,200 sq. ft.
Building Setbacks:	
From centerline of Union and 61st Street	85 feet
*Front Yard	15 feet
**Between Units	5 feet
Corner lot street side yard	15 feet
***Rear Yard	10 feet

\*That no garage or carport shall be located nearer than 18' to the front property line in order to provide off-street parking for at least two (2) automobiles on the owner's driveway.

\*\*That the builder shall use construction methods consistent with the Building Code of the City of Tulsa and that no eaves be constructed which extend beyond property lines. (This includes fire rated walls.)

\*\*\*That no unit shall be placed any further back than the recorded easements on the Final Plat.

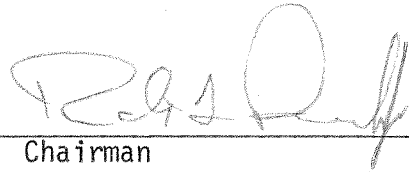
- 3) That the Final Plat approval by the TMAPC be considered Detail Site Plan approval and that no building permit be issued until that approval has been obtained.
- 4) That no building permit shall be issued until the property has been included within a subdivision plat approved by the TMAPC and filed of record in the County Clerk's Office, incorporating within the restrictive covenants the conditions of approval and making the City of Tulsa beneficiary to those covenants.

TMAPC Action: 8 members present.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Gardner, Hennage, Higgins, Hinkle, Kempe, Parmele, Rice, Young "aye"; no "nays"; no "abstentions"; Freeman, Petty, Inhofe "absent") to approve this Minor Amendment for PUD #159-1, subject to the conditions set out in the Staff Recommendation.

There being no further business, the meeting was adjourned at 1:55 p.m.

Date Approved 7-14-82

  
Chairman

ATTEST:

  
Secretary