

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1439
Wednesday, January 19, 1983, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Gardner Higgins Hinkle Kempe, 1st Vice- Chairman Miller Petty, Secretary T. Young	Hennage Parmele C. Young Inhofe	Chisum Compton Gardner Lastinger	Jackere, Legal Department

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, January 18, 1983, at 9:29 p.m., as well as in the Reception Area of the INCOG Offices.

Vice-Chairman Kempe called the meeting to order at 1:35 p.m.

MINUTES:

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the minutes of January 5, 1983 (No. 1437).

REPORTS:

Report of Receipts and Deposits:

The Commission was advised that this report is in order.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the Report of Receipts and Deposits for the month ending December 31, 1982.

Director's Report:

Mr. Gardner submitted a case map to the Commission members from a Board of Adjustment application at the intersection of 31st Street and 129th East Avenue.

The application, which was approved by the Board of Adjustment, allowed a tire sales and service facility to be built. One of the conditions imposed by the Board of Adjustment was that no outside storage be permitted because that would constitute an industrial use. The company proceeded to store tires outside and the City issued a cease and desist order. The company filed with the District Court and the Court upheld the City's position. In reviewing this particular area, it was discovered that the CH Commercial High Intensity zoning immediately to the west of this tract is a classification unlike any other in the area. The Comprehensive Plan recognizes the area as medium intensity, rather than high intensity. The zoning was approved several years ago when the Admiral Twin Drive-In Theatre requested it be rezoned to U-3E category, which was later

Director's Report (continued)

mapped CH in 1970. However, the expressway did not destroy the old drive-in and relocation was not necessary. Because of the tire operation and other potential operations of a similar magnitude in that area, the Staff would request the Planning Commission file an application to rezone that property to a category more compatible to the Comprehensive Plan, such as a CG, general commercial. The Comprehensive Map recognized the 31st Street frontage, which would line up with the AG to the west and the CS to the east (or the south 400' or 500') as medium intensity and the north part is recognized as low-intensity. If the case had not been upheld in court on the tire company, other property owners could have sought industrial-type uses in the general area, which the Staff feels is entirely inappropriate. CH zoning would allow light manufacturing and also outdoor storage, so there is the potential of an adverse affect on residential areas if that zoning category remains. It was a unique situation at the time of the rezoning and Mr. Gardner stated he would be glad to research it and report back to the Commission. The law suit was decided yesterday afternoon, so there was no chance to place discussion on the agenda as a separate item and time is important.

Mr. Jackere agreed with the statements made by Mr. Gardner and agreed with the time importance.

Commissioner Higgins was concerned because the property has probably changed hands since the rezoning and the new owner bought the property specifically for the zoning. Mr. Jackere explained that the prerogative of the Planning Commission and the City Commission is to zone up or down.

Commissioner T. Young thought it would be best to authorize the application for rezoning and to request the Staff to research the case before the public hearing. Mr. Jackere commented that the tract is vacant.

MOTION was made by T. YOUNG, second by HINKLE, to authorize the Staff to file a rezoning application on this property.

Commissioner Higgins stated that she would prefer to have more information on this case before the application is filed. Mr. Gardner pointed out that a drive-in theatre would require a Board of Adjustment special exception in the CH zoning; however, a CG classification would permit the theatre, but would not permit the industrial as a matter of right. Commissioner T. Young thought the public hearing would be the appropriate time to present the research findings and all the affected parties would be present. Commissioner Higgins still did not think the Commission should file this application before the owners were notified.

Mr. Gardner explained that this decision was brought to the Staff's attention yesterday and he did not have an opportunity to gather any information, but emphasized that time is important.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-1 (Gardner, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; Higgins "nay"; no

Director's Report (continued)

"abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to authorize the Staff to file a rezoning application on this property to a more appropriate category, more consistent with the Comprehensive Plan and development within the area.

SUBDIVISIONS:

For Preliminary Approval:

Granite Hill Addition (PUD #190) (1083) 72nd St. & S. Irvington Ave. (RD)
The Staff presented the plat with the applicant represented by Adrian Smith and Bill Jones.

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

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe "absent") to approve the Preliminary Plat of Granite Hill Addition, subject to the following conditions:

1. All conditions of PUD #190 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 Section 1100-1170 of the Zoning Code, in the covenants.
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.
4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required)
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. Street names shall be approved by City/County Engineer. Show on plat as required. Identify South Irvington Avenue.
9. Identify adjacent property as "Minshall Park II".
10. It is recommended that the developer coordinate with Traffic Engineering during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)

Granite Hill Addition (continued)

11. 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.
12. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6(5) of Subdivision Regulations.)
13. All (other) Subdivision Regulations shall be met prior to release of final plat.

Rainbow Park (PUD #308) (1293) Southside of E. 19th St., East of Memorial Drive (RM-1, RD)

The Staff presented the plat with the applicant represented by Adrian Smith.

This was previously submitted for sketch/preliminary approval in October, 1982, but the development did not meet the zoning on the land. The applicant has since filed an application for PUD #308, which will be reviewed by the TMAPC on January 12, 1983. This plat should reflect those conditions made on that date.

It was suggested that the restrictions and covenants be re-arranged to group all of the PUD requirements in one section. All of the dedications for utilities and restrictions that accompany them in another section and the private restrictions with time limitations in another section.

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

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe "absent") to approve the Preliminary Plat of Rainbow Park Addition, subject to the following conditions:

1. All conditions of PUD #308 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 Section 1100-1170 of the Zoning Code, in the covenants.
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. (Include language in covenants relating to Water and Sewer.)

Rainbow Park (PUD #308) (continued)

4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required?)
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 the City Commission.
8. Show a time dimension of the centerline of South Memorial or other reference point as per City Engineer.
9. Show all building lines required by the PUD. Omit "LNA" since this is a non-arterial street.
10. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6(5) of Subdivision Regulations.)
12. All (other) Subdivision Regulations shall be met prior to release of final plat.

Seventy-First Street LTD. (PUD #263-A)(383) Northside of E. 71st St., at
Irvington (OL)

The Staff presented the plat with the applicant represented by Mike Taylor.

This tract had been reviewed in concept as a PUD on November 23, 1982. No specific recommendations were made other than approval of access in relation to Irvington and the usual storm water and/or drainage requirements.

City Engineer will require that storm water detention be shown on the plat and maintenance provisions put in the covenants.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Seventy-First, LTD., subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe "absent") to approve the Preliminary Plat of Seventy-First Street, LTD., subject to the following conditions:

Seventy-First Street, Ltd. (PUD #263-A) continued

1. Since this is a PUD, include all PUD conditions in the covenants. Show PUD number on the face of the plat.
2. It is suggested that the plat be rotated so that north is at the top of the page. (Both the location map and main drawing would be oriented in the same direction.)
3. Show South Irvington Avenue in dashed lines on the south side of 71st Street. Also provide a tie-dimension for reference to the half or quarter section corner. (As per City Engineering Department.)
4. All conditions of PUD #263-A shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1170 of the Zoning Code, in the covenants.
5. 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.
6. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
7. 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).
8. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
10. 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.
11. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by City and/or County Engineer.
12. Access points shall be approved by City and/or Traffic Engineer.
13. 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.
14. The key or location map shall be complete.

Seventy-First Street, Ltd. (PUD #263-A) continued)

15. A Corporation Commission letter (or Certificate of Non-development) 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.)
16. 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 Subdivision Regulations.)
17. All (other) Subdivision Regulations shall be met prior to release of final plat.

Roxbury Addition (1694) North of the NE corner of 31st Street and South
129th East Avenue (RM-1)

The Staff presented the plat with the applicant represented by Mike Taylor.

O.N.G. advised the applicant that there may be some plugged gas wells on the tract, even though a Certificate of Nondevelopment may have been issued. (For information only.)

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

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe "absent") to approve the Preliminary Plat of Roxbury 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. 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. (if required)

Roxbury Addition (continued)

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. The key or location map shall be complete.
10. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6(5) of Subdivision Regulations.)
11. All (other) Subdivision Regulations shall be met prior to release of final plat.

Cavalier Park I (2203) West of the SW corner of East 30th Street North and
North Sheridan Road (RMH)

The Staff presented the plat with the applicant represented by Rick Kosman.

This plat has been reviewed several times and received a sketch plat approval on July 29, 1982. It was submitted for preliminary in July, 1982, but additional information needed to be provided and the plat was tabled. It is now resubmitted for preliminary review.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Cavalier Park I, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe "absent") to approve the Preliminary Plat of Cavalier Park I Addition, subject to the following conditions:

1. Detention and Drainage way should be clearly defined, with arrows or brackets if necessary.
2. Show all existing easements and widths thereof.
3. 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.
4. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.

Cavalier Park I Addition (continued)

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 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 City Commission.
9. A topo map shall be submitted for review by T.A.C. (Sub. Reg's.) (Submit with drainage plans)
10. Street names shall be approved by City Engineer. Show on plat as required.
11. The key or location map shall be complete. (Show Mohawk Acres)
12. A Corporation Commission letter (or Certificate of Non-development) 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.)
13. Covenants should contain the standard language for dedication of easements and streets, storm water facilities and access limitations.
14. Zoning prohibits access to Robin Dell Acres. Show "LNA" on small section of property line at the southeast corner of the plat.
15. 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 Subdivision Regulations.)
16. All (other) Subdivision Regulations shall be met prior to release of final plat.

ESPO Addition (594, 3204) NE corner of East Admiral Place and North 124th
East Avenue (IL)

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

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

ESPO Addition (continued)

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe "absent") to approve the Preliminary Plat of ESPO 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. Existing easements should be tied to or related to property and/or lot lines.
2. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
3. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
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. A topo map shall be submitted for review by T.A.C. (Sub. Reg's.) (Submit with drainage plans)
6. Access points shall be approved by City and/or Traffic Engineer.
7. It is recommended that the developer coordinate with Traffic Engineering during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
8. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
9. Include language in covenants for Water and Sewer Department and for access limitations.
10. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6(5) of Subdivision Regulations.)
11. All (other) Subdivision Regulations shall be met prior to release of final plat.

Tri Center Village (1392) East Skelly Drive and East 27th Street (OM, CS)
This plat was formerly known as "Holiday Village Amended" and had a conditional final approval. However, the applicant let the approval lapse and the plat expired. This is the same plat that has been previously reviewed and only the name has been changed. Release letters

Tri Center Village Addition (continued)

are requested so the owners can file the plat of record. The listed conditions applied to the previous plat(s) and these are from the T.A.C./TMAPC minutes of May 20, 1981.

The Staff presented the plat with the applicant not represented.

Utilities and Water and Sewer Department advised that some existing facilities within the plat must be moved or abandoned and arrangements made, prior to release of the plat.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Tri-Center Village, subject to the conditions.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe "absent") to approve the Preliminary Plat of Tri-Center Village 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. 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. (Include language in covenants, if applicable.)
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. (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. A topo map shall be submitted for review by T.A.C. (Sub. Reg's.) (May have with previous plans) (Submit with drainage plans)
8. Access points shall be approved by City and/or Traffic Engineer.
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.

Tri Center Village Addition (continued)

10. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6(5) of Subdivision Regulations.)
11. All (other) Subdivision Regulations shall be met prior to release of final plat.

For Final Approval and Release:

Southport (684) 61st and S. 107th E. Ave. (C0)

The Staff advised the Commission that all release letters have been received and recommended final approval and release.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe "absent") to approve the Final Plat of Southport Addition and release same as having met all conditions of approval.

Innovare Park (PUD 297) (683) 67th & S. Troost (RM-T)

The Staff advised the Commission that all release letters have been received and recommended final approval and release.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe "absent") to approve the Final Plat of Innovare Park Addition and release same as having met all conditions of approval.

Request to Waive Plat:

Z-5508 Woodward Park Addition (793) 2139 East 21st Street (OL)

This is a request to waive plat on Lot 19, Block 10 of the above Addition. The applicant is seeking a building permit to add a solarium on the front that will only be 54 feet from the centerline of East 21st Street. The existing structure is 65 feet from the centerline. The Major Street Plan requires 60' of dedication from the centerline for a primary arterial street. The OL zoning requires a setback of 110' from the centerline. Zoning also would permit encroachment on that 110' building line to the extent that if other adjacent buildings encroach, then an average distance can be calculated. (Section 241 of the Zoning Code) The applicant will obviously have to go to the Board of Adjustment if the cannot meet the zoning setbacks, so that the Board will have the final say on the setback. The only issue for the T.A.C./TMAPC is waiver of the plat and how much right-of-way could be obtained on 21st Street. The T.A.C. had no specific recommendation for the amount of right-of-way that could be obtained, but felt that some other additional right-of-way could be dedicated without hardship.

The applicant was present.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5508, but not a waiver of the Major Street Plan, subject to the conditions.

Z-5508 (continued)

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the request to waive plat on Z-5508, Woodward Park Addition, subject to the following conditions:

- a) 11' (or as building permit) general utility easement on the north, and
- b) right-of-way dedication on 21st Street South, subject to the City Engineering Department.

BOA Case No. 12400 - Middleton & Booker Washington Additions (2502)

1709 North Madison Avenue

(RM-1)

This is a request to waive plat on Lot 9, Block 1, MIDDLETON ADDITION and Lot 1 and the west 175' of Lot 16, Block 6, BOOKER T. WASHINGTON ADDITION. The property is already in use as a church and the Board of Adjustment has approved some variances of the side yards and an exception for additional platted land to be used for church purposes. The Board of Adjustment also recommended vacation of Madison Place. (Note: Any request to vacate streets must be processed through the City Commission, with proper notice to all parties, including the City Engineer, Water and Sewer Department, and all utilities. If any requirements are to be made it would be through the vacating process by other departments.) Therefore, the Staff recommends waiver of plat on this application.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the request to waive plat on BOA Case #12400 - MIDDLETON & BOOKER T. WASHINGTON ADDITIONS, subject to review of drainage by the City Hydrologist.

BOA Case No. 12382 Aviation View (3503) South side of East Latimer

Place, at North 66th East Avenue

(RM-1)

This plat is a request to waive plat on the east 162.5' of Lot 4, Block 2, Aviation View Addition, since it is already platted. BOA has approved the use as a children's day nursery. This tract has been approved on Lot-Split #11669, dated November 29, 1967, and additional right-of-way for Latimer was obtained at that time. It is recommended the plat requirement be waived.

On MOTION of PETTY, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage Parmele, C. Young, Inhofe, "absent") to approve the request to waive plat on BOA Case #12382, Aviation View Addition.

Request to Change Access:

Grand Point Addition (1583)

NW corner of 91st Street and South Sheridan Road (CS)

This request is to vacate two 40' access points, relocate two accesses and add one access, with all of the new access points being

1.19.83:1439(14)

Grand Point Addition (continued)

smaller than those originally platted. The Traffic Engineering Department has approved the request and it is recommended that the Planning Commission concur.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the request to change access on Grand Point Addition.

Lot-Splits:

For Ratification of Prior Approval:

L-15680 (474) Virginia Higgins
15682 (3392) B. F. Walker, Inc.
15683 (3602) T.U.R.A.
15685 (2523) James R. Colpitt
15686 (192) Gerald Hines

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to ratify the approved lot-splits listed above.

L-15647 Preston, et al (1303) North 93rd East Avenue, North of East
42nd Street North (IL)

This request is to split Lot 3, Block 1, of Preston-Easton First Addition. One lot will be 329.8' x 396', having 3.0+ acres. The other lot will be 329.8' x 184', having 1.4 acres. The smaller lot, however, has not frontage on a street and will require Board of Adjustment approval. To provide ownership adjacent to water and sewer, the applicant has provided a 66' x 40' ownership handle.

The applicant was represented by Clayton Morris.

The Water and Sewer Department noted that the sewage from the east lot cannot be gravity flow. (information only)

The Technical Advisory Committee and Staff recommended approval of L-15647, subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the request to waive the lot-split requirements for L-15647, subject to the following conditions:

- a) Board of Adjustment approval, and
- b) access easements.

L-15655 Hirschi (3303) 3340 East Latimer Street (RS-3)

This request is to split the north 140' of the south 284.85' of the east 110' of Block 7, Ozark Garden Farms. The west portion will have 60' of frontage and 140' of depth with a total square-footage

L-15655 (continued)

of 8,400 square feet. The east lot will have 50' of frontage and 140' of depth with a total square-footage of 7,000 square feet. RS-3 requires 6,900 square feet of lot area, so both lots meet the lot area requirement. RS-3 requires 60' of frontage, therefore, the east lot will require a Board of Adjustment variance. The Staff has no objection to this split since the majority of the other lots in the neighborhood are below Code requirements.

The Technical Advisory Committee and Staff recommended approval of L-15655, subject to the conditions.

On MOTION of T. YOUNG the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the request to waive the lot-split requirements for L-15655, subject to the following conditions:

- a) Board of Adjustment approval,
- b) approval of Health Department or Water and Sewer Department, and
- c) 11' utility easement south.

L-15659 Witty, G. (2203) 2728 North Sheridan Road (IL)

This request is to create a 51' wide lot and a 49' wide lot from an unplatted piece of land, originally 100' wide by 140' long. The IL zoning district requires 150' of frontage on arterial streets, so this will require Board of Adjustment action. The Staff has no objection to the split as all utilities are in place and many of the IL zonings along Sheridan are under 150'. There are already two existing buildings on the lot, so the physical appearance of the lots will not change.

The applicant was not represented.

The Technical Advisory Committee and Staff recommended approval of L-15659, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the request to waive the lot-split requirement for L-15659, subject to the following conditions:

- a) Board of Adjustment approval,
- b) 11' utility easement on west; and
- c) verification of being on sanitary sewer.

L-15667 R. Reynolds (3113) 7103 North Peoria Avenue (RS) (County)

This request is to split the south 80' of Lot 6, Block 7, Golden Hill Addition exactly in half. The reason for the diagonal split is so that each lot will have direct access to the sanitary sewer. Both lots meet the Bulk and Area Requirement for the RS District, but neither meets the average lot width requirement. The Staff has no objection to this lot-split, since the tracts will contain

L-15667 (continued)

7,600 sq. ft. each, which exceeds the 6,900 sq. ft. minimum in the RS District.

The applicant was not represented.

The Technical Advisory Committee and Staff recommended approval of L-15667, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the request to waive the lot-split requirements for L-15667, subject to the following conditions:

- a) Board of Adjustment approval, and
- b) 11' utility on the east.

L-15677 Joe Duca (1993) 1333 East 36th Street (RS-3)

This is a request to split Lot 11, Block 4, Oliver's Addition, into two (2) equal halves. Each resulting lot will be 50' wide and 140' long. This will require Board of Adjustment action for a waiver of the 60' frontage required by RS-3 zoning. The Staff has no objection to the split as the majority of the other lots in the area are also 50' wide.

The applicant was not represented.

The Technical Advisory Committee and Staff recommended approval of L-15677, subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the request to waive the lot-split requirements for L-15677, subject to the following conditions:

- a) Board of Adjustment approval, and
- b) utility easement on the south 6' of the north 11'.

OTHER BUSINESS:

T.U.R.A. - Request Early Public Hearing for Certification of Conformance of Urban Renewal Plan Change With Comprehensive Plan.

Dane Mathews of the INCOG Staff was present and explained that the Comprehensive Plan Staff has reviewed the Resolution and find it is in accord with the District 9 Plan, which shows this area as Special District 3, Industrial uses. Representatives of the Economic Development Department were also present.

On MOTION of PETTY, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve and adopt the following Resolution:

RESOLUTION NO. 1439:567

RESOLUTION FINDING THAT AN AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE WESTBANK AREA II URBAN RENEWAL PROJECT, OKLA. R-36, IS 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 conformity of any proposed Urban Renewal Plans and/or Plan Amendments to the Comprehensive Plan of the City of Tulsa; and,

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

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

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

1. The proposed Urban Renewal Plan Amendment for the Westbank Area II Urban Renewal Project, Okla. R-36, specifically:

Modification of URP-1, Project Boundary Map and URP-2, Land Use Map, to extend the existing project boundary and create land use designation and related controls and restrictions for the area

Resolution No. 1439:567 (continued)

proposed for inclusion in the project boundaries is hereby found to be in conformity with the Comprehensive Plan for the City of Tulsa.

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

APPROVED and ADOPTED this 19th day of January 1983, by the Tulsa Metropolitan Area Planning Commission.

Z-5787 and PUD #306 - Jones (Grupe Communities, Inc.) Between 91st and 101st Streets South, both sides of Delaware Avenue

A letter was submitted from Mr. Bill Jones, attorney for the applicant, requesting early transmittal of Z-5787 and PUD #306 (Exhibit "A-1"). The minutes were complete and before the Commission.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the request for early transmittal on Z-5787 and PUD #306.

Z-5498-SP-A Horton (ORU) 7390 South Lewis, The Directory Hotel

Staff Recommendation, Minor Amendment:

The subject tract is located north and west of the intersection of South Lewis Avenue and East 81st Street. The 4.9-acre tract (Phase I) is part of a 30-acre Corridor Zoning Case (Z-5498). The City Commission reviewed and approved the Detail Site Plan, May 5, 1981. One of the approved conditions required, "That two ground signs be permitted, one on each arterial street frontage not to exceed 25 feet in height and 12 feet in width. Internal direction signs shall not exceed 8 feet in height. All signs shall be subject to TMAPC approval prior to installation".

The applicant is now requesting a minor amendment to allow an identification sign to be placed on the front of the covered driveway entry. The letters will be 24" high, made of fabricated aluminum with bronze finish and illuminated by neon lights.

The Staff does not feel this request to be inconsistent with the CO Zoning District, the hotel use, or the location. In addition, we do not feel that this change is a significant departure from the original plat.

Therefore, the Staff recommends APPROVAL of Minor Amendment Z-5498-SP-1-A, subject to plans submitted and constant illumination.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the Minor Amendment of Z-5498-SP-1-A, subject to the plans submitted and constant illumination of signs.

Z-5498-SP-1-B Norman (Directory Hotel) 7930 South Lewis Avenue

Staff Recommendation, Minor Amendment

The subject tract is located north and west of the intersection of South Lewis Avenue and East 81st Street. The 4.9-acre tract (Phase I) is part of a 30-acre Corridor Zoning Case (Z-5498). The City Commission reviewed and approved the Detail Site Plan, May 5, 1981.

The applicant is now requesting a minor amendment to allow an addition to be built on the back (west) side of the existing structure for the expansion of the hotel to provide private dining rooms, a ballroom/meeting room, and additional restrooms and accessory facilities.

The Staff has reviewed the submitted Site Plan and find:

- a) The use proposed for the tract has not changed,
- b) the expansion is less than 10% of the existing floor area,
- c) the total area after the expansion would be less than that allowed by the CO zoning, and
- d) the necessary additional parking will be provided.

Therefore, the Staff recommends APPROVAL of Minor Amendment Z-5498-SP-1-B, subject to the Plans and Texts submitted.

Mr. Charles Norman was present but had no comments.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the Minor Amendment to Z-5498-SP-1-B, subject to the Plans and Texts submitted.

PUD #268-2 Gruetzmacher (Timberlane Homes) SE corner of 91st Street and 91st East Avenue

Staff Recommendation, Minor Amendment:

Lot 33, Block 11, Woodland Glen 4th Addition

PUD #268 is located south and west of the southwest corner of East 91st Street and South Mingo Road. It was approved as a PUD for a combination of single-family, duplex/patio homes and multifamily/condominium uses. The applicant is requesting minor amendment to reduce a side yard requirement from 25 feet to 15 feet.

The subject tract is located at the southeast corner of 91st East Avenue and 91st Place South. Because of the fact that it is a corner lot there is a 25-foot setback from the two streets. Given the orientation of the house and the lot, the Staff can support this reduction of setback.

Therefore, the Staff recommends APPROVAL of a reduction of the side yard setback on 91st Place from 25 feet to 15 feet on Lot 33, Block 11, Woodland Glen 4th Addition, subject to the Plan submitted.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the minor amendment to PUD #268, Lot 33, Block 11, Woodland Glen 4th Addition, subject to the Plan submitted.

PUD #268-3 Norman (Slagle Construction Co.) 9126 South 89th East Avenue, Lot 13, Block 13, Woodland Glen IV Addition

Staff Recommendation, Minor Amendment:

PUD #268 is located south and west of the southwest corner of East 91st Street and South Mingo Road. It was approved as a PUD for a combination of single-family, duplex/patio homes, and multifamily/condominium uses. The applicant is requesting a minor amendment to reduce a front yard requirement from 25 feet to 23.9 feet.

The subject tract is located on the corner of 89th East Avenue and 91st Place South. A certified survey indicates that a corner of the existing stemwall on the front is encroaching 1.1 feet into the front setback. The Staff feels this to be minor in nature.

Therefore, the Staff recommends APPROVAL of a Minor Amendment to reduce the front setback on Lot 13, Block 13, Woodland Glen 4th Addition from 25 feet to 23.9 feet.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the Minor Amendment to PUD #268, Lot 13, Block 13, Woodland Glen 4th Addition.

PUD #268-4 Norman (Slagle Const. Co.) 9020 East 94th Street South - Lot 30, Block 6, Woodland Glen IV Addition

Staff Recommendation, Minor Amendment:

PUD #268 is located south and west of the southwest corner of East 91st Street and South Mingo Road. It was approved as a PUD for a combination of single-family, duplex/patio homes, and multifamily/condominium uses. The applicant is requesting a minor amendment to reduce a front yard requirement from 25 feet to 23.9 feet.

The subject tract is located at the end of 91st East Avenue. A certified survey indicates that a small portion of the front of an existing stemwall is encroaching 1.1 feet into the front setback. The Staff feels this to be minor in nature.

Therefore, the Staff recommends APPROVAL of a Minor Amendment to reduce the front setback on Lot 30, Block 6, Woodland Glen 4th Addition.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the Minor Amendment to PUD #268, Lot 30, Block 6, Woodland Glen 4th Addition.

PUD #303 Coutant East of the NE corner of 60th Street and Peoria Avenue

Staff Recommendation, Detail Site Plan Review:

Planned Unit Development No. 303 is located on the north side of 60th Street, just east of Peoria Avenue. It is approximately one-acre in size, contains a single-family dwelling, and the applicant has approval to allow single-family ownership within duplex, tri-plex, four-plex, or five-plex attached housing. The applicant is now requesting a review and approval of the Detail Site Plan.

PUD #303 (continued)

The Staff has reviewed the PUD conditions and compared them to the submitted Site Plan and find the following:

<u>Item</u>	<u>Approved</u>	<u>Submitted:</u>
Net Area:	45,000 sq. ft./1.03 acres	Same
Permitted Use:	As per RM-1 District	Multifamily Dwelling and Duplex
Maximum No. of Dwelling Units:	16 units	16 units
Maximum Building Height:	35 feet	Less than 35 feet
Off-Street Parking Space:	As per Use Unit 8	1.5 per 1 bedroom dwelling unit - (24 total, including 1 car garage per unit).
Minimum Lot Width:	24 feet	24.06 feet
Minimum Setbacks:		
From 60th Street Right-of-Way	Rear Yard: 19 feet Side Yard: 15 feet	Same Same
From P.U.D. Boundary	Rear Yard: 15 feet Side Yard: 5 feet	Same Same
Interior	Rear Yard: 15 feet Side Yard: 10 feet between buildings Rear Yard: 10 feet	Same Same Same
Minimum Livability Space:	12,000 square feet	In excess of 15,000 square feet
Additional Standards and Requirements:		
Distance from Access drive to garage	18 feet	Same
Permanent Sign Size and Location	1 sign not to exceed 6 feet in height, 10 feet in width, or 30 square feet in size	Location will be adjacent to beginning of access drive at 60th Street. Size will comply with standard.

Based on the above review the Staff recommend APPROVAL of the Detail Site Plan, subject to the text and plans submitted.

Note: The applicant is still required to receive approval of a Detail Landscape Plan prior to occupancy, which should include the location of the 6-foot screening fence and the location and design of the entry sign.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve

PUD #303 (continued)

the Detail Site Plan for PUD #303, subject to the text and plans submitted.

PUD #111-B Sullivan (Salvation Army) NE and NW of 31st Street South and 136th East Avenue

Staff Recommendation, Detail Site Plan Review: (Phase I)

The subject tract is located at 136th East Avenue and 31st Street. It is 10.9 acres in size, vacant, and approved for an attached single-family townhouse development. The applicant is requesting Detail Site Plan and Detail Landscape Plan approval.

After reviewing the submitted Site Plan and the PUD conditions, the Staff is recommending a minor amendment to the front setback to increase it from 20 feet to 24 feet. This increase would allow the driveway to be approximately 36 feet long when measured from the street. The 36 feet would allow two cars to be parked on the drive outside the garage. We feel this would meet the intent of the Code, which allows parking that does not have direct access to a drive or street to be in RS Districts, but not RM Districts. Otherwise all driveways in the project would have to be expanded in width destroying the front yards of the units.

Given the above change, remaining PUD conditions and the submitted plans, the Staff's review found the following:

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>	<u>Remaining</u>
Average:	10.91	2.56	8.35
Uses:	Single-Family Townhouse Duplex and accessory Uses	Same	Same
Maximum No. of Units:	109 Townhouse Units 4 Duplex Units	23 Townhouse Units 4 Duplex Units	86 0
Minimum Off-Street Parking:	226 Spaces	54 Spaces	172
Minimum Livability Space:	900 sq. ft. per Unit	Same	Same
Maximum Building Height:	35 Feet	Same	Same
Minimum Setbacks:			
From right-of-way 31st Street	35 Feet	35 Feet	35 Feet
From Internal Streets	10 Feet	10 Feet	10 Feet
From Building to Build- ing	10 Feet	10 Feet	10 Feet
Rear Yard:	20 Feet	20 Feet	20 Feet
Front Yard:	24 Feet	24 Feet*	24 Feet

*Four (4) units between 30th Place and 31st Street in Phase I shall be allowed 20 feet for a front yard setback, per the plans submitted. All other units in Phase I shall meet the new 24-foot setback requirement.



PUD #111-B, Phase I (continued)

The applicant has also met the PUD conditions requiring duplex units along the western property line and a second dedicated access to 31st Street. In addition, the applicant has submitted a Detail Landscape Plan, which the Staff feels meets the PUD requirement.

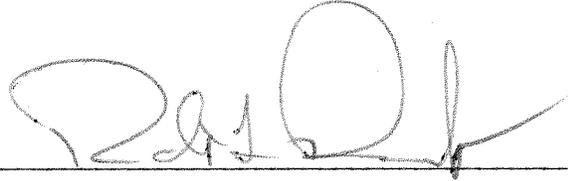
Therefore, the Staff recommends APPROVAL of a Minor Amendment to increase the front setback from 20 feet to 24 feet and APPROVAL of the Detail Site and Landscape Plans, subject to the plans submitted.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Higgins, Hinkle, Kempe, Miller, Petty, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Parmele, C. Young, Inhofe, "absent") to approve the Minor Amendment, the Detail Site Plan and the Landscape Plan for PUD #111-B, subject to the plans submitted.

There being no further business, the Chair adjourned the meeting at 2:30 p.m.

Date Approved _____

2-2-87



Chairman

ATTEST:



acting Secretary