

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1443
Wednesday, February 16, 1983, 1:30 p.m.
Langenheim Auditorium, City Hall,
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Benjamin Gardner Higgins Kempe, 1st Vice- Chairman Miller C. Young T. Young	Hennage Hinkle Petty Inhofe	Chisum Compton Gardner Lasker	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, February 15, 1983, at 10:20 a.m., as well as in the Reception Area of the INCOG Offices.

Vice-Chairman Kempe called the meeting to order at 1:30 p.m.

MINUTES:

On MOTION of C. YOUNG, the Planning Commission voted 6-0-0 (Gardner, Higgins, Kempe, Miller, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Hinkle, Hennage, Petty, Inhofe, "absent") to approve the minutes of February 2, 1983 (No. 1441).

REPORTS:

Director's Report:

Mr. Lasker informed the Commission that the Mayor has appointed Mr. John Benjamin to the Planning Commission, replacing Mr. Robert Parmele. Also, Mr. R. Scott Petty has been reappointed. The County will be appointing a replacement for Mrs. Marian Hennage in the very near future. When all appointments have been confirmed, the Staff will have an orientation session at the INCOG Offices before the meeting.

On MOTION of C. YOUNG, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Kempe, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Hennage, Hinkle, Petty, T. Young, Inhofe, "absent") to instruct the Staff to prepare Resolutions of Appreciation for Mr. Robert Parmele and Mrs. Marian Hennage.

Mr. Lasker also advised that a public hearing will be held on March 2, 1983, to consider the new fee schedule for applications taken by the Staff. The Staff is talking to the various attorney and real estate organizations. So far, the feedback has been favorable to the Staff's recommendation.

Chairman's Report:

Chairman Kempe reported that an appointment is needed for the Industrial Land Use Study from the TMAPC, as well as an appointment for the Riverparks Authority.

SUBDIVISIONS:

For Preliminary Approval:

C-Bar-C Ranch First (2690) Coyote Trail and South 203rd West Avenue
(RMH)

The Commission was advised that this plat was continued to allow the developer time to redesign the plat to meet Health Department requirements.

The Staff presented the plat with the applicant represented by Lynn Calton.

At the T.A.C. meeting it was noted that this is the first phase of a mobile home subdivision. If the street extending from Coyote Trail South (South 203rd West Avenue) is not to be built at this time, exclude it from the plat and include it in the 2nd phase.

Lynn Calton brought an updated copy of the plat for review by the Commission since the lot sizes had been changed because of percolation tests. It already had a preliminary approval recommendation from the Technical Advisory Committee on June 24, 1982, but was not forwarded to the Planning Commission because of the changes in the lot sizes.

There was no objection to the revisions in the plat and the conditions previously outlined would apply.

The Technical Advisory Committee and Staff recommended APPROVAL of the Preliminary Plat of C-Bar-C Ranch First Addition, subject to the conditions.

Mr. Wilmoth advised that most of the conditions have been met, but the plat is not ready for release at this time.

Commissioner T. Young wondered if the applicant has been in touch with the County. Mr. Calton explained he has talked to Tom Rains at the County Engineering Department. Mr. Wilmoth noted that the County has approved the RMH zoning on the northern portion.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Gardner, Higgins, Kempe, Miller, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Hennage, Hinkle, Petty, Inhofe, "absent") to approve the Preliminary Plat of C-Bar-C Ranch First Addition, subject to the following conditions:

1. Show 50' of right-of-way from the centerline of Coyote Trail in accordance with the Major Street Plan. Show limits-of-no-access as recommended by the County Engineer.

C-Bar-C Ranch First Addition (continued)

2. Show 35' building line on Coyote Trail and 25' building line on South 203rd West Avenue. Show 30' radius at property corner intersection with Coyote Trail.
3. If lots are to be served by individual septic systems, then this first phase may need to be expanded enough to provide a minimum of 1/2 acre in each lot. (Dedication on Coyote Trail will take off some square-footage on each lot.)
4. Show two separate blocks with lots numbered 1-3 accordingly.
5. Covenants should be rearranged so that easement and utility grant, access limitations and sewage disposal information is separated from private deed restrictions and covenants.
6. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. (17½' and 11') Existing easements should be tied to, or related to property and/or lot lines.
7. Water plans shall be approved by the RWD prior to release of the final plat. (letter received)
8. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and Earth Change Permit where applicable) subject to criteria approved by the County Commission.
9. Street names shall be approved by the County Engineer.
10. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. It is recommended that the developer coordinate with the County 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.)
12. Street lighting in this Subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix "C" of the Subdivision Regulations.
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 method of sewage disposal and plans therefore, shall be approved by the City-County Health Department.

C-Bar-C Ranch First Addition (continued)

15. The owner or owners shall provide the following information on sewage disposal system if it is to be privately operated on each lot; type, size, and general location. (This information to be included in the restrictive covenants.) (Show as submitted)
16. The method of water supply and plans therefore, shall be approved by the City-County Health Department. (see #7)
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. 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 plat on any wells not officially plugged.)
19. The Zoning Application (CZ-55) shall be approved before final plat is released, or if not approved for RMH, a revised plan(s) should be submitted conforming to the applicable zone.
20. 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.)
21. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Ryon's Place Addition (2093) NE corner of 41st Street and South 118th
East Avenue (RS-3)

The Staff presented the plat with the applicant NOT represented.

The City Engineering Department stated that their maps gave the floodplain elevation for this area as 671'. Since virtually all of this plat is under 671', consultation with the Hydrology Department will be necessary. The Staff advised that consultation has been made and the plat can be processed.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Ryon's Place Addition, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Gardner, Higgins, Kempe, Miller, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Benjamin, Hennage, Hinkle, Petty, Inhofe, "absent") to approve the Preliminary Plat of Ryon's Place Addition, subject to the following conditions:

1. Show a 35' building line on 41st Street in accordance with RS-3 zoning.
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

Ryon's Place Addition (continued)

- easements should be tied to, or related to property and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (if required?)
 4. 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. 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.
 6. Access points shall be approved by the City and/or Traffic Engineer. (Show LNA on Lot 1 and an access point on Lot 5 as directed by the Traffic Engineer.)
 7. 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.
 8. Page 3, paragraph 4 of the Covenants, should be changed to the standard language.
 9. Page 1 of the Covenants should include cable TV or communications.
 10. 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.)
 11. All (other) Subdivision Regulations shall be met prior to the release of the final plat.

Woodland Glen Extended Addition (PUD #268) (2493) East 93rd Street and
South 94th East Avenue (RS-3)

The Staff presented the plat with the applicant NOT represented.

The Technical Advisory Committee advised that the applicant should call a subsurface meeting to determine what additional easements would be needed. Also, some revisions to the Covenants will be needed.

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

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

Woodland Glen Extended Addition (PUD #268) (continued)

Benjamin "abstaining"; Hennage, Hinkle, Petty, Inhofe, "absent") to approve the Preliminary Plat of Woodland Glen Extended Addition (PUD #268), subject to the following conditions:

1. The Staff has no objection to the 15' side yards as shown on the plat. However, since the Board of Adjustment approved some side yard waiver prior to the PUD approval, this needs to be clarified in the covenants and before the Planning Commission. This part of the PUD was not included in the Board of Adjustment application to waive side yards. It is suggested that a "minor amendment" to the PUD be requested to address these particular side yards, and clarify both the covenants and the PUD text. All conditions of PUD #268, as amended, shall be met prior to release of the final plat.
2. On the face of the plat show: Block numbers; identify adjacent plat and unplatted land; identify and dimension the easements at the NE corner of the plat; show PUD on the face of the plat.
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 the final plat.
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to the release of the final plat. (RMUA approval required)
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
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. Street names shall be approved by the City Engineer. Show on the plat as required.
9. All street widths should be shown on the final plat.
10. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
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 plat.)
12. Show a tie dimension to 91st Street or 1/4 corner for reference.

Woodland Glen Extended Addition (PUD #268) (continued)

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. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
15. The key or location map shall be complete. (Show Sunchase Add.)
16. 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.)
17. All (other) Subdivision Regulations shall be met prior to release of the final plat.

For Final Approval and Release:

Stonecreek I Addition (784) NE corner of 75th Street & South Mingo Rd.
(CO)

The Staff advised the Commission that all conditions have been met and recommended final approval and release.

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

REQUEST TO WAIVE PLAT:

Z-5595 Southern Plaza Addition (3593) NW corner of 55th Street and South
Memorial Drive (OL)

This is a request for a partial waiver of plat on approximately the south 194' of Lot 1, Block 14 of the above named plat. The zoning application covered all of Lot 1, so this request covers only the southerly part which has been split from the remainder. The remainder will still be subject to platting. The applicant has already dedicated an additional 10' of right-of-way on Memorial, thereby meeting the Major Street Plan requirement of 60' from the centerline. The Staff notes that an access change will be necessary if the access to Memorial is approved by the Traffic Engineering Department. Grading and drainage plans will be required through the permit process.

The applicant was NOT present.

The Technical Advisory Committee and Staff recommended approval of the partial waiver of plat on Z-5595, subject to conditions.

Z-5595 (continued)

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Benjamin, Gardner, Higgins, Kempe, Miller, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Hinkle, Petty, Inhofe, "absent") to approve this request to waive the platting requirement for Z-5595, subject to the following conditions:

- (a) Grading plans through the permit process,
- (b) access approval by the Traffic Engineer, and
- (c) perimeter (and/or) utility easements as needed by utilities, including interior easements by separate instrument.

REQUEST TO CHANGE ACCESS:

Riverview Park, Block VIII (1492) 1108 West 23rd Street (CH)

This is a request to add one access point on West 23rd Street. The request has been approved by the Traffic Engineering Department and it is recommended that the Planning Commission concur and approve same.

This request comes from TURA and the tract will contain a small office building. The tract is on the south side of 21st Street and will require one access point. There will be no access to South Olympia Avenue.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Benjamin, Gardner, Higgins, Kempe, Miller, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Hinkle, Petty, Inhofe, "absent") to approve the requested change of access as submitted in Riverview Park, Block VIII, Addition.

Westbank, Block 1 (1192) East side of SW Boulevard, at South End of 11th Street Bridge (OM) (TURA)

This request is to relocate an existing access point to a position farther away from the south end of the 11th Street Bridge. The Traffic Engineering Department has approved the request and it is recommended that the Planning Commission concur and approve same.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Benjamin, Gardner, Higgins, Kempe, Miller, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Hinkle, Petty, Inhofe, "absent") to approve the requested change of access as submitted in Westbank, Block 1, Addition.

Request to Amend Covenants:

W. Highlands IV (PUD #159) (382) 61st Street and South Waco Avenue
(RM-1 - RS-3)

Mr. Wilmoth submitted the instrument for amending the covenants and a copy was furnished to Mr. Linker for review. This property is in a PUD that was approved, the plat has been released and filed. There were provisions for zero lot-line homes, which are under construction. This instrument was submitted by the attorney for the developer. An easement is provided on each lot with zero lot-line houses so the property owner has the right to go on the property next

Request to Amend Covenants on West Highlands IV (PUD #159) (continued)

door to maintain his side of the building. The Staff recommends approval, subject to review by the Legal Department. Mr. Linker advised he has not had an opportunity to study the instrument at this time.

Commissioner C. Young asked if the entire subdivision is affected by an amendment to the covenants. Mr. Wilmoth advised that all property owners are to be made aware of any amendments. In this particular case, the attorney represented to the Staff that the developer still holds title to the property and can make amendments.

Mr. Gardner explained that attorneys who handle covenants for PUDs are concerned. There is a risk when the lots are sold individually.

Mr. Linker has discussed this with Mr. Wilmoth in the past. If the PUD is properly set up, the attorney will provide for a simple method of amending the covenants.

Commissioner T. Young was also concerned that an applicant could represent to the Commission that the covenants would be set up a certain way and will include the PUD conditions, then this could be changed later and the people involved would have no control over the change, if the title to the property is still held by the developer. Mr. Linker thought this was a good point and the Staff might watch the covenants to make sure changes could not be made without notice. Mr. Wilmoth noted that is the reason it was presented to Mr. Linker for review.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Benjamin, Gardner, Higgins, Kempe, Miller, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Hinkle, Petty, Inhofe, "absent") that the amendment to the covenants of W. Highlands IV Addition be approved and executed, subject to review by the Legal Department.

For Extension of Approval:

Cedar Ridge Park (2483) 97th Street and South Mingo Road (RS-3)

Mr. Wilmoth advised that this plat will expire in about 2 weeks and the developers are still working on the plat. The Staff has contributed quite a bit of time to this plat and have no objection to a one-year extension.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Benjamin, Gardner, Higgins, Kempe, Miller, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Hennage, Hinkle, Petty, Inhofe, "absent") to approve a one-year extension for the plat on Cedar Ridge Park Addition.

LOT SPLITS:

For Ratification of Prior Approval:

L-15693 (3622) Herbert Murphy	L-15705 (2883) Marjorie Gier
15700 (1194) TheIma Wilkerson	15709 (3493) James Mahoney
15701 (1492) T.U.R.A.	15710 (183) Charlie Higgins, Inc.
15702 (183) Alltex Construction, Inc.	15712 (1393) Fracorp, Inc.
15704 (2792) Roger Merchant	15713 (1093) Robert P. McIntosh

For Ratification of Prior Approval: (continued)

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

For Waiver:

L-15689 Adolf Evans (3073) 16530 South St. Louis Avenue (AG) (County)

This is a request to split a 5-acre, unplatted tract into two (2) lots approximately 2-1/2 acres each, less right-of-way for street dedications. AG zoning requires 200' of frontage so both lots will require Board of Adjustment approval for 165' frontage. The Staff notes that this tract is identical with Lot 5, Block 2 of Faulkenberry Estates, a plat that is in its final stages of processing. Since the plat has not yet been released, this is still "unplatted" land. Road improvements have been made in accordance with procedures set up by the Tulsa County Engineer; and, the final condition is that the plat be filed of record. Since there are a number of owners in this subdivision, it has taken the developer quite some time to assemble all necessary signatures and approvals on his plat. The Staff has been advised that the plat will be in for final and release very soon. Since all the necessary approvals of the various agencies have already been made on the basis of the plat, the Staff recommends that if this split is approved, no deeds be released until the final plat is filed of record. The approval of this split will be subject to Health Department approval and Board of Adjustment approval of the frontage. (Also, a conflict in street naming needs to be resolved. The Plat shows this to be on South Rockford Avenue and the Lot Split application shows it on South St. Louis Avenue. The applicant and/or House Numbering may need to work out the final decision on the street name.)

The Technical Advisory Committee and Staff recommended approval of L-15689, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Kempe, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Hennage, Hinkle, Petty, T. Young, Inhofe, "absent") to approve the request to waive the lot split requirements for L-15689, subject to the following conditions:

- (a) Board of Adjustment waiver of frontage,
- (b) Health Department approval, and
- (c) no deeds to be released until final plat of Faulkenberry Estates is filed.

L-15692 Ken Smitz (3403) 6304-6306 East Oklahoma Place (RM-2)

This is a request to split Lot 9, Block 2, Exchange Acres Addition into 2 lots. The west lot will be 52.5' wide and the east lot will be 62.5' wide. The RM-2 zoning requires 60' of width, so the west lot will require Board of Adjustment approval. There are 4 existing buildings on the lot. The physical appearance will not change as a result of the lot split and therefore, the Staff has no objection to the split. (There are other lots in the neighborhood with 50' and 60' frontages.)

L-15692 (continued)

The Technical Advisory Committee and Staff recommended approval of L-15692, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Kempe, Miller, C. Young, "aye"; no "nays"; no "abstentions"; Hennage, Hinkle, Petty, T. Young, Inhofe, "absent") to approve the request to waive the lot split requirements on L-15692, subject to the following conditions:

- (a) Board of Adjustment approval of lot width, and
- (b) east-west utility easement 7-1/2' each side of existing sanitary sewer if one doesn't already exist.

OTHER BUSINESS:

PUD #142-3 Ronald Kelley Lot 1, Block 8, Pointe South, 6603 South New Haven Ave.

Staff Recommendation - Minor Amendment

Planned Unit Development No. 142 (POINTE South) is located south and east of 61st Street and Harvard Avenue. It is approximately 45 acres in size and approved as a single-family zero lot-line development with open space for development platted as "common property". As a condition of the PUD, all lots were required to maintain a 30-foot setback from abutting public streets. Plus Lot 1, Block 8, which is located at the southeast corner of 66th Street and South New Haven Avenue was required to set back an additional 10 feet for building line making a total of 40 feet from New Haven Avenue.

The applicant is requesting an encroachment of 1-foot into the required 40-foot setback. This would leave a 39-foot setback from New Haven Avenue. The underlying RS-2 setback requirement from a residential street is 30 feet and approval of this minor amendment would provide a setback 9 feet in excess of the Zoning Code requirement. In addition, this request would be only a 2.5% variance of the approved requirement, which is well within the 10% guideline for a minor amendment.

Therefore, the Staff recommends APPROVAL of a 39-foot building setback from New Haven Avenue for Lot 1, Block 8, Pointe South Addition.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Benjamin, Gardner, Higgins, Kempe, Miler, C. Young, "aye"; no "nays"; no "abstentions"; Hennage, Hinkle, Petty, T. Young, Inhofe, "absent") to approve the requested minor amendment to PUD #142, per plot plan submitted.

There being no further business, the Chair adjourned the meeting at 2:00 p.m.

Date Approved 3/2/83

Cheryl Kempe
Chairman

ATTEST:

Marilyn Lindle
Secretary