

TULSA METROPOLITAN AREA PLANNING COMMISSION  
 MINUTES of Meeting No. 1485  
 Wednesday, December 7, 1983, 1:30 p.m.  
 Langenheim Auditorium, City Hall  
 Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Beckstrom	Flick	Compton	Linker, Legal Department
Connery	Inhofe	Gardner	
Draughon		Lasker	
Higgins		Martin	
Hinkle, Secretary		Matthews	
Kempe, Chairman		Wilmoth	
Woodard			
C. Young, 1st Vice- Chairman			
T. Young			

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on November 6, 1983, at 11:07 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Kempe called the meeting to order at 1:37 p.m.

MINUTES:

Commissioner Hinkle advised that the November 16, 1983, Minutes should be amended. In the Interested Party section of the Minutes Prior Prices' name was misspelled and Commissioner Hinkle requested that the spelling be corrected.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") to approve the November 16, 1983 Minutes (No. 1482 as amended).

REPORTS:

Chairman's Report: Chairman Kempe advised there would be a Rules and Regulations Committee meeting at 2:30 p.m., following the regular TMAPC meeting today concerning amending the sign ordinance.

Director's Report: Mrs. Dane Matthews advised that the Staff of the Comprehensive Planning Division has reviewed the Neighborhood Development Program Amendment. The Amendment involves acquisition through private means the area which lies between 9th and 11th Streets and east of Elgin Avenue for private redevelopment. This abandoned Midland Valley tract qualifies as a blighted area and because of title problems it cannot be redeveloped without TURA acquisition of the property. It is in accord with the Plan and the Planning Division feels it will expedite the Plan.

PUBLIC HEARING:

Fairgrounds Special Study:

Mrs. Dane Matthews stated the Planning Team for the Fairgrounds met to discuss the recommendations made by the Planning Commission for the Fairgrounds Comprehensive Plan as was requested on November 23, 1983. A memorandum containing comments concerning changes suggested to the Plan by the TMAPC were submitted (Exhibit "A-1"). Only one statement was received from an interested party, Ward Miller, and was also submitted for the Commission to review (Exhibit "A-2").

Mrs. Matthews then summarized the Planning Teams' comments. The first suggestion made by the TMAPC was to add a statement to Policy #5 of Goal #1 regarding net intensities and keeping them constant or less than the net intensities remaining on Expo Square. The Team, in reviewing this suggestion, felt it to be redundant in that it had already been addressed under Goal #2 and they felt it could be misconstrued. Therefore, they voted unanimously not to accept that as part of the Plan.

The second suggestion was that CH, IM and IH land uses would not be found to be in accord with the Goals of this Plan and the Team accepted that recommendation, but suggested additional clarity for the zoning situation on the Fairgrounds site. She then read the revised statement which provided that the current AG zoning of the site should be maintained.

The third suggestion made by the TMAPC was to change the Land Use Plan Map and the Team voted to cut the high intensity area off just west of the stadium, water park, and the race track area. The high intensity area is much smaller than the previous one or what the Planning Commission had asked for. The Team offered more protection to the residences south on 21st Street and restricted the amount of high intensity area which can actually be redeveloped.

The Team also asked that a phrase be added under the text of the Plan headed Plan Implementation that "A Watchdog Committee should be formed to oversee implementation of this Plan". This statement would be added following the first sentence on Page 51 of the Draft.

Mr. Beckstrom was concerned about the lines on the Land Use Plan Map indicating the high intensities and he asked what affect they would have on the activities for which the Fairgrounds would receive revenue. Mrs. Matthews stated that it would be subject to the findings in the Draft of the marketing study which should be reflected at the completion of that study.

Commissioner T. Young did not feel that nonconformities would be created by imposing the intensity designations. By broadening the medium intensity area it causes there to be brought before the Board of Adjustment at some future date the proper justification for a use that may be a high medium intensity use or high intensity use if it can be justified with this document being used as a guide. There would be no fear by the Public Facilities Authority or County Commission of an inability to use the area to its greatest potential by the designations which were shown.

TMAPC Action: 9 members present.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughton, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") that the Public Hearing be closed.

Fairgrounds Special Study: (continued)

Special Discussion for the Record:

Commissioner T. Young felt that the recommendations made by the Planning Team were well thought out and would be good additions to the Plan. He concurred with the decision of the Planning Team not to include the statement which Mr. Miller offered because the Plan specifically implies that the intensities which are there now are not to be exceeded in the future. He felt the proposal is a good document and would meet the needs of the community.

Commissioner C. Young concurred with Commissioner T. Young that the document as presented is a good one with the revisions, but was somewhat concerned with changing the boundaries on the intensities. He commended the Planning Team and even the protestants who participated in developing the proposal.

TMAPC Action: 9 members present.

On MOTION of CONNERY, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") to accept the amended Report from the Fairground's Comprehensive Planning Team and to adopt the entire Plan, as amended.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") that the Staff be instructed to prepare a resolution for adoption for the next TMAPC meeting.

SUBDIVISIONS:

FOR PRELIMINARY APPROVAL:

Strawberry Creek (PUD #131-C) (794) NW corner of 14th Street and South  
Garnett Road (RM-1, OL, and CS)

Chairman Kempe advised the Commission that consideration of this item needs to be continued to December 21, 1983.

On MOTION of HINKLE, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") to continue consideration of Preliminary Approval of Strawberry Creek until December 21, 1983, at 1:30 p.m., Langenheim Auditorium, Tulsa Civic Center, City Hall.

Star Center Addition (2483) SE corner of 91st Street and Memorial Drive  
(CO)

The Staff presented the plat and the applicant was not represented at the Planning Commission meeting.

NOTE: This land was previously zoned CS which permits the service station use proposed. Had the zoning been left CS this would have been a simple plat and at the most, a routine Board of Adjustment approval for the car wash if necessary. However, the land was rezoned to CO thus requiring additional approval for site plan and conditions similar to a PUD. The site plan review is not scheduled for the Planning Commission until November 30th, so the plat must be continued to at least December 7th in order to include all the corridor site plan review conditions in the covenants. (Without corridor zoning, this plat and development could be completed much sooner and without as many conditions.) The Staff recommends T.A.C. review this date, but due to the corridor zoning it must be continued to December 7, 1983, and then cannot receive final approval and release until the City Commission reviews and approves the CO site plan.

In discussion the T.A.C. had no objection to omitting perimeter easements on the east and south, provided that they be obtained from adjacent land by separate instrument.

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Star Center Addition, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") that the Preliminary Plat for Star Center Addition be approved, subject to the following conditions:

1. All conditions of Z-5620-SP-2 shall be met prior to release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include approval date and references to Sections 800-850 of the Zoning Code, in the covenants.

Star Center Addition (continued)

2. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. (O.N.G. easement) Existing easements should be tied to, or related to property and/or lot lines. (Make sure trash container enclosure will not interfere with the utility easement.)
3. Water plans shall be approved by the Water and Sewer Department prior to release of the 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). (Include language for Haikey Creek treatment facility.)
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. A topo map shall be submitted for review by the T.A.C. (Subdivision Regulations) (Submit with drainage plans)
7. Access points shall be approved by the City and/or Traffic Engineer.
8. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
9. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
10. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Southcrest Office Park (PUD #198-C) (383) 62nd Street and South Maplewood Ave.  
(RM-1 and RM-2)

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

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Southcrest Office Park, subject to the conditions.

On MOTION of WOODARD, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") that the Preliminary Plat for Southcrest Office Park be approved, subject to the following conditions:

1. All conditions of PUD #198-C shall be met prior to release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.

Southcrest Office Park (PUD #198-C) (continued)

- (PUD requires an owners association be formed to maintain the access easement and open space.) Include in covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
  3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (Including "off-site" water extensions.)
  4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
  5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat; (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.
  7. A topo map shall be submitted for review by T.A.C. (Subdivision Regulations) (Submit with drainage plans)
  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 underlying plat should be properly vacated in conjunction with the filing of this new plat. (Including any unused utility easements, etc...)
  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 Subdivision Regulations shall be met prior to release of the final plat.

Lewis Center East (PUD #346) (1783) East side of South Lewis Avenue, 8800  
Block South (CS)

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

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Lewis Center East, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") that the Preliminary Plat for Lewis Center East be approved, subject to the following conditions:

12.7.83:1485(6)

Lewis Center East (PUD #346) (continued)

1. All conditions of PUD #346 shall be met prior to release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. (Perimeter) (SWB) Existing easements should be tied to, or related to property and/or lot lines.
3. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
4. 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.
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. (On-site detention, or storm sewer to river.)
6. Access points shall be approved by the City and/or Traffic Engineer. Locate access points across street and align with one on the other.
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. Show a "land-tie" to a 1/4 section corner for reference.
9. 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.)
- \*10. The restrictive covenants and deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.) (\*Covenants received. Expand section on PUD to include details.)
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 (other) Subdivision Regulations shall be met prior to release of the final plat.

Cedar Ridge Village (2483) NW corner of 101st Street and South Mingo Road  
(CS, RM-1, and RS-3)

The Staff presented the plat. Mr. Jack Cox, engineer, is aware of all the conditions imposed by the Staff and T.A.C.

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Cedar Ridge Village, subject to the following conditions.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") that the Preliminary Plat for Cedar Ridge Village be approved, subject to the following conditions:

1. This tract has a combination of zonings, but can be used as submitted with a Board of Adjustment application for certain lots as detailed below. (A PUD would be more time consuming and accomplish no more than the Board of Adjustment, so it is recommended that the developer note the following variances and/or exceptions required.)

Portions of Lots 20, 21, 22 and 23, Block 2: Require exception to permit single-family use in the CS District.

Lot 11, Block 1: Requires variance of rear yard from 35' to 25' due to shallow cul-de-sac lot.

Lots 5 and 6, 35 and 36, Block 1, and Lots 4 and 5, Block 2: Require variance of side yard next to street from 25' to 15'.

Since Lot 30, Block 1, and Lot 10, Block 2 are larger corner lots, they should comply with the 25' setback since the adjacent lots have 25' building lines also.

All other lots in the RS-3 and RM-0 area meet the Zoning Regulations. However, builder should note that those lots in the RM-0 area require 10' side yards on each side of lot. Builder may need to seek Board of Adjustment approval on an individual basis for specific floor plans on these lots if the building does not fit.

2. Assign lot numbers to the two commercial lots. (Lots 27 and 28, Block 2)
3. Covenants: #1: Add after first sentence..."except Lot 27 and 28, Block 2".  
#3: The side yard is O.K. in the RS-3 area, but this conflicts the 10' required in the RM-0. (If BOA approval grants 5' in the RM-0, then this is O.K.)  
#4: Except Lots 27 and 28, Block 2.  
#19: Add a paragraph "E" to include language required for those plats on the Haikey Creek Treatment Facility.  
#21: Add this paragraph: Language for Limited Access on arterial streets.



Cedar Ridge Village (continued)

- #22: Add this paragraph: Language for drainageways if needed by the City Engineer.
4. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
  5. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
  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.
  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. A topo map shall be submitted for review by T.A.C. (Subdivision Regulations) (Submit with drainage plans)
  10. Street names shall be approved by the City Engineer. Show on plat as required.
  11. All curve data shall be shown on final plat where applicable. (Including corner radii.)
  12. Access points shall be approved by the City and/or Traffic Engineer. Concept O.K., subject to review. Both streets may be "right-turn-only" in the future.
  13. 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.)
  14. 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.
  15. 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.)
  16. Show Bixby City Limits where applicable.
  17. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including

Cedar Ridge Village (continued)

documents required under Section 3.6 (5) of the Subdivision Regulations.)

18. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Stanton Oaks I (PUD #298) (1383) 86th Street and South 89th East Ave. (RS-3)

The Staff presented the plat and the applicant was represented by Jay Barbas.

This plat has been reviewed several times, the last one being subsurface meeting with the utilities. Several details were discussed at that meeting and the plat was to be revised accordingly.

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Stanton Oaks I, subject to the conditions.

Mr. Wilmoth advised that the Detail Site Plan Review for PUD #298 (listed under Other Business) was also included with this request.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") that the Preliminary Plat for Stanton Oaks I be approved, subject to the following conditions:

1. Covenants should be revised to include the provisions of the amended site plat. Also, since this is a separate plat, make sure all the conditions outlined in the covenants specify whether the condition is of a general nature or a specific condition applicable to this plat. Section 1 (d) - change "Traffic Engineer to City Engineer".
2. All conditions of PUD #298 shall be met prior to the release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
3. Care should be exercised in planning and building streets over the existing pipelines. Adequate protection to the pipelines shall be provided to the satisfaction of the owners of the lines. All pipelines, etc., will need to be accurately located and tied to a reference corner, including the sewer line. They should all be correctly identified. Existing earth cover over pipelines should be maintained. (There shall be no encroachment of any patios or buildings onto these easements.)
4. Utility easement shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
5. Water plans shall be approved by the Water and Sewer Department prior release of the final plat. (Include language in covenants relating to Water and Sewer Department.) (Some off-site lines will also be required.)
6. Pavement repair within restricted water line easement as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).

Stanton Oaks I (PUD #298) (continued)

7. 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.)
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
9. 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.
10. Street names shall be approved by the City Engineer. Show on plat as required.
11. Block length of South 92nd East Avenue is over-length and will require a waiver of the Subdivision Regulations. (Dedication of this street by separate instrument, subject to approval of the City Engineer. (approval recommended))
12. The Traffic Engineer advised if this is phased in construction, a second point of access will be needed for traffic circulation. (Comment from previous review.) (Actual requirement; provide stub street to the east from Development Tract III.)
13. It is recommended that the developer coordinate with the Traffic Engineering Department during the early states of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)
14. 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.
15. 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.)
16. 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.)
17. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Park Place 44 (594) NE of 11th Street and East Skelly Drive (CS, OL)

The Staff presented the plat with the applicant represented by Jack Spradling and Leon Ragsdale.

This tract covers land in a previous plat of the same name that had a final approval on July 24, 1974. However, it was never filed of record and expired January 31, 1975. The current plat has three lots with a private mutual access street. It was also noted that some dimensions on the plat and the legal need to be corrected.

Park Place 44 (continued)

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Park Place 44, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") that the Preliminary Plat for Park Place 44 be approved, subject to the following conditions:

1. Since the westerly lot only has access by a "Mutual Access Easement" it will require Board of Adjustment approval to permit zero frontage in the CS District. (Case #12926) Approval of this plat is contingent upon approval of the Board of Adjustment.
2. This is all one block. Number lots and block accordingly.
3. Not a condition for approval of plat, but the applicant is advised that a portion of the plat is zoned OL. Care must be taken in locating buildings and parking or another Board of Adjustment approval might be needed when the structures and/or parking is designed if they overlap the zoning lines.
4. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
5. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (Include applicable language in covenants relating to water and sewer services.)
6. 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).
7. A request for a creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat. (if required?)
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. (Part in FD area - See City Engineer)
9. Access points shall be approved by the City and/or Traffic Engineer. Show on plat. Include language in covenants.
10. 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.)
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.

Park Place 44 (continued)

12. Covenants: (a) 1st page, next to last paragraph: Clarify? What is meant regarding adjacent owners?  
(b) 2nd page, #7: Explain? (This should probably refer to the "mutual access easement" shown on the plat. Include what it is for, and who will maintain it. Utilities may also want it to be a "utility easement".)  
(c) Add applicable paragraphs for water and sewer services and for access limits.
13. 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.)
14. All (other) Subdivision Regulations shall be met prior to release of the final plat.

FOR FINAL APPROVAL AND RELEASE:

East Point Center (784) SE corner of 71st Street and Mingo Road (CO)

Mr. Wilmoth stated that this plat is ready for approval, but the attorney for the applicant is represented today and has some minor changes to be made in the covenants.

Mr. Compton stated he had a copy of the Minutes which were approved concerning this case and the applicant seems to feel that they are not as clear as he would prefer. The CO zoning category requires that a plat be submitted and that the conditions of the CO be placed on the plat.

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

Mr. Gardner stated as long as the covenants meet the spirit and intent of the wording in the approval there is no problem. If they don't, we should handle that right now. The wording approved in the Minutes and which was recommended is not exactly what this Commission approved. The Staff will judge it as to the spirit and intent and if the requirements are met the plat will be released.

David Sanders, Jr., attorney representing the owner, spoke to clarify the wording contained in the Minutes. Under the section headed "Restrictions" Subsection C at the end of the first sentence the applicant wished to include the following sentence: "if either of the areas to the east or south are developed residential". Under Subsection D he wished that the language be as follows: "That a Detailed Landscape Plan be submitted and approved by the TMAPC prior to occupancy, including requirements for a screening fence along the east boundary line if residential is ever developed abutting the tract; and also, the screening of any roof-top heating and cooling equipment along the east boundary if residential is ever developed abutting the tract; and that the south boundary require a screening fence and the screening of roof-top heating and cooling equipment if the area to the south is developed residential".

East Point Center (continued)

Mr. Compton stated that the applicant is merely adding to a condition in the Minutes which was the Staff's intent and the paragraph under Subsection D was merely added to the Minutes to take the place of a paragraph which is now being deleted. Mr. Compton stated the Staff has no problems with the added language.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") to approve the final plat of East Point Center and release same as having met all conditions of approval.

Waterford Addition (PUD #325) (3393) NE corner of 54th Street and South Harvard Avenue

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

On MOTION of C. YOUNG, the Planning Commission voted 8-1-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, "aye"; T. Young, "nay"; no "abstentions"; Flick, Inhofe, "absent") to approve the final plat of Waterford Addition and release same as having met all conditions of approval.

CHANGE OF ACCESS:

Chimney Hills South Extended (1483) NE corner of 91st Street and South Sheridan Road (CS)

The purpose of this request is to relocate one access point on Sheridan and add two access points on 91st to accommodate the proposed use as a service station.

The Traffic Engineer and Staff recommended approval.

On MOTION of CONNERY, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") to approve the requested change of access for Chimney Hills South Extended.

REQUEST TO WAIVE PLAT:

BOA Case No. 12872 (Unplatted) (1794) North and East of 31st Street and South 116th East Avenue (RS-3)

This is a request to waive plat on a small tract of land which is a part of a 40-acre tract being used as a soccer field. The Board application was for a temporary concession stand in the location outlined on the map. Since this is a temporary use and the remainder of the area is being used only for recreation and not development at this time, the Staff recommends waiver of the plat requirement on this application.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T.

BOA Case No. 12872 (continued)

Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") to approve the request to Waive Plat for the property located north and east of 31st Street and South 116th East Avenue (BOA #12872).

LOT SPLITS:

For Ratification of Prior Approval:

L-16039 (3602) TURA  
16041 (2793) John Steiger  
16047 (1784) Woodhaven Development Co.  
16050 (2283) William David Lee, Inc.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") that the approved lot splits listed above be ratified.

LOT SPLITS FOR WAIVER:

L-16032 Thomas C. Herrmann (2593) West side of South Mingo Road at  
East 45th Place (IL)

This is a request to create two lots out of a 2.52 acre tract. One lot will have 136' of frontage on Mingo and the remainder will have access via a 30-foot ownership "handle". Since the IL District requires 150' frontage on an arterial street, the applicant is requesting waiver to permit frontages of 136' and 30'. Both lots will share the existing access point. A short sewer main extension may be required for the front tract. (Subject to the Water and Sewer Department approval.) Any grading and/or drainage plans will require approval through the permit process. The Staff sees no objection to the split, subject to requirements of utilities and City and Traffic Engineering Department. (The applicant was advised of the Major Street Plan requirements.)

The applicant was NOT represented.

The Technical Advisory Committee and Staff recommended approval of L-16032, subject to the conditions.

On MOTION of WOODARD, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") to approve the request to waive the lot split requirements for L-16032, subject to the following conditions:

- (a) Board of Adjustment approval,
- (b) grading plans through permit process, and
- (c) sewer main extension.

Staff Recommendation: Minor Amendment

The subject tract is located south and west of the southwest corner of 81st Street and South Sheridan Road. It is approved for 202 multifamily dwellings and some units have been constructed. The applicant is now requesting to amend his initial Illustrative Site Plan for those areas yet to be developed.

The Staff has reviewed both the original Site Plan and the submitted Site Plan and find the general pattern in which the streets and structures were arranged has not changed. It appears that the individual building configuration is the only change and the Staff does not feel that this is significant. We would note that some architectural consistency with colors, building materials, etc., should be carried throughout the project even if the building design changes.

Therefore, the Staff recommends APPROVAL of the Amended Illustrative Site Plan, subject to the Plan submitted.

TMAPC Action: 9 members present.

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") to approve the amended Illustrative Site Plan, subject to the Plan submitted.

PUD #298 (Development Area III, Phase I)

Staff Recommendation:

The subject PUD is located on the north side of 91st Street, halfway between Memorial Drive and Mingo Road. It is approximately 120 acres in size and approved for a variety of housing types. Development Area III is approximately 31.31 acres (gross) in size, located in the north central portion of the PUD, and is approved for small lot unattached residential dwelling units. The applicant is now requesting Detail Site Plan approval.

The Staff has reviewed the submitted Site Plan and have identified some minor problems with meeting the setback requirements of the PUD. Fourteen (14) of the proposed 102 lots are having problems meeting the 15-foot front yard setback because of large rear yard utility easements. The reason for the 15-foot front setback is to insure enough area to park cars in front of the garage on private property without conflicting with street traffic. Because of the utility easement and since there will be 11' to 12' between the parking for the dedicated street and the right-of-way giving a total distance between paving and garage of a minimum of 21 feet, the Staff can consider this request as minor. In addition, three (3) corner lots will not be able to maintain 10 feet between buildings, which was indirectly required by the side yard setbacks. Since these are small corner lots and the setback requirements make it difficult to place a structure on the lots, the Staff can support a reduction of the separation between buildings for these



PUD #298 (continued)

corner lots as being minor.

Finally, in order for the Building Inspector to be assured that the overall livability space requirements will be met and still issue permits on a lot by lot basis, the applicant has submitted the following additional requirement.

Maximum Land Coverage per Lot by Dwelling,  
Garage and Driveway: 1,850 sq. ft.

All other requirements of the PUD Development Standards have been met or exceeded minimum requirements.

Therefore, the Staff recommends APPROVAL of the Detail Site Plan for Development Area III - Phase I of PUD #298, subject to the following modifications to the Development Standards:

- 3 ← Corrected by TMAPC 5-21-86.*
1. That the front setback for Block ~~X~~, Lots 1 thru 10 and Block 2, Lots 13 thru 16 as shown on the Detail Site Plan be reduced from 15 feet to a 10-foot minimum.
  2. That the side yard requirements for Block 3, Lot 1; Block 1, Lot 11; and Block 2, Lot 16 as shown on the Detail Site Plan be a minimum of 10 feet on the street side and a minimum of 5 feet from opposite abutting side property lines, except where existing easements require a greater setback.
  3. That the land coverage per lot by the dwelling unit, garage, and driveway shall not exceed 1,850 square feet.

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TMAPC Action: 9 members present.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Connery, Draughon, Higgins, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Flick, Inhofe, "absent") to approve the submitted Detail Site Plan for PUD #298 (Development Area III, Phase I), subject to the three (3) modifications listed above.

Chairman Kempe advised that the Commission was in receipt of a letter which appeared on the desk for each Commission member today, which is a new business item at this time.

Commissioner C. Young advised that the letter was submitted to the City Commissioners, Planning Commission members and the INCOG Staff. The letter called for some response and he suggested that the Staff review the letter and answer the questions contained in the letter.

Commissioner T. Young suggested that some of the questions would not be applicable for the Staff to answer. The Staff was requested to respond to questions No. 3, 4 and 6 to be discussed at the next Planning Commission meeting to be held December 14, 1983, in the Langenheim Auditorium.

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

Date Approved December, 21, 1983

Cherry Kempe  
Chairman

ATTEST:

Marilyn Hinkle  
Secretary