

TULSA METROPOLITAN AREA PLANNING COMMISSION
 MINUTES of Meeting No. 1555
 Wednesday, May 15, 1985, 1:30 p.m.
 City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes	Draughon	Frank	Linker, Legal
Connery	Harris	Gardner	Counsel
Higgins, 2nd Vice- Chairman	Young	Holwell	
Kempe, Chairman		Wilmoth	
Paddock, Secretary			
VanFossen			
Wilson, 1st Vice- Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, May 14, 1985, at 11:50 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 1:40 p.m.

MINUTES:

On **MOTION** of **VANFOSSEN**, the Planning Commission voted 7-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Wilson, Young, "absent") to **APPROVE** the Minutes of May 1, 1985, meeting No. 1553.

Consider Approving Corrected Minutes of 4/10/85—Z-6032 and PUD #394

Staff informed that on pages 8 and 9 of the April 10 minutes of the subject cases, the property was listed as "Residential" due to a mapping error, but should have read "No Specific Land Use".

On **MOTION** of **VANFOSSEN**, the Planning Commission voted 7-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Wilson, Young, "absent") to **APPROVE** the Corrected Minutes of April 10, 1985, for cases Z-6032 and PUD #394, inserting the words "No Specific Land Use" instead of "Residential".

REPORTS:

Report of Receipts and Deposits:

Staff informed that this report was in order and recommended approval.

Report of Receipts and Deposits (cont'd)

On **MOTION** of **WOODARD**, the Planning Commission voted 7-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Wilson, Young, "absent") to **APPROVE** the Report of Receipts and Deposits for the month ended April 30, 1985.

Committee Reports:

Mr. Paddock, Chairman of the Rules and Regulations Committee, informed that the Committee met at noon today and considered several matters, which included proposed amendments to the Tulsa County Zoning Code, proposed amendments to the Subdivision Regulations, review of the proposed FD Floodway mapping and also housekeeping amendments to the Tulsa Zoning Code pertaining to regulating Outdoor Advertising. The Rules and Regulations Committee recommended that the Commission approve the proposed amendments to the Tulsa County Zoning Code, with an amendment which would clarify Section 310 on page 3-2 of the Code. The Committee also recommended that the Commission approve the proposed amendments to the Subdivision Regulations which would be heard at a later date.

Staff informed that the intent of Section 310, page 3-2 of the Tulsa County Zoning Code, was that if an area is zoned AG and is also a subdivision, Board of Adjustment approval must be obtained to allow drilling in the area.

Staff further informed that as a result of the Rules and Regulations Committee meeting and because of the length of time and number of people who would be attending the floodway zoning issue, the recommendation is to hear all items specifically scheduled, then specifically set a starting time for the FD Floodway mapping.

Chairman Kempe informed that the Commission would adjourn at 3:30 p.m. and reconvene at 4:00 p.m. to hear the public comments on FD Floodway Mapping.

CONTINUED PUBLIC HEARING:

CONTINUATION OF A PUBLIC HEARING TO CONSIDER PROPOSED AMENDMENTS
TO THE TULSA COUNTY ZONING CODE AS RELATE TO LOCATION OF OIL WELLS
AND RELATED STORAGE TANKS FROM RESIDENCES, SUBDIVISIONS AND CITY
LIMIT BOUNDARIES, AND WITHIN NEW SUBDIVISIONS.

Staff Comments:

Mr. Gardner informed that this item was recommended for approval by the Planning Commission in April. At the scheduled hearing by the Board of County Commissioners several people showed up in protest of the proposal. Commissioner Selph was appointed as chairman of an Ad Hoc Committee composed of Commissioner Selph, Mr. Gardner, Don Hallock, County Building Inspector, three members from the oil industry, and three members from the development community. The Public Hearing on the proposed amendments to the Subdivision Regulations will be heard on May 29 because it required new notice. The difference between the previous amendments and those currently proposed is the 300' setback from residential has been reduced to 200'; the reference to the 165' setback in regard to "lease lines" has been deleted. In areas that are platted Residential and recorded in the County Clerk's Office, regardless of zoning, must obtain a special exception to drill wells on someone else's property effective July 1, 1985. The mailed notice requirements were expanded to give mineral interests written notice. The oil industry representatives on the Committee agreed that one well-site per 20-acre tract is sufficient to meet these needs for any future drilling within newly platted subdivisions if these amendments are approved. If the subdivision is less than 10 acres, these proposed requirements would not apply.

Interested Parties:

Commissioner John Selph
Steve Yates
Bill Breisch

Commissioner Selph reiterated Staff's comments in regard to the Ad Hoc Committee and informed that the Board of County Commissioners was pleased with the cooperation and with the proposed amendments which had come from the Committee and recommended they be approved.

Mr. Yates informed that he represented the leasehold owners and was in complete agreement with the proposed amendments, but had one correction on page 17-2 of Section 1730.3. The verbiage "if the mineral rights have been severed from the surface rights." should be deleted and the verbiage "and leasehold owners." inserted after "and to all recorded mineral interests".

Mr. Connery asked why this section was not corrected if the Committee was unanimous and Mr. Yates informed that Mr. Gardner did not have the wording in place at the last Committee meeting and there wasn't enough time to have another meeting. He advised, however, that Committee members had been contacted and had no problem with this proposed change. Staff advised they had no problem with the change.

PUBLIC HEARING - Proposed Amendments to Tulsa County Zoning Code (cont'd)

Mr. Breisch informed he was representing the development community and was in support of the proposed amendments with today's changes.

TMAPC Action: 8 members present

On **MOTION** of **CARNES**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to recommend to the Board of County Commissioners that the proposed amendments to the Tulsa County Zoning Code be **APPROVED**, as amended: Page 3-2 Should read ** "Except when located within a recorded residential subdivision zoned AG, which has been filed of record with the County Clerk prior to July 1, 1985, the drilling of oil and gas shall require a Board of Adjustment Special Exception. See Section 340, Requirements for Special Exception Uses in Agricultural Districts." Page 17-2, Section 1730-3, should read "The Planning Commission shall give: Twenty (20) days notice of a public hearing on a proposed map amendment by publication in a newspaper of general circulation; twenty (20) days notice of a public hearing by posting of the property sought to be rezoned; and twenty (20) days notice of a public hearing by mailing written notice to all owners or property within a three-hundred (300) foot radius of the exterior boundary of the property and to all recorded mineral interests and leasehold owners.

SUBDIVISIONS:

Preliminary Plat:

Twin Oaks (POD #331) (3293) 55th & S. Delaware Ave. (RS-3, RS-2)

Staff advised that this item was to be stricken from the agenda.

Sunwest Highlands Plaza (382) SE/c W. 61st & S. 33rd W. Ave. (CS)

The Staff presented the plat with applicant represented by Dan Tanner at the TAC. The Staff and TAC recommended approval subject to conditions.

On **MOTION** of **PADDOCK**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to approve the preliminary plat of Sunwest Highlands Plaza (382), 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 for water/sewer facilities in Covenants). (If plans required.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer 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. (If required?)
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer (for drainage).
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 (on-site detention or fee).
7. Identify the Tulsa City/County/Creek County line on 33rd W. Ave.

Sunwest Highlands Plaza (382) (cont'd)

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. Access points shall be approved by Traffic Engineer (recommend only one access to 61st Street at point of maximum visibility).
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.

Summit Square (PUD #190) (1083) SW/c E. 71st & S. Sheridan

(CS, RMO-RS-3)

The Staff presented the plat to the TAC with the applicant represented by Pat Griffith.

The Staff has been working with the Developer's Engineer, Bob Salmon, and Pat Griffith of Aronov Realty, to get the required information submitted for preliminary plat review. As of the date of review, a local surveyor/engineer has not been selected as far as the Staff knows. Information submitted includes a plat more in the format of a "sketch" than a "preliminary" plat, but it did include Covenants delivered separately. Grading, utility and landscape drawings were also submitted. The Planning Commission approved a Minor Amendment, the Detail Site Plan and Landscape Plan, as submitted, on 4/24/85. (Detail Site Plan and Landscape Plan were NOT reviewed or approved on Block 2, although it will be included in his overall plat.)

Right-of-way being acquired on 71st & Sheridan shall be shown on the plat with book and page reference, if granted, prior to filing of plat. (Agreements are in progress to obtain the right-of-way.)

The Staff and TAC recommended approval of the preliminary plat of Summit Square, subject to conditions.

On **MOTION** of **HIGGINS**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to approve the preliminary plat of Summit Square (PUD #190) (1083), subject to the following conditions:

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Summit Square (PUD #190) (1083)

1. Show PUD #190 on face of plat. Update location map with new subdivisions. Show the remainder of Lakewood at its intersection with 71st and Book/Page dedication. Show 30' property line radius at intersection corners.
2. Show building lines in accordance with PUD:
71st Street: 54';
Sheridan Avenue: 260';
Lakewood and 71st Street: Block 1, 28';
Block 2, 25'.
3. 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.
4. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements, as required (17-1/2' perimeter). 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 final plat.
6. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line repairs due to breaks and failures, shall be borne by the owner of the lot(s).
7. This property is located within the area served by the Haikey Creek Sewage Treatment Plant and will require a statement concerning sewer availability within the Covenants.
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 (on-site detention).
11. All curve data shall be shown on the final plat where applicable (including corner radii).

Summit Square (PUD #190) (1083)

12. Limits of Access shall be shown on the plat as approved by City and/or Traffic Engineer.
13. It is recommended that the developer coordinate with Traffic Engineer during the early stages of street construction concerning the ordering, purchase and installation of street market signs. (Advisory, not a condition for release of 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. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
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 the Subdivision Regulations.)
17. All (other) Subdivision Regulations shall be met prior to release of final plat.

Quail Point (2883) E. 111th & South Urbana Avenue

(RS-1)

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

This plat has sketch plat approval, subject to conditions. A copy of the minutes of 12/13/84 was provided, with the Staff comments, as applicable.

Staff noted that corner property line radii has been shown as as 13' instead of 25' per Subdivision Regulations. (This was done to provide consistent 12' back of curb to property line; however, after discussion, TAC recommended that the standard 25' radius be shown.)

The Staff and TAC recommended approval of the preliminary plat of Quail Point, subject to conditions.

On **MOTION** of **PADDOCK**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to approve the preliminary plat of Quail Point (2883), subject to the following conditions:

1. Since the present zoning on the land is RS-1, a 35' building line is required. Plat shows 30' and 20' (side

Quail Point (2883) (cont'd)

yard) building lines, which will require Board of Adjustment approval. Houses should face the most restrictive building line.

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. (Show 3' for fence where applicable — utility easement required beyond the 3'.)
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
4. This property is located within the area served by the Haikey Creek Sewage Treatment Plant and will require a statement concerning sewer availability within the Covenants.
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
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 (Fee or on-site detention).
7. A topo map shall be submitted for review by the TAC (Sub. Reg's.) (Submit with drainage plans.)
8. Limits of access shall be shown on the plat as approved by the City and/or Traffic Engineer (show on 11th Street).
9. The method of sewage disposal and plans; therefore, shall be approved by the City/County Health Department. (Percolations tests must be made available to the Health Dept. prior to preliminary review of the plat by the Planning Commission.) (O.K. — approval received 5/9/85).
10. The owner or owners shall provide the following information on sewage disposal system if it is privately operated on each lot: type, size and general location. (This information to be included in Restrictive Covenants.)
11. 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.)

Quail Point (2883) (cont'd)

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.

Blake Hills 2nd (PUD #389) (1583) E. of SE/c 81st & S. Yale (RD, RS-3)

The Staff presented the plat to the TAC with the applicant represented by Jeff Tuttle.

This plat has "sketch plat" approval, subject to conditions. A copy of the minutes of TAC meeting of 4/25/85 was provided. This was continued from that meeting so it could be reviewed with the plat waiver on Blake Hills to the west of this tract. Sketch plat was granted and the comments by the Staff shall apply where applicable.

The TAC and Staff recommended approval of the preliminary plat of Blake Hills 2nd, subject to the conditions.

On **MOTION** of **WILSON**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to approve the preliminary plat of Blake Hills 2nd (PUD #389) (1583) subject to the following conditions:

1. All conditions of PUD #389 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. (Secondary system?)
4. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line repairs due to breaks and failures, shall be borne by the owner of the lot(s).
5. This property is located within the area served by the Haikey Creek Sewage Treatment plant and will require a

Blake Hills 2nd (PUD #389) (1583) (cont'd)

statement concerning sewer availability within the Covenants.

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 the City Commission. (On-site detention or fee.)
9. Limits of Access shall be shown on the plat as approved by the City and/or Traffic Engineer. Include applicable language in Covenants (81st access at crest of hill). (Also, see comment on "Plat Waiver" for Blake Hills.)
10. Mutual access across the area between Development Areas "A" and "B" should be provided in the Covenants on "Blake Hills 2nd" and by separate instrument on "Blake Hills".
11. Update location map with new subdivisions. In Covenants, Sections A&B and D&E are repetitive and can be combined, subject to approval of utilities.
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. 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.)
14. All (other) Subdivision Regulations shall be met prior to release of final plat.

FINAL PLAT AND RELEASE:

River Parks (PUD #365) (1292) NE corner 19th & Riverside Drive (RM-2)

Staff informed that all release letters had been received and was recommending approval and release of the final plat of River Parks.

On **MOTION** of **HIGGINS**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye";

River Parks (PUD #365) (1292) (cont'd)

no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to approve the Final Plat of River Parks (PUD #365) (1292) and release same as having met all conditions of approval.

WAIVER OF PLAT:

PUD #389 Blake Hills (1583) SE corner of 81st and S. Yale Ave. (RM-1)

This is a request to waive plat on Lot 1, Block 1, of the above-named plat (entire plat). The plat was processed and approved as a "RM-1 multifamily plat" and filed of record. It has since been included in PUD #389. Applicant proposes to meet Section 260 of the Zoning Code by filing the PUD conditions by separate instrument, since this is already platted. This is a companion application with the plat of Blake Hills 2nd. The Staff and TAC recommended approval subject to conditions. The applicant was represented by Jeff Tuttle at the TAC meeting.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to waive plat of Blake Hills (PUD #389) (1583), subject to the conditions outlined by Staff:

1. PUD conditions to be filed of record by separate instrument include provisions relating to mutual access between this tract and tract to east being platted as Blake Hills 2nd (condition on plat also).
2. Grading and drainage plan approval by City Engineer, including onsite detention or fee.
3. Change of access agreement to be approved by Traffic Engineer. (This is also a specific condition of approval relating to PUD.) Furnish actual centerline profile of Yale for Traffic Engineer.
4. Utility extensions and/or easements as needed.

Z-5883 East Eleventh Park (694) 1036 S. Garnett Road (CS, FD)

This is a request to waive plat on Lot 2, Block 2, of the Resubdivision of Lot 4, Block 2, of the above-named plat. Staff notes that the westerly portion of the tract has been rezoned "FD", with the remainder "CS" on which a motel is planned. Waiver should be subject to conditions. The applicant was represented at the meeting by Stan Ewing, who advised he was aware of the proposed conditions.

In discussion with the TAC, the Traffic Engineer and City Engineer stated for the record, that a plat was preferred instead of a plat waiver. However, if the Commission waives the requirement, the conditions shall apply. The Water and Sewer Dept. advised the TAC that a fire hydrant may

Z-5883 East Eleventh Park (694) (cont'd)

be required if there is not one across the street. The Staff and TAC recommended approval of the waiver of plat on Z-5883, subject to the conditions.

On **MOTION** of **HIGGINS**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughton, Harris, Young, "absent") to **waive plat** on Z-5883 East Eleventh Park (694), subject to the following conditions and including the comments for the record, by the Traffic Engineer and the City Engineer:

1. Dedication of additional right-of-way on Garnett to total 50' from centerline. (Note that City Atlas shows that 65' easement exists on the south 95', but nothing additional is shown on the remainder.)
2. Grading and Drainage Plan approval by City Engineer, including detention and/or fee. Monumentation required for FD area. PFPI required.
3. Utility extensions, as needed, including easements therefore.
4. Access Control Agreement subject to approval of Traffic Engineer. Omit north access and use only one entry/exit. (This may be a future "right-turn only" if median is constructed.)

BOA 12571³ Woods Elementary School (3003) 1600 E. Virgin (RS-3)
BOA 13573 Jackson Elementary School (2803) Virgin Pl. at N. Pittsburg (RS-3)
BOA 13574 Mark Twain Elementary School (492) NW/c Charles Page Blvd. &
S. 41st W. Ave. (RM-1)

The above Board of Adjustment cases are requests to permit "Head Start" programs in existing school buildings. Since the applications are all in existing school buildings and the request has been made for the Tulsa Public Schools, nothing would be gained by platting. Staff recommends waiver of the plat requirement on the above cases.

NOTE: Normally the Board of Adjustment hears the cases before the Planning Commission. However, since this is a routine item and the Board will hear the cases on May 16, the next land division meeting would be June 5. Staff has no problem with a waiver being granted, "subject to Board of Adjustment approval of the above applications".

On **MOTION** of **PADDOCK**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughton, Harris, Young, "absent") to **Waive plat** on BOA 13571 Woods Elementary School (3003), BOA 13573 Jackson Elementary School (2803) and BOA 13574 Mark Twain Elementary School (492).

ACCESS CHANGES ON RECORDED PLAT:

Chimney Hills South Ext. (1483) NE/c 91st & S. Sheridan Road (CS)

This request was to delete one platted access that provides access only to one lot, approve two new access points that will provide access for three lots and a "Mutual Access Easement" parallel to 91st Street. Staff and Traffic Engineer recommended approval of the access change to Chimney Hills South Ext.

On **MOTION** of **HIGGINS**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to **APPROVE** the access change to Chimney Hills South Ext. (1483).

Industrial Equipment Center (2693) NW/c 42nd Pl. & S. Memorial (IL)

This access change is requested to permit two access points where none existed. Use of the property has changed from industrial to commercial with approval by Board of Adjustment. Applicant worked with the Traffic Engineer for location of the new driveways and this is the result. Staff and Traffic Engineer recommended approval of the access change to Industrial Equipment Center.

On **MOTION** of **WILSON**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to **APPROVE** the access change to Industrial Equipment Center (2693).

AMENDMENT TO COVENANTS:

Waterbridge (3593) SW/c 53rd & S. Memorial (OL)
(cont'd from May 1, 1985)

Chairman Kempe informed that this item would be stricken from the agenda.

LOT SPLITS:

Lot Splits for Waiver:

L-16420 Medric Dundom (1323) S of SW/c E. 166th St. N. & N. Mingo Rd.
(AG)

This is a request to split a 10-acre tract into a 2-1/2 acre parcel and a 7-1/2 acre parcel. The subject tract is zoned AG and a variance from the County Board of Adjustment will be required because of the 165' lot width that is proposed (200' lot width is the minimum allowed in the AG District). Staff noted there are three similar-sized lots in the same mile section as the subject tract. The Staff recommended that this approval be subject to conditions. Applicant was represented by Joyce Ahrens and did not request a waiver of street plan requirements.

L-16420 Medric Dundom (1323) (cont'd)

County Engineering advised that 30' of right-of-way on Mingo would be adequate since the road ends at the creek. Applicant had no objection to this requirement.

Staff and TAC recommended approval subject to the conditions.

On **MOTION** of **HIGGINS**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to **Waive the lot split requirement on L-16420 Medric Dundom (1323)**, subject to the following conditions:

1. Approval of the County Board of Adjustment for a variance of lot width from 200' to 165';
2. Approval of the City/County Health Department for a perc test in order to determine if the subject tracts would support a septic system; and
3. Approval from Washington County RWD #3 to determine if the subject tracts have access to its water system and any utility easements that may be necessary in order to service the subject tract. (Staff informed this approval had been received.)

Lot Splits for Ratification of Prior Approval:

L-16427 (783) Lewis	L-16439 (592) Lowe
L-16429 (1283) Schmidt	L-16440 (2692) Snow
L-16430 (1294) Bussell/Spessard	L-16442 (2393) Landmark
L-16431 (2283) Cravens	L-16443 (102) Craddock
L-16432 (1302) Regency Village	L-16444 (683) Yorktown
L-16438 (1992) Taylor	L-16446 (704) Tulsa Ind.

Staff informed that the above lot splits were in order and recommended ratification.

On **MOTION** of **PADDOCK**, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to **Ratify** the approved lot splits listed above.

OTHER BUSINESS:

PUD #331-1 Twin Oaks S. side of 55th & Delaware

Chairman Kempe informed that this item was to be stricken from the agenda.

PUD 198-C S. side 61st between Lakewood and Maplewood, Southcrest Addition

Staff Recommendation — Detail Site Plan Review; Lot 3, Block 1 and
Minor Amendment of Setback

The subject tract is located adjacent to the northwest corner of South Maplewood Avenue and East 62nd Street. The proposed use of the building is for office-type uses and the PUD has an underlying zoning of RM-1 and RM-2. The PUD is platted into seven (7) individual lots as follows: Lots 1, 2 and 3, Block 1; Lots 1 and 2, Block 2; and Lots 1 and 2, Block 3. A total of 66,000 square feet of floor area has been approved under the PUD and the applicant is proposing to construct 7,200 square feet with this application. An average square footage of floor area per lot for seven (7) lots would be 9,428.6 square feet. A companion item on this TMAPC agenda is PUD #198-C-3, a minor amendment which would allow a portion of the proposed building to encroach upon the 10-foot front setback line between the building and curb of the parking lot, and increase the building floor area from 6,203 square feet to 7,200 square feet on Lot 3, Block 1. The east boundary of the subject tract abuts South Maplewood Avenue for 90 feet and the south boundary abuts the common parking area for 141.94 feet. The proposed building meets setback requirements on the west, north and east. The Detail Site Plan submitted includes an elevation of the south facade and indicates that the building will be one-story in height. A requirement of site plan approval should be that the composition of materials for the east, west and north building elevations should be generally compatible with the front. A landscaped area is shown along the east and north boundaries, although no detailed information is furnished at this time. All vehicular and pedestrian access is indicated to be from the south of the building.

The Staff has reviewed the Detail Site Plan and finds it to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Ordinance.

Therefore, the Staff recommends APPROVAL of the Detail Site Plan subject to the following conditions:

- (1) That the applicant's Detail Site Plan be made a condition of approval, unless modified herein.

- (2) Development Standards:

Land Area: (Net) 12,774.6 square feet

Permitted Uses: Those uses permitted by right in an OL District.

PUD 198-C (cont'd)

	<u>Approved/PUD</u>	<u>Submitted</u>	<u>Remaining</u>
Maximum Building Floor Area:	66,000 sq. ft.	7,200 sq. ft. subject to PUD #198-C-3.	58,800 sq. ft.
Maximum Building Height:	35 ft./ 2 stories	1 story	
Minimum Off- Street Parking:	1 space per 300 sq. ft. of floor area.	24 spaces required.	
Minimum Building Setbacks:			
From North & South Boundaries	15 ft.	15 ft.	
From East & West Boundaries	20 ft.	20 ft. on east	
Between Buildings	10 ft.	10 ft. on west	
From Access or Parking Drive	10 ft.	10 ft. and 5 ft. per PUD #198-C-3.	
Minimum Landscaped Area:	Not Specified.		38%

(3) Signs:

Maplewood Avenue - One sign not exceeding 48 square feet of display surface area and 20 feet in height. Illumination, if any shall be by constant light.

(4) That a Detail Landscape Plan shall be submitted to and approved by the TMAPC prior to occupancy, including a decorative screening fence along the east property line. Also, that meaningful open space be provided as depicted on the Outline Development Plan.

(5) That the entrance from Maplewood shall be the major access point to the tract and that the Lakewood entry on the west, be a secondary or back-door access.

PUD 198-C (cont'd)

- (6) That an association shall be created to provide for care and maintenance of all common areas, parking lots, etc.
- (7) That all utilities shall be screened from public view.
- (8) That all building elevations shall be constructed of materials and designed so as to be basically compatible with the front or south elevation.

PUD #198-C-3

Staff Recommendation -- Minor Amendment to Increase Floor Area and to
Change Front Building Line -- Lot 3, Block 1,
Southcrest Addition

The subject tract is located at the northwest corner of East 62nd Street and Maplewood Avenue. The PUD has been approved for an office park and has received Detail Site Plan approval. The purpose of the requested minor amendment is to readjust the front building line from a previous minor amendment approval by the TMAPC on August 22, 1984. Specifically, the applicant is requesting a 5-foot encroachment on the front building line between the parking area and building for a portion of the building. The previous approved amendment was for a 3-foot encroachment of the 10-foot building line.

The Staff finds that to allow the 5-foot encroachment for a portion of the building on the 10-foot front building line is minor in nature and therefore, recommends APPROVAL.

Further, the applicant is requesting approval to increase the building floor area from 6,203 square feet (per the original Detail Site Plan approval) to 7,200 square feet. The first minor amendment was approved by the TMAPC to create seven (7) individual lots which, under the PUD, was limited to a maximum building floor area of 66,000 square feet. This indicated that a schedule for allocation of floor area should be provided when Building Permits are requested on each lot. The average square footage per lot would be 66,000 square feet divided by 7 lots, or 9,428.6 square feet per lot. This process is necessary to allocate floor space initially and then reallocate floor space to the remaining vacant lots if the average square footage per lot figure is exceeded.

The Staff recommends APPROVAL of the request to increase the floor area from 6,203 square feet to 7,200 square feet, subject to each lot in PUD #198-C being subject to Detail Site Plan approval prior to issuance of a Building Permit.

NOTE: Notice of the requested minor amendment has been given to the other property owners in the subdivision, due to the request for floor area increases from 6,203 square feet to 7,200 square feet.

PUD #198-C-3 (con'td)

Comments and Discussion:

The applicant was present, but did not wish to comment.

Mr. Paddock informed he had a continuing problem in regard to what categorizes a minor amendment and a major amendment.

TMAPC Action: 8 members present.

On **MOTION** of **CARNES**, the Planning Commission voted 7-0-1 (Carnes, Connery, Higgins, Kempe, VanFossen, Wilson, Woodard, "aye"; no "nays"; Paddock, "abstaining"; Draughon, Harris, Young, "absent") to **APPROVE PUD #198-C, Detail Site Plan and Minor Amendment** of setback, as recommended by Staff.

Z-5859-SP-1 SE/c 71st Street and Mingo Road; Lot 1, Block 1, East Pointe

Staff Recommendation — Sign Review and Minor Amendment for Portable Sign

East Pointe Center is a suburban shopping center consisting of 47,113 square feet. The subject tract is zoned CO Corridor. The center is presently in the final stages of construction and has a convenience store in operation at the north end of the building. Although a permanent project identification sign, along with two leasing signs exist on the property, the applicant is now requesting sign plan approval for submitted plans. In addition, a minor amendment is being requested to allow a temporary portable sign to be located on the subject tract for the convenience store.

After review of the subject tract and the applicant's plan, Staff feels the existing signs and location are in character with the development and are in keeping with the original PUD for the permanent project sign and two lease signs. Staff recommends APPROVAL per plans submitted subject to these signs not being permitted on the street right-of-way. However, Staff does not feel a portable sign would be in character with the project and that if approved, additional tenants in the center would also request portable signs. Therefore, Staff recommends DENIAL of the Minor Amendment as requested for the portable sign.

Comments and Discussion:

Chairman Kempe noted that this was the second sign that had been erected recently without having a permit and Mr. Frank noted that Tulsa has only one sign inspector which results in delays in the permitting process.

Mr. Paddock informed that he was in favor of both Staff Recommendations.

Z-5859-SP-1 (cont'd)

David Sanders, attorney for the applicant, informed that his client, owner of the center, was only asking for permanent signs; he did not want portable signs.

TMAPC Action: 8 members present.

On MOTION of VANFOSSEN, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to APPROVE Z-5859-SP-1 Sign Plan and to DENY the Minor Amendment for a portable sign, as recommended by Staff.

PUD #339 NE/c 101st and Sheridan

Staff Recommendation -- Detail Site Plan Review and
Detail Landscape Plan Review

The subject tract has an area of approximately one acre and is described as Development Area "A" of the PUD. The underlying zoning of this tract is CS and the proposed use of the site is for a drive-in bank facility. The TMAPC previously approved a Detail Site Plan on this tract which is being revoked by this application. The applicant's building has an area of approximately 6,800 square feet, with 36 parking spaces proposed for a parking ratio of one space for each 189 square feet in the building. Two curb cuts are proposed with one each being on Sheridan and 101st for ingress and egress. The drive-in lanes for the bank building are located on the north side and employee parking is indicated to be along the east boundary. The drive along the east side of the building is one-way northbound to the employee parking area and includes drive-in bank windows.

A PUD condition of approval which has not been met by the applicant is for a minimum 5-foot parking lot setback on the east boundary. The Staff review of the proposed Detail Site Plan, except as noted above and below, has determined that it is: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Ordinance.

Therefore, the Staff recommends APPROVAL Of the proposed Detail Site Plan, subject to the following conditions:

- (1) That the applicant's Detail Site Plan be made a condition of approval, unless modified herein.
- (2) Development Standards:

Land Area (Gross):	1.343 acres
(Net):	.918 acres

PUD #339 (cont'd)

- (6) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied and submitted to and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said Covenants.

Detail Landscape Plan:

Review of the applicant's proposed Detail Landscape Plan indicates that the PUD requirement for a 10-foot landscape buffer on the north boundary of the subject tract is to be installed; however, the requested 10-foot buffer is not indicated on the east boundary between this tract and the adjacent apartments which are also a part of this PUD. If the east boundary parking lot setback was increased from 2' to 5' as required by the PUD, the required 10-foot landscape buffer could be installed on the common boundary between Development Areas "A" and "B" and meet the PUD conditions.

The submitted Plan provides a detail description of the types, sizes and location of the proposed landscaping materials and includes generous landscaping around the building and treed parking lot islands. Therefore, the Staff recommends APPROVAL of the proposed Detail Landscape Plan subject to the required 10-foot landscape buffer along the east boundary being installed in accordance with the approved PUD conditions.

Comments and Discussion:

Applicant was present and was aware of the conditions.

TMAPC Action: 8 members present.

On MOTION of WILSON, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to APPROVE PUD #339 Detail Site Plan and Detail Landscape Plan, as recommended by Staff.

PUD #374 NE/corner of 21st and Lewis (2021 Lewis Tower)

Staff Recommendation -- Detail Landscape Plan

The subject tract is located at the northeast corner of East 21st Street and South Lewis Avenue and has an area of 2.14 acres. It is the site of a 7-story building and parking garage which are both under construction at this time. The TMAPC granted approval of the Detail Site Plan on January 16, 1985. The Detail Site plan indicated a 7-foot tall screening fence along the north boundary with heavy landscape treatment on either side—the Detail Landscape

PUD #339 (cont'd)

Permitted Uses: As permitted in a CS District, except taverns.

	<u>Submitted</u>	<u>Approved/PUD</u>
Maximum Floor Area:	6,800 sq. ft.	17,000 sq. ft.
Maximum Building Height:	One-Story	40 ft.
Minimum Parking Lot Setback:		
From North and East	2 ft. on east* 5 ft. on north	5 ft.*
From West and South	2 ft.	2 ft.
Minimum Building Setbacks:		
From Centerline of Sheridan Road	102 ft.	100 ft.
From Centerline of 101st Street	108 ft.	100 ft.
From North and East	49.5 ft.	10 ft.
Minimum Off-Street Parking:	36 spaces 1 space per 188 sq. ft.	1 space per 225 sq. ft.
Minimum Landscaped Area:	See Detail Landscape Plan.	Not Specified

* The east parking lot setback must be increased from 2' to 5' to meet PUD conditions and the recommendation for approval of the Detail Site Plan.

- (3) That all signs shall be in accordance with Section 1130.2(b) of the Zoning Code except as approved by the TMAPC.
- (4) That a 6-foot tall solid wood fence shall be constructed and/or maintained along the north and east boundaries and that a landscaped area containing a decorative fence and/or berming shall be constructed and maintained along the north and east boundaries with pedestrian access points.
- (5) That a Detail Landscape Plan, shall be submitted to and approved by the TMAPC prior to occupancy, including a significantly landscaped area of not less than 10 feet in width along the north and east boundaries.

PUD #374 NE/corner of 21st and Lewis (2021 Lewis Tower)

Plan clearly satisfies this requirement. The area requirement of 15% is adequately satisfied by the plan when landscaping on the site and abutting property is included. The areas abutting the main building are generously landscaped with trees and shrubs, and the east and west ends of the parking garage are also well landscaped. Landscaping in the form of trees and shrubs is also indicated along East 21st and along Atlanta Avenue. The Plan includes a detailed schedule of trees and shrubs and the Plan indicates the sizes and types. The Staff review of the Detail Landscape Plan indicates that this Plan satisfies the PUD requirements; therefore, the Staff recommends APPROVAL of the Plan, as submitted.

Comments and Discussion:

Mr. VanFossen asked if the question of the diameter of the trees was dealt with and Mr. Frank informed it was.

TMAPC Action: 8 members present.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Carnes, Connery, Higgins, Kempe, Paddock, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Harris, Young, "absent") to APPROVE PUD #374 Detail Landscape Plan, as recommended by Staff.

There being no further business, Chairman Kempe declared the meeting adjourned at 3:10 p.m.

Date Approved

May 29, 1985

Cherry Kempe
Chairman

ATTEST:

Marilyn A. Wilson
Secretary
1st Vice Chair.

5.15.85:1555(23)

