

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1612  
Wednesday, July 16, 1986, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Carnes	Crawford	Frank	Linker, Legal
Doherty, 2nd Vice- Chairman	Wilson	Gardner	Counsel
Draughon		Setters	Williams, DSM
Kempe		Matthews	
Paddock, Secretary			
Parmeale, Chairman			
Selph			
VanFossen			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, July 15, 1986 at 9:57 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmeale called the meeting to order at 1:36 p.m.

**MINUTES:**

**Approval of Minutes of July 2, 1986, Meeting #1610:**

On **MOTION** of **CARNES**, the Planning Commission voted **8-0-1** (Carnes, Doherty, Draughon, Paddock, Parmeale, Selph, VanFossen, Woodard, "aye"; no "nays"; Kempe, "abstaining"; Wilson, Crawford, "absent") to **APPROVE** the **Minutes of July 2, 1986, Meeting #1610**.

**REPORTS:**

**Chairman's Report:**

Request from Staff to call for a public hearing to consider amendments to the District 4 Comprehensive Plan regarding the Tulsa University Special District and Special Consideration Areas; suggesting August 13, 1986 as the public hearing date.

TMAPC ACTION: 9 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **APPROVE August 13, 1986 as the Public Hearing Date to Consider Amendments to the District 4 Comprehensive Plan as relates to the Tulsa University Special District.**

Committee Reports:

Mr. VanFossen advised the **Comprehensive Plan Committee** met this date to review a draft of the Capital Improvements Program (CIP) Policies and Procedures, and is scheduled to meet again July 23, 1986 at 1:00 to review minor changes to the draft. The revised Policies and Procedures will then be presented to the TMAPC, on the same date, for consideration of adoption.

Mr. VanFossen also advised the Comprehensive Plan Committee would be meeting on August 6, 1986 to consider amendments to the District 4 Comprehensive Plan relating to the Tulsa University Special District.

Mr. Paddock opened discussions on the revisions to the TMAPC Rules of Procedure with respect to placing time limitations on applicants and/or interested parties. Ms. Kempe advised that the Commission needed to rescind the vote taken on this matter at the July 2, 1986 TMAPC meeting before proceeding with a vote on any further revisions.

TMAPC ACTION: 9 members present

On **MOTION** of **KEMPE**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, "aye"; no "nays"; no "abstentions"; Wilson, Woodard, Crawford, "absent") to **RESCIND the Vote taken by the TMAPC at the July 2, 1986 Meeting on the TMAPC Opening Statements as relates to time limitations for speakers.**

In regard to revising 6 (e) of the TMAPC Rules of Procedure, Ms. Kempe suggested the wording "Chairman calls on interested parties or protestants and may direct that a time limit per speaker be imposed". Mr. Doherty made a motion to amend the Rules of Procedure, as suggested by Ms. Kempe, and to adopt the modified version.

TMAPC ACTION: 9 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, "aye"; no "nays"; no "abstentions"; Wilson, Woodard, Crawford, "absent") to **ADOPT the Revised TMAPC Rules of Procedure as relates to time limitations for speakers, Section G.6 (d, e, f), as follows:**

REPORTS: Committee - Cont'd

- d) Chairman calls on the applicant for a presentation, not to exceed 20 minutes for a zoning application, 30 minutes for a PUD application or a joint PUD/zoning application.
- e) Chairman calls on interested parties or protestants, and may direct that a time limit per speaker be imposed. Those wishing to speak must use the sign-in sheet.
- f) Applicant is given the opportunity to rebut, time not to exceed ten minutes. If applicant, in the Chairman's opinion, should present new facts or information, the Chairman may allow the protestants time to rebut same.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Kennebunkport (PUD 414)(1993)

2121 East 36th Street

(RS-2)

The TAC reviewed this plat informally as a "PUD Review" on 3/27/86, but took no action as a plat, since the format was not exactly as required and the applicant was not present. Minutes of that meeting, however, were written with the idea that a plat would soon be submitted so the applicable conditions were listed. A copy of those minutes and/or conditions was provided, with Staff comments in the margin.

The TAC voted to recommend **approval** of the PRELIMINARY plat of Kennebunkport, subject to the following conditions:

1. Since there is only one access to 36th Street, the resulting cul-de-sac is over-length, even if it is a private street. Since it is low density and no other access exists, Staff has no objection as shown, but it will require waiver.
2. Scale of plat is 1" = 40' and Staff recommends waiver of the 1" = 50' or 1"=100' scale since the small detail requires a larger scale.
3. All conditions of PUD 414 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. Existing easements should be tied to or related to property lines and/or lot lines.

Kennebunkport - Cont'd

5. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. Include language for Water and Sewer facilities in covenants. Water Department will require large enough water line for fire protection, even though this is a long dead end private street.
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(s) of the lot(s).
7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
8. Paving and drainage plans shall be approved by Stormwater Management, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. (Class "A" Permit.)
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
10. A Corporation Commission letter (or Certificate of Nondevelopment) 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.
11. Covenants:
  - (a) Section IA -- add "Cable TV"
  - (b) Section IC.6 -- check language "dedicated to public"
  - (c) Section IC.7 -- Revise this section. Make sure designations on plat match language in covenants, include statement that Homeowners Association will be formed to maintain open spaces, private road and Reserve "A". (Details can be by separate instrument).
  - (d) Section IIA -- Change "CS to "RS-2"
  - (e) Section III fill in dates.  
Section IIIB -- omit "at least one-story" and add "Not exceeding 35'".
  - (f) Section IIIF -- Revise to include language from PUD re: fences
  - (g) Section III -- add a paragraph re: landscape plan approval.
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.

NOTE: Ms. Nadine Park, 3414 South Zunis Avenue, was in attendance at the TMAPC meeting as an interested party, but did not speak as Staff answered her question during their presentation.

Kennebunkport - Cont'd

On MOTION of PADDOCK, the Planning Commission voted 9-0-0 (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to APPROVE the Preliminary Plat for Kennebunkport, subject to the conditions as recommended by Staff.

\* \* \* \* \*

Yorktown Estates (PUD 416)(1993)      2100 Block East 41st Street      (RS-1)

This is the fourth time this tract has been reviewed. Staff provided background as follows:

As a lot split # 16447-48: TAC reviewed 5/23/85 and recommended approval subject to a number of conditions. Planning Commission reviewed 6/5/85 and also recommended approval subject to conditions outlined by TAC. Board of Adjustment reviewed 6/27/85 and denied the application. (Case # 13609).

As a plat: "ASHLEY SQUARE" TAC reviewed 12/12/85 and recommended approval subject to conditions. (Preliminary plat) Planning Commission reviewed 12/18/85 and approved preliminary plat, subject to conditions of TAC. Board of Adjustment reviewed 1/9/86 and denied the application again. (Case # 13904).

As a plat: "OAKLEY MANOR" TAC reviewed 3/27/86 reaffirming previous recommendations and adding the PUD conditions. Submittal was essentially same as previous applications except for some changes in lot lines.

As a plat:  
Current submittal,  
"YORKTOWN ESTATES" The listed conditions are taken from the three previous reviews and incorporated into one list of recommendations. The engineering company has changed, but the concept is the same and the number of lots is still the same.

Staff advised applicant that "reserve strips" preventing access are prohibited by the Subdivision Regulations. (Refers to "Reserve A" at end of private drive.) Since the reserve strip is on a private drive and not a public street, this provision may not apply, but it should be mentioned for the record.

Kennebunkport - Cont'd

5. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. Include language for Water and Sewer facilities in covenants. Water Department will require large enough water line for fire protection, even though this is a long dead end private street.
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(s) of the lot(s).
7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
8. Paving and drainage plans shall be approved by Stormwater Management, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. (Class "A" Permit.)
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
10. A Corporation Commission letter (or Certificate of Nondevelopment) 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.
11. Covenants:
  - (a) Section IA -- add "Cable TV"
  - (b) Section IC.6 -- check language "dedicated to public"
  - (c) Section IC.7 -- Revise this section. Make sure designations on plat match language in covenants, include statement that Homeowners Association will be formed to maintain open spaces, private road and Reserve "A". (Details can be by separate instrument).
  - (d) Section IIA -- Change "CS to "RS-2"
  - (e) Section III fill in dates.  
Section IIIB -- omit "at least one-story" and add "Not exceeding 35'".
  - (f) Section IIIF -- Revise to include language from PUD re: fences
  - (g) Section III -- add a paragraph re: landscape plan approval.
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.

NOTE: Ms. Nadine Park, 3414 South Zunis Avenue, was in attendance at the TMAPC meeting as an interested party, but did not speak as Staff answered her question during their presentation.

Kennebunkport - Cont'd

On MOTION of PADDOCK, the Planning Commission voted 9-0-0 (Carnes, Doherty, Draughton, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to APPROVE the Preliminary Plat for Kennebunkport, subject to the conditions as recommended by Staff.

\* \* \* \* \*

Yorktown Estates (PUD 416)(1993)      2100 Block East 41st Street      (RS-1)

This is the fourth time this tract has been reviewed. Staff provided background as follows:

As a lot split # 16447-48: TAC reviewed 5/23/85 and recommended approval subject to a number of conditions. Planning Commission reviewed 6/5/85 and also recommended approval subject to conditions outlined by TAC. Board of Adjustment reviewed 6/27/85 and denied the application. (Case # 13609).

As a plat: "ASHLEY SQUARE" TAC reviewed 12/12/85 and recommended approval subject to conditions. (Preliminary plat) Planning Commission reviewed 12/18/85 and approved preliminary plat, subject to conditions of TAC. Board of Adjustment reviewed 1/9/86 and denied the application again. (Case # 13904).

As a plat: "OAKLEY MANOR" TAC reviewed 3/27/86 reaffirming previous recommendations and adding the PUD conditions. Submittal was essentially same as previous applications except for some changes in lot lines.

As a plat:  
Current submittal,  
"YORKTOWN ESTATES" The listed conditions are taken from the three previous reviews and incorporated into one list of recommendations. The engineering company has changed, but the concept is the same and the number of lots is still the same.

Staff advised applicant that "reserve strips" preventing access are prohibited by the Subdivision Regulations. (Refers to "Reserve A" at end of private drive.) Since the reserve strip is on a private drive and not a public street, this provision may not apply, but it should be mentioned for the record.

Yorktown Estates - Cont'd

The TAC voted to recommend **approval** of the PRELIMINARY plat of Yorktown Estates, subject to the following conditions:

1. On face of plat show PUD number near title block. Show "LNA" along 41st Street as recommended by Traffic Engineering (see #6).
2. All utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as needed, including easement across east side of cul-de-sac.
3. Show stormwater detention areas on face of plat as directed by Stormwater Management. Make sure that references in covenants and face of plat agree as how the detention and/or drainageways are titled.
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
5. Paving and/or drainage plans shall be approved by Stormwater Management, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.
6. Limits of Access or (LNA) shall be approved by City and/or Traffic Engineer. Any decorative or special paving and geometric design at the entry within the street right-of-way on 41st Street will have to meet the requirements of the City and Traffic Engineers and be approved by that office. No acceleration lane will be permitted.
7. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
8. 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(s) of the lot(s).
9. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
10. 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 marker signs. (Advisory, not a condition for release of plat.) If private street is assigned a name, show on plat indicating it is "Private" and sign accordingly.
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.



Yorktown Estates - Cont'd

12. All conditions of PUD 416 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.
13. Covenants and restrictions:
  - (a) Section I-E (Private Streets): Recommend revise as follows:

"The street designated on the accompanying plat as South Yorktown Avenue is herein dedicated as a private street for the ... etc."
  - (b) Section II: TMAPC approval date is 4/9/86 and City Commission date is 6/17/86. Ordinance has not yet been published. (Must be done prior to plat release).
  - (c) Section II-A-1 Date is 4/9/86  
A-2: Change to read ..."all lots"  
Add: A-4: "Detail Landscape and Sign Plan shall be submitted to and approved by TMAPC for entry area only, and installed prior to granting occupancy of any residential units in the development and maintained as a continued condition of occupancy."
  - (d) Section II-B:  
Add: -6: Maximum structure height shall be 35 feet.  
Add: -7: Minimum livability space per dwelling unit shall be 7000 sq. ft.
  - (e) Section III: Suggest that this section only refer that a homeowners association is to be formed, with all the details by separate instrument. (If the fees, etc. and private restrictions need to be changed in the future, then the plat won't have to be amended ... etc..)
  - (f) Section IV: Make sure that all references to previous sections or paragraphs agree if any changes are made.
14. 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 Regulation.
15. All (other) Subdivision Regulations shall be met prior to release of final plat.

NOTE: Staff mentioned there is a reserve strip at the end of the private cul-de-sac, which is allowed on private, not public, streets.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **APPROVE** the **Preliminary Plat for Yorktown Estates**, subject to the conditions as recommended by Staff.

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Heatherwood Mobile Home Park (PUD 323-A)(27 & 3290)

Staff recommended this item be stricken from the agenda, as this has been carried over several. There was no objection from the Commission.

EXTENSION OF APPROVAL:

Lansing Industrial Park II (3602) SW/c Pine & North Lansing (CH, CS, IL)

Woodland View Park South (Amend)(3693) 59th & South 87th East Avenue (RS-3)

On **MOTION** of **PADDOCK**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **APPROVE** a **One Year Extension for Plat Approval on Lansing Industrial Park and Woodland View Park South**, as recommended by Staff.

REQUEST FOR WAIVER (Section 260):

BOA 14074 Dunham Birkes I (1794) 3025 South 116th East Avenue (OL)

This is a request to waive plat requirement on the north 100' of the south 344' of Lot 3, Block 2 of the above named plat. Board of Adjustment approved use of the existing building for a church. Paved parking is in place and no exterior changes are being made to the existing building. Only an interior remodel is proposed. Since everything already exists and the use has been approved, Staff has no objection to an approval. (Lot split separating this 100' parcel was approved by TMAPC 9/7/77 with no conditions.) (#14119) If any additional paving or enlargement of building takes place a Watershed Development Permit is required.

Water and Sewer Department advised that an additional 2-1/2' of easement is requested on the east to increase the 15' utility easement to the standard 17-1/2'. Applicants had no objection to that request.

The TAC voted to recommend **approval** noting Section 260 of the Code has been met.

On **MOTION** of **KEMPE**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **APPROVE** the **Waiver Request for BOA 14074 Dunham Birkes I**, as recommended by Staff.

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Z-6112 Original Townsite of Tulsa (292) SW/c West Archer & North Denver (CBD)

This is a request to waive plat on all Block 63 of the Original Town of Tulsa. All buildings are existing and the property is mostly all paved. The zoning change will permit use of the property as a "Common Market" as per plot plan. All buildings shown exist. (Note: The owners obtained a "special event" waiver from the City Commission in order to hold their opening over the July 4th week-end.) Staff recommends approval. TAC had no objections.

Stormwater Management advised that no permit is required at this time. However, should any new construction take place which would increase the impervious area, a Watershed Development Permit is required.

The TAC voted to recommend **approval** noting Section 60 of the Code has been met.

Mr. Paddock inquired as to Special Event Permits and discussion followed among Commission members on this topic.

On **MOTION** of **CARNES**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **APPROVE** the **Waiver Request for Z-6112 Original Townsite of Tulsa**, as recommended by Staff.

CHANGE OF ACCESS:

Jenny Marie Addition (1994) 4020 South Garnett Road (CS)

The reason or purpose of this request is to provide access to a platted lot in connection with street improvements on South Garnett Road. The Traffic Engineer and Staff recommend approval of this request for access change.

On **MOTION** of **DOHERTY**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **APPROVE** the **Access Change for Jenny Marie Addition**, as recommended by Staff.

LOT SPLITS:

LOT SPLITS FOR WAIVER:

L-16697 Gilcrease Hills Professional Complex (3402)

West of NW/c West Edison & North Xenophon (OL)

This is a request to split Lot 1, Block 1 of Massad Addition II into three tracts. Tracts B & C contain an existing office building and the split will provide each with the required parking, etc. to meet the OL zoning requirements. Tract A is vacant and buildable, subject to the limitations of the OL zone. A mutual access easement provides access to West Edison for all three lots being created and said easement has been filed of record (Osage County) No access is permitted to West Golden Street by plat. Staff sees no objection to the request, subject to the following requirements:

- (a) Approval of Board of Adjustment for variance of frontage to permit access to West Edison by private easement. (case # 14140)
- (b) Verification of that common wall along split line between Tracts B & C will be building code requirements.
- (c) Grading and drainage plan for any new construction and/or paving is subject to approval of Stormwater Management in the permit process. (PFPI)
- (d) Utility common maintenance agreement for jointly owned or used utility lines.

The TAC voted to recommend **approval** of L-16697 subject to the conditions outlined by Staff.

Commissioner Selph encouraged Stormwater Management to work closely with the developers if there should, in fact, be any new construction, as he was aware of some existing drainage problems in this area.

On **MOTION** of **KEMPE**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **APPROVE** the **Lot Split Waiver for L-16697 Gilcrease Hills Professional Complex**, as recommended by Staff.

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L-16695 Ham/Beard (1223)

North of the NE/c East 166th Street North  
& North Memorial Drive

This is a request to split approximately 2-1/2 acre tract (165' x 660' less right-of-way) from a 330' x 1,320' ten acre tract. The tract to be split contains a mobile home but is otherwise vacant. This request will require a variance of the lot width from the required 200' to 165'. Since there are other similar tracts in the area, Staff feels the request is minor in nature and recommends approval subject to the following conditions:

- (a) County Board of Adjustment approval of lot width.
- (b) City-County Health Department approval of septic system (Percolation tests).
- (c) 50' right-of-way easement on North Memorial to meet the Street Plan requirements.

The TAC voted to recommend **approval** of L-16695, subject to the conditions outlined by Staff.

Mr. Wilmoth advised that condition (b) has been met and should be deleted from the required conditions of approval.

On **MOTION** of **CARNES**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **APPROVE** the **Lot Split Waiver for L-16695 Ham/Beard**, subject to conditions (a) and (c), listed above.

**LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:**

L-16574 ( 492) Tucker	L-16709 (2093) Bellman/Allen
L-16704 (2993) Thomas	L-16710 ( 192) Cont. Federal
L-16705 ( 603) Bussman	L-16711 ( 192) Cont. Federal
L-16708 (2093) Kelley	L-16712 (1683) Davis

On **MOTION** of **DOHERTY**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **APPROVE** the **Above Listed Lot Splits for Ratification of Prior Approval**.

**LOT SPLITS FOR DISCUSSION:**

**L-16701 Smith (2383)** North of the NE/c 101st Street & South 74th East Avenue

In the opinion of the Staff, the lot split meets the Subdivision and Zoning Regulations, but since the lot is irregular in shape, notice has been given to the abutting owner(s). Approval is recommended.

On **MOTION** of **KEMPE**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **APPROVE** **L-16701 Smith**, as recommended by Staff.

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L-16664 Leachman (1293) South of SE/c 11th Street & South 93rd East Avenue

In the opinion of the Staff, the lot split meets the Subdivision and Zoning Regulations, but since the lot is irregular in shape, notice has been given to the abutting owner(s). Approval is recommended.

On **MOTION** of **KEMPE**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **APPROVE L-16664 Leachman**, as recommended by Staff.

OTHER BUSINESS:

PUD 197-1: South of the SW/c of East 31st Street South and South Yale, being Methodist Manor (4134 East 31st Street)

Staff Recommendation: Detail Site Plan for Phase IV

The total area of PUD 197 is 40 acres which was initially approved as a Community Development Plan. The Plan and now PUD 197 permits a variety of uses including residence buildings, administrative offices, nursing facilities, and attached and detached single-family residences. The development is best characterized as a retirement center which has been built in a campus-like manner. Methodist Manor has been developed in a series of phases; the most recent Phase III received Detail Site Plan approval by the TMAPC on February 20, 1986. Phase III includes 22 single-family attached residences and is now under construction in the southwest part of the tract. The internal street network consists of curvilinear private streets and parking areas which are now in place for the entire development.

The approved Development Standards (PUD 197-1) requires 24.7 acres of open space, the majority of which is included in yard areas and detention pond which is located at the southwest corner of the site. The Manor also includes 32 cottages, 46 garden homes (55 were authorized), 9 patio homes, and one duplex in Phases I, II, and III.

The proposed Detail Site Plan is for an activities and office building to be located south of East 31st Street in the central area of the project site. Existing buildings and parking areas are in place to the east and south of the new facility. The new building will have a floor area of 9,061 square feet (12,350 square feet has been approved under PUD 197-1 for such a building). The proposed building has been relocated on the original plan from south of the existing buildings to the north to better serve Manor residents and be closer to expanded parking areas. No new driveways or curb cuts onto East 31st are proposed. The building will be one story with a brick facade and an asphalt shingled roof.

Staff review of the proposed activities and administration building Phase IV, Detail Site Plan indicates that it is consistent with the amended PUD 197-1 development plan approved by the TMAPC on May 23, 1984 and City Commission on June 5, 1984. Therefore, Staff recommends **APPROVAL** of the Detail Site Plan for Phase IV of Methodist Manor as submitted.

Note: The applicant is advised that a condition of PUD 197-1 that must be met is for review of a Detail Landscape Plan prior to the granting of an Occupancy Permit. Staff has also advised the applicant to coordinate his construction plans with the Department of Stormwater Management and related City Departments in order to expedite the Building Permit process.

Comments & Discussion:

Mr. Doherty inquired as to the distance of the existing curb to the north edge of the proposed new building and Staff clarified these distances.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **8-0-1** (Carnes, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; Doherty, "abstaining"; Wilson, Crawford, "absent") to **APPROVE** the **Detail Site Plan for Phase IV of PUD 197-1 Lindamood**, as recommended by Staff.

\* \* \* \* \*

PUD 323-A-3: Coyote Trail between 241st and 257th West Avenue

Staff Recommendation: Minor Amendment

The subject tract has an area of 22.4 acres and has been approved for development of 20 mobile home units total; three units are presently existing on the site. The present standards were established in accordance with PUD 323-A which were approved by the Board of County Commission on August 26, 1985. The most recent amendment to PUD 323 allowed for a reduction in the building setback lines from the centerline of Coyote Trail.

The applicant is requesting that condition number 8 of the approved PUD be eliminated. This condition states:

That the mobile home space shall have a minimum of 100 square feet of paved outdoor living area (patio).

The applicant offers as justification for this change, that most mobile homes now have porches and the paved patio area should, therefore, not be required. The applicant does not offer the alternative of a paved patio or a porch. Staff believes the alternative of a patio or porch would be reasonable. The requirement for a paved patio is consistent with

requirements placed upon a similar mobile home PUD also developed in Tulsa County. Other development requirements for PUD 323 include 24' wide dust free internal streets, skirting, tie-down facilities, common park and recreation areas and a minimum 36 square foot storage building for each unit.

Therefore, Staff recommends **DENIAL** of the request to eliminate condition number 8 and instead to **APPROVE** modification of said condition as follows:

That the mobile home space shall have a minimum of 100 square feet of paved outdoor living area (patio). In the alternative, a combination of 100 square feet of paved patio and porch area, or 100 square feet of porch area is considered to be an acceptable substitute meeting this requirement.

Note: The plat of PUD 323-A, Heatherwood Mobile Home Park, is pending TMAPC approval and a requirement which must also be met is review and approval of a Detail Site and Sign Plan by the TMAPC.

Comments & Discussion:

Ms. Kempe inquired as to the size of the porches attached to mobile homes. Commissioner Selph stated he could not support the total elimination of condition #8 and what Staff was suggesting was acceptable, as well as setting a guideline for future applications dealing with mobile homes. Mr. Doherty commented that 100 square feet (10' x 10') should certainly be an absolute minimum on any future application.

On **MOTION** of **KEMPE**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; Wilson, Crawford, "absent") to **DENY the Request to Eliminate Condition #8 and to APPROVE the Modification of said Request for PUD 323-A, as recommended by Staff.**

\* \* \* \* \*

Mr. Draughon inquired as to follow up on the July 1, 1986 correspondence from Mr. Stan Williams of the Department of Stormwater Management (DSM) in regard to a meeting with TMAPC to discuss the DSM role in zoning case reviews. Chairman Parmele stated this has been discussed but nothing formal has been set. Mr. Paddock advised that he and Mr. VanFossen were to meet with Mr. Williams at the conclusion of this meeting to discuss procedures.



There being no further business, the Chairman declared the meeting adjourned at 2:25 p.m.

Date Approved 8-6-86  
Kent J. Raul  
Chairman

ATTEST:

R. B. Paddock  
Secretary

