

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1624
Wednesday, **October 15, 1986**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes Doherty, 2nd Vice-Chairman Draughon Paddock, Secretary Parmele, Chairman Selph VanFossen Wilson, 1st Vice-Chairman Woodard	Crawford Kempe	Frank Gardner Setters Wilmoth	Linker, Legal Counsel

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, October 14, 1986 at 10:00 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:30 p.m.

MINUTES:

Approval of Minutes of October 1, 1986, Meeting #1622:

On **MOTION** of **CARNES**, the Planning Commission voted 6-0-3 (Carnes, Doherty, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; Draughon, Paddock, Parmele, "abstaining"; Kempe, Crawford, "absent") to **APPROVE** the **Minutes of October 1, 1986, Meeting #1622**.

REPORTS:

Report of Receipts & Deposits for the Month Ended September 30, 1986:

On **MOTION** of **DOHERTY**, the Planning Commission voted 9-0-0 (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Crawford, "absent") to **APPROVE** the **Report of Receipts & Deposits for the Month Ended September 30, 1986**.

Committee Reports:

Mr. Paddock advised the **Rules & Regulations Committee** had met this date and discussed several items which will be presented to the full Commission in the near future.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Country Acres (2572) East 167th Street & South Peoria Avenue (AG)

On **MOTION** of **CARNES**, the Planning Commission voted **7-0-1** (Carnes, Doherty, Paddock, Parmele, VanFossen, Wilson, Woodard, "aye"; no "nays"; Draughon, "abstaining"; Kempe, Selph, Crawford, "absent") to **CONTINUE Consideration** of the **Preliminary Plat for Country Acres** until Wednesday, **November 5, 1986** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

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Coyote Hills (2590, 3091) West 51st (Coyote Trail) & South 175th West Avenue

This plat has a sketch plat approval by Technical Advisory Committee on 2/13/86. A copy of the minutes of that meeting was provided with Staff comments in the margin.

The TAC voted to recommend **approval** of the PRELIMINARY plat of Coyote Hills, 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 lines and/or lot lines.
2. Water plans shall be approved by the applicable water authority prior to release of final plat.
3. Paving and drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and other permits where applicable), subject to criteria approved by the County Commission. Extra care should be taken due to steep slopes to the north. Street grades must meet the approval of County Engineer.

Coyote Hills - Cont'd

4. Street names shall be approved by the County Engineer and shown on plat.
5. All curve data, including corner radii, shall be shown on final plat as applicable.
6. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by County Engineer.
7. It is recommended that the developer coordinate with County 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.)
8. Street lighting in this Subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix C of the Subdivision Regulations.
9. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
10. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval. Standard requirements shall prevail. No experimental systems. (O.K. approval received.)
11. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. This information is to be included in the restrictive covenants on plat.
12. The method of water supply and plans, therefore, shall be approved by City-County Health Department.
13. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
14. 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.
15. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulation.
16. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 9 members present

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

REQUEST FOR WAIVER (Section 260):

BOA 560 (County) Unplatted (2113) West of the SW/c of East 96th Street North
& the Cherokee Expressway (US 75) (AG)

This is a request to waive plat on approximately 2-1/2 acre unplatted tract at the above location, which has been approved for a church. Tapered right-of-way on East 96th Street North was part of US Highway 75 construction. The following should be considered:

- (a) City-County Health Department approval of septic system.
- (b) Approval of access point by County Engineer and State Highway Department. Limits of no access agreement may be required if not already obtained by State Highway Department.
- (c) Grading and drainage plan approval of County Engineer in the permit process.
- (d) 17-1/2' perimeter utility easement may be required.
- (e) Extension of utilities as needed. (Check location of PSO transmission line?)
- (f) A lot split may be required if the net area is less than 2-1/2 acres. If so, the same conditions will apply to the lot split as listed above.

These recommendations shall apply only to the tract as submitted, and if more land is owned than the amount within this application, future development may require platting and not a waiver process.

Staff advised that they had received a letter from the Highway Department noting certain changes in the design of the separation structure on US 75 at 96th Street North. No conflicts were apparent, but the Highway Department advised that all permanent structures on the tract should be located as far south as possible from the centerline of 96th Street. (Structure is 170' from centerline.) Also, applicant furnished approvals and correspondence from utilities indicating availability of services. PSO had previously informed Staff that no conflict exists with the transmission line shown on plat of survey.

The TAC voted to recommend **approval** of the waiver on BOA 560 noting that Section 260 will be met upon compliance with conditions (a), (b), (c) and (f) as listed above.

TMAPC ACTION: 9 members present

On **MOTION** of **CARNES**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Crawford, "absent") to **APPROVE** the **Waiver Request for BOA 560 (County)**, subject to conditions (a), (b), (c) and (f) as listed above, and as recommended by the TAC and Staff.

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Z-5274 Pecan Acres (683)

SW/c of 61st Street & South Lewis

(CS)

This is a request to waive a plat on Lot 1 of the above named plat. This lot is the lot originally used by the Hasty Bake Company which was an industrial/commercial use prior to 1964. In that year, Hasty Bake moved and the BOA allowed the commercial use to continue as a service station. The property was not formally rezoned until 1979 when Champlin Petroleum wanted to make alterations to the existing service station. To make the actual use and the zoning category uniform, the TMAPC approved a CS zoning which was later approved by the City commission and the applicable ordinance published. Since the building was existing, the issue of "subject to a plat" was overlooked or not required by the Building Inspector at that time. Now the Champlin Station is to be removed and a new Circle K Store and gas station rebuilt on the same site. To finally clarify the plat status, this application has been made for waiver.

Due to the background history of this tract and the fact that it is already platted, additional right-of-way has been dedicated on 61st Street, a drainage channel is in place, the applicant has submitted the necessary plans for review by Stormwater Management, and the use has not changed, Staff recommends APPROVAL of this request since the requirements of Section 260 of the Code will be met.

Comments & Discussion:

In reply to Mr. Paddock, Mr. Wilmoth clarified the drainage channel in place west of the subject tract.

TMAPC ACTION: 9 members present

On MOTION of VANFOSSEN, the Planning Commission voted 9-0-0 (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Crawford, "absent") to APPROVE the Waiver Request for Z-5274 Pecan Acres, as recommended by the TAC and Staff.

CHANGE OF ACCESS:

Eastland Plaza (994) NW/c of East 21st Street & South 145th East Avenue (CS)

Mr. Wilmoth explained the purpose of this request was to align actual access points with the plat and actual locations as provided when street improvements were made. The TAC and Staff recommend APPROVAL.

TMAPC ACTION: 9 members present

On MOTION of DOHERTY, the Planning Commission voted 9-0-0 (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Crawford, "absent") to APPROVE the Change of Access for Eastland Plaza.

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Willowick Park (3193) SE/c of East 60th Street & South Peoria Avenue (CS)

Mr. Wilmoth advised the purpose of this request was to align an existing access point with one physically in place on Peoria, to add one access point to Peoria and to restrict access on 60th to one location previously unlimited by the plat. The TAC and Staff recommend APPROVAL of this application.

TMAPC ACTION: 9 members present

On MOTION of WILSON, the Planning Commission voted 9-0-0 (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Crawford, "absent") to APPROVE the Change of Access for Willowick Park.

LOT SPLITS:

LOT SPLITS FOR WAIVER:

L-16760 Miller (3023) South & West of the SW/c of 146th Street North
& North Lewis Avenue (AG)

This is a request to split a 275' x 205', 1.29 acre lot from a 150 acre tract of AG zoned land. The request will require a variance of the bulk and area requirements in order to permit a lot split.

Staff recommends APPROVAL of this request based on the facts that there are several lots in the area comparable to the subject tract, and that this request is being filed in order to clear title to this property which was originally split off in September of 1981. This approval is subject to the following conditions:

- (1) The approval of the County Board of Adjustment for a variance of the bulk and area requirements in the AG district in order to permit a lot split.
- (2) A letter of confirmation from Washington County SAR stating that these properties are either presently being served or could be served without any problems.
- (3) Approval from the City-County Health Department for a percolation test in order to allow a septic system on each lot.
- (4) Any utility easements that may be necessary in order to service the subject tracts.

L-16760 Miller - Cont'd

City-County Health Department advised that this area had recently been under water and that percolation test results might require a larger lot size. There were no requirements for utility easements from TAC.

The TAC voted to recommend **approval** of L-16760, subject to the conditions outlined by Staff, including numbers (1), (2) and (3) as listed above.

Comments & Discussion:

Mr. Doherty stated he believed that portion of Lewis Avenue on the section line was dedicated to the public and maintained by the County and inquired if the lane leading off of the section line was a private road. Mr. Wilmoth confirmed that it was a private road. Mr. Doherty questioned if there was a problem of access to the subject tract, and stated there might be concern, as the floodplain maps indicated the lot could be isolated without any deeded access through the surrounding 150 acres. Mr. Gardner advised the BOA had to approve any lot that did not have frontage on a dedicated street, which is covered in condition (1). (Mr. Wilmoth stated for the record that TAC member, Mr. Lee Miller, was of no relation to the applicant.)

TMAPC ACTION: 9 members present

On **MOTION** of **CARNES**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Crawford, "absent") to **APPROVE** the **Lot Split Waiver for L-16760 Miller**, as recommended by the TAC and Staff.

LOT SPLITS FOR DISCUSSION:

L-16765 Thomas Senn (1593) SW/c of East 25th Place & South Sheridan Road (CS)

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.

TMAPC ACTION: 9 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **9-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Crawford, "absent") to **APPROVE** the **Lot Split for L-16765 Thomas Senn**, as recommended by the TAC and Staff.

OTHER BUSINESS:

PUD 385-3

NW/c East 71st Street South & South Utica Avenue
Minor Amendment for Signage

On **MOTION** of **DOHERTY**, the Planning Commission voted **7-0-1** (Carnes, Doherty, Paddock, Parmele, VanFossen, Wilson, Woodard, "aye"; no "nays"; Draughon, "abstentions"; Kempe, Selph, Crawford, "absent") to **CONTINUE Consideration of PUD 385-3** until Wednesday, October 22, 1986 at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

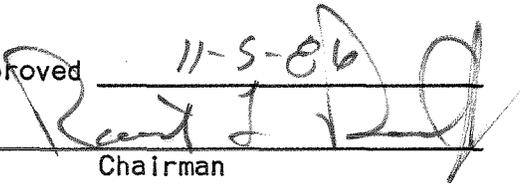
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Ms. Wilson asked the Commission their opinion as to sending a member of the Legal Counsel to the upcoming Zoning Institute Conference in November. All were in agreement with this suggestion.

There being no further business, the Chairman declared the meeting adjourned at 1:48 p.m.

Date Approved

11-5-86



Chairman

ATTEST:

Marilyn L. Wilson
Secretary
1st vice-chm.