

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1638
Wednesday, February 18, 1987, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, February 17, 1987 at 10:10 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmelee called the meeting to order at 1:34 p.m.

MINUTES:

Approval of Minutes of February 4, 1987, Meeting #1636:

On **MOTION** of **WOODARD**, the Planning Commission voted **8-0-0** (Doherty, Draughon, Paddock, Parmelee, Rice, VanFossen, Woodard, Wilson, "aye"; no "nays"; no "abstentions"; (Carnes, Kempe, Crawford, "absent") to **APPROVE** the **Minutes of February 4, 1987, Meeting No. 1636.**

REPORTS:

Report of Receipts & Deposits for the Month Ended January 31, 1987:

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Doherty, Draughon, Paddock, Parmelee, Rice, VanFossen, Woodard, Wilson, "aye"; no "nays"; no "abstentions"; (Carnes, Kempe, Crawford, "absent") to **APPROVE** the **Report of Receipts & Deposits for the Month Ended January 31, 1987, as confirmed by Staff to be in order.**

Chairman's Report:

Chairman Parmele advised receipt of a letter from Commissioner Rice designating Commissioner Selph as the alternate to the TMAPC during his absence. Commissioner Rice commented this was done to assure there would always a representative from the County at the TMAPC meetings.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Gladebrook Second Amd. (PUD 185)(1893)

1535 East 31st

(RS-1)

The Staff presented the plat with the applicant represented by Rick Kosman.

The TAC voted to recommend **approval** of the PRELIMINARY plat of Gladebrook Second Amd., subject to the following conditions:

1. All conditions of PUD 185 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 lines and/or lot lines. Add 11' utility easement along east boundary lines of Lots 1, 2 and 3, the west boundary of Lot 4.
3. Include language for Water and Sewer facilities in covenants.
4. Pavement or landscape repair within restricted water line, sewer line, gas line or utility easements as a result of water, sewer or gas line repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
6. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. Department of Stormwater Management may need additional overland drainage easements at a later time.

Gladebrook Second Amd. - Cont'd

7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
8. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
9. It is recommended that the developer coordinate with Traffic Engineer and ONG 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.)
10. 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.
11. Underlying plat to be vacated in accordance with requirements of legal counsel.
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.
14. Reserve Area B needs to be utilized as a driveway, utility easement and open space.

PUD 185-1: East of the NE/c of East 31st Street and South Peoria

Staff Recommendation: Minor Amendment & Replatting Part of Gladebrook 2nd Add.

PUD 185 has a total net area of 3.7 acres and was approved by the City Commission on March 16, 1976 with RS-1 underlying zoning. The subject tract was subsequently platted as the Gladebrook Second Addition and is planned for ten single-family attached and detached cluster housing units. Gladebrook Second Addition is proposed to be subject to a replat of Lots 3, 4, 5, 6 and 7 and be called Gladebrook Second Amended Addition. An overland drainageway traverses the entire tract from the northeast corner in a southwesterly direction and is platted as Reserve A. The tract includes Reserves B, C, and D which are designated as open spaces, driveways, parking and common areas. In the original PUD, the area to the south of Reserve A, which is referred to as Development Area A, was allocated eight units; the area to the north, referred to as Development Area B, was allocated two units. A Staff field check of the subject tract indicated that three dwelling units had been completed, the slab for a fourth had been completed on what is designated as Lot 4 of Gladebrook Second Amended Addition, and some channelization improvements had been completed on the creek. The topography of the tract raises sharply to the north of the creek and only a footbridge is in place across the creek. A small "gazebo" type building is existing in Reserve A and the entry improvements from East 31st Street are partially completed.

Gladebrook Second Amd. - Cont'd

PUD 185-1 is a minor amendment which proposes to replat Lots 3, 4, 5, 6, and 7 of the Gladebrook Second Addition from five lots into four lots allocating only seven lots to Development Area "A" and increasing the number of lots allocated to Development Area "B" from two to three. The replat will not change the original intended use or general configuration of Reserves A, B, C, and D.

Staff review indicates that the request is minor in nature; therefore, Staff recommends **APPROVAL** of PUD 185-1 subject to the following conditions:

1) That the applicant's Outline Development Plan and Text (including Exhibits I and II) be made a condition of approval, unless modified herein.

2) **Development Standards:**

Net Site Area:	160,430 sf	3.68 acres
Area A	81,338 sf	
Area B	31,317 sf	
Areas A, B, C and D	47,775 sf	

Permitted Uses: Single-family attached and detached cluster housing and as permitted in an RS-1 District.

Maximum Building Height: As permitted in an RS-1 District (26')

Minimum Livability Space: As required in an RS-1 District

Maximum Number of Dwelling Units:	10 units
Area A	7 units
Area B	3 units *

Minimum Building Setback:
from Centerline of East 31st 75'

Yards: No minimum yard requirements except the perimeter 25' setback for PUD 185 shall be observed on the north and east, and 27' on the west for any dwelling structure.

Maximum Land Covered by Buildings:	
Area A	24,365 sf
Area B	12,590 sf

Minimum Off-Street Parking Spaces per Unit:	3
---	---

Minimum Open Space: **	92,482 sf ***
Area A	34,695 sf
Area B	10,102 sf
Area Outside Areas A and B	47,775 sf

* Subject to TMAPC approval of a lot split at a later date.

** Open space equals total area of site minus land areas occupied by buildings, roads and parking.

*** Unchanged from PUD 185.

Gladebrook Second Amd. - Cont'd

- 3) Subject to review and approval of conditions, as recommended by the Technical Advisory Committee.
- 4) Subject to formation of a homeowners association to provide for the maintenance and upkeep of all common drives, open spaces and other facilities.
- 5) That care shall be taken in the design and construction on the site to preserve as many of the existing trees as possible.
- 6) Any change in the entrance configuration from East 31st Street, including walls, gates, landscaping and related items, shall require review and approval of a Detail Site Plan by the TMAPC prior to issuance of a Building Permit.
- 7) All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation and in accordance with Section 1130.2(b) of the PUD Chapter of the Zoning Code.
- 8) That the development shall be in general compliance with the RS-1 Zoning Code provisions except as modified herein and approved by the TMAPC and City Commission.
- 9) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied 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.

Comments & Discussion:

Mr. Frank summarized the TAC minutes on the Preliminary Plat and reviewed the minor amendment for PUD 185-1. After confirming the TAC conditions were to be met, as well as the PUD conditions, Mr. Doherty moved for approval. Mr. Paddock confirmed the subject property was in an RS-1 District.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **7-0-1** (Doherty, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; Draughon, "abstaining"; (Carnes, Wilson, Crawford, "absent") to **APPROVE** the **Preliminary Plat and the Minor Amendment for Replatting a part of the Gladebrook Second Addition Amended**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS:

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16668 (2283) Millcreek	L-16819 (182) H & W Partners
L-16816 (2393) Whitmire	L-16820 (1993) Selmin
L-16817 (1292) Riverside 21	L-16821 (1293) Hull
L-16818 (783) H & W Partners	L-16823 (3503) Federal National

TMAPC ACTION: 8 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **8-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Wilson, Crawford, "absent") to **APPROVE** the **Above Listed Lot Splits for Ratification of Prior Approval**, as recommended by Staff.

LOT SPLITS FOR DISCUSSION:

L-16746 Porter (2193) West of the SW/c of 36th & New Haven Avenue (RS-3)

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.

After review of the Staff recommendation, Chairman Parmele advised there were interested parties/protestants present.

Interested Parties:

Ms. Carol Garrison, 3716 East 36th Street (74135), the property owner to the west, stated concerns about the width of the lot being too narrow to subdivide. In reply to Chairman Parmele, Ms. Garrison stated she was not sure of the exact size of her lot, but it was also very narrow.

Ms. Lois Couch, 3716 East 36th Street, also stated concerns as to the narrowness of the subject tract, and the possibility of a new owner putting a house on the lot. She stated the previous owner had assured them she would never build on the lot.

Comments and Discussion:

Mr. Draughon commented that, should the lot be split, it would be very narrow near the middle, and he inquired as to the Subdivision Regulations width requirements in an RS-3. Mr. Gardner advised the Subdivision Regulations require 60' per lot, and this particular lot would be off by approximately 8' (near the middle). He noted that due to the existing structure, the lots could not be split exactly down the middle. Mr. Doherty, confirming the setback requirements, noted that should a structure be placed on the lot, it could only be 42' in width, which would leave practically no room.

L-16746 Porter - Cont'd

Discussion followed as to the width of the adjacent lots. Staff confirmed these to be 60', as required. In reply to Mr. Paddock, Mr. Gardner advised the Staff recommendation for approval was in error as this application did not meet the Subdivision Regulations due to the width not averaging 60'.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **7-1-0** (Doherty, Draughon, Kempe, Paddock, Rice, VanFossen, Woodard, "aye"; Parmele, "nay"; no "abstentions"; (Carnes, Wilson, Crawford, "absent") to **DENY** the **Lot Split for L-16746 Porter**.

LOT SPLITS FOR WAIVER OF CONDITIONS:

L-16813 Sanford (1590) N of the NE/c of West 31st St. & South 225th West Ave.

The Staff presented the plat with the applicant not represented.

This is a request to split a 25 acre tract into four lots. The subject tract is zoned AG and three of the proposed four lots are below the minimum size for that district and a variance will be required from the County Board of Adjustment. Staff notes that the abutting subdivision (done prior to TMAPC jurisdiction) to the south contains 12 lots that are similar in size and area to the applicant's proposal, and based on this fact, the Staff recommends **APPROVAL** subject to the following conditions:

- (1) That the applicant sign a roadway easement to Tulsa County for a total of 50 feet for 225th West Avenue in order to meet the Major Street Plan.
- (2) Approval from Tulsa County Rural Water District #2 stating that water service is available to each of the newly created lots.
- (3) Approval from the City-County Health Department for septic systems on each of the newly created lots.
- (4) Approval from the County Board of Adjustment for a variance of the bulk and area requirements in order to permit this lot split.

The TAC voted to recommend **approval** of Lot Split 16813, subject to the conditions outlined by Staff.

TMAPC ACTION: 8 members present

On **MOTION** of **WOODARD**, the Planning Commission voted **8-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Wilson, Crawford, "absent") to **APPROVE** the **Lot Split Waiver of Conditions for L-16813 Sanford**, subject to the conditions as recommended by the TAC and Staff.

* * * * *

L-16812 Ladd (2792)

SW/c of 48th Street and South Union Avenue

(CS)

The Staff presented the plat with the applicant represented by D. Hall.

This is a request to split a platted 144.3' x 255' lot into the north 155' and the south 100'. This action will require a variance from the Board of Adjustment because of the 150' minimum allowed for lots facing Union Ave. The land use map which is part of this presentation, shows several lots in the area which are under the minimum allowed in the CS District. The subject tract was approved for a plat wavier by the TMAPC on 9/4/85, by virtue of zoning case #4028, the conditions of that approval would have to be met prior to the issuance of a building permit. Based on the above mentioned criteria, the Staff recommends approval subject to the following conditions:

- (1) All conditions of the plat wavier as approved 9/4/85 by the TMAPC. *
- (2) The Board of Adjustment for a variance of the frontage requirements.
- (3) The Water and Sewer Department, an extension of the service line or additional easements may be required.
- (4) A 11' utility easement along the west property line.

*Note: Applicant will be requesting that item (c) of the TAC recommendations of 8/29/85 be eliminated, i.e. improvements to 48th Street.

The TAC voted to recommend **approval** of L-16812, subject to the conditions outlined by Staff.

Applicant's Comments:

Mr. Dennis Hall, 4724 South Union, presented the application and requested consideration of removal of condition (c) dealing with required street improvements to 48th Street. Mr. Hall pointed out that this requirement was not made of the developers of the strip shopping center in this area. Chairman Parmele confirmed that the applicant was in agreement to the 50' dedication of right-of-way for South Union.

In regard to the requirement for street improvement, Chairman Parmele stated he did not recall this being a standard requirement. Mr. Paddock asked for Staff's comments in regard to this being a standard City requirement for a side street. Mr. Gardner stated that the City's usual requirement regarding improvements off site was for the water lines. Mr. Gardner agreed with the others in that he did not recall this being a standard requirement in the past. Mr. VanFossen stated he felt it inappropriate to require the street improvement on 48th Street, and moved approval of the request, including the deletion of condition (c).

L-16812 Ladd - Cont'd

TMAPC ACTION: 8 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **8-0-0** (Doherty, Draughon, Kempe, Paddock, Parmele, Rice, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Carnes, Wilson, Crawford, "absent") to **APPROVE** the **Lot Split for Waiver of Conditions for L-16812 Ladd**, subject to the conditions as recommended by the TAC and Staff, **LESS AND EXCEPT** condition (c), i.e. improvements to 48th Street.

There being no further business, the Chairman declared the meeting adjourned at 1:58 p.m.

Date Approved

3-4-87


Chairman

ATTEST:


Secretary

