

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1715
Wednesday, **October 5, 1988**, 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
Coutant, Secretary	Harris	Gardner	Counsel
Doherty	Kempe	Setters	
Paddock, 2nd Vice- Chairman	Randle	Stump	
Parmeale, 1st Vice- Chairman	Woodard		
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, October 4, 1988 at 10:10 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman ^{PARMELE} Kempe called the meeting to order at 1:35 p.m.

MINUTES:

Approval of the Minutes of September 21, 1988, Meeting #1713:

On **MOTION** of **CARNES**, the TMAPC voted **5-0-1** (Carnes, Coutant, Paddock, Parmele, Wilson, "aye"; no "nays"; Doherty, "abstaining"; Draughon, Kempe, Harris, Randle, Woodard, "absent") to **APPROVE** the **Minutes of September 21, 1988, Meeting #1713.**

REPORTS:

Committee Reports:

Mr. Carnes advised the **Comprehensive Plan Committee** had scheduled a meeting for Wednesday, October 12th to review the District 18 Plan amendments and to discuss District 16 - Special District 2. He stated the Committee would also be meeting on October 19th regarding the Tulsa Trails proposal.

Mr. Paddock advised the **Rules & Regulations Committee** would be meeting on Wednesday, November 2nd regarding the Development Inventory Study, as a follow up to today's briefing on this topic.

Director's Report:

Mr. Gardner advised Z-6210 (Nichols), which was heard by the TMAPC on September 14th, was on the October 11th City Commission agenda. He stated this was the zoning case that prompted review of the District 16 Plan - Special District 2 for discussion on the October 12th Comprehensive Plan Committee agenda. Mr. Gardner and the TMAPC discussed the possibility of a continuance of Z-6210 at the City Commission until after the Comprehensive Plan Committee review. The consensus was to present the information and Staff findings of the study at the City Commission meeting without a recommendation, but not request a continuance of Z-6210. Mr. Carnes added that this was another example of the physical facts warranting close review of the District Plans during the amendment process for updating to the existing conditions.

SUBDIVISIONS:

PRELIMINARY & FINAL PLAT APPROVAL:

Laureate & PUD 435-A-1 (383) SE/c of E. 66th St. & S. Yale Ave. (OM, OL, RS3)

This project was reviewed in concept by the TAC on 11/12/87 and 4/14/88. Note that a portion of the project is not being platted at this time along the south edge of Lot 1 (shown as Lot 3 on submitted plat) next to 68th Street. It will be platted prior to occupancy of any hospital building within Lot 1, and this provision is built into the restrictive covenants. A minor amendment to the PUD is pending which will adjust the development areas to fit the plat as submitted. This will make administration of the PUD much easier, as the lots will coincide with the development areas. Applicant has expressed a desire to process this plat as quickly as possible so construction may start on the hospital. It is being reviewed as a preliminary plat at this time, but in the event the applicant and his engineer are able to meet all the conditions prior to the Planning Commission meeting, it can also be posted for a final if all release letters have been received.

Stewart Nyander and Roy Johnsen were present for the developer. Mr. Stewart submitted revised copies of the plat that reflected many of the recommendations made by the staff as listed in the agenda, or discussed with applicant prior to the TAC meeting.

There was considerable discussion on this plat including the concerns of Traffic Engineering, which included evaluation of the sight distance on Yale for access to the future PSO substation, mutual access easements at the common access point on Yale and 66th Street; the left-turn storage bays and the designation of the access point on Yale as "60'/median".

There was also discussion regarding the part of the project not being platted at this time along 68th Street. Stormwater Management advised they needed to work with applicant on final designation for the storm water facility to be shown on the plat. Discussion also was made regarding the utility easement along the south line through the proposed PSO substation. All these details were to be worked out between applicant and the various departments prior to writing of release letters.

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

1. Show limited access along 66th Street in accord with the PUD and the covenants. (Limited access is not usually shown on nonarterial streets, but specific language in the PUD addresses access to this street so it should be so indicated on plat.) All access points shall meet the approval of the Traffic Engineer. Designate "mutual access" at the common access points, or as an option, all of the interior access driveways.
2. Covenants:
 - a) Make sure title of plat and references in covenants agree.
 - b) Make sure that references to "restrictive drainage easements" etc., have the same designation on the face of the plat as in the covenants.
3. All conditions of PUD 435-A-1 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.
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.
6. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility 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 Water & Sewer Department prior to release of final plat.
8. 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. (Watershed Development Permit #1480)
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (#277)

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.)
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.
12. 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.
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.

Comments & Discussion:

Mr. Wilmoth advised the applicant had met all the conditions and obtained all the required release letters; therefore, Preliminary and Final Plat approval was requested.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Parmele, Wilson, "aye"; no "nays"; no "abstentions"; Draughton, Kempe, Harris, Randle, Woodard, "absent") to **APPROVE** the **Preliminary Plat and the Final Plat of Laureate**, and release same as having met all conditions of approval.

Presented in conjunction with the above:

PUD 435-A-1: Minor Amendment to Adjust Development Area Boundary Lines
South of East 66th Street & east of South Yale Avenue

Staff Recommendation:

PUD 435-A-1 is a 46 acre tract that is divided into three development areas and has been approved for psychiatric hospital, doctor's building and research center and general medical uses. The applicant is requesting a minor amendment to adjust the boundary lines between the development areas to permit siting of the Doctors Office Building and to conform with realignment of the interior drive. Notice of the request has been given to abutting property owners.

After review of the applicant's submitted plan, Staff finds the request to be minor in nature and consistent with the original PUD. Staff would also note that the proposed minor amendment is consistent with the subdivision plat being processed by the applicant. Therefore, Staff recommends approval of minor amendment PUD 435-A-1 subject to the applicant's submitted plan which reflects the revised acreage for each development area.

TMAPC ACTION: 6 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Parmele, Wilson, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Harris, Randle, Woodard, "absent") to **APPROVE** the **Minor Amendment to PUD 435-A-1**, as recommended by Staff.

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PRELIMINARY PLAT:

Moran Addition (3194) N/side of East 59th St. at South 99th East Ave. (IL)

Staff noted that there is a 5' strip of RS-3 zoning parallel to the south property line of this plat except for the west 50'. Access would be limited to that west 50' unless approved otherwise by the Board of Adjustment. There is also a fencing requirement on the RS-3/IL zoning line.

The Staff presented the plat with the applicant represented by Jack Cox.

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

1. Show a building line 80' from property line in front, except for the west 25' which may be 25' if desired. (Zoning requirement)
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. (Show 17.5' utility easement along west line to include existing 15' sanitary sewer easement.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. 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. (Fees-in-lieu may be paid if developed run-off can safely get to channel.)

Moran Addition - Cont'd

5. 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.
6. The key or location map shall be complete. (Identify Mingo Valley Expressway.)
7. 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.
8. 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.
9. All Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Parmele, Wilson, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Harris, Randle, Woodard, "absent") to **APPROVE** the **Preliminary Plat for Moran Addition**, as recommended by Staff.

LOT SPLIT FOR WAIVER:

L-17092 Waller (3193) SE/c of East 60th St. & South Peoria Avenue (CS)

This is a request to split a 145' x 187.5' platted lot into two lots. The jog in the lot split line is being done in order to gain access to the sewer line. This action will require a variance from the City Board of Adjustment to reduce the minimum frontage requirement from 150' to 107' for lots fronting on a major street (Peoria) in a CS District. Staff noted that there are already two platted access points for this lot and the split will provide one access for each tract created. Since the split will not create any additional access points on Peoria, staff had no objection to the request, subject to the following:

- (a) Board of Adjustment approval of the variance of frontage (Case #14955, 10/20/88)
- (b) Any additional utility easement needed for service to the lots. (Verify recorded easement.)
- (c) Approval of Water and Sewer Department for access to both water and sewer lines.
- (d) Grading and drainage plan approval through the permit process for any new development.

L-17092 Waller - Cont'd

The applicant was represented by Mr. Graves.

The TAC voted unanimously to recommend **approval** of L-17092, subject to the conditions outline by Staff.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Parmele, Wilson, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Harris, Randle, Woodard, "absent") to **APPROVE L-17092 Waller**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17097 (2323) Daniels	L-17099 (1793) Atkins
L-17098 (2492) Jarboe	L-17100 (3692) Sooner Federal

On **MOTION** of **COUTANT**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Parmele, Wilson, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Harris, Randle, Woodard, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

OTHER BUSINESS:

PUD 417-2: Minor Amendment & Detail Sign Plan Review
NE/c of East 21st Street & South Utica Avenue

Staff Recommendation:

PUD 417 is a 20.89 acre development that was approved for hospital, physicians offices and related uses by the TMAPC in May, 1986 and by the City Commission in June, 1986. The PUD is 20.89 acres in size and is unique in that it has developed in a campus concept with the hospital located on the northeast corner of East 21st Street South and South Utica Avenue and is scattered in various structures to the North and east. The applicant is requesting a minor amendment to permit increased size and number for identification and directional signs. The information includes both sign locations and elevations and according to the applicant has received verbal approval from traffic engineering. The applicant has been advised of the notice requirement to abutting property owners but has waived the requirement.

PUD 417-2 St. Johns Medical Center - Cont'd

After review of the applicant's submitted plans, Staff finds the request to be minor in nature and consistent with both the Comprehensive Plan and original PUD. With the campus concept making use of a number of entrance and exit points and with the large number of buildings, Staff can see the need to increased signage to help with traffic circulation. Staff would also note the proposed signage is similar to existing signage for Hillcrest Hospital approved by the Board of Adjustment (not in a PUD). Therefore, Staff recommends **APPROVAL** of Minor Amendment 417-2 and for the Detail Sign Plan subject to the following conditions:

1. The applicant's attached plot plans and elevations.
2. The necessary approval of traffic engineering department.
3. Execution of license agreements as needed to signs located within the street right-of-way.
4. Approval of water and sewer engineering in relationship with locating sign over existing utility lines or easements.
5. Board of Adjustment approval.

Comments & Discussion:

Mr. Coutant advised he had a conflict of interest and would be abstaining on this case. Mr. Carnes commented that he felt the proposed directional signs would prove to be an asset to St. John's and the general public.

Ms. Elise Brennan (1000 Atlas Life Building), representing the applicant, stated agreement with the Staff recommendation.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the TMAPC voted **5-0-1** (Carnes, Doherty, Paddock, Parmele, Wilson, "aye"; no "nays"; Coutant, "abstaining"; Draughon, Kempe, Harris, Randle, Woodard, "absent") to **APPROVE** the **Minor Amendment and Detail Sign Plan for PUD 417-2**, as recommended by Staff.

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PUD 182-3: Minor Amendment to Allow a Lot Split (L-17094)
Southoaks Acres, Lot 4, Block 1 (7408-10 South Atlanta Avenue)

Staff Recommendation:

PUD 182 is located east of the northeast corner of East 75th Street and South Lewis Avenue. It consists of one private drive and 12 existing duplex dwellings. The applicant is requesting a minor amendment to allow splitting the lot at the common wall so each unit will be on a separate lot for ownership purposes (L-17094).

The Staff has reviewed the request and notes that four other duplexes have been split and approved as a minor amendment (PUD 182-2). The applicant has furnished an "as built" survey and notices have been mailed to the abutting owners. All conditions of the PUD are applicable and this action will not affect any of the provisions as approved by the TMAPC. Therefore, Staff recommends APPROVAL, subject to verification of the existing fire walls and separate of the utilities. (This is to be accomplished in the lot split process.)

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Parmele, Wilson, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Harris, Randle, Woodard, "absent") to **APPROVE** the **Minor Amendment** to **PUD 182-3**, as recommended by Staff.

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BRIEFING:

Presentation, briefing and discussion on the Development Fees Inventory Study for rezoning and Board of Adjustment fees, subdivision fees, and building permit fees by Mr. Irving Frank of the INCOG staff. He noted this Study was a part of the TMAPC Work Program. Mr. Frank reviewed the data presented in the study and answered general questions from the Commissioners. After discussion, the consensus of the TMAPC members was to follow up with a Rules and Regulations Committee meeting on November 2nd to review specific items in order to offer a recommendation to the full Commission at public hearing before proceeding on to the City Commission for any fee adjustments.

There being no further business, the Chairman declared the meeting adjourned at 2:45 p.m.

Date Approved 10/12/88
James R. Kober
ACTING Chairman

ATTEST:

Maurice L. Wilson
acting Secretary

