

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1741
Wednesday, **April 19, 1989**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes	Kempe	Gardner	Linker, Legal
Coutant, Secretary	Paddock	Setters	Counsel
Doherty	Randle	Stump	
Draughon			
Parmeale, 1st Vice Chairman			
Selph			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, April 18, 1989 at 10:10 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Vice Chairman Parmele called the meeting to order at 1:33 p.m.

MINUTES:

Approval of the Minutes of April 5, 1989, Meeting #1739:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, Selph, Wilson, "absent") to **APPROVE** the **Minutes of April 5, 1989, Meeting #1739.**

REPORTS:

Report of Receipts & Deposits for the Month Ended March 31, 1989:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, Selph, Wilson, "absent") to **APPROVE** the **Report of Receipts & Deposits for the Month Ended March 31, 1989.**

Committee Reports:

Mr. Doherty announced a meeting of the Rules and Regulations Committee has been scheduled for May 3, 1989. The agenda, which has not yet been finalized, will include review of proposed amendments to the Sign Code.

SUBDIVISIONS:

PRELIMINARY PLAT:

Kayo II (3194)

NW/c of East 61st St. & South Garnett Road

(CS)

The Staff presented the plat with the applicant represented by Joe Donelson.

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

1. Plot plan submitted shows the gas storage tanks along the north edge of this lot, which would conflict with the 17.5' easement shown. One of the following should apply:
 - a) Move tanks off the easement area.
 - b) Move the easement to the outside of the plat and dedicate by separate instrument.
 - c) If easement is not needed in this location, omit from plat and leave tanks as is.
2. Make sure that access proposed on plat and plot plan agree. There are some differences that will shift them away from the intersection corner. Access points shall be approved by Traffic Engineer and shown on plat as recommended. (Traffic Engineer recommends that the east access point on 61st Street be eliminated as it is too close to the intersection.)
3. Covenants:
 - Section 1 - 1. Add: "Said LNA may be changed with the concurring approvals of the City Engineer and the TMAPC or their successors."
 - 3(b). 2nd line: Change word from "houses" to "structures".
 - Section 1: In next to last line, eliminate "and rights-of-way" and on last line eliminate all after the word "aforesaid".
 - Section 1.4.d. Should be a separate paragraph.
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. (Show 17.5' utility easement parallel to street right-of-way on both streets.)
5. 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. (Optional fee or on-site detention.)
6. A request for a Sewer Improvement District shall be submitted to Water and Sewer Department prior to release of final plat. (Main extension required.)

Kayo II - Cont

7. 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.
8. The key or location map shall be complete. (Update: show Moran Addition).
9. 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.
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.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, Selph, "absent") to **APPROVE** the **Preliminary Plat for Kayo II**, subject to the conditions as recommended by the TAC and Staff.

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Kayo III (PUD 378)(2683) SW/c of East 101st St. & South Memorial Dr. (CS)

This small tract is a part of Development Area "A" of PUD 378. The PUD files indicate that no conceptual plan was submitted at the time of review and approval by the TMAPC and City Commission. The PUD minutes indicate the general conditions and limits for development, but no details. Staff sees no particular problem in platting this first phase development for one user on the corner within the CS zone. However, before building permits may be issued there will be certain PUD requirements, which are listed in the agenda.

No sewer is available at this corner so special conditions will apply as set forth in the condition #2.

The Staff presented the plat with the applicant represented by Joe Donelson.

An updated copy of the plat was provided with the PUD conditions and the special language required for septic systems. Percolation tests had been made and the Tulsa City-County Health Department had no objection to a preliminary approval.

Kayo III - Cont

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

1. PUD requirements:
 - a) PUD restrictions (of a general nature) shall be filed on the remainder of the unplatted property.
 - b) No building permit may be issued before a detailed site plan is approved by TMAPC. Detailed sign and landscaping plans must be approved prior to issuance of an occupancy permit.
2. Since no sanitary sewer is available at this time, special conditions shall apply in accordance with Section 4.11 of the Subdivision Regulations and Appendix A of the same. Staff notes that the conceptual site plan submitted with this plat shows most of the platted area to be paved. The septic tank and lateral field must be on the property being platted. (This requires additional land.) A sewer service line must be installed as well as the septic system and laterals for future connection to sanitary sewer. This must be in accordance with Section 4.11 and Appendix A, and the rules of the Water and Sewer Department and the City-County Health Department. A percolation test and other requirements related thereto must be submitted to the Health Department prior to preliminary approval. The amended drawings submitted at the TAC showed the additional land needed for a lateral field, and allowances therefor have been made. If sewer is extended, these conditions will not apply.
3. All conditions of PUD 378 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. Show 17.5' utility easement parallel to 101st Street and South Memorial Drive.
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 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 the Water and Sewer Department prior to release of final plat. (If sewer is extended.)
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. (On-site detention if drainage taken southwest. Fees-in-lieu if taken to 101st Street.)

Kayo III - Cont

9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer (if required).
10. Limits of Access or (LNA) shall be approved by Traffic Engineering. In Section 1.1, add the following: "Such LNA may be changed with the concurring approvals of the City Engineer and the TMAPC or their successors." (Access points as shown are satisfactory.)
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. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval. (See #2 above)
13. 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. (See #2 above)
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. Covenants:
Section 1.2, 4th line: Eliminate words "and rights-of-way" and remainder of sentence after "aforesaid."
Section 1.4.d.: Should be a separate paragraph.
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 Subdivision Regulations.
17. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

In reply to a question from Ms. Wilson and Mr. Draughon regarding condition #2, Mr. Wilmoth stated the applicant was in compliance with the Water & Sewer requirements, and had been given approval by the City-County Health Department.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, Selph, "absent") to **APPROVE** the **Preliminary Plat for Kayo III**, subject to the conditions as recommended by the TAC and Staff.

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Hoffmeier Center (PUD 449)(1903) NW/c of East 33rd St. & North Lewis Ave. (1L, RS-3)

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, Selph, "absent") to **CONTINUE Consideration of the Preliminary Plat for Hoffmeier Center** until Wednesday, **May 3, 1989** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

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Woodland Hills Annex (PUD 179-0)(1283) 8900 Block East 71st St. (CS, OL)

This plat was reviewed by the TAC on 3/23/89, but no concept site plan was submitted with it. The only site plan available was one used in the PUD process which was to be reversed as per Planning Commission minutes 7/22/87. Since the additional information that a site plan would provide was not available at the TAC meeting, only SKETCH PLAT approval was recommended, subject to the conditions as listed. This was scheduled for preliminary approval at the Planning Commission meeting on 4/5/89, but with TAC's recommendation for "Sketch plat approval only". No action was taken by the Planning Commission and the plat was continued for two weeks to allow applicant time to provide a concept plan for TAC review. This plan has been submitted for review by the TAC on 4/13/89.

The concept plan submitted shows the buildings 50' from the east property line, whereas the PUD requires 75 feet. An amendment to the PUD will be required prior to release of final plat, or the building should be moved to comply with the PUD.

Staff advised that the plat would be on next weeks' agenda for preliminary approval, subject to the conditions as recommended by TAC.

The applicant was represented by Greg Weisz.

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

1. On face of plat show lot dimension on 71st Street for Lot 2 (185'). Show 75' building line on east side as per PUD. Update location map with new subdivisions.
2. Covenants:
Section 1: 1st paragraph; Include "streets" in the first line.
1.2.5: Use standard landscape repair language as follows:

THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER OR SEWER MAINS, ELECTRIC, NATURAL GAS, COMMUNICATIONS OR TELEPHONE SERVICE.

Woodland Hills Annex - Cont

Section II: This section needs to be completely rewritten. Follow PUD minutes for format.

3. All conditions of PUD 179-0 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. Provide an extra 3' along the perimeter where both fencing and utility easements will be located.
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 (if required).
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 the Water and Sewer Department prior to release of final plat. (Required if two lots.)
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. Storm sewer located at the southeast corner of the plat will have to serve both lots in its current capacity. Some overland drainage will be required, PFPI required. Detention provided under El Paseo, PUD 179.)
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
10. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by Traffic Engineer. Median opening permitted for EAST access. Left-turn bay at owner's cost. Other access points "right-turn-only". Move WEST access at least 70' east.
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 "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.

Woodland Hills Annex - Cont

Comments & Discussion:

In reply to questions from Commission members, Mr. Wilmoth clarified that this was only the Preliminary Plat and the Final Plat would show the final setbacks and reflect the PUD conditions.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, Selph, "absent") to **APPROVE** the Preliminary Plat for Woodland Hills Annex, subject to the conditions as recommended by the TAC and Staff.

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FMP (2203) NW/c of East 30th Street North & North Sheridan Road (1L)

Staff advised that the zoning application is scheduled before the TMAPC on 3/22/89, so this plat will be reviewed by the TAC, but not transmitted to the Planning Commission until the zoning process is completed.

The Staff presented the plat with the applicant represented by Adrian Smith and Phil Smith.

Staff further advised that an updated copy of the plat had been submitted showing most of the changes required. Copies were provided for TAC members.

The width of unimproved East 31st Street North is 40' as per plat of Welch Center. It appears that a mobile home park has encroached into this platted right-of-way. Although it is not a part of the plat being reviewed, and ownerships indicate that no one would be land-locked, a consideration to close or vacate this street might be a possibility. (This is not a process through TMAPC but is only mentioned for information.)

If 31st Street is NOT closed or vacated, then additional right-of-way and setbacks would apply.

Applicant indicated an application to close 31st Street will be submitted very soon.

TAC noted that since East 30th Street North is in an industrial area the minimum street right-of-way width is 60'. However, no additional right-of-way had been required on any previous plats or plat waivers in the vicinity and the street had been dedicated by separate instrument. Applicant would request waiver of any additional right-of-way, which in this case would be 5' on the north side of East 30th Street North.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of FMP, 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 shall be tied to or related to property lines and/or lot lines.
2. 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).
3. 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 of detention allowed per Department of Stormwater Management letter dated 12/28/88.)
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
5. Limits of Access or (LNA) as applicable are subject to approval of Traffic Engineer.
6. 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.)
7. 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.
8. 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.
9. The zoning application (Z-6234) shall be approved and the ordinance or resolution therefore published before final plat is released. Plat shall conform to the applicable zoning approved.
10. Waiver and an additional 5' of right-of-way on East 30th Street North requested by applicant.
11. 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.
12. All other Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Wilmoth advised that the associated zoning application, Z-6234, was approved for IL zoning by the TMAPC on March 22nd and the City Commission on April 7th.

FMP - Cont

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, Selph, "absent") to **APPROVE** the **Preliminary Plat for FMP**, subject to the conditions as recommended by the TAC and Staff.

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Square Ninety-One (PUD 448)(1383) NE/c of 91st St. & Memorial Dr. (CS, RM-1)

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, Selph, "absent") to **CONTINUE Consideration of the Preliminary Plat for Square Ninety-One** until Wednesday, **May 3, 1989** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

AMENDMENT TO RESTRICTIVE COVENANTS:

Wexford (PUD 440-1)(2783) East 103rd & South Yale (RS-2)

On 12/28/89 the TMAPC approved a minor amendment to this PUD to allow side yards on corner lots to be 20' (which is now allowed by the Code), and to specifically amend Lot 1, Block 2 to permit a rear yard of 20'.

The developer has obtained all the signatures of all owners in the subdivision and is submitting the required documentation for approval. Staff has reviewed the PUD amendment and finds the information in the document to be in accord with the conditions. It is recommended that the document be APPROVED, subject as to format by the City Attorney.

Comments & Discussion:

In reply to Ms. Wilson, Mr. Wilmoth reviewed the plat as to the corner lots with the 20' side yards. He clarified for Mr. Coutant that the document was presented to the TMAPC as an administrative function before City Commission review. Mr. Linker advised that the procedure was correct.

TMAPC ACTION: 7 members present

On **MOTION** of **COUTANT**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, Selph, "absent") to **APPROVE** the Amendment to Restrictive Covenants for Wexford, as recommended by Staff.

REQUEST FOR WAIVER (Section 260):

Z-6233 & BOA-15017 Golden Valley (3194) 5700 Blk of South 107th East Ave. (IL)

This is a request to waive plat on a portion of Lots 8 & 9, Block 2 of the above named plat. A portion of Lot 9 (the east 228.3' of the south 95.4') was split out and approved by L-13801 on 9/1/76. The remaining tract under this application will be used as a heliport, as approved by the Board of Adjustment on 3/2/89, case #15071. On 8/5/87 the TMAPC approved a waiver on Z-6164 and BOA #14568 about 900' north of this site. TAC requirements on that application were dedication of 5' of right-of-way to bring the street up to a 30' width on the west side and a 17.5' utility easement parallel to the street.

A conceptual plot plan was presented with this application for review. Since all the use controls (such as hours of operation, size of aircraft, etc.) have been set by the BOA and the property is already platted, being consistent with the previous application, approval is recommended subject to the following conditions:

- a) Grading and drainage plan approval subject to Department of Stormwater Management through the permit process. (Optional fee or on-site detention)
- b) Dedicate an additional 5' of right-of-way on South 107th East Avenue to meet minimum industrial width.
- c) Dedicate a 17.5' utility easement parallel to the street.

The applicant was represented by David Cannon.

The TAC voted unanimously to recommend **approval** of the WAIVER OF plat on BOA 15017 and Z-6233, subject to conditions outlined by Staff and TAC.

TMAPC ACTION: 7 members present

On **MOTION** of **WILSON**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, Selph, "absent") to **APPROVE** the **Waiver Request for Z-6233 & BOA-15017 Golden Valley**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS FOR WAIVER:

L-17156 Dunn (Tulsa Properties)(2893) NE/c of 51st St. & S. Vandalia Ave. (CS)

This is a request to create four tracts from Lot 8 of Interstate Central Extended. Two lots will front 51st Street and have frontage of 125' and 145' with a third lot having zero frontage on a dedicated street. The fourth tract created is a 25' wide strip parallel to the west and northwest property line which may eventually become a dedicated street

L-17156 Dunn (Tulsa Properties) - Cont

(Vandalia). Setbacks, etc. for the two buildings proposed on 51st Street take this into consideration. Dedication of the strip for a street is a decision that would require approval of the City Engineer and other agencies as well as a PFPI for its improvement. Staff has no objection to this area being set aside for future dedication, but applicant is reminded that improvements must be made and accepted by the City and other agencies. Also, we note that 25' is being set aside, whereas a lot split on Lot 6, adjacent to the west, set aside 30' when it was approved 8/27/75, #13541. We would recommend 30' for this application to match the previous action, the west and northwest lots (Tracts A & B) would need to be adjusted 5 more feet.

Previous changes of access approved in connection with plat waiver on Z-6191 will be compatible with the current application. (The east 25' access is being vacated by this application, and the other half of the 50' platted access was vacated by previous action on Z-6191.) The new 40' common access point will serve both lots. It would require a "Mutual Access Easement" between the two.

The lot frontages are less than the required 150', and will require Board of Adjustment approval. Staff has no objection, since they will both be served by a common access point.

The platted 100' building line may be vacated since it no longer applies. (This is not a part of this application but is only mentioned for the record. The zoning will permit a 50' building line and the proposed buildings meet or exceed this requirement.)

The 30' frontage on the lot split to the west did not have to go to the Board of Adjustment since that property is zoned CH and has no frontage requirement. The property within the current application (Lot 8) is not subject to a plat or replat since it was rezoned in SA#2, Ordinance #8990 on 6/17/60, Z-1681.

The following shall apply to this lot split:

1. Board of Adjustment approval required for frontages less than 150' on 51st and zero for Tract B. (Case #15121; 4/20/89)
2. Access points shall meet the approval of Traffic Engineering. A change of access document will be required. Mutual access required between the two lots.
3. Provide a 17.5' utility easement parallel to the north line of E. 51st Street.
4. City Engineer advises that no dedication will be accepted without street improvement (on Vandalia).
5. Grading and drainage plans shall be approved by Department of Stormwater Management in the permit process. (PFPI required. On-site detention may be required.)

L-17156 Dunn (Tulsa Properties) - Cont

6. Extension of utilities if required by utility companies. (When Vandalia is dedicated and improved water line must also be extended.)
7. Reserve area for dedication of Vandalia should be 30' to match Lot split #13541. (Acceptance and Improvement subject to approval of City and other agencies.)

The applicant was represented by Richard Monaghan.

The TAC voted unanimously to recommend **approval** of the L-17156, subject to the conditions as outlined by Staff and TAC.

Comments & Discussion:

In reply to Mr. Coutant, Mr. Wilmoth confirmed that street dedication and a PFPI would be required. Discussion followed on the street configuration and dedication, with Mr. Doherty amending his original motion for approval so as to include a condition #8 stipulating the 30' strip running along the westerly and northwesterly boundary shall become a part of Tract B. The applicants were present and indicated they had no objection to the added condition #8.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-1** (Carnes, Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; Selph, "abstaining"; Kempe, Paddock, Randle, "absent") to **APPROVE** the Lot Split Waiver for L-17156 Dunn (Tulsa Properties), subject to the conditions as recommended by the TAC and Staff, and amended to include the following condition:

8. The 30' reserve area or strip running along the westerly and northwesterly boundary shall become a part of Tract B.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17159 (1893) Brownlee	L-17162 (383) Griffith
L-17160 (793) Addison	L-17163 (2793) Memorex-Telex
L-17161 (1483) RC Investments	L-17164 (2093) Ratliff

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

CONTINUED ZONING PUBLIC HEARING:

PUD 190-E Johnsen (Superior Financial) 76th Street at South Hudson (RT)

Staff advised the applicant has submitted a request to continue to May 3, 1989. Mr. Roy Johnsen, representing the applicant, confirmed that the protestants at the previous hearing were also in agreement to the requested continuance.

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Paddock, Randle, "absent") to **CONTINUE Consideration of PUD 190-E Johnsen (Superior Financial)** until Wednesday, **May 3, 1989** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

Request by Joe Westervelt of the QuikTrip Corporation for the TMAPC to sponsor an amendment to the Tulsa Zoning Code, Section 121.3(B.5) regarding message signs.

Comments & Discussion:

Mr. Westervelt suggested this item be placed on the May 3rd Rules and Regulations Committee meeting agenda since the Committee would be reviewing other amendments to the Sign Code provisions.

Mr. Parmele advised receipt of a letter from Mr. Richard deJongh, President of the Woodland Hills Homeowner's Association, requesting a continuance of this item. Mr. Parmele suggested that, if placed on the Rules and Regulations Committee agenda, Mr. deJongh be advised of the place and time.

After discussion, Mr. Doherty suggested referring this item to the Rules and Regulations Committee for placement on their May 3rd agenda. Hearing no objection from the Commission, Mr. Parmele requested Staff to place this item on the upcoming Rules and Regulations Committee agenda.

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BRIEFING: Recommendations from the Mayor's Ad Hoc Committee on the Creek Bypass.

Comments & Discussion:

A briefing and question/answer session were presented by representatives of the Mayor's Ad Hoc Committee on the Creek Bypass. The representatives and their specific area of interest regarding the Ad Hoc Committee's recommendations were:

Charles Hardt, City Engineer - Transportation/Environment/Utilities

Jackie Bubenik, River Parks Authority - Neighborhood Impact/Linear Park

Dale Reynolds, Department of Stormwater Management - Drainage/Stormwater

There being no further business, the Chairman declared the meeting adjourned at 3:16 p.m.

Date Approved

May 3, 1989

Robert J. Funch
Vice-Chairman

ATTEST:

Sam C. Coutant
Secretary

