

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1774  
Wednesday, **January 3, 1990**, 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, 2nd Vice Chairman Coutant Doherty, Chairman Draughon, Secretary Paddock Parmele Selph, County Designee Wilson, 1st Vice Chairman Woodard	Kempe Randle	Brierre Gardner Lasker Setters Stump Wilmoth	Linker, Legal Counsel

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, December 29, 1989 at 9:50 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:38 p.m.

**MINUTES:**

**Approval of the Minutes of December 13, 1989, Meeting #1772:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-1** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; Selph, "abstaining"; Kempe, Randle, "absent") to **APPROVE** the **Minutes of December 13, 1989, Meeting #1772**, as corrected.

**Approval of the Minutes of December 20, 1989, Meeting #1773:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-1** (Carnes, Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; Draughon, "abstaining"; Kempe, Randle, "absent") to **APPROVE** the **Minutes of December 20, 1989, Meeting #1773**.

**REPORTS:**

**Committee Reports:**

Mr. Paddock advised a special meeting of the Rules & Regulations Committee has been scheduled for January 10th to review the final draft of proposed language for revisions to the Zoning Code as relates to signage.

Director's Report:

In response to questions from the Commission, Mr. Gardner briefed the members on the status of proposed language revisions to the Zoning Code relating to major/minor PUD amendments.

SUBDIVISIONS:

**PRELIMINARY PLAT:**

Wexford Estate (PUD 454) (2783) East 104th St. & South Erie Ave. (RS-1)

(TAC Minutes of 9/28/89; see Staff note on page 5.)

Since the zoning and PUD hearings are scheduled for 10/11/89 notices have not been mailed for this plat. Planning Commission review will be scheduled when the Zoning and PUD applications have been approved by the City Commission. This review by TAC is based upon material submitted for the PUD/zoning on 9/5/89 and the plat on 9/11/89.

The Staff presented the plat with the applicant represented by Ed Shemerhorn, Greg Breedlove, Phil Smith and Adrian Smith.

Staff is concerned that no east/west street connection has been provided in the entire north half of this section. Previous informal reviews and concepts, reviewed by TAC included an east/west connection in this area. Therefore, Staff recommended that a stub street be provided to the east at a location acceptable to the developer and Traffic Engineering. It appeared that 104th Street could be extended due east and Lots 1-8, Block 3 shifted without any loss of lots.

However, a sketch plat has been received (9/27/89) titled, "Camelot Park Estates", showing a street connection at Lot 13, Block 3. A stub street at that location would probably still allow the same total number of lots in the subdivision by shifting lot lines in this block.

Ed Shemerhorn the developer, objected to providing a stub street east, particularly because the new Jenks Southeast Campus is to be located at 101st Street and Yale. A street connection would bring much additional traffic through this subdivision going to the school.

Staff inquired what the other TAC members would recommend. Traffic Engineering and City Engineering were "neutral" as far as an actual requirement to provide a dedicated street stub.

The Water and Sewer Department advised that a water line connection to the east will be required, either through a public street or an easement. Applicant had no objection to providing the necessary restricted water

Wexford Estate - Cont

line easement, but did not want a street. Other TAC members had no specific comment either for or against a stub street to the east.

Jerry Ledford, present on another agenda item, advised that another plat is being planned to the south of this one that will provide east/west and other connecting streets, but it had not yet been submitted. There are possibilities for east/west connections in new plats to be filed south of the half-section line, so the elimination of a stub street in Wexford Estate will not be the last opportunity to obtain east-west connections.

There was even discussion regarding a pedestrian access to the east, but this was not acceptable to the developer, and it was noted by most TAC members and others present that pedestrian easements between lots detract from the homes on each side of it. This was not made a requirement.

After much discussion pro and con regarding the stub street the plat was seen as "acceptable", since it met all the requirements of the Subdivision Regulations. It might not represent the best of solutions for circulation within the mile as far as good planning goes, but it did meet the Subdivision Regulations.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY Plat of Wexford Estate as submitted, subject to the following conditions:

1. The special Bomanite paving and center planters shall meet the approval of the City Engineer, including any license agreements and/or provisions for maintenance.
2. All conditions of PUD 454 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.
3. 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.
4. 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. (Provide water line connection to the east)
5. 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).
6. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.

Wexford Estate - Cont

7. 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.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
9. Street names shall be approved by City Engineer. Correct 104th Place to Street or to 103rd Place or as directed by City Engineering.
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. Zoning application Z-6267 shall be approved and the ordinance therefor published before final plat is released. Plat shall conform to the applicable zoning approved.
14. Covenants:
  - a) PUD Section #7 refers to "Reserve A". This is not shown on plat. clarify!
  - b) Section I.A: line 5 after the word "aforesaid".. revise as follows: "NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT WILL INTERFERE WITH THE PURPOSES AFORESAID, WILL BE PLACED, ERECTED, INSTALLED OR PERMITTED UPON THE EASEMENTS OR RIGHTS-OF-WAY AS SHOWN, PROVIDED, HOWEVER, THAT THE OWNERS HEREBY RESERVE THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER AND SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO OVER, ACROSS AND ALONG ALL STRIPS OF LAND INCLUDED WITHIN THE EASEMENTS SHOWN ON THE PLAT, BOTH FOR THE FURNISHING OF WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN SAID PLAT."
  - c) Section II.D; sign easement is not shown on plat. Clarify!
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 Regulations.

Wexford Estate - Cont

16. All (other) Subdivision Regulations shall be met prior to release of final plat.
17. A pedestrian access shall be provided between this plat and the adjacent plat to the east (Camelot Park Estates) in conformance with the requirements of PUD 454 as approved by the City Commission on 12/12/89. (Subdivision Regulations 4.3.3 state that pedestrian access will be ...'perpetual unobstructed easements of not more than ten feet to provide adequate pedestrian circulation.')" [See the following Staff note.]

**STAFF NOTE ON WEXFORD ESTATE (PUD 454):**

On 12/12/89 the City Commission approved PUD 454 as submitted and did NOT require the stub street east into Camelot Park Estates. However, a pedestrian walkway was required to connect the two subdivisions, including easement(s) for water line connections between both subdivisions. Therefore, a condition #17 should be added to read: "Provide a pedestrian access between this plat and the adjacent plat to the east (Camelot Park Estates) in conformance with the requirements of PUD 454 as approved by the City Commission on 12/12/89. (Subdivision Regulations 4.3.3 state that pedestrian access will be ...'perpetual unobstructed easements of not more than ten feet to provide adequate pedestrian circulation.')"

The required water line connection, along with easements for same, is covered in condition #4.

Since the TMAPC review of this Preliminary Plat had been delayed pending the City Commission review of the PUD and the City Commission action caused some design changes for the pedestrian walkway, the applicant's Engineer has further redesigned the street layout. This layout has been reviewed by the various TAC members and/or agencies and found to be acceptable. The cul-de-sac design allows more lots on secluded streets without thru-traffic. The total number of lots is in compliance with the PUD. The stub street to the south ties with street connections that will eventually provide access through the center of the section east to Sheridan Road.

Those streets providing access through the section between Yale Avenue and Sheridan Road have been shown as 60' of right-of-way in Country Gentlemen Estates (a County plat with open ditch drainage), and 60' of right-of-way through Forest Park South. All the remaining connecting streets in Forest Park South III, Wexford Estate, Southern Oaks Estates II and other plats not yet submitted show 50' of right-of-way. Even though these streets will function as a "collector" on the overall map, they will show more as "connecting streets" since they do not have 60' of right-of-way.

TMAPC Comments & Discussion:

Mr. Gardner advised of meetings with the City Engineer regarding this case. He reviewed the previous TAC/TMAPC actions on the subdivisions in this area, where preliminary plat approvals were received granting the 50'

## Wexford Estate - Cont

rights-of-way with 26' paving widths. Mr. Gardner admitted some embarrassment that, at this point in time, Staff is advising the issue of right-of-way and paving widths have never been resolved by the Commission. He suggested that, should the TMAPC waive the requirement to build to collector standards, they do so on the basis of the extenuating circumstances and facts before the Commission today. Therefore, a precedent would not be established for eliminating collector requirements in other sections of south Tulsa.

In-depth discussion followed on the issues of right-of-way, paving widths and sidewalk requirements. Staff answered questions from the TMAPC members as to street carrying capacities, functions of collectors, the issue of setting a precedent, and the existing physical facts.

### Applicant's Comments:

Mr. Adrian Smith of Hammond Engineering spoke on behalf of Wexford Estates. Mr. Smith commented there was no quarrel whatsoever with the proposed cul-de-sac layout. In regard to an access on the west side of the subdivision, Mr. Smith advised the Traffic Engineer approved the configuration with the reduction from 60' to 50' of right-of-way. He felt the problem arose from the differences of opinion between the City Engineer and the Traffic Engineer.

In regard to the issues of right-of-way widths, paving widths, sidewalk requirements, etc., Mr. Doherty asked which would be onerous and which would be the easiest to the developer. Mr. Smith replied that, if the developer was required to grant the additional land to accommodate the 60' right-of-way, then the setbacks would have to be increased accordingly. He felt this would be the most onerous. Mr. Smith suggested a 30' paving width in the present 50' right-of-way as he felt this compromise would best accommodate the developer's needs.

In reply to Mr. Paddock, Mr. Smith stated that before the plat for Wexford was submitted to the TMAPC, he personally visited with the Traffic Engineer on these issues, and a letter was submitted to the developers advising a collector street through their subdivision (Wexford) would not be required. Further, the Traffic Engineer also indicated a negative feeling to an opening on the southern boundary accessing the 60' collector in County Gentlemen Estates which extended on to the section line.

Mr. Lindsey Perkins, developer for Wexford Estate, stated the collector street issue was not previously mentioned during this process by either the City or Traffic Engineer. Mr. Perkins commented he felt a precedent for 50' right-of-way has been established in the surrounding subdivisions. He also stated that in previous meeting with Staff, they strongly suggested the issues not be confused, and to pursue the issue of the east "stub out". They followed this suggested through the process with the TMAPC and City Commission, and they then submitted the new layout which brings them to this point on the street widths. Mr. Perkins remarked that

**Wexford Estate - Cont**

he feels the developers are being asked to "start the ballgame over in the last half of the ninth inning." In regard to his feelings on the sidewalk issue, Mr. Perkins advised that, if required, they would not connect with any sidewalks in any direction. If, at a future date, the City installed sidewalks in the existing subdivisions, then a sidewalk connection could be considered. Mr. Perkins added he felt that a collector was not needed for this 300' zig zag strip, but that the entire collector street issue needed to be addressed for the City of Tulsa.

TMAPC Review Session:

Mr. Carnes moved for approval of the Staff's recommendation plus a waiver of the collector right-of-way requirements, leaving the 26' paving width and eliminating any requirements for sidewalks.

Mr. Paddock commented the motion should include a cautionary note that the TMAPC was not intending to set a precedent of not adhering to the Major Street and Highway Plan. After discussion as to language, Mr. Carnes agreed to this suggestion and amended his motion to include the following statement with the TMAPC's action: "Because of the physical facts and particular circumstances in this case, and not to be setting a precedent, the TMAPC approves...."

Chairman Doherty stated he could not support the motion as he felt the 26' paving width was too narrow.

Mr. Parmele stated favor of the motion as he felt the Major Street and Highway Plan had already been violated through a series of errors in approvals for the surrounding subdivisions. Further, he did not think 105th Street, which extended to Yale Avenue, would ever be improved as there were numerous higher priority items in the city's budget. He stated he did not see a need for sidewalks in this small 300' section.

In reply to Mr. Draughon's comment that it appears the Traffic Engineer does not favor collector streets, Mr. Gardner stated the TMAPC sets policy through the Subdivision Regulations and it was up to the operating departments to carry out these policies. It is not up to the individual departments to set their own policies, but it appears this may be what is occurring. Mr. Gardner stated the TMAPC has never made a conscious decision to waive collector requirements even though it has been done by approval of previous plats. Staff was now raising the question and suggesting that if the collector standards were waived, "we build this record" which establishes that the waiver was due to the existing facts. Mr. Draughon stated, if the sidewalks were also waived, he would be against the motion.

Mr. Perkins was recognized to speak, and advised he would be willing to install sidewalks for this 300' strip, providing no other changes were made to the plat.

**Wexford Estate - Cont**

Commissioner Selph stated he could understand both sides of this case, but considering the existing physical facts, it did not make sense to require 36' paving with 60' of right-of-way or to require only a 300' section of sidewalk. Mr. Parmele agreed and added he felt the Commission was trying to "change in midstream". Further, admitting the past mistakes, he did not feel this developer should be used to "prove a point". Chairman Doherty reiterated his concerns regarding the safety hazards on a 26' street with parking on one side.

Mr. Coutant remarked he felt the most persuasive argument for the motion was that the applicant had been treated badly and possibly misled to get to this point. Mr. Coutant commented, "on the other side of the issue, the argument that there was no merit to having complying streets in the middle if they do not comply from one end to the other did not stand logical scrutiny." He pointed out "the Subdivision Regulations not only required an east/west, but a north/south and there was nothing going north/south through this part of the city." Mr. Coutant stated he felt that the fact that this particular case was just a small part of this area and the fact that it was curved, supports the need for the greater width.

Mr. Paddock advised he associated himself with the remarks of Mr. Coutant and Commission Selph and others who have been talking about the real problems in this case. Mr. Paddock suggested the introduction to the motion as accepted by Mr. Carnes as a part of his motion and as indicated below.

Ms. Wilson stated she felt the proposed 26' paving width should be 30' with sidewalks on at least one side of the street, and she suggested an amendment to the motion to this affect. Discussion followed on dimensions required for sidewalk installation on this curved street.

Mr. Perkins commented when he volunteered installation of sidewalks, the 26' paving width was under consideration. However, he could accept 50' right-of-way and 30' paving width with no sidewalks, or 26' paving width with sidewalks on only one side.

Mr. Carnes amended his motion to a 30' paving width with all else remaining as originally made. Ms. Wilson and Mr. Coutant remarked they felt attempts for a good compromise were being made as the developer has tried to work with the Planning Commission on this case.

**TMAPC ACTION: 9 members present**

Because of the physical facts and particular circumstances in this case, and not to be used as setting a precedent, on **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, "absent") to **APPROVE** the **Preliminary Plat for Wexford Estate** subject to



Wexford Estate - Cont

the conditions as recommended by the TAC and Staff, that with a waiver of the collector right-of-way requirements, a 30' paving width requirement be imposed on that portion of the street system connecting the 105th Street entrance with the south Erie Avenue entrance, and elimination of any sidewalk requirements.

\* \* \* \* \*

Lincoln Oaks (182)

SE/c of East 66th Place & Riverside Drive

(RM-1)

This plat had a preliminary approval by the Planning Commission dated 3/19/86, subject to the conditions recommended by the TAC on 3/13/86. No action was taken within one year and the plat approval expired 3/19/87. The owners have decided to take up the process where it was when the plat expired, and Mr. Ledford provided updated copies for the TAC members to review. Staff had no objections to picking up the process where it stopped in 1987. It will need to be forwarded to the Planning Commission and notices to the abutting property owners made. A "Draft Final Plat" will be required and releases made in the usual manner. Staff recommends approval subject to the conditions as previously outlined in the TMAPC minutes of 3/19/86, plus any new conditions that might now be applicable.

The Staff presented the plat with the applicant represented by Jerry Ledford.

The TAC had no objection to this process including final approval when release letters were received by Staff.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Lincoln Oaks and a final approval when the following conditions are met:

1. Make sure that all of 66th Place is dedicated out to the east line of Riverside. There may be a "gap" unless a portion was dedicated by separate instrument. If so, show Book/Page information.
2. Since that portion of Raintree II amended within this plat has been vacated, change brief legal under the title block accordingly.
3. Show 30' property line radius at the southeast corner of 66th Place & Riverside. (Identify as "Additional Right-Of-Way Dedication".)
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.

Lincoln Oaks - Cont

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.
8. 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. 100 year storm sewer to Arkansas River.)
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
10. Traffic Engineering recommended no access at the south end of the tract. However, applicant and Traffic Engineering will work together to try to provide access in this general location, subject to further review. The access at the south end would be temporarily "exit only."
11. Revise Deed of Dedication, 2nd page, first two paragraphs. (Duplications and incorrect reference.)
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.

**TMAPC ACTION: 8 members present**

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Parmele, Randle, "absent") to **APPROVE** the **Preliminary Plat for Lincoln Oaks**, subject to the conditions as recommended by the TAC and Staff.

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**Korean United Methodist Church (1383)** W/s of S. Mingo, N. of E. 91st St. (AG)

Since the Board of Adjustment hearing on this church tract is not scheduled until 12/21/89, it is recommended that the plat be reviewed by the TAC on 12/14/89, but not transmitted to the Planning Commission until 1/3/90. If the Board of Adjustment places any restrictions applicable to a plat, they can be included as a condition by the Planning Commission.

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

Korean United Methodist Church - Cont

The Fire Department advised that no portion of the building should be more than 400' from a fire hydrant. This will be part of water plan requirements in condition #3.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Korean United Methodist Church, subject to the following conditions:

1. On face of plat show the Country Club also as "unplatted". A 35' building line may be shown instead of the 50' as volunteered on the plat.
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. (Clarify existing PSO easement.)
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (No direct service from 48".)
4. 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).
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. (Fee-In-Lieu may be paid for any increase in imperviousness.)
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (If required.)
7. Limits of Access or (LNA) as applicable shall be approved by Traffic Engineer.
8. 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.
9. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval. (Percolation tests received - OK)
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.

Korean United Methodist Church - Cont

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.

**TMAPC ACTION: 8 members present**

On **MOTION** of **SELPH**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Parmele, Randle, "absent") to **APPROVE** the **Preliminary Plat for Korean United Methodist Church**, as recommended by Staff.

**REQUEST FOR WAIVER (Section 260):**

**BOA 15309 Suburban Hills (102)**

614 East 59th Place North

(RS-3)

This is a request to waive plat on Lot 2, Block 8 of the above named subdivision. The BOA has approved a day care center with no physical changes to the existing house on the lot. Since the property is already platted and the operation of the day care center has been specified by the BOA, nothing would be gained by a replat. It is recommended that the request be approved, noting that Section 260 of the Code has been met.

**TMAPC ACTION: 8 members present**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Parmele, Randle, "absent") to **APPROVE** the **Waiver Request for BOA-15309 Suburban Hills**, as recommended by Staff.

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**Z-5689 O'Connor Park Second (1393)**

W/side of So 85th E Ave, So of East 21st

This is a request to waive plat on a 90' x 178' tract described as the south 90' of the east 178' of Lot (Tract) 1 of the above named subdivision. This tract was split from the east 178' of Lot (Tract) 1 in order to be added to property to the south, which is an existing nursing home with an expansion project underway. This tract will be added to provide additional parking and a sewer main extension to serve the new buildings is in progress. The plat requirement was waived on the tract to the south under BOA 14982 on 10/18/89. Since the property is already platted, has been processed as a lot split (#17263), and required rights

**Z-5689 O'Connor Park Second - Cont**

of way and/or easements obtained, Staff recommends APPROVAL as submitted, noting that Section 260 has been met. (NOTE: This recommendation for waiver applies only to the 90' x 178' tract. The remainder of Z-5689 is still "subject to plat.")

**TMAPC ACTION: 8 members present**

On MOTION of PADDOCK, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Parmele, Randle, "absent") to **APPROVE** the **Waiver Request for Z-5689 O'Connor Park Second**, as recommended by Staff.

**ACCESS CHANGE ON RECORDED PLAT:**

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

The purpose of the request is to reduce a platted 50' access point with actual width of 35' in location actually constructed when street improvements were made. The Staff and Traffic Engineer recommend APPROVAL as requested.

**TMAPC ACTION: 8 members present**

On MOTION of PADDOCK, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Parmele, Randle, "absent") to **APPROVE** the **Access Change on Recorded Plat for Eastland Plaza**, as recommended by Staff.

**OTHER BUSINESS:**

**PUD 190: Detail Sign Plan for Lot 1, Block 1, Summit Square**  
SW/c of East 71st Street & South Sheridan Road

**Staff Recommendation:**

The applicant is requesting approval to construct a new ground sign at the southwest corner of the above mentioned intersection. Review of the applicant's submitted plot plan and sign elevation show the sign to be in violation of the maximum 25' height. In addition, this height is measured from mean curb level and due to the mean curb level being substantially below ground level at that location, the sign must be further shortened. The proposed sign appears to meet all other conditions of the PUD.

**PUD 190 Detail Sign Plan - Cont**

Staff recommends **APPROVAL** of the Detail Sign Plan subject to the sign not exceeding 25' in height measured from the mean curb level (this would permit a sign of approximately 15' in height). The exact height is to be determined by the sign inspector's office and the applicant.

Comments & Discussion:

Mr. M. Khezri (509-A North Redbud, Broken Arrow), the applicant, stated the suggested 15' height presents a vandalism problem since the clearance to the ground was also being reduced. Mr. Khezri stated he did not feel the applicant should be penalized for this hilly topography, and he added there was a billboard at this site.

Discussion followed on the topo problems of this site, with Staff suggesting that the applicant could get his requested height if he could move the sign location to behind the building setback line, as it would then meet the Zoning Code. Mr. Khezri remarked that he could meet 110' setback on 71st Street, but not on Sheridan. Staff reiterated the simplest method would be to approve per the Code (Section 1130.2.B.4), then the applicant could seek some relief through the BOA if needed.

**TMAPC ACTION: 8 members present**

On **MOTION** of **WILSON**, the TMAPC voted **7-0-1** (Carnes, Doherty, Draughon, Paddock, Selph, Wilson, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Kempe, Parmele, Randle, "absent") to **APPROVE** the **Detail Sign Plan for Lot 1, Block 1 of PUD 190, per the Zoning Code (Section 1130.2.B.4).**

\* \* \* \* \*

**PUD 166:      Detail Sign Plan for Lot 1, Block 1, Sheridan Square**  
East of the SE/c of East 91st Street & South Sheridan Road

Staff Recommendation:

Staff has reviewed the request by the applicant to add a 24 square foot (3'x 8') sign to an existing ground sign and add a 30 square foot (30" x 12') wall sign on the existing building. Staff finds the request to be consistent with the existing PUD conditions and existing signage.

Therefore, Staff recommends **APPROVAL** of the Detail Sign Plan subject to the applicant's submitted sign elevations and plot plan.

**TMAPC ACTION: 8 members present**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Parmele, Randle, "absent") to **APPROVE** the **Detail Sign Plan for Lot 1, Block 1 of PUD 166, as recommended by Staff.**

\* \* \* \* \*

**BRIEFING: Summary Report on the Status of the FY 90 TMAPC Work Program**

Comments & Discussion:

Mr. Rich Brierre presented the summary report and reviewed the status of each work program item. Mr. Brierre asked the TMAPC members to begin thinking about next year's budget and work program as to any special studies or special interest areas. He then answered questions from the Commission on the work program items.

\* \* \* \* \*

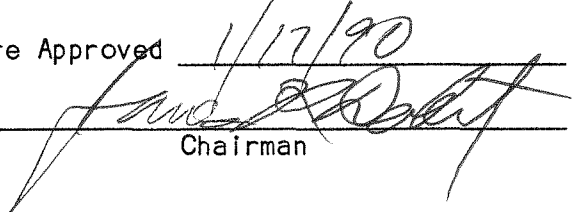
**BRIEFING: Year End Report & Discussion of TMAPC Activities and Consideration of Committee Work Sessions**

Comments & Discussion:

Mr. Gardner reviewed a proposal for TMAPC Committee Work Sessions to be held on the third Wednesday of each month after the regular TMAPC business. Mr. Gardner explained this concept has come about due to the increasing number of TMAPC Committee meetings (41 total in 1989). Discussion was generated as to the best place to hold the work sessions. Staff suggested remaining in the City Commission room upon adjournment of the regular TMAPC meeting. Some of the TMAPC members felt this to be too formal and they preferred a smaller setting such as the 11th floor conference rooms.

Mr. Gardner and Mr. Stump briefed the TMAPC on a project to find improved ways of keeping track of the requirements and status of PUD's, and the efforts to computerize the PUD files. Staff also reported on meetings with the City Engineer concerning the design and location of streets in new subdivisions.

There being no further business, the Chairman declared the meeting adjourned at 4:05 p.m.

Date Approved 1/17/90  
  
Chairman

ATTEST:  
  
Secretary

