

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1805
Wednesday, September 5, 1990, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 1st Vice Chairman	Draughon	Gardner	Jackere, Legal Counsel
Coutant	Neely	Matthews	
Doherty, Secretary	Rice	Russell	
Horner	Wilson	Stump	
Midget, Mayor's Designee		Wilmoth	
Parmeale, Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, September 4, 1990 at 11:38 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmeale called the meeting to order at 1:36 p.m.

MINUTES:

Approval of the Minutes of August 15, 1990, Meeting #1803 and the Minutes of August 22, 1990 Meeting #1804:

On **MOTION** of Woodard, the TMAPC voted 5-0-1 (Coutant, Doherty, Horner, Parmeale, Woodard, "aye"; no "nays"; Midget, "abstaining"; Carnes, Draughon, Neely, Rice, Wilson, "absent") to **APPROVE** the **Minutes of August 15, 1990, Meeting #1803 and the Minutes of August 22, 1990, Meeting #1804.**

REPORTS:

Committee Reports:

Mr. Coutant reported the Comprehensive Plan Committee met a few weeks ago to consider three matters. He commented two of the matters, Expressway Right-of-Way Study and the Surplus Public Schools Study, would be discussed further during the Director's Report. On the third item, the Arterial Right-of-Way Study, the Committee recommended that 21st Street between the Gilcrease Expressway and Memorial, and Yale Avenue between I-244 and the Broken Arrow Expressway be reclassified from primary arterials to secondary arterials. This would require amending

the Major Street and Highway Plan, which would require a public hearing. Therefore, the Committee requested the matters be set for a public hearing. Chairman Parmele instructed Staff to set the matter for public hearing on September 19, 1990.

Director's Report:

Mr. Lasker advised that a Board of Adjustment Seminar would be held on September 14-15, 1990. He encouraged the Commissioners to make reservations to attend. Secondly, he advised that the Cultural Facilities Plan would be on the September 6, 1990 City Council agenda. The expressway right-of-way recommendations and an item regarding blanket zoning would also be considered.

Expressway Right-of-Way Study

Ms. Matthews advised recommendations regarding the Expressway Right-of-Way Study had been studied by the Comprehensive Plan Committee. She mentioned that Staff had spent the past several months researching a whole array of techniques used by Tulsa and other communities in acquiring right-of-way for expressways in advance. These ranged from very formal methods to more informal techniques. Ms. Matthews stated that Staff was prepared to offer, in conjunction with the Comprehensive Plan Committee's recommendations, two main suggestions to pursue. First, development of an opportunity fund for advance right-of-way acquisition. Ms. Matthews stated this could be from a variety of funding sources, but stressed it is important to find a dedicated funding source. Secondly, completion of functional plans is necessary to pinpoint the exact properties that need to be acquired. She also advised that current considerations, i.e. seeking voluntary donations and other ways to acquire through the development process, need to be continued.

Mr. Coutant added that the Committee considered the two items Ms. Matthews presented to be of such importance that they would recommend they be dealt with specifically and a recommendation be sent to the City Council. Ms. Matthews clarified that advance acquisition was not related only to expressway right-of-way, but to any type of right-of-way. Chairman Parmele agreed that advance acquisition was related to general public rights-of-way.

TMAPC ACTION: 6 members present

On MOTION of COUTANT, the TMAPC voted 5-0-1 (Coutant, Doherty, Horner, Parmele, Woodard, "aye"; no "nays"; Midget "abstaining"; Carnes, Draughon, Neely, Rice, Wilson, absent) to acknowledge receipt of the report of the Comprehensive Plan Committee and pass the recommendations found in the report on to the City Council (dedicated funding source and functional plans).

Presentation of the Findings of the Surplus Public Schools Study Part II.

Ms. Matthews advised that the Comprehensive Plan Committee recently reviewed this study. A copy of the Working Paper I should have been received by the Commission early on in the study. In the process one other school, Lincoln Elementary, had been added. Four of the eight schools studied had potential for re-use because the buildings are still structurally sound; the remaining four need to be cleared. All the schools lie either in central, north or west Tulsa. Staff has

evaluated the sites in terms of surrounding land uses, access from expressway right-of-way, arterials, etc., in addition to the condition of the neighborhoods, surrounding zoning, and zoning of the property. The recommendations presented would be carried out through plan amendments to each of the six district plans involved.

Chairman Parmele directed Staff to prepare plan amendments for the six districts involved and to present those to the Commission at a public hearing to be held September 19, 1990.

SUBDIVISIONS:

PRELIMINARY PLAT:

Heidinger Addition (Z-6174-SP-1)(784)

10505 E. 81st St. S.

(CO)

This plat had been "on hold" since a TAC review 5/25/89. It was being delayed until the highway "take line" had been established by the Highway Department in connection with the Mingo Valley Expressway extension. A copy of the TAC minutes of 5/25/89 was provided with comments by Staff in the margin. Staff also noted that the applicant's engineer had changed.

The Staff presented the plat with the applicant represented by Ted Sack.

There was some discussion regarding the granting of a perimeter utility easement. It could either be by plat or separate instrument. Mr. Sack preferred by separate instrument, but would work with utilities for an agreeable solution prior to final plat.

For the record, Traffic Engineering advised that 81st Street was being proposed as a 5-lane street in this area.

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

1. Add language to covenants regarding prohibition of structures on easements in Paragraph 1, Section 1.
2. Covenants might be shortened somewhat by combining the provisions of Section 1.
3. The provisions of the TMAPC site plan approval limit the building setbacks to the existing structure. Show outline of building in dashed lines with notation that building lines limited to existing structure" and sufficient dimensions to plot same if needed. (Actual depiction of building line restriction to be agreed upon prior to final plat approval.) (See comments and motion).

4. Since this is near, but not in the alignment of the proposed Mingo Valley Expressway, show the following notation on the face of the plat: (As per TMAPC policy):

"NOTICE:
An expressway is shown on the Tulsa City-County Major Street and Highway Plan as passing through property adjacent to this subdivision. Further information as to the status of this planned expressway may be obtained from the TMAPC."
5. More detailed information may be required by the Traffic Engineer regarding the relationship between the existing driveways for this tract and the entry to the Junior College on the south side of 81st Street. Access point(s) are subject to approval of Traffic Engineer. This section of the street to be 5-lanes.
6. All conditions of the Corridor Site Plan review applicable to the plat shall be met prior to release of final plat. Include the approval dates and references to Section 800-805 of the Zoning Code in Section II of the Plat.
7. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show 17-1/2' easement along 81st Street instead of the 15' on the plat submitted. (Show 17-1/2' utility easement along north property line or as agreed upon with utilities). ONG advises they have a 19" gas line in an easement that should show on plat.)
8. 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).
9. Water plan approval required by Water Department. ("Gift line" required)
10. 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 Council.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
12. 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.
13. 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.

Heldinger Addition

cont.

14. 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.
15. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments and Discussion:

Mr. Wilmoth called attention to item #3 under the conditions. He stated the provisions of the PUD required that the building setbacks be what the existing building is. Therefore they could not expand it without an amended site plan. He further stated this was difficult to state on the plat. Staff and Ted Sack agreed the best thing to do would be to show the normal front building line as required by the PUD. PUD conditions in the plat limit the existing building as per site plan approved. Staff recommended that the front building line be shown on the plat and the rest of the verbage regarding building lines will be covered in the text portion of plat.

TMAPC ACTION: 6 members present

On MOTION of DOHERTY, the TMAPC voted 6-0-0 (Coutant, Doherty, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Neely, Rice, Wilson absent) to APPROVE the Preliminary Plat for Heldinger Addition, subject to the modification to item #3 and to the conditions as recommended by the TAC and Staff.

Zink Addition I (2904)

11900 Block E. Apache

(1M)

This is the first phase of an overall development for the relocation of the Zink facilities. The property on both sides of this tract are also included in the ownership and will eventually be platted.

The Staff presented the plat with the applicant represented by Ted Sack and a representative from the company.

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

1. Covenants:
 - a) Include line in Section I regarding prohibition of structures on the easements.
 - b) There may be some duplication in the covenants that could be eliminated by combining some of the paragraphs. (Check)
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 shall be tied to or related to property lines and/or lot lines. (Specific easement locations pending further study prior to final plat.)

Zink Addition I

cont.

3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
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. 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 Council.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
8. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by City Traffic Engineer. Include applicable language in covenants. (Change east access point to 40').
9. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
10. 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.
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 and Discussion:

In response to a question by Mr. Horner, Mr. Wilmoth commented that the City Council had already approved the zoning application.

TMAPC ACTION (7 members present):

On MOTION of WOODARD, the TMAPC voted 7-0-0 (Carnes, Coutant, Doherty, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Neely, Rice, Wilson absent) to APPROVE the Preliminary Plat for Zink Addition I, subject to the conditions as recommended by the TAC and Staff.

This plat has a sketch plat approval by TAC on 6/26/90. The conditions outlined in the minutes of that date, with Staff comments in the margin were provided for reference.

The Staff presented the plat with the applicant represented by Jeff Tuttle.

For the record, Water and Sewer Department advised that should this tract be sold to another owner, a sanitary sewer extension may be required. (Now using a lift station.)

Traffic Engineering advised that access points should all be 40' instead of 60'. Should an increase in size be warranted, Traffic Engineer would work with applicant in the event a wider access is needed or recommended.

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

1. Lettering on storm sewer easement should be larger. (this plat will eventually be reduced to microfilm and prints on 11" x 17" paper so it will be quite small when filmed) Also show Book/Page reference if easement is already recorded.
2. Include language in dedication regarding paving and landscaping over easements. Also include language regarding prohibition of structures on easements.
3. Covenants, Paragraph 2, Omit reference to "side street" since that is not applicable.
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. (If plans are 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. (If plans are required.)

Bizjet Addition

cont.

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 Council.
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (#299 Issued)(Watershed Development Permit # 4707)(Fees-in-lieu have been paid.)
10. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by City/Traffic Engineer. Include applicable language in covenants. No direct access to any airport gate. Maintain 125' separation between driveways. (As per Traffic Engineering, 6/22/90.) (Show all 3 access points as 40'. Locations OK.) (See comments)
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 key or location map shall be complete.
13. 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.
14. 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.
15. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments and Discussion:

Mr. Wilmoth stated one modification regarding item #10. Traffic Engineering requested three access points be shown at 40' each. One of these could be expanded to 60' which would allow for a median or guard house, subject to Traffic Engineering review.

Staff noted, in response to a request during the plat waiver process, that the storm drainage fees have been paid, the permits issued and the pipe is in place.

TMAPC ACTION (7 members present):

On MOTION of DOHERTY, the TMAPC voted 7-0-0 (Carnes, Coutant, Doherty, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Draughton, Neely, Rice, Wilson absent) to APPROVE the Preliminary Plat for Bizjet Addition I, subject to the amended conditions as recommended by the TAC and Staff.

Flynn Acres (2813)

E. 83rd Street N. & N. Yale Ave. (RE)(County)

This plat is a result of a zoning application (CZ-125), a plat waiver, and a lot-split. It was reviewed by TAC and TMAPC in January 1985. A copy of the minutes was provided with most of the background information. This plat includes the entire area covered by the zoning application, plat waiver, and lot-split. Any discrepancies in any of the previous

actions, particularly the dedication of the road easement will be superceded by this new plat.

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

The discrepancy in the road easement and the plat would be accomplished by filing a "corrected Dedication Deed", which would be satisfactory to the County Engineer.

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

1. On face of plat show:
 - a) Book/Page reference for roadway easement as amended and utility easement already filed of record.
 - b) Show 30' property line radius at intersection with N. Yale.
 - c) Show "Limits of No Access" along Cherokee Expressway. Also show LNA along N. Yale. Include language for access limits in covenants.
2. Utility easements shall meet the approval of the utilities. Show additional easements if required.
3. Water service (or plans) shall be approved by Washington County RWD #3. Release letter required for final approval.
4. Paving and/or drainage plans (if required) shall be approve by the County Engineer, including storm drainage and detention design (and other permits where applicable), subject to criteria approved by the County Commission. (Show 20' drainage easement at end of cul-de-sac.)
5. It is recommended that the developer coordinate with County Engineer during the early stages of street construction(if applicable) concerning the ordering, purchase and installation street marker signs. (Advisory, not a condition for plat release.)
6. Street lighting in this subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix C of the Subdivision Regulations.

Flynn Acres

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 method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval. (This has been done.)
9. The method of water supply and plans therefore, shall be approved by the City-County Health Department.
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.
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 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, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Neely, Rice, Wilson absent) to APPROVE the Preliminary Plat for Flynn Acres, subject to the conditions as recommended by the TAC and Staff.

New Life Pentecostal Church (282) E. of NE/c of W. 71st & S. Union Ave. (CS)

This plat is a result of a zoning application (Z-4702) since the church use is a use by right in the CS District.

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

The TAC voted unanimously to recommend approval of the PRELIMINARY plat of New Life Pentecostal Church, subject to the following conditions:

1. In covenants, dedication paragraph, just before the word PROVIDED, add the following: "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."

New Life Pentecostal Church

cont.

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.
3. Water plans shall be approved by the Water and Sewer Department or Creek County RWD #2 as applicable, prior to release of final plat.
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 Council. (Fee-in-lieu may be paid. A PFPI may be required.)
6. Limits of Access or (LNA) as applicable shall be approved by City/Traffic Engineer. (For the record, this tract may not have left-turn access in the future due to center medians.) (Location shown on plat are OK)
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 method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval.
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 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, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Draughton, Neely, Rice, Wilson absent) to **APPROVE the Preliminary Plat for New Life Pentecostal Church**, subject to the conditions as recommended by the TAC and Staff.

This plat was the only item received on cutoff date (7/16/90) for the TAC meeting on 7/31/90. Therefore, it was reviewed, but withheld from transmittal to the Planning Commission pending notices and an amendment to the PUD to permit single-family use. (This is part of Development Area III of the PUD which was limited to attached dwellings to be constructed under RM-0 and Use Unit #8 standards. The amendment was to permit construction of a single-family, detached homes subdivision as per plat.) (TMAPC approved amendment 8/15/90.)

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

There was some discussion and concern regarding the possibility of a small area in the southwest quarter of this section being isolated or "land locked" by this development. However, it was noted that the land owner would be notified of both the plat and PUD amendment, should he have any concerns. It was further noted that the tract ownership extends to 91st where there is access.

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

1. Show PUD 298 on face of plat. Also make sure all copies of the map are up-dated.
2. Due to small lots and many easements/details, Staff has no objection to the scale of 1"-50' as shown. (requires waiver of Subdivision Regulations which is recommended.)
3. Covenants:
 - (a) Page 1, dedication paragraph: Include provisions regarding no structures on easements.
 - (b) Page 1, last paragraph: Change PUD references to 1100-1107. TMAPC approval date is 11/17/82 and subsequently approved by the Board of City Commissioners on 12/14/82, and subsequently amended by the TMAPC on _____ and by the Council of the City of Tulsa on _____.
 - (c) Page 2, PUD conditions: Change item "C" to read 35' in accordance with the current Zoning Code.
4. All conditions of PUD 298 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 1100-1107 of the Zoning Code, in the covenants.
5. 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.

Shadow Ridge Park

cont.

6. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
7. 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).
8. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
9. 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.
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
11. Street names shall be approved by City Engineer and shown on plat.
12. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by City/Traffic Engineer. Include applicable language in covenants. (Lots 2-4, Block 1)
13. 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.)
14. 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.
15. 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.
16. Care should be taken to protect the underground pipelines in the easements as shown on the plat, particularly where the street crosses the pipeline. (Will require release letter as condition for final approval of plat.)
17. Note that sidewalks are required on collector streets as per Subdivision Regulations 4.3.1. This applies to S. 92nd East Avenue.
18. 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.

Shadow Ridge Park

cont.

19. 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, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Neely, Rice, Wilson absent) to APPROVE the Preliminary Plat for Shadow Ridge Park subject to the conditions as recommended by the TAC and Staff, including the waiver of scale.

FINAL APPROVAL AND RELEASE:

Swan Lake (PUD 463)(793)

1586 Swan Lake Drive

(RS-3,OM)

TMAPC ACTION (7 members present):

On MOTION of DOHERTY, the TMAPC voted 7-0-0 (Carnes, Coutant, Doherty, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Neely, Rice, Wilson absent) to APPROVE the Final Plat of Swan Lake and release same as having met all conditions of approval.

ACCESS CHANGE ON RECORDED PLAT:

TRIAD Center (PUD 202) (283)

7666 E. 61st St.

(CS, OM, RS-3)

Comments and Discussion:

The purpose of the request is to align access points on plat with existing access in use on 61st street. No additional access is being created. This does not affect any PUD conditions. Staff recommends approval as requested.

TMAPC ACTION (7 members present):

On MOTION of COUTANT, the TMAPC voted 7-0-0 (Carnes, Coutant, Doherty, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Neely, Rice, Wilson absent) to APPROVE the Access Change on Recorded Plat for Triad Center as recommended by Staff.

REQUEST FOR WAIVER: (Section 213)

Z-6289 (Unplatted)(1703)

3000 Mohawk Blvd.

(IL)

This tract was recently rezoned to cover an existing nonconforming use. A metal industrial building is on the tract and will remain. No changes are expected. A Board of Adjustment case is pending to permit the existing setbacks. (BOA-15537, 9/6/90) The Board of Adjustment action does not require platting, and this waiver request is applicable only to the zoning case. Note that there is a small area south of the existing building that is outside this application but is within an existing fence. An easement exists for use of this land.

The applicant was represented by Lou Reynolds.

The TAC voted unanimously to recommend approval of the WAIVER OF PLAT ON Z-6289 as requested.

TMAPC ACTION (7 members present):

On MOTION of WOODARD, the TMAPC voted 6-0-1 (Carnes, Coutant, Doherty, Horner, Parmele, Woodard, "aye"; no "nays"; Midget abstaining"; Draughon, Neely, Rice, Wilson absent) to APPROVE the Waiver Request for Z-6289 Unplatted, as recommended by Staff.

BOA-13883 (Unplatted)(1893) 2206 S. Lewis Ave. (Monte Cassino School) (RS-3)

This request is the result of a Board of Adjustment action taken 12/19/85 which recognized that the school had been in existence prior to the zoning requirements. That case permitted the school use. (Staff has been advised that the school has been in operation since about 1908). A plot plan was referenced in the Board of Adjustment case, but not microfilmed with the records and thus is not a part of the files. The copy of the "Monte Cassino School Campus Master Plan" was probably used about the time of the Board case, but nothing in the Board records is available to verify this. However, the plan has been followed and is submitted as part of the plat waiver process.

Since 1985 (or before?) a legal description of "Lot 1, Block 1, Benedictine Heights" has been used on building permits and the Board of Adjustment case. However, research by Staff reveals that there never has been a plat by that name and the property is actually "unplatted". (The ownership does include a row of lots in Brentwood Heights, Blocks 4 & 5 and all or portions of 22nd Street and Zuni which have been vacated.) No plat or even an application for one has ever been made nor would have been required up to the 12/19/85 date of approval of the Board of Adjustment action. An application has been made to the Building Inspection office for a permit to construct a new Gymnasium in the location shown on the Master Plan. This application for a waiver of plat has been submitted to clear up the question of platting and to enable the Building Inspector to issue a permit.

It is the understanding of the Staff that all of the applicable Departments and/or Agencies have already reviewed the Building permit application through the permit process so may already be familiar with this project. For the record, City Atlas Sheet #32 will be corrected to show that "Benedictine Heights" is NOT a plat and that this tract is "Unplatted".

Although this tract is over 2-1/2 acres, it should be noted that this should not be used as precedent for plat waivers on undeveloped tracts over 2-1/2 acres, which by TAC policy have ordinarily been recommend for platting. Since this tract has been in operation for many years preceding the zoning/subdivision requirements and is almost fully constructed in accordance with their "Master Plan" and the current

gymnasium construction is in the interior, Staff sees no objection to the waiver request. The following comments and/or conditions shall apply:

1. Grading and drainage plans subject to approval of the Department of Stormwater Management in the permit process.
2. Approval of access subject to review and approval of Traffic Engineering in the permit process.
3. Atlas sheets and other information available indicates that most of the required right-of-way near the intersection of 21st & Lewis has been acquired and meets the Street Plan criteria. However, right-of-way on most of S. Lewis is 40' on plats south of this tract. Staff and applicant were in agreement that 40' of right-of-way would be provided on Lewis and 60' on 21st Street. Some of the present right-of-way is irregular, so this will "square up" all of the little variance in width.

TMAPC ACTION (7 members present):

On MOTION of CARNES, the TMAPC voted 7-0-0 (Carnes, Coutant, Doherty, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Neely, Rice, Wilson absent) to APPROVE the Waiver Request for BOA-13883 Unplatted, as recommended by Staff.

Z-6290 Lynch & Forsythes (692)

1317-19 E. 2nd Street

(IL)

Comments and Discussion:

Mr. Wilmoth stated this request was for expansion of existing building. It is subject to one condition grading drainage plans approval through the Department of Stormwater Management. Staff recommended approval.

TMAPC ACTION (7 members present):

On MOTION of WOODARD, the TMAPC voted 7-0-0 (Carnes, Coutant, Doherty, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Neely, Rice, Wilson absent) to APPROVE the Waiver Request for Z-6290, as recommended by Staff.

Z-5970-SP-1 (Unplatted)(684)

West Side Mingo Valley Expressway
Approx. 1225' south of E. 66th St.

(CO)

Discussion and Comments:

Staff advised this was regarding the south Donrey sign which has been approved by this commission and the City Council. Staff recommends a waiver of the platting requirement for the south site subject to the applicant furnishing Staff a definitive legal on the actual sign site, not to exceed 40' x 80'. (The north sign application was withdrawn.)

TMAPC ACTION (7 members present):

On MOTION of DOHERTY, the TMAPC voted 7-0-0 (Carnes, Coutant, Doherty, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Neely, Rice, Wilson absent) to APPROVE the Waiver Request for Z-5970-SP-1 as recommended by Staff.

Comments and Discussion:

This is for an interior remodeling of an apartment house obtained by the University of Tulsa. Since this was strictly an interior remodel there were technically no requirements. There is a Board of Adjustment case pending regarding parking and any other requirements the Board may wish to enforce. As far as the actual plat waiver, Staff has no conditions but recommended approval subject to approval by the Board of Adjustment since the TMAPC usually reviewed these requests after the Board approval. Approval this date will enable the University to proceed as soon as the Board approves the variances, so TMAPC action today will expedite the processing of necessary permits.

TMAPC ACTION (7 members present):

On MOTION of CARNES, the TMAPC voted 7-0-0 (Carnes, Coutant, Doherty, Horner, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Draughton, Neely, Rice, Wilson absent) to APPROVE the Waiver Request for BOA-15557 College Addition, subject to subsequent Board of Adjustment approval, as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17310 (1792) Whitels
L-17351 (3194) Morgan
L-17353 (2592) Conine

L-17350 (3393) King
L-17352 (1392) G. Hathaway
L-17354 (3393) City of Tulsa

TMAPC ACTION (7 members present):

On MOTION of DOHERTY, the TMAPC voted 6-0-1 (Carnes, Coutant, Doherty, Horner, Parmele, Woodard, "aye"; no "nays"; Midget "abstaining"; Draughton, Neely, Rice, Wilson, absent) to RATIFY the Above Listed Lot Splits which have received Prior Approval, as recommended by Staff.

CONTINUED PUBLIC HEARING

Z-6294 Sullivan (TransVoc Inc.)

North side of E. Easton St.
between N. Atlanta Pl. & N. Birmingham

RM-1 to CG

Chairman Parmele presented letter from applicant requesting to withdraw his application. There being no objections, the application was withdrawn.

OTHER BUSINESS:

Z-5970-SP-1 David Polson (Donrey)

NE/c E. 71st St.S. & U.S. Highway 169
Corridor Site Plan Review (North Sign)

Chairman Parmele advised that the applicant wished to withdraw his application. There being no objections, the application was withdrawn.

**PUD 313-6: Minor Amendment for Setback to Permit Existing Encroachment
6110 S. 28th W. Ave.**

Staff Recommendation:

PUD 313 is a +/- 25 acre development approved for a maximum of 126 lots and has an underlying zoning of RT. Minor amendment 313-6 is located on a very irregularly shaped corner lot and contains a single-family dwelling with an existing 2.3' encroachment on the southwest corner of the structure.

The applicant is also requesting to encroach an additional .7' in order to add a brick facade to the frame structure. After review of the applicant's submitted plat of survey, Staff finds the request to be minor in nature and consistent with the original PUD. Therefore, Staff recommends APPROVAL of minor amendment 313-6 as submitted.

TMAPC ACTION (6 members present):

On MOTION of COUTANT, the TMAPC voted 6-0-0 (Carnes, Coutant, Doherty, Horner, Midget, Parmele, "aye"; no "nays"; no "abstentions"; Draughon, Neely, Rice, Wilson, Woodard, absent) to APPROVE the minor amendment for setback, as recommended by Staff.

**PUD 171: Detail Sign Plan for Lot 3, Block 1, H. J. Plaza
NW/c of S. Sheridan Rd. & E. 81st St.S.
7996 S. Sheridan Rd.**

Staff Recommendation:

PUD 171 is a 13.52 acre commercial and multifamily development located at the northwest corner of East 81st Street South and South Sheridan Road. The applicant is requesting detail sign plan approval for Lot 3, Block 1 to permit the erection of a 4' x 20' red backlit awning sign for Pizza Hut Restaurant. PUD 171 approved in 1978 permitted one ground sign per street frontage not to exceed 72 square feet and wall signs not to exceed 1.5 square feet per linear foot of building wall. If the entire backlit awning is counted as display surface area the proposed signs would exceed the maximum allowable. If only the copy area on the awning is counted it would comply with the PUD requirements. Staff would recommend that the

Detail Sign Plan for Lot 3, Block 1, H. J. Plaza

cont.

signs be given Detail Sign Plan APPROVAL conditioned upon the non-copy area of the awning not exceeding an illumination of 25 foot candles measured two feet from the awning.

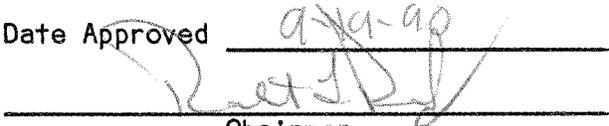
TMAPC ACTION (7 members present):

On MOTION of DOHERTY, the TMAPC voted 7-0-0 (Carnes, Coutant, Doherty, Horner, Midget, Parmele, "aye"; no "nays"; no "abstentions"; Draughon, Neely, Rice, Wilson, Woodard, absent) to APPROVE the PUD 171 Detail Sign Plan for Lot 3, Block 1, H. J. Plaza, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 2:16 p.m.

Date Approved

9-19-90


Chairman

ATTEST:


Secretary

