

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1811  
Wednesday, October 17, 1990, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Coutant	Carnes, 1st Vice	Gardner	Linker, Legal
Doherty, Secretary	Chairman	Russell	Counsel
Draughon, 2nd Vice	Horner	Stump	
Chairman	Rice		
Neely	Midget, Mayor's		
Parmeale, Chairman	Designee		
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, October 16, 1990 at 11:32 a.m., as well as in the Reception Area of the INCOG offices.

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

**Minutes:**

Not applicable; no meeting October 4, 1990.

**REPORTS:**

**Report of Receipts and Disbursements:**

**TMPAC ACTION, 7 members present:**

On MOTION of DOHERTY, the TMPAC voted 7-0-0 (Coutant, Doherty, Draughon, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Horner, Midget, Rice, "absent") to APPROVE the Report of Receipts and Deposits for the month ended September 30, 1990.

**SUBDIVISIONS:**

**PRELIMINARY APPROVAL:**

**Cedar Ridge Park Second (PUD 369)(2483)(PD18)(CD8)**  
East 96th Street and South Mingo Road

RS-3

This is the second phase development from a Planning Staff concept, although the builders and lending institutions have divided Cedar Ridge Park to the south into several "phases", that had nothing to do with the actual numbering of the lots and blocks. Cedar Ridge Park to the south is not a PUD, but this section is and was originally approved for "patio-home" development. A sketch plat was submitted and approved. The street pattern is the same but the lots

have been enlarged and this plat is now a typical single-family detached RS-3 subdivision. A minor amendment to the PUD is pending to permit reduction of lot width from 69' to 58' on some lots and some variances of the building lines.

The plat will serve as the detail site plan for this PUD. The remainder of PUD 369, which is unplatted north of Block 6, will be platted as another phase later. (See list of conditions below for requirements on the remaining unplatted land.)

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

Staff advised that there may be some PUD requirements that would change the plat. If this is the case, the PUD requirements would prevail and the plat would have to comply with the PUD. (Condition # 1)

Traffic Engineering recommended a break in the collector, possibly in the vicinity of S. 93rd E. Avenue. Specific design subject to review and approval by Traffic Engineering.

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

1. All conditions of PUD 369, as amended, shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of plat. PUD conditions applicable to the remaining unplatted tract shall be filed by separate instrument, subject to approval of the format by City Legal Department.
2. Show intersection of Mingo and 97th Street and identify Woodbine for reference.
3. Covenants & restrictions:  
SECTION I, 1.1 ... add line regarding no structures on the easements.  
  
SECTION II, 2.4 ... last line; amend to read: "If a garage entry has access to a side street on a corner lot, the garage must be set back at least 20 feet from the property line. Structures must face the most restrictive building line." (Other changes may be made in the PUD section of the covenants as a result of the pending PUD amendment. Covenants should agree with PUD conditions as approved.)
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 shall be tied to or related to property line and/or lot lines.
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.
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 the City Council.
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (Subdivision Regulations require sidewalks on both sides of collector streets.)
10. A topo map shall be submitted for review by TAC (Subdivision Regulations). Submit with drainage plans as directed.
11. Street names shall be approved by City Engineer and shown on plat.
12. 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 condition for plat release.)
13. 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.
14. The key or location map shall be complete. (Show "Star Center" and "State Farm Service Center")
15. Include language in covenants for Limited Access along Mingo and the expressway.
16. A "letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under 3.6-5, Subdivision Regulations.)
17. All (other) Subdivision Regulations shall be met prior to release of final plat.

**PUD 369-1: Minor Amendment to permit single-family dwellings.**  
West side of South Mingo Road at East 96th Street South

PUD 369 is +/- 37.2 acres in size and located at the southwest corner of South Mingo Road and the proposed Mingo Valley Expressway. The PUD has been approved for 220 single-family patio home units (4,000 square feet lot area) and 18 single-family conventional dwellings (6,900 square feet

lot area). The applicant is proposing to change 24.53 acres of the patio home area to conventional single-family dwelling types and permit either patio home or conventional dwelling types on the balance 12.71 acres.

Staff is generally supportive of the requested minor amendment, but cannot support a development scheme which leaves the higher intensity patio home development on the interior of the section surrounded by lower intensity development. Staff would be supportive of the remaining 12.71 acres of potential patio home development being shifted to the South Mingo Road frontage which is more in accordance with policies of the Comprehensive Plan. Staff would also note that RS-3 zoning requires a 35' setback from arterial streets (South Mingo Road) and the applicant's plot plan shows a 25' setback. As the attached letter from Mr. J. D. Henry with the Oklahoma Department of Transportation states, a noise abatement wall is planned for the north side of the Expressway to buffer the existing single-family dwellings and any noise abatement for the south side should be the responsibility of the developer. The applicant is not proposing any noise abatement structures or features. In fact, he is proposing that homes be allowed to be built closer to the expressway than standard zoning would allow.

With the following modified conditions Staff recommends APPROVAL of Minor Amendment PUD 369-1.

#### Standards for Phase I and Phase II

Permitted Use:	Single-family Dwellings	
Maximum Number of Dwelling Units:		170 (amended to 185 by TMAPC)
Minimum Lot Area:		6,000 SF
Minimum Lot Width:		57'
Livability Space per Dwelling Unit:		3,300 SF
Minimum Yards:	As required in an RS-3 District*	
Maximum Structure Height:		35'

\*Except the minimum yard adjacent to the expressway right-of-way is 35' (amended to 30' by TMAPC and and a minimum required yard of 30' adjacent to Mingo Road)

#### Comments & Discussion:

Much discussion was held concerning the proper setbacks from the arterial and the rear yard along Mingo and the expressway. Concern about the separation from the noise generated by the expressway and the need for open space between expressways and single family dwellings was apparent.

**TMPAC ACTION, 7 members present:**

On MOTION of DOHERTY, the TMPAC voted 6-0-1 (Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; Neely "abstaining"; Carnes, Horner, Midget, Rice, "absent") to APPROVE the Preliminary Plat and Detail Site Plan for Cedar Ridge Park Second per staff conditions and to APPROVE Minor Amendment PUD 369-1 as recommended by staff with the following amendments: 30' minimum required yard adjacent to Mingo Road, 30' minimum required yard adjacent to the expressway in all of the PUD, and change the density proposed by staff to a maximum number of dwelling units in both phases of 185.

**PLAT WAIVER REQUEST: Section 213**

**Quail Ridge Addition (PUD 221-D) (2894)**

**(RS-3)**

**South side of East 43rd Place east of South 129th East Avenue**

The TAC reviewed this request on March 13, 1990 and recommended approval, subject to the conditions as listed in the agenda. Applicant did not apply for the lot split and waiver of plat nor have any PUD documents been filed as far as staff can determine. Applicant now wants to proceed so a plat waiver request and a lot split have been formally applied for. The Planning Commission approved the Major Amendment to the PUD on March 28, 1990 and the City Commission approved on April 17, 1990. The implementing Ordinance No. 17317 was published May 4, 1990. Therefore, staff recommends approval of the waiver request subject to the following conditions:

1. Grading and drainage plan approval by Department of Stormwater Management through permit process.
2. PUD conditions applicable to Lot 11, Block 9 that must be amended because of the Major Amendment to PUD 221-D shall be filed of record by separate instrument, the format being subject to approval of the City Attorney and the content and compliance with the PUD being subject to review by staff.

**NOTE:** The lot split is being processed as a prior approval" and will comply with TAC recommendations. No utility easements were required. Signage is addressed in the PUD requirements. Draft of the amended covenants has been submitted by Applicant's attorney.

**Comments and Discussion:**

Staff recommended approval including the PUD conditions being recorded by separate instrument. Mr. J. Lyon Morehead, 2727 East 21st Street, Tulsa, Oklahoma was present representing the applicant.

**TMPAC ACTION, 7 members present:**

On MOTION of DOHERTY, the TMPAC voted 6-0-1 (Coutant, Doherty, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; Draughon, "abstaining"; Carnes, Horner, Midget, Rice, "absent") to APPROVE the Plat Waiver Request for Quail Ridge Addition as recommended by staff.

**Z-3647 TERRACE DRIVE (793)      2331 East 13th Place      (CS)**

This is a request to waive plat of Lot 13, Block 10 of the above named subdivision. The property contains an existing house that will be utilized as an office. All improvements are in place and no new right-of-way or conditions will apply. The TMPAC waived the platting requirement on Lot 1 abutting this lot on the north, and on the remainder of Lot 14 (which contains an outdoor advertising sign) to the east. Most of this block was re-zoned all at one time, with possible plans to clear the whole block and completely re-develop the area. These plans did not materialize and all the lots in the block still remain in individual ownership. Staff does not see any objection to a waiver on this lot since the existing building will be utilized and nothing will be gained by a plat or re-plat. It is recommended the request be approved, noting that the provisions of Section 213 have been met by the existing plat.

**TMPAC ACTION, 7 members present:**

On MOTION of WILSON, the TMPAC voted 7-0-0 (Coutant, Doherty, Draughon, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Horner, Midget, Rice, "absent") to APPROVE the Plat Waiver Request for Z-3647 Terrace Drive as recommended by TAC and staff.

**Z-6113    THE VILLAGE AT WOODLAND HILLS (PUD 379-A) (283)      (CS)**  
West side of South Memorial at 68th Street.

This is a "housekeeping" request to cover a strip of CS zoning approved in connection with PUD 379-A. It is approximately 55' x 842' and is covered by platted lots in Lot 1, Block 1 and parts of Lots 1 & 2, Block 2 of the above subdivision. All the controls and conditions have been made through PUD 379A. Since the property was already platted and PUD 379-A applies, it is recommended that the plat requirement be waived noting that the existing plats and PUD fulfill the requirements of Section 213 of the Code. (This request was initiated by staff and the zoning officer from Building Inspection to clear up the record keeping. All the restrictions were applicable and made in the platting processes.)

**Comments & Discussion:**

Mr. Stump, in response to questions from Ms. Wilson, stated that the zoning officer issued a building permit without the plat waiver having been accomplished. Therefore part of the development was permitted without waiver being granted or a plat recorded covering all the property.

**TMPAC ACTION, 7 members present:**

On MOTION of COUTANT, the TMAPC voted 7-0-0 (Coutant, Doherty, Draughon, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Horner, Midget, Rice, "absent") to APPROVE the Plat Waiver Request for Z-6113 The Village at Woodland Hills as recommended by staff.

**BOA-15541 RICHFIELD ADDITION (2193)**  
3323 South Jamestown Avenue

(RS-3)

This is a request to waive plat on Lot 6, Block 2 of the above named subdivision. The Board of Adjustment has approved its use as a parking lot in conjunction with the existing church to the south. (A tie contract will be executed in connection with the Board of Adjustment case.) Since the property is already platted, all improvements are in place and right-of-way on Jamestown complies with the Street Plan, staff recommends approval of the waiver, noting that the existing plat will satisfy the provisions of Section 213 of the Code.

**TMPAC ACTION, 7 members present:**

On MOTION of WILSON, the TMAPC voted 7-0-0 (Coutant, Doherty, Draughon, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Horner, Midget, Rice, "absent") to APPROVE the Waiver Request for BOA-15541 Richfield Addition as recommended by staff.

**LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:**

L-17360 (2283) Hunters Glen Association  
L-17361 (2894) 11th & Mingo Valley Association  
L-17362 (393) Shorts Carwash  
L-17363 (1893) Neely/Boswell

Staff advised that all items were in order.

**TMPAC ACTION, 7 members present:**

On MOTION of WOODARD, the TMAPC voted 6-0-1 (Coutant, Doherty, Draughon, Parmele, Wilson, Woodard, "aye"; no "nays"; Neely "abstaining"; Carnes, Horner, Midget, Rice, "absent") to RATIFY the above listed lot splits which have received prior approval as recommended by staff.

## OTHER BUSINESS:

**PUD 288-7: Minor Amendment of rear yard from 35' to 22'.**  
West of the southwest corner of East 26th Place South and South Birmingham Place.

### Staff Recommendation:

The subject tract has an underlying zoning of RS-1 with PUD 288 and is described as Lot 12, Block 1, Eight Acres Addition. The tract has double frontage with a private street to the south and East 26th Place South, a public street to the north. The applicant is requesting a minor amendment to the required 35' rear yard (yard abutting East 26th Place South) to 22' to permit a single-family dwelling now under construction.

After field investigation and review of the applicant's submitted plat of survey, Staff finds the request to be minor in nature and consistent with the original PUD. A six foot tall fence and mature elm trees will screen and buffer the encroachment from the abutting properties to the north. Staff would also note there are a number of minor amendments and encroachments in the PUD.

Therefore, Staff recommends **APPROVAL** of minor amendment 288-7 subject to the applicant's submitted survey. Note the survey is to the stemwall and the brick facing will add approximately one additional foot.

### TMAPC ACTION, 7 members present:

On **MOTION** of **WILSON**, the TMAPC voted 6-0-1 (Doherty, Draughon, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; Coutant "abstaining"; Carnes, Horner, Midget, Rice, "absent") to **APPROVE** the the minor amendment from the required 35' rear yard to 22' as recommended by staff.

## NEW BUSINESS:

Chairman Parmele advised that a letter had been received from Bill Hinkle requesting that the TMAPC agree to the appointment of a twelfth commissioner from Osage County. He further stated that the mayor's office has been advised and they have requested that some background legal research be conducted. Mr. Linker was asked to research the matter. Mr. Doherty pointed out that the Pawhuska-Osage County Metropolitan Area Planning Commission would subjugate their authority over areas within the twelve square miles lying within Tulsa's fenceline and the TMAPC would assume control of that area.

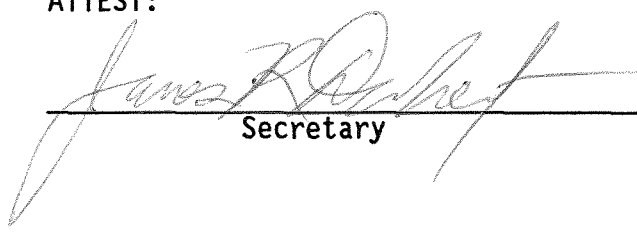


There being no further business, the Chairman declared the meeting adjourned at 2:31 p.m.

Date Approved: 4/2/20

  
\_\_\_\_\_  
Chairman

ATTEST:

  
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Secretary

