

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1815
Wednesday, November 21, 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	Horner	Gardner	Linker, Legal
Coutant	Rice	Russell	Counsel
Doherty, Secretary	Wilson	Wilmoth	
Draughon, 2nd Vice Chairman			
Midget, Mayor's Designee			
Neely			
Parmele, Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, November 20, 1990 at 11:40 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 1:31 p.m.

Minutes:

Approval of the minutes of the meeting of November 7, 1990, Meeting No. 1813:

On MOTION of WOODARD, the TMAPC voted 7-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Horner, Neely, Rice, Wilson "absent") to APPROVE the minutes of the meeting of November 7, 1990 Meeting No. 1813.

REPORTS:

Committee Reports:

Mr. Doherty advised the **Rules and Regulations Committee** would be meeting during the work session on December 19, 1990 to discuss the language presented by the legal department regarding changes to the zoning code pertaining to signs.

Director's Report:

Mr. Jerry Lasker, INCOG, invited the TMAPC to attend a meeting of the TMATS Transportation Policy Committee on Thursday, December 13, 1990. The Oklahoma Fixed Guideway Transportation System Study will be discussed. Mr. Lasker also informed the TMAPC that Councilor Gary Watts has requested the TMAPC look at conducting a study of 11th Street west of Kendall-Whittier area to the interdispersal loop. INCOG, the Metropolitan Tulsa Chamber of Commerce and the City of Tulsa have developed a scope of services. Staff would like to present the scope to the Budget and Work Program Committee to see if it could be undertaken

as a TMAPC special study. Chairman Parmele directed staff to coordinate a meeting with Budget and Work Program Chair Marilyn Wilson.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Hampton South II (Z-4789-SP-2)(784) E. 74th St. & S. 108th E. Ave. (CO)

This is the second phase of this development which was reviewed as an overall plan by the TAC on 9/14/89 and approved by the TMAPC on 9/20/90 as a minor amendment to the Corridor District Plan. This second phase is in compliance with the CO Site Plan approval and follows the overall plan submitted and approved previously. The plat serves as the site plan since the lots are for detached single-family dwellings, to be constructed at RS-3 standards.

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

On MOTION of BELANGER, the Technical Advisory Committee voted unanimously to recommend **approval** of the PRELIMINARY plat of Hampton South II, subject to the following conditions:

1. On face of plat show:
 - a) Under title: "Corridor District Plan Z-4789-SP-2"
 - b) Identify Hampton South to the east
 - c) Indicate (dimension) that the east line of this plat is the centerline of the PSO easement and show the 50' dimension to the west edge of same.
2. Covenants:
 - a) Section I.B.; second line: Change "west" to "east"
 - b) Section II: approval date left blank is "September 20, 1989"
 - c) Section II.A.4; first line: after word "Reserve B", add: "in Hampton South"
 - d) Section II.P.; first line: after words... "boundary of the"; add: "Hampton South"
3. All conditions of CO District Site Plan review Z-4789-SP-2 applicable to a plat shall be met prior to final approval.
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.

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 owners(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 City Council.
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
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 "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.

Staff recommended approval subject to the conditions listed.

Comments & Discussion:

In response to Mr. Coutant regarding setback along the expressways, Mr. Wilmoth commented that this was the basic plan that was originally approved. The owners showed no apparent problem with the depth on the lots. He stated it was his understanding that the expressway will be lowered and the lots would be somewhat higher along the west side.

TMAPC ACTION, 8 members present:

On MOTION of CARNES, the TMAPC voted 7-0-1 (Carnes, Doherty, Draughon, Midget, Neely, Parmele, Woodard, "aye"; no "nays"; Coutant "abstaining"; Horner, Rice, Wilson "absent") to APPROVE the Preliminary Plat for Hampton South II subject to the conditions as recommended by staff.

FINAL APPROVAL AND RELEASE:

Sampson Industrial Park (3304) NW of I-244 and N. 145th E. Ave.

All releases had been received and staff recommended approval.

Comments & Discussion:

Mr. Doherty inquired if the sewer had been brought down 145th East Avenue. Mr. Wilmoth commented that the sewer was brought down the back. Ira Crews, applicant, stated the sewer line that is in place was a 20" line starting at 145th East Avenue. It follows the creek approximately 600 feet.

TMPAC ACTION, 8 members present:

On MOTION of COUTANT, the TMPAC voted 8-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Horner, Rice, Wilson "absent") to APPROVE the Final Plat for Sampson Industrial Park and RELEASE same as having met all conditions.

EXTENSION OF APPROVAL:

Gilcrease Hills, Village II, Blk. 26 (2702)

Staff stated there were no particular problems with the plat but that applicant requested an extension due to difficult economic times.

TMPAC ACTION, 8 members present:

On MOTION of DOHERTY, the TMPAC voted 7-0-1 (Carnes, Coutant, Doherty, Draughon, Neely, Parmele, Woodard, "aye"; no "nays"; no Midget "abstaining"; Horner, Rice, Wilson "absent") to APPROVE the Extension of Approval for one year for Gilcrease Hills, Village II, Blk. 26.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17367 Walker	L-17368 Birkbeck
L-17369 Carpenter	L-17371 Rooney
L-17356 Oliver	

Staff stated that all items were in order and recommended approval.

TMPAC ACTION, 8 members present:

On MOTION of WOODARD, the TMPAC voted 8-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Horner, Rice, Wilson "absent") to RATIFY the above listed lot splits which have received prior approval as recommended by staff.

OTHER BUSINESS:

PUD 437: Detail Site Plan
South side of 14th Place at Utica Avenue

The applicant has submitted a detailed site plan for PUD 437 for that portion located south of 14th Place (revised to reflect additional open space at the NW/c of this portion of the Plan leading into the neighborhood). The detailed plan for that area north of 14th Place was approved by TMAPC November 14, 1990.

After review of the detailed site plan south of 14th Place, the staff finds the plan to be in conformance with the PUD conditions as approved except for the building setback for that portion of the third story which is required to be setback 105' from centerline of 14th Place.

Staff recommends approval of the site plan subject to meeting the 105' setback from 14th Place for the third story portion of the plan.

TMPAC ACTION, 8 members present:

On MOTION of WOODARD, the TMAPC voted 8-0-0 (Carnes, Coutant, Doherty, Draughon, Midget, Neely, Parmele, Woodard, "aye"; no "nays"; no "abstentions"; Horner, Rice, Wilson "absent") to APPROVE the Detail Site Plan for PUD 437 subject to the 105' setback from 14th Place for the third story portion of the plan.

NEW BUSINESS:

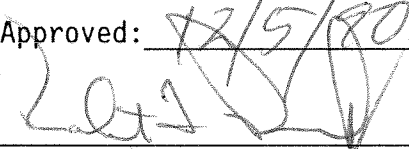
Mr. Gardner advised that staff had been requested to visit the Wal-Mart site at the northeast corner of 91st and Memorial regarding landscaping. Upon investigation it was determined that all landscaping required had been provided. He further stated staff had recommended the large asphalt parking lot be broken up with landscaping but that condition was not approved. Landscaping exists on the north, around the perimeters and at the intersection corner. The applicant's request had been for approximately 7 1/2 percent net landscaping. A large portion of the property which is in grass belongs to the city. This brings approximately 11 percent that amount of land that will be landscaped. The large amount of uninterrupted paving is what makes it look as though there is not as much landscaping and open space as required by TMAPC.

Mr. Draughon inquired of staff whether the letter to the Tulsa World about one month previous regarded the same location. He questioned whether there was a city ordinance that addressed this. In response Mr. Gardner advised this was part of the TMAPC work program and was included in the update to the subdivision regulations and zoning code. He commented that the mayor's office was conducting a study regarding the "streetscape", i.e. requiring the planting of trees along the streets. Landscaping along the main entrance

from Memorial into Wal-Mart would have helped break up the enormous size of the parking lot.

Mr. Draughon commented he was pleased to hear that work was being done on this problem and he would like to be kept informed regarding what was happening. Mr. Gardner stated that what other cities were doing and what percentage of landscaping they are requiring would be studied.

There being no further business, the Chairman declared the meeting adjourned at 1:47 p.m.

Date Approved: 12/5/80


Chairman

ATTEST:



Secretary