

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1843
Wednesday, July 10, 1991, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Doherty, 1st Vice Chairman	Ballard Carnes	Gardner Russell	Linker, Legal Counsel
Draughon	Midget	Stump	
Harris	Parmele	Wilmoth	
Horner	Wilson		
Neely, 2nd Vice Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, July 9, 1991 at 11:33 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice Chairman Doherty called the meeting to order at 1:34 p.m.

Minutes:

Approval of the minutes of June 12, 1991, Meeting No. 1841:

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-0** (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to **APPROVE** the minutes of the meeting of June 12, 1991 Meeting No. 1841.

Approval of the minutes of June 19, 1991, Meeting No. 1842:

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-0** (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to **APPROVE** the minutes of the meeting of June 19, 1991 Meeting No. 1842.

REPORTS:

Report of Receipts and Deposits:

Staff presented the Report of Receipts and Deposits for the month ended June 30, 1991 and advised that all items were in order.

TMAPC Action; 6 members present:

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-0** (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to **APPROVE** the Receipts and Deposits for the month ended June 30, 1991.

Committee Reports:

Rules and Regulations Committee: Mr. Gardner presented the final wording of the amendments to the City of Tulsa Zoning Code relating to the screening of junk and salvage yards. Russell Linker and Alan Jackere of the City Legal Department were also present to answer any questions. Mr. Gardner explained the changes in the language and the organization of the proposal. He stated that portions had been reorganized to meet the concerns expressed at the public hearing that the auto salvage dealers were being singled out. He commented that at the Public Hearing, staff was asked to state that security reasons could be justification for deleting the requirement for screening through a Board of Adjustment variance. After study and consultation with the City Legal Department, the conclusion was drawn that this would give everyone the opportunity to ask for relief from screening because of security reasons. Therefore, this condition was deleted from the proposal.

Mr. Norman Latham, 1540 East Pine, stated that he has been giving staff input during the development of the proposal. He commented that, while he did not agree with the proposal, he did feel it represented the ideas of the Planning Commission from the public hearing.

Mr. John May, 1 West Third, attorney, was present representing local salvage dealers. He asked staff to clarify a few of the changes in the language and agreed that it reflected what was decided during the public hearing.

Mr. Gardner advised that this proposal would be sent to both the City Council and County Commission for their approval.

TMAPC Action; 6 members present:

On MOTION of HORNER, the TMAPC voted 5-0-1 (Doherty, Harris, Horner, Neely, Woodard, "aye"; no "nays"; Draughon "abstaining"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to RECOMMEND to the City Council APPROVAL of the amendments to the City of Tulsa Zoning Code as presented.

Director's Report:

RESOLUTION NO. 1842:721
ADOPTING THE CITY OF TULSA FLOOD AND STORMWATER
MANAGEMENT PLAN: 1990-2005 AS A PART
OF THE COMPREHENSIVE PLAN FOR THE
TULSA METROPOLITAN AREA

Mr. Gardner advised that a public hearing regarding the matter was held before the Planning Commission on June 26, 1991. At that time the Planning Commission adopted the City of Tulsa Flood and Stormwater Management Plan: 1990-2005 as a part of the Comprehensive Plan for the Tulsa Metropolitan Area. He further advised that Resolution No. 1842:721 had been prepared and was in order.

TMAPC Action; 6 members present:

On **MOTION** of **DRAUGHON**, the TMAPC voted **6-0-0** (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to **APPROVE** Resolution No. 1842:71 thereby **ADOPTING** the City of Tulsa Flood and Stormwater Management Plan: 1990-2005 as a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

Mr. Gardner advised that Lori Russell, recording secretary for TMAPC, will be leaving to work as a Land Regulation Administrator for INCOG.

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Springer Park (1613) (PD15) (County) SE/c E. 106th St. N. & US 75
(CS)

This plat is submitted in compliance with the platting requirement when zoning was approved by the TMAPC and County Commission. (CZ-173). A review of the minutes of the zoning hearing before the TMAPC indicates some concern about access to 106th Street North. Since that is the only access indicated, Staff requested that the access point be shown as far east as possible, near the north east corner of the tract. There is no access to US 75 on the west. (Applicant may have other access through land he owns to the east, but it is not part of this plat nor is "subject to platting." Applicant applied to the County Board of Adjustment for a special exception to permit Use Unit 17 uses in a CS zoned District. (CBOA 913) The Board denied this application. The case was appealed to District Court and the decision of the Board overturned on 12/22/89. The case was appealed to the State Supreme Court and is still pending.

The above information is supplied as background data for this plat. However, the plat as submitted meets the Subdivision Regulations and would suffice for any kind of zoning. It therefore, is being reviewed as a "one lot, one block plat" meeting all the Subdivision Regulations.

The Staff presented the plat with the applicant represented by Jim Smith for White Surveying.

County Engineer was not present at the meeting, but had advised Staff that they were agreeable with the conditions as listed.

On **MOTION** of Miller, The Technical Advisory Committee voted unanimously to recommend **approval** of the **PRELIMINARY** plat of *Springer Park*, subject to the following conditions:

1. Covenants: Show acreage in legal description, first paragraph.

Covenants show title as "Springer Industrial Park". Make sure either the plat name is corrected or the covenants are corrected to match.

Section I, C, Water/sewer; Water service is Washington County Rural Water District #3 but this plat is inside the fence line annexation of the City of Tulsa. These paragraphs may need to be modified. (The County does not furnish water or sewer service).

Add specific language for septic systems in accordance with Appendix A, Subdivision Regulations. [A-2.(a)]
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 Washington County Rural Water District #3 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 owners(s) of the lot(s).
5. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and other permits where applicable), subject to criteria approved by the County Commission.
6. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
7. Limits of Access or (LNA) as applicable shall be approved by the County Engineer. Include applicable language in covenants.
8. 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.
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. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval.

11. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. This information is to be included in the restrictive covenants on plat.
12. The method of water supply and plans therefore, shall be approved by City-County Health Department.
13. A Corporation Commission letter, Certificate of Nondevelopment, or other records as may be on file, 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. (If plugged, provide plugging records.)
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 & Discussion:

Mr. Wilmoth advised that the applicant's engineer was present. A district court case is pending regarding the use of the property. He further advised that whatever the outcome of the court case, the plat would meet any zoning classification requirements.

TMAPC Action; 6 members present:

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to APPROVE the Preliminary Plat for Springer Park subject to the conditions as recommended by staff.

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**Forest Meadow (2783)
East 101st Street and South Irvington Avenue**

RS-2

Comments & Discussion:

Mr. Doherty advised that a timely request for a continuance had been received. Staff recommended a two week continuance.

TMAPC Action; 6 members present:

On MOTION of DRAUGHON, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to CONTINUE consideration of the Preliminary Plat for Forest Meadow until July 24, 1991, 1:30 p.m., City Council Room, as recommended by staff.

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Canyon Creek Estates (1683) (PD18) (CD8)

East 87th Place & S. Yale Avenue

(RS-3)

This plat was reviewed by the TAC on 5/7/91 and a "Sketch Plat approval" was recommended subject to the 25 conditions as listed in the agenda/minutes. The only major differences in the TAC recommendations and the developer's proposal was the requirement for a street connection at Vandalia Avenue on the south. The plat was to be reviewed by the Planning Commission at the next meeting on 6/5/91 to resolve the issue of a tie into Vandalia. However, the applicant asked for a two week continuance to 6/19/91, so as of the TAC agenda preparation date, the results of the Planning Commission meeting were unknown. The plat, therefore, was reviewed for compliance with the other conditions as listed in the 5/7/91 TAC minutes. A copy was provided, with Staff comments in the margin.

Staff advised that on 6/19/91 the TMAPC waived the required stub-in tie at Vandalia Avenue and approved the Sketch plat.

There was a considerable amount of discussion regarding the design of Winston Place. Mr. Wenrick, developer, and Dave Sander, engineer, advised they had a recommendation from the Fire Department to waive their standards of 45' paving radius at the turn-a-round, to a 25' radius as submitted. (Staff had not been advised of this recommendation, but later in the meeting, Jon Penquite, from Fire Department did advise a waiver of the paving radius had been recommended.)

In the course of the review, it was determined that there were three options on the design of Winston Place, which serves as a "service road" parallel to Yale, Those options were:

- (a) Show the property line radius as 50' at the cul-de-sac meeting the Subdivision Regulations and not requiring a waiver. The amount of paving within the cu-de-sac would normally be 38' radius, but a waiver of paving requirements was recommended by the Fire Department.) (Plat as submitted shows a 37' property line radius, but TAC was not supportive of that design as it relates to property line radius.)

- (b) Extend Winston Place to the north property line of the subdivision thereby straightening the front building line for a uniform setback. (This would not require any waivers, and provides another point of access to the north.)
- (c) Eliminate the street completely and extend the lot lines to a point 60' from the center line of South Yale, show limits of no access to Yale, and provide a privately-maintained mutual access road. These lots would have frontage for zoning purposes. A homeowners association would be required for maintenance. (This option was suggested by Roy Johnsen.)

There was additional discussion regarding the joint use of easements by utilities and storm water facilities. Applicant and applicable Departments would meet to resolve how this would be shown on the plat.

On MOTION of KOCH, The Technical Advisory Committee voted unanimously to recommend **approval** of the PRELIMINARY plat of *Canyon Creek Estates*, noting a preference of (a) above and subject to the following conditions:

1. Provide 50' radius at property line on cul-de-sac on Winston Place as outlined in option (a) discussed, or option (b) or (c) as discussed, noting a preference to (a).
2. RS-3 zoning requires 25' building setback except that lots with a side street may show a minimum of 15' with garages set back 20'. All lots abutting Yale must show 35' building line.
3. Show combined utility/drainage easements as recommended by applicable department or agency.
4. On face of plat near location map, show number of lots and acres Also show acreage in legal description in covenants.
5. Covenants:
 Section II E -- ADD: --"where a lot abuts a street on the side yard, garages must be setback a minimum of 20' from property line. The house must face the most restrictive building line.
 SECTION II F: should be 20'
6. Show 30' radius at the corner of Lot 1, Block 3. Show all building lines in accordance with the zoning.
7. 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. Due to topography front easements/service may be required. (Show a 17-1/2 utility easement parallel to Yale and/or Winston Place.)

8. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
9. 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).
10. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat. If the large lot at the NORTHWEST corner of the plat cannot be sewerred at this time, omit from plat until such time as the sewer can be extended.
11. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
12. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
13. Street names shall be approved by the Department of Public Works and shown on plat. (Show "East" or "South" as applicable.)
14. All curve data, including corner radii, shall be shown on final plat as applicable.
15. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
16. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by Department of Public Works (Traffic). Include applicable language in covenants. (Show "Limits of no access to Yale" on Winston Place.
17. It is recommended that the developer coordinate with the Department of Public Works (Traffic) 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.)
18. 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.
19. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
20. The key or location map shall be complete.

21. 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.
22. 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.
23. All (other) Subdivision Regulations shall be met prior to release of final plat.

Staff Recommendation:

When the TAC reviewed the plat, there was some discussion regarding the design of Winston Place. Three options were presented. The applicant was in favor of Option B which extends Winston Place to the north property line of the subdivision, thereby straightening the front building line for a uniform setback. Mr. Wilmoth stated that staff could support this option.

TMAPC Action; 6 members present:

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to APPROVE the Preliminary Plat for Canyon Creek Estates subject to the conditions as recommended by staff and with the condition that Winston Place will be extended to the north property line of the subdivision.

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Holland Lakes II (PUD 457-1)(1083)(PD18)(CD8)
East 81st Street and S. Fulton Avenue (RS-3)

This is the second phase in this development, which will be private streets and tie to the existing first phase. A permanent second point of access is provided with this subdivision. Phase 3, will be to the east and will be all public streets. (See Holland Pointe).

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

On MOTION of HEMPHILL, the Technical Advisory Committee voted unanimously to recommend approval of the PRELIMINARY plat of *Holland Lakes II*, subject to the following conditions:

1. On face of plat show or include the following:
 - (a) PUD number under title (457-1). Number of lots and acres near location map.

- (b) Show all curve data on face of plat or references with a curve table.
 - (c) Show tie dimensions east and west of quarter corners.
 - (d) Show 35' building line on those lots abutting 81st street. Show a building line along the north side of the lot at the SW/c of 80th Street and Fulton.
 - (e) Number the lots consecutively within this subdivision. Also number the blocks consecutively. Number the pages on the plat.
 - (f) Identify the drainage area as a reserve or as directed by the Department of Public Works. Make sure references in covenants fit what will be on the face of plat.
 - (g) Identify the drainage area as a reserve or as directed by Department of Public Works. Make sure references in covenants fit what will be on the face of plat.
2. Covenants:
 - (a) SECTION I; H; 2nd line; change "City Engineer" to "City of Tulsa".
 - (b) SECTION II, 1st paragraph, line 3; add ... "and amended by the TMAPC as PUD 457-1 on 5/1/91.
 - (c) SECTION II, A.1; add ... "... and as amended 5/1/91."
 - (d) SECTION II, A.3; number should reflect number of lots in this subdivision (14)
 3. Not a condition for approval of plat. Staff notes that some of the setbacks shown on plat and in covenants are greater than the PUD requirements, and are therefore, volunteered by the developer.
 4. All conditions of PUD 475-1 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.
 6. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
 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 owners(s) of the lot(s).
 8. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.

9. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
11. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
12. Street names shall be approved by the Department of Public Works and shown on plat.
13. All curve data, including corner radii, shall be shown on final plat as applicable.
14. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
15. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic).
16. It is recommended that the developer coordinate with the Department of Public Works (Traffic) 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.)
17. 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.
18. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
19. The key or location map shall be complete.
20. 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.
21. All (other) Subdivision Regulations shall be met prior to release of final plat.

Staff Recommendation:

Mr. Wilmoth advised that the plat complies with the PUD requirements and staff recommended approval as submitted.

TMAPC Action; 6 members present:

On MOTION of NEELY, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to APPROVE the Preliminary Plat for Holland Lake II (PUD 457-1) subject to the conditions as recommended by staff.

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Holland Pointe (PUD 457-1)(1083)(PD18)(CD8)
East 81st Street and S. Granite Avenue

(RS-3)

*This plat was submitted for preliminary approval and review. However, due to many corrections that need to be made, revised copies should be distributed again for TAC review after plat has been up-dated and/or corrected. Up-dated copies must be received by Staff prior to the 7/10/91 Planning Commission meeting. (Should be in TMAPC offices by 7/3/91 in order to be on tentative agenda prepared 7/5/91).

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

Applicant was agreeable with the conditions and indicated corrected and/or up-dated copies of the plat would be provided as recommended.

On MOTION of HEMPHILL, The Technical Advisory Committee voted unanimously to recommend **approval** of the PRELIMINARY plat of *Holland Pointe*, subject to the following conditions:

1. On face of plat correct and/or show:
 - (a) Title is incorrect. This is in Tulsa, NOT Broken Arrow. Change accordingly.
 - (b) Show "PUD 457-1" under title block. Show number of lots/acres on face of plat near location map.
 - (c) Correct spelling on the location map.
 - (d) Show all curve data either on drawing or in table form.
 - (e) Show a 35' building line parallel to 81st Street (Zoning Code)
 - (f) Show limits of no access along 81st Street.
 - (g) Identify or show tie to a 1/4 corner or other reference point along 81st Street.
 - (h) Show 25' property line radius on all street intersection corners except at 81st Street which should be 30' radius. (Subdivision Regulations)
 - (i) Identify all streets (See the Department of Public Works for street names)

2. Although Lots 18 and 22 meet the minimum or exceed the minimum requirements for size, they may be difficult to build on with the 35' setback requirement, particularly Lot 22. Developer is advised to assure that he can use as presented. If not, a minor redesign is in order for this corner of the plat.
3. The rear lot intersections at Lots 9, 10, 12-14, Block 4 are awkward and may pose some utility installation problems. Suggest lot lines be realigned or additional easements provided.
4. At the NW/c of the plat where Granite Avenue ties into Minshall Park it appears that the street right-of-way will not align properly. Verify, and provide a smooth transition between the two plats.
5. Covenants:
 - (a) First paragraph, dedication; incomplete. (A)
 - (b) Third paragraph, (Fences, wall, etc.) Fence easements not shown on plat.
 - (c) SECTION III; include reference to approval of amendment, PUD 457-1, 5/1/91.
 - (d) SECTION III; setbacks: Although the RS-3 permits 5' side yards on both sides, by this plat being a PUD, the side yards are limited to 5+10=15'. To permit the 5+5 would require an amendment to the PUD. (Also applies to SECTION IV; 13)
6. If fence easements are to be a part of this plat, then show on plat, but include as part of the utility easements. (Such as along 81st Street, provide a 20-1/2' easement, with "3' reserved for fence") Do not leave a gap between the utility easement and property line.
7. All conditions of PUD 457-1 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.
8. 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.
9. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
10. 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).

11. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
12. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
13. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
14. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
15. Street names shall be approved by the Department of Public Works and shown on plat.
16. All curve data, including corner radii, shall be shown on final plat as applicable.
17. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
18. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
19. It is recommended that the developer coordinate with the Department of Public Works (Traffic) 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.)
20. 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.
21. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
22. The key or location map shall be complete.
23. 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.
24. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC Action; 6 members present:

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to APPROVE the Preliminary Plat for Holland Pointe (PUD 457-1) (1083) subject to the conditions as recommended by staff.

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FINAL APPROVAL AND RELEASE:

Dickens Commons (PUD 467) (2893) 3837 East 51st Street CO

Staff Recommendation:

Mr. Wilmoth advised that all releases had been received. Final approval and release was recommended.

TMAPC Action; 6 members present:

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to APPROVE the Final Plat for Dickens Commons and RELEASE same as having met all conditions of approval.

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EXTENSION OF APPROVAL:

Keystone Lakeside Addition (1890) 26851 West Highway 51 CG, AG

Staff Recommendation:

Mr. Wilmoth advised that this is the first request for extension. An extension of approval for one (1) year was recommended.

TMAPC Action; 6 members present:

On MOTION of NEELY, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to APPROVE a one (1) year extension of approval for Keystone Lakeside Addition as recommended by staff.

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WAIVER REQUEST: Section 213/PUD Review

Z-6320 Romano's Macaroni Grill (PUD 470) (183)
SE/c E. 66th St. and S. Memorial Dr. AG, OM to CS pending

This is a dual request for a review of the proposed PUD and a waiver request for Lot 1, Block 3, Woodland Hills Mall (Plat #3627). The tract already contains a bank on the southerly portion

of the lot and a proposed restaurant on approximately the north 200', as per site plan submitted. An "as built" was not available at the time of mailing this agenda for the existing bank other than that shown on the "Location Map". Since the tract is already platted, improvements are in place for the abutting streets and no access is planned to Memorial Road, Staff sees no objection to the request, subject to the following:

- a) Provide PUD conditions by separate instrument to be filed of record.
- b) Grading and/or drainage plan approval required by Department of Public Works (Stormwater) through the permit process. On-site detention provided by Woodland Hills facility.
- c) Lot-Split approval to separate the two uses if proposed by owner.
- d) Utility extensions and/or easements as needed.
- e) Traffic Engineering (DPW) recommends elimination of the median in 66th Street as part of this project. This will enable better turning movements.

The applicant was represented by Roy Johnsen.

On MOTION of BELANGER the Technical Advisory Committee voted unanimously to recommend approval of the waiver of plat on Z-6320 and PUD 470, subject to the conditions outlined by Staff and TAC.

TMAPC Action; 6 members present:

On MOTION of WOODARD, the TMAPC voted 5-0-1 (Doherty, Harris, Horner, Neely, Woodard, "aye"; no "nays"; Draughon "abstaining"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to APPROVE the Waiver of Plat on Z-6320 and PUD 470 subject to the conditions as recommended by staff and TAC.

* * * * *

Z-4789-SP-3 (Unplatted (784)
SE/c E. 71st & Mingo Valley Expwy

CO

This is a request to waive plat on a 50' square tract at the above location to permit an outdoor advertising sign. The TMAPC approved the site/sign plan on 4/19/81 and the City Council approved 6/18/91. This a temporary use for a period of five years and subject to the execution of a written removal agreement between the owner and the City. Since the only use allowed is the sign and it is temporary, Staff recommends approval as requested, effective for

the same time period and conditions as will be outlined in the written agreement to be filed.

(Note: This action is consistent with other sign agreements and plat waivers in CO Districts which have been approved by TMAPC.)

Staff Recommendation:

This waiver is only for the use of a sign and only for five years.

TMAPC Action; 6 members present:

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to APPROVE a Waiver of Plat for Z-4789-SP-3 to permit an outdoor advertising sign effective for the same time period and conditions as will be outlined in the written agreement.

* * * * *

ACCESS CHANGE ON RECORDED PLAT:

Triangle Industrial Addition (3294) 5500 Blk. S. Garnett Rd. IL

Staff Recommendation:

Mr. Wilmoth advised that this request was to move an access point 20' and widen to 45'. No additional points are created. The Department of Public Works (Traffic Engineering) recommended approval. Staff recommends approval of the access change.

TMAPC Action; 6 members present:

On MOTION of DRAUGHON, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to APPROVE the change of access to move an access point 20' and widen to 45' as recommended by staff.

* * * * *

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17406	Barker	(794)	10200 E. 11th St.
L-17426	Hyams	(474)	12935 S. 129th E. Ave.
L-17427	Whitman	(783)	7623 S. Trenton Ave.
L-17428	TDA	(3602)	400 Block of Marshall Street
L-17429	TDA	(3602)	400 Block of Marshall Street

Staff Recommendation:

Mr. Wilmoth advised staff recommended ratification.

TMAPC Action; 6 members present:

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to RATIFY the above listed lot splits having received prior approval.

* * * * *

REQUEST TO RESCIND PRIOR APPROVAL:

L-17328 and L-17417 (1392) 2600 South Boston

Staff Recommendation:

This lot is zoned RS-2. A prior approval lot split was granted. The lot split was ratified, but no deeds were stamped or recorded on that particular lot split. The applicant then came back with a different configuration of the lots. It was then discovered that the lots in the first lot split did not meet the zoning ordinance requirements nor did the new configuration. The applicant went through several hearings before the Board of Adjustment but was not granted the variances needed to subdivide the tract. Since the tract abutted street rights-of-way which were in excess of what the City now requires, the applicant requested that the City relinquish ownership of a 1.7' strip of right-of-way to the tract in question. This would allow the enlarged tract to be split into two lots which would comply with requirements of the zoning ordinance. The City approved the closing of this strip of right-of-way and staff then approved the new lot split. Subsequent to this action and prior to any transfer of land, the City rescinded their approval of the relinquishing of the 1.7' of right-of-way. Since this now makes one of the lots substandard in area, the lot split approved should be rescinded.

Staff recommends rescinding the original lot split, L-17328, because it was an error as the lot split never met the zoning.

TMAPC Action; 6 members present:

On MOTION of DRAUGHON, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to RESCIND Prior Approval of L-17328 as recommended by staff.

Applicant's Comments:

Mr. Ted Sack was present representing the applicant. He requested a two week continuance on the rescinding of the second lot split (L-17417) to allow time for the ordinance re-opening the 1.7' of street right-of-way to be signed and published, in hopes that the City Council may change its mind again.

TMAPC Action; 6 members present:

On MOTION of DRAUGHON, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to CONTINUE the consideration of L-17417 until July 24, 1991, 1:30 p.m., Francis F. Campbell City Council Room with the condition that the deed will not be released until action is completed.

* * * * *

OTHER BUSINESS:

PUD 388-A: Development Area B--Detail Site Plan
Northwest corner of East 71st Street South and South
Trenton Avenue

Staff Recommendation:

Staff has reviewed the proposed site plan for a Braum's store in Development Area B and finds it meets all of the PUD requirements with one exception. The ground sign location shown is only 73' from a residential area and the PUD chapter of the Zoning Code requires it to be a minimum of 150' from a residential area.

Therefore, staff recommends APPROVAL of the Detail Site Plan for Development Area B of PUD 388 conditioned upon movement of the ground sign location to a minimum of 120' west of the centerline of Trenton Avenue.

Comments & Discussion:

Mr. Stump clarified that although the Detail Site Plan shows a sign, this proposal does not approve any location for any sign. The applicant has decided to go before the Board of Adjustment to request a variance for spacing. Therefore they requested that the comment regarding where they must move the sign and replace it with a comment stating the Site Plan approval does not approve the location of any sign.

TMAPC Action; 6 members present:

On MOTION of DRAUGHON, the TMAPC voted 6-0-0 (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to APPROVE the Detail Site Plan for PUD 388-A with the exception that the exact location of the sign to be determined at the time of Detail Sign Plan approval as recommended by staff.

* * * * *

**PUD 417-C: East & west sides of Victor at East 17th Street
Amendment to Declaration of Covenants and
Restrictions--Area I; Declaration of Covenants and
Restrictions--Area J**

Staff Recommendation:

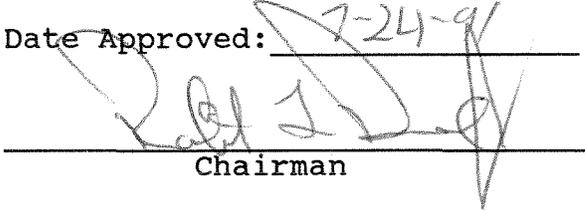
Mr. Stump advised these amendments to the Declaration of Covenants and Restrictions incorporate the changes that were made to the PUD in the latest Major Amendment (C). Staff recommended approval.

TMAPC Action; 6 members present:

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-0** (Doherty, Draughon, Harris, Horner, Neely, Woodard, "aye"; no "nays"; no "abstentions"; Ballard, Carnes, Midget, Parmele, Wilson "absent") to **APPROVE** the Amendment to Declaration of Covenants and Restrictions for Areas I and J as recommended by staff.

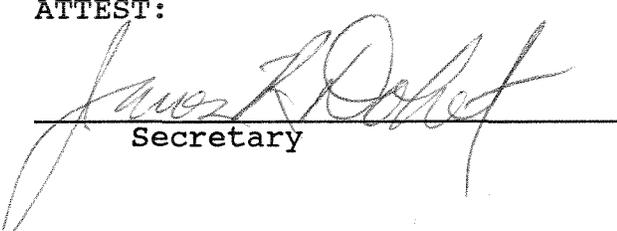
There being no further business, the Chairman declared the meeting adjourned at 2:19 p.m.

Date Approved: 7-24-91



Chairman

ATTEST:



Secretary