

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1930  
Wednesday, June 16, 1993, 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>
Ballard	None	Gardner	Jackere, Legal
Broussard		Hester	Counsel
Carnes, 2nd Vice Chairman		Stump	
Dick		Wilmoth	
Doherty, Chairman			
Horner			
Midget, Mayor's Designee			
Neely Secretary			
Pace			
Parmeale, 1st Vice Chairman			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, June 15, 1993 at 11:26 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:40 p.m.

**Minutes:**

Approval of the minutes of June 2, 1993, Meeting No. 1930:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-2** (Carnes, Dick, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; Broussard, Neely "abstentions"; Ballard "absent") to **APPROVE** the minutes of the meeting of June 2, 1993 Meeting No. 1930.

**REPORTS:**

Chairman's Report:

Chairman Doherty announced distribution of a memo regarding a meeting with the District 4 Planning Team, neighbors and representatives of the Will Rogers Methodist Church over the closing of 12th Street. He reported that the church will be making application for a PUD.

Committee Reports:

Comprehensive Plan Committee

Mr. Neely announced that the Comprehensive Plan Committee will meet at the conclusion of today's meeting to receive a briefing on amendments to the Neighborhood Development Plan.

Rules and Regulations Committee

Mr. Parmele announced that the Rules and Regulations Committee will also meet for an update on procedure of obtaining property owners' names and addresses from the County Assessor's records and review amendments relating to operation of Use Unit 19 uses.

Director's Report

Mr. Stump reported on the City Council Committee meeting regarding the Parking and Landscape Study. He advised that the Committee considered the parking amendments and will be forwarding that to the full City Council for action. The landscaping portion will be made ready by the Legal Department for consideration by the City Council Committee on June 22.

**SUBDIVISIONS:**

PRELIMINARY PLAT:

Home Depot South Tulsa (PUD-498) (784) (PD-18) (CD-8)  
East of the Southeast corner of E. 71st Street and S. Mingo Road  
(CO, CS to CS, OM pending)

Staff Comments

This plat is a carry-over from the last TAC meeting. The plat was originally submitted before the PUD and zoning applications (Z-6402) were submitted so it was not reviewed by TAC. A copy of the PUD text and site plan was furnished to TAC so it is now being reviewed as a PUD plat. It will be transmitted to the Planning Commission after approval of the PUD and zoning by City Council. However, the TAC comments will be provided to the TMAPC prior to their hearing on the PUD/zoning application as per policy.

A number of the concerns of the Staff have already been addressed and were covered in the minutes of the TAC meeting 4/8/93. This review is based on the PUD concept and site plan as submitted.

The Staff presented the plat with the applicant represented by Dan Tanner who gave a detailed description of the project.

Alternatives for the street connection in Stonecreek II were discussed and basically only involved about 3 existing parking spaces in that existing apartment complex.

This design of the extended collector street to the east and north to 71st at the signal was discussed. Since it is "off-site" this is not a condition of approval on this plat.

On MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY plat of Home Depot South Tulsa, subject to the following conditions:

1. An overall concept plan was presented and is part of the record for the STONECREEK project (Z-4900-SP-1,2, & 3). That plan showed 99th East Avenue continuing on north to intersect with 71st Street. Apparently sanitary sewer lines and/or easements were based on that concept.

This plat shows a street stubbed to the east into the land zoned RM-2 and OL. (Lot 2, Block 2 Chancellor Acres). If this change in alignment is to be made, it will impact the property to the east since they will be obligated to build a collector street to line up with the signal on 71st Street approved in the MINGO MARKETPLACE plat.

If this new alignment is to be followed, then the alignment of the east-west street should extend in a smooth curve from the existing end of 99th East Avenue. (It shows an off-set on this plat which does not line up with the existing stub street.)

All of these comments and/or recommendations regarding the alignment of the collector street shall be subject to approval of the Department of Public Works, Traffic Engineering.

- \*2. If the alignment of the collector street is approved extending to the east, the property owner of that tract(s) should be notified that he will be expected to continue the collector street in a manner subject to the approval of the Department of Public Works, Traffic Engineering. All that property to the east is also "subject to platting" even though it is platted as CHANCELLOR ACRES which is an old plat filed prior to the zoning applications.

\*Applicant is working on these concerns, but they are listed here for the record, or other input from TAC members. Adjacent owner has been contacted.

3. Covenants: Expand PUD Section to include the PUD Text and minutes (when approved) outline the PUD conditions. Add the following line to Section I-D: "The foregoing restrictions concerning Limits of No Access shall be enforceable by the City of Tulsa and the owner of each lot agrees to be bound hereby." Covenants are subject to review and approval by the City Legal Department.
4. Show PUD number on face of plat. Show access points, subject to approval of DPW, Traffic. Show all building lines as approved in the PUD process.

5. All conditions of PUD 498 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.
6. 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.
7. 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.
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 owners(s) of the lot(s).
9. 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.
10. 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.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
12. Street names shall be approved by the Department of Public Works and shown on plat. (Show name on new east/west street. SEE DPW for name)
13. All curve data, including corner radii, shall be shown on final plat as applicable.
14. 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.
15. 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 plat release.)

16. 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.
17. The key or location map shall be complete. (Up-date with subdivisions and Expressway.)
18. 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. If plugged, provide plugging records.)
19. The Zoning Application Z-6402 shall be approved and the ordinance or resolution therefore published before final plat is released. Plat shall conform to the applicable zoning approved.
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.

TMAPC Action; 11 members present:

On MOTION of CARNES, the TMAPC voted 11-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to APPROVE the Preliminary Plat of Home Depot South Tulsa as recommended by Staff.

\* \* \* \* \*

Signal Hill II (PUD 458)(1583, 1683) (PD-18) (CD-8) (RS-3)  
East 85th Street & S. Braden Avenue

Staff Comments

This is the second phase of this PUD which has been previously processed. Sketch plat approval was made on 9/28/89 and preliminary approval was made by the TMAPC on 7/24/91. No follow-up was made and the plat expired on 7/24/92. The surveyor and engineer has changed and the plat is being re-submitted. It is essentially the same layout, except there are two more lots. It is still within the maximum permitted by the PUD. (38 in First Phase, 57 in 2nd Phase = 95 lots. 97 permitted by PUD). A copy of the TMAPC minutes of 7/24/91 was provided with staff comments in the margin.

The Staff presented the plat with the applicant represented by Jerry Ledford and Jerry Ledford, Jr. at the TAC meeting.

Staff advised that care will be needed in designing a dwelling on Lots 10 & 11, Block 1 due to the easements, including statutory right-of-way. There IS buildable area; just be advised of the precautions that are necessary. There was some discussion regarding the vacation of the statutory right-of-way on S. Yale. The conclusion is at this time; show the right-of-way on the plat unless advised otherwise by legal counsel.

On MOTION of MILLER, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY plat of Signal Hill II, subject to the following conditions:

1. Show 24.75' statutory right-of-way on face of plat. On those lots with 15' side yards abutting a side street show a \* and the following note on the face of plat: "\*Note: Garages having access to a side street must set back 20 feet". (This has been requested by Building Inspection, even though this is covered within the covenants and restrictions on the written part of the plat.)
2. Covenants should be re-arranged to separate out the PUD conditions from the private deed restrictions. Suggest the following:  
SECTION I: Streets, Easement, Utility;  
SECTION II: PUD Restrictions;  
SECTION III: Other Restrictions, Architectural Committee, etc.  
SECTION IV: Property Owners Association,  
SECTION V: Enforcement, Duration, etc.; Signatures and notaries.
3. Waiver of scale to permit the 1"=60' as shown is recommended.

4. All conditions of PUD 458 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. (Dimension with arrows, the relation between 3' fence easement and 17 1/2' utility easement. The utility easement should be measured from right-of-way line).
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 followed by word "Private".
13. 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.)
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. The key or location map shall be complete. (Update with new subdivisions.)
16. 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.
17. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC Comments

The Planning Commissioners expressed concern over the safety of the intersection at South Canton Avenue and East 84th Place in the southeast quadrant of the subject tract. It was the consensus of the Planning Commission to require a four-way stop sign at South Canton Avenue and East 84th Place South as a condition of Preliminary Plat. (In the event that the Department of Public Works, Traffic, recommends otherwise, this could be reconsidered on the final plat.

TMAPC Action; 11 members present:

On MOTION of NEELY, the TMAPC voted 11-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to APPROVE the Preliminary Plat of Signal Hill II as recommended by Staff with the condition that a four-way stop sign be required at the intersection of South Canton Avenue and East 84th Place South.

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FINAL APPROVAL AND RELEASE:

Hunters Glen II (2283) (PD-18) (CD-8)

Southeast Corner of East 91st St. & South Yale Ave. (CS)

Staff Comments

Mr. Wilmoth advised that all releases have been received and Staff was recommending approval.

TMAPC Action; 11 members present:

On MOTION of PARMELE, the TMAPC voted 11-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to APPROVE the Final Plat of Hunters Glen II and RELEASE same as having met all conditions of approval as recommended by Staff.

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Shadow Ridge Estates III (PUD 298-9) (1383) (PD-18) (CD-8) (RS-3)  
East 87th Street & South 92nd East Avenue

Staff Comments

Mr. Wilmoth advised that all releases have been received and Staff was recommending approval.

TMAPC Action; 11 members present:

On MOTION of WILSON, the TMAPC voted 11-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to APPROVE the Final Plat of Shadow Ridge Estates III and RELEASE same as having met all conditions of approval as recommended by Staff.

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WAIVER REQUEST; Section 213:

CBOA-1166 (Unplatted) (863) (PD-21) (Liberty School-County) (AG)  
3100 East 201st Street South

Staff Comments

This is a request to waive plat on an existing school facility at the above location. The school has been established in this location long before there were zoning requirements for same. An addition to one of the buildings has necessitated going to the Board of Adjustment for a special exception to permit the existing use. (Another alternative might have been to go to the Board for a variance to permit expansion of a non-conforming use which would not have created a plat requirement.)

It should be noted that a plat is in progress on the tract adjacent to this property on the west. That is for a church which also had to go to the Board for the exception to permit church use. As a general rule churches have been filing plats and there have not been many waivers of plat on church tracts over 2 1/2 acres. Also as a general rule, existing schools have not been required to plat since they are public agencies. All NEW school sites have been platted, including some in the Jenks School District and in the Union School district. Staff would rather see a plat on this application by Liberty School, but based upon past policies and actual practice they have requested a waiver. Whether platted or done on a waiver, the following requirements should be made:

1. Provide the right-of-way required on the Major Street Plan for 201st Street, which is 50' from centerline if this has not already been dedicated.
2. Health Department approval of the existing lagoon systems is required.
3. Provide any utility easements around the perimeter if requested by any of the utilities.

4. Also subject to any requirements the Board of Adjustment may place that may be applicable to a plat or plat waiver.

The applicant was not represented at the TAC meeting.

In discussion, TAC had no objections to the waiver subject to the conditions. There were no utility requirements.

On MOTION of SILVA, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the WAIVER of plat on CBOA-1166, subject to the conditions outlined by Staff and TAC.

**TMAPC Action; 11 members present:**

On MOTION of PARMELE, the TMAPC voted **11-0-0** (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the Waiver of Plat for CBOA-1166 as recommended by Staff.

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**PARTIAL VACATION OF PLAT (VACATE EASEMENT)**

**Square Ninety-One (PUD-448) (1383) (PD-18) (CD-8)**

Northeast corner E. 91st Street & S. Memorial Drive (CS)

A site plan has been approved for a Piccadilly Cafeteria on Lots 2 and 3, Block 1 of the above-named subdivision. A utility easement was platted 10' on each side of those lots which will now be under the building. It is understood that there are no utilities in that portion of the easement and it is being vacated by instrument. The north/south easements will not be affected and will remain. TAC and Staff had no objections and recommended approval of the request. The document will need to be approved by the Planning Commission and City Council. Approval will be subject to the approval of format by the City Attorney.

In discussion, the utilities and Public Works were concerned that no previous notice was given, as would be the case in a closure processed through Public Works. TAC would have no objection to the request, but recommends it also be referred to the Department of Public Works prior to being placed on a City Council agenda.

Staff advised that notice had been given from the Legal Department through the Department of Public Works, so that the concern of the TAC had already been accomplished.

**TMAPC Action; 10 members present:**

On MOTION of PARMELE, the TMAPC voted 10-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele "aye"; no "nays"; no "abstentions"; Wilson "absent") to APPROVE Partial Vacation of Plat of Square Ninety-One as recommended by Staff.

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**CHANGE OF ACCESS ON RECORDED PLAT:**

Magic Circle South (794) (PD-17) (CD-5) (CS)  
Southeast Corner of I-44 & South 101st East Avenue

**Staff Comments**

The purpose or reason for change is to add one access point as approved by the Department of Public Works (DPW) (Traffic Engineering). The recommendation of the Department of Public Works (Traffic) and of Staff is for APPROVAL.

**TMAPC Action; 11 members present:**

On MOTION of PARMELE, the TMAPC voted 11-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to APPROVE the Change of Access on Recorded Plat for Magic Circle South as recommended by Staff.

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

- L-17710 PCA Western Assoc.(3093) (PD-6) (CD-9)  
4360, 4870,4880 S. Lewis Ave. (OL)
- L-17720 Cox (873) (PD-21) (County)  
13413 S. Lewis Ave. (AG)
- L-17721 Schwartz ( 694) (PD-5) (CD-6)  
North East corner Mingo Road and Admiral (CS)
- L-17722 Curry (1892) (PD-23) (County)  
2604, 2612, 2620 S. 67th W. Ave. (RS-1)
- L-17723 Unison Life Ins. (2983) (PD-26) (CD-8)  
Delaware south of 101st St. S. (RS-3, AG, CS)
- L-17724 61 MM, Ltd (183) (PD-18) (CD-7) (RM-1)  
91st E. Ave. Street Right-of-way
- L-17725 Sims (1624) (PD-14) (County)  
13516 E. 166th St. N. (AG)

**Staff Comments**

Mr. Wilmoth announced that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements.

**TMAPC Action; 11 members present:**

On MOTION of MIDGET, the TMAPC voted 11-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to RATIFY the above-listed lot-splits having received prior approval.

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**OTHER BUSINESS**

**PUD 360-A** Northwest corner of E. 91st Street South and Memorial Drive - Revised Site Plan

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**Staff Comments**

Mr. Stump advised that a site plan has not been submitted which meets requirements of the PUD. He advised that the applicant is requesting that a shaved ice stand be placed on the subject tract. Mr. Stump revealed that elevation drawings of the building have been received, but nothing has been received regarding placement.

**Applicant's Comments**

**Dale Baccus** 9901 E. 117th Place, Bixby

Mr. Baccus explained the location where the stand would be placed.

Mr. Stump advised the location met setback requirements and is located at the southeastern portion of the parking lot in front of the Homeland store.

The applicant expressed agreement to removal of stand by November 1, 1993.

**TMAPC Action; 11 members present:**

On MOTION of MIDGET, the TMAPC voted 11-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to APPROVE PUD 360-A Revised Site Plan with a removal date of November 1, 1993.


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There being no further business, the Chairman declared the meeting adjourned at 2:10 p.m.

Date Approved: 7-7-93

  
Chairman

ATTEST:

  
Secretary *Vice-Chair*

