

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1936
Wednesday, July 21, 1993, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Broussard	Ballard	Gardner	Linker, Legal
Carnes, 2nd Vice Chairman	Dick	Hester	Counsel
Doherty, Chairman	Pace	Jones	
Horner		Matthews	
Midget, Mayor's Designee		Peters	
Neely		Stump	
Secretary			
Parmeale, 1st Vice Chairman			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, July 20, 1993 at 11:20 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 1:32 p.m.

Minutes:

Approval of the minutes of July 7, 1993, Meeting No. 1934:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-1** (Broussard, Carnes, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; Neely "abstaining"; Ballard, Dick, Midget, Pace "absent") to **APPROVE** the minutes of the meeting of July 7, 1993 Meeting No. 1934.

CONTINUED ZONING PUBLIC HEARING:

ZONING PUBLIC HEARING

Application No.: **Z-6409/PUD 232-B** Present Zoning: RM-1
Applicant: John Moody Proposed Zoning: CS
Location: Northwest corner of Pine Street & Union Avenue
Date of Hearing: July 21, 1993

Chairman Doherty announced a timely request from the applicant for continuance to July 28, 1993. There were no interested parties in attendance.

TMAPC Action; members present:

On MOTION of PARMELE, the TMAPC voted 7-0-0 (Broussard, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye no "nays"; no "abstentions"; Ballard, Dick, Midget, Pace, "absent") to CONTINUE Z-6409 and PUD 232-B to July 28, 1993.

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SUBDIVISIONS:

PRELIMINARY PLAT:

EAGLE RIDGE (690, 790) (PD-23) (County)
West 11th Street & Coyote Trail

Staff Recommendation

This plat was reviewed and approved as a sketch plat by the TAC on April 22, 1993.

The Staff presented the plat with Jim Coleman present as the applicant at the TAC meeting.

Staff advised that Mr. Ken Hill, with the City of Sand Springs, telephoned and requested two additional conditions to the plat which are:

1. Show a minimum of 15' easement outside the right-of-way of Coyote Trail.
2. Provide a provision in the restrictive covenants for underground utility service.

Terry Silva informed the Committee that the applicant has complied with percolation test and core test requirements.

On MOTION of RAINS, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY plat of EAGLE RIDGE, subject to the following conditions:

1. Show a minimum of 15' utility easement outside the right-of-way of Coyote Trail.
2. Provide a provision in the restrictive covenants for underground utility service.
3. 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.

4. 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.
5. 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).
6. 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.
7. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the County Engineer. Include applicable language in covenants.
8. It is recommended that the developer coordinate with the County 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.)
9. 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.
10. 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.
11. The method of sewage disposal and plans therefore shall be approved by the City-County Health Department. Easements identifying the septic field locations for each lot should be shown on the face of the plat.
12. Show additional 30' utility easement along the frontage portions of the lots which abut West 11th Street and Coyote Trail. (Indian Electric).
13. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
14. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.

15. All Subdivision Regulations shall be met prior to release of final plat.

For information purposes, Mr. Coleman informed the TAC Committee that Lots 1 and 2, Block 3 would be combined into one lot because of the percolation test results.

TMAPC Action; 7 members present:

On MOTION of CARNES, the TMAPC voted 7-0-0 (Broussard, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye no "nays"; no "abstentions"; Ballard, Dick, Midget, Pace, "absent") to APPROVE the Preliminary Plat of Eagle Ridge subject to conditions as recommended by Staff.

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FINAL APPROVAL AND RELEASE:

Southern Woods Estates 2783) (PD-26) (CD-8)
East of 111th Street South and South Yale Avenue

Staff Comments

Mr. Jones advised that all releases have been received and Staff was recommending approval subject to approval by the Legal Department.

TMAPC Action; members present:

On MOTION of PARMELE, the TMAPC voted 7-0-0 (Broussard, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye no "nays"; no "abstentions"; Ballard, Dick, Midget, Pace, "absent") to APPROVE the Final Plat of Southern Woods Estates and RELEASE same as having met all conditions of approval as recommended by Staff and subject to approval by the Legal Department.

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WAIVER REQUEST: SECTION 260

Z-5306 OPPORTUNITY HEIGHTS (3392) (PD-8) (County)

Northeast corner of West 55th Place & South 45th West Avenue (IL)

This is a request to waive a plat on Lots 18-21 incl. Block 4, of the above-named plat. Applicant proposes to erect a 60' x 100' building on the tract as per tentative plot plan submitted. Since it is already platted and similar applications to waive plat have been approved in this area, it is recommended that the request be approved, subject to the following:

1. Grading and/or drainage plans to be approved by County Engineering in the Building Permit process.
2. Utility extensions and/or easements as needed.

Note: The tract to the north of this application is still zoned RS so there is a 75' setback and a fencing requirement along the north line. Board of Adjustment approval would be required to place the building as shown on the plot plan. (This is not a condition of approval of the plat waiver, but must be done prior to obtaining a building permit.)

The application was presented by Mr. W.P. Smith at the TAC meeting who informed the Committee that at this time there was no tenant for the building.

Mr. Fields suggested that a sewer main extension to the property might be advisable due to repair problems with a service line under the street.

On MOTION of SILVA, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the plat waiver subject to the conditions outlined by staff.

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted **8-0-0** (Broussard, Carnes, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye no "nays"; no "abstentions"; Ballard, Dick, Pace, "absent") to **APPROVE** the Waiver of Z-5306 as recommended by Staff.

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WAIVER REQUEST: SECTION 213

BOA-16272 (Unplatted) (703) (PD-25) (CD-1) (RS-3)
Southwest corner of East 50th Street North & North Yorktown Place.

This is a request to waive the plat on a tract of land described as, north 185' of the east 165' of the W/2, SW/4, NE/4, SE/4 of Section 7-20-13, as a result of a Board of Adjustment action approving a day care center in an existing house to be remodeled. The plot plan submitted by the applicant incorporates the conditions of approval by the Board. Staff has a concern that the dedication of East 50th Street North and North Yorktown meet the Major Street and Highway Plan (25' on either side of centerline).

The following conditions may apply to any plat waiver:

1. Right-of-way dedication for East 50th Street North and North Yorktown meet the Major Street and Highway Plan (MSHP). (Applicant should provide either book and page information showing present dedication meeting the Major Street and Highway Plan or dedicate the amount to meet the Plan.)
2. Grading and/or drainage plan approval of DPW through the permit process if any grading is proposed.

Mr. Fields advised the applicant that a 6" water line extension will be required for the entire width of the lot and that the applicant should contact either Clayton Edwards or Bob Carr with the Department of Public Works for additional information.

Mr. Penquite informed the applicant that a fire hydrant may be required on the extension based on the location of other hydrants in the area.

On MOTION of FIELDS, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PLAT WAIVER, subject to the above conditions.

In regard to condition #1 concerning right-of-way, Mr. Jones advised that Staff is having difficulty determining the exact amount of right-of-way presently dedicated on both East 50th Street North and North Yorktown Place. He advised that the applicant is aware of the condition to prove that the appropriate right-of-way is in place, and if not dedicated to MSHP standards, the applicant must dedicate that amount of right-of-way to bring it up to standards. Mr. Jones informed that the applicant has agreed with this condition and is researching it along with Staff.

Chairman Doherty asked what triggers the right-of-way at this location.

Mr. Jones replied that there must be a minimum of 25' on each side of the right-of-way. He noted that Yorktown Place does not appear to have even 25' on the west side of centerline.

Chairman Doherty took issue with the reference to the MSHP since this street is not on the MSHP.

Mr. Jones explained that the City perceives 50' of total dedication is necessary to bring it up to a residential standards.

Mr. Midget made a motion to approve the waiver request as recommended by Staff, it was seconded by Mr. Neely.

Mr. Linker noted to ensure the minutes reflect that the right-of-way requirement is not keyed to the MSHP, but to minimum residential street standards as expressed by the City of Tulsa.

Mr. Jones answered questions from the Planning Commissioners as to why a 6" waterline extension is required.

There was discussion among the Planning Commissioners over the need for the extension, since it does not appear that any further development will occur.

Mr. Jones was instructed to further check this requirement since it appears the extension would serve no purpose.

Mr. Carnes requested that the motion delete this requirement.

Mr. Jones suggested that the Planning Commission continue this item until he can obtain a report from Public Works.

Mr. Midget then withdrew his motion and moved for continuance.

Chairman Doherty questioned whether this was necessary, since the Planning Commission has no control over what DPW does and is not in their jurisdiction.

Mr. Gardner advised that if there is any relief that can be granted; it is through Public Works.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **7-1-0** (Broussard, Carnes, Horner, Midget, Neely, Parmele, Wilson "aye Doherty "nay"; no "abstentions"; Ballard, Dick, Pace, "absent") to **CONTINUE** the Waiver of Plat for BOA 16272 to July 28, 1993.

Mr. Parmele advised that the Planning Commission would like to know what Public Works is foreseeing to require a 6" extension and questioned the need to subject someone to the expense of a 200' 6" extension if there is no need for it.

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LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

- L-17727 (1190) Russell (PD-23) (County) Old Highway 51, west of 193rd W. Ave. AG
- L-17735 (993) Puryear (PD-4) (CD-4) 3803 E. 11th Place RS-3
- L-17738 (382) West Highlands (PD-8) (CD-2) West 62nd St. at S. Xenophon Ave. RS-3
- L-17742 (2502) TDA (PD-2) (CD-1) 1622 N. Greenwood Avenue RM-1
- L-17743 (784) Grant (PD-18) (CD-7) South 99th E. Ave south of 71st Street CO, OM
- L-17744 (2883) McMains (PD-26) (CD-8) 3737 E. 105th Street RS-1
- L-17745 (2283) Hunters Glen Assoc. (PD-18) (CD-8) South of 91st St. South and Yale Avenue CS
- L-17746 (1123) Dosset (PD-14) (County) 7905 E. 166th St. North AG
- L-17747 (2693) Bryan (PD-18) (CD-7) 4400 block S. 70th E. Avenue IL
- L-17748 (202) Cincinnati (PD-24) (County) 123 E. 59th St. North RS
- L-17750 (3482) Pittman (PD-22) (County) 11192 S. 26th W. Avenue AG
- L-17751 (2602) TDA (PD-2) (CD-1) 1507 N. Boston Avenue OL
- L-17752 (2992) Ficklin (PD-9) (County) 5902 W. 41st St. RS

Staff Recommendation

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

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 8-0-0 (Broussard, Carnes, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye no "nays"; no "abstentions"; Ballard, Dick, Pace, "absent") to RATIFY the above-listed lot-splits having received prior approval.

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PUD 489 Revised Detail Site Plan for Lot 2, Block 1, north and east of the northeast corner of 71st Street South & Mingo Road.

The applicant is revising part of Lot 2 to show the final configuration of the Discovery Zone establishment and related parking. Staff finds the revisions to be in accordance with the PUD conditions and recommends **APPROVAL**.

TMAPC Action; 8 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Broussard, Carnes, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye no "nays"; no "abstentions"; Ballard, Dick, Pace "absent") to **APPROVE** the Revised Detail Site Plan for Lot 2, Block 1 as recommended by Staff.

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PUD 327-A-1 Minor Amendment - East of the northeast corner of 81st Street South and 77th East Avenue.

The applicant is requesting that the sign requirements be amended in PUD 327-A to permit a 16 sq ft ground sign rather than the permitted 32 sq ft wall sign. Staff can support changing the PUD sign conditions to read as follows:

Sign: One sign per lot is permitted. If that sign is a wall sign it shall not exceed 32 sq ft of display surface area and shall only be allowed on a south facing wall. If that sign is a ground sign it shall not exceed 16 sq ft in display surface area nor 2½' in height. There must be at least 100' of separation between ground signs and no ground sign shall be permitted within 65' of the west boundary of the PUD.

Staff recommends **APPROVAL** of the revised sign requirements shown above.

Detail Sign Plan

If TMAPC approved PUD 327-A-1, then Staff recommends **APPROVAL** of the detail sign plan for a 2' by 8' ground sign for a dentist's office on the west lot of PUD 327-A.

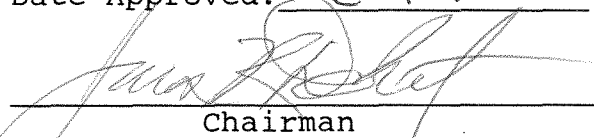
Bob Mongrain, applicant, was present.

TMAPC Action; 7 members present:

On MOTION of NEELY, the TMAPC voted 7-0-0 (Broussard, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye no "nays"; no "abstentions"; Ballard, Dick, Pace, Parmele "absent") to APPROVE PUD 327-A-1 Minor Amendment and Detail Sign Plan as recommended by Staff.

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There being no further business, the Chairman declared the meeting adjourned at 1:45 p.m.

Date Approved: 8-4-93


Chairman

ATTEST:


Secretary Vice-Chair