

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1956
Wednesday, December 15, 1993, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, December 15, 1993 at 1:30 p.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 December 1, 1993, 1993, Meeting No. 1954:

On **MOTION** of **PARMELE**, the TMAPC voted **4-0-3** (Doherty, Pace, Parmele, Wilson "aye"; no "nays"; Dick, Horner, Neely "abstentions"; Ballard, Broussard Carnes, Midget "absent") to **APPROVE** the minutes of the meeting of December 1, 1993, 1993 Meeting No. 1954.

REPORTS:

Chairman's Report:

Authorize TMAPC Chairman to write a letter on behalf of the Planning Commission based on action taken at today's Comprehensive Plan Committee work session.

Staff Comments

Mr. Gardner reported that the University of Tulsa will make a presentation to the Comprehensive Plan Committee of revisions to the adopted Master Plan for the University campus. Tulsa Development Authority (TDA) will be asked to include the University in the renewal plan which will be voted on Tuesday, December 21. He explained that after the Comprehensive Plan Committee meeting, if the Planning Commission wishes to make a recommendation to TDA this will be the only opportunity to do so before the December 21 meeting.

TMAPC Action; 7 members present:

On MOTION of NEELY, the TMAPC voted 7-0-0 (Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Carnes, Midget "absent") to AUTHORIZE the TMAPC Chairman to express the finding of the Comprehensive Plan Committee regarding the University of Tulsa Master Plan revisions to TDA.

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Chairman Doherty reported on discussion regarding the smoke shop, which had previously come before the Planning Commission. He reported on additional conversations with tribal officials and advised of a letter received from the Kendall-Whittier Ministry to Ms. Sharon Wright of the Oklahoma Tax Commission inquiring as to the appeals process. Chairman Doherty advised that this matter is still being pursued.

Budget and Work Program Committee

Ms. Wilson announced that the Budget and Work Program Committee will meet January 12 to discuss the Brookside Parking Study. She reminded the Planning Commission that this item has been on the budget since July of 1992. Ms. Wilson noted that there is agreement on the written text of the plan and on the west parking line; however, still in dispute is determining the east parking line. She suggested this Study be returned to the Budget and Work Program Committee to review the amount of time Staff has spent on this Study and consider forwarding it to the Comprehensive Plan Committee.

Comprehensive Plan Committee

Mr. Neely announced that the Comprehensive Plan Committee will meet at the conclusion of the TMAPC meeting.

Rules and Regulations Committee

Mr. Parmele announced that the Rules and Regulations Committee will meet prior to the Comprehensive Plan Committee meeting. He announced receipt of a letter from the Greater Tulsa Association of Realtors supporting the proposed amendment to Subdivision Regulations allowing street addresses to be placed on each lot on the plat being filed of record in Tulsa County. (Amendment to 3.6.3.)

Director's Report

Mr. Gardner reported on items to be heard by the City Council December 16.

SUBDIVISIONS:

PRELIMINARY PLAT:

Millicent Crossing (PUD-364) (1984)

(PD-18) (CD-8)

East of the northeast corner of East 101st Street South and South Mingo Road.

Jones presented the plat with David Sanders in attendance at the TAC meeting.

Hill asked if an underground utility meeting was planned for this plat and Sanders answered that it was planned.

French stated that the "L" intersection may need to be redesigned and accommodate a 25-mile-per-hour turn.

French recommended that due to the new subdivision to the south, "The Greens at Cedar Ridge", that South 99th East Avenue may need to be realigned.

Millicent Crossing is an 83-lot residential single-family subdivision which contains 23.178 acres. The property is part of PUD-364 and PUD-364-A which also includes the commercial corner of 101st and Mingo and the unplatted property to the east.

Staff would offer the following conditions and/or recommendations:

1. 35' setback required from arterial streets. A minor amendment would be required to permit 30'.
2. Side building lines are inconsistent within the plat. Staff would recommend 15' side yards with the standard wording on the face of the plat for 20' side yards with garage access.
3. Since the area to the north of the plat is also planned for single-family use, Staff would recommend a stub street to the north.
4. All conditions of PUD-364 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. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
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 the Department of Public Works (Traffic). Include applicable language in covenants.
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. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
23. This plat has been referred to Bixby and Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
24. 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.
25. All (other) Subdivision Regulations shall be met prior to release of final plat.

On MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY PLAT of MILLICENT CROSSING, subject to all conditions listed above.

Mr. Jones informed that, based on existing plans, a stub street to the north is planned. However, should the addition to the north not develop single-family,, as planned, there would be no need for a stub street. He also added that Staff is working with the Public Works Department over possibly stubbing a street to the east.

Mr. Stump advised having met with a representative from the school district, who indicated plans to file a major amendment on the tract which is the north property line of the proposed stub street. He suggested placing a contingency on the plat.

Applicant's Comments

Robert Sanders

1205 South Redbud Avenue, Broken Arrow

Mr. Sanders questioned what a contingent approval was.

Chairman Doherty explained that should the area to the north be developed single-family, the Planning Commission would insist on a stub street to the north. However, should the school district file for major amendment and gain approval, then the subject stub street would not be required. Staff is suggesting approving the plat based on what is there now, with the stub street conditioned upon the use to the north. However, should that use change, the need

for a stub street would not be required and development could proceed without it.

Mr. Sanders disclosed no objections.

Interested Parties

Ken Smith	9916 East 99th Street South	74133
Robert Martin	9902 East 99th Street	74133
Adrian Watts	10205 East 101st Street	

Mr. Watts voiced support of the proposed stub on the eastern portion of the subject property.

Mr. Jones explained that the east stub was not a formal recommendation of the TAC because it was too preliminary.

There was a lengthy discussion among the Planning Commission over proposed locations of stub streets. It was the consensus of the Planning Commission to require a stub street to both north and east subject to approval of Traffic Engineering and, subject to the ultimate use of the property to the north. Should the northern portion of the tract develop nonresidential, then the stub street would not be required.

Mr. Sanders advised that Traffic Engineering has not expressed concern over not having a stub street. He advised that Darryl French, Traffic Engineering, was to meet with him again for further discussion on the matter.

TMAPC Action; 8 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to **APPROVE** the Preliminary Plat of Millicent Crossing subject to conditions recommended by Staff and requiring a stub street to the north and east contingent upon the use of the property to the north, with the northern stub street requirement to be removed should the property develop other than single-family residential and the stub street to the east having no conditions attached with the location to be determined by Traffic Engineering.

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Albertson's #2400 (PUD-378) (2683) (PD-26) (CD-8)

West of the southwest corner of East 101st Street South and South Memorial Drive.

Jones presented the plat with no representative in attendance at the TAC meeting.

French suggested that the TMAPC consider the easternmost access on 101st Street South as a mutual access easement with the commercial lot on the corner.

Discussion was made by the representatives of QuikTrip regarding sewer service and the 17.5' perimeter easement.

French suggested the engineer work with Traffic Engineering in regards to additional right-of-way on East 101st Street South.

Penquite noted that additional fire hydrants may be required.

French stated that both access points to South Memorial Drive may be right turn only. In addition, he recommended that all access drives be 40' in width.

Albertson's #2400 is a one-lot, one-block commercial subdivision with an underlying zoning of CS and PUD-378. A portion of this tract was given preliminary plat approval in 1989 as "KAYO III" subdivision but never developed past that stage. As of this writing, there had been no detail site plan application made, a condition of the PUD prior to obtaining a building permit.

Staff would offer the following comments and/or recommendations:

1. PUD Requirements:
 - a) PUD restrictions (of a general nature) shall be filed on the remainder of the unplatted property.
 - b) No building permit may be issued before a detailed site plan is approved by TMAPC. Detailed sign and landscaping plans must be approved prior to issuance of an occupancy permit.
2. All conditions of PUD-378 shall be met prior to release of the 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.
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. 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.
7. 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.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
9. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
10. Street names shall be approved by the Department of Public Works and shown on plat.
11. All curve data, including corner radii, shall be shown on final plat as applicable.
12. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
13. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
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 release of plat.)
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. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. 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.
20. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
21. This plat has been referred to Bixby and Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
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.

On the MOTION of MILLER, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the PRELIMINARY PLAT of ALBERTSON'S #2400, subject to all conditions listed above.

Applicant's Comments

Jerry Ledford, Jr.

Tulsa Engineering

8209 East 63rd Place

Mr. Ledford discussed negotiations between QuikTrip and Albertson's regarding sewer service, and advised that there has been no resolution. He gave a description of the conceptual plan for layout of the sewer lines, noting that it is designed in such a manner to serve the out-parcel in the future. Mr. Ledford informed that the cost to Albertson's to serve their site is approximately \$20,000 to \$25,000. Mr. Ledford informed that it has been requested that the sewer line be brought up to the out-parcel; however, he advised that does not meet Albertson's needs at this time, since they are looking for the least expensive alternative and their main concern is to serve the center.

Mike Slaton
Albertson's

8127 East 21st Street 74129

Mr. Slaton explained the plans for sewer easement and connection point.

Interested Parties

Joe Westervelt

1250 East 26th Street 74114

Mr. Westervelt, representing QuikTrip Corporation, advised that QuikTrip has been attempting to develop the northeast corner of the subject tract. He informed that during discussions Albertson's agreed to allow a sewer easement along the northern portion of the tract for QuikTrip to connect. Mr. Westervelt informed that Albertson's agreed to pay \$5,000 of the \$72,000 estimate for sewer, and disclosed that to use such easement, there were use restrictions and design approvals that QuikTrip found to be too stringent and unacceptable. Mr. Westervelt informed that the easement was available if they gave up land uses and control of their property. He advised that QuikTrip has since purchased property across the street for construction, and are designing a septic system for use on this tract. Mr. Westervelt advised that Albertson's is not platting the northwestern portion of the PUD in an attempt to control construction on the northeast portion. He requested that the preliminary plat be returned to TAC or that the unplatted northwestern easement, which will have to be given when phase 2 is platted, be made a condition of the plat.

Jerry Ledford, Sr. explained how the easements are expected to be laid out. He informed that the recorded easement cannot be put on the plat because it is on a separate parcel, but there will be a 17.5' utility easement to the platted property along 101st Street and along the west side of the property. This will serve Albertson's and the future out-parcel along Memorial.

Chairman Doherty noted that this property will not be developed until an easement is provided to the west along 101st Street South to connect to the existing sewer along the northwest corner of the subject property.

Mr. Linker suggested making the condition a part of the platting process, and that the applicant supply the easement at the time of plat approval.

TMAPC Action; 8 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to **APPROVE** the Preliminary Plat of Albertson's #2400 subject to conditions recommended by Staff and with the condition that a separate utility easement be filed of record which connects the sewer trunk main in Bridle Trails Addition and the Albertson's #2400 plat. This easement must be filed of record prior to or at the time the final plat of Albertson's #2400 is filed of record.

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PUD-378: Detail Site and Sign Plans - Development Area A - west and south of the southwest corner of East 101st Street South and South Memorial Drive.

DETAIL SIGN PLAN

Wall signs are only proposed on the northeast side of the building. The two proposed ground signs will comply with the PUD conditions if both are set back at least 5' from the street rights-of-way. If they are not set back, they must be reduced in height to 25'. With that condition, Staff recommends **APPROVAL** of the Detail Sign Plan for the Albertson's store.

DETAIL SITE PLAN

The proposed site plan for the 49,273 SF Albertson's store complies with the PUD requirements with the following conditions:

1. A landscape plan must be approved by the TMAPC prior to issuance of a building permit.
2. A mutual access shall be provided from the easternmost internal road which terminates at 101st Street to the parcel at the southwest corner of 101st Street and Memorial Drive. The exact location is to be determined when a Detail Site Plan for the parcel at the corner is submitted.

With these conditions, Staff recommend **APPROVAL** of the Detail Site Plan for the Albertson's Store.

Ms. Wilson clarified that this application does not include approval of other out-buildings shown on the submitted site plan.

Mr. Stump concurred that not enough information or detail was given, and it was not intended that approval be given now for the out-buildings, but only general location with specifics to be given at a future date.

Applicant's Comments

Jerry Ledford, Jr.
Tulsa Engineering

8209 East 63rd Place

Mr. Ledford distributed drawings depicting elevation of the site plan.

Interested Parties

Joe Westervelt

1250 East 26th Street 74114

Mr. Westervelt, representing QuikTrip Corporation, expressed agreement with Staff recommendation, and noted that mutual access is advantageous to both tracts. He noted that in meetings with Traffic Engineering it was assumed that uses at this location will be able to get a second curb cut on South Memorial. Mr. Westervelt advised being willing to extend the mutual access for better site layout.

Chairman Doherty expressed concern over the proposed curb cut being too close to the corner.

Mr. Jones advised that the TAC did not review the matter of a second access on Memorial.

Mr. Stump advised that there is a center median allowing only right-hand ingress and egress, and noted that the Traffic Engineer has been willing to grant those reasonably close to the intersections when there is no left-hand turning movements.

Mr. Westervelt asked if there was a way to ensure mutual access through the parking lot or alternative if Traffic Engineering will not grant the access point.

Mr. Parmele suggested providing that mutual access only if there is one access point to Memorial for right-turn only.

Referring to a letter from Michael Slaton of Albertson's, Mr. Westervelt assured the Planning Commission and Albertson's that QuikTrip will participate in development of a harmonious structure and anticipates locating a user for the site which will be acceptable and consistent with Albertson's development.

Mike Slaton
Albertson's

8127 East 21st Street 74129

Mr. Slaton related concern over construction on the northeastern corner and wants to ensure harmonious development. He expressed concern over granting additional access on the southern property line for fear of overflow parking and that it may be used as a

short-cut. Mr. Slaton suggested giving access to the western portion of the property, but objected to giving access to parking around the proposed restaurants. He was concerned that the limited number of restaurant parking spaces may be used by patrons of the northeastern development.

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 8-0-0 (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to APPROVE PUD 378 Detail Site Plan as recommended by Staff with the condition that mutual access to the north be provided to the northeast tract if Traffic Engineering does not grant access to Memorial from the northeast tract and APPROVE PUD-378 Detail Sign Plan as recommended by Staff.

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Twin Oaks, Phase Two (PUD-452) (3293) (PD-18) (CD-9)

Northeast corner of East 55th Place South and South Columbia Court.

Jones presented the plat with Gary Harkreader in attendance at the TAC meeting.

Jones noted the two additions to the face of the plat.

Harkreader stated that all lots and easements would be maintained by the homeowners' association.

Canahl stated that additional easements may be necessary for the creek area.

Twin Oaks, Phase Two is a five-lot, 0.8-acre single-family subdivision with an underlying zoning of RS-2, RS-3 and PUD-452. The Sketch Plat was reviewed by the Technical Advisory Committee on October 21, 1993.

Below is a list of the Sketch Plat conditions with comments:

- DONE** Jones stated conditions from Traffic Engineering which included showing "LNA" along East 55th Street and dedicating the balance of East 55th Place to square up right-of-way to the west.

- DONE** Jones noted that there were several minor changes on the face of the plat and recommended that the applicant stop by the INCOG offices and get a copy to correct for the Preliminary Plat.

STILL APPLIES Hill recommended the 100-year floodplain be designated on the face of the plat to ensure all easements are not within.

STILL APPLIES Miller recommended that an existing 2" service line along the west boundary be located and identified with the appropriate book and page.

This plat represents the balance of PUD-452 which was approved by the City on November 14, 1989. Twin Oaks subdivision, which contains 17 lots, abuts this property to the east and contains the first phase of the PUD. The following shall apply.

DONE 1. Brief description under title of plat. Exterior bearings and distances. Show Block 1.

DONE 2. Designate the common area as Reserve A.

DONE 3. The private street should also be designated as a utility easement. The "Proposed Electric Cable and Proposed TV Cable" are not within the boundary of the plat or within an easement of Twin Oaks.

STILL APPLIES 4. Transition from East 55th Place South to South Columbia Court shall meet the approval of DPW (Traffic Engineering).

STILL APPLIES 5. All conditions of PUD-452 shall be met prior to the 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.

S.A. 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.

S.A. 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.

S.A. 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).

S.A. 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.

- S.A.** 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.
- S.A.** 11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
- S.A.** 12. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
- S.A.** 13. Street names shall be approved by the Department of Public Works and shown on plat.
- S.A.** 14. All curve data, including corner radii, shall be shown on final plat as applicable.
- S.A.** 15. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
- S.A.** 16. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
- S.A.** 17. 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.
- S.A.** 18. 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.)
- S.A.** 19. 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.
- S.A.** 20. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
- S.A.** 21. The key or location map shall be complete.

- S.A. 22. 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.
- S.A. 23. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
- S.A. 24. 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.
- S.A. 25. All (other) Subdivision Regulations shall be met prior to release of final plat.

On the MOTION of EDWARDS, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY PLAT of TWIN OAKS, PHASE TWO, subject to all conditions listed above.

There were no interested parties in attendance wishing to speak.

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 8-0-0 (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to **APPROVE** the Preliminary Plat of Twin Oaks, Phase Two subject to conditions recommended by Staff.

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Garnett-61 Storage (684) (PD-18) (CD-8)

West of the southwest corner of East 61st Street South and South Garnett Road.

Jones presented the plat with Ted Sack in attendance at the TAC meeting.

French recommended that only one access point be permitted on East 61st Street South.

Penquite stated that additional fire hydrants may be required.

French recommended that the subject tract be tied to the section corner on the face of the plat.

Garnett-61 Storage is a one-lot, one-block subdivision which contains 3.18 acres. There is a pending Board of Adjustment

application, BOA-16524, for a special exception to permit mini-storage use in the underlying CS-zoned district. Staff would offer the following conditions and/or recommendations:

1. 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.
2. 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.
3. 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).
4. 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.
5. 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.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
7. Street names shall be approved by the Department of Public Works and shown on plat.
8. All curve data, including corner radii, shall be shown on final plat as applicable.
9. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
10. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
11. 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.
12. 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.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
15. The key or location map shall be complete.
16. 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.
17. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
18. This plat has been referred to Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
19. 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.
20. All (other) Subdivision Regulations shall be met prior to release of final plat.

On the MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY PLAT of GARNETT-61 STORAGE, subject to all conditions listed above.

Ted Sack, representative of the applicant, was in attendance.

TMAPC Action; 8 members present:

On MOTION of HORNER, the TMAPC voted 8-0-0 (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to **APPROVE** the Preliminary Plat of Garnett-61 Storage subject to conditions recommended by Staff.

* * * * *

REINSTATEMENT OF PRELIMINARY PLAT:

Gilcrease Oaks (PUD-413-A) T.E.&P.
SE/c of Gilcrease Museum Road & West Easton.

(PD-10) (CD-2)

Mr. Jones advised that this plat expired October 18, 1993. He informed that there are no changes to the preliminary plat and Staff received a letter from the applicant asking for reinstatement.

TMAPC Action; 8 members present:

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

* * * * *

FINAL APPROVAL AND RELEASE:

Delaware Pointe (2983) Lewis
South of the SE/c of East 101st Street South & South Delaware Ave.

(PD-26) (CD-8)

Staff Comments

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

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 8-0-0 (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to APPROVE the Final Plat of Delaware Pointe and RELEASE same as having met all conditions of approval as recommended by Staff.

* * * * *

CHANGE OF ACCESS ON RECORDED PLAT:

Sam's Center (183)

9525 East 71st Street South.

(PD-18) (CD-7)

Mr. Jones advised this is for McDonald's on the north side of 71st Street. He advised that Traffic Engineering and Staff recommends **APPROVAL**.

A representative from McDonald's was in attendance.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to **APPROVE** Change Of Access On Recorded Plat as recommended by Staff.

* * * * *

BOA-16530 (Unplatted) (2393)

(PD-18) (CD-5)

West of the southwest corner of East 38th Street South and South 79th East Avenue.

Jones presented the application with Tom Seymour in attendance at the TAC meeting.

French noted that an access control agreement was not needed for the subject tract.

Canahl stated that a drainage easement may be required on the south portion of the subject tract and recommended that the applicant work with his office.

Penquite stated that the Fire Department may require additional access to the property, which may involve additional paving.

This request is to waive the platting requirements on a 2.88-acre IL zoned tract that is being considered by the Board of Adjustment for a for-profit children's museum. The use will utilize an existing building and parking area and no additional construction outside of the building is proposed. If approved by the Board of Adjustment, several limitations such as per submitted plot plan and days and hours of operation should be made.

Staff would recommend **APPROVAL** of the plat waiver, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process (if required).

2. Utility extensions and/or easements if needed.

On the MOTION of FRENCH, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PLAT WAIVER for BOA-16530, subject to all conditions listed above.

The applicant was in attendance.

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 8-0-0 (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to **APPROVE** the Waiver of Plat for BOA # 16530 as recommended by Staff.

* * * * *

LOT-SPLITS FOR WAIVER:

L-17803 (Country Squire Estates) Don Roach (3383) (PD-26) (CD-8)
4810 East 114th Place South RS-1

Jones presented the application with no representative in attendance at the TAC meeting.

Silva stated that a letter had been sent to the INCOG office stating the request met all Health Department requirements.

Miller stated that the existing dwelling has natural gas service from South Winston Avenue and if the lot-split is approved, the owner will be required, at his expense, to extend gas service along East 114th Place South.

It is proposed to split an approximate 3-acre tract into one 1.3-acre tract and one 1.6-acre tract. There is currently a residential building on the property which would be on the larger tract when split.

Applicant is requesting permission to install a private well and subsequently asking for a waiver of subdivision regulations requiring a public water supply to abut the property.

Staff finds no condition of the land which would preclude water line abutment.

On the MOTION of SILVA, the Technical Advisory Committee voted unanimously to recommend **DENIAL** of the PLAT WAIVER for L-17803.

Applicant's Comments

Don Roach

4810 East 114th Place South

Mr. Roach reported on his meeting with Clayton Edwards, Public Works, requiring that an 8" main be run which would be cost prohibitive.

TMAPC Action; 8 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to **APPROVE** the Plat Waiver for L-17803 and **WAIVING** the Subdivision Regulations as to water and sewer.

* * * * *

L-17778 Southland Association (2793) (PD-6) (CD-9)

Southwest corner of East 41st Street South and South Fulton Avenue.

CH

Jones presented the application with Charles Norman and Ted Sack in attendance at the TAC meeting.

Mr. Norman pointed out that the 80' of right-of-way shown on the case map was an error. Mr. Norman also stated that a second lot-split on the eastern portion of the tract is planned for the near future.

French stated that the City is planning in the near future to downgrade East 41st Street South from the Primary Arterial in this area to a Secondary Arterial.

Jones noted that if East 41st Street South were a Secondary Arterial, the proposed 50' of right-of-way would meet the Major Street Plan.

It was also pointed out by French that the required 60' of right-of-way only exists along one small area on the north side of East 41st Street South.

It is proposed to split a 1.4-acre tract from this 6.0-acre tract. There is a multi-story office building on the west 185' of the tract with the remainder of the tract containing a parking lot. The Major Street Plan indicates that East 41st Street South between Yale Avenue and Sheridan Road requires 60' of right-of-way.

Applicant is requesting waiver of the full 60' right-of-way requirements on East 41st Street South and, in lieu of such dedication, proposes dedication of only 50'.

Staff finds no condition of the land which would preclude the granting of right-of-way.

On the MOTION of GOZ, the Technical Advisory Committee voted unanimously to recommend DENIAL of the PLAT WAIVER for L-17778.

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 8-0-0 (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to APPROVE the Plat Waiver for L-17778 and WAIVER of the Major Street and Highway Plan.

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LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17774 J.C. Miller (392) (PD-10) (CD-4)
2523-2525 W. Cameron RS-3

Chairman Doherty declared L-17774 stricken from the agenda since all letters have not been received.

L-17804 J. Brown/L. Brown (1083) (PD-18) (CD-8)
2922, 4926, 4930, 4934 E. 73rd OM

L-17807 Paddock (392) (PD-10) (CD-4)
125 S. Gilcrease Museum Rd. IM

L-17812 Barry Holmes (1392) (PD-6) (CD-9)
1110 E. 24th Pl. RS-2

L-17813 F. Davis/C. Crain (1993) (PD-6) (CD-9)
3219 S. Utica RS-2

L-17815 Denny West (2693) (PD-18) (CD-7)
6830 E. 44th St. S. IL

L-17816 Stallard etal. (493) (PD-4) (CD-4)
3729 E. 11th St. CH

L-17818 Lynn Berklacy (583) (PD-18) (CD-9)
2551 E. 71st St. RS-1

L-17819 Randall Hendricks (883) (PD-18) (CD-2)
3100 E. 71st St. RS-1

L-17820 Melton Hunt (1082) (PD-8) (CD-2)
7924 S. 25th W. Ave. RS-3

L-17821 N.J. Yost, Trustee/H.B. Neal Trust (684) CS
S. & W. of the SW/c of E. 61st St. S. & S. Garnett

(PD-18) (CD-7)

L-17822 Honey Karr (793) (PD-6) (CD-4)
2105 E. 15th St. OM/RS-3

L-17823 3511 Ltd. Partnership (1993) (PD-6) (CD-9)
1323-1325 E. 35th Pl. OL

Staff Comments

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

* * * * *

LOT-SPLITS FOR DISCUSSION:

<u>L-17778 Southland Association (2793)</u>	(PD-6) (CD-9)
SW/c of E. 41st St. S. & S. Fulton Ave.	CH
<u>L-17803 Don Roach (3383)</u>	(PD-26) (CD-8)
4810 E. 114th Pl.	RS-1

Chairman Doherty declared the above-listed lot-splits to be stricken from the agenda.

CONTINUED ZONING PUBLIC HEARING

ZONING PUBLIC HEARING

Application No.: Z-4789-SP-3	Present Zoning:
Applicant: John Moody	Proposed Zoning:
Location: Southeast corner of East 71st Street South and the Mingo Valley Expressway.	
Date of Hearing: December 15, 1993	
Presentation to TMAPC: John Moody	

The applicant has submitted a generalized Site Plan for a 40,000 SF commercial building and an outdoor advertising sign on a 5.2-acre tract at the southeast corner of East 71st Street South and the Mingo Valley Expressway. The building location shown on the Site Plan is in the 100-year flood plain. No engineering work was submitted to this office or to the Public Works Department to show how the tract would be altered to remove the building site from the floodplain and still provide a sufficient drainageway. Also, the exact uses of the building and their floor areas were not provided. A supplemental list of permitted uses was submitted with a 5,000-SF limitation on Use Unit 12 uses. This, however, produces a requirement of 206 parking spaces and only 201 were provided. Also, no spaces for disabled persons were shown. The TAC has requested that the western entrance to East 71st Street be eliminated and that the eastern one be at least 500' from the Mingo Valley Expressway off-ramp. They also want a 17.5' utility easement along the north and west property line which would interfere with the proposed location of the outdoor advertising sign. The applicant has met with Public Works on the storm drainage issues. They say the relocation of the creek is potentially possible and engineering on the relocation will be addressed during the platting process. No elevation drawings of the building or ground and wall signs were provided to determine if they are appropriate for the site.

It appears to Staff that this Site Plan is still too general in nature, the parking is inadequate and the access points must be altered.

Staff recommends that this Site Plan be continued so that the applicant can revise the Site Plan to bring it into conformance with the TAC recommendation and the parking requirements.

Also, Staff would recommend that Use Unit 16 not be permitted, that the signs be subject to Sections 1221C, D & F, and that no outdoor advertising sign be permitted until a building permit for the commercial building is issued.

Applicant's Comments

John Moody, attorney for the applicant, gave a detailed zoning history of the area. He explained that upon meeting with the Department of Transportation, they explained that CO would not be accepted as commercial zoning until the City determines that the subject location is appropriate for commercial use. Mr. Moody advised that the determination could be made through the approval of a corridor site plan designating the area for commercial use. He called attention to the original conceptual plan that his client has for the property. He explained that there is not a specific user at present; however, his client is trying to market the property for commercial use. Mr. Moody advised that his client has agreed to modify the application to reflect 39,000 SF of building floor area to comply with the 201 parking spaces provided. He noted that the access point on the street is still under discussion, and that the street will be constructed wherever the median cut is determined by the City of Tulsa. Regarding required handicapped parking, Mr. Moody informed that his client will provide as many handicapped parking spaces as required along the front of the building on the northeast corner of the building site.

Mr. Stump informed that TAC wants to ensure that if a billboard is placed on the property, it will be 17.5' off the property line. Mr. Moody agreed to the condition.

There was discussion over whether or not to allow Use Unit 16 and whether or not the Planning Commission would have control over layout of car bays for tire/battery-types of stores. Mr. Moody advised being willing to concede this, although his client wanted the flexibility and marketing. This would require a major amendment to add that Use Unit for review of a specific site plan. He advised that Use Unit 17 would be an appropriate use which the applicant would request adding by a minor amendment subject to site plan review. He informed that there would be no mobile home sales, only tire/battery store operations.

Chairman Doherty advised dropping Staff condition that the building permit be issued before the billboard be allowed.

TMAPC Action; 8 members present:

On **MOTION** of **PARMELE** , the TMAPC voted **7-0-1** (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, "aye"; no "nays"; Wilson "abstaining"; Ballard, Broussard, Midget "absent") to **APPROVE** Z-4789-SP-3 subject to the following amended conditions.

39,000 SF of building floor area.

Parking spaces for disabled persons as required along the front of the building on the northeast corner of the building site.

Billboard is to be placed 17.5' off the property line.

Signs shall be subject to Sections 1221C, D & F.

Use Unit 16 uses shall be prohibited.

All the requirements of the TAC.

LEGAL DESCRIPTION

A tract of land situated in the NW/4 of the NW/4 of Section 7, Township 18 North, Range 14 East of the Indian Base and Meridian, according to the U. S. Government survey thereof, in the City of Tulsa, County of Tulsa, State of Oklahoma, more particularly described as follows, to-wit: Beginning at the northeast corner of the NW/4, NE/4 of Section 7, Township 18 North, Range 14 East; thence due west a distance of 310.00', thence due south a distance of 75.0' to the point of beginning, thence due south a distance of 500.00', thence due west a distance of 540.5', thence N 20°00'00" E a distance of 169.0', thence due north a distance of 325.0', thence due east a distance of 330.0', thence N 84°00'00" E a distance of 155.0' to the point of beginning, and located in the southeast corner of U.S. Hwy. 169 and East 71st Street South.

* * * * *

PUD-405-8: Minor Amendment - west of the southwest corner of East 91st Street South and South Memorial Drive.

The applicant is requesting the following modifications to Block 2 of 9100 Memorial:

1. Remove the limitation of one consolidated used car sales area;
2. Modify the maximum building setback from East 91st Street to permit the used car sales display building as indicated on Exhibit B to be constructed 330 feet from the centerline of East 91st Street; and
3. Reduce the used car sales area setback from the centerline of East 91st Street from 250 feet to 100 feet as indicated on Exhibit B.

These changes are brought about by the change in ownership of some of the dealerships in the new car sales areas. Instead of one owner as originally anticipated, there are now two separate owners of dealerships in the PUD. This produces the need for two separate used car sales areas. The new used car sales building would be required to be similar in design and appearance to existing automobile sales buildings. Staff believes the changes will not be detrimental to the other surrounding developments, both inside and outside the PUD. Therefore, Staff recommends **APPROVAL** of PUD-405-8, subject to the conditions proposed by the applicant.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to **APPROVE** PUD 405-8 Minor Amendment as recommended by Staff.

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PUD-469: Detail Site Plan - east of the northeast corner of 96th Street North and Mingo Road.

The Owasso Public Schools are requesting Site Plan approval for an elementary school on 10.93 acres. The site was approved for a school by a Minor Amendment, PUD-469-1, on December 1, 1993. The school contains 36,760 SF of building floor area and 80 parking places. It complies with all the PUD conditions; therefore, Staff recommends **APPROVAL**.

TMAPC Action; 8 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget "absent") to **APPROVE** PUD 469 Detail Site Plan.

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There being no further business, the Chairman declared the meeting adjourned at 3:05 p.m.

Date Approved: Jan 5, 1994
Jane R. Robert
Chairman

ATTEST:
[Signature]
Secretary Vice Chair