

## **TULSA METROPOLITAN AREA PLANNING COMMISSION**

Minutes of Meeting No. 1973

Wednesday, May 4, 1994, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

### **Members Present**

Ballard  
Carnes, 2nd Vice  
Chairman  
Doherty, Secretary  
Horner  
Midget, Mayor's  
Designee  
Pace  
Parmele  
Chairman  
Wilson

### **Members Absent**

Broussard  
Harris  
Neely

### **Staff Present**

Gardner  
Hester  
Jones  
Stump

### **Others Present**

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, May 3, 1994 at 1:12 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:38 p.m.

### **REPORTS:**

#### **Committee Reports:**

##### **Budget and Work Program Committee**

Ms. Wilson announced that the Budget and Work Program Committee will meet in work session May 18, 1994 in the Francis Campbell City Council Room at the close of the regularly scheduled Planning Commission meeting.

##### **Rules and Regulations Committee**

Mr. Doherty announced that the Rules and Regulations Committee will also meet in work session on May 18.

##### **Director's Report:**

Mr. Gardner announced that the Oak View neighborhood has submitted a request for rezoning from RS-1 and RS-2 to RE.

##### **Interested Parties**

##### **Harrison Townes**

##### **President of the Greater Oak View Estates Homeowners Association**

Mr. Townes announced that the neighborhood applied to upzone the part of their neighborhood consisting of very large lots, many of which are on septic tanks. He disclosed support of over 90% of area residents. Mr. Townes informed that there are no objections; however, there are some property owners who are undecided.

Chairman Parmele asked if the residents are making progress on a negotiated agreement regarding a pending plat abutting the area.

Mr. Townes informed that no progress is being made; however he indicated that residents are continuing to work with the developer.

Chairman Parmele instructed Staff to set this item for public hearing July 6, 1994.

Mr. Gardner announced receipt of a letter from Greg Warren, Urban Development Staff, stating that the Tulsa Historic Preservation Commission has formally endorsed the Yorktown Neighborhood for Historic Preservation of HP overlay. This is the area bounded by 21st Street to the south, Utica to the west, 15th Street to the north and Lewis to the east. Mr. Gardner informed that this request will be coming before the Planning Commission in the near future.

#### COMPREHENSIVE PLAN

Resolution to adopt the Tulsa Trails Plan as part of the Comprehensive Plan for the Tulsa Metropolitan Area (adopted 04-27-94).

#### TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **APPROVE** the Resolution to adopt the Tulsa Trails Plan as part of the Comprehensive Plan for the Tulsa Metropolitan Area as adopted.

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#### PUBLIC HEARING ON SUBDIVISION REGULATION AMENDMENTS:

Amendment to the Subdivision Regulations to require street addresses on plats and computer disks containing the final plat.

#### Staff Comments

Mr. Jones announced that a number of representatives from the various utility companies were present to show support of the proposed amendment. He informed that the Legal Department has expressed approval of the amendment, as have all the utility companies and the Rules and Regulations Committee. Mr. Jones requested approval of the amendment to the Subdivision Regulation to require street addresses on plats. However, he requested continuance of the portion of the amendment to require computer disks containing the final plat which needs to be referred to the Rules and Regulations Committee. Mr. Jones noted that interested parties have pointed out concerns over this item and Staff wants to ensure the wording and procedure is worked out before the amendment is taken forward. Mr. Jones informed that the following were notified of the proposed amendment: Greater Tulsa Association of Realtors, Metro Builders Association, an abstracting company and all have expressed support.

There were no interested parties attending in opposition to the amendment.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **APPROVE** the requirement to indicate street addresses on plats as follow:

Proposed amendment to Section 3.3.3(m)

"(m) all proposed lots, consecutively numbered, their dimensions, building setback lines, and if the property is located in the City of Tulsa, street addresses shall be designated on each residential single-family lot;

Caveat/Disclaimer

Addresses shown on this plat are accurate at the time the plat was filed. Addresses are subject to change and should never be relied on in place of the legal description."

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **CONTINUE** the public hearing portion of the amendment relating to computer disks containing the final plat to July 13, 1994.

\* \* \* \* \*

**SUBDIVISIONS:**

**PRELIMINARY PLAT:**

Calvary Bible Church (1383)

(PD-18)(CD-8)

East of the northeast corner of East 91st Street South and South Memorial Drive

Jones presented the plat with Bruce Masters in attendance at the TAC meeting.

Miller stated that there was an existing gas line and easement along East 91st Street South and requested that the book and page be shown.

Jones noted the changes on the face of the plat.

This property was approved for church use by the Board of Adjustment on December 8, 1992 and is subject to the platting requirements. No Site Plan was submitted on this one-lot 6.29-acre subdivision and building layout will be critical due to the existing pipeline easements.

Staff would offer the following comments and/or recommendations:

1. In addition to the usual release letters, a release letter from both Conoco Pipeline and Williams Pipeline will be required.
2. Advisory only - applicant must return to the Board of Adjustment to have Site Plan approved prior to obtaining building permit. Not a condition of plat.

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 and sanitary sewer 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 **CALVARY BIBLE CHURCH**, subject to all conditions listed above.

Mr. Jones noted that a representative from the church was present should the Planning Commission have any questions.

There were no interested parties in attendance.

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **APPROVE** the **PRELIMINARY PLAT** of Calvary Bible Church subject to conditions recommended by Staff.

\* \* \* \* \*

**9300 Sheridan Center (PUD-206)(2283)**

**(PD-18)(CD-8)**

South of the southwest corner of South Sheridan Road and East 91st Street South

Mr. Jones advised of a request for continuance of this item. He revealed that the applicant is also filing a detailed site plan, and because of discussion between area residents and the engineer/developer over this, the applicant wants to delay the plat should there be major changes involved.

There were no interested parties in attendance.

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **CONTINUE** the **PRELIMINARY PLAT** of 9300 Sheridan Center to May 18, 1994.

\* \* \* \* \*

**Saddleridge (2483)**

**(PD-26)(CD-8)**

West of the northwest corner of East 101st Street South and South Mingo Road

Jones presented the plat with Bill Lewis in attendance at the TAC meeting.

Miller and Johnson requested additional easements between various lots to provide utility service. Lewis was in agreement.

Pierce requested a provision in the restrictive covenants to provide for overhead pole service along the south and west sides of the property. Pierce also requested a revision in Section II.2.B. of the restrictive covenants to require all underground service.

Rains requested that drainage plans, as relates to East 101st Street South be reviewed and approved by County Engineering.

Saddleridge, which consists of 10.02 acres and 37 residential single-family lots, was reviewed by the Technical Advisory Committee on October 21, 1993. The property was rezoned to RS-3 in December 1993 and is now ready for Preliminary Plat review.

Staff would offer the following comments and/or recommendations:

1. Add asterisk on corner lot building lines with note regarding garage access.
2. Unless modified, a second point of access will be required as per Traffic Engineering.
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 and sanitary sewer 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. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.

11. 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).
12. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
13. 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.
14. 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.)
15. 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.
16. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
17. The key or location map shall be complete.
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.
19. 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.
20. 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.
21. 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.
22. All (other) Subdivision Regulations shall be met prior to release of final plat.

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

#### TMAPC Comments

Mr. Doherty and Mr. Carnes asked for explanation as to why the streets are not considered illegal cul-de-sacs.

Mr. Jones explained that when this was reviewed as a sketch plat there was discussion that because of a creek and other physical features which prohibited connections, Traffic Engineering deemed that this configuration was the best possible. Mr. Jones explained that Traffic Engineering did not perceive the subject streets to be cul-de-sacs. He added that the entry is extra wide and a center median will be installed.

There was considerable discussion among the Planning Commissioners as to whether this street pattern meets Subdivision Regulations and the need for an additional point of access.

Regarding an additional point of access, Mr. Jones pointed out that there are no stub streets with which to connect.

Mr. Doherty suggested approving the preliminary plat with a waiver of subdivision regulations since it contains a cul-de-sac of over 450'.

Ms. Wilson expressed being in favor of connecting to a stub street where possible; however, she noted that East 100th Place South is not stubbed and there is no way to make a connection because of topography. She expressed being in favor of the design since it contains only 37 lots and the entrance is extra wide.

Ms. Wilson made a motion for approval subject to Staff conditions.

There was debate between the Planning Commission and Legal Counsel as to the definition of a cul-de-sac, with Mr. Linker pointing out that there are two points out from every street and Mr. Doherty declaring that there is only one way out of the subdivision.

Mr. Jones informed that there is no definition for cul-de-sac in the Subdivision Regulations.

Ms. Wilson restated her motion to approve the preliminary plat subject to Staff conditions. Mr. Midget seconded the motion.

Mr. Doherty believes the streets to be cul-de-sac and without waiver of Subdivision Regulations cannot support the motion.

Mr. Carnes deems the street to be an illegal cul-de-sac.

Mr. Jones read from the Subdivision Regulations, *"When topography or other limiting factors make such changes necessary for securing the best overall design a modification of these regulations is not required"*.

Mr. Doherty made a first alternate motion, calling to approve the plat as presented and waive Subdivision Regulations on cul-de-sac length. Mr. Carnes seconded the motion.

Chairman Parmele determined that the alternate motion is improper and declared it out of order.

Mr. Doherty made a motion to amend the motion to add the waiver of Subdivision Regulations. Mr. Carnes seconded the motion.

Ms. Pace voiced concern that this action may set a precedent of other plats coming forward wanting to isolate subdivisions in a similar manner.

Mr. Gardner informed that this situation is unique because all property surrounding the subject plat is already either platted without stub streets or developed. He addressed the definition of cul-de-sac, which is a deadend street with a designed turnaround. He noted that this design meets the deadend definition, but is really a loop street within the interior of the subdivision with one point of access to the major street.



**TMAPC Action; 8 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **5-3-0** (Ballard, Carnes, Doherty, Horner, Midget "aye"; Pace, Parmele, Wilson "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **AMEND** the main motion to include a **WAIVER** of Subdivision Regulations as it pertains to cul-de-sacs.

Chairman Parmele informed that the main motion is now amended to approve the preliminary plat subject to conditions including the waiver of Subdivision Regulations.

**TMAPC Action; 8 members present:**

On **MOTION** of **WILSON**, the TMAPC voted **6-1-1** (Ballard, Doherty, Horner, Midget, Parmele, Wilson "aye"; Carnes "nay"; Pace "abstaining"; Broussard, Harris, Neely "absent") to **APPROVE** the **PRELIMINARY PLAT** of Saddleridge as recommended by Staff with the **WAIVER** of Subdivision Regulations relating to cul-de-sacs.

\* \* \* \* \*

**Flynn Plaza (PUD-235-A)(183)**

**(PD-18)(CD-7)**

West of the northwest corner of East 71st Street South and South Mingo Road

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

Herbert requested the drainage easement be labeled Reserve "A" with the appropriate language in the deed of dedication.

French requested the mutual access to provide internal circulation be shown on the plat.

French stated that South 92nd East Avenue will have a traffic signal and the electrical conduit must be constructed with a PFPI. In addition, the eastbound turn lane on East 71st Street South must be constructed with a PFPI.

Pierce recommended a 17.5' utility easement along East 71st Street South to allow overhead pole lines. Sack stated that a free-standing sign was planned in that area and he would work with PSO in the matter.

Flynn Plaza is an approximate 19-acre subdivision which contains five lots and is zoned CS, OM and PUD-235-A. Several PUD conditions apply to this plat and can be found in the Deed of Dedication and Restrictive Covenants.

Staff would offer the following comments and/or recommendations:

1. All conditions of PUD-235-A 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.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines.

3. Water and sanitary sewer 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.
4. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owners(s) of the lot(s).
5. 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.
6. 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.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
8. Street names shall be approved by the Department of Public Works/County Engineer and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. 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).
11. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
12. 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.
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. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
16. The key or location map shall be complete.
17. 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.
18. 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.

19. 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.
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.

On the **MOTION** of **HERBERT**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY PLAT** of **FLYNN PLAZA**, subject to all conditions listed above.

**AND**

Application No.: **PUD-235-A-1**

Applicant: Charles Norman

Location: North side of East 71st Street South at South 92nd East Avenue

Date of Hearing: May 4, 1994

Presentation to TMAPC: Charles Norman

#### Minor Amendment to Adjust Development Area Boundaries

The applicant is proposing to move the boundary of Development Area A 65.76' to the north, making Development Area A contain 9.996 acres and Development Area C contain 8.094 acres. No increase in floor area is proposed for Development Area A. Staff would recommend that the permitted floor area in Development Area C be reduced by the same proportion that its land area is reduced. Therefore, Staff recommends **APPROVAL** of PUD-235-A-1 with the following revisions to the standards for Development Areas A and C:

	<b>Land Area (net)</b>	<b>Max. Bldg. Floor Area</b>
Dev. Area A	9.996 acres	102,600 SF
Dev. Area C	8.094 acres	105,772 SF

Mr. Jones noted that the main point of contention is that South 91st East Avenue not provide access into the residential area.

Mr. Stump noted that because the area is zoned CS there is 150' frontage requirement which he expects to be addressed with a minor amendment. He explained that the original approval of the PUD did not address any variation of frontage. Mr. Stump addressed the minor amendment to PUD 235 to move the retail commercial area back approximately 65', and Staff proposes approval with a proportional reduction in the building floor area allowed in the tract to the north.

Mr. Norman informed that when the detail site plan is finalized on Lot 3, which is the first phase of development, he will be presenting additional minor amendments to allocate floor area between the four lots planned for commercial development and also to address issues such as signage allocation.

In response to Chairman Parmele's question, Mr. Norman replied that there will be a recorded mutual access and cross-parking agreement for the lots.

Responding to Ms. Wilson's question regarding landscaping, Mr. Norman informed that he wrote a requirement into the covenants requiring planting of trees along a 50' strip along the north boundary which must be installed prior to the occupancy of any building within the PUD. He informed that Lot 5 requires no adjustment from the north boundary of the building setback or limitation to one-story.

Interested Parties

David Anderson

9224 East 68th Street 74133

Mr. Anderson's property abuts the subject property, and he expressed concern regarding the trees along the 65' area. He requested that the use of the site be modified to preserve the existing trees.

Mr. Doherty explained that the landscape boundary was extended to include the subject trees. He noted that it was the intent of the Planning Commission and the applicant's intent to preserve that area as much as possible.

Mr. Norman noted that construction of the detention area in the northeast corner of the property may make it difficult to keep some of the trees in the swale where natural location of the detention must be. He expressed being sensitive to existing trees and assured the Planning Commission they will be taken into consideration in the planning of the landscaped area to the north.

TMAPC Action; 7 members present:

On **MOTION** of **WILSON**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Midget, Neely "absent") to **APPROVE** the **PRELIMINARY PLAT** of Flynn Plaza subject to conditions recommended by Staff.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Midget, Neely "absent") to **APPROVE** PUD 235-A-1 as recommended by Staff.

\* \* \* \* \*

Kuykendall Industrial Park (194)

(PD-17)(CD-8)

West of the northwest corner of East Admiral Place and South 193rd East Avenue

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

Pierce stated that there were existing lines outside an easement and asked if the easement could cover it. Sack stated that it should not be a problem.

French noted that access had been approved by Traffic Engineering.

Herbert stated that the drainage easement should be designated as a Reserve.

This property was reviewed and approved by the City of Tulsa in 1986 as East Admiral Industrial Park. The plat was never filed of record and expired in 1987. This plat would create two lots and contains 8.2 acres.

Staff would offer the following comments 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 and sanitary sewer 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. 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.
17. This plat has been referred to Catoosa and Fair Oaks 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.
18. 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.
19. 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 **KUYKENDALL INDUSTRIAL PARK**, subject to all conditions listed above.

Ted Sack was present represent representing the applicant.

**TMAPC Action: 7 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Midget, Neely "absent") to **APPROVE** the **PRELIMINARY PLAT** of Kuykendall Industrial Addition subject to conditions recommended by Staff.

\*\*\*\*\*

**QuikTrip #78R (1583)**

**(PD-18)(CD-8)**

Northeast corner of East 91st Street South and South Yale Avenue

Jones presented the plat with Dan Tanner in attendance at the TAC meeting.

Dan stated he would work with Public Works and Traffic Engineering in regards to the drainage easement.

French stated that two access points may be along South Yale Avenue with one located at the northern end of the tract and one access to East 91st Street South. No left turn will be permitted from the tract on South Yale Avenue and Tanner agreed.

French requested that all access be subject to Traffic Engineering approval.

This one-lot commercial subdivision contains 1.044 acres and is currently zoned CS (Commercial Shopping). The proposed use of the property is a convenience store, and several easements appear to be existing.

Staff would offer the following comments and/or recommendations:

1. Waiver of the Subdivision Regulations to permit a 1"=20' scale (1"=50' required).

2. Several changes to the face of the plat (see file copy).
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 and sanitary sewer 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. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. 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).
12. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
13. 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.
14. 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.)
15. 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.
16. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
17. The key or location map shall be complete.

**TMAPC Action; 8 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **APPROVE** the Waiver of Plat for Z-6430 and Z-6346 as recommended by Staff.

\*\*\*\*\*

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

L-17873 101st & Memorial Land Co. (2483) (PD-26)(CD-8)

9800 S. Memorial Dr. (East side)

L-17880 Industries for Tulsa (3413)

CO  
(PD-15)(County)

NW/c of E. 66th St. N. & N. Lakewood Ave.

L-17881 Robert Aikens (2793)

IL  
(PD-6)(CD-9)

SW/c of E. 41st St. S. & S. Fulton Ave.

L-17882 QuikTrip Corporation (283)

CH  
(PD-18)(CD-7)

SW/c of E. 61st St. S. & S. Memorial Dr.

L-17883 Maxey (893)

CS  
(PD-8)(CD-2)

7101 S. Columbia Ave.

RS-1

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

\*\*\*\*\*

**ZONING PUBLIC HEARING**

Application No.: **PUD-511**

Applicant: Charles Norman

Location: North side of East 31st Street South at South Rockford

Date of Hearing: May 4, 1994

Presentation to TMAPC: Charles Norman

Present Zoning: RS-1  
Proposed Zoning: PUD

The applicant is proposing to subdivide an existing 10-acre tract containing one dwelling into a 6-lot development containing 5 single-family dwellings and a common recreation/detention area which is served by a private street extension of Rockford Road. No access except for service entrances is proposed from East 31st Street South. A 22' wide private street is proposed.



Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD-511 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends **APPROVAL** of PUD-511 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. **Development Standards:**

Land Area (Gross):	10 acres
Permitted Uses:	Use Unit 6 and customary accessory uses
Maximum Number of Dwelling Units:	5
Minimum Lot Size:	30,000 SF
Maximum Building Height:	35'
Minimum Lot Width:	110'
Minimum Livability Space:	20,000 SF
Minimum Required Yards	
Front:	35'
Side:	15'
Rear:	25'
From c/l of E. 31st St. S.:	85'
3. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all common areas, including any stormwater detention areas within the PUD.
4. All private roadways shall be a minimum of 22' in width for two-way roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be 10 percent.
5. No Building Permit shall be issued until the requirements of Section 1107E of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making the City beneficiary to said Covenants.
6. Subject to review and approval of conditions as recommended by the Technical Advisory Committee.

**Applicant's Comments**

Mr. Norman informed that the map is in error, advising that 30th Street is not developed and that Rockford Road travels directly south into the subject property. Mr. Norman explained proposed development of the tract.

Interested Parties

**Greg Frizzell**

**Susan Pagel**

Mr. Frizzell expressed agreement with the PUD as presented.

**2947 South Quaker 74114**

**2950 South Rockford 74114**

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to recommend **APPROVAL** of PUD 511 as recommended by Staff.

**LEGAL DESCRIPTION**

A tract of land situated in Tulsa County, Oklahoma, being described as follows: 10 acres located in the SW/4 of Section 18, Township 19 North, Range 13 East, Tulsa County, Oklahoma and better described as Beginning at a Point 40 rods east of the southwest corner of said Section 18 and running 40 rods east to a certain point; thence north 40 rods to a certain point; thence west 40 rods to a certain point thence south 40 rods to the Point of Beginning, more particularly being described as all being in Lot 4 and in the SE/4 of the SW/4 of Section 18 being approximately located on the north side of East 31st Street and east of South Quaker Avenue.

\* \* \* \* \*

Application No.: **PUD-422-1**

Applicant: **Charles Norman**

Location: West side of South Peoria Avenue between East 32nd Street South and East 33rd Street South

Date of Hearing: May 5, 1994

Presentation to TMAPC: **Charles Norman**

Present Zoning:

Proposed Zoning:

Minor Amendment to reduce building setback for Lot 1,  
Block 1, Crow Creek Office Park

An as-built survey of the two-story office building on Lot 1, Block 1 of Crow Creek Office Park found the building was only 96' from the centerline of South Peoria Avenue rather than the required 100'. The amendment proposes to reduce that setback to 96' to clear title. Staff recommends **APPROVAL** of the amendment, but only for the existing structure.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **APPROVE** PUD 422-1 as recommended by Staff.

\* \* \* \* \*

Application No.: **Z-5498-SP-1-F**

Applicant: **Bruce Anderson**

Location: **North of the northwest corner of East 81st Street South and South Lewis Avenue**

Date of Hearing: **May 4, 1994**

**Minor Amendment to Corridor Site Plan**

Due to the reconfiguration of the Grandview Hotel site that resulted from the development of a Wal-Mart store to the west, the sign for the hotel must be relocated 15' south. Staff recommends **APPROVAL** of the Revised Corridor Site Plan.

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **APPROVE** Z-5498-SP-1-F as recommended by Staff.

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**OTHER BUSINESS:**

**PUD-431-A:** Detail Site Plan Review - southwest corner of East 101st Street South and South Sheridan Road

Mr. Stump explained that this is for May's Drug Store and Staff has received a revised site plan which now complies with landscape requirements. Staff recommends **APPROVAL** of the revised Detail Site Plan.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **APPROVE** PUD 431-A REVISED DETAIL SITE PLAN as recommended by Staff.

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**PUD-260-B:** Detail Site Plan of Lot 4 - east of the northeast corner of East 71st Street South and South Yale Avenue

The applicant is proposing a Sonic Drive-in Restaurant on Lot 4, Block 1, Hyde Park Second. Staff finds it complies with the PUD conditions and recommends **APPROVAL**.

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **APPROVE** PUD 260-B DETAIL SITE PLAN as recommended by Staff.

\* \* \* \* \*

**PUD-385-A:** Detail Sign Plan - northwest corner of East 71st Street South and South Utica Avenue.

The applicant is proposing a 30 SF wall sign on the west wall of the shopping center near the south end and a 90 SF wall sign on the east wall of the shopping center. Both signs are for a dry cleaning establishment. Both signs comply with the PUD conditions; therefore, Staff recommends **APPROVAL**.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Harris, Neely "absent") to **APPROVE** PUD 385-A DETAIL SIGN PLAN as recommended by Staff.

\* \* \* \* \*

**PUD 489** Sign Plan Review - northeast corner of East 71st Street south and South Mingo Road

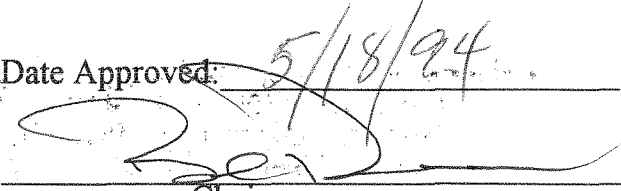
Mr. Stump informed that no additional information has been received and noted that the east elevation wall sign projects above the building wall which is prohibited by the code.

Hearing no objection Chairman Parmele tabled the item.

\* \* \* \* \*

There being no further business, the Chairman declared the meeting adjourned at 2:40 p.m.

Date Approved: 5/18/94

  
Chairman

ATTEST:

  
Secretary

