

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2098

Wednesday, January 29, 1997, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Ballard	Almy	Linker, Legal
Dick	Carnes	Jones	Counsel
Doherty, 1st Vice Chairman	Ledford	Matthews	
Gray	Pace	Stump	
Horner			
Midget, Mayor's Designee			
Westervelt, Secretary			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, January 28, 1997 at 12:44 p.m., in the office of the County Clerk at 12:30 p.m., as well as in the Reception Area of the INCOG offices at 12:54 p.m.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:30 p.m.

Minutes:

Approval of the minutes of January 15, 1997, Meeting No. 2096:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Boyle, Dick, Doherty, Gray, Horner, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Ledford, Midget, Pace "absent") to **APPROVE** the minutes of the meeting of January 15, 1997 Meeting No. 2096.

REPORTS:

Committee Reports:

Budget and Work Program Committee

Mr. Horner stated the Budget and Work Program Committee met last week to review items for the 1998 Budget and Work Program. Mr. Doherty stated committee members have received the last proposal that will be submitted to the City.

Rules and Regulations Committee

Mr. Doherty stated the Rules and Regulations Committee met last week to consider outdoor advertising sign issues. He stated Mr. Boyle suggested an excellent proposal which the sign industry is reviewing and will submit to staff. The proposal, if approved, will be set for public hearing.

Community Participation Committee

Ms. Gray informed the Commission the first quarterly training session for neighborhood associations is being scheduled for the first week in March.

Ms. Matthews stated the training session has been scheduled for Tuesday, March 4, 1997. The session will be held in the Francis Campbell Council Room from 5:00 p.m. to 9:00 p.m. if needed. Refreshments will be provided.

Ms. Matthews requested input for topics and formats.

Director's Report:

Ms. Matthews stated the Resolution amending the District 25 Plan Map and Text will be heard by the City Council at their meeting on Thursday, January 30, 1997. She stated a portion of the amendments will probably be referred back to the Planning Commission for further review and discussion. Mr. Doherty stated the portion to be referred is in the area of 56th Street North and Highway 75 near the floodplain area.

SUBDIVISIONS:

Preliminary Plat:

4100 Garnett Center (3094)

(PD-17) (CD-5)

Southwest corner of East 41st Street South and South Garnett Road

TAC Comments:

Jones presented the plat with Ted Sack present.

Matthews and Miller requested a 10' utility easement along the north and east property lines.

Somdecerff noted differences between the legal description and face of plat and asked that it be checked.

French stated that access to Garnett appeared to meet Traffic Engineering criteria; however, final 41st Street access points should be approved when a site plat is developed.

4100 Garnett Center is a two-lot subdivision which contains two lots and 10.85 acres. The property is zoned CO, Corridor, and therefore, subject to corridor site plan review and approval by the TMAPC and City Council.

Staff would offer the following comments and/or recommendations:

1. A variance of Section 804 of the City of Tulsa zoning code is required to permit principal access from a street other than an internal collector.
2. A corridor site plan must be approved by the City of Tulsa prior to the issuance of a building permit.
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 shall be tied to or related to property line and/or lot lines.
4. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S 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 owner(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 & Sewer) prior to release of final plat.
7. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater 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).
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. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
12. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
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 plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
15. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
16. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
17. 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, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
21. 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.
22. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
23. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
24. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Miller, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of 4100 Garnett Center subject to all conditions listed above.

Staff Comments:

Mr. Jones informed the Commission the applicant is filing a request for a zoning change. If approved, requirement nos. 1 and 2. would be eliminated from the conditions.

Mr. Jones stated the other conditions are standard conditions and Mr. Sack is in agreement with these conditions. Therefore, staff recommends approval of the preliminary plat, subject to the conditions.

TMAPC Action; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Dick, Doherty, Gray, Horner, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Ledford, Midget "absent") to **APPROVE** the Preliminary Plat of 4100 Garnett Center, subject to all conditions recommended by TAC and noting condition nos. 1 and 2 may be eliminated contingent upon the rezoning of the property.

21st and I-44 Center (PUD-550) (1393)

(PD-5) (CD-5)

South side of East 21st Street South at South 89th East Avenue

TAC Comments:

Jones presented the plat with Ted Sack in attendance.

Miller pointed out an existing gas line and asked if it was to be abandoned.

Miller and Nelson requested a wider perimeter easement. 17.5' was recommended by Nelson.

French stated that a PFPI would be required to construct the improvement for East 91st Street South.

Somdecerrf recommended the enforcement paragraph be added for limits of no access.

Discussion was made in regards to the possible abandonment of the remaining 20' of right-of-way abutting Skelly Park. Sack stated he would look into the request and speak with the developer and City.

French recommended the three access points to the south be realigned.

21st and I-44 Center is a four-lot commercial/industrial subdivision plat which contains 58.4 acres. The property is controlled by Planned Unit Development 550 which has been approved by the City.

Staff would offer the following comments and/or recommendations:

1. Since the property is a replat, it is subject to Title 11, Section 42-106 of the Oklahoma Statutes.
2. Show all building lines in accordance with PUD.
3. Label Limits of No Access along South 91st East Avenue.
4. Identify South 87th East Avenue.
5. All conditions of PUD-550 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
6. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
7. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
8. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
9. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
10. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
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. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
15. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
16. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

17. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.

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 plat release.)

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.

20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.

21. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

22. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)

23. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

24. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.

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

On motion of Nelson, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of 21st and I-44 Center subject to all conditions and recommendations listed above.

TMAPC Action; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Dick, Doherty, Gray, Horner, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Ledford, Midget "absent") to **APPROVE** the Preliminary Plat of 21st and I-44 Center, subject to the conditions as recommended by staff.

* * * * *

Stillwater National Bank (PUD-553) (793)

(PD-4) (CD-6)

Southwest corner of East 15th Street South and South Utica Avenue

TAC Comments:

Jones presented the plat with Dan Tanner in attendance.

Tanner stated that the underlying plat will be vacated.

Nelson requested a continual utility easement from 15th Street to 16th Street.

Somdecerff recommended that the 10' right-of-way be included in the legal description.

After considerable discussion the TAC recommended a 5' utility easement along the north property line and a 10' utility easement along the east property line.

French recommended a 30' radius at the intersection and LNA shown on the plat. The southern access point on Utica should be relocated to the North. Also, show book/page information on the alley closing.

Stillwater National Bank is a one-lot subdivision plat which contains 2.2 acres. The proposed use is a bank with drive-in facilities as permitted by Planned Unit Development number 553. The subject tract is contained within part of Orcutt Addition.

Staff would offer the following comments and/or recommendations:

1. Since the property is part of an existing subdivision plat, it is subject to Oklahoma Statutes, Title 11, Section 42-106.
2. Staff would recommend the underlying plat be vacated in accordance with accepted legal procedures.
3. Waiver of the Subdivision Regulations is required to permit right-of-way for East 15th Street and South Utica Avenue to be less than that designated on the Major Street Plan. In addition, a waiver to permit the plat to be drawn at scale of 1" = 30' (1" = 100' required).
4. Remove dwelling and utility information (except easements) from face of plat.
5. Key map must be complete with all subdivisions in the section.
6. Add "PUD-553" under title.
7. Add legend with all abbreviations.
8. Show number of acres and lots on face of plat.
9. Tie plat by distance and bearing to section corner or quarter.

10. Identify general location under name of plat.
11. All conditions of PUD-553 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.
12. 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 shall be tied to or related to property line and/or lot lines.
13. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
14. 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 owner(s) of the lot(s).
15. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
16. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
17. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
18. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
19. Street names shall be approved by the Department of Public Works and shown on plat.
20. All curve data, including corner radii, shall be shown on final plat as applicable.
21. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
22. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
23. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
24. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
25. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

26. 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.

27. All lots, streets, building lines, easements, etc. shall be completely dimensioned.

28. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

29. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)

30. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

31. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.

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

On motion of Shelton, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of Stillwater National Bank subject to all conditions and recommendations listed above.

Staff Comments:

Mr. Jones pointed out TAC recommended a 5' utility easement along the north property line and a 10' utility easement along the east property line. He stated the easements were discussed in great detail at the TAC meeting. TAC's theory is that utilities can go in the right-of-way of the streets; however, TAC feels in situations where the right-of-way is not in place or paving is placed in the right-of-way it makes it very difficult to install the utilities.

Applicant's Comments:

Dan Tanner, stated he has no issue with the reduced easements of 5' and 10', but did object to the original easement of 17.5' around the perimeter.

Mr. Tanner stated an underground meeting has been scheduled for January 31 and he feels all the utility companies are in support at this time. Mr. Jones commented if new easements develop from the January 31 underground meeting, the easements may need to be reviewed at the final plat stage instead of locking in to the 5' and 10' easements. He suggested the final easements be approved by the Commission.

Interested Parties Comments:

Beth Persac, 1531 South Troost, signed up as an interested party after the case was heard. Chairman Doherty advised her to discuss this item with Mr. Tanner after the meeting.

TMAPC Comments

Mr. Doherty commented the utilities are requesting more and more easements over the past years and using up the developable land when originally the easements where placed in the right-of-way when possible. He feels at some point this trend of requesting more easement needs to be addressed.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Dick, Doherty, Gray, Horner, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Ledford, Pace "absent ") to **APPROVE** the Preliminary Plat of Stillwater National Bank, omitting the requirements on easements until the final plat, waiver of Subdivision Regulations to permit right-of-way for East 15th Street and South Utica Avenue to be less than that designated on the Major Street Plan, waiver of Subdivision Regulations to permit the plat to be drawn at a scale of 1" = 30' and subject to conditions as recommended by TAC.

Country Oaks (PUD-551) (3392) (PD-8) (CD-2)
Northwest corner of West 57th Street South and South 33rd West Avenue

TAC Comments:

Jones presented the plat with Dan Tanner present.

Jones stated that the utility easement would need to be outside the drainage easement.

McCormick noted that any floodplain must be identified on the plat and dedicated to the city.

Somdecerrf stated the enforcement paragraph should be included in the deed of dedication and the standard paving and landscape paragraph for utility easements.

Miller pointed out an existing ONG easement along the east property line and asked that it be shown on the plat.

Country Oaks is a one lot subdivision plat which has a permitted use for elderly multi-family residential from the above Planned Unit Development. The property is 4.54 acres in size and a replat of part of Campbell Hills Addition.

Staff would offer the following comments and/or recommendations:

1. Since the property is a replat, it is subject to Oklahoma Statutes, Title 11, Section 42-106.
2. A waiver of the Subdivision Regulations is required to permit the plat to be drawn at a scale of 1"= 40' (1" = 100' required).
3. If the north 180' of the plat is dedicated to the City of Tulsa, it should be identified as a "Reserve Area". Appropriate language shall be included in the Deed of Dedication to cover maintenance.
4. It is recommended that the underlying plat be vacated in accordance with accepted legal procedures.
5. All conditions of PUD-551 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
6. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
7. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
8. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
9. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
10. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
12. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
13. Street names shall be approved by the Department of Public Works and shown on plat.

14. All curve data, including corner radii, shall be shown on final plat as applicable.
15. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
16. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
17. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
18. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
19. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
20. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
21. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
22. The key or location map shall be complete.
23. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
24. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
25. The zoning application Z-6562 shall be approved and the ordinance or resolution therefore published before final plat is released. (Plat shall conform to the applicable zoning approved.)
26. This plat has been referred to Sapulpa and Sand Springs because of its location near or inside a "fence line" of those municipalities. Additional requirements may be made by the applicable municipality; otherwise only the conditions listed apply.
27. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
28. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
29. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Miller, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of Country Oaks subject to all conditions and recommendations listed above.

TMAPC Action; 7 members present:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Boyle, Dick, Doherty, Gray, Horner, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Ledford, Pace "absent ") to **APPROVE** the Preliminary Plat of Country Oaks, subject to waiver of Subdivision Plat to permit the plat to be drawn at a scale of 1" = 40' and the conditions as recommended by TAC.

Plat Waiver, Section 213:

Z-6575 (Unplatted) (1803)
4400 North Peoria Avenue

(PD-25) (CD-1)

TAC Comments:

Jones presented the request with no representative present.

Rezoning application Z-6575 rezoned the subject tract from OL to CS and is now therefore subject to the platting requirement. The applicant submitted a site plan which shows an existing 1,500 square feet building. It appears that all necessary right-of-way is existing and no new construction is proposed.

Based on the existing use and size of the subject tract, staff is supportive of the requested plat waiver.

Staff recommends approval of the plat waiver for Z-6575 subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Access control agreement, if required by the Department of Public Works (Traffic Engineering).
3. Utility extensions and/or easements if needed.

One motion of Miller, the Technical Advisory Committee voted unanimously to recommend approval of the Plat Waiver for Z-6575 subject to all conditions and recommendations listed above.

TMAPC Action; 7 members present:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Boyle, Dick, Doherty, Gray, Horner, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Ledford, Pace "absent ") to **APPROVE** the Plat Waiver for Z-6575, subject to the conditions as recommended by TAC.

Lot-Splits for Ratification of Prior Approval:

- L-18389 Wayne Haynes** (874) 12509 East 132nd Street South (PD-19) (County)
- L-18395 Liberty Bank** (683) 6140 South Lewis (PD-18) (CD-9)
- L-18403 Mike Ward** (2483) 9902 South 86th East Avenue (PD-26) (CD-8)
- L-18406 City of Tulsa** (3394) 12902 East 51st Street (PD-18) (CD-6)

Staff Comments:

Mr. Jones stated these lot-splits are in order and meet the Subdivision Regulations; therefore, staff recommends approval.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Dick, Doherty, Gray, Horner, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Ballard, Carnes, Ledford, Pace "absent ") to **RATIFY** these lot-splits given Prior Approval, finding it in accordance with Subdivision Regulations.

Amendment to Deed of Dedication:

Mid America Office Park Amended - PUD-276 (2293) (PD-6) (CD-7)
East of the northeast corner of East 41st Street and South Hudson Avenue

Staff Comments:

Mr. Jones stated the Planning Commission previously approved a Minor Amendment to this PUD reducing some setback requirements. He stated Mr. Reynolds is processing the document, to be filed of record, amending the Deed of Dedication which has to be approved by the Commission, as well as the City and the Mayor.

Mr. Jones stated staff and Russell Linker, City Legal, have reviewed the language and recommend approval.

TMAPC Action; 7 members present:

On **MOTION** of **WESTERVELT**, the TMAPC voted **7-0-0** (Boyle, Dick, Doherty, Gray, Horner, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Ledford, Pace "absent ") to **APPROVE** the Amendment to Deed of Dedication for Mid America Office Park Amended in PUD-276 as recommended by staff.

ZONING PUBLIC HEARING:

Application No.: PUD-455A-2 (PD-18) (CD-7)

Applicant: Dave Zimmer

Location: 6839 South Yale

(Minor Amendment to allow occupancy of Charleston's Restaurant prior to installing all required landscaping.)

Staff Recommendation:

The applicant is requesting Minor Amendment approval to obtain an occupancy permit prior to completion of the installation of landscaping materials per an approved Landscape Plan. The applicant has completed the installation of the irrigation system but cold weather has delayed the installation of plant material.

Staff has reviewed the request and recommends **APPROVAL** with the following conditions:

All landscaped material to be installed by April 1, 1997 and a Certification of Installation from a registered architect/landscape architect be provided to both TMAPC and Customer Services stating that all landscaping and appurtenances have been installed and are in accordance with the approved Landscape Plan.

TMAPC Comments:

Mr. Doherty stated he has discussed this type of request with Jay Stump to consider being approved as an administrative action when the applicant is demonstrating good faith and not requiring the request to come before the Commission.

TMAPC Action; 7 members present:

On **MOTION of MIDGET**, the TMAPC voted **7-0-0** (Boyle, Dick, Doherty, Gray, Horner, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Ledford, Pace "absent ") to **APPROVE** the Minor Amendment for Lot 2, Block 1, Hyde Park North, to allow Charleston's Restaurant to obtain an occupancy permit prior to completion of the installation of landscaping materials per an approved Landscape Plan, subject to all landscaped material being installed by April 1, 1997 and a Certification of Installation from a registered architect/landscape architect being provided to both TMAPC and Customer Services stating that all landscaping and appurtenances have been installed and are in accordance with the approved Landscape Plan.

Application No.: PUD-531

(PD-18) (CD-8)

Applicant: Sack and Associates

Location: North and east of northeast corner East 81st Street and South Mingo Road
(*Site Plan for a bank with drive-in facilities.*)

Staff Recommendation:

The applicant is requesting Site Plan approval for a 9,000 SF office building and drive-through banking facility on 4.56 acres. Underlying Zoning is CO Corridor District and the proposed facility is categorized as Use Unit 11 which includes financial institutions. Currently no Corridor Site Plan has been submitted for approval.

Staff has reviewed the request and finds the proposed site plan conforms to parking, landscaped area, setback, and circulation requirements of the PUD; however, since no Corridor Site Plan has been approved, we can not say that it is in accordance with the CO District requirement. Access requirements in a CO District shall be principally from internal collector streets. The applicant was granted a variance (BOA 17053, May, 1995) from the access requirements for low intensity Use Unit 11, per the plan submitted.

Therefore, based on the information submitted, staff recommends **APPROVAL** of the detail site plan, subject to approval of a Corridor Site Plan that is the same as this plan.

NOTE: Site Plan approval does not constitute Landscape or Sign Plan approval.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Dick, Doherty, Gray, Horner, Midget, Westervelt “aye”; no “nays”; none “abstaining”; Ballard, Carnes, Ledford, Pace “absent”) to **APPROVE** the Detail Site Plan for a tract on the north side of East 81st Street South, East of Mingo Road in Development Area B for the Tulsa Teachers Credit Union, subject to approval of a Corridor Site Plan that is the same as this plan.

OTHER BUSINESS:

Status Report on School Site Reuse Study.

Staff Comments:

Ms. Matthews presented the School Site Reuse Study. She stated this item is an “information item only” and has been reviewed by the officials of Tulsa Public Schools. There have been revisions made at the request of Tulsa Public Schools. She stated staff is continuing to make revisions when property sells or when otherwise warranted.

Ms. Matthews stated Charles Stidham with Tulsa Public Schools present to answer questions. She reminded the Commission the study contains some specific recommendations in regard to land use and land use relationships in these vacant sites and vacant schools. Recommendations include some of the properties to be cleared before sale and actions, such as rezoning, that the Planning Commission may take to make the property more marketable.

Ms. Matthews stated the Parks Department has also received copies of the study. She stated the Parks Department expressed some preliminary interest in a few sites that are adjacent to some of their undersized parks, specifically the Posey and Russell sites.

TMAPC Comments:

Commissioner Dick noted the date should reflect “1996”.

Mr. Midget questioned whether the Planning Commission will review the use of the sites if other than a school use. Ms. Matthews replied if the property sells and the proposed use is not one that is allowed under the current zoning, then it will be reviewed by the Commission.

Information item only, no actions was taken.

City of Tulsa Capital Improvement Project requests for 1997; review for conformance with the Comprehensive Plan for the Tulsa Metropolitan Area.

Staff Comments:

Ms. Matthews stated staff and the Comprehensive Plan Committee have reviewed the Capital Improvement Project requests for 1997, and find them in accordance with the Comprehensive Plan. She stated most were in response to Federally mandated or internal operating improvements that were not, per say, covered by the plan.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **7-0-0** (Boyle, Dick, Doherty, Gray, Horner, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Ledford, Pace "absent ") to find the City of Tulsa Capital Improvement Project requests for 1997, in conformance with the Comprehensive Plan for the Tulsa Metropolitan Area.

City of Tulsa Capital Improvement Project requests for 1997 to change classification from "important" to "critical" on the Elm Creek Basin Project and Whittier School Acquisition Project.

Staff Comments:

Ms. Matthews stated there are two projects on the City of Tulsa Capital Improvement Project requests for 1997 that staff and the Comprehensive Plan Committee feel should be classified as "critical". These projects are the Elm Creek Basin Project and Whittier School Acquisition Project.

Ms. Matthews stated the Elm Creek Basin Project is a request to acquire property to correct flooding problems in the Central Park/Longfellow School area. She has been informed by the City the entire basin area will have to be restudied due to development that has occurred in the area. She feels flooding is already a problem and expressed the need for flood relief at the present time. Therefore, staff is requesting a change in classification from "important" to "critical".

In regards to Whittier School acquisition, staff feels that this also be ranked as a "critical" need, since the property is currently on the market and is a blighting influence on the surrounding properties.

TMAPC Comments:

Mr. Doherty asked whether the Elm Creek Basin Project has bearing on the Gunboat Square development. Ms. Matthews replied in the affirmative and indicated she did not know the current status of the development.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **7-0-0** (Boyle, Dick, Doherty, Gray, Horner, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Ledford, Pace "absent ") to **RECOMMEND** the reclassification of the Elm Creek Basin Project and Whittier School Acquisition Project from "important" to "critical" for the reasons stated by staff.

Resolution No. 2098:793 amending the District 2 Plan map, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

**A RESOLUTION AMENDING
THE DISTRICT TWO PLAN MAP,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 14th day of April, 1976, this Commission, by Resolution No. 1108:423, did adopt the District Two Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma; and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 22nd day of January, 1997, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District Two Plan Map to expand the medium Intensity-designated node at the southwest corner of Peoria Avenue and Apache Street to include the following properties:

Emerson Addition, Block 1, 2, 3, 4, 5

Emerson Addition, Block 2, Lots 1, 14, 15, 16

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendment to the District Two Plan Map, as above set out, be and is hereby adopted as part of the District Two Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED THIS 29TH DAY OF JANUARY, 1997.

TULSA METROPOLITAN AREA PLANNING COMMISSION

By: _____
Chair

ATTEST:

By: _____
Secretary

APPROVED BY THE CITY COUNCIL OF THE CITY OF TULSA, OKLAHOMA THIS _____
DAY OF _____, 1996.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

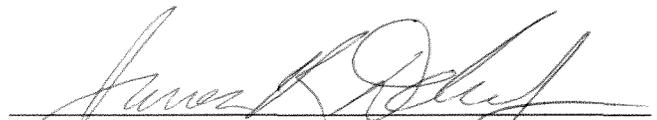
TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **7-0-0** (Boyle, Dick, Doherty, Gray, Horner, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Carnes, Ledford, Pace "absent ") to **ADOPT** Resolution No. 2098:793 amending the District 2 Plan map, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

Mr. Doherty asked the Commissioners to indicate who is not planning on attending the APA Conference in April. Mr. Boyle, Mr. Westervelt and Ms. Gray indicated they would not be attending.

There being no further business, the Chairman declared the meeting adjourned at 1:55 p.m.

Date Approved: Feb 12, 1997


Chairman

ATTEST: 
Secretary