

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2131

Wednesday, October 1, 1997, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Boyle	Carnes	Almy	Linker, Legal
Doherty	Dick	Beach	Counsel
Gray	Midget	Dunlap	
Horner			
Jackson			
Ledford			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, September 25, 1997 at 3:00 p.m., in the Office of the City Clerk at 2:54 p.m., as well as in the office of the County Clerk at 2:59 p.m.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:32 p.m.

### Minutes:

#### **TMAPC Comments:**

Mr. Horner noted the comments made by Mr. Abrahamson at a previous meeting and asked fellow Commissioners to review those comments prior to approving the minutes.

Chairman Doherty tabled the motion to the end of the meeting to allow the Commissioners to review those comments in the minutes.

After review by the Commission, the voted was called.

#### **Approval of the minutes of September 17, 1997, Meeting No. 2129:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Dick, Midget "absent") to **APPROVE** the minutes of the meeting of September 17, 1997 Meeting No. 2129.

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## **Reports:**

### **Chairman's Report:**

Chairman Doherty presented a proposal to separate the functions of the Rules and Regulations Committee into two standing committees. He explained the intent of the proposal. He noted the first committee, Rules and Regulations, would address the statutory functions of the Subdivision Regulations and Zoning Code, and the other committee would address internal rules, policies and procedures.

Ms. Pace asked the title of the new committee. Chairman Doherty replied the working title is currently Policies and Procedures but will be addressed at the first meeting. Mr. Boyle felt the title is appropriate.

Chairman Doherty stated the committee will be organized like the Budget and Work Program Committee and felt Mr. Carnes would be an appropriate chairman of this committee.

### **TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Dick, Midget "absent") to **ADOPT** the formation of a Policies and Procedures Committee.

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## **Committee Reports:**

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

Mr. Boyle stated the Rules and Regulations Committee will meet at the regularly-scheduled work session on October 15, 1997 to discuss several issues.

### **Community Participation Committee:**

Ms. Gray stated the Community Participation Committee is scheduling another work/training session. The Committee is planning a "mock" TMAPC meeting where the citizens and/or neighborhood leaders and Planning Commissioners reverse roles during the "mock" meeting.

Chairman Doherty informed Ms. Gray and Ms. Pace that Deborah Ball, INSIGHT editor, will be contacting them for an editorial article.

**Director's Report:**

Chairman Doherty stated there are several items scheduled for the October 2, 1997 City Council meeting and that Mr. Westervelt and Mr. Dunlap will be in attendance.

**Subdivisions:**

**Plat Waiver, Section 213:**

**BOA-17832 (Unplatted) (1994)**  
3656 South 103<sup>rd</sup> East Avenue

(PD-17) (CD-5)

**TAC Recommendation:**

Jones presented the plat waiver with no representative present.

Lee asked if the property was served by a private fire line. Jones said he would find the answer.

Board of Adjustment case 17832 is a special exception request to permit an existing elementary school with the addition of two mobile trailers in an RS-3 zoned district. The application will be heard by the Board at the September 23, 1997, meeting. If approved, the property will be subject to the platting requirement.

After review of the applicant's submitted site plan, it can be seen that the proposed mobile classrooms would not constitute "substantial" new construction. All necessary right-of-way appears to be existing for the subject tract and staff can see no benefit to the City in a replat.

Staff recommends approval of the Plat Waiver for BOA-17832, subject to the following conditions:

1. Paving and drainage plans approved by the Department of Public Works in the permit process.
2. Utility extensions or easements if required.

On motion of Miller, the Technical Advisory Committee voted unanimously to recommend approval of the Plat Waiver for BOA-17832, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Dick, Midget "absent") to **APPROVE** the Plat Waiver for BOA-17832, subject to the conditions as recommended by the TAC.

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**Final Plat Approval:**

**Mid-First on Mingo (PUD-364) (1984)**

(PD-18c) (CD-8)

North of the northeast corner East 101<sup>st</sup> Street South and South Mingo Road

**Staff Comments:**

Mr. Beach stated everything is in order; therefore, staff recommends approval subject to final Deed of Dedication language approval by Legal staff.

**TMAPC Comments:**

Ms. Pace noted the new final plat draft with the Deed of Dedication and Restrictive Covenants language and asked whether this is a new procedure. Mr. Beach replied he included the copy of the entire final plat and asked for direction if the information was not adequate.

Mr. Ledford explained the process of the draft final plat and noted the Deed of Dedication and Restrictive Covenants language is reviewed and signed off by the TAC, staff and Legal Department.

**TMAPC Action; 8 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **8-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Dick, Midget "absent") to **APPROVE** the Final Plat of Mid-First on Mingo (PUD-364), subject to final Deed of Dedication language approval by Legal staff.

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**The Cottages at Woodland Valley (PUD-397-1) (183)**

(PD-18) (CD-7)

East of East 62<sup>nd</sup> Street and South 89<sup>th</sup> East Avenue

**Mr. Ledford informed Chairman Doherty that he would be abstaining from this item.**

**Staff Comments:**

Mr. Beach stated everything is in order; therefore, staff recommends approval subject to final Deed of Dedication language approval by Legal staff.

**TMAPC Action; 8 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **7-0-1** (Boyle, Doherty, Gray, Horner, Jackson, Pace, Westervelt "aye"; no "nays"; Ledford, "abstaining"; Carnes, Dick, Midget "absent") to **APPROVE** the Final Plat of The Cottages at Woodland Valley (PUD-397-1), subject to final Deed of Dedication language approval by Legal staff.

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**Change of Access on Recorded Plat:**

**Hope Lumber and Supply Company**

(PD-18) (CD-5)

East 61<sup>st</sup> Street South

**Staff Comments:**

Mr. Beach stated the agenda packets included the previously-approved plat and the proposed change of access, marked Exhibit A. Staff recommends approval of the change of access.

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Pace, Westervelt “aye”; no “nays”; none “abstaining”; Carnes, Dick, Midget “absent”) to **APPROVE** the Change of Access on Recorded Plat for Hope Lumber and Supply Company as recommended by staff.

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**Zoning Public Hearing:**

**Application No.: PUD-548-1**

(PD-26) (CD-8)

**Applicant:** Steve Murphy

**Location:** 117<sup>th</sup> and East Hudson Place

*(Minor Amendment to reduce the required building setbacks.)*

**Staff Recommendation:**

The applicant is requesting minor amendment approval to reduce the required building setback distances for the entire private street subdivision. The application requests a reduction in the front setback or building line from 30 feet to 25 feet or 40 feet from the centerline of the abutting private street with a right-of-way of 30 feet. For other side yards, where a lot abuts a second street, the applicant is requesting a reduction in the setback from 20 feet to 15 feet or 30 feet from the centerline of the other abutting private street.

Staff has reviewed the request and finds the topography and curvilinear nature of the street system would support the need for the amendment of the PUD development standards for front and other side yard setbacks. The request is consistent with setback standards for other private street subdivisions and maintains the character of the PUD.

Staff, therefore, recommends **APPROVAL** of the minor amendment.

If the Commission does not approve the minor amendment for the entire subdivision, an addendum to the application requested a reduction to the required rear yard setback from 25 feet to 20 feet, per the site plan, for a proposed dwelling on Lot 19, Block 1.

Staff finds the size and shape of the lot and proposed structure would require a reduction of the rear yard setback to 20 feet. The request is minor in nature and would not affect the character of the PUD.

Staff, therefore, recommends **APPROVAL** of the reduction in the rear yard setback for Lot 19, Block 1 per the submitted plot plan if the minor amendment for the entire subdivision is not approved.

**There were no interested parties wishing to comment.**

**TMAPC Comments:**

Chairman Doherty stated staff recommends approval of one of the two alternatives, as submitted in the agenda packets. In general, staff recommends approval of the applicant's submission to reduce the required building setbacks' distances for the entire subdivision.

**TMAPC Action; 8 members present:**

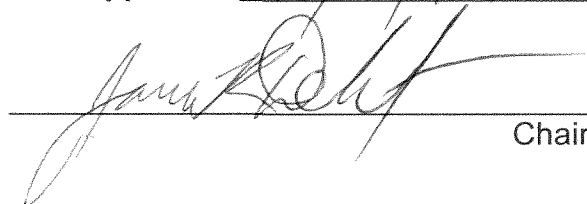
On **MOTION** of **WESTERVELT**, the TMAPC voted **8-0-0** (Boyle, Doherty, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Dick, Midget "absent") to **APPROVE** the Minor Amendment PUD-548-A to reduce the required building setback distances for the entire private street subdivision as recommended by staff.


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Mr. Westervelt suggested that fellow Commissioner's review the TMAPC agenda on the website and feels the website will improve community participation if the resource is used.

There being no further business, the Chairman declared the meeting adjourned at 1:43 p.m.

Date Approved: 10/15/97

  
Chairman

ATTEST:   
Secretary