

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2173

Wednesday, September 2, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Jackson	Beach	Romig, Legal
Carnes	Ledford	Dunlap	Counsel
Harmon		Huntsinger	
Horner		Matthews	
Midget			
Pace			
Selph			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, August 28, 1998 at 3:27 p.m., posted in the Office of the City Clerk at 3:21 p.m., as well as in the office of the County Clerk at 3:17 p.m.

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

Minutes:

Approval of the minutes of August 19, 1998, Meeting No. 2171:

On **MOTION** of **WESTERVELT** the TMAPC voted **6-0-0** (Boyle, Carnes, Harmon, Horner, Pace, Westervelt "aye"; no "nays"; Boyle "abstaining"; Jackson, Ledford, Midget, Selph "absent") to **APPROVE** the minutes of the meeting of August 19, 1998 Meeting No. 2171.

Mr. Midget in at 1:34 p.m.

REPORTS:

Chairman's Report:

Mr. Boyle stated he received a letter from staff that the TMAPC needs to update their assignments for Planning District liaison representatives. He explained that he will update the Planning District liaisons when there is a replacement assigned for Ms. Gray's position.

Mr. Boyle stated that staff circulated a revised copy of the Rules and Procedures and Code of Ethics. The revised copy is to replace the previous Code of Ethics and does not require any action.

Committee Reports:

Mr. Westervelt reported that the Rules and Regulations Committee will be meeting on September 9, 1998 at 11:30 p.m., Room 1102, City Hall, before the regularly scheduled TMAPC meeting.

Director's Report:

Mr. Dunlap reported that there is no report. He stated that there are no TMAPC items on the City Council agenda.

Subdivisions:

LOT-SPLITS FOR WAIVER OF SUBDIVISION REGULATIONS:

L-18689 – Jack Ramsey (892)
5140 West 11th Street.

(PD-10) (CD-1)

Staff Recommendation:

In an attempt to sell Tract 1, it was discovered that its dwelling was constructed over the common property line with Tract 2. The applicant is seeking to split Tract 2 to convey the required footage for Tract 1 to meet the building code setback requirements.

The requested split will allow the primary tract to contain the entire dwelling, have a more attractive configuration, and reduce the side lot lines from six to four. Therefore, staff would recommend **approval** of this lot-split application.

The applicant indicated his agreement with the staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES** the TMAPC voted **7-0-0** (Boyle, Carnes, Harmon, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Jackson, Ledford, Selph "absent") to **APPROVE** the Lot-Splits for Waiver of Subdivision Regulations for L-18689 as recommended by staff.

* * * * *

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

<u>L-18687 – Patricia Lambert (3192)</u>	(PD-23) (County)
5605 South 81 st West Avenue	
<u>L-18690 – Lawrence Toering (874)</u>	(PD-19) (County)
13331 South 121 st East Avenue	
<u>L-18694 – John Miggins (1123)</u>	(PD-14) (County)
7822 East 131 st Street South	
<u>L-18701 – Jerry Hooper (172)</u>	(PD-22) (County)
409 East 131 st Street South	
<u>L-18708 – Pauline O'Dell (592)</u>	(PD-10) (County)
419 South 62 nd West Avenue	

Staff Recommendation:

Mr. Beach stated that these lot-splits are all in order and staff recommends approval.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **WESTERVELT** the TMAPC voted **7-0-0** (Boyle, Carnes, Harmon, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Jackson, Ledford, Selph "absent") to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations, as recommended by staff.

* * * * *

PRELIMINARY PLAT:

<u>QuikTrip #85R Commercial Center (PUD-594) (593)</u>	(PD-5) (CD-5)
Northwest corner East Admiral Place and North Harvard Avenue	

Mr. Westervelt stated he would be abstaining from this item.
Mr. Westervelt out 1:35.

Staff Recommendation:

This is a redevelopment of an existing QuikTrip site. Additional land will be acquired and the existing store will be razed. A new store will be constructed at the west side of the property. The parking lot and gas pump area will be expanded. This project is being accomplished through PUD 594.

The Technical Advisory Committee had the following comments:

1. Somdecerff, Transportation, stated that the standard LNA language should be included in the Deed of Dedication.
2. Price, Traffic, asked why the access points shown at Harvard and at Admiral are 45' wide instead of the standard 40' wide. Wilkerson, Applicant, stated that the access points shown at Harvard and at Admiral would be changed to 40'.
3. Somdecerff, Transportation, noted that a waiver of the Subdivision Regulations would be needed to allow the Harvard right-of-way to remain 40' west of the centerline. Wilkerson, Applicant, stated that the entire median along Harvard would be removed. Somdecerff, Transportation, agreed that removal of the median is acceptable.

Staff recommends approval of the preliminary plat subject to the following:

1. A waiver of the Subdivision Regulations to allow the plat to be drawn at a scale of 1"=20'.
2. A waiver of the Subdivision regulations to allow the Harvard right-of-way to be less than 100' required by the Major Street and Highway Plan.
3. All conditions of PUD-594 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.
4. 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.
5. 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.)
6. 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).
7. 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.
8. 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.

9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
10. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
11. Street names shall be approved by the Department of Public Works and shown on plat.
12. All curve data, including corner radii, shall be shown on final plat as applicable.
13. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
14. 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.
15. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
16. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
17. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
18. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
19. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
20. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
21. The method of water supply and plans therefor shall be approved by the City/County Health Department.
22. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
23. The key or location map shall be complete.

24. 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.)
25. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for stormwater facilities, and PUD information as applicable.)
26. 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.)
27. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
28. If the owner is a Limited Liability Corporation (L.L.C.), a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.
29. All other Subdivision Regulations shall be met prior to release of final plat.

Staff Comments:

Mr. Beach stated there was an issue regarding the right-of-way dedication along Harvard and vacation of a portion of the right-of-way on Admiral Place. He indicated that he received word from the Transportation Engineering Department that this issue has been eliminated and they will allow a dedication of right-of-way to 40 feet west of the centerline on Harvard, as well as agree to the vacation on Admiral Place.

TMAPC Comments:

Mr. Boyle asked Mr. Beach if this item still requires a waiver of the subdivision regulations. In response, Mr. Beach answered affirmatively.

Applicant indicated his agreement with staff's recommendation.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET** the TMAPC voted **7-0-0** (Boyle, Carnes, Harmon, Horner, Midget, Pace "aye"; no "nays"; Westervelt "abstaining"; Jackson, Ledford, Selph "absent") to **APPROVE** the Preliminary Plat for Quik Trip #85R Commercial Center; subject to conditions as recommended by staff.

* * * * *

Mr. Selph in at 1:35.
Mr. Westervelt in at 1:37.

Nations Bank Branch No. 1 (PUD-275) (2183)

(PD-18) (CD-8)

South of the southwest corner East 91st Street and South Yale Avenue

Staff Recommendation:

This is a one-lot, one-block subdivision of 1.16 acres to be developed as a bank. It is part of Development Area A of PUD 275, which approved medium intensity office uses at this location.

The Technical Advisory Committee had the following comments:

1. Somdecerff, Transportation, stated that the legal description contains an error in a distance call of 1180'. It should be 1100'.
2. Lee, Water, stated that additional fire hydrants might be required.
3. Price, Traffic, stated that the intersection at 91st and Yale will be upgraded and he has no concerns with a median cut at the location of the Yale access shown.
4. Miller, ONG, noted there is a conflict between the utility easement and the landscape easement along the south property line. He also requested a utility easement along Yale Avenue.

Staff recommends approval of the preliminary plat subject to the following:

1. A waiver of the Subdivision regulations to allow the plat to be drawn at a scale of 1"=40'.
2. Dedication of a utility easement along S. Yale Avenue satisfactory to the utility service providers.
3. All conditions of PUD-275 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.
4. 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.
5. 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.)
6. 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).

7. 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.
8. 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.
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
10. A topo map shall be submitted for review by TAC (Subdivision Regulations).
(Submit with drainage plans as directed.)
11. Street names shall be approved by the Department of Public Works and shown on plat.
12. All curve data, including corner radii, shall be shown on final plat as applicable.
13. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
14. 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.
15. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
16. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
17. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
18. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
19. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)

20. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
21. The method of water supply and plans therefor shall be approved by the City/County Health Department.
22. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
23. The key or location map shall be complete.
24. 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.)
25. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for stormwater facilities, and PUD information as applicable.)
26. 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.)
27. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
28. If the owner is a Limited Liability Corporation (L.L.C.), a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.
29. All other Subdivision Regulations shall be met prior to release of final plat.

Applicant's Presentation:

Mr. Ted Sack, Sack and Associates, 311 South Elgin, stated that his client desires a second point of access on to South Yale Avenue. He indicated that Jon Eshelman, Traffic Engineering, agrees with the second access requested, the site plan, the configuration and Yale being a primary arterial. He explained that Yale will have a raised median with a right turn only. He stated that if he could have the preliminary plat approved subject to the access points being approved by Traffic Engineering, that would be satisfactory.

TMAPC Comments:

Mr. Westervelt asked Mr. Sack how the landscaping and utility easements issues were resolved. In response, Mr. Sack stated that he will have to meet with ONG and resolve the issues because there is a requirement with the PUD to have the ten-foot landscaped area. He explained that he would like to overlap the two easements.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Horner, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Jackson, Ledford "absent") to **APPROVE** the Preliminary Plat for Nations Bank Branch No. 1, subject to the access points being approved by Traffic Engineering and subject to conditions as recommended by staff.

* * * * *

Riverport (PUD-384-A-1) (1282)

(PD-8) (CD-2)

East of the southeast corner West 71st Street and South Elwood Avenue

Staff Recommendation:

This is a subdivision of 6.5 acres to be developed under PUD 384-A, a major amendment to PUD 384. The PUD contains 9.75 acres. The amendment approved the use of the property for Use Unit 11; certain uses included in Use Unit 15 and mini-storage use only in Use Unit 17. The mini-storage was limited to the east 200' of the property and has been platted as Keyport Center West.

This project will consist of an office development on the northern portion of the balance of the property.

The Technical Advisory Committee had the following comments:

1. Nelson, SWB, stated that the standard paving and landscape paragraphs need to be included in the Deed of Dedication.
2. Lee, Water, stated that in paragraph 1.3.3 of the covenants, the word "maintaining" should be included where it says "...installing, removing or replacing..."
3. McCormick, Stormwater, asked where the drainage is planned for the site. Baltzer, Applicant, answered that drainage will be to the south and they will request a fee in lieu of detention. McCormick, Stormwater, acknowledged the request and stated this would need to be discussed further.
4. Miller, ONG, requested that the perimeter easements should all be 17.5 feet. Easements along the north and east sides are shown at 15 feet.
5. Beach, Staff, noted that the Traffic Engineer stated during the Sketch Plat review that the access to 71st St. would be preferred to be located toward the east side of the frontage. This plat shows one of the two access points at the west side of the frontage. This should be resolved with the Traffic Engineer.
6. Beach, Staff, noted that the setbacks should be shown in conformance with the PUD.

Staff recommends approval of the preliminary plat subject to the following:

1. All conditions of PUD-384-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 shall be tied to or related to property line and/or lot lines.
3. 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.)
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 owner(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 & Sewer) prior to release of final plat.
6. 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.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
8. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
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. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
18. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. (This information to be included in restrictive covenants on plat.)
19. The method of water supply and plans therefor shall be approved by the City/County Health Department.
20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
21. The key or location map shall be complete.
22. 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.)
23. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for stormwater facilities, and PUD information as applicable.)
24. 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.)
25. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
26. If the owner is a Limited Liability Corporation (L.L.C.), a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.

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

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Horner, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Jackson, Ledford "absent") to **APPROVE** the Preliminary Plat for Riverport, subject to conditions as recommended by staff.

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Nordam East III (3104)

(PD-16) (CD-6)

South of the southwest corner of East Pine Street and North Garnett Road.

Staff Recommendation:

This is a one-lot, one-block subdivision of 9.6 acres to be developed as an expansion of the Nordam property. It was recently rezoned to IL to permit the use and the rezoning triggered the platting requirement.

The Technical Advisory Committee had the following comments:

1. Price, Traffic, stated that the three access points shown should be 40 feet instead of 50 feet. He also noted that the required setback along Garnett Road. is 50 feet.
2. Beach, Staff, stated that a 75' setback is required along the north property line from abutting residential zoning. He also noted that there was no topo submitted and that it is required by the Subdivision Regulations.
3. Somdecerff, Transportation, asked if the existing plat of Lakeside Gardens will be vacated. Hubbard, Applicant, answered affirmatively, Lots 5,6,7&8; Block 1, Lakeside Gardens, will be vacated.
4. Lee, Water, asked if the applicant has a site plan for the property. Hubbard, applicant, answered he will submit a site plan.
5. Price, Traffic, stated that dedication of a 30' radius curve would be needed at the southeast corner of the property.
6. Lee, Water, stated that a fire hydrant might be required. He will study further and discuss with applicant. He also stated that in paragraph 1.3.3 of the covenants, the word "maintaining" should be included where it says "...installing, removing or replacing..."

Staff recommends approval of the preliminary plat subject to the following:

1. Dedication of right-of-way to create a 30' radius at the southeast corner of the property.
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 shall be tied to or related to property line and/or lot lines.
3. 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.)
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 owner(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 & Sewer) prior to release of final plat.
6. 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.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
8. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
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. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
18. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. (This information to be included in restrictive covenants on plat.)
19. The method of water supply and plans therefor shall be approved by the City/County Health Department.
20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
21. The key or location map shall be complete.
22. 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.)
23. 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.)
24. 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.)
25. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
26. If the owner is a Limited Liability Corporation (L.L.C.), a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.
27. All other Subdivision Regulations shall be met prior to release of final plat.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **WESTERVELT** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Horner, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Jackson, Ledford "absent") to **APPROVE** the Preliminary Plat for Nordam East III, subject to the conditions as recommended by staff.

Pallazzo – Tulsa (2894)

(PD-17) (CD-6)

West of the northwest corner East 51st Street and South 145th East Avenue

Staff Recommendation:

This is a one-lot, one-block subdivision of 9.33 acres. It will be developed as a multi-family residential project.

The Technical Advisory Committee had the following comments on the Preliminary Plat:

1. Price, Traffic, stated that the 60' access shown on the plat would be appropriate as long as there is a median.
2. Lee, Water, stated that water line easements would be needed and no hydrants would be permitted in the storm water easements. He also stated that in paragraph 1.2.3 of the covenants, the word "maintaining" should be included where it says "...installing, removing or replacing..."
3. Miller, ONG, requested a 17.5' easement around the perimeter of the property.
4. Beach, Staff, noted several comments on the face of the plat such as lack of topo, incomplete location map, lack of identification of surrounding properties and the 51st St. right-of-way should be labeled with book and page numbers if existing or labeled as dedicated by this plat if not existing.

Staff recommends approval of the preliminary plat subject to the following:

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 shall be tied to or related to property line and/or lot lines.
2. 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.)

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 owner(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 & Sewer) prior to release of final plat.
5. 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.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Department of Public Works and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
11. 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.
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 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 plat release.)
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. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
17. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. (This information to be included in restrictive covenants on plat.)
18. The method of water supply and plans therefor shall be approved by the City/County Health Department.
19. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
20. The key or location map shall be complete.
21. A Corporation Commission letter, 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 regarding Section 404 of the Clean Waters Act.
25. If the owner is a Limited Liability Corporation (L.L.C.), a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.
26. All other Subdivision Regulations shall be met prior to release of final plat.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Horner, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Jackson, Ledford "absent") to **APPROVE** the Preliminary Plat for Pallazzo; subject to conditions as recommended by staff.

* * * * *

Other Business:

PUD-554 – Jerry Ledford, Jr.

(PD-26) (CD-8)

East 101st Street and South 98th Street (Detail Site Plan for subdivision entry gate and entry design.)

Staff Recommendation:

The applicant is requesting Detail Site Plan approval for subdivision entry gate and entry design for the East 98th Street and East 101st Street entrances. Staff notes that detail site plan approval of the entrances was a condition of the original approval of PUD-554.

Staff submitted the site plan for each entry to the Traffic Division of Public Works for review. Tulsa Traffic reviewed the entry designs for conformance to standards relating to gate width and clearance, stacking distance, turn-around capability and provision of a parking/trouble area. The Tulsa Traffic Division approved the Detail Site Plans as submitted for the East 91st and East 101st Street entries.

Staff, therefore, recommends **APPROVAL** of the Detail Site Plan for entry design at East 91st and East 101st as submitted.

Applicant, Jerry Ledford, Jr., indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

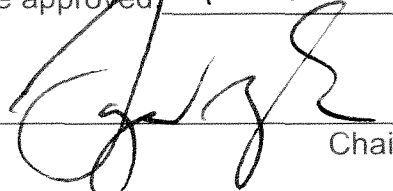
TMAPC Action; 8 members present:

On **MOTION** of **WESTERVELT** the TMAPC voted **8-0-0** (Boyle, Carnes, Harmon, Horner, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Jackson, Ledford "absent") to **APPROVE** the Detail Site Plan for PUD-554 as recommended by staff.

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

Date approved

9-16-98


Chairman

ATTEST:


Secretary