

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2177

Wednesday, October 7, 1998, 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	Midget	Beach	Myers, Legal
Carnes	Pace	Dunlap	Counsel
Harmon	Selph	Huntsinger	
Horner		Stump	
Jackson			
Ledford			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, October 5, 1998 at 10:00 a.m., posted in the Office of the City Clerk at 9:55 a.m., as well as in the office of the County Clerk at 9:50 a.m.

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

### Minutes:

#### **Approval of the minutes of September 16, 1998, Meeting No. 2175:**

On **MOTION** of **HORNER** the TMAPC voted **7-0-0** (Boyle, Carnes, Harmon, Horner, Jackson, Ledford, Westervelt "aye"; no "nays"; none "abstaining"; Midget, Pace, Selph "absent") to **APPROVE** the minutes of the meeting of September 16, 1998 Meeting No. 2175.

#### **Approval of the minutes of September 23, 1998, Meeting No. 2176:**

On **MOTION** of **HORNER** the TMAPC voted **7-0-0** (Boyle, Carnes, Harmon, Horner, Jackson, Ledford, Westervelt "aye"; no "nays"; none "abstaining"; Midget, Pace, Selph "absent") to **APPROVE** the minutes of the meeting of September 23, 1998 Meeting No. 2176.

### REPORTS:

#### Committee Reports:

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

Mr. Westervelt reported that the Rules and Regulations Committee met prior to today's TMAPC meeting, regarding political signs in the street rights-of-way. He stated that there will be an additional meeting regarding this subject on November 4, 1998 at 11:30 p.m., City Hall, Room 1103.

Mr. Boyle stated that they discussed some minor changes to the ordinance and the committee requested the Legal Department to study the proposals and report back to the Rules and Regulations Committee on the November 4<sup>th</sup> meeting. In response, Mr. Westervelt stated that the proposed changes in the ordinance primarily deal with enforcement and requested everyone to attend the meeting.

**Director's Report:**

Mr. Stump reported that the Infill Task Force Committees have been meeting and are preparing their final reports to submit to the full Infill Task Force on the 19<sup>th</sup> of October.

Mr. Stump stated that there is one zoning case on the City Council agenda and Mr. Dunlap will be representing staff. In response, Mr. Boyle stated that Mr. Horner will be representing the TMAPC.

**LOT-SPLITS FOR WAIVER OF SUBDIVISION REGULATIONS:**

**Jerry Ledford, Sr. announced that he will be abstaining from L-18723.**

**L-18723 – Jerry Ledford, Jr. (3483)**

(PD-26) (CD-8)

5008 East 117<sup>th</sup> Street South

**Staff Recommendation:**

This application is to convert three lots into two lots. Lot 2 has a dwelling on it; Lots 3 and 4 are vacant. Lot 3 currently has five side-lot lines, and resembles a baseball diamond with the 50' strip extending toward the street. The proposed Tract A will include the 50' strip from Lot 3 and a parcel from Lot 4, causing Tract A to have four side-lot lines. Because of the configuration of proposed Tract B, it will also have four side-lot lines. The applicant is seeking a waiver of the three side-lot line regulation.

Staff believes this lot-split would not have an adverse effect on the surrounding properties and would therefore recommend approval.

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

**TMAPC Comments:**

Mr. Westervelt stated that this proposal will substantially improve the original platting.

**TMAPC Action; 7 members present:**

On **MOTION** of **WESTERVELT** the TMAPC voted **6-0-1** (Boyle, Carnes, Harmon, Horner, Jackson, Westervelt "aye"; no "nays"; Ledford "abstaining"; Pace, Midget, Selph "absent") to **APPROVE** the the Lot-Split for Waiver of Subdivision Regulations for L-18723 as recommended by staff.

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**L-18724 – Steven Stecher (1783)**

(PD-18B) (CD-2)

8555 South Lewis

**Staff Recommendation:**

This application is to convey a 132.60' strip by University Village (Tract 1) to Oral Roberts University Heights 2<sup>nd</sup> Addition (Tract 2). This strip does contain an existing structure, which will stay with University Village, causing both proposed tracts to have more than three side-lot lines. The applicant is seeking a waiver of the three side-lot line regulation.

Staff believes that this lot split would not have an adverse effect on the surrounding properties and would therefore recommend approval.

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

**Applicant indicated his agreement with the staff recommendation.**

**TMAPC Action; 7 members present:**

On **MOTION** of **HORNER** the TMAPC voted **7-0-0** (Boyle, Carnes, Harmon, Horner, Jackson, Ledford, Westervelt "aye"; no "nays"; none "abstaining"; Pace, Midget, Selph "absent") to **APPROVE** the Lot-Split for Waiver of Subdivision Regulations for L-18724 as recommended by staff.

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

**L-18702 – Richard Cleverdon (694)**

(PD-5) (CD-6)

10759 East Admiral

**L-18709 – JKJ Construction Company (1082)**

(PD-8) (CD-2)

7424 ± South Union

**L-18710 – Toby Powell (2993)**

(PD-6) (CD-9)

Southeast Corner of 44<sup>th</sup> Street and Florence

**L-18714 – Sack and Associates (1884)**

(PD-18C) (CD-8)

Northeast corner of 91<sup>st</sup> Street South and Mingo Road

**L-18721 – Kenneth Smith (3593)**

(PD-18C) (CD-7)

5610 South 77<sup>th</sup> East Avenue

**L-18722 – Sack and Associates (2493)**

(PD-18C) (CD-8)

9393 South Memorial Drive

**L-18726 – City of Tulsa (183)**

(PD-18C) (CD-7)

6226 South Memorial Drive

**L-18729 – Roy Johnsen (2383)**

(PD-26) (CD-8)

South and west of the southwest corner of Memorial Drive and Creek Turnpike

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

**TMAPC Action; 7 members present:**

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

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**Jerry Ledford, Sr. announced that he will be abstaining from Braum's at Southern Crossing and Citizen's Bank at Southern Crossing.**

**PRELIMINARY PLAT:**

**Braum's at Southern Crossing (PUD 578) (2683)** (PD-26) (CD-8)  
North of the northwest corner East 111<sup>th</sup> Street and South Memorial Drive

**Staff Recommendation:**

This is a one-lot, one-block subdivision of 1.03 acres to be developed for a retail dairy product store. It is in Development Area A of PUD 578.

The Technical Advisory Committee had the following comments:

1. Pierce, PSO, stated that a perimeter easement would be required along the north and south sides of the property.
2. Beach, TMAPC Staff noted that the north building line is required to be 35' by the PUD, the amount of floor area allocated to this tract needs to be included in the Restrictive Covenants and mutual access easements should be shown between this tract and other commercial tracts within the Development Area.
3. Price, Traffic, stated that the access points shown from memorial will be acceptable to the City but would require ODOT approval.

**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. All conditions of PUD-578 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.
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. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
10. Street names shall be approved by the Department of Public Works and shown on plat.
11. All curve data, including corner radii, shall be shown on final plat as applicable.
12. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
13. 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.
14. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
15. 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.
16. 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.)

**Other Business:**

**PUD-573 – Jerry Ledford, Jr.**

(PD-18) (CD-8)

North of northwest corner East 81<sup>st</sup> Street and South Yale  
(Detail Site Plan) (Applicant has made a timely request for a continuance to October 14, 1998.)

**TMAPC Comments:**

Mr. Boyle stated that there is a timely request for a continuance to October 14, 1998 for PUD-573.

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

**TMAPC Action; 7 members present:**

On **MOTION** of **HORNER** the TMAPC voted **7-0-0** (Boyle, Carnes, Harmon, Horner, Jackson, Ledford, Westervelt “aye”; no “nays”; none “abstaining”; Midget Pace, Selph “absent”) to **CONTINUE** the Detail Site Plan for PUD-573 to October 14, 1998 at 1:30 p.m.

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**PUD-190 – Ricky Jones**

(PD-18) (CD-8)

South of southwest corner East 71<sup>st</sup> Street and South Sheridan Road  
(Detail Site Plan)

**Staff Recommendation:**

The applicant is requesting approval of a Revised Detail Site Plan first approved in 1982, which proposed 130 two-story condominium/townhome units on 7.2 acres. The outline development standards required a minimum of 184 parking spaces, 850 square feet of livability space per unit and a 25-foot landscape buffer area abutting South Sheridan Road. Since the 1982 approval, 23 two-bedroom condominium units and associated parking areas were completed along South Sheridan Road. The current request seeks approval for the buildout of the remainder of the site with 70 additional two-bedroom units.

Staff has reviewed the request and finds conformance to the approved PUD development standards relating to area, bulk, height, setback, parking, screening, access, circulation and total landscaped area.

Staff notes that the original approval allowed a density of 18 units per acre. The revised site plan indicates an overall density of 12.8 units per acre, which results in an overall increase in livability space and landscaped area.

Staff, therefore, recommends **APPROVAL** of the Revised Detail Site Plan for PUD-190 Area B as submitted subject to the following condition:

Submission and approval of a Detail Landscape Plan which conforms to all Chapter 10 requirements and, further, provides a 25-foot landscape buffer along the South Sheridan property boundary and notes the existing six-foot screening fence along the south property boundary of Development Area B.

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

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

**Applicant indicated his agreement with the staff recommendation.**

**TMAPC Action; 7 members present:**

On **MOTION** of **HORNER** the TMAPC voted **7-0-0** (Boyle, Carnes, Harmon, Horner, Jackson, Ledford, Westervelt "aye"; no "nays"; none "abstaining"; Pace, Midget, Selph "absent") to **APPROVE** the Detail Site Plan for PUD-190, subject to the conditions as recommended by staff.

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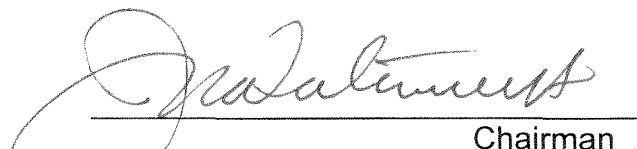
**Commissioners' Comments**

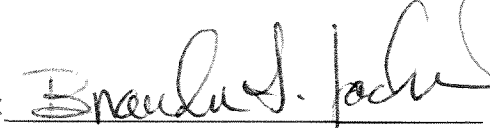
Mr. Horner asked staff for an update regarding the down-zoning of certain areas. In response, Mr. Stump stated that there are some areas that have already been down-zoned. He explained that the down-zoning is supposed to be initiated by the neighborhoods and the ones that have initiated the down-zoning have been accomplished. He commented that there is a neighborhood that is currently being considered for down-zoning, which is Riverview.

Inaudible.

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

Date approved: 10-14-98

  
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Chairman

ATTEST:   
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Secretary

