

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2187

Wednesday, January 6, 1999, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes	Boyle	Beach	Myers, Legal
Harmon	Midget	Dunlap	Counsel
Hill		Huntsinger	
Horner		Stump	
Jackson			
Ledford			
Pace			
Dick			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Wednesday, December 30, 1998 at 2:30 p.m., posted in the Office of the City Clerk at 2:26 p.m., as well as in the office of the County Clerk at 2:18 p.m.

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

Minutes:

Approval of the minutes of December 9, 1998, Meeting No. 2185:

On **MOTION** of **CARNES** the TMAPC voted **7-0-1** (Carnes, Harmon, Hill, Horner, Jackson, Pace, Westervelt "aye"; no "nays"; Dick "abstaining"; Boyle, Midget, Ledford, "absent") to **APPROVE** the minutes of the meeting of December 9, 1998 Meeting No. 2185.

REPORTS:

Chairman's Report:

Mr. Westervelt reminded the Planning Commission that they will need to have their written comments regarding the FY 2000 Work Program by January 15th. He reported that there will be a Budget and Work Program Committee meeting at 2:00 p.m. on January 20th, 1999.

Mr. Westervelt reported that there will be a Policies and Procedures Committee meeting to discuss the proposed revisions to the Policies and Procedures and the Code of Ethics on January 20th at 2:00 p.m. or immediately following the TMAPC meeting.

Mr. Ledford in at 1:32 p.m.

Director's Report:

Mr. Stump reported that the Infill Task Force will be meeting January 14, 1999, 3:00 p.m. at INCOG. He stated that the staff will be sending a draft of the Infill Report before the meeting. He indicated that he anticipates a meeting in January and an additional meeting in February. He commented that there may need to be an additional meeting before the final report is ready.

Mr. Stump indicated that there will be three items at the City Council meeting on January 7th, 1999. Mr. Stump informed the Planning Commission that the City Council has asked for a new procedure. He stated that the Urban Development Committee, which meets on Tuesday, requested to have any zoning cases that will be heard by the City Council on Thursday, of the same week, submitted to their office. He reported that staff has been requested to attend the Urban Development Committee meetings and explain the recommendations and any factual information needed for the zoning request. He commented that as long as the committee keeps the meeting as a factual, informative meeting, this will be a good idea.

Mr. Stump stated that he will be attending the City Council meeting. Mr. Westervelt stated that Mr. Horner will be attending the City Council meeting.

ZONING PUBLIC HEARING

PUD-575-1 - Neal Harton

(PD-15) (CD-8)

Southeast corner East 76th Street and South Mingo Road
(Minor Amendment)

TMAPC COMMENTS:

Mr. Westervelt stated that there has been a timely request for a continuance.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Ledford, Jackson, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Midget "absent") to **CONTINUE** the PUD-575 to January 20, 1999 at 1:30 p.m.

SUBDIVISIONS

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

- L-18756 - William B. Jones** (PD-18) (CD-2)
Northeast corner of 101st Street and Delaware
- L-18763 - Mike Marrara (2094)** (PD-6) (CD-9)
2626 East 33rd Street
- L-18764 - Jo Salomon (2683)** (PD-26) (CD-8)
10197 South 77th East Avenue
- L-18765 - William Buffington (3304)** (PD-16) (CD-6)
14337 East Marshall
- L-18769 - James Bailey (383)** (PD-18) (CD-7)
5835 East 64th Street
- L-18771 - City of Tulsa (3693)** (PD-18) (CD-7)
9605 East 61st Street
- L-18772 - City of Tulsa (2203)** (PD-16) (CD-3)
3017 North Irvington
- L-18773 - Mike Marrara (2393)** (PD-6) (CD-5)
3445 South Sheridan
- L-18774 - Smith & Roger's (3173)** (PD-21) (County)
1603 East 181st Street
- L-18775 - City of Tulsa (1183)** (PD-18) (CD-8)
7605 South Sheridan
- L-18777 - Tulsa Development Authority (593)** (PD-4) (CD-4)
2400 Block of East 1st Street

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Ledford, Jackson, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Midget "absent") to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

PRELIMINARY PLAT:

Pecan Meadow (2774)

(PD-20) (County)

Northeast corner East 171st Street and South 145th East Avenue

Staff Recommendation:

This is a subdivision of 16.457 acres into six lots in one block. It is zoned AG and is intended for single-family residential uses.

The following were discussed at the Technical Advisory Committee meeting on the preliminary plat:

1. Beach, Staff, noted that all lot lines should have bearings in addition to the dimensions; the right-of-way indications should include whether they are dedicated by this plat or are existing.
2. Rains, County Engineering, stated that the access points and right-of-way dedications shown on the plat are acceptable and there are no stormwater or other concerns. He concurred on the need for bearings on all lot lines.
3. Silva, DEQ, stated that he has received perc tests for the proposed lots and everything appears to be in order.
4. Stephens, Bixby Telephone, had no concerns.
5. Wilmoth, Applicant, stated that water service would come from Bixby Water and that OG&E would serve the property. He will be sure they know who to notify with release letters.
6. Miller, ONG, requested by e-mail a 17.5' utility easement along 171st St.

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

Waivers of Subdivision Regulations:

1. None needed.

Special Requirements:

1. None.

Standard Conditions:

1. Utility easements shall meet the approval of the Technical Advisory Committee. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. 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).
3. Paving and drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and other permits where applicable) subject to criteria approved by the County Commission.

4. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
5. Street names shall be approved by the County Engineer and shown on plat.
6. All curve data, including corner radii, shall be shown on final plat as applicable.
7. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
8. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
9. Limits of Access or LNA as applicable shall be shown on plat as approved by the County Engineer. Include applicable language in covenants.
10. It is recommended that the Developer coordinate with the County Engineer during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
11. It is recommended that the applicant and/or his engineer or developer coordinate with the Department of Environmental Quality for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
12. The method of sewage disposal and plans therefor shall be approved by the Department of Environmental Quality. (Percolation tests required prior to preliminary approval of plat.)
13. 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.)
14. The method of water supply and plans therefor shall be approved by the Department of Environmental Quality.
15. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
16. The key or location map shall be complete.
17. A Corporation Commission letter, 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.)

18. 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.)
19. 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.)
20. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
21. All other Subdivision Regulations shall be met prior to release of final plat.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DICK**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Ledford, Jackson, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Midget "absent") to **APPROVE** the Preliminary Plat for Pecan Meadow, subject to the standard conditions as recommended by staff.

ZONING PUBLIC HEARING

Mr. Ledford stated that he would be abstaining from PUD-523-A-1

PUD-523-A-1 - Wayne Alberty

(PD-18) (CD-8)

South of southeast corner East 81st Street and South Memorial
(Minor Amendment)

Staff Recommendation:

The applicant is requesting Minor Amendment approval to reduce the required five-foot side yard to 2.75 feet for the southernmost building wall of a residential townhome condominium proposed on Lot 5.

Site Plan approval was granted for townhomes on Lots 6-12 in 1996. The applicant has represented to staff that the townhome proposed for Lot 5 will be slightly larger and differently positioned with the southwest corner of the structure located on the most narrow portion of the lot. The proposal eliminates the rear access to the structure and adds a driveway and southeast-facing garage at the widest part of the lot.

The approved development standards cited within the Deed of Dedication allows the modification of the bulk and area requirements as minor amendments approved by TMAPC without the necessity of executing an amending document to the recorded plat. No architectural or design standards are specified in the plat.

Staff has reviewed the request and finds Lot 5 is larger than many of the surrounding lots. The larger structure proposed meets livability space and off-street parking requirements. Staff is of the opinion that the proposed modification to the side yard will not substantially alter the character of the area or the intent of the original approval. Staff notes, however, that the eventual buildout of the abutting lot to the south must conform to the 1996 site plan approval to prevent the appearance of crowding and to maintain sufficient space for emergency access as well as adequate space for air and light.

Staff, therefore, recommends **APPROVAL** Minor Amendment PUD 523-A-1 per the submitted plot plan reducing the building setback along the southern boundary to 2.75 feet subject to the following condition:

The northernmost building wall of the townhome condominium proposed for Lot 4 be built per the plot plan submitted with the application and as approved in the Detail Site Plan in 1996.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-1** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Pace, Westervelt "aye"; no "nays"; Ledford "abstaining"; Boyle, Midget "absent") to recommend **APPROVAL** for the Minor Amendment for PUD-523-A-1, subject to conditions as recommended by staff.

OTHER BUSINESS:

PUD-306 - Ricky Jones

(PD-18) (CD-2)

Northeast corner of East 101st Street South and South Delaware Avenue
(Detail Site Plan)

Staff Recommendation:

The applicant is requesting Detail Site Plan for a one-story 6,166 square foot retail and restaurant facility on 1.7 net acres.

Staff has reviewed the site plan for conformance to the development standards as amended and finds conformance to bulk and area, building square footage, setback, number of ground signs, height, parking, internal circulation, access, screening and total landscaped area requirements.

Staff notes the mutual access between Tracts A and B required as a condition of approval of Minor Amendment 306-14 is not shown. The applicant, however, has

provided an attachment to the application indicating a mutual access easement which is currently being filed with the County Clerk.

Staff, therefore, recommends **APPROVAL** of the Detail Site Plan subject to the following conditions:

1. Providing TMAPC with a copy of the mutual access easement as filed with the Tulsa County Clerk.
2. Revision and submission to TMAPC of a revised site plan reflecting the mutual access easement.

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

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

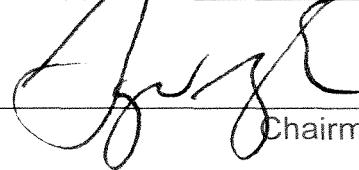
On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Ledford, Jackson, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Boyle, Midget "absent") to **APPROVE** the Detail Site Plan for PUD-306, subject to conditions as recommended by staff.


Commissioners' Comments:

Mr. Horner welcomed Commissioner Robert Dick back to the Planning Commission. He commented that Commissioner Dick is very punctual and ready to assist the Planning Commission.

There being no further business, the Chairman declared the meeting adjourned at 1:40 p.m.

Date approved: 1-27-99


Chairman

ATTEST: 
Secretary