

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2261
Wednesday, January 3, 2001, 1:30 p.m.
Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Horner	Beach	Boulden, Legal
Carnes		Bruce	Counsel
Harmon		Dunlap	
Hill		Huntsinger	
Jackson, Secretary		Matthews	
Ledford		Stump	
Midget		Brierre	
Pace		Armer	
Selph			
Westervelt, Chair			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, December 29, 2000 at 2:00 p.m., posted in the Office of the City Clerk, as well as in the office of the County Clerk.

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

Minutes:

Approval of the minutes of November 29, 2000 Meeting No. 2258

On **MOTION** of **BOYLE** the TMAPC voted **7-0-0** (Boyle, Carnes, Harmon, Hill, Ledford, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Horner, Jackson, Midget, Pace "absent") to **APPROVE** the minutes of the meeting of November 29, 2000 Meeting No. 2258.

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REPORTS:

Chairman's Reports:

Mr. Westervelt stated that he would like to welcome County Commissioner John Selph back to the Planning Commission.

Director's Report:

Mr. Stump reported that there are several items on the City Council agenda for January 4, 2001.

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SUBDIVISIONS

LOT-SPLITS FOR WAIVER OF SUBDIVISION REGULATIONS:

L-19164 – Tulsa Development Authority (3602)

(PD-2) (CD-1)

601 – 617 North Cheyenne Avenue

TMAPC Comments:

Mr. Westervelt stated that he received a letter of support from Emily Warner of Brady Heights Neighborhood (Exhibit A-1).

Mr. Midget and Ms. Pace in at 1:31 p.m.

Staff Recommendation:

The applicant has applied to reconfigure numerous existing lots (Exhibit B) into four proposed tracts (Exhibit A). Tracts A and C will result with more than three side lot lines and the applicant is seeking a waiver of Subdivision Regulations that each tract have no more than three side lot lines.

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

The Technical Advisory Committee reviewed this lot-split on December 21, 2000, and Southwestern Bell requested that 11' back-to-back easements be granted running north and south between Tracts A, B, C, and Tract D shown on Exhibit A. The Historic Preservation Commission has approved the three new dwellings that will be constructed on Tracts A, B, and C.

Staff believes this lot-split would not have an adverse effect on the surrounding properties and would therefore recommend **APPROVAL** of the waiver of the Subdivision Regulations and of the lot-split with the condition that the 11' back-to-back easements are given to Southwestern Bell.

Mr. Beach stated that the dedication easement between Tracts B, C and D has been revised since the TAC meeting. He indicated that the applicant is in agreement to dedicate a total of 20 feet of utility easement. Staff recommends **APPROVAL** of the waiver of the Subdivision Regulations and the lot-split with the condition that a total of 20 feet of easement be dedicated as utility easement and to the satisfaction of Southwestern Bell.

The applicant indicated his agreement with staff's recommendation.

Interested Parties Comments:

Emily Warner, 1011 North Cheyenne, Tulsa, Oklahoma 74106 stated that she does support the lot-split. Ms. Warner thanked the Planning Commission for their support of the Brady Heights Historic Preservation zoning.

TMAPC Action; 10 members present:

On **MOTION** of **BOYLE** TMAPC voted **9-0-1** (Boyle, Carnes, Harmon, Hill, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; Jackson "abstaining"; Horner "absent") to **APPROVE** the waiver of Subdivision Regulations and the lot-split for L-19164 subject to conditions as recommended by staff.

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-19061 – Jon Hoopert (1693) (PD-6) (CD-9)
3959 East 31st Street

L-19098 – Sisemore Weisz & Associates, Inc. (PD-18) (CD-5)
12480 East 55th Street South

L-19165 – Jacki Sue Vanpelt Adney (3623) (PD-14) (County)
13204 North 91st East Avenue

L-19170 – Tanner Consulting, LLC (1683) (PD-18) (CD-8)
Northwest corner East 91st Street & Yale Avenue

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

Staff Recommendation:

Mr. Beach indicated that all these lot-splits are in order and staff recommends **APPROVAL**.

TMAPC Action; 9 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **9-0-0** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Midget "absent") to **RATIFY** these lot-splits given prior approval, finding them in accordance with Subdivision Regulations as recommended by staff.

FINAL PLAT:

4M Vocation School (1223)

(PD-16) (CD-6)

North of the northwest corner of Mingo Road and 46th Street North

Mr. Midget in at 1:35 p.m.

Staff Recommendation:

This plat consists of one lot in one block on 7.08 acres. This is a replat of Lots 5, 6 and 7, Mingo Addition. The property is currently vacant and will be developed for use as a welding school and shop with dormitories for students.

All releases are in and the plat is in order. Staff recommends **APPROVAL** of the final plat.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **BOYLE** TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Horner "absent") to **APPROVE** the final plat for 4M Vocation School as recommended by staff.

* * * * *

Shelter Place – (CO-5620-SP-10) (2483)

(PD-18) (CD-8)

East of southeast corner of East 91st Street South and South Memorial Drive

Staff Recommendation:

Mr. Beach stated that this plat is in order and all release letters are in and staff recommends **APPROVAL** of this final plat subject to the final Legal Department review.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET** TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Horner "absent") to **APPROVE** of the final plat for Shelter Place, subject to final Legal review.

* * * * *

PRELIMINARY PLAT:

Faith Assembly Church - (3224)
13502 North 119th East Avenue

(PD 14) (County)

Staff Recommendation:

This plat consists of one lot in one block on 5.0 acres. It is the site of an existing church with immediate plans for expansion.

The following were discussed **December 21, 2000** at the Technical Advisory Committee (TAC) meeting:

1. Zoning:

- The Board of Adjustment recently approved a special exception to permit expansion of the existing church and accessory uses. This approval triggered the platting requirement. The attached plat shows the existing and proposed features of the site.

2. Streets/access:

- There are no new streets proposed in this plat. Fifty feet of right-of-way is required for 136th Street North. The plat shows 25 feet is being dedicated. The property also abuts 119th East Avenue and the plat indicates the right-of-way is 33 feet. This may not be enough. There are no access limits shown on the plat but the Board of Adjustment site plan shows two driveways on 119th East Avenue. Will there be any access on 136th?
- Watson, applicant, indicated there would be no access on 136th Street. He expressed agreement with the additional 25 feet dedication, and after discussion among the TAC members present, agreed to additional dedication to make 119th E. Avenue 50 feet wide.
- French, Traffic, stated that the covenants should include standard language regarding the limits of no access.

3. Sewer:

- The application stated that a septic system will be used. The property is about five acres, which is larger than the minimum size requirements of the ODEQ for individual on-site sewage treatment.
- There were no comments.

4. Water:

- The application states that the property will be served by RWD #3.
- A representative from RWD #3 stated that there is an existing eight-inch waterline along 136th Street. They requested a 20-foot easement along the new street frontage.

5. Storm Drainage:

- The property drains from northwest to southeast to 119th East Avenue.
- Rains, County Engineer, was not present. There were no comments.

6. Utilities:

- This plat shows perimeter utility easements and a 100' GRDA easement across the middle of the property. Any existing easements should have the book and page numbers identified.
- Burns, SWB, asked that the covenants include the standard paving and landscaping clause that puts the responsibility for the paving and landscaping on the owner in the event that installation or repair of underground utilities causes damage.
- The applicant was advised that the GRDA easement has no bearing on the plat approval but he should contact the GRDA to be sure they have no concerns.

7. Other:

- Staff noted that the legal description in the deed of dedication does not match the property line calls and should be corrected. The discrepancies begin with the bearing on the southeasterly property line along 119th East Ave. and continue counter-clockwise to the northwest corner, which is the point of beginning. Staff also reemphasized that all existing easements and rights-of-way should be labeled with book and page numbers. The last line of the last paragraph before Section 1 should be changed from the "City of Tulsa" to "Tulsa County". The signature lines for the owner have been omitted. They should be included with the name of a person and his title as legal representative for the church.

Staff recommends approval of the preliminary plat subject to the conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. Dedication of additional right-of-way for a total of 50 feet south of the centerline on 136th Street and additional right-of-way for a total of 50 feet on 119th East Avenue.

Standard Conditions:

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 Public Works Department 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. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
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 Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. 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.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. 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.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
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. 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.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET** TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Horner "absent") to **APPROVE** the preliminary plat for Faith Assembly Church, subject to special conditions and standard conditions as recommended by staff.

PLAT WAIVER:

Z-4100 - (1183)

(PD-18) (CD-8)

Southwest corner of South Memorial Drive and East 71st Street South

Staff Recommendation:

The property became subject to plat when it was rezoned to CS in November 1972. A site plan showing the proposed new improvements is attached along with a current survey of the property.

Staff Comments and Recommendation:

The following checklist was completed at the TAC meeting on December 21. Based on the fact that the property has never been platted and at least three separate instruments would be need to satisfy requirements for this development, Staff recommends **DENIAL** of the plat waiver.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1) Has property previously been platted? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Are restrictive covenants contained in a previously filed plat? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Is property adequately described by surrounding platted properties or street R/W? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | | |
|---|-------------------------------------|-------------------------------------|
| 4) Is right-of-way dedication required to comply with major street and highway plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5) Would restrictive covenants or deeds of dedication be needed by separate instrument? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6) Infrastructure requirements | | |
| a) Water | | |
| i) Is a main line water extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system or fire line required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Are additional easements required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Sanitary Sewer | | |
| i) Is a main line extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Storm Sewer | | |
| i) Is a P.F.P.I. required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an Overland Drainage Easement required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Is on-site detention required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7) Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8) Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9) Is the property in a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, was plat recorded for the original P.U.D.? | NA | |

10) Is this a Major Amendment to a P.U.D.? ✓

a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?

NA

Foot Notes:

1. Public Works Department is requesting 15' additional right-of-way parallel to the diagonal property line at the NE corner.
2. If the Building Codes require the building to be sprinkled, a separate fire line with easement will be required.
3. Access controls should be required along both arterial streets.
4. Separate instruments would be needed for the right-of-way dedication, water line easement, and access controls if the plat were waived.

Applicant's Comments:

Jack Cox, 7935 East 57th, Tulsa, Oklahoma 74145, stated that he agreed to meet the two requirements that were discussed during the TAC meeting. He indicated that everything else was favorable.

Mr. Cox stated that he discussed an easement with Mr. Somderceff in lieu of dedicating a corner. He explained that recently the City sold the subject property to his client for \$14.00 per square foot. It would be a little hard for the City to now go back to the purchaser and say that part of the property has to be dedicated back to the City. He indicated that Mr. Somderceff agreed to easement in lieu of a dedication.

Mr. Cox commented that he doesn't understand why staff recommends denial when during the TAC meeting it was recommended approval with the two conditions.

TMAPC Comments:

Mr. Carnes asked staff to address Mr. Cox's statements. In response, Mr. Beach stated that he doesn't have any information regarding a discussion between Mr. Cox and Mr. Somderceff. Mr. Beach commented that it was stated very clearly that as a matter of policy the Transportation Department wants the dedication of right-of-way. Mr. Beach stated that he was not part of the conversation between Mr. Cox and Mr. Somderceff.

Mr. Stump stated that staff feels that the record would be better served with a recorded plat rather than separate instruments.

Mr. Boyle stated that this application has a lot of problems and staff is correct to recommend denial of the plat waiver.

TMAPC Action; 10 members present:

On **MOTION** of **BOYLE** TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Horner "absent") to **DENY** the plat waiver for Z-4100 as recommended by staff.

Z-6766 - (1183)

(PD 18) (CD 8)

Southwest corner of East 71st Street and South 69th East Avenue

Staff Recommendation:

A site plan showing the proposed new improvements is attached. However, only the easterly portion was rezoned to CS in June 2000 and is currently subject to plat. That portion includes the former alignment of South 69th East Avenue and the area between it and the new alignment of South 69th East Avenue.

Staff Comments and Recommendation:

The following checklist was completed at the TAC meeting on December 21. Based on the fact that the property has previously been platted and the only requirement identified in the checklist below is the change of access, **Staff recommends approval** of the plat waiver.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

	YES	NO
1) Has property previously been platted?	√	<input type="checkbox"/>
2) Are restrictive covenants contained in a previously filed plat?	√	<input type="checkbox"/>
3) Is property adequately described by surrounding platted properties or street R/W?	√	<input type="checkbox"/>

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

4) Is right-of-way dedication required to comply with major street and highway plan?	<input type="checkbox"/>	√
5) Would restrictive covenants or deeds of dedication be needed by separate instrument?	√	<input type="checkbox"/>
6) Infrastructure requirements		
b) Water		
i) Is a main line water extension required?	<input type="checkbox"/>	√
ii) Is an internal system or fire line required?	<input type="checkbox"/>	√
iii) Are additional easements required?	<input type="checkbox"/>	√

- | | | | |
|--|---|--------------------------|--------------------------|
| c) Sanitary Sewer | | | |
| i) | Is a main line extension required? | <input type="checkbox"/> | √ |
| ii) | Is an internal system required? | <input type="checkbox"/> | √ |
| iii) | Are additional easements required? | <input type="checkbox"/> | √ |
| d) Storm Sewer | | | |
| i) | Is a P.F.P.I. required? | <input type="checkbox"/> | √ |
| ii) | Is an Overland Drainage Easement required? | <input type="checkbox"/> | √ |
| iii) | Is on-site detention required? | <input type="checkbox"/> | √ |
| iv) | Are additional easements required? | <input type="checkbox"/> | √ |
| 7) Floodplain | | | |
| a) | Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | √ |
| b) | Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | √ |
| 8) Change of Access | | | |
| a) | Are revisions to existing access locations necessary? | √ ¹ | <input type="checkbox"/> |
| 9) Is the property in a P.U.D.? | | | |
| a) | If yes, was plat recorded for the original P.U.D.? | <input type="checkbox"/> | √
NA |
| 10) Is this a Major Amendment to a P.U.D.? | | | |
| a) | If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | <input type="checkbox"/> | √
NA |

Foot Notes:

- Limits of access would not normally be required along the non-arterial street. But the previous plat established the access and they would need to be modified for this development. This can be done by the routine Change-of-Access process.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET** TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Horner "absent") to **APPROVE** the plat waiver for Z-6766 as recommended by staff.

14th Place to 14th & Carthage Avenue**Staff Recommendation:**

This property was rezoned in October 2000 to OM and will be developed as an architectural office. Attached is a site plan, and copies of water, sewer, and storm water atlases.

Staff Comments and Recommendation:

The following checklist was completed at the TAC meeting on December 21. Based on the fact that the property has previously been platted and the only separate instrument identified in the checklist below is the right-of-way dedication, **Staff recommends approval** of the plat waiver.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

	YES	NO
1) Has property previously been platted?	√	<input type="checkbox"/>
2) Are restrictive covenants contained in a previously filed plat?	√	<input type="checkbox"/>
3) Is property adequately described by surrounding platted properties or street R/W?	√	<input type="checkbox"/>

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

4) Is right-of-way dedication required to comply with major street and highway plan?	√ ²	<input type="checkbox"/>
5) Would restrictive covenants or deeds of dedication be needed by separate instrument?	√ ³	<input type="checkbox"/>
6) Infrastructure requirements		
a) Water		
i) Is a main line water extension required?	√ ¹	<input type="checkbox"/>
ii) Is an internal system or fire line required?	√ ¹	<input type="checkbox"/>
iii) Are additional easements required?	<input type="checkbox"/>	√
b) Sanitary Sewer		
i) Is a main line extension required?	<input type="checkbox"/>	√
ii) Is an internal system required?	<input type="checkbox"/>	√
iii) Are additional easements required?	<input type="checkbox"/>	√
c) Storm Sewer		
i) Is a P.F.P.I. required?	<input type="checkbox"/>	√
ii) Is an Overland Drainage Easement required?	<input type="checkbox"/>	√
iii) Is on-site detention required?	<input type="checkbox"/>	√
iv) Are additional easements required?	<input type="checkbox"/>	√

- | | | | |
|-----|--|--------------------------|-----------|
| 7) | Floodplain | | |
| | a. Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | √ |
| | b. Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | √ |
| 8) | Change of Access | | |
| | a. Are revisions to existing access locations necessary? | <input type="checkbox"/> | √ |
| 9) | Is the property in a P.U.D.? | <input type="checkbox"/> | √ |
| | a. If yes, was plat recorded for the original P.U.D.? | | NA |
| 10) | Is this a Major Amendment to a P.U.D.? | <input type="checkbox"/> | √ |
| | a. If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | | NA |

Foot Notes:

1. Water would need to be extended from Denver to serve the property with domestic and fire service. However, the extension would be in the right-of-way and no additional easements would be needed.
2. Additional right-of-way would need to be dedicated along Carthage to make it 50 feet total. However, Henry Somdecerff, Transportation Design, stated that, because of the nature of the existing street, if the site plan were changed to eliminate the access to Carthage, the only extra right-of-way needed would be 25' radii at the northeast and southeast corners.
3. Separate instruments would be needed for any right-of-way dedication.

TMAPC Comments:

Mr. Boyle expressed concerns with the checklist and requested staff to further explain the recommendation for approval. In response, Mr. Beach stated that the two items that were checked under water require that the mainline extension be made, but there is no easement required (that would have to be shown on a plat. Mr. Beach further stated that he has left messages with the applicant regarding the access points, but he has not heard from them.

Mr. Boyle questioned staff that there really wouldn't be a need for a separate right-of-way dedication if the access points were not there. In response, Mr. Beach answered affirmatively. Mr. Beach stated that if the access points are removed, the only thing required is to provide a radius at each of the two corners (northeast and southeast corners). Mr. Beach indicated that this could be done by separate instrument.

Mr. Beach stated that the subject property has been platted before and would only require one separate instrument.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **BOYLE** TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Horner "absent") to **APPROVE** the plat waiver for Z-6785 as recommended by staff.

PUBLIC HEARING TO CONSIDER AMENDING THE DISTRICT PLAN MAPS AND/OR TEXTS, ALL PARTS OF THE COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA

Consider amending the District Plan Maps and/or Texts for the following Planning Districts: 6, 7, and 18, all parts of the Comprehensive Plan for the Tulsa Metropolitan Area, as they relate to Houston Avenue south of the Inner Dispersal Loop and Riverside Drive areas of the Plans.

TMAPC Comments:

Mr. Westervelt announced that the Planning Commission would like to continue this item to the January 24, 2001. He explained that the reasons for the continuing are due to the holidays and the inclement weather. He commented that the Riverside Drive issue is an important part of the entire community and he would like a complete mailing to the neighborhood associations registered with the City of Tulsa.

Mr. Westervelt stated that if it were imperative that interested parties speak today, he would open the hearing and take the comments, then recess the hearing until the January 24th date.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Horner "absent") to **CONTINUE** the public hearing to consider amending the District Plan Maps and/or Texts, all parts of the Comprehensive plan for the Tulsa Metropolitan Area, Districts 6, 7 and 18, as they relate to Houston Avenue south of the Inner Dispersal Loop and Riverside Drive areas of the Plans to January 24, 2001 at 1:30 p.m.

ZONING PUBLIC HEARING

APPLICATION NO.: Z-6801

Applicant: Suseela Polepalle

Location: West of northwest corner of East 21st Street and South 177th East Avenue

AG TO RE

(PD-17) (CD-6)

Staff Recommendation:

RELEVANT ZONING HISTORY:

Z-6736 January 2000: All concurred in approval of a request to rezone a ten-acre tract located north of the northwest corner of East 21st Place and South 177th East Avenue from RS-1 to AG.

Z-6731 December 1999: Staff and TMAPC recommended approval of a request to rezone a 2.5-acre tract located north of the northeast corner of East 11th Street and South 177th East Avenue from RS-3 to AG.

Z-6671 February 1999: All concurred in approval of a request to rezone a ten-acre tract located west of the northwest corner of East 11th Street and South 177th East Avenue from RS-3 to AG.

Z-6530 May 1996: All concurred in approval of a request to rezone an 11.2-acre tract located north of the northwest corner East 11th Street and South 177th East Avenue from RS-1 to AG.

Z-6519 January 1996: All concurred in approval of a request to rezone 20 acres located north of the northwest corner of East 21st Street and South 177th East Avenue from RS-1 to AG.

Z-6465 October 1994: All concurred in denial of a request to rezone a five-acre tract located north of the northeast corner of East 21st Street and South 177th East Avenue from AG to CH or CG for a machine shop.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 11 acres in size and is located west of the northwest corner of East 21st Street and South 177th East Avenue. The property is flat, non-wooded, vacant, and zoned AG.

STREETS:

<u>Existing Access</u>	<u>MSHP Design.</u>	<u>Exist. No. Lanes</u>	<u>Surface</u>	<u>Curbs</u>
East 21 st Street South	120'	2 lanes	Paved	No

The Major Street Plan designates East 21st Street South as a primary arterial. The City of Tulsa Traffic counts – 1998 1999, indicated 2,400 trips per day on East 21st Street at the intersection of South 177th East Avenue.

UTILITIES: Water is available to the subject property and sewer is by private septic systems.

SURROUNDING AREA: The subject tract is abutted on the north and east by vacant land zoned AG; to the west by a single-family dwelling, zoned AG; and to the south by a commercial recreational facility, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property as Low Intensity – No Specific Land Use.

According to the Zoning Matrix the requested RE is in accordance with the Plan Map.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan, existing development and trends in the area, staff recommends **APPROVAL** of RE zoning for Z-6801.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Horner "absent") to recommend **APPROVAL** of the RE zoning for Z-6801 as recommended by staff.

Legal Description for Z-6801:

A tract of land located in the west one-third of the W/2 of SE/4 of Section 11, T-19-N, R-14-E Tulsa County, Oklahoma, more particularly described as follows: beginning at a point on the south line of said SE/4, said point being N 89°22'27" E a distance of 50.0' from the Southwest corner of said SE/4; thence continuing N 89°22'27" E a distance of 391.0'; thence N 0°51'43' W a distance of 1,237.00'; thence S 89°19'07" W a distance of 390.90'; thence S 0°51'27" E and parallel to the West line of said SE/4 a distance of 1,236.62' to the point of beginning, **From AG (Agriculture District) To RE (Residential Single-family Estate District).**

* * * * *

OTHER BUSINESS:

APPLICATION NO.: PUD-435-D

Applicant: Greg Weisz

Location: 6465 South Yale Avenue

AMENDED SITE PLAN

(PD-18) (CD-7)

Staff Recommendation:

The applicant is requesting approval of an amended site plan to allow a temporary parking lot for doctors and staff of the Warren Professional Center while a new parking garage is being constructed on the site.

The site plan as submitted anticipates a maximum 24-month period for the temporary parking lot. The proposed parking lot will take up existing landscaped area, but the applicant submits that the landscaped area within the PUD after construction of the temporary parking lot will be approximately 5.69 acres or 25.55% of the total area (the PUD requires 15%).

Staff can recommend **APPROVAL** of the temporary parking lot for a maximum two-year period per the submitted site plan.

Mr. Midget out at 1:53 p.m.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **BOYLE** TMAPC voted **9-0-0** (Boyle, Carnes, Harmon, Hill, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Horner, Midget "absent") to **APPROVE** the amended site plan for PUD-435-D subject to the conditions as recommended by staff.

* * * * *

Election of TMAPC Officers for 2001:

Mr. Carnes stated that the Nominating Committee has met and recommends the following: Joe Westervelt, Chair; Gary Boyle, 1st Vice Chair; Wesley Harmon, 2nd Vice Chair, and Brandon Jackson, Secretary. Mr. Carnes recommended that the officers be elected collectively.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES** TMAPC voted **9-0-0** (Boyle, Carnes, Harmon, Hill, Jackson, Ledford, Pace, Selph, Westervelt "aye"; no "nays"; none "abstaining"; Horner, Midget "absent") to **APPROVE** the election of the following officers: Joe Westervelt, Chair; Gary Boyle, 1st Vice Chair; Wesley Harmon, 2nd Vice Chair; and Brandon Jackson, Secretary.

* * * * *

Commissioners' Comments

Mr. Carnes stated that he read the letter from Jim Doherty and he would like the Planning Commission to draft a proclamation and present it to Mr. Doherty.

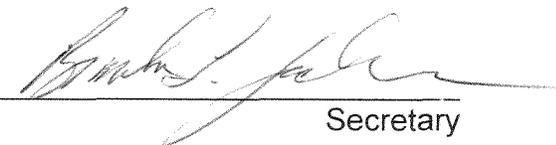
Mr. Westervelt stated that something unique does need to be done to recognize Mr. Doherty's contribution to the City of Tulsa. He indicated that there is a section of trail that is ready to be opened and Rich Brierre, INCOG, is working on having it named after Mr. Doherty.

Mr. Carnes stated that he would like something that could be framed with the Planning Commissioners' signatures. Mr. Carnes further stated that Mr. Doherty worked very diligently for many years on the Planning Commission.

There being no further business, the Chairman declared the meeting adjourned at 2:00 p.m.

Date approved: 01/24/01


Chairman

ATTEST: 
Secretary