

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Minutes of Meeting No. 2293**

Wednesday, November 28, 2001, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Bayles	Hill	Beach	Romig, Legal
Carnes	Horner	Bruce	
Harmon	Midget	Dunlap	
Jackson	Selph	Huntsinger	
Ledford		Stump	
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, November 21, 2001 at 11:10 a.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 1:36 p.m.

**Minutes:**

**Approval of the minutes of November 7, 2001, Meeting No. 2291**

On **MOTION** of **JACKSON**, the TMAPC voted 5-0-1 (Bayles, Carnes, Harmon, Jackson, Westervelt "aye"; no "nays"; Ledford "abstaining"; Hill, Horner, Midget, Pace, Selph "absent") to **APPROVE** the minutes of the meeting of November 7, 2001, Meeting No. 2291.

**Minutes:**

**Approval of the minutes of November 14, 2001, Meeting No. 2292**

On **MOTION** of **JACKSON**, the TMAPC voted 5-0-1 (Bayles, Carnes, Harmon, Jackson, Westervelt "aye"; no "nays"; Ledford "abstaining"; Hill, Horner, Midget, Pace, Selph "absent") to **APPROVE** the minutes of the meeting of November 14, 2001, Meeting No. 2292.

**REPORTS:**

**Chairman's Report:**

Mr. Westervelt reported that there are several items on the agenda requesting a continuance.

**Trinity Park East (3304)** (PD-16) (CD-6)

**Location:** South of Pine Street and West of 129<sup>th</sup> East Avenue

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

**Stricken.**

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**Tall Grass - PUD 579A (784)** (PD-18) (CD-8)

**Location:** Northwest corner of 81<sup>st</sup> Street & Mingo Valley Expressway

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

**TMAPC Action; 6 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **5-0-1** (Bayles, Carnes, Harmon, Jackson, Westervelt "aye"; no "nays"; Ledford "abstaining"; Hill, Harmon, Midget, Pace, Selph "absent") to **CONTINUE** the preliminary plat for Tall Grass to December 19, 2001 at 1:30 p.m.

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**APPLICATION NO.: PUD-599-A-1                      MINOR AMENDMENT**

**Applicant: John W. Moody                      (PD-18) (CD-8)**

**Location:** West of southwest corner of East 61<sup>st</sup> Street and South 104<sup>th</sup> East Avenue

Mr. Westervelt stated that the applicant and staff have requested a continuance to December 5, 2001.

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

**TMAPC Action; 6 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Bayles, Carnes, Harmon, Jackson, Ledford, Westervelt "aye"; no "nays"; none "abstaining"; Hill, Harmon, Midget, Pace, Selph "absent") to **CONTINUE** of the minor amendment for PUD-599-A-1 to December 5, 2001 at 1:30 p.m.

**APPLICATION NO.: PUD-514-1      MINOR AMENDMENT**

**Applicant: Roy D. Johnsen                      (PD-6) (CD-7)**

**Location:** Northeast corner of East 33<sup>rd</sup> Street and South Yale Avenue

**Staff Recommendation:**

Applicant and staff requested a continuance to December 5, 2001.

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

**TMAPC Action; 6 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Bayles, Carnes, Harmon, Jackson, Ledford, Westervelt "aye"; no "nays"; none "abstaining"; Hill, Harmon, Midget, Pace, Selph "absent") to **CONTINUE** of the minor amendment for PUD-514-1 to December 5, 2001 at 1:30 p.m.

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**Director's Report:**

Mr. Stump reported that there are several TMAPC items on the City Council agenda for Thursday, November 29, 2001. He indicated that Mr. Dunlap would be attending the City Council meeting.

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**Ms. Pace in at 1:36 p.m.**

**SUBDIVISIONS:**

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

**L-19308 - White Surveying                      (PD-16) (PD-3)**

**Location:** West of the northwest corner of Ute Place and Joplin

**Staff Recommendation:**

A lot-split application has been filed to exchange parts of Lots A and B so that the property line will follow an existing fence. Lot A is currently vacant and located within the floodplain and Lot B is being used as a storage yard. There are no plans to develop either property.

During review of this application, it was noted that access to a main sewer line was required to approve the lot-split. Given that there is no current sewer service to the property, with no intentions to develop it, the applicant is seeking a waiver of the Subdivision Regulations 6.5.4.(d) requiring sewer/septic on each tract.

The Technical Advisory Committee had no questions or concerns regarding this lot-split. Staff believes this lot-split would not have an adverse effect on the surrounding properties and would therefore recommend **APPROVAL** of the waiver of Subdivision Regulations and of the lot-split with the condition that verbiage be included on the deeds that a sewer main line extension will be required should the property be developed.

Mr. Beach indicated that there is a dispute between the applicant and the adjoining property owners to the north. He stated that the applicant and interested parties would have to explain their issues.

**Applicant's Comments:**

**Mike Mararra**, White Surveying, 9936 East 55<sup>th</sup> Place, Tulsa, Oklahoma 74145, stated that his client is the owner of the south property. White Surveying was hired to facilitate new property lines more closely rather than following the existing fence lines. He explained that he did sign off on the application that the owner approves of the lot-split application, but it was probably an oversight on his part not realizing that he was dealing with two property owners. He commented that his client indicated that the north property owners were in agreement with the lot-split. He suggested that the application be stricken or delayed.

**TMAPC Comments:**

Mr. Westervelt suggested that the interested parties explain their opposition and then determine if the application should be stricken or continued.

**Interested Parties Comments:**

**Helen Bailey**, 34 North Joplin, Tulsa, Oklahoma 74115, stated that there is an existing fence that has been in existence since 1960. She explained that there is a road that cuts through her property, which the applicant uses to access his property. She explained that since the road and the fence line has been in existence since the 1960's she understood that the applicant owns the road and in return she owns the triangle property indicated on the site plan. She stated that this arrangement has been that way since 1960 and she would like it to remain that way.

Ms. Bailey stated that the applicant could have the land south of the existing fence line.

**TMAPC Comments:**

Mr. Westervelt asked Ms. Bailey if she was in agreement with the lot-split, but not in agreement with the boundary lines that have been rendered on the submitted site plan. In response, Ms. Bailey answered affirmatively.

Ms. Bailey stated that the applicant was supposed to present his proposal to her lawyer, but failed to do so.

**Applicant's Rebuttal:**

Mr. Mararra stated that he believes that his client should have instructed him to write the legal description to follow the existing fence line exactly, rather than the proposal.

**TMAPC Comments:**

Mr. Westervelt suggested that this application be continued in order to allow the applicant and the interested parties to work out the issues regarding the fence line and road.

Both parties agreed to a continuance.

**TMAPC Action; 7 members present:**

On **MOTION** of **HARMON**, the TMAPC voted **7-0-0** (Bayles, Carnes, Harmon, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Hill, Horner, Midget, Selph "absent") to **CONTINUE** the lot-split for waiver of Subdivision Regulations for L-19308 to December 19, 2001 at 1:30 p.m.

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**PRELIMINARY PLAT:**

**Huang Mini-Storage - (683)** (PD-18) (CD-9)

**Location:** 6435 South Peoria Avenue

**Staff Recommendation:**

This plat consists of one lot in one block on 4.01 acres. The property will be developed for mini-storage uses. It's surrounded by residential properties on the east side of Peoria and commercial and office uses on the west.

The following were discussed **November 15, 2001** at the Technical Advisory Committee (TAC) meeting:

**1. Zoning:**

*Staff:* This property is zoned RM-1, RM-2, and CS. The CS portion is subject to plat. The plat was waived on the RM-2 portion. There are no zoning related issues.

**2. Streets/access:**

*Staff:* The 10' x 20' piece of property on the westerly southwest corner is being dedicated for Peoria right-of-way. The access is shown at 50' instead of the standard 40'.

*Public Works:* Access should be reduced to standard 40'; change language in first line, Section 1.A.1. to read "...dedicate for the public use, *right-of-way designated as South Peoria Avenue...*"; fix typo related to 10'x20' right-of-way dedication from 30' as written to 20' as intended.

*Applicant:* No objections stated.

**3. Sewer:**

*Staff:* No additional information.

*Public Works:* Sewer main extension required.

*Applicant:* No objections stated.

**4. Water:**

*Staff:* No additional information.

*Public Works:* Might require fire protection; 20' restricted water line easement required.

*Applicant:* No objections stated.

**5. Storm Drainage:**

*Staff:* No additional information.

*Public Works:* PFPI required for Peoria ditch improvements; fees in lieu of detention permissible; overland drainage easement with appropriate covenant language needed.

*Applicant:* No objections stated.

**6. Franchise Utilities:**

*Staff:* No additional information.

*Franchise Utilities:* No comments or concerns.

*Applicant:* No comments or concerns.

**7. Other:**

*Staff:* Add 50' building line along Peoria.

Staff recommends **APPROVAL** of the preliminary plat subject to the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. Reduce access width to 40'; change right-of-way dedication language as described by Traffic Engineering in TAC comments.
2. Provide additional water and storm drainage easements as required by Public Works.

**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 topography 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 therefore 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 therefore 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; 7 members present:**

On **MOTION** of **CARNES**, TMAPC voted **7-0-0** (Bayles, Carnes, Harmon, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Hill, Horner, Midget, Selph "absent") to **APPROVE** the preliminary plat for Huang Mini-Storage, subject to special conditions and standard conditions as recommended by staff.

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**PLAT WAIVER:**

**PUD-639 – (1392)** (PD-6)(CD-9)

**Location:** Southeast corner of 23<sup>rd</sup> and Main Streets

***Staff presented the following information at the Technical Advisory Committee (TAC) meeting of 11/01/01.***

**GENERAL**

The subject property is the site of the former Akdar Temple and is bounded on the north by 21<sup>st</sup> Street, on the east by Boston Avenue, on the west by Main Street and on the south by 22<sup>nd</sup> Street. The existing buildings (Temple and two single-family homes) and parking have been removed.

The site includes part of block 1 of the Boston Addition and all of block 2 of the Third Amended Plat of the Riverside Drive Addition.

**PURPOSE**

The purpose of the request is construction of the Portifino Villas, a fifteen-story town home community.

**ZONING**

The site is currently zoned OL, OM, RM-2 with PUD overlay.

The surrounding area is zoned RM-2, OL and OM.

**STREETS**

The site will be accessed from Boston Avenue and Main Street.

The applicant will be required to dedicate five feet along 21<sup>st</sup> Street.

**SEWER and WATER**

Sanitary sewer and water are present on site – existing easements may require vacation.

**STORM DRAIN**

Staff does not have information on proposed drainage/detention.

**UTILITIES**

A PSO (AEP) easement is present across the center of the site from east to west, which appears to require relocation.

**Staff provides the following information from TAC.**

**STREETS:**

Access points to the site should be recorded as limits of no access.

Five feet (5') should be dedicated along 21<sup>st</sup> Street and 30' radius returns should be dedicated at all corners.

**STORM DRAIN:**

A PFPI will be required as well as on-site detention.

**RECOMMENDATION:**

Based on discussion with the individuals who will review and approve the changes and the following checklist, which reflects the policies of TMAPC, staff recommends **APPROVAL** of the request for plat waiver with the following conditions:

Recordation of access points to the site.

Dedication of five feet along the south side of 21<sup>st</sup> Street and 30' radius returns at all corners.

On-site detention and PFPI to satisfaction of Public Works Department.

Recordation of PUD standards.

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

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

	<b>Yes</b>	<b>NO</b>
1. Has Property previously been platted?	X	
2. Are there restrictive covenants contained in a previously filed plat?	X	
3. Is property adequately described by surrounding platted properties or street RW?	X	

***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?              | X |   |
| 5.  | Will restrictive covenants be filed by separate instrument?                                    | X |   |
| 6.  | Infrastructure requirements:   |   |   |
|     | a) Water   |   |   |
|     | i. Is a main line water extension required?  |   | X |
|     | ii. Is an internal system or fire line required?   |   | X |
|     | iii. Are additional easements required?  |   | X |
|     | b) Sanitary Sewer  |   |   |
|     | i. Is a main line extension required?  |   | X |
|     | ii. Is an internal system required?  |   | X |
|     | iii. Are additional easements required?  |   | X |
|     | c) Storm Sewer   |   |   |
|     | i. Is a P.F.P.I. required?   | X |   |
|     | ii. Is an Overland Drainage Easement required?   |   |   |
|     | iii. Is on site detention required?  | X |   |
|     | iv. Are additional easements required?   |   | X |
| 7.  | Floodplain   |   |   |
|     | a) Does the property contain a City of Tulsa (Regulatory) Floodplain?                          |   | X |
|     | b) Does the property contain a F.E.M.A. (Federal) Floodplain?                                  |   | X |
| 8.  | Change of Access   |   |   |
|     | a) Are revisions to existing access locations necessary?                                       | X |   |
| 9.  | Is the property in a P.U.D.?   | X |   |
|     | a) If yes, was plat recorded for the original P.U.D.   |   | X |
| 10. | Is this a Major Amendment to a P.U.D.?   |   | X |
|     | a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? |   | X |

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office.

**TMAPC Comments:**

Mr. Harmon stated that there seems to be too many separate instruments to be filed. In response, Mr. Bruce stated that staff has discussed this with the Public Works Department and separate instruments are easily handled. Mr. Bruce explained that there would only be two or three separate instruments.

Mr. Stump stated that this application is a good example of a problem with State legislation regarding vacating a plat or replatting a piece of property. He indicated that a meeting was held earlier today regarding this issue and there are interested parties that would like to have the law revised. He stated that obviously it would be better to replat this property, but because it is a part of a larger subdivision, it becomes onerous. Staff is willing to approve the plat waiver in order to encourage infill development.

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

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

**TMAPC Action; 7 members present:**

On **MOTION** of **CARNES**, TMAPC voted **7-0-0** (Bayles, Carnes, Harmon, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Hill, Horner, Midget, Selph "absent") to **APPROVE** the plat waiver for PUD-639, subject to conditions as recommended by staff.

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**ZONING PUBLIC HEARING**

**APPLICATION NO.:** PUD-378-A-6

**MINOR AMENDMENT**

**Applicant:** Don East

(PD-26) (CD-8)

**Location:** 10131 South 78<sup>th</sup> East Avenue

**Staff Recommendation:**

The applicant is requesting a minor amendment to change the building envelope for Lot 10, Block 1, for residential construction in The Village addition.

The site plan proposed will change the north-building envelope within the eastern 37 feet of the lot from 25 feet to 9.60 feet. The site plan also proposes that the southern building envelope within the eastern 32.70 feet of the lot be 7.60 feet instead of the ten feet required.

Staff views the request to be an acceptable amendment with no detriment to surrounding neighbors and recommends **APPROVAL** of the minor amendment per the submitted site plan.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

**TMAPC Action; 7 members present:**

On **MOTION** of **HARMON**, TMAPC voted **7-0-0** (Bayles, Carnes, Harmon, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Hill, Horner, Midget, Selph "absent") to **APPROVE** the minor amendment for PUD-378-A-6 as recommended by staff.

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**APPLICATION NO.: PUD-575-A/Z-6611-SP-2 MAJOR AMENDMENT**

**Applicant:** Eric G. Sack (PD-18) (CD-8)

**Location:** North of northeast corner of East 81<sup>st</sup> Street and South Mingo

**Staff Recommendation:**

This major amendment and corridor site plan pertains to Development Area B of PUD-575. The subject tract contains approximately 5.74 acres and is located north of the northeast corner of East 81<sup>st</sup> Street and South Mingo Road. The subject tract has 235.40 feet of frontage on South Mingo Road and is 822 feet deep. The tract has been approved for a mini-storage and accessory dwelling and office for a manager. This proposed major amendment and corridor site plan would permit the development of an assisted living facility with a maximum floor area of 30,000 square feet. The proposal would also permit the previously approved mini-storage uses and standards.

As stated above, the subject tract is Development Area B of PUD-575. The tract is abutted on the east by vacant AG zoned property; on the north by vacant CO zoned tract; and on the south by Development Area A of PUD-575, which has been approved for multifamily uses. To the west of the tract, across South Mingo Road is a recreational area that is part of a residential subdivision zoned RS-3/PUD-460.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-575-A/Z-6611-SP-2 as modified by staff, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-575-A/Z-6611-SP-2 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

**Standards for Development Alternative I**

**Land Area:**

Gross	5.7426 Acres	250,146 SF
Net	5.4538 Acres	237,567 SF

**Permitted Uses:**

Mini-storage and accessory dwelling and office for manager.\*

**Maximum Floor Area (Total):** 52,000 SF

Climate-controlled 35-foot tall storage building 23,200 SF

15-foot tall storage buildings 25,800 SF

Accessory dwelling & office for manager 3,000 SF

**Maximum Land Coverage of Buildings** 30%

**Maximum Building Height:**

Climate-controlled 35-foot tall storage building Two story, not exceeding 35 FT

15-foot tall storage buildings One story, not exceeding 15 FT

Accessory dwelling & office for manager Two story, not exceeding 35 FT

**Minimum Building Setbacks:**

From the centerline of South Mingo Road

Accessory dwelling & office for manager 85 FT

Other buildings 140 FT

From north boundary 30 FT

From south boundary 20 FT

From east boundary 11 FT

From regulatory floodplain 0 FT

\*No warehouse uses will be allowed. Storage will be in individual units. A floor plan of all storage units will be submitted as part of the detail site plan.

**Parking Ratio:**

As provided within the applicable use unit.

**Minimum Interior Landscaped Open Space:** 15% of street yard.

**Screening:**

A combination of a six-foot screening fence or building wall may be required at detail site plan approval along any boundary of the mini-storage development which abuts residential areas.

**Signs:**

No wall signage will be allowed on any building walls of the climate-controlled 35-foot-tall storage building, except a wall sign may be allowed on the west-facing wall, which size and style shall be approved by the TMAPC at detail site plan approval.

Wall signs will only be allowed on the west-facing building wall of the manager's residence/office. Wall signs may be allowed on the north-, west- and south-facing walls of an architectural tower as depicted in the concept elevations for PUD-575-1 if the signage is limited to .5 square feet of display surface area for each lineal foot of tower building wall and no other wall signage is allowed on the residence/office. One monument style ground sign is permitted with a maximum height of eight feet and a maximum display surface area of 64 square feet.

**Building Design Limitations:**

The second floor windows facing the north of the climate-controlled 35-foot-tall storage building shall have a minimum sill height of six feet or shall be constructed of obscure glass.

The exterior surface of the first floor of the climate-controlled 35-foot tall storage building shall be of pre-cast textured concrete. The materials and color of the exterior surface of the second floor shall be approved by TMAPC at the time of detail site plan review.

**Standards For Development Alternative II**

As a mutually exclusive alternative use to the proposed mini-storage use, an assisted living facility shall be permitted subject to the following development standards.

**Land Area:**

Gross	5.7426 Acres	250,146 SF
Net	5.4538 Acres	237,567 SF

**Permitted Uses:**

Assisted living facility as included within Use Unit 8.

Maximum Floor Area:	30,000 SF
Maximum Floor Area Ratio:	.5
Maximum Land Coverage of Buildings	30%
Maximum Building Height:	Two story not to exceed 35 FT
Minimum Building Setbacks:	
From the centerline of South Mingo Road	85 FT
From north boundary	30 FT
From south boundary	20 FT
From east boundary	11 FT
From regulatory floodplain	0 FT
Parking Ratio:	.50 per dwelling unit
Minimum Interior Landscaped Open Space:	15% of street yard.

Signs:

One ground sign is permitted, with a maximum height of eight feet and a maximum display surface area of 65 square feet.

Wall signs are not permitted.

3. There shall be no development in the regulatory floodplain.
4. The subject tract (PUD-575-A/Z-6611-SP-2) may derive its principal access from South Mingo Road as granted by a Board of Adjustment variance (Case No. 18387) from the internal collector street requirement.
5. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
7. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.



8. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
9. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element of the light fixture from being visible to a person standing in adjacent residential areas or street right-of-way.
10. The department public works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
11. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process, which are approved by TMAPC.
13. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
14. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers shall not be used for storage.

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

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

**TMAPC Action; 7 members present:**

On **MOTION** of **HARMON**, the TMAPC voted **7-0-0** (Bayles, Carnes, Harmon, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Hill, Horner, Midget, Selph "absent") to recommend **APPROVAL** the major amendment and Corridor Site Plan for PUD-375-A/Z-6611-SP-2, subject to conditions as recommended by staff.

**Legal Description for PUD-575-A/Z-6611-SP-2:**

A TRACT OF LAND THAT IS PART OF GOVERNMENT LOT 3, ALSO KNOWN AS THE NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SW/4), OF SECTION 7, T-18-N, R-14-E, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: "BEGINNING AT A POINT" THAT IS THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE S 89°40'54" E ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR 822.00'; THENCE S 00°09'54" W AND PARALLEL WITH THE EASTERLY LINE OF GOVERNMENT LOT 3 FOR 320.59'; THENCE N 87°55'49" W FOR 724.05'; THENCE N 56°52'23" W FOR 116.40' TO A POINT ON THE WESTERLY LINE OF SAID SECTION 7; THENCE DUE NORTH ALONG SAID WESTERLY LINE FOR 235.40' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND, and located north of the northeast corner of East 81<sup>st</sup> Street South and South Mingo Road, Tulsa, Oklahoma, **From CO/PUD-575 (Corridor District/Planned Unit Development) To CO/PUD-575-A (Corridor District/Planned Unit Development).**

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**OTHER BUSINESS:**

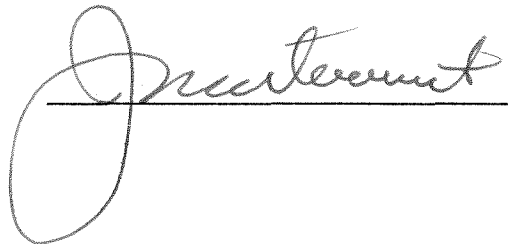
**Commissioners' Comments:**

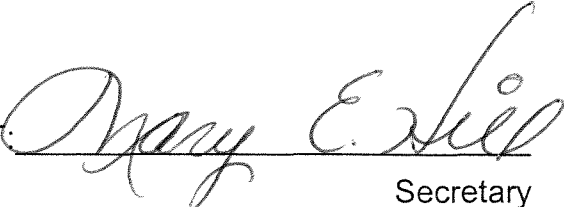
Mr. Westervelt reminded the Planning Commissioners that there are three members up for reappointment in January 2002.

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

Date Approved: 12-05-01

  
\_\_\_\_\_  
Chairman

ATTEST:   
\_\_\_\_\_  
Secretary