

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1731
Wednesday, February 1, 1989, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT
Coutant, Secretary
Doherty
Paddock, 2nd Vice
Chairman
Parmele, 1st Vice
Chairman
Selph
Wilson
Woodard

MEMBERS ABSENT
Carnes
Draughon
Kempe
Randle

STAFF PRESENT
Brierre
Frank
Gardner
Matthews
Setters
Stump

OTHERS PRESENT
Jackere, Legal
Counsel
Connelly, City
Development

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, January 31, 1989 at 10:00 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Vice Chairman Parmele called the meeting to order at 1:40 p.m.

MINUTES:

Approval of the Minutes of January 18, 1989, Meeting #1729:

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Kempe, Randle, "absent") to **APPROVE** the **Minutes of January 18, 1989, Meeting #1729**.

REPORTS:

Committee Reports:

COMPREHENSIVE PLAN COMMITTEE:

- a) Mr. Coutant advised that the Committee recommendation from the January 25, 1989 meeting, was to certify the new projects proposed to be included in the City of Tulsa FY 89-90 Capital Improvements Program (CIP) as being in conformance with the Comprehensive Plan.

TMAPC ACTION: 7 members present

On **MOTION** of **COUTANT**, the TMAPC voted **7-0-0** (Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Kempe, Randle, "absent") to **APPROVE** the recommendation of the Comprehensive Plan Committee certifying that the new projects proposed to be included in the City of Tulsa FY 89-90 Capital Improvements Program (CIP) were in conformance with the Comprehensive Plan.

REPORTS: Comprehensive Plan Committee - Cont'd

- b) Mr. Coutant stated the Committee made no recommendation concerning adoption of classifications according to the need for CIP projects.

Mr. Rich Brierre submitted and reviewed a letter from Mayor Randle regarding the TMAPC role in the CIP process. The letter stated: "As soon as they [City of Tulsa voters] approve the charter amendment, all aspects of city government, including the CIP, will be under review and subject to change. With this in mind, I think it is premature to consider any major adjustment in the process until after the charter vote."

Mr. Pat Connelly, Department of City Development, reviewed the CIP ranking process and the policy of the City Commission as to involvement of District Planning Chairmen and various groups in this process. Discussion followed as to consideration of a policy change to include the TMAPC in the ranking process, and the time constraints of doing this for the FY 89-90 CIP. Ms. Wilson pointed out that TMAPC involvement in this process was a priority item in their Statement of Goals and Objectives which was forwarded to the Mayor with the Mission Statement. She commented that she does not feel the Mayor overlooked the TMAPC, but has merely been very busy since taking office with the charter change, etc. However, since this was a part of the Work Program, she suggested the TMAPC submit an informal recommendation for ranking of projects for the current CIP. Commissioner Selph agreed since the TMAPC could make a recommendation without having to amend the City's process policy. Mr. Connelly commented that, in lieu of ranking all of the projects, the TMAPC might be better served by reviewing the existing CIP and suggesting the top ten or most important needs, in letter form, to the City Commission. Discussion continued on the CIP process, time elements involved with the upcoming Spring bond issue, the formal public hearing process, etc.

Mr. Parmele suggested the Comprehensive Plan Committee meet to rediscuss TMAPC involvement in this process. Mr. Gardner suggested the TMAPC, as a board, meet and decide what they wanted to recommend and forward a letter to the City Commission with their recommendation, even though not a part of the formal process. Mr. Parmele agreed and the consensus of the TMAPC was schedule a Comprehensive Plan Committee to discuss this issue. Mr. Connelly proposed that, should the TMAPC decide to submit a recommendation to the City, the TMAPC look at the complete \$1.5 billion inventory of CIP projects. The Commission agreed.

Mr. Connelly advised a new project for asbestos abatement needed to be added to the CIP list, and requested that this also be included for approval as to conformance with the Comprehensive Plan. Staff confirmed this item was in conformance with the Comprehensive Plan, as a part of the Fire Protection Plan and various district plan goals concerning public health and safety.

REPORTS: Comprehensive Plan Committee - Cont'd

Ms. Wilson moved that the asbestos abatement project be included in the CIP as a new project, and in conformance with the Comprehensive Plan. Mr. Coutant commented he would be abstaining as he felt the entire process was convoluted at best, to have the TMAPC purport to classify and then having nothing to do with the priority of these items as ultimately selected for the bonding process. Further, an abstention would offer a modest protest about the way the system was working on this matter. In the absence of a recommendation from the Comprehensive Plan Committee, and given the nebulous connection between this issue and the Comprehensive Plan, Mr. Doherty commented he would also be abstaining. Mr. Paddock stated he would associate himself with the views expressed by Mr. Coutant and Mr. Doherty, and would be abstaining. Mr. Parmele commented that this item was inadvertently omitted and, while not going through the regular process, it needed to be included and forwarded on for processing.

TMAPC ACTION: 7 members present

On **MOTION** of **WILSON**, the TMAPC voted **4-0-3** (Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; Coutant, Doherty, Paddock, "abstaining"; Carnes, Draughon, Kempe, Randle, "absent") to **APPROVE** the Asbestos Abatement Project as a part of the CIP project list, and in conformance with the Comprehensive Plan.

Mr. Paddock called to the attention of the TMAPC members, the Staff's comments on the CIP project list in regard to items on the Major Street and Highway Plan. He commented that these were cited in conformance with the Major Street and Highway Plan, while not conforming with the Long Range Transportation Plan. Mr. Brierre explained this process, stating that the resolution passed last April reconciled the Major Street and Highway Plan and the Long Range Transportation Plan. He clarified that the Long Range Transportation Plan was a 20 year package of improvements, while the Major Street and Highway Plan was a plan for ultimate development with some of its improvements going far beyond a 20 year planning period. In reply to Mr. Parmele, Mr. Brierre stated that, in the past, there were great inconsistencies, but these have been changed.

RULES & REGULATIONS COMMITTEE:

Mr. Paddock advised the Committee met this date to discuss the home occupation special exception in the Zoning Code, and the concept of a "redevelopment or mini" PUD. He stated the Committee decided not to pursue further, at this time, the idea of making home occupation exception run with the ownership of property. Mr. Paddock added that the Committee felt a study of additional regulations of home occupations should be included in the TMAPC work program for next

REPORTS: Rules & Regulations Committee - Cont'd

year. Mr. Paddock stated the Committee would explore further the idea of a redevelopment or mini PUD. He announced the Committee would be meeting next Wednesday to discuss the findings of the study on sexually-oriented businesses.

BUDGET & WORK PROGRAM COMMITTEE:

Mr. Parmele advised this Committee would be meeting on February 15th for an update on the FY 88-89 Budget and Work Program. He requested ideas or suggestions for next year's work program from the Commission members for discussion at this meeting. Mr. Parmele discussed with Staff the mailing of letters to the district chairmen, City/County Commissioners and various groups to solicit input for the FY 89-90 Work Program.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

First City Bank Addition (1894) South of 21st St. & S. 109th E. Avenue (CS)

This plat is being filed to clear title on land now owned by the First City Bank and is not being filed because of a zoning or other requirement "subject to a plat". The former owner exceeded the statutory limit on number of lot splits so the new owner wishes to replat and clear title. A restaurant is planned on Lot 1, but there is no immediate use for Lot 2.

The Staff presented the plat with the applicant represented by Jack Cox.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY PLAT of First City Bank Addition, subject to the following conditions:

1. Present owner may wish to vacate that portion of Tiffany Park being replatted. This should be done in accordance with the present legal practices and is NOT a condition of approval of the plat being reviewed this date. (Vacating processes are not a function of the TMAPC.)
2. The 50' building line on South 109th East Avenue on Lot 2 should also be shown as an easement.
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 should be tied to or related to property lines and/or lot lines. (Show 11' perimeter easement on east or as required by utilities in coordination meeting.)

First City Bank Addition - Cont'd

4. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
5. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. On-site detention required.
6. Access points shall meet the approval of Traffic Engineering and shown as recommended.
7. 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.
8. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
9. All (other) Subdivision Regulations shall be met prior to release of final plat.
10. Correct ownership line shall be added on the east boundary.

Comments & Discussion:

Mr. Wilmoth advised condition #10 regarding the ownership line was added due to a record error.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Kempe, Randle, "absent") to **APPROVE** the **Preliminary Plat for First City Bank Addition**, subject to the conditions as recommended by the TAC and Staff.

PRELIMINARY & FINAL PLAT APPROVAL:

Francis Hills Amd, Blk 3 (PUD 426)(2883) E. 102nd St. & S. Knoxville (RS-1)

This plat for Block 3 is being processed exactly like the resubdivision in Block 1 which was recently approved. This reduces the number of lots in this block from seven to six lot. No PUD conditions are affected and all requirements of PUD 426 still apply as approved.

The Staff presented the plat with the applicant represented by Bill Lewis.

Francis Hills Amended - Cont'd

The TAC voted unanimously to recommend **approval** of the PRELIMINARY AND FINAL plat of Francis Hills Amended, Block 3, subject to the following conditions:

1. New release letters will be required after review and receipt of a "draft final plat".
2. Applicant is advised that any utility relocations required will be at his expense.
3. Verify street names. Also identify South Knoxville Avenue. (All these streets are private.)
4. Utility easements shall meet the approval of the utilities, including water and sewer. Some side lot easements will need to be relocated.
5. All drainage plans and previous conditions applicable to the original plat of Francis Hills shall apply. (Amend PFPI #272)

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Kempe, Randle, "absent") to **APPROVE** the **Preliminary and Final Plat for Francis Hills Amended**, and release same as having met all conditions of approval.

EXTENSION OF APPROVAL:

Lansing Industrial Park II (3602) SW/c of Pine & North Lansing (CH, CS, IL)

Lansing Industrial Park III (3602) SE/c of Pine & North Lansing (CH, CS, IL)

These plats are part of a redevelopment project of the Tulsa Development Authority (formerly TURA). They are in the last stages of platting with most of the final release letters already received. It is recommended that the approval be extended for an additional year in order to complete the plats and file them of record. Improvements are already in progress through separate with Tulsa Development Authority.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Kempe, Randle, "absent") to **APPROVE** a One Year Extension for Lansing Industrial Park II & III, as recommended by Staff.

AFFIDAVIT OF CORRECTION TO PLAT:

Wexford (PUD 440)(2783)

East 103rd & South Yale Avenue

(RS-2)

A scrivener's error was made on Lot 2, Block 3 of the above subdivision where the north lot dimension shows 94' on the recorded plat (#4731). The actual dimension should be corrected to read 90' which was the original calculated and surveyed lot dimension. This does not affect the legal description of the outer boundaries of the plat, no easements and/or rights of way are affected, and not conditions of the PUD are affected. The same surveyor that filed the plat is filing this affidavit of correction. It is recommended that it be APPROVED as submitted, subject as to form by the City Attorney's office.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Kempe, Randle, "absent") to **APPROVE** the Affidavit of Correction to Plat for Wexford, as recommended by Staff.

OTHER BUSINESS:

Z-6010-SP-3: Minor Amendment to Permit a Temporary Concrete Batch Plant

N & W of the NW/c of East 51st Street & South 129th East Avenue

Staff Recommendation:

Z-6010-SP-3 is a 127 acre development that has been approved for mixed uses and is the site of the new State Farm offices. The applicant is requesting a minor amendment to permit a temporary (6 months) concrete batch plant while construction of interior streets and parking lots occur.

Review of the applicant's submitted plot plan shows the proposed location to be over 300 feet from South 129th East Avenue and requires approximately one acre. The applicant has stated he has applied for the appropriate City/County Health Department permits. Staff finds the request to be minor in nature and consistent with the original site plan approval.

Therefore, Staff recommends **APPROVAL** of the minor amendment to permit a concrete batch plant subject to the following conditions:

- 1) The batch plant use cease to operate and be removed by July 1, 1989.
- 2) Approval by the Tulsa City/County Health Department for all required permits.

TMAPC ACTION: 7 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Kempe, Randle, "absent") to **APPROVE** the Minor Amendment to Z-6010-SP-3 (Concrete Industries), as recommended by Staff.

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PUD 197-3: Minor Amendment to Enlarge an Existing Maintenance Building
Methodist Manor Complex; SE/c of East 31st St. & South Pittsburg

Staff Recommendation:

PUD 197 is a 40 acre tract at the southeast corner of East 31st Street and South Pittsburg Avenue containing the Methodist Manor complex. The applicant is proposing to enlarge an existing maintenance building by the addition of a 16' by 48' one-story storage area on the east side of the building. The maintenance building is located near the center of the 40 acre complex and would not be able to be seen from dwellings bordering the complex. The addition would be approximately 35' from the nearest building (the nursing center), but about 110' from the nearest building with windows facing the addition.

The exterior facade of the addition is proposed to be cedar siding which will not match the existing brick building, as are most of the other buildings in the immediate area.

Review of the applicant's proposal finds the request to be minor in nature due to the size of the building addition, its location and setback from other buildings in the complex. Therefore, Staff recommends APPROVAL of the minor amendment to PUD 197-3, subject to the exterior of the addition being covered with wood siding or brick to match the brick on the existing building.

Comments & Discussion:

In reply to Mr. Coutant, Mr. Gardner explained that the attached single-family units were all a part of Methodist Manor, and individuals lived in the dwellings much like a retirement-type facility.

Mr. Bob Clark (3905 East Xyler), representing the applicant, explained that they were now prepared financially to brick the exterior, and not use wood siding.

TMAPC ACTION: 7 members present


On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Kempe, Randle, "absent") to **APPROVE** the Minor Amendment to PUD 197-3, subject to the condition that the exterior of the addition be covered with brick to match the existing building.

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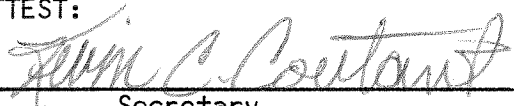
PUD 159-12: Minor Amendment to Permit a Detached Accessory Building
6115 South Vancouver; Lot 36, Block 3, West Highlands IV

Mr. Parmele advised the applicant had submitted a letter requesting this item be withdrawn, as they were prepared to disassemble the building when weather permitted. Hearing no objection, Mr. Parmele directed it be withdrawn from the agenda.

There being no further business, the Chairman declared the meeting adjourned at 2:47 p.m.

Date Approved 2-15-89


Vice-Chairman

ATTEST:


Secretary

