

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1751
Wednesday, July 5, 1989, 1:30 p.m.
Langenheilm Auditorium, 2nd Floor, Tulsa City Hall

Members Present	Members Absent	Staff Present	Others Present
Carnes, 2nd Vice Chairman Coutant Doherty, Chairman Draughon, Secretary Kempe Paddock Parmele Selph Wilson, 1st Vice Chairman Woodard	Randle	Gardner Setters Stump Wilmoth	Linker, Legal Counsel

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, June 30, 1989 at 11:45 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:33 p.m.

MINUTES:

Approval of the Minutes of June 21, 1989, Meeting #1749:

On **Motion** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Randle, Selph, "absent") to **APPROVE** the **Minutes of June 21, 1989, Meeting #1749.**

REPORTS:

Committee Reports:

Mr. Paddock announced that the Rules & Regulations Committee would be meeting this date upon adjournment of the TMAPC meeting to continue discussions on proposed language to major/minor amendments to PUD's.

SUBDIVISIONS:

PRELIMINARY PLAT:

Southern Pointe Second (1583) E. 87th Street & S. Irvington Avenue (RS-3)

Since the zoning is still pending on this tract, Staff has no objection to a review by TAC, but transmittal to the Planning Commission will be withheld until the zoning has been approved by both the Planning Commission and City Commission. Notices will be mailed accordingly. A Board of Adjustment application has been filed to permit 20' front building lines on some lots around the culs-de-sac (Case #15158). Plat shall comply with setbacks as approved by the BOA or the Zoning Code as applicable. (NOTE: Staff advised, at the TMAPC hearing, that the City Commission approved the RS-3 zoning, and the BOA had approved #15158.)

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

Department of Stormwater Management advised that access to the drainage area must be provided parallel to the channel. The unplatted area between this plat and Woodhill Estates (which is the drainage channel) should be included in the plat as an easement or as an alternate dedicated to the City.

City Engineering advised that the 2nd point of access across the drainage channel on 86th Street is a requirement and should be included in the improvements for the first phase.

Water and Sewer Department advised that this subdivision must be served by the primary system from Woodhill Estates. Some 12" off-site water line construction on 91st Street will be required.

Traffic Engineering advised that it should be clear who will maintain the "walkways" to the drainage areas. (TAC was advised they would be maintained by the homeowners association.)

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Southern Pointe Second, subject to the following conditions; and including the comments of Department of Stormwater Management, City Engineering, Water and Sewer Department and Traffic Engineering as conditions of approval:

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 should be tied to or related to property lines and/or lot lines. (Some additional easements will be required.)
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.

Southern Pointe Second - Cont

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. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
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. (See comment)
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
7. Street names shall be approved by City Engineer and shown on plat.
8. All curve data, including corner radii, shall be shown on final plat as applicable.
9. It is recommended that the developer coordinate with Traffic Engineer during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
10. 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.
11. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
12. The zoning application Z-6252 shall be approved and the ordinance or resolution therefore published before final plat is released. Plat shall conform to the applicable zoning approved and any provisions of BOA Case #15158. (NOTE: Staff advised, at the TMAPC hearing, that the City Commission approved the RS-3 zoning, and the BOA had approved #15158.)
13. 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.
14. All other Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

The applicant was represented by Jack Cox and Lindsey Perkins. Mr. Cox and Mr. Wilmoth clarified for the TMAPC members the two points of access, and confirmed that Preliminary Plat for Phase I and II was under consideration for approval. Discussion followed on the second point of access which was a major concern of the TMAPC members since it was being

Southern Pointe Second - Cont

presented at this time when Phase II would be completed in the future. Mr. Perkins assured the Commissioners that the second access would be completed, and they would not be coming to the Commission in the future asking that this be deleted.

Mr. Parmele moved for approval, subject to Staff conditions, with the exception that the second point of access be included in the Improvements for the second phase of development. Mr. Gardner commented that the TMAPC would be approving what they were viewing on the plat drawing for multiple phases, and the final plats would be presented for only certain phases. Therefore, if approved as presented on the drawing, the TMAPC would be "locking in" the second point of access with the preliminary plat approval.

TMAPC ACTION: 10 members present

On **Motion** of PARMELE, the TMAPC voted **9-0-1** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; Selph, "abstaining"; Randle, "absent") to **APPROVE** the Preliminary Plat for Southern Pointe Second, subject to the conditions as recommended by the TAC and Staff, with the exception that the second point of access be included in the Improvements for the second phase of development.

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Sweetbriar South (PUD 250-A)(1183) East 29th St & South 77th East Ave (RS-3)

On **Motion** of PARMELE, the TMAPC voted **10-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Randle, "absent") to **Continue Consideration of the Preliminary Plat for Sweetbriar South** until Wednesday, July 19, 1989 at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

FINAL PLAT APPROVAL & RELEASE:

**Riverfield Country Day School (PUD 375-A)(3492) (RM-1, RS-3)
N/side of West 61st Street, West of Union Avenue**

Staff advised that all release letters had been received, and Detail Site Plan review was scheduled for the 7/12/89 TMAPC meeting. The plat contains provisions that no building permit be issued prior to Site Plan approval. Details of site should not affect final plat format.

On **Motion** of KEMPE, the TMAPC voted **10-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Randle, "absent") to **APPROVE** the Final Plat of **Riverfield Country Day School** and release same as having met all conditions of approval.

ACCESS CHANGE ON RECORDED PLAT:

51st & Mingo Commercial Center (3693) SW/c of East 51st St & South Mingo (CS)

The purpose of the access change review is due to a minor realignment in conjunction with the intersection improvements and construction of a new QuikTrip Store. The Traffic Engineer and Staff recommend APPROVAL.

TMAPC ACTION: 10 members present

On Motion of PARMELE, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Randle, "absent") to APPROVE the Access Change on Recorded Plat for 51st & Mingo Commercial Center, as recommended by the Traffic Engineer and Staff.

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Green Valley Industrial Park (2904)

11711 East Pine Street (IL)

Staff advised the purpose of the request is to realign two outer access driveways, 14' to 15' each. The total access points are still limited to three in 750' of frontage. (This amends the original plat and a change approved by the TMAPC 6/20/73.) The Traffic Engineer and Staff recommend APPROVAL.

TMAPC ACTION: 10 members present

On Motion of CARNES, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Randle, "absent") to APPROVE the Access Change on Recorded Plat for Green Valley Industrial Park, as recommended by the Traffic Engineer and Staff.

LOT SPLITS FOR WAIVER:

L-17189 Friend (3612)

7404-06 North Iroquois Avenue

(AG)

This is a request to split a 2.5 acre tract into two 1/25 acre tracts, (less R/W) in the SW/4, NW/4, NW/4, NE/4 of the above section. Each lot will be 165' x 305' or 50,325 square feet, 1.16 acres net. There is one other lot in the area that is much smaller in size, but several lots are only 165' wide, whereas the AG zoning requires a 200' lot width.

Staff has no objection to the request, subject to the following conditions:

L-17189 Friend - Cont

- a) Health Department approval of existing septic systems and/or percolation tests for each lot.
- b) County Board of Adjustment approval of the 165' lot width and 1.16 acre net area.
- c) An 11' easement parallel to the property line in front is required by ONG.

The applicant was not represented. Staff advised that percolation tests had failed, but they may be resubmitted. Therefore, TAC had no objection to a review or approval as recommended.

The TAC voted unanimously to recommend approval of L-17189, subject to the conditions outlined by Staff.

TMAPC ACTION: 10 members present

On **Motion** of **CARNES**, the TMAPC voted **10-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Randle, "absent") to **APPROVE L-17189 Friend**, as recommended by the TAC and Staff.

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L-17192 Tulsa Prop. Trust (PUD 114-5)(983) 7142-7144 S Indianapolis Ave (RS-2)

This is a request to split an existing duplex down the party wall to permit separate ownership of each side (Lot 8, Block 1, SHERRELWOOD SOUTH). Since this is in a PUD a minor amendment will be required in connection with this request. The following shall apply:

- a) TMAPC approval of minor amendment to permit the lot split.
- b) Subject to a maintenance agreement being approved and filed for the common wall, meeting all requirements of the Building Code, including but not necessarily limited to firewalls. Also include provisions for maintenance of any common utility lines if this is applicable.
- c) Certification from Building Inspection verifying requirements in condition b above, relative to the Building Code.
- d) Move one water meter 5' west so it is on the lot to be served.
- e) Verify whether sewer and gas connections are individual or joint connections.

The applicant was represented by David Wulfers. An "as built" survey was furnished for review.

The TAC voted unanimously to recommend approval of L-17192, subject to the conditions outlined by Staff.

L-17192 & PUD 114-5 Tulsa Property Trust - Cont

NOTE: The following Minor Amendment to PUD 114-5 to permit separate ownership of a duplex was presented with the above Lot Split for Waiver.

PUD 114-5: Minor Amendment to permit a lot split providing for separate ownership of each half of an existing duplex at 7142-7144 South Indianapolis Avenue. (L-17192)

This is a request to split an existing duplex down the party wall to permit separate ownership of each side (Lot 1, Block 1, Sherrelwood South). Since this is minor in nature and the duplex is already built, Staff recommends approval of the minor amendment and lot split #17192, subject to the following:

- a) A maintenance agreement being approved and filed for the common wall, meeting all requirements of the Building Code, including, but not necessarily limited to, firewalls.
- b) Provisions for maintenance of any common utility lines if applicable.
- c) Certification from Building Inspection verifying Code requirements in (a) above.

"As built" survey and legal descriptions have been furnished.

Comments & Discussion:

Mr. Wilmoth suggested condition (d) of the TAC recommendation for L-17192 be modified so the lot line might be adjusted rather than have the applicant go through the expense of relocating a water meter. In response to Mr. Coutant, Mr. Wilmoth clarified the location of the water meters for the duplexes, indicating the lot line could be adjusted approximately 5' in order to avoid moving a water meter.

TMAPC ACTION: 10 members present

On **Motion** of **CARNES**, the TMAPC voted **10-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Randle, "absent") to **APPROVE L-17192 and the Minor Amendment to PUD 114-5 Tulsa Property Trust**, as recommended by the TAC and Staff, amending TAC condition (d) as follows:

- d) Move one water meter 5' west so it is on the lot to be served, or adjust the lot line no more than 6'.

7-5-89: 1151(4)
07-12-89: 1752(7)

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17193 (3602) TDA	L-17196 (593) Hilton
L-17194 (2292) Oneok	L-17197 (1893) Engdahl
L-17195 (2904) American Airlines	L-17198 (1193) Olzawski

TMAPC ACTION: 10 members present

On **Motion** of **PADDOCK**, the TMAPC voted **10-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Randle, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

OTHER BUSINESS:

PUD 196: Detail Sign Plan for Two Temporary Portable Signs
SW/c of East 71st Street & South Memorial Drive

Staff Recommendation:

The applicant is requesting to temporarily place a portable sign on the 71st Street frontage and another on the Memorial Drive frontage of PUD 196 to advertise a Saturday Sidewalk sale. Two separate time periods of ten days are requested. The signs are to be unlighted 4'x 8' signs.

- 1) July 7 through July 16, 1989
- 2) September 1 through September 10, 1989

The PUD sign requirements would allow these signs if the Sign Plan is approved. Due to the special and temporary nature of the signs Staff finds these signs to be in harmony with the approved PUD outline development plan.

Therefore, Staff recommends **APPROVAL** of the Detail Sign Plan for temporary portable signs for only the time periods set forth above.

TMAPC ACTION: 10 members present

On **Motion** of **KEMPE**, the TMAPC voted **9-0-1** (Carnes, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Randle, "absent") to **APPROVE** the **Detail Sign Plan for PUD 196 Gibbs**, as recommended by Staff.

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PUD 179-0: Detail Site Plan - Lot 1

East of South Memorial Drive on the S/side of East 71st Street

Staff Recommendation:

The Detail Site Plan of Lot 1 of PUD 179-0 is for a cafeteria in the northeast corner of the PUD adjacent to an apartment complex to the east, Woodland Hills Mall to the north and the undeveloped portions of the PUD to the south and west. After review of the site plan staff finds it to be in conformance with the requirements of PUD 179-0 subject to the condition listed below.

Therefore, Staff recommends **APPROVAL** of the Detail Site Plan of Lot 1 of PUD 179-0 subject to the following conditions:

- 1) Eliminate the three parking spaces on the east side of the building and convert that area to landscaped open space.
- 2) All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation.
- 3) All exterior and parking lot lighting shall be directed downward and away from adjacent residential areas. Freestanding parking lot lighting shall not exceed 16' in height.
- 4) The design of the 6' screening fence on the east boundary of the PUD and the 7' screening fence around the garbage dumpster shall be reviewed and approved by TMAPC prior to installation as part of the Detail Landscape Plan.

Comments & Discussion:

Mr. Ted Sack, representing the Luby's Cafeteria, advised the applicant took exception to condition #1 suggesting removal of the three parking spaces. Mr. Sack explained the applicant wanted to keep these spaces for management staff parking as they were closer to the facility. In reply to Mr. Parmele, Mr. Sack confirmed the three spaces could be marked for employee/management parking only, which would address concerns as to use by the public and constant backing along this drive through.

In response to Mr. Coutant, Staff confirmed the applicant met the landscaped open space requirement with the area utilized by the three parking spaces in back of the building. Discussion followed among the Commission members as to these three parking spaces and concerns that the parked vehicles might protrude into the 25' drive through access.

Commissioner Selph commented that he could see no reason to deny the request if the spaces were limited to employee parking and the vehicles did not protrude into the 25' access, especially since this area was not needed to meet the landscaping requirements. Mr. Parmele agreed with Commissioner Selph's comments.

PUD 179-0 Sisemore (Wenrick) - Cont

Mr. Carnes moved for approval of the Staff recommendation, except for condition #1 to be amended to stipulate the three parking spaces on the east side of the building shall be marked for employee parking only, and shall provide 20' of length per space, not to encroach on the 25' mutual easement.

TMAPC ACTION: 10 members present

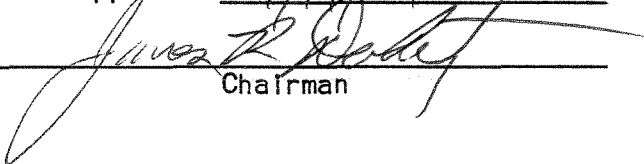
On **Motion** of **CARNES**, the TMAPC voted **10-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Randle, "absent") to **APPROVE** the **Detail Site Plan for PUD 179-0 Sisemore (Wenrick)**, as recommended by Staff, amending condition #1 to read:

Three parking spaces on the east side of the building shall be marked for employee parking only, and shall provide 20' of length per space, not to encroach on the 25' mutual easement.

There being no further business, the Chairman declared the meeting adjourned at 2:17 p.m.

Date Approved

7/19/89



Chairman

ATTEST:


Secretary