

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1780
Wednesday, **February 21, 1990**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, February 20, 1990 at 10:52 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 1:35 p.m.

MINUTES:

Approval of the Minutes of February 7, 1990, Meeting #1778:

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Minutes of February 7, 1990, Meeting #1778.**

REPORTS:

Director's Report:

Mr. Gardner briefed the Commission members on recent City Commission actions relating to zoning.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Meadowbrook Estates Union School(1283)

(AG)

East of the NE/c of East 79th Street & South 88th East Avenue

This school site was reviewed with PUD 460, although it is NOT a part of a zoning or PUD application and remains zoned AG. Certain requirements were made for construction of a collector street along the south boundary of the school, which is shown on this plat. The plat is completely separate from the PUD and may proceed on its own schedule. Some conditions listed are from the TAC review on 1/9/90.

The Staff presented the plat with the applicant represented by Adrian Smith.

Mr. Charles Norman was present on another matter, but had an interest in the adjacent PUD. He requested the language in the temporary turnaround on 79th Street be worded so that it would terminate upon extension of the street. The Engineering Department indicated they would work with the applicant to arrive at satisfactory wording for the document as required in 3(C) of their recommendation.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Meadowbrook Estates Union School, subject to the following conditions:

1. Any conditions applicable to a plat that are imposed by Board of Adjustment case #15374 shall be met prior to release of final plat.
2. On face of plat show Book/Page reference for south half of 79th Street. Omit PUD number since this is NOT part of PUD. Update location map with new subdivisions.
3. Traffic and City Engineering Departments prepared a specific recommendation on the record, which is set out as follows:
 - Designate 79th Street as a collector east of 88th East Avenue along the complete south side of the school site including the existing stub street. It is deemed essential that the PFPI for "A, B, & C" below be executed prior to the school's building permit.
 - A. Dedicate full right-of-way and construct a 36' street adjacent to the south property line of the school.
 - B. Construct the north sidewalk within the existing 50' right-of-way in Woodland Meadows.
 - C. Provide a roadway easement and construct a temporary cul-de-sac beyond the southeast corner of the school tract in order to separate bus and passenger turnarounds.
 - No construction sequence will be allowed that would create a half-street dedication.

Meadowbrook Estates Union School - Cont

4. 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.
5. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Provide fire hydrants and access for fire trucks as recommended by Fire Department.)
6. 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).
7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
8. 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.
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (See #3 above.) [Would include sidewalks as per #3(B).]
10. 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.)
11. 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.
12. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted 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.
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.

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Preliminary Plat for Meadowbrook Estates Union School**, as recommended by Staff.

FINAL PLAT APPROVAL & RELEASE:

Cedar Ridge Village (2483) NW/c of East 101st & South Mingo (CS, RM-0, RS-3)

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the Final Plat of **Cedar Ridge Village** and release same as having met all conditions of approval.

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Laureate Extended (PUD 435)(383) N/side of East 68th & South Canton (OL, RS-3)

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-1** (Carnes, Doherty, Draughon, Paddock, Parmele, Rice, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Kempe, Randle, Wilson, "absent") to **APPROVE** the Final Plat of **Laureate Extended** and release same as having met all conditions of approval.

ACCESS CHANGE ON RECORDED PLAT:

Jen-Ash Park (3692) 5108 South Peoria Avenue (CH)

The purpose of the request is to move one access point 18' north. This is only an adjustment in location; no additional access. Staff and the Traffic Engineer recommend APPROVAL as requested.

TMAPC ACTION: 8 members present

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Access Change for Jen-Ash Park**, as recommended by Staff and the Traffic Engineer.

REQUEST FOR WAIVER (Section 260):

BOA 15359 Orcutt Addn. (793) 1519 South Quincy Avenue (RM-2, RS-3)

This is a request to waive plat on Block 6 and Lots 1 - 3 and 14 - 16 of Block 11 of the above captioned addition. The existing school/church on this tract is expanding and remodeling, thus creating a plat requirement by virtue of the Board of Adjustment application. Since the use and buildings existing on this tract were established in 1932, the only issue relative to a plat waiver would be that of additional right-of-way on East 15th Street and access thereto. The applicant's plot plan shows no access to 15th Street, with parking lot exits on both Quincy and Rockford. The new addition will be 71' from centerline of 15th Street, or 41' from right-of-way. Street Plan requirements are 50' from centerline

BOA 15359 Orcutt Addition - Cont

(Secondary Arterial). Staff research, based upon City Atlas and the Arterial Street Study done in May 1989, shows that all of the right-of-way on 15th Street between Peoria and Utica is 60' except one lot where an extra 10' of dedication was made at 15th and Troost. All of the land on both sides of 15th Street is zoned CH or CS except this tract. Buildings on this half-mile section of 15th Street vary from conforming, 50' or more from centerline, to at least 25 buildings that vary from 35' to 45' from centerline. The plan as submitted would require:

1. Dedication of an additional 20' of right-of-way to meet the Major Street Plan requirement (or waiver of Subdivision Regulations - requested by applicant.)
2. Access control agreement on 15th Street subject to approval of Traffic Engineering.
3. Grading and drainage plan approval by Department of Stormwater Management through the permit process. (On-site detention or fees. Connection to existing storm sewer system required.)
4. Utility easement of 17.5' parallel to 15th Street.
5. Closure of 16th Street subject to the rules and procedures of the City Engineer in the closure/vacating process.
6. Closure of the north/south alley may have been done previously, but this information was not available. (If it hasn't been closed or vacated, the applicant should include this with #5 above.)

The applicant was represented by Mr. Charles Norman, who reviewed the project for the TAC. He noted that the closure of 16th and the north-south alley (if not already done) was not a part of this request at this time. He objected to the requirement for additional right-of-way and/or utility easements, noting there is a 4' retaining wall in place along the property line that will remain. Mr. Norman also furnished a list of building encroachments to the Major Street Plan along 15th Street which were done by measurement. This agrees with the information from the Arterial Street Study done by the Staff. Mr. Norman suggested that this should be considered as supporting data for removal of 15th Street from the arterial street status in this area.

The City Engineer and Traffic Engineer advised they would not recommend waiver of the right-of-way requirements since the Street Plan had not been amended to delete 15th Street in this area.

The TAC voted unanimously to recommend **approval** of the Waiver of plat on BOA-15359 subject to conditions #1 - #4 listed above, noting the applicant is requesting waiver of conditions #1 and #4 and that #5 and #6 are not a part of this application.

Comments & Discussion:

Mr. Wilmoth advised items #5 and #6 were not a part of this application, but mentioned for the record. Discussion followed on right-of-way widths in this older section of Tulsa, and the deletion of the arterial designation for 15th Street.

BOA 15359 Orcutt Addition - Cont

Mr. Charles Norman, representing the applicant, commented that the requirement for dedication of an additional 20 feet of right-of-way would preclude the use of the property for parking, access, etc. Further, there was no demonstrated need for the utility easements. Therefore, the applicant was requesting waiver of these requirements (#1 and #4).

TMAPC ACTION: 8 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-1** (Carnes, Coutant, Draughon, Paddock, Parmele, Rice, Woodard, "aye"; no "nays"; Doherty, "abstaining"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Waiver Request for BOA 15359 Orcutt Addition**, subject to conditions #2 and #3.

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Z-5674 (Unplatted)(3693) North of the NE/c of 57th Pl. & S. Memorial Dr. (OL)

This is a request to waive plat on a 1.77 acre tract for use as a funeral home. A plot plan concept has been submitted showing the parking, buildings, etc., as well as the access points and easements. Since this tract is less than 2.5 acres Staff has no objection to a waiver, subject to the following conditions:

1. Grading and drainage plan approval by Department of Stormwater Management through the permit process. (PFPI required.)
2. Dedication of remainder of right-of-way on South Memorial to total 60' from centerline. (Plot plan shows several "easements" but this should be an actual dedication of right-of-way). Parking should be shown off this right-of-way.
3. Provide 17.5' general utility easement parallel to South Memorial. (Does not affect parking lot.)
4. Access points shall meet the approval of Traffic Engineer, including filing of access limitation documents.
5. Provide fire hydrant within 400' of building if one does not already exist.

NOTE: The remaining property to the north is not "subject to a plat" or a lot split since it is over 2.5 acres and was zoned prior to platting requirements. A lot split is applicable to the 1.77 acre tract within this application, and all the above conditions will apply to the lot split.

The applicant represented by Terry Stowe.

The Traffic Engineer advised that plans are being considered for 6 lane construction on Memorial that may affect the proposed median modification for a left-turn-lane. Due to the cemetery, most widening will occur on the west side of the street until the paving can be realigned along the centerline of the section. More data will be available soon and the

Z-5674 (Unplatted) - Cont

applicant was advised to contact Traffic Engineering for the results of this study. This is not a condition for approval of this waiver, but to put applicant on notice that changes in the paving on Memorial are being considered that may affect the turn lanes and medians.

The TAC voted unanimously to recommend **approval** of the WAIVER OF PLAT ON Z-5674, subject to the conditions outlined by Staff and the Technical Advisory Committee.

TMAPC ACTION: 8 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Waiver Request for Z-5674 (Unplatted)**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17275 (1783) ORU/Morehead	L-17279 (1984) Higgins
L-17276 (3693) Ninde Funeral	L-17281 (3602) TDA
L-17277 (594) Phillips	L-17282 (1392) Deck/Taylor
L-17279 (404) Mitchell	L-17284 (2703) Lafayette

TMAPC ACTION: 8 members present

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Rice, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Wilson, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

OTHER BUSINESS:

PUD 88-B-3: Minor Amendment to Required Side Yard
East of the NE/c of East 70th Street & South Richmond Avenue,
being Lot 4, Block 4 of Richmond Hills Addition

Staff Recommendation:

The applicant is requesting a minor amendment to the required side yards from 5' and 10' to 5' and 5.5' for Lot 4, Block 4 of Richmond Hills Addition. A nearly completed house is on the subject lot, which is 5.5' from both side lot lines. The builder mistakenly thought 5' was the width of both the required side yards due to a provision in the covenants which stated that no structure shall be closer than 5' from a side lot line. The covenant also states that RS-2 setbacks shall be observed, which requires a 5' and 10' side yard.

PUD 88-B-3 - Cont

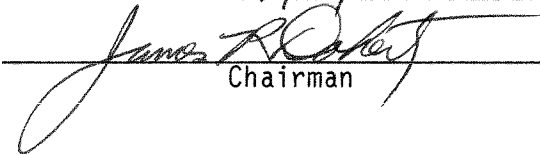
Staff feels the building truly thought he was complying with the requirements of the PUD and, therefore, recommends APPROVAL of the minor amendment to reduce the required side yard to 5' on both sides.

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-1** (Carnes, Doherty, Draughon, Paddock, Parmele, Rice, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Kempe, Randle, Wilson, "absent") to **APPROVE** the **Minor Amendment to PUD 88-B-3 Perkins**, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 2:02 p.m.

Date Approved 3/7/90


Chairman

ATTEST:


Secretary

COMMITTEE(S) WORK SESSION
Room 1130, City Hall

Comprehensive Plan Committee: Briefing by Pat Connelly, City Development on the Capital Improvements Program (CIP).

Rules & Regulations Committee:

- A. Report on the status of proposed PUD enabling legislation.
- B. Report on the status of the Sidewalk Study.
- C. Continued review and discussion on the public hearing pertaining to sign regulations.