

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1870  
Wednesday, February 5, 1992, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Ballard	Buerge	Gardner	Linker, Legal
Broussard	Parmeale	Hester	Counsel
Carnes		Stump	
Dick		Wilmoth	
Doherty, 1st Vice Chairman			
Horner			
Midget, Mayor's Designee			
Neely, 2nd Vice Chairman			
Wilson, Secretary			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, February 4, 1992 at 11:48 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, 1st Vice Chairman Doherty called the meeting to order at 1:32 p.m.

**Minutes:**

Approval of the minutes of January 22, 1992, Meeting No. 1868:  
On **MOTION** of **CARNES**, the TMAPC voted **7-0-1** (Broussard, Carnes, Dick, Doherty, Horner, Neely, Wilson "aye"; no "nays"; Ballard "abstaining"; Buerge, Midget, Parmele "absent") to **APPROVE** the minutes of the meeting of January 22, 1992, Meeting No. 1868.

**REPORTS:**

**Comprehensive Plan Committee**

Mr. Neely announced the Comprehensive Plan Committee will meet upon adjournment of the Planning Commission meeting to continue review of District 26 proposed plan amendments.

**Rules and Regulations Committee**

Mr. Doherty announced the Sign Advisory Board is conducting a sign tour from 4:30 p.m. until approximately 7:30 p.m. to tour areas where various sign revisions have taken place. Mr. Doherty advised there is available seating should anyone wish to attend. Mr. Doherty announced he would be attending, representing the Planning Commission; a City Council representative, and the Sign Advisory Board will also be represented.

### **Director's Report**

Mr. Gardner advised Jerry Lasker and John Selph are in Washington, D.C. investigating federal programs, funding, and air quality regulations.

Mr. Doherty noted that due to Commissioner Selph being in Washington, Commissioner Bob Dick was present taking his place, and welcomed him to his first Planning Commission meeting.

### **SUBDIVISIONS:**

#### **PRELIMINARY PLAT:**

#### **Re-Union (684) (PD-18) (CD-6)**

10100 East 61st Street

(RS-3)

This plat is filed as a result of Board of Adjustment action approving a new site plan for improvement and addition to the existing school. (Case # 15886, on 12/10/91) Note that part of this plat was "unplatted land" and part was Lots 1,2,& 3, Block 2 of Union Gardens. The platted part of this tract is being vacated in the District Court (Case # CJ-92-51) so the description under the title reflects only unplatted land without reference to the former Union Gardens.

The Staff presented the plat with the applicant represented by Phil Smith and Adrian Smith, Engineers and Bob Yadon and Mr. Cisneros, architects.

Mr. Yadon advised that the school Board was still studying whether to remodel or tear down the existing buildings. Staff advised that a conceptual site plan was approved by the Board of Adjustment on 12-10-91. If the revisions depart from the approved plan they may be required to return to the Board of Adjustment with the revised plan.

Comments from DPW, Fire Department, and others are incorporated into the conditions of approval as listed in this agenda. Also it was noted that the revised site plan should be reviewed prior to release of the final plat.

On MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY plat of Re-Union, subject to the following conditions:

1. Not a condition for approval, but the 50' building line is not required by the BOA case or zoning. It can be 35' under the RS-3 zoning. The 50' shown is volunteered.
2. Staff has no objection to the 1" = 60' scale as shown and recommends waiver of the Subdivision Regulations requirement of 1" = 100'.

3. As is customary and by past actions and/or policies, waiver of the fees is recommended for the School District.
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. (ONG requested perimeter easement be extended west along 62nd Street then north to 61st Street.)
5. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. (May be required for fire hydrant.)
6. Fire Department advises to show fire lanes on site plan. Additional hydrants may be needed. Vehicular access must be provided in accordance with Fire Department specifications.
7. 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 owners(s) of the lot(s).
8. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa. Check with Department of Public Works regarding existing storm drain at Northeast corner of property. Some re-grading on existing streets will be required. PDPI will be required.
9. Limits of Access or (LNA) as applicable shall be approved by the Department of Public Works (Traffic). (Traffic Engineer advised that 99th E. Avenue would be inadequate to handle the increased traffic anticipated. An additional access to 61st Street should be considered. A review of site plan is essential.
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. 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.
12. All (other) Subdivision Regulations shall be met prior to release of final plat.

13. The revised site plan will be reviewed prior to release of final plat

TMAPC Comments

Ms. Wilson noted the comments state the revised site plan should be reviewed prior to release of the final plat, she questioned which specific departments are in need of reviewing this before release

Mr. Wilmoth replied staff included that comment because the applicant was present at the meeting and the Board of Adjustment approved a specific site plan. The applicant has discovered he may have to tear down more of the old building and may have a revised site plan. Mr. Wilmoth advised this will make no difference on the plat, but the Technical Advisory Committee requires that before the final plat is released they wish to review what is being done.

Ms. Wilson questioned how this would become a condition of approval.

Mr. Wilmoth advised the Planning Commission can make this a specific condition of site plan review before the plat is released.

TMAPC Action; 9 members present:

On MOTION of CARNES, the TMAPC voted 9-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Wilson, "aye"; no "nays"; no "abstentions"; Buerge, Parmele "absent") to APPROVE the Preliminary Plat of Re-Union, subject to staff conditions and addition of condition #13.

\* \* \* \* \*

FINAL APPROVAL AND RELEASE:

Canyon Creek Estates (1683) (PD-18) (CD-8)  
East 87th Place and South Yale Avenue

RS-3

Mr. Wilmoth advised that all releases have been received and staff was recommending approval.

TMAPC Action; 9 members present:

On MOTION of MIDGET, the TMAPC voted 9-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Wilson, "aye"; no "nays"; no "abstentions"; Buerge, Parmele "absent") to APPROVE Final Plat of Canyon Creek Estates and RELEASE same as having met all conditions of approval as recommended by staff.

\* \* \* \* \*

Sonic Center (Z-5620-SP-6) (PD-18) (CD-8)  
8130 East 91st Street

(CO)

Mr. Wilmoth advised the corridor site plan has also been approved by City Council January 23, 1992.

Mr. Wilmoth advised that all releases have been received and staff was recommending approval.

**TMAPC Action; 9 members present:**

On MOTION of MIDGET, the TMAPC voted 9-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Wilson, "aye"; no "nays"; no "abstentions"; Buerge, Parmele "absent") to APPROVE Final Plat of Sonic Center and RELEASE same as having met all conditions of approval as recommended by staff.

\* \* \* \* \*

Cedar Ridge Park Third (PUD 369) (PD-18) (CD-8)  
East 95th Street and South 89th East Avenue

(RS-3)

Mr. Wilmoth advised that all releases have been received and staff was recommending approval.

**TMAPC Action; 9 members present:**

On MOTION of MIDGET, the TMAPC voted 9-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Wilson, "aye"; no "nays"; no "abstentions"; Buerge, Parmele "absent") to APPROVE Final Plat of Cedar Ridge Park Third and RELEASE same as having met all conditions of approval as recommended by staff.

\* \* \* \* \*

**PRIOR APPROVAL LOT SPLITS FOR TMAPC RATIFICATION OF APPROVAL:**

L-17507 ( 524) Weaver (PD-14) (Unplatted) 12105 E. 176th St. N. AG  
L-17508 (3602) TDA (PD-2) (CD-1) 600 Blk. Marshall St. RS-3

Mr. Wilmoth advised that all items were in order and staff recommends approval.

**TMAPC Action; 9 members present:**

On MOTION of CARNES, the TMAPC voted 9-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Wilson, "aye"; no "nays"; no "abstentions"; Buerge, Parmele "absent") to RATIFY the above listed lot splits having received prior approval.

\* \* \* \* \*

Mr. Doherty announced that on the TMAPC Legislative Agenda for this year is action relating to large lot, lot splits. He asked Mr. Gardner to report on the status of this.

Mr. Gardner reported the TMAPC legislation was discussed in committee and has not been reported out of committee as yet. Mr. Gardner advised he plans to be in attendance when there is a vote of the committee on this matter.

In response to a question from Mr. Doherty, Mr. Gardner replied this legislation would hopefully put an end to illegal subdivisions.

**OTHER BUSINESS:**

**PUD 179I-2** Minor Amendment - Development Areas D, E, and a portion of C - south of the southeast corner of East 71st Street and South 92nd Avenue

**Staff Recommendation**

The applicant is proposing to amend the permitted uses in Development Areas C, D, and E from multifamily residential to single family detached dwellings. Presently Areas D and E and the undeveloped portion of C are allowed a total of 894 townhouses, clustered patio homes or garden apartments. The applicant proposes to change the permitted use to single-family dwellings on lots meeting the RS-4 Bulk and Area Requirements. Staff can support this change subject to continuation of existing relevant condition already required in PUD 179-I. Therefore, staff recommends APPROVAL of Minor Amendment 179-I-2 subject to the following conditions.

**1. Development Standards:**

<b>Land Area</b>	53 acres
<b>Permitted Uses</b>	Use Unit 6
<b>Maximum Dwelling Units</b>	250
<b>Minimum Bulk and Area Requirements</b>	As required in the RS-4 District
<b>Minimum Off-street Parking</b>	2 spaces per dwelling unit

2. Units allocated to these Development Areas, but not used by this development can not be transferred to another development area.
3. Due to the soil characteristics of the site, the developer and builders should use suitable methods which will counter the adverse conditions of the soil types throughout the site.
4. A residential collector street (East 75th Street South) will be constructed from South 90th East Avenue to South Mingo Road.
5. All streets will be public streets.
6. The subdivision plat shall serve as the required Detail Site Plan.
7. No Building Permit shall be issued until the requirements of Section 1107 E of the Zoning Code has 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, making the City/County beneficiary to said Covenants.
8. Subject to review and approval of conditions as recommended by the Technical Advisory Committee.

TMAPC Review

Mr. Doherty asked if the proposed 76th Street's most western portion exceeded the 300' cul-de-sac distance limit.

Mr. Stump relied it comes close, but the TAC will require it be shortened if necessary. Mr. Stump noted this is a tentative layout.

The applicant was in agreement with staff recommendations and conditions.

There were no interested parties present.

Mr. Gardner pointed out most of the lots side to the collector street which is a desirable design. He noted that very few front the collector street.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, the TMAPC voted 8-0-1 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Wilson, "aye"; no "nays"; Neely "abstaining"; Buerge, Parmele "absent") to **APPROVE** the Minor Amendment PUD 179I-2 subject to conditions as recommended by staff.

\* \* \* \* \*

PUD-473 Detail Site Plan for Tract B -- South of the southwest corner of E. 27th Street and South Boston Avenue

Staff recommendation

Staff has reviewed the proposed site plan for Tract B and finds it **not** to be in compliance for the following reasons:

1. The exterior sidings are not consistent on all sides as required.
2. No information on roof material was provided.
3. No information on the type of windows used was provided.
4. No information on the type of material used in the garage door was provided.
5. No grading plan was provided.
6. No system of gutters, down spouts and underground drainage system for roof storm water runoff was shown.

Therefore, Staff recommends a continuance of this item so that plans may be altered and additional information provided.

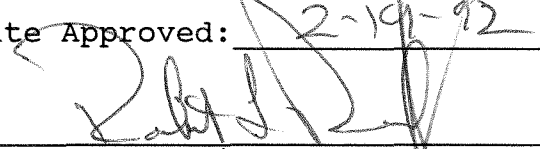
Mr. Doherty noted the request was timely and there were not interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, the TMAPC voted 9-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Wilson, "aye"; no "nays"; no "abstentions"; Buerge, Parmele "absent") to **CONTINUE** PUD 473 to February 12, 1992.

\* \* \* \* \*

There being no further business, the Chairman declared the meeting adjourned at 1:54 p.m.

Date Approved: 2-19-92  
  
 \_\_\_\_\_  
 Chairman

ATTEST:

  
 \_\_\_\_\_  
 Secretary