

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1884  
Wednesday, May 20, 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	Parmele	Gardner	Linker, Legal
Broussard		Hester	Counsel
Buerge		Wilmoth	
Carnes			
Doherty, 1st Vice Chairman			
Horner			
Midget, Mayor's Designee			
Neely, 2nd Vice Chairman			
Selph			
Wilson, Secretary			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, May 19, 1992 at 11:20 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 May 6, 1992, Meeting No. 1882:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-1** (Ballard, Buerge, Carnes, Doherty, Horner, Wilson "aye"; no "nays"; Broussard "abstaining"; Midget, Neely, Parmele, Selph "absent") to **APPROVE** the minutes of the meeting of May 6, 1992 Meeting No. 1882.

**REPORTS:**

Report of Receipts and Deposits:

Mr. Gardner presented the Report of Receipts and Deposits and advised that all items were in order.

**TMAPC Action; 7 members present:**

On **MOTION** of **BUERGE**, the TMAPC voted **7-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Wilson "aye"; no "nays"; no "abstentions"; Midget, Neely, Parmele, Selph "absent") to **APPROVE** the Report of Receipts and Deposits for the month ended April 30, 1992.

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Committee Reports:

Comprehensive Plan Committee

Mr. Gardner announced the Comprehensive Plan Committee will meet June 3, 1992 at the close of the regularly scheduled TMAPC meeting to discuss the portion of the District 26 Plan dealing with the Harvard Avenue collector street alignment.

Budget and Work Program Committee

Ms. Wilson reported the Budget and Work Program Committee will meet at the conclusion of today's meeting.

Director's Report

Mr. Gardner announced that Tulsa County has proposed a 20% budget cut for INCOG. Final determination is expected to be made during the first week of June.

**SUBDIVISIONS:**

PRELIMINARY PLAT:

Fred C. Langenkamp Addition (Z-6344-SP-1)(684) (PD-18) (CD-8)  
Southeast Corner E. 61st Street and S. 107th E. Avenue (CO)

This plat has a sketch plat approval by TAC on 1/14/92 subject to the conditions as listed in the agenda of that date. A copy of those minutes was provided with comments by Staff in the margin.

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

ONG and PSO requested easements parallel to 61st Street and 107th E. Avenue. Applicant objected to that requirement unless assurance could be given that the easement would not prohibit signs. This conflict needs to be worked out between utilities and applicant so no definite decision or recommendation was made.

On MOTION of MILLER, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY PLAT of *Fred C. Langenkamp Addition*, subject to the following conditions:

1. All conditions of Z-6344-SP-1 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include approval date and references to Section 800-805 of the Zoning Code, in the covenants.
2. 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 17-1/2' utility easement along the north and west sides of Lot 1 or as agreed upon with

utilities.) Change "overhead pole lines" in covenants to include North, East and South sides.)

3. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants. (No specific plans may be required, but hydrant locations may need to be adjusted or located in site plan review process.)
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. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
6. 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. (Fee-in-lieu may be paid)
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division). (If required)
8. 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.
9. Include under Title Block: "*Corridor District Plan Z-6344-SP-1*".  
Revise Section II to include CO District provisions, per Staff.  
Omit PUD references.
10. The Zoning Application Z-6344 shall be approved and the Ordinance published before final plat is released. Plat shall conform to the applicable zoning approved.
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.

Staff Comments

Mr. Wilmoth reported this application is one the TMAPC recently approved a corridor district site plan for the first lot on the north end. There is a condition on the plat that the other two lots to the south are still subject to site plan review. Mr. Wilmoth pointed out that item #2 on the utility easements has had discussion over whether or not an easement is needed for PSO and ONG on one part of it. It is anticipated this conflict will be worked out between the utilities and the applicant.

Applicant's Comments

Adrian Smith, engineer representing the applicant, explained ONG will be taken care of by a separate instrument. Mr. Smith explained there is 200' of dedicated right-of-way immediately north of the tract which is more than enough to accommodate PSO. He requested the Planning Commission not make it a requirement that easement be given to PSO. Mr. Smith explained the difficulties with signage his client would face should an easement be required at this location.

TMAPC Action; 8 members present:

On MOTION of CARNES, the TMAPC voted 8-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Midget, Parmele, Selph "absent") to recommend APPROVAL of the Preliminary Plat of Fred C. Langenkamp Addition subject to staff conditions, which does not include mandatory dedication of the easement on the north.

\* \* \* \* \*

Wolf Point Business Center (3004) (PD-16) (CD-6)

Northwest corner of E. Pine Street and Garnett Road

(CHG)

Although this property is a part of Block 2, Wolf Point Industrial Parkway, it has been re-zoned to a CG District, thus creating a new platting requirement.(Z-4849).

The Staff presented the plat with the applicant represented by Phil Smith, Adrian Smith, and Ron Henderson.

Staff advised that the City Zoning Officer will not issue a permit on Lot 2 until the Board of Adjustment has approved a variance of the frontage on an arterial street from 100' to 30'. This will be a condition of approval of plat. (An option would be to provide an easement across the north 30' of Lot 1.)

PSO and ONG requested easements parallel to both Garnett and Pine. Applicants objected unless assurance could be given that easement would not prohibit signs. (To be worked out with utilities.)

On MOTION of Nelson, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY PLAT of *Wolf Point Business Center*, subject to the following conditions:

1. The plat is drawn at a 1" = 50' scale which will require a waiver of the Subdivision Regulations. Staff and TAC recommend approval of the waiver from a 1" = 100' to 1" = 50' scale.
2. 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 17-1/2' utility easement parallel to Garnett and E. Pine Street. (PSO - ONG) See comments.
3. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. (If required)
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 owners(s) of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat. (If required)
6. 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.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division). (If required)
8. Limits of Access or (LNA) as applicable shall be approved by the Department of Public Works (Traffic). Access point on Lot 3 must clear existing median, or be 200' from intersection. Coordinate plans with Traffic Engineer.
9. 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.
10. Board of Adjustment approval of lot frontage on arterial street required prior to release of final plat. (Or as an alternate provide an easement for access if needed.)

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.

Staff Comments

Mr. Wilmoth explained an easement is being requested by PSO and ONG parallel to the section line road and that staff is anticipating this to be worked out between the applicant and utilities.

TMAPC Action; 9 members present:

On MOTION of CARNES , the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to recommend APPROVAL of the Preliminary Plat of Wolf Point Business Center subject to staff conditions and include the waiver of scale from a 1" = 100' to 1" = 50' scale and further notify that these conditions do not include mandatory dedication of the easements parallel to the section line roads.

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EXTENSION OF APPROVAL:

University Center at Tulsa (3602)(192) (PD-2)(CD-1)  
 North Greenwood & East Haskell St (Rm-1, RM-2, OM, CH, IL, IM)

Staff Comments

Mr. Wilmoth advised staff is recommending approval.

TMAPC Action; 9 members present:

On MOTION of BUERGE, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to recommend APPROVAL for a one year extension of the University Center at Tulsa.

\* \* \* \* \*

WAIVER REQUEST: SECTION 213

Z-6354 51st and Mingo Commercial Center (3693) (PD-2) (CD-1)  
5132 S. 95th East Avenue

This a request to waive plat on Lot 4, Block 1 of the above named subdivision. It was rezoned by the TMAPC from CS to IL on 4/8/92 and the City Council concurred and approved on 5/14/92. Since the lot is already platted and easements and/or right-of-way already exist, nothing would be gained by another plat. **APPROVAL** is recommended, noting the existing plat satisfies the provisions of Section 213.

Staff Recommendation

Mr. Wilmoth advised staff recommends approval.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to recommend **APPROVAL** of the Waiver Request for Z-6354.

\* \* \* \* \*

BOA-16032 East 11th Park Subdivision (694) (PD-5) (CD-6)  
724 South Garnett Road

(RM-1)

This is a request to waive plat on Lot 3, Block 2 of the above named plat. The Board of Adjustment approved a passive recreational use on this lot on 5/12/92. (It will basically be picnic area with a shelter). Since the property is already platted (#869) and right-of-way has been dedicated on South Garnett (Book 3073, Page 216) Road staff recommends **APPROVAL**, noting that the provisions of Section 213 have been met by the existing plat and R/W dedications.

(This is for the Moose Lodge on the adjacent property, which was included in a plat waiver approved by TMAPC on 5/17/89).

Staff Comments

Mr. Wilmoth advised staff was recommending approval with no conditions.

There were no interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to recommend **APPROVAL** of the Waiver of Plat for BOA 16032.

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AFFIDAVIT TO CORRECT ERROR ON SUBDIVISION PLAT

Villa Grove Park (2993) (PD-6) (CD-9)

4645 South Columbia Place

(RS-1)

A scrivener's error has been found on this plat (#1270) and is being corrected by a document signed by the surveyor. The dimension along the north side of the lot should be 151.47' instead of 125.93'. No easements and/or dedications are affected. This is not a PUD or subject to any zoning and/or Board of Adjustment conditions.

**APPROVAL** is recommended, subject to approval of the format by the City Attorney's Office.

TMAPC Action; 9 members present:

On **MOTION** of **WILSON**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to recommend **APPROVAL** of an affidavit to correct error on Subdivision Plat of Villa Grove Park subject to approval of format by the City Attorney's Office.

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LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL

L-17534 Birmingham (2093) (PD-6) (CD-9) RS-1 2611 E. 33rd Street

Staff Comments

Mr. Wilmoth asked that L-17534 be struck from the agenda due to an error in information which was submitted to staff. He advised that the applicant was aware of this request being made.

1st Vice Chairman Doherty struck this item from the agenda.

L-17526 Landers (282) (PD-8) (CD-2) RS-3 700 Block W. 68th Street

L-17535 FDIC (1093) (PD-5) (CD-4) CH 1536 S. Sheridan

L-17538 Myrtlewood Dev. (2883) (PD-26) (CD-8) RS-1 3711 E. 107th Street South

L-17539 Riverwest Fed. Credit (2292) (PD-9) (CD-2) RS-3 2220 Southwest Blvd.



Staff Recommendations

Mr. Wilmoth advised all items are in order.

TMAPC Action; 10 members present:

On MOTION of NEELY, the TMAPC voted 10-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Selph, Wilson "aye"; no "nays"; no "abstentions"; Parmele "absent") to RATIFY the above listed Lot Splits having received prior approval.

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**PUD 362-2** Minor Amendment to increase the number of lots from 14 to 15 - west of the southwest corner of Delaware Avenue and 71st Street South -- Rockwood Hills Pond Amended

The applicant is requesting a minor amendment to PUD 362 by increasing the maximum number of lots from 14 to 15. To achieve this increase, Lot 5, Block 2 of Rockwood Hills Pond Amended would be divided into two lots. Both lots would comply with the size and lot area and livability space requirements of the PUD. Although both lots would front on 71st Street, neither would have access to 71st Street. Access would be provided by a 20' access easement between Lots 3 and 4 of Block 2. The increase in dwelling units falls within the 10% limitation of the TMAPC guidelines for minor amendments and more than 15 units would be allowed by the underlying RS-1 zoning. The maximum number of lots in this PUD was, however, set by the City Commission at 14. The TMAPC had recommended 16 lots be approved. Because the municipal legislative body specifically imposed a PUD condition that was more restrictive than recommended by TMAPC, Planning Commission policy would require that this minor amendment also be approved by the City Council.

Staff recommends **APPROVAL** of minor amendment PUD 362-2 subject to no access being allowed to 71st Street, Lots 3 and 4 still having required amount of livability space with the addition of an access drive to lot 5, and approval of the amendment by the City Council.

and

L-17531 Cowen (PUD 362) (883) (PD-18) (CD-2) RS-2/PUD 362  
7111 S. Columbia Place [Rockwood Hills Pond Amended]

This lot is approximately 222' by 195', borders the south side of 71st St., but with no access to 71st Street. The amended plat allowed an access point to S. Columbia Place, and utility easement to the West of lot 4. (No access will be considered to 71st Street.)

It is now proposed to split lot 5 into two lots of 16,308 SF and 20,305 SF. These proposed lots do not front on S. Columbia Place.

A new 15' Mutual Access Easement will be granted on the east side of Lot 4, and a new 5' Mutual Access easement will be granted on the west side of Lot 3.

Minor Amendment to the PUD to allow the split is pending.

Staff recommends approval subject to the following conditions:

1. Approval of Minor Amendment PUD 362-2 to allow a lot split and increase in number of lots allowed.
2. Access agreements executed for the proposed lots.
3. Verification from utilities that service is accessible to each lot and granting of any additional easements that maybe necessary.

The applicant was represented by Rick Kosman.

The Department of Public Works (Water/Sewer) advised that water service must be from 71st since that is the only street the lots abut, and a service line already exists.

All other utilities are available and no requirements were made so condition # 3 is satisfied.

On MOTION of MILLER, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of L-17531 subject to the conditions outlined by Staff and TAC.

#### Staff Comments

Mr. Gardner advised staff recommends approval subject to approval of City Council since their condition was more restrictive than the Planning Commission's conditions.

Mr. Neely questioned the livability standards of lot 4 where part of the access easement is being taken from.

Mr. Gardner explained the reason staff is making this a condition is because the applicant may have to shift that drive more to lot 3 than lot 4 due to attempting to stay within a utility easement. If this should cover too much of the livability then it would need to be moved further to the east so lot 4 will meet all livability requirements.

Mr. Wilmoth pointed out the large size of the lots.

Mr. Gardner added that the condition would be that there would be no access to 71st Street if this is approved.

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES** , the TMAPC voted **10-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Selph, Wilson "aye"; no "nays"; no "abstentions"; Parmele "absent") to recommend **APPROVAL** of Minor Amendment PUD 362-2 and L-17531 subject to staff recommendation and subject to City Council review and approval.

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**PUD 375-A**            Revised Detail Site Plan for Riverfield Country Day School - North side of West 61st Street South one-half mile west of Union Avenue

This site plan is for Phases III and IV of the development of the school. Both Phases will be the construction of a middle school. With the new construction, the amount of permitted and constructed buildings will be as follows:

<u>Type of building</u>	<u>Floor Area Max. in PUD</u>	<u>Floor Area Approved In Then Site Plan</u>	<u>Floor Area Remaining</u>
Preschool/Elementary	30,000 SF	24,934 SF	5,066 SF
Middle School	18,000 SF	17,738 SF	262 SF
High School	40,000 SF	0	40,000 SF
Children's Museum	12,000 SF	0	12,000 SF
Gymnasium	30,000 SF	0	30,000 SF
Head Master's House	3,000 SF	0	3,000 SF
Administrators (2)	4,000 SF	0	4,000 SF
Caretaker	1,500 SF	0	1,500 SF

Staff finds that the Revised Site Plan is in compliance with the PUD conditions and recommends **APPROVAL**.

**Staff Comments**

Mr. Gardner advised this application meets all requirements and staff recommends approval.

The applicant was present.

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Selph, Wilson "aye"; no "nays"; no "abstentions"; Parmele "absent") to recommend **APPROVAL** of PUD 375-A as recommended by staff.

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Election of TMAPC Officers

Vice Chairman Doherty announced that Chairman Parmele had appointed a Nomination Committee chaired by Mr. Horner. Mr. Horner submitted the following recommendations from the Nominating Committee Jim Doherty, Chairman; Bob Parmele, 1st Vice Chairman; Robin Buerge, 2nd Vice Chairman; and Steve Broussard, Secretary.

TMAPC Action; 10 members present:

On MOTION of HORNER, the TMAPC voted 10-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget Neely, Selph Wilson "aye"; no "nays"; no "abstentions"; Parmele, "absent") to APPROVE Jim Doherty, Chairman, Bob Parmele, 1st Vice Chairman, Robin Buerge, 2nd Vice Chairman, and Steve Broussard, Secretary as the 1992-93 TMAPC officers.

\* \* \* \* \*

There being no further business, the Vice Chairman declared the meeting adjourned at 1:50 p.m.

Date Approved: 6/3/92

[Signature]  
Chairman

ATTEST:

[Signature]  
Secretary [Signature] Vice Chairman