

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2133

Wednesday, October 15, 1997, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Gray	Almy	Linker, Legal
Carnes	Jackson	Beach	Counsel
Dick	Midget	Dunlap	
Doherty		Matthews	
Horner		Stump	
Ledford			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Tuesday, October 14, 1997 at 10:48 a.m., in the Office of the City Clerk at 10:30 a.m., as well as in the office of the County Clerk at 10:34 a.m.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:30 p.m.

### Minutes:

#### **Approval of the minutes of October 1, 1997, Meeting No. 2131:**

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-1** (Boyle, Carnes, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; Dick "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the minutes of the meeting of October 1, 1997 Meeting No. 2131.

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### Reports:

#### Committee Reports:

##### **Budget and Work Program Committee:**

Mr. Horner stated there will be a Budget and Work Program Committee meeting following today's TMAPC meeting.

**Comprehensive Plan Committee:**

Mr. Ledford stated there is also a Comprehensive Plan Committee meet today.

**Rules and Regulations Committee:**

Mr. Boyle stated Rules and Regulations Committee will also meet today.

**Community Participation Committee:**

Ms. Pace stated the Community Participation Committee will meet today to discuss plans for the next workshop/training session scheduled for November 4, 1997.

**Director's Report:**

Mr. Stump stated the receipts for the month of September, 1997 are slightly above average. He reported there are several items scheduled for the October 16, 1997 City Council meeting.

**Subdivisions:****Plat Waiver, Section 213:****Z-6607 (Original Town) (292)**

(PD-1) (CD-4)

South of the southeast corner of East Cameron Street and North Boulder

**TAC Recommendation:**

Beach presented the plat waiver with no representative present.

Z-6607 is a rezoning application to rezone several parcels in the downtown area from IL to CBD. The applicant is requesting a plat waiver on one tract only, which contains an existing building to be renovated for a restaurant.

After review of the submitted site plan, staff finds all right-of-way existing and utilities in place to serve the building. Staff can see no benefit to the City in a replat.

Staff recommends approval of the plat waiver for Z-6607, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.

On motion of Lee, the Technical Advisory Committee voted unanimously to recommend approval of the Plat Waiver for Z-6607, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Plat Waiver for Z-6607, subject to the conditions as recommended by TAC.

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**BOA-17820 (Clinton Homesites Addition) (2292)**

(PD-9) (CD-2)

1919 West 40<sup>th</sup> Street - Webster High Schools

Beach presented the plat waiver, which was represented by Steve Brown, Dewberry Design Group.

Board of Adjustment case 17820 is a request for approval of an amended site plan. The case was heard and approved by the Board at the September 9, 1997, meeting. The Board approved a similar request on April 8, 1997, on the same property. School use was never approved on this tract, so the recent approval of Use Unit 2 triggered the platting requirement.

Although the property is larger than 2.5 acres and new construction could be considered substantial, the site is already platted and has been fully developed for many years. The new construction will consist of six classrooms, two laboratories and 20 additional parking spaces. Three pre-fab structures will be removed. Staff is supportive of the requested plat waiver and can see no benefit to the City in a replat.

French stated that the right-of-way of West 37<sup>th</sup> Place needs an additional 20 feet. The requirement could be met with a roadway easement or the applicant could ask the Planning Commission to waive the requirement.

Staff recommends approval of the plat waiver for BOA-17820, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.

On motion of French, the Technical Advisory Committee voted unanimously to recommend approval of the Plat Waiver for BOA-17820, subject to all conditions listed above.

**TMAPC Comments:**

Mr. Westervelt asked Mr. Beach to comment on the need for an additional 20' right-of-way on West 37<sup>th</sup> Place. Mr. Beach commented that Webster High School has agreed to file a 20' roadway easement.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Plat Waiver for BOA-17820, subject to the conditions as recommended by TAC.

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**Sketch Plat:**

**Temple Project (1194)**

(PD-17) (CD-6)

East of the northeast corner of East 21<sup>st</sup> Street South and South 161<sup>st</sup> East Avenue

**TAC Recommendation:**

Beach presented the Sketch Plat. The project was represented by Chinna Gunda and E. P. Reddy.

Lee stated that fire protection may be required and noted that if this is a lot-split, both lots must be served by water, and a 12" water main is recommended along 21<sup>st</sup> Street.

Silva stated that the perc test was satisfactory and the proposed sewage system is approved. He requested a reserve area for the septic system of approximately 8,000 SF.

Bryant requested a 15' utility easement along the west side.

French requested a sight distance study at the drive approach. He further requested the drive to be a minimum 24' wide.

Miller requested a 17.5' perimeter easement. After discussion he stated that 11' would suffice at the east side.

Staff would offer the following comments and/or recommendations:

1. Show dedications of right-of-way of East 21<sup>st</sup> Street.
2. Property lines should be solid and of accepted drafting standards for City of Tulsa.
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 shall be tied to or related to property line and/or lot lines.

4. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
5. 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).
6. 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.
7. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
12. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
13. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
14. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
15. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
16. 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.
17. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)

18. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
19. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
20. The key or location map shall be complete.
21. A Corporation Commission letter, Certificate of Non-Development, or other records as may be file, shall be provided 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. If plugged, provide plugging records.)
22. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
23. This plat has been referred to Broken Arrow, Catoosa, Fair Oaks and New Tulsa because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
24. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat (including documents required under 3.6.5 Subdivision Regulations).
25. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
26. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Miller, the Technical Advisory Committee voted unanimously to recommend approval of the Sketch Plat of the Temple Project, subject to all conditions listed above.

**TMAPC Comments:**

Mr. Westervelt noted the comment by Mr. French in regard to a sight distance study. Mr. Beach stated the applicant is providing the study in this case.

Chairman Doherty asked whether it is the applicant's responsibility to provide the study since the sight distance is on an arterial street. Mr. Beach replied it is the applicant's responsibility.

**TMAPC Action; 8 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Sketch Plat of the Temple Project, subject to the conditions as recommended by TAC.

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## **Preliminary Plat:**

### **Block 26, Gilcrease Village II (2702)**

(PD-2) (CD-1)

South side of West Queen Street on the east side of North Union Avenue

### **TAC Recommendation:**

Beach presented the preliminary plat ~~which was represented by Dan Tanner and David Brown.~~ with no representative present.

Block 26 Gilcrease Hills Village II is a 3.55 acre, single-family residential subdivision. It contains 16 lots in one block located abutting and south of Block 22, Gilcrease Hills Village II.

French recommended a voluntary limits-of-no-access be added to the plat at the west end of Lot 1 and Tanner agreed. French pointed out that the correct name of the abutting east-west street on the north is Queen Street and that Gilcrease Hills Plaza should be identified as the subdivision abutting to the south.

Staff would offer the following comments and/or recommendations:

1. Waiver of the Subdivision Regulations is required to permit the plat to be drawn at a scale of 1" = 50' (1" = 100' required).
2. Show right-of-way dedicated by this plat or book/page information if previously dedicated.
3. Show block number "1".
4. Show property address and disclaimer on face of plat.
5. Identify abutting property to the south as "UNPLATTED".
6. 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 shall be tied to or related to property line and/or lot lines.
7. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
8. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or 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).
9. 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.

10. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
12. Street names shall be approved by the Department of Public Works and shown on plat.
13. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
14. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
15. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
16. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
17. 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.
18. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
19. The key or location map shall be complete.
20. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
21. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
22. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat (including documents required under 3.6.5 Subdivision Regulations).
23. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.



All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Miller, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of Block 26, Gilcrease Hills Village II, subject to all conditions listed above.

**Interested Parties Comments:**

**Larry Duke**, 1919 West Seminole, 74127, General Manager for the Gilcrease Hills Homeowners Association, expressed support for this project.

**TMAPC Comments:**

Mr. Ledford pointed out that the TAC minutes stated Dan Tanner and David Brown were the representatives, but the engineer was Breisch Engineering. Mr. Beach stated the minutes were in error.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Preliminary Plat of Block 26, Gilcrease Hills Village II, subject to the conditions as recommended by TAC and Waiver of Subdivision Regulations to permit the plat to be drawn at a scale of 1" = 50'.

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**Ambassador Manor (PUD-536) (683)**

(PD-18) (CD-9)

East of the southeast corner of East 61<sup>st</sup> Street South and South Peoria Avenue

**TAC Recommendation:**

Beach presented the preliminary plat which was represented by Dan Tanner.

Ambassador Manor is a resubdivision of Lot 3, Block 1, Peoria Plaza and Lots 1-4, Block 1, Valley View and Lots 4 and 5, Block 1, Valley Center. It is 10.549 acres and contains one lot in one block. PUD-536 was approved June 29, 1995, for a nursing home and assisted living center on a portion of the property now being platted. A major amendment has been filed to add additional property to the development.

Tanner described the expansion to the east which will be used for stormwater detention. He noted that most of the property is in the floodplain and the building will be elevated above.

French recommends eliminating one of the two drives accessing 61<sup>st</sup> Street at the northeast corner of the site and requested Rockford Avenue be shown on the plat.

Somdecerff, in response to Tanner, stated the schedule to widen 61<sup>st</sup> Street is in 1999. He requested an additional 20' right-of-way on Rockford, south of the site. Tanner stated he will request a waiver of this requirement.

Miller requested that the overland drainage easement be separated from the utility easement and an 11' easement along 61<sup>st</sup> Street.

Staff would offer the following comments and/or recommendations:

1. Since the property is a replat, it is subject to Oklahoma Statutes 42-106.
2. The underlying plat should be vacated in accordance with accepted legal procedures.
3. Show book/page information for existing right-of-way.
4. A waiver of the Subdivision Regulations is required to permit the plat to be drawn at a scale of 1" = 50' (1" = 100' required).
5. Remove building and infrastructure information.
6. A letter from an attorney is required in regards to the L.L.C.
7. All conditions of PUD-536-A shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
8. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easement shall be tied to or related to property line and/or lot lines.
9. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
10. 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).
11. 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.
12. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
13. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).

14. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
15. Add adjacent streets, intersections and/or widths thereof shall be shown on plat.
16. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
17. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
18. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
19. The key or location map shall be complete.
20. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
21. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
22. This plat has been referred to Jenks because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
23. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat (including documents required under 3.6.5 Subdivision Regulations).
24. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
25. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of McGill, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of Ambassador Manor, subject to all conditions listed above.

**Applicant's Comments:**

**Ricky Jones**, Tanner Consulting, 2202 East 49<sup>th</sup> Street, stated Traffic Engineering will always recommend dedication of additional right-of-way when property abuts any street that does not meet the Major Street and Highway Plan. He stated this property abuts Rockford Avenue; therefore, Traffic Engineering requested the additional right-of-way.

Mr. Jones stated Rockford Avenue is not open and there is one house that is served off 62<sup>nd</sup> Street but does not gain any access from Rockford. From a development standpoint, there is no nexus between this development and the opening of Rockford Avenue. Rockford Avenue is not open and he does not see the need for the additional right-of-way. Therefore, he requested waiver of the Subdivision Regulations to not dedicate the additional easement.

**TMAPC Comments:**

Chairman Doherty questioned the reason for requiring additional 20' right-of-way on Rockford Avenue. Mr. Beach replied that Rockford Avenue is currently closed or is serving as a private drive and the additional right-of-way is a standard request.

Mr. Carnes stated this plat is a part of the South Peoria Study and Plan and this is the first expansion of business. He agreed with the applicant in not requiring the additional right-of-way on Rockford Avenue.

Ms. Pace stated the development wraps around Rockford Avenue, which has not been closed or vacated. Mr. Jones stated Rockford Avenue has not been closed or vacated, but it was never opened by the City. He stated the right-of-way is existing, but has never been opened and he feels the proposed development will cut off any access to 61<sup>st</sup> Street. There will not be a need to open Rockford Avenue.

Mr. Boyle asked how the proposed development relates to the South Peoria Plan. Mr. Jones replied the preliminary plan for the South Peoria project did not make provisions for Rockford Avenue to be opened and makes provisions for non-residential single-family use.

Mr. Carnes feels the proposed project is in accordance with the South Peoria Project.

Mr. Stump stated the approved PUD did not envision Rockford Avenue being opened.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Preliminary Plat of Ambassador Manor, subject to the conditions as recommended by TAC and waiver of Subdivision Regulations to permit the plat to be drawn at a scale of 1" = 50' and waiver of Subdivision Regulations which would require the applicant to dedicate the additional 20' right-of-way on Rockford Avenue.

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**City Lights Townhouses (PUD-558) (1192)**

(PD-7) (CD-2)

1215 - 1221 South Frisco

**TAC Recommendation:**

Beach presented the preliminary plat. It was represented by Bill Holloway, Robert Johnson and Mike Marrara.

This is the second preliminary plat submitted. The first was reviewed by the TAC on July 3, 1997 and found to be incomplete. Minutes from that meeting are attached. City Lights Townhouses is a four-lot residential plat that contains .29 acres. The development is composed of the remainder of two lots which have had their eastern portion taken for right-of-way for the Inner Dispersal Loop. PUD-558 was approved April 16, 1997.

Bryant requested an additional 5' utility easement along the east side of Lot 4.

Holloway requested to discuss alternatives.

Lee requested that the north 10' of the south 20' utility easement and mutual access easement to be restricted for water and mutual access.

Miller recommended deleting item "T", sentence 2, which says "gas meters shall be screened by landscaping," from the Deed of Dedication and Restrictive Covenants.

Further requirements were for stormwater drainage to the street or storm sewer and to delete the dashed line running east-west above the lot numbers.

Staff would offer the following comments and/or recommendations:

1. Since the property is a replat, it will be subject to Oklahoma Statutes 42-106.
2. A waiver of the Subdivision Regulations is required to permit the creation of lots with more than three side lot lines.
3. A waiver of the Subdivision Regulations is required to permit the plat to be drawn at a scale of 1" = 20' (1" = 100' or 1" = 50' required).
4. A letter from an attorney is required regarding the Limited Liability Corporation (L.L.C.).
5. PUD restrictions within the deed of dedication should be corrected and formatted in the typical form.
6. All conditions of PUD-558 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the conditions covenants.

7. 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 shall be tied to or related to property line and/or lot lines.
8. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. (Include language for W/S facility in covenants.)
9. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repair due to breaks and failures, shall be borne by the owner(s) of the lot(s).
10. 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.
11. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
12. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
13. Street names shall be approved by the Department of Public Works and shown on plat.
14. All curve data, including corner radii, shall be shown on final plat as applicable.
15. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
16. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
17. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
18. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
19. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

20. 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.
21. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
22. The key or location map shall be complete.
23. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
24. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
25. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat (including documents required under 3.6.5 Subdivision Regulations).
26. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
27. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of French, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of City Lights Townhouses, subject to all conditions listed above.

**Interested Parties Comments:**

**Bill Holloway**, 1519 South Utica, stated he is one of the developers of the project. He feels ONG does not want to be responsible for the landscaping and therefore requested the language be stricken from the Deed of Dedication and Restrictive Covenants. He feels this does not prevent the homeowner from providing landscaping and/or screening.

**TMAPC Comments:**

Mr. Westervelt noted Mr. Miller's request to delete language from the Deed of Dedication and Restrictive Covenants in regard to screening of gas meters. He feels the requirement is appropriate and the language should remain in the Deed of Dedication and Restrictive Covenants.

Mr. Boyle questioned whether Mr. Miller's request is a condition of approval. Mr. Beach replied that all numbered conditions, as well as TAC comments, are considered conditions of the recommendation.

Chairman Doherty feels the minutes reflect it is not the utility companies' responsibility to provide landscaping. Mr. Westervelt and Mr. Boyle stated they would be comfortable with the notation if included as a part of the motion.

**TMAPC Action; 8 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Preliminary Plat of City Lights Townhouses, subject to the conditions as recommended by TAC and noting the Public Utility is not responsible for installing or maintaining the landscaping and waiver of the Subdivision Regulations to permit the plat to be drawn at a scale of 1" = 20', and to permit the creation of lots with more than three side lot lines.

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**Swan Lake Terrace (PUD-561) (793)**

(PD-6) (CD-4)

Southeast corner of East 18<sup>th</sup> Street South and South Peoria Avenue

**TAC Recommendation:**

Beach presented the preliminary plat which was represented by Bill Holloway, Robert Johnson and Mike Marrara.

This is the second submittal of Swan Lake Terrace. It is a four-lot single-family redevelopment that contains .62 acres. However, this second submittal appears to include more land area than the first. The lots will gain access from a mutual access easement from East 18<sup>th</sup> Street. The PUD was approved May 14, 1997 for single-family attached and detached dwellings. The PUD should be amended to include the additional property on the east side.

Bryant requested a utility easement at the south end of the east 35' of lot 2.

The 5' and 10' easements between lots 1 and 3 need to be described for clarity.

Lee requested a 10' restricted water easement and mutual access between lots 3 and 4 with a water main extension.

Holloway objected and after further discussion, French recommended that preliminary approval will be subject to water and sewer approval.

All drainage should be into the street or storm sewer.

Miller recommended deleting item #S.2. which says "gas meters shall be screened by landscaping", from Deed of Dedication and Restrictive Covenants.



French requested the standard 30' radius on property corner at 18<sup>th</sup> and Peoria; an approved line-of-sight study and a waiver to allow the 30' right-of-way on Peoria to remain.

Staff would offer the following comments and/or recommendations:

1. Since the property is a replat, it will be subject to Oklahoma Statutes 42-106.
2. A letter from an attorney is required regarding the limited liability company (L.L.C.).
3. A waiver of the Subdivision Regulations is required to create lot 2 which has more than three side lot lines.
4. A waiver of the Subdivision Regulations is required to permit a 30' of right-of-way for South Peoria Avenue.
5. A waiver of the Subdivision Regulations is required to permit the plat to be drawn at a scale of 1" = 20' (1" = 100' or 1" = 50' required).
6. PUD restrictions in the restrictive covenants should be stated as in PUD minutes.
7. A variance by the Board of Adjustment is required for the 40' setback from the centerline of South Peoria Avenue prior to approval of the final plat. (BOA-17770 did not include this.)
8. All conditions of PUD-561 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the conditions covenants.
9. 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 shall be tied to or related to property line and/or lot lines.
10. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
11. 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).
12. 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.

13. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
14. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
15. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
16. Street names shall be approved by the Department of Public Works and shown on plat.
17. All curve data, including corner radii, shall be shown on final plat as applicable.
18. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
19. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
20. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
21. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
22. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
23. 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.
24. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
25. The key or location map shall be complete.
26. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)

27. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
28. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat (including documents required under 3.6.5 Subdivision Regulations).
29. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Acts.
30. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Lee, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of Swan Lake Terrace, subject to all conditions listed above.

**TMAPC Comments:**

Mr. Westervelt feels the same note should be included in the motion stating that the utility company is not responsible for installing or maintaining the landscaping.

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Preliminary Plat of City Lights Townhouses, subject to the conditions as recommended by TAC, and noting the Public Utility is not responsible for installing or maintaining the landscaping, and waiver of the Subdivision Regulations to permit the plat to be drawn at a scale of 1" = 20'; to permit a 30' of right-of-way for South Peoria Avenue; and to create lot 2, which has more than three side lot lines.

\* \* \* \* \*

**Brenmar Estates (1783)**

(PD-18) (CD-2)

Northeast corner of East 91<sup>st</sup> Street South and South Lewis Avenue

**TAC Recommendation:**

Beach introduced the preliminary plat represented by Ted Sack.

Sack presented the plat.

Brenmar Estates is a one-lot commercial subdivision plat which contains 4.37 acres. The plat shows the new alignment of South Lewis Avenue.

Miller requested an 11' utility easement around the perimeter.

Sack agreed to further discuss and work out a solution to everyone's satisfaction. French listed three waivers of the subdivision regulations that will be needed and stated that Public Works is supportive of all three.

1. Right-of-way on Lewis
2. 58' right-of-way on 91<sup>st</sup> Street
3. 30' radius at property corners adjacent to intersections of streets.

French stated that the northernmost access might be relocated 70' - 100' south of the public street but the other three access points are approved. He recommended that the streets labeled "Lewis Avenue (proposed)" should be called "proposed public street".

Staff would offer the following comments and recommendations:

1. A waiver of the Subdivision Regulations is required to permit the plat to be drawn at a scale of 1" = 60' (1" - 100' required).
2. Dedication of 30' radius at intersections.
3. If proposed Lewis Avenue is secondary arterial, setback must be increased.
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 shall be tied to or related to property line and/or lot lines.
5. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.
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 Department of Public Works (Water and Sewer) prior to release of final plat.
8. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
10. Street names shall be approved by the Department of Public Works and shown on plat.

11. All curved data, including corner radii, shall be shown on final plat as applicable.
12. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
13. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
14. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
15. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
16. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
17. 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.
18. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
19. The key or location map shall be complete.
20. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
21. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
22. This plat has been referred to Jenks because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
23. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat (including documents required under 3.6.5 Subdivision Regulations).
24. Applicant is advised to contact the U.S. Army Corps of Engineers in regards to Section 404 of the Clean Waters Act.
25. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Miller, the Technical Advisory Committee voted unanimously to recommend approval of the Preliminary Plat of Brenmar Estates, subject to all conditions listed above.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Preliminary Plat of Brenmar Estates, subject to the conditions as recommended by TAC and waiver of the Subdivision Regulations to permit the plat to be drawn at a scale of 1" - 60'; to eliminate the requirement for additional right-of-way on Lewis Avenue; to eliminate the requirement for 58-foot right-of-way on 91<sup>st</sup> Street; and to eliminate the requirement for the 30-foot radius at property corners adjacent to intersections of streets.

\* \* \* \* \*

**Kelley Ann (1814)**

(PD-15) (County)

North 106<sup>th</sup> East Avenue at East 97<sup>th</sup> Street North

**Staff Comments:**

Mr. Beach stated all release letters have been received. He noted the release letter from the City of Owasso stating they approve this plat and will provide water and sewer service. Therefore, staff recommends approval.

**TMAPC Comments:**

Mr. Horner clarified that all release letters have been received. Mr. Beach confirmed that all release letters have been received and that TAC members have reviewed and signed off on the final plat as submitted.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Final Plat for Kelley Ann as recommended by staff.

\* \* \* \* \*

**21<sup>st</sup> and I-44 Center (PUD-550) (1393)**

(PD-5) (CD-5)

South side of East 21<sup>st</sup> Street at South 89<sup>th</sup> East Avenue

**Applicant's Comments:**

Mr. Beach stated all release letters have been received. Staff recommends approval subject to the approval of the final Deed of Dedication and Restrictive Covenants language by Legal staff.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Final Plat for 21<sup>st</sup> and I-44 Center as recommended by staff and subject to the approval of the final Deed of Dedication and Restrictive Covenants language by Legal staff.

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**Continued Zoning Public Hearing:**

**Application No.:** PUD-571

**CS/RM-1 to PUD**

**Applicant:** Roy Johnsen

(PD-18) (CD-8)

**Location:** East of northeast corner 81<sup>st</sup> Street and South Memorial Drive

**Presented to TMAPC:** Roy Johnsen

*(A Planned Unit Development for commercial use.)*

*(Applicant is requesting a continuance to November 5, 1997.)*

**Chairman Doherty stated a timely request for continuance to November 5, 1997, has been received.**

**There were no interested parties wishing to comment.**

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **CONTINUE** Zoning Public Hearing for PUD-571 to November 5, 1997.

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**Application No.: PUD-435-C**

(PD-18) (CD-7)

**Applicant:** Roy Johnsen

**Location:** East of northeast corner East 68<sup>th</sup> Street and South Yale Avenue  
(Major Amendment to amend boundaries of PUD-435-B to include PUD-285-B and modify signage limitations.)

**Staff Recommendation:**

PUD-435-C proposes to amend the combine PUD-435A, PUD-435B and PUD-285B into a single PUD and modify signage limitations. The same development standards as currently exist for these three PUDs will remain the same except sign standards. The PUD proposes to amend the permitted signage to include existing signage and three additional ground signs.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code with the changes listed below. Based on the following conditions, staff finds PUD-435-C to be: (1) consistent with the Comprehensive Plan (if amended as recommended); (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the PUD-435-C subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

**DEVELOPMENT AREA A**  
**(Lot 1, Block 1 Laureate Extended)**

Land Area:

26 Acres

Permitted Uses:

Psychiatric hospital use, including accessory administration buildings and conference center and transitional residence. A physical fitness/wellness center and uses accessory thereto, including medical



	testing, which shall be operated by either Saint Francis Hospital, Inc. or Laureate Psychiatric Clinic and Hospital, Inc. or entities affiliated therewith, and which shall be operated as a use accessory to Saint Francis Hospital and/or Laureate Psychiatric Clinic and Hospital.
Maximum Number of Hospital Beds:	135
Maximum Building Floor Area (excluding connecting walkways):	222,000 SF
Maximum Dwelling Units/ Transitional Residences:	30
Maximum Building Height:	54 feet measured from the lowest floor elevation to the highest point on the structure.
Maximum Stories:	3
Minimum Parking Spaces:	200, or as required by the Tulsa Zoning Code, whichever is greater.
Minimum Interior Landscaped Open Space:	18.6 acres of net area, excluding landscaped right-of-way.
Signs:	<u>Ground Signs:</u> shall be limited to two monument style signs. The first a maximum of 4' high with no more than 38 SF of display surface area located at the entry from East 66 <sup>th</sup> Street South and the second on 68 <sup>th</sup> Street

South that is a maximum of 6' high with no more than 32 SF of display surface area identifying the physical performance center.

Wall Signs: shall be limited to one sign containing 32 SF or less of display surface area and facing 68<sup>th</sup> Street South.

**Minimum Building Setbacks:**

From centerline of East 66 <sup>th</sup> Street South	300'
From east boundary of development area	50'
From centerline of East 68 <sup>th</sup> Street South and its extension to the east	100'
From west boundary of development area	20'

Lights:	Parking area light standards shall not exceed 15 feet in height.
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Open Space, Screening and Landscaping:	An area not less than 250' wide paralleling the south right-of-way line of East 66 <sup>th</sup> Street South shall be maintained substantially in its natural state or modified in accordance with a landscaping plan submitted and approved by TMAPC.
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**Development Area B**  
**(Lot 2, Block 1 Laureate Extended)**

Permitted Uses:	shall be limited to the use permitted by right within an OM Office District, including medical clinics and laboratories and
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	research facilities and the permitted uses shall further include an electrical substation
Maximum Floor Area:	85,000 SF
Maximum Building Height:	70 FT
Maximum Stories:	5
Minimum Interior Landscaped Open Space:	15% of net area excluding landscaped right-of-way.
Other Bulk and Area Requirements:	As required within an OM Office District.*
*No building shall exceed two levels above grade if located within 150 feet of the southernmost boundary of the development area.	
Signs:	shall be limited to a monument style ground sign located at the entry from Yale Avenue. It shall be a maximum of 10' tall with no more than 102 SF of display surface area identifying Laureate Psychiatric Hospital and Clinic.
Minimum Building Setbacks:	
From centerline of South Yale Avenue	110'
From all other boundaries of the development area	20'
Open Space, Screening and Landscaping:	<u>Electrical Substation:</u> The existing electrical substation shall be screened by a landscaping area of not less than ten feet paralleling the South boundary of the substation site.

**DEVELOPMENT AREA C**  
**(Lot 3, Block 1 Laureate Extended)**

Permitted Uses:	shall be limited to the use permitted by right within an OM Office District.
Maximum Building Floor Area:	88,000 SF
Maximum Building Height:	120 FT
Maximum Stories:	Ten
Minimum Interior Landscaped Open Space:	15% of net area excluding landscaped right-of-way.
Other Bulk and Area Requirements:	As required within an OM Office District.
Minimum Building Setbacks:	
From centerline of East 66 <sup>th</sup> Street South	55 FT
From centerline of South Yale Avenue	110 FT
From all other boundaries of the development area:	20 FT

**DEVELOPMENT AREA D**  
**(All of Canyon Creek Subdivision)**

Permitted Uses:	shall be limited to uses included within Use Unit 8, Multifamily Dwellings and Similar Uses; uses included within Use Unit 11, Offices and Studios; the following uses included within Use Unit 5, Community Services and Similar Uses: hospital, emergency and protective shelter, residential treatment center, and transitional living center; as such Uses Units and uses are defined and set forth within the Tulsa Zoning Code.
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Maximum Building Height: 35 FT

Maximum Floor Area: 34,496 SF

Minimum Building Setbacks:

From centerline of East 68 <sup>th</sup> Street South	60 FT
From remaining tract west boundary	20 FT
From remaining tract north boundary	0 FT
From remaining tract east boundary	50 FT

Signs: shall be limited to a monument style ground sign facing East 68<sup>th</sup> Street South. It shall be a maximum of 6' high with no more than 32 SF of display surface area.

Minimum Landscape Open Space: 15% of lot area.

3. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and requiring parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.

7. All parking lot lighting shall be directed downward and away from adjacent residential areas.
8. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention area serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
9. No building Permit shall be issued until the requirements of Section 1107F 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 beneficiary to said Covenants.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which area approved by TMAPC.

**There were no interested parties wishing to comment.**

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to recommend **APPROVAL** of Major Amendment PUD-435-C subject to the conditions as recommended by staff.

**Legal Description for PUD-435-C:**

Lots 1, 2, & 3, Block 1, Canyon Creek; and Lots 2 and 3, Block 1, Laureate Addition; and Lot 1, Block 1, Laureate Extended Addition, and all located east of the northeast corner of East 68<sup>th</sup> Street South and South Yale Avenue, Tulsa, Oklahoma.

\* \* \* \* \*

## **Zoning Public Hearing:**

**Application No.:** PUD-197-4

(PD-6) (CD-7)

**Applicant:** Scott Rodehaver

**Location:** 4134 East 31<sup>st</sup> Street

**Presented to TMAPC:** Scott Rodehaver

*(Minor Amendment to reduce the required front building setback to permit the expansion of the facilities.)*

### **Staff Recommendation:**

The applicant is requesting minor amendment approval to reduce the required front building setback from the property boundary abutting East 31<sup>st</sup> Street from 50 feet to 35 feet to permit the expansion of facilities to include a new 41,817 square foot two-story nursing care unit. The site plan indicates that the new building will have 325 feet of frontage along East 31<sup>st</sup> Street and be set back 50 feet from the southern property boundary with only the 70-foot central portion of the building protruding 15 feet north of the 50-foot building setback line.

Staff has reviewed the request and finds the building setbacks for the OM and OL uses along East 31<sup>st</sup> Street are, for the most part, 35 feet from the property boundary. Although the text of the approved outline development plan does not specify a minimum building setback from East 31<sup>st</sup> Street, the recorded plat indicates a 50-foot building setback. In addition, the underlying RM-2 zoning permits a 35-foot setback from the property boundary.

Staff is of the opinion that the reduction of the setback for the 70-foot portion of the proposed building facing East 31<sup>st</sup> Street will not change the character of the PUD or negatively impact surrounding uses. The entire plat is under the control of a single owners and if the minor amendment is approved by the Commission, should be amended to reflect the reduction of the 50-foot building setback distance along East 31<sup>st</sup> Street.

Staff, therefore, recommends **APPROVAL** of the minor amendment in accordance with the submitted site plan.

NOTE: Minor Amendment approval does not constitute Site, Sign or Landscape Plan approval.

**There were no interested parties wishing to comment.**

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** of the Minor Amendment PUD-197-4 as recommended by staff.

\* \* \* \* \*

**Other Business:**

**PUD-306-A Wallace Wozencraft**

(PD-18) (CD-8)

9222 South Harvard

(Detail Site Plan to approve the master plan for a church complex.)

**Staff Recommendation:**

The applicant is requesting detail site plan approval for the master plan for a 30,000 square foot church complex on 7.25 acres. The original PUD approval in 1984 allowed either church or residential uses within development area B-2. Shortly after approval, an existing 8,220-square foot single-family one-story residence was converted to church use. The current request seeks both overall site plan approval and Phase I approval for a 2,090 expansion of the existing building and the provision of 37 new parking spaces.

Staff has reviewed the request and finds the overall site plan and Phase I plan meet bulk, area, setback, parking, circulation, access and total landscaped area standards of the PUD and Development Area B-2.

Staff, therefore, recommends **APPROVAL** of the detail site plan as submitted.

NOTE: Detail Site Plan approval does not constitute Landscape or Sign Plan approval.

**Applicant's Comments:**

**Wallace Wozencraft**, 1619 South Boston, Tulsa, stated he received a telephone call from Jim Spinks requesting a continuance to allow further review of the other phases of the development. Mr. Spinks indicated he had no problems with the phase that is being considered today, but would like the opportunity to review the other phases.



Mr. Wozencraft stated he talked with the owner and chairman of the building committee in regards to a continuance. The chairman is willing to allow Mr. Spinks to review the proposal.

**There were no interested parties wishing to comment.**

**TMAPC Comments:**

Mr. Stump reminded the Commission this is the Detail Site Plan for Phase I only and not the entire project.

Chairman Doherty feels the request for continuance is out of order at this time, but will note in the records Mr. Spinks' request.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Detail Site Plan – Phase One for PUD-306-A as recommended by staff.

\* \* \* \* \*

**PUD-360-A Britt Gamble**

(PD-18) (CD-8)

8942 South Memorial Drive

(Detail Site Plan to enlarge an existing 816 SF restaurant by eliminating one of the two drive-through lanes, increasing building to 2,470 SF and adding parking and landscaping.)

**Staff Recommendation:**

The applicant is requesting detail site plan approval to enlarge an existing 816 square foot restaurant by eliminating one of the two drive through lanes, increasing the building to 2,470 square feet and adding parking and landscaping.

Staff had reviewed the site plan and finds it meets the bulk, area, setback, access, circulation, parking and total landscaped area standards of the PUD.

Staff, therefore, recommends **APPROVAL** of the site plan as submitted.

NOTE: Detail Site Plan approval does not constitute Landscape or Sign Plan approval.

**There were no interested parties wishing to comment.**

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** the Detail Site Plan for PUD-360-A as recommended by staff.

\* \* \* \* \*

**PUD-389 Charles Norman**

(PD-18) (CD-8)

Southeast corner East 81<sup>st</sup> Street and South Yale Avenue  
(Amended Detail Site Plan to reduce the number of dwelling units and modify the grade of the entrance driveway.)

**Chairman Doherty stated a joint request for continuance to November 5, 1997 was received by the applicant and the attorney for the interested parties.**

**There were no interested parties wishing to comment.**

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **CONTINUE** the Zoning Public Hearing for PUD-389 to November 5, 1997.

\* \* \* \* \*

**PUD-236-C Charles Chief Boyd**

(PD-18) (CD-8)

West of the northwest corner of East 76<sup>th</sup> Street and South Memorial Drive, Development Area I-A, The Parke Assisted Living Facility.

**Staff Recommendation:**

The applicant is requesting detail site plan approval for a 65,390 square foot one-story assisted living facility containing 61 dwelling units for the elderly on a 3.99 (net) acre site.

Staff has reviewed the site plan and finds that it meets the approved bulk, area, setback, parking, access, circulation and total landscaped area standards of PUD-236-C and Development Area I-A.

Staff, therefore, recommends **APPROVAL** of the site plan as submitted.

*NOTE: Site Plan approval does not constitute Landscape or Sign Plan approval.*

**There were no interested parties wishing to comment.**

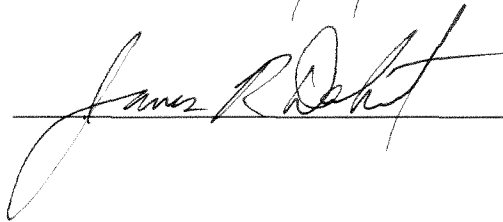
**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Gray, Jackson, Midget "absent") to **APPROVE** of the Detail Site Plan for PUD-236-C as recommended by staff.

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There being no further business, the Chairman declared the meeting adjourned at 2:01 p.m.

Date Approved: 11/5/97



Chairman

ATTEST: James Pace

Secretary