

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2197

Wednesday, March 17, 1999, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Hill	Bruce	Jackere, Legal
Carnes		Dunlap	Counsel
Dick		Huntsinger	
Harmon		Matthews	
Horner		Stump	
Jackson			
Ledford			
Midget			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Tuesday, March 15, 1999 at 9:15 a.m., posted in the Office of the City Clerk at 9:06 a.m., as well as in the office of the County Clerk at 9:01 a.m.

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

REPORTS:

Committee Reports:

Budget and Work Program Committee

Mr. Horner reported there was a budget meeting with the Mayor on March 12, 1999. Mr. Horner asked Mr. Stump to report on the meeting. Mr. Stump stated that the Mayor did want to consider where the most appropriate place for neighborhood planning functions should be. Mr. Stump commented that INCOG received compliments for their regional planning activities.

Comprehensive Plan Committee

Mr. Ledford reported that there will be a committee meeting immediately after the adjournment of today's meeting in Room 1102, City Hall.

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Director's Report:

Mr. Stump reported that the Planning Commission will be receiving a briefing on the Infill Task Report on April 7th. He informed the Planning Commission that he will be meeting with the Task Force Chairman next week to work on the final details. He indicated that the Mayor will be briefed on the report as well.

SUBDIVISIONS

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

- L-18761 - Sack & Associates, Inc. (2783)** (PD-26) (CD-8)
10127 South Yale
- L-18806 - Donald Lomax (2873)** (PD-20) (County)
4702 East 161st Street South
- L-18813 - Ray Thompson (2290)** (PD-23) (County)
3802 South Campbell Creek Road
- L-18816 - Preston Ray (2472)** (PD-21) (County)
15882 South Peoria
- L-18820 - Adrian Smith (1483)** (PD-18) (CD-8)
West of northwest corner East 91st Street and Memorial

Staff Recommendation:

Mr. Stump stated that everything is in order for these lot-splits and staff recommends approval.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Boyle, Carnes, Dick, Harmon, Horner, Ledford, Jackson, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Hill, Midget "absent") to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

Mr. Midget in at 1:32 p.m.

PRELIMINARY PLAT:

- Village Plaza (PUD-450) (3483)** (PD-26) (CD-8)
Southwest corner of 111th Street South and Sheridan Road

Staff Recommendation:

Mr. Bruce stated that this is a subdivision of 4.5 acres into one lot, one block. It is currently a portion of PUD 450 and will be for retail use. He stated that the PUD will allow 29,500 SF of floor area. A 10' landscaped strip will be required along the south and west boundaries.

The following were discussed **March 4, 1999** at the Technical Advisory Committee meeting:

1. Streets/access:

- Bruce, staff, noted that the location of the eastern access to the site is from 111th Street and questioned Mr. Eshelman regarding the location. Mr. Eshelman responded that the distance from the intersection was sufficient. Staff also noted that a 10' landscaped area was required along the south property line and that the southerly entrance from Sheridan would have to be moved north.
- Eshelman, Traffic, indicated that the right-of-way as shown was sufficient.
- Somderceff, Transportation, indicated that the cutout at the corner should be a minimum of 28' x 28'.

2. Sewer:

- Bruce, staff, noted that sanitary sewer was available in the easements to the west and the south.

3. Water:

- Bruce, staff, noted there was water available in the right-of-way to the east and north.
- Lee, Water, indicated that a fire hydrant would be required along the 111th Street frontage, 200' west of the east property line.

4. Storm Drainage:

- McCormick, Stormwater, indicated that detention would be required on site, probably in the southwest corner.

5. Other:

- Pierce, PSO, indicated that a 17.5' easement would be required along the north and east boundaries

Staff recommends approval of the preliminary plat subject to the following:

Waivers of Subdivision Regulations:

1. None needed.

Special Conditions:

1. A 17.5' utility easement should be shown along the north and east property lines.

2. The access point off of Sheridan Road in the southeast corner must be moved north to accommodate the required 10' landscaped easement along the south property line.
3. The corner cutout at the intersection of 111th Street and Sheridan Road should be a minimum of 28' x 28'.
4. A fire hydrant will be required on the 111th Street frontage 200 feet west of the east property line.
5. Detention will be required on site.

Standard Conditions:

1. All conditions of PUD 450 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.
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 shall be tied to or related to property line and/or lot lines.
3. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
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. Any request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
6. 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.
7. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
8. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
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 therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are 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. The method of water supply and plans therefor shall be approved by the City/County Health Department.
20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
21. The key or location map shall be complete.
22. 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.)

23. 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.)
24. In the event of a related zoning case, the zoning application Z- _____ shall be approved and the ordinance or resolution therefor published before the final plat is released. (The plat shall conform to the applicable zoning approved.)
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 of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
27. If the owner is a Limited Liability Corporation (L.L.C.), a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.
28. All other Subdivision Regulations shall be met prior to release of final plat.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT**, the TMAPC voted **10-0-0** (Boyle, Carnes, Dick, Harmon, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Hill "absent") to **APPROVE** the Preliminary Plat for Village Plaza Addition, subject to conditions as recommended by staff.

PLAT WAIVER:

Z-6619 (3693)

9605 East 61st Street

(PD-18) (CD-7)

Staff Recommendation:

Mr. Bruce stated that the subject parcel was rezoned from RS-3 to CS on January 29, 1998. The rezoning triggered the platting requirement. The waiver is requested for the purpose of allowing a parking/storage structure to be placed in the northwestern portion of the ownership.

Staff comments and recommendation:

Mr. Bruce stated that the project site consists of four lots under one ownership. The proposed project is the construction of a 22' x 48' structure to be used by the church for van parking and storage of miscellaneous equipment and materials. The church was constructed while the property was included in the RS-3 district. The property is

bounded by South Mingo Road on the east, East 61st Street South on the south, and IL property on the north. There will be 10' of additional right-of-way required by Traffic Engineering along the Mingo frontage in the northern portion of the site. The current right-of-way is 50' on this side of the centerline, being the minimum for a secondary arterial as indicated on the Major Street and Highway Plan. A FEMA and Tulsa regulatory floodplain is present in the northeast portion of the site, not impacting the proposed structure. An ALTA survey has been accomplished. Water and sewer facilities are available, with water being on the north side of 61st Street and sanitary sewer available on site in the northwest portion of the ownership.

The question of a structure accessory to the church but located on a separate parcel has been discussed. After discussion with the zoning official it appears that the determination will be that the structure is primarily for parking use, thereby covered under Use Unit 10, allowed by right in the CS district. Staff agrees with this interpretation.

The applicant has indicated that the parcel will be platted prior to any additional development on the site. Staff recommends **APPROVAL** for the purpose of allowing a building permit for the specific structure in question. Platting will be required prior to additional construction. Additional right-of-way will be required now by separate instrument or at the time that the plat is filed.

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

A YES answer to the following three questions would generally be FAVORABLE to a plat waiver:

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1) Has property previously been platted? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Are there restrictive covenants contained in a previously filed plat? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Is property adequately described by surrounding platted properties or street R/W? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | | |
|--|--------------------------|-------------------------------------|
| 4) Is right-of-way dedication required to comply with major street and highway plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Will restrictive covenants be filed by separate instrument? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- 6) Infrastructure requirements
 - a) Water
 - i) Is a main line water extension required? ✓
 - ii) Is an internal system or fire line required? ✓
 - iii) Are additional easements required? ✓
 - b) Sanitary Sewer
 - i) Is a main line extension required? ✓
 - ii) Is an internal system required? ✓
 - iii) Are additional easements required? ✓
 - c) Storm Sewer
 - i) Is a P.F.P.I. required? ✓
 - ii) Is an Overland Drainage Easement required? ✓
 - iii) Is on-site detention required? ✓
 - iv) Are additional easements required? ✓
- 7) Floodplain
 - a) Does the property contain a City of Tulsa (Regulatory) Floodplain? ✓
 - b) Does the property contain a F.E.M.A. (Federal) Floodplain? ✓
- 8) Change of Access
 - a) Are revisions to existing access locations necessary? ✓
- 9) Is the property in a P.U.D.? ✓
 - a) If yes, was plat recorded for the original P.U.D.? ✓
- 10) Is this a Major Amendment to a P.U.D.? ✓
 - a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? N/A

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office.

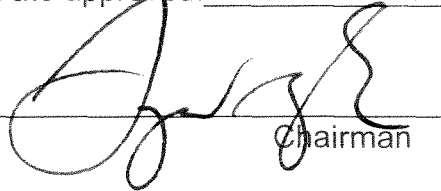
There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **10-0-0** (Boyle, Carnes, Dick, Harmon, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Hill "absent") to **APPROVE** the Plat Waiver for Z-6619, subject conditions and a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office as recommended by staff.

There being no further business, the Chairman declared the meeting adjourned at 1:40 p.m.

Date approved: 3-24-99


Chairman

ATTEST: 
Secretary

