

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2298

Wednesday, January 23, 2002, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Bayles	Dick	Beach	Romig, Legal
Carnes	Horner	Dunlap	
Harmon		Fernandez	
Hill		Huntsinger	
Jackson		Stump	
Ledford			
Midget			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, January 18, 2002 at 10:40 a.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

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

### **REPORTS:**

#### **Worksession Report:**

Mr. Harmon reported that there was a worksession prior to today's meeting and those items will be discussed later in the agenda.

#### **Director's Report:**

Mr. Stump stated that there are two zoning items on the City Council agenda for Thursday, January 24, 2002. He indicated that one of the zoning items (2300 Riverside) would be sent to Committee and then heard at a later date.

**Mr. Norman**, 2900 Mid-Continent Tower, Tulsa, Oklahoma 74103, stated that the 2300 Riverside application would not be heard at Committee until February 5, 2002.

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## **SUBDIVISIONS:**

Mr. Ledford informed the Chairman that he would be abstaining from items 1, 1a and 1b on today's agenda.

## **PRELIMINARY PLAT:**

Tall Grass - PUD 579A (784) (PD-18) (CD-8)

**Location:** Northwest corner of 81<sup>st</sup> Street & Mingo Valley Expressway

This plat consists of six lots in two blocks on 43.3 acres. It's abutted on the east by Highway 169 and on the other sides by PUD and CO zoning.

The following were discussed **November 15, 2001** at the Technical Advisory Committee (TAC) meeting:

### 1. Zoning:

*Staff:* The platted area includes all of Development Areas A and C and part of Development Area B of the PUD. The permitted uses include churches, nursing homes, schools, private clubs, community centers, townhouses, multifamily dwellings, offices, studios, hospitals, restaurants, convenience and retail goods and services. There is a requirement that the collector street in this development line up with the street common to the two developments abutting to the west.

### 2. Streets/access:

*Staff:* One street is proposed that would be 80' wide as it enters the site from 81<sup>st</sup> Street at the southwest corner of the property, then narrows to 60' as it loops into the property and terminates at the west property line.

*Public Works Traffic & Transportation:* Westernmost drive from 81<sup>st</sup> Street blocks continuation of the 17.5' utility easement to the street; add LNA along 81<sup>st</sup> Street and along entirety of Mingo Valley Expressway; dedicate 30' radius at SW/c Lot 1, Block 1; add sidewalks to both sides of collector street; add mutual access easement for Lots 2 & 3 to collector street; change dedication language from "streets" to "right-of-way"; make entry island a reserve; add book and page numbers for existing right-of-way.

*Applicant:* No objections stated.

### 3. Sewer:

*Staff:* No additional information.

*Public Works Waste Water:* Sewer main extension required.

*Applicant:* No objections stated.

4. Water:

*Staff:* No additional information.

*Public Works Water:* Water main extension required.

*Applicant:* No objections stated.

5. Storm Drainage:

*Staff:* No additional information.

*Public Works Stormwater:* Provide access to City property abutting to the north and show on plat; add overland drainage easement with appropriate covenant language to carry off-site drainage; fees in lieu of detention permissible.

*Applicant:* No objections stated.

6. Utilities:

*Staff:* No additional information.

*Franchise Utilities:* Extend west-side utility easement to 81<sup>st</sup> Street and make at least 10 feet wide.

*Applicant:* No objections stated.

Staff recommends **APPROVAL** of the preliminary plat subject to the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. Align collector street with the street common to the two developments abutting to the west and provide revised area calculations for each lot.
2. Add LNA along 81<sup>st</sup> Street and along entirety of Mingo Valley Expressway.
3. Dedicate 30' radius at SW/c Lot 1, Block 1.

4. Add sidewalks to both sides of collector street.
5. Add mutual access easement for Lots 2 & 3 to the collector street.
6. Make entry island a reserve.
7. Provide access to City property abutting to the north and show on plat.
8. Add overland drainage easement with appropriate covenant language to carry off-site drainage.
9. Extend west-side utility easement to 81<sup>st</sup> Street and make at least 10 feet wide.

Standard Conditions:

1. All conditions of PUD-579 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 Public Works Department 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 Public Works Department Engineer prior to release of final plat.
6. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
7. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
8. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
9. Street names shall be approved by the Public Works Department and shown on plat.

10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
12. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
13. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
14. 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.
15. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
16. 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.)
17. The method of water supply and plans therefore shall be approved by the City/County Health Department.
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. 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.)
22. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

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

**The applicant indicated his agreement with staff's recommendation.**

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

**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, TMAPC voted 8-0-1 (Bayles, Carnes, Harmon, Hill, Jackson, Midget, Pace, Westervelt "aye"; no "nays"; Ledford "abstaining"; Dick, Horner "absent") to **APPROVE** the preliminary plat for Tall Grass, subject to special conditions and standard conditions as recommended by staff.

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**FINAL PLAT:**

**Osage Center – (3402, 3502) (PD-11) (CD-1)**

**Location:** Country Club Drive/Osage Drive from Latimer to Haskell Streets

**Staff Recommendation:**

The Board of Adjustment approved a special exception to permit Use Unit 8, among others, on this property. This invokes the platting requirement. In addition, the Planning Commission approved a lot-split involving parts of this property on condition that this plat be processed and filed of record. All underlying plats, rights-of-way, and easements are being vacated.

This plat consists of four lots in three blocks on 17.1 acres. This is a redevelopment project of the Tulsa Housing Authority and will contain multifamily residential uses. Existing multifamily residences will be removed.

All releases are in and the plat is in order. Staff recommends **APPROVAL** of the final plat.

**The applicant indicated his agreement with staff's recommendation.**

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

**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, TMAPC voted 8-0-1 (Bayles, Carnes, Harmon, Hill, Jackson, Midget, Pace, Westervelt "aye"; no "nays"; Ledford "abstaining"; Dick, Horner "absent") to **APPROVE** the final plat for Osage Center as recommended by staff.

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**Osage Duplexes (3402, 3502) (PD-11) (CD-1)**

**Location:** North Osage Drive between Fairview and Jasper Streets

**Staff Recommendation:**

The Board of Adjustment approved a special exception to permit Use Units 5 and 8, among others, on this property. This invokes the platting requirement. In addition, the Planning Commission approved a lot-split involving parts of this property on condition that this plat be processed and filed of record. All underlying plats, rights-of-way, and easements are being vacated.

This plat consists of three lots in three blocks on 11.7 acres. This is a redevelopment project of the Tulsa Housing Authority and will contain duplex residential uses. Existing multifamily residences will be removed.

All releases are in and the plat is in order. Staff recommends **APPROVAL** of the final plat.

**The applicant indicated his agreement with staff's recommendation.**

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

**TMAPC Action; 9 members present:**

On **MOTION** of **MIDGET**, TMAPC voted 8-0-1 (Bayles, Carnes, Harmon, Hill, Jackson, Midget, Pace, Westervelt "aye"; no "nays"; Ledford "abstaining"; Dick, Horner "absent") to **APPROVE** the final plat for Osage Duplexes as recommended by staff.

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**SECOND AMENDMENT TO DEED OF DEDICATION:**

**71 Trenton (PUD-388-A) (683) (PD-18) (CD-8)**

**Location:** Northwest corner of East 71<sup>st</sup> Street and South Trenton Avenue

**Staff Recommendation:**

This PUD was amended to allow an increase in maximum floor area of the buildings in the subdivision. This action causes a requirement to amend the Deed of Dedication correspondingly. The applicant requests the Planning Commission to approve and endorse the attached amendment.

Staff reviewed the request and has no concern with the modification. The submitted document appears to be in order. Staff recommends **APPROVAL**.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, TMAPC voted 9-0-0 (Bayles, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick, Horner "absent") to **APPROVE** the second amendment to deed of dedication for 71 Trenton as recommended by staff.

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**ZONING PUBLIC HEARING**

**APPLICATION NO.:** PUD-417-6    **MINOR AMENDMENT**

**Applicant:** Charles Norman                    (PD-6) (CD-4)

**Location:** Northeast corner of East 21<sup>st</sup> Street and South Utica Avenue

**Staff Recommendation:**

The applicant is requesting a minor amendment to authorize the Tulsa Metropolitan Area Planning Commission staff to approve detail sign plans for ground and wall medical center directional and building identification signs within the St. John Medical Center campus, subject to such signs complying with the sign development standards and restrictions set forth in the Tulsa Zoning Code, except as modified by variances approved by the Tulsa Board of Adjustment under case # 19277 to be heard on January 22, 2002.

The existing standards for signs on the St. John Medical Center campus are in need of clarification and consolidation. The minor amendment request and City Board of Adjustment case, if approved, will represent a comprehensive approach toward the approval of detail sign plans for the medical campus.

Staff can recommend **APPROVAL** of the minor amendment as proposed if the City Board of Adjustment approves case # 19277 as submitted.

Mr. Stump stated that this is an example of a campus type situation, which there are several examples in Tulsa area hospitals, TU campus, etc. There is a greater need for directional signs of a much larger nature than are accommodated in the Zoning Code. He concluded that this is in the public's interest to have the directional signs.



**Applicant's Comments:**

Mr. Norman, 2900 Mid-Continent Tower, Tulsa, Oklahoma 74103, stated that the sign plan was necessary in order to implement a new signage program for St. John Medical Center. There are 75 signs within the campus and they are all building identification or directional signs. He explained that this required requesting seven variances of the sign provisions in the PUD chapter of the Zoning Code.

Mr. Norman stated that with the help of staff it was determined he needed to request seven variances from the Zoning Code, subject to the approval of the detail sign plans by the TMAPC. He suggested that in the future it may be desirable to consider some language that would allow this procedure to occur within a PUD.

Mr. Norman stated that this was a highly involved and technical exercise and without the help of Diane Fernandez and staff he doesn't know if a solution would have been found.

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

**TMAPC Action; 9 members present:**

On **MOTION** of **MIDGET**, TMAPC voted 9-0-0 (Bayles, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick, Horner "absent") to **APPROVE** the minor amendment for PUD-417-6 as recommended by staff.

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**APPLICATION NO.: PUD-590-1 MINOR AMENDMENT**

**Applicant:** Darin Akerman (PD-26) (CD-8)

**Location:** Northeast corner and southeast corner of East 104<sup>th</sup> Place and South Yale Avenue

**Staff Recommendation:**

The applicant is requesting a minor amendment to the setback lines along Yale Avenue for Lots 1 and 13 of Block 1, Maple Ridge Village, from 85 feet to 75 feet from the centerline of Yale Avenue. The Planned Unit Development approved RS-2 standards for the PUD.

The amendment proposed would allow a 25-foot building line, which will be outside the 17.5-foot perimeter utility easement along Yale Avenue. The entryway into the subdivision is wider as it abuts these two lots than elsewhere in the addition.

Staff recommends **APPROVAL** of the amendment as submitted.

**Interested Parties Comments:**

**Bob Starns**, 4713 East 105<sup>th</sup> Street, Tulsa, Oklahoma 74136, stated that he has some concerns with stormwater drainage. He expressed concerns regarding reducing setbacks for the subject property. He did indicate that he is in favor of single-family dwellings along the east side of Yale.

**TMAPC Comments:**

Mr. Harmon explained to Mr. Starns that this application is not going to change the easement line; it would only allow the applicant to build ten feet closer to the easement line. He explained that his concerns should be addressed with the Stormwater Management Division because the TMAPC does not have the authority to address stormwater issues. Mr. Starns stated that the stormwater issues should have some consideration because they flood yards and homes.

Mr. Harmon stated that the application is asking for a minor amendment to reduce the setback and it would not have any bearing on stormwater runoff, whether the house is built ten feet closer or ten feet away from the easement line.

**The applicant indicated his agreement with staff's recommendation.**

**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, TMAPC voted 9-0-0 (Bayles, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick, Horner "absent") to **APPROVE** the minor amendment for PUD-590-1 as recommended by staff.

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**OTHER BUSINESS:**

**Consider a request to call for a public hearing on proposed Tulsa County Zoning Code Text Amendments**

**TMAPC Comments:**

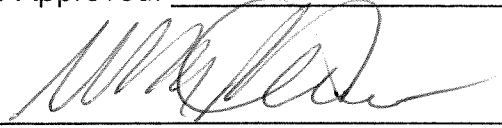
Mr. Harmon stated that the Committee suggested some refining of the amendments that were proposed. Mr. Harmon requested a motion to call for a public hearing regarding the proposed amendments.

**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, TMAPC voted 9-0-0 (Bayles, Carnes, Harmon, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick, Horner "absent") to **CALL FOR A PUBLIC HEARING** regarding the proposed Tulsa County Zoning Code Text amendments as modified by the Planning Commission for February 27, 2002.

There being no further business, the Chairman declared the meeting adjourned at 1:52 p.m.

Date Approved: 2-06-02

  
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Chairman

ATTEST: Mary E. Hill  
Secretary

