

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2319

Wednesday, August 28, 2002, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Bayles	Dick	Dunlap	Romig, Legal
Carnes		Fernandez	
Coutant		Huntsinger	
Harmon		Matthews	
Hill		Stump	
Horner			
Jackson			
Ledford			
Midget			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, August 23, 2002 at 11:40 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 1:31 p.m.

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REPORTS:

Worksession Report:

Mr. Harmon reported that immediately following the Planning Commission meeting today there would be a worksession in City Hall, Room 1102.

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SUBDIVISIONS:

FINAL PLAT:

Metro Park East – IL (3394)

(PD-18) (CD-6)

Location: Northeast corner of East 61st Street South and South 129th East Avenue

Staff Recommendation:

This plat consists of four lots in one block on 28.070 acres. The property will be used for industrial uses.

All release letters have been received for this final plat. Staff recommends **APPROVAL** of the final plat.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of HILL, TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to **APPROVE** the final plat for Metro Park East as recommended by staff.

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Riverside Market II – PUD-306-H/Z-6677-SP-1 (PD-18) (CD-2)
(2083)

Location: East of the Arkansas River, west of Riverside Parkway and south of Vensel Creek Channel

Staff Recommendation:

PRELIMINARY PLAT:

This plat consists of two lots in one block on 8.4 acres. The property will be used for commercial uses.

All release letters have been received for this final plat. Staff recommends **APPROVAL** of the final plat.

TMAPC Comments:

Mr. Westervelt asked if there was an access easement for the Parks Trail on the westernmost side of the plat on 2-44. In response, Ms. Fernandez stated that she doesn't believe it is.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to **APPROVE** the final plat for Riverside Market II, as recommended by staff.

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PRELIMINARY PLAT:

College Center at Meadowbrook - (PUD 625) (CO-Z-6735-SP-1) (1884) (PD 18) (CD 8)

Location: East of the Southeast Corner of 81st Street and South Mingo Road

This plat consists of four lots in one block and 1 Reserve.

The following were discussed August 15, 2002 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned under PUD-625 and CO-Site Plan Z-6735-SP-1. A minor amendment is to be processed for the new standards to fit the plat proposed at the August 21, 2002 TMAPC meeting. Staff will then be able to compare the PUD standards to the plat. The site had contained a small airport, and a plat had been proposed on the site in January of 2000.
2. **Streets/access:** The easternmost access needs to be moved westward away from the TCC entrance. A waiver of the collector street required for the corridor zoning is required. A 17.5-foot utility easement will be needed along 81st Street.
3. **Sewer:** Utility easements will be required.
4. **Water:** Easements will be required and the water line needs to be looped (trying to do away with dead-end lines).
5. **Storm Drainage:** Water needs to be brought to the public system or water needs to be retained. Redefine easements by the existing pipeline. Covenants need to address Reserve A.
6. **Utilities:** Valor had faxed a letter requesting wider and more utility easements. No other comments were received from the other utilities.

7. **Other:** The Fire Department representative was not present, but had no comments, per Cecil Cotner of Development Services.

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

Waivers of Subdivision Regulations:

1. Waiver to the collector street requirement for the CO zone.

Special Conditions:

1. Extension of water and sanitary sewer mains with appropriate easements satisfactory to the Department of Public Works.
2. Additional easements as required per the Stormwater Drainage Department. Standard language in the covenants is required.

Standard Conditions:

1. 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.
2. 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.)
3. 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).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. 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.)
13. 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.
14. 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.]
15. 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.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. 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.)
20. 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.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.

Ms. Fernandez stated that she was informed before the meeting that the reserve area may or may not be necessary. It is currently on the plat as a detention reserve and Mr. Sack has indicated that City staff may not need it for drainage purposes. This may change before the final plat and staff has no problems with the decision.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to **APPROVE** the waiver of Subdivision Regulations and Preliminary Plat for College Center at Meadowbrook subject to the special conditions and standard conditions as recommended by staff.

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Industrial Center- PUD 661 - (2693) (PD 18) (CD 5)
West of South Memorial Drive, North of 42nd Place South

This plat consists of eight lots in one block on 4.1 acres.

The following were discussed July 18, 2002 and August 15, 2002 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned under PUD 661 with an underlying IL (industrial light) zoning district. The plat proposed consists of eight lots and is part of Lot 2, Block 2, of the original Industrial Equipment Center plat. Uses permitted for this site are those permitted in the IL zoning district. There are three reserve areas proposed which are designated for private streets, entrance features, and stormwater detention and easements. Streets are to allow 30 feet of right-of-way and 26 feet of paving width per the PUD.

2. **Streets/access:** All right-of-way to 41st Street must be called out. Easements need to be called out. Limits of No Access need to be shown and the proper wording in the covenants supplied. Concern about private streets versus mutual access easements and the definitions for these and the reserves were discussed. Private streets were required through the PUD. The sliver of Lot 7 showing the street should be clarified. Reserve A needs to show easements versus reserve area clearly. Covenants concerning mutual access easements need to be clarified. An entry reserve area should be established. Right-of-way needs to be clear identified. reference to the Board of Adjustment in the covenants should be deleted.

No gates would be used. The Fire Department has approved of the street turn-around.

3. **Sewer:** Additional easements are necessary, especially by the north side near the railroad, but these are not to be located in detention easements.
4. **Water:** A ten-foot restricted easement for water will be needed. The dead-end main will need to be looped. Covenants must be worded per standard language and appropriately.
5. **Storm Drainage:** Storm sewer easements are needed. The existing metal building will be removed. Floodplain needs to be mapped. Access easements are necessary. Finished floor elevations for buildings need to be shown. The detention reserve needs to be labeled. The standard covenant language needs to be provided concerning drainage structures and easements. No inlets or pipes are shown on the concept plan. Covenants must be clarified and standard language used. Drainage must be shown for each lot. Overland drainage easements may be necessary.
6. **Utilities:** The PSO easement needs to be defined as to size and exact location and per book and page and/or the ordinance that closed an easement. Add gas service to Section B. Add standard language for utilities in the covenants. Additional easements are necessary. ONG will be located in the front. Covenants must contain standard utility language.
7. **Other:** At the July 18th meeting, the TAC committee felt that there were too many issues to be changed and resolved and recommended a continuance of the plat. The applicant was in agreement.

The Fire Department expressed no concerns.

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. Extension of water and sanitary sewer mains with appropriate easements satisfactory to the Department of Public Works.

Standard Conditions:

1. 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.
2. 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.)
3. 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).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. 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.)
13. 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.
14. 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.]
15. 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.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. 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.)
20. 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).
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. 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; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to **APPROVE** the preliminary plat for Industrial Center, subject to the special conditions and standard conditions as recommended by staff.

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Retina Center – PUD 660 (1282) (PD 8) (CD 2)
South of East 71st Street, East of South Elwood Avenue

Staff Recommendation:

This plat consists of three lots in one block on 2.1 acres.

The following were discussed July 18, 2002 and August 15, 2002 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned under PUD 660 with CS (commercial shopping) underlying zoning. The uses permitted are those permitted in the CS zoning district. A mutual access easement is permitted to allow access to the proposed three lots in one block.
2. **Streets/access:** The two accesses are okay, but there will be future right-turn-only access. A sidewalk PFPI will be needed. The location map should be further defined. Street right-of-way should be clearly marked.
3. **Sewer:** Sewer will need to be extended to all three lots.
4. **Water:** There will be additional easements required and the water line will need to be looped. Covenants must be worded per standard language and appropriately.
5. **Storm Drainage:** Reserve A needs further definition. Off-site and overland drainage easements may be needed. Covenants must be clarified and standard language used. More details are needed on the conceptual plans.
6. **Utilities:** Additional easements may be necessary.
7. **Other:** At the July 18th meeting, the TAC committee felt that there were too many issues to be changed and resolved and recommended a continuance of the plat. The applicant was in agreement.

The Fire Department expressed no concerns.

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. Extension of water and sanitary sewer mains with appropriate easements satisfactory to the Department of Public Works.

Standard Conditions:

1. 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.
2. 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.)
3. 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).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. 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.)
13. 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.
14. 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.]
15. 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.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. 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.)
20. 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.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. 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; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to **APPROVE** the preliminary plat for Retina Center, subject to special conditions and standard conditions as recommended by staff.

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Arrowhead Ridge – PUD 586-A-1, CO Z-5888-SP-2 (1884) (PD 18 C) (CD 8)

Location: Northeast corner of Mingo Valley Expressway and East 91st Street South

Staff Recommendation:

This plat consists of three lots on one block with one reserve area on 21 acres.

The following were discussed August 15, 2002 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 586-A-1, CO Z-5888-SP-2. The uses permitted are for a medical complex and related types of uses (including eating establishments and multifamily retirement centers) in a campus setting.
2. **Streets/access:** Limits of No Access must be shown along the Mingo Valley Expressway. A question was raised about extending 109th East Avenue along the total frontage of the lots. Ownership parcels had dictated where the engineer for the project had stopped the street. Sidewalks would be needed on both sides of arterial improved areas, but not to the unimproved 2 lane area. The easternmost access will be right turn only.
3. **Sewer:** The sewer main must be extended. Wastewater fees may be necessary.
4. **Water:** No problem.
5. **Storm Drainage:** Lot three needs to be included in detention area or special notice on the face of the plat must appear noting the necessary detention required before development. Easements and reserve area need to be clarified and defined. There are several existing easements that need to be defined and shown on the plat. Covenants must contain standard language. Conceptual plan needs to be better detailed and defined.
6. **Utilities:** PSO gave a letter with their concerns/comments. Easements and utilities need to be shown and additional easements granted.

7. **Other:** None.

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. Extension of water and sanitary sewer mains with appropriate easements satisfactory to the Department of Public Works.

Standard Conditions:

1. 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.
2. 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.)
3. 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).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. 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.)
13. 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.
14. 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.]
15. 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.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. 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.)
20. 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.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. 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; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to **APPROVE** the preliminary plat for Arrowhead Ridge, subject to special conditions and standard conditions as recommended by staff.

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Waterstone - PUD 667 (3383,3283) (PD 26) (CD 8)
South of East 111th Street, East side of Riverside Parkway

Staff Recommendation:

This plat consists of 80 lots, four blocks, and five reserve areas.

The following were discussed August 15, 2002 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The Waterstone subdivision proposes 80 lots, four blocks, and five reserve areas. The property is pending zoning of RS-1 and PUD-667. The subdivision plat as proposed follows the proposed standards of the PUD. A wall is proposed to be built along Riverside Drive for the subdivision before approval of the Final Plat per the proposed PUD.
2. **Streets/access:** Private streets need to be marked. The four-legged intersection should be eliminated. Traffic Engineering is not favorable to this design. Property line needs to be shown correctly. Concern about the property to the east being landlocked was expressed. There is rough topography in this area, but concern was expressed about the adequacy of tying into a public street for the property to the east. If there is a private, gated street, there should be public access. Two points of access are necessary. Covenants need to be clarified, especially as to private streets versus right-of-way.
3. **Sewer:** The sewer needs to be extended.
4. **Water:** The water main may need to be extended. Additional easements will be necessary including restricted easements.

5. **Storm Drainage:** River Ridge PUD 655 had been withdrawn. FEMA floodplain needs to be plotted and defined. Overland drainage easements may be necessary and these need to be free of other easements. Covenants need to use standard language and describe the overland drainage easements. Conceptual plan needs more detail. A PFPI will be necessary for a box culvert and bridge. There is a sidewalk requirement for the arterial street even if this is unimproved. The River Parks Trail alignment is adjacent to the proposed plat. If possible, a 20-foot easement should be dedicated for the future extension of the River Parks trail abutting Reserve C, south along Riverside Drive.
6. **Utilities:** Additional easements will be needed.
7. **Other:** The Fire Department needs 96-foot cul-de-sacs. The statutory right-of-way needs to be identified clearly on the face of the plat.

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. Extension of water and sanitary sewer mains with appropriate easements satisfactory to the Department of Public Works.

Standard Conditions:

1. 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.
2. 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.)
3. 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).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
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13. 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.
14. 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.]
15. 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.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.

19. 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.)
20. 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.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.

Applicant's Comments:

Ricky Jones, Tanner Consulting, 5323 South Lewis Avenue, Tulsa, Oklahoma 74105, stated that he is in agreement with all of the conditions staff has recommended. He pointed out that the Fire Marshall recommended a 96-foot cul-de-sac at the end and he is working on an alternative solution. He suggested a crash-gate be installed onto Riverside. He requested that the Planning Commission allow him to work with the Fire Department in order to come up with an alternative solution.

TMAPC Comments:

Mr. Carnes asked Mr. Jones if he was trying to install a hammerhead. In response, Mr. Jones answered negatively.

Mr. Ledford asked Mr. Jones how he was addressing the Traffic Engineering comments regarding the four-way intersection and providing public access from the private street to the neighborhood (property to the east). In response, Mr. Jones stated that Traffic Engineering has never liked four-way intersections and the reason for designing it this way is because it is next to the landscaped open-space (park area). Mr. Jones explained that his client feels that it is important to have the four-way intersection there. Mr. Jones commented that he understood that the Traffic Engineering comments were a suggestion and not a requirement. Mr. Jones stated that his client would like to see the four-way intersection remain. With regard to the access stub streets, the same developer has the property to the east under contract and shortly there should be a plat submitted that would provide the stub street access to the balance of his property. Mr. Jones commented that Darrell French, Traffic Engineering, is in agreement to accept a letter from the present property owner that states that they are aware that it is a private street and do not want access.

Mr. Westervelt asked Mr. Jones if he would be willing to allow the Planning Commission to change, if possible, a 20-foot reserve easement for River Parks to say that it is required and mandatory. In response, Mr. Jones stated that he would honored to give the right-of-way, but would like to work with staff on the location. Mr. Westervelt asked Mr. Jones if he would work with River Parks to determine the placement of easement. In response, Mr. Jones answered affirmatively.

Mr. Harmon asked if the applicant would continue to work with the Fire Department regarding the cul-de-sac. In response, Mr. Jones answered affirmatively. Mr. Harmon stated that there is a chance that the plat would look different when it comes back before the Planning Commission for final plat approval.

Mr. Ledford stated that the Fire Department has quite often asked for a radius that is outside of the Subdivision Regulation. Mr. Ledford stated that 96 feet can't be found in the Subdivision Guidelines and Regulations and the Planning Commission should be careful when one member of the TAC starts requiring something that is not in the Subdivision Regulations. If the Fire Department wants a larger cul-de-sac, then it needs to go through the proper staffing, proper notice and meetings before the Planning Commission starts making the 96-foot radius a requirement. Mr. Stump stated that he agrees with Mr. Ledford's comments.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT**, TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to **APPROVE** of the preliminary plat for Waterstone, subject to special conditions and standard conditions as recommended by staff, subject to making the 20-foot easement for the future extension of Riverside Park trail system a requirement, noting the conversation regarding the streets and the Fire Marshall issues.

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ZONING PUBLIC HEARING

APPLICATION NO.: PUD-468-5

MINOR AMENDMENT

Applicant: David Rogers

(PD-18) (CD-7)

Location: North of northwest corner of East 71st Street and South Mingo Road

Staff Recommendation:

The applicant is requesting a minor amendment to allow wall signs on north-facing walls within Lot 2, Block 1, Sam's Center Addition.

PUD-468 was approved by the City Council in 1991 with the following wall sign standards:

Wall signs for commercial uses are allowed at a size of two square feet/linear foot of wall to which they are affixed. One wall sign per lot is allowed for office uses at a maximum size of 0.2 square feet per lineal foot of frontage if no ground sign is on the lot. Wall signs are not allowed on the west and north sides of buildings on Lot 1 nor on the north side of buildings on Lot 2.

The subject tract is abutted on the north by the Union High School facility.

Staff finds that the requested modification to approved signage does not substantially alter the standards and is minor in nature. Therefore, staff recommends **APPROVAL** of the request to allow wall signs on north-facing walls within Lot 2, Block 1, Sam's Center Addition.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to **APPROVE** the minor amendment for PUD-468-5 to allow wall signs on north-facing walls within Lot 2, Block 1, Sam's Center Addition, as recommended by staff.

OTHER BUSINESS:

APPLICATION NO.: AC-065

ALTERNATIVE LANDSCAPE COMPLIANCE

Applicant: George Shaffer

(PD-1) (CD-4)

Location: Southeast corner of East Archer and Main Street

Staff Recommendation:

The applicant is requesting approval of an alternative landscape compliance plan for a parking lot located in the Central Business District. Section 1002.D.2 requires that irrigation be provided through an underground sprinkling system or a drip system. Landscaping at this site is limited to trees in planters on the periphery of the parking lot. The applicant is proposing to fill a 55-gallon drum with water and carry it in their maintenance vehicle to the property and dispense 10 to 15 gallons of water per tree each week during the watering season.

Staff recommends **APPROVAL** of the plan as submitted with the following contingencies: 1) that "watering season" be defined as (at minimum) April 15 through October 31; and 2) upon verification that trees proposed are appropriate for use in parking lot applications per the "Urban Forester's Certified List of Tree Species".

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HILL**, TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Dick "absent") to **APPROVE** the alternative landscape compliance for AC-065 subject: 1) that "watering season" be defined as (at minimum) April 15 through October 31; and 2) upon verification that trees proposed are appropriate for use in parking lot applications per the "Urban Forester's Certified List of Tree Species" as recommended by staff.

APPLICATION NO.: PUD-405-J

DETAIL SITE PLAN

Applicant: Eldon Peaster

(PD-18) (CD-8)

Location: South of southwest corner of 93rd and Memorial

Staff Recommendation:

The applicant is requesting approval of a detail site plan for an auto service center and car wash. The proposed use is in conformance with PUD-405-J Development Standards.

The proposed building meets all setback requirements and height restrictions. The bulk trash container will be screened per PUD standards and the number of parking spaces provided meets minimum requirements.

The PUD standards require that all parking lot lighting be shielded and directed away from residential areas. Although some detail has been provided as to the location and height of proposed lighting (spec sheets provided do not correspond with proposed light fixture height), affect of shielding must be verified per application of the Kennebunkport Formula. (The property is surrounded by commercial uses and property zoned PUD-405-G that has been approved for uses typical of CS and CG. However, light elements mounted at a height of 30' can be visible from some distance depending on how the light element is shielded and light is "thrown".)

Net landscaped area meets minimum requirements. However, landscaped area provided in the street yard is less than the minimum required.

Staff recommends **APPROVAL** of PUD-405-J Detail Site Plan subject to the following conditions: 1) submittal and approval of lighting fixture detail, designating which hooding and/or shielding elements are to be used; and 2) application of the Kennebunkport Formula to proposed lighting.

(Note: Detail site plan approval does not constitute sign or landscape plan approval.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, TMAPC voted 9-0-1 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Westervelt "aye"; no "nays"; Ledford "abstaining"; Dick "absent") to **APPROVE** of detail site plan for PUD-405-J, subject to the following conditions: 1) submittal and approval of lighting fixture detail, designating which hooding and/or shielding elements are to be used; and 2) application of the Kennebunkport Formula to proposed lighting as recommended by staff.

* * * * *


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

Date Approved:

A handwritten signature in dark ink, appearing to be "M. D. Horner", written over a horizontal line.

Chairman

ATTEST:

A handwritten signature in dark ink, appearing to be "Brenda Spivey", written over a horizontal line.

Secretary