

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2628

Wednesday, June 20, 2012, 1:30 p.m.

City Council Chamber

One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Carnes	Leighty	Alberty	Swiney, Legal
Covey	Midget	Bates	VanValkenburgh, Legal
Dix	Shivel	Fernandez	Tohlen, COT
Edwards		Huntsinger	
Liotta		Matthews	
Perkins		Wilkerson	
Stirling			
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Tuesday, June 19, 2012 at 11:04 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 Walker called the meeting to order at 1:30 p.m.

REPORTS:

Chairman's Report:

Mr. Walker recognized that this will be Mr. Alberty's last meeting as Manager of Land Development Services for INCOG. Mr. Alberty has been here for many years and he can't begin to calculate the hours and service that he has given to the City of Tulsa. The Planning Commission will miss his institutional knowledge and the way he has handled many cases. It has been a pleasure working with Mr. Alberty.

Mr. Walker recognized that this is Ms. Matthew's last meeting today as well. Her services have been extraordinary as well and she will be missed.

Work Session Report:

Mr. Walker reported that there will be a work session immediately following today's meeting.

Director's Report:

Mr. Alberty reported on the BOCC and City Council agendas.

Mr. Alberty stated that originally the Sign Code Amendments were to be heard on July 25th, but there will probably be some changes to the last document presented and so at this time staff is not recommending any date and it will be left up to the Sign Advisory Board and the Planning Commission staff to come back with a date when it is ready to go for a public hearing.

Mr. Alberty thanked Mr. Walker for his kind words and this is the last meeting he will be appearing before the TMAPC. This has been a good thing for him and he hopes that there are some footprints that have made an impact on the Tulsa Community and that was his desire when he returned eight years ago. TMAPC staff and the INCOG staff is probably one of the most professional staffs that he has worked with. This is a good composition on the TMAPC and he is sorry that he has to leave at this point and there are some undone issues.

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AGENDA:

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

1. **Inpatient Hospice Midtown** – Final Plat, Location: West of Interstate 44, south of East 31st Street South (CD 5)
2. **Plaza 41 Neighborhood Center** – Final Plat, Location: Northwest corner of West 41st Street and South 57th West Avenue (CD 2)
3. **PUD-677-A-3 – Jim Finley**, Location: North and west of the intersection of East 121st Street South and South Sheridan, Requesting a **Minor Amendment** for a driveway for an approach to a three car garage, **RS-1/PUD-677**, (CD-8)
4. **PUD-566-A – Tulsa Engineering & Planning/Tim Terral**, Location: North and west of the corner of South 57th West Avenue and West 41st Street South, Requesting **Detail Site Plan** for a Dollar General Store on a 1.2+/- acre site facing West 41st Street South, (CD-2)
5. **PUD-759-5 – Crestwood at the River LLC**, Location: North and west of the intersection of South Sheridan Road and East 121st Street South, Requesting **Minor Amendment** to support a requested lot-split, (CD-7) (Related to LS-20506)
6. **LS-20526** (Lot-Split) (CD-7), Location: Northwest corner of East 121st Street and South Sheridan Road (Related to PUD-759-5)

7. **PUD-680-A-1 – Roy D. Johnsen/Utica Place**, Location: South and east of the intersection of East 22nd Street and South Utica Avenue, Requesting **Minor Amendment** for additional office space and reduction in the total parking required for the project area, (CD-9)
8. **PUD-680-A – Roy D. Johnsen/Utica Place**, Location: South and east of the intersection of East 22nd Street and South Utica Avenue, Requesting **Detail Site Plan** for new office buildings and parking, (CD-9)
9. **PUD-696-B-3 – Roy D. Johnsen/9200 Delaware**, Location: North and west of the intersection of South Delaware at East 95th Street South, Requesting **Minor Amendment** for reallocation of the signage area permitted in the original PUD, (CD-2)
10. **PUD-595-B/Z-5970-SP-5 – Sisemore Weisz & Associates/DLB Investments Inc.**, Location: Southeast of the intersection of East 66th Street South and South 101st East Avenue, Requesting **Detail Site Plan** approval for a warehouse expansion of the Mathis Brothers facility on South 101st Street East Avenue, (CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

11. **LS-20525** (Lot-Split) (CD-8), Location: East of the Northeast Corner of East 118th Street and South Yale Avenue
12. **Davis Village –** Preliminary Plat, Location: North of East 91st Street South, east of South Mingo Road (8418) (CD 7) (Continued from 5/16/2012)
13. **PUD-559-2/Z-5888-SP-1b – Sack & Associates/Eric Sack/Davis Apartments**, Location: Northeast corner of South Mingo Road and East 88th Street South, Requesting **Detail Site Plan** for a 289-unit, two- and three-story apartment complex, **CO** (CD-7) (Continued from 5/16/12)
14. **Triple S Addition-** Minor Subdivision Plat, Location: Southeast corner of North Lewis Avenue and East Pine Street (0332) (CD 3)
15. **Keystone Hills –** Minor Subdivision Plat, Location: North of State Highway 51, east of Creek County Line (Tulsa County) (9018)
16. **Meadowbrook Chase –** Preliminary Plat, Location: Northeast corner of East 81st Street South and South Mingo Road (8407) (CD 7)

17. ***QuikTrip Store # 0090R** – Preliminary Plat, Location: Northwest corner of East 11th Street South and South Utica Avenue (9306) (CD 4)
18. **Plat Waiver** – PUD 680 A, Southeast corner of East 22nd Place and South Utica Avenue (9318) (CD 4)
19. **Pine & 141st Substation** – Minor Subdivision Plat, Location: 13198 East Pine Street, west of Southwest corner of East Pine Street and North 145th East Avenue (0433) (CD 3) (Continued from June 6, 2012 meeting)

OTHER BUSINESS

20. ***Refund Request – LS-20508 – Jim Coleman**, Lot-Split could not be done due to the property having been split too many times in the past.

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**MINUTES:
CONSENT AGENDA**

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

1. **Inpatient Hospice Midtown** – Final Plat, Location: West of Interstate 44, south of East 31st Street South (CD 5)

STAFF RECOMMENDATION:

This plat consists of one lot, one block on 1.928 acres.

Staff has received all the necessary release letters, ownership papers and the oil well certificate for this plat. Staff recommends **APPROVAL** of the final plat.

2. **Plaza 41 Neighborhood Center** – Final Plat, Location: Northwest corner of West 41st Street and South 57th West Avenue (CD 2)

STAFF RECOMMENDATION:

This plat consists one four lots, one block on 8.89 acres.

Staff has received all the necessary release letters, ownership papers and the oil well certificate for this plat. Staff recommends **APPROVAL** of the final plat.

4. **PUD-566-A – Tulsa Engineering & Planning/Tim Terral**, Location: North and west of the corner of South 57th West Avenue and West 41st Street South, Requesting **Detail Site Plan** for a Dollar General Store on a 1.2+/- acre site facing West 41st Street South, (CD-2)

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for a Dollar General Store on a 1.2+/- acre site facing West 41st Street South the proposed use, Use Unit 14 – Shopping Goods and Services is a permitted use in PUD-559.

The submitted site plan meets all PUD requirements for applicable building floor area, units per acre, open space, and setback limitations.

The proposed site plan illustrates the building height at or below the maximum building height allowed in the PUD.

Access to the site will be provided from one point along West 41st at an existing curb cut and as provided by access shown on the recorded plat. Access from the east is currently prohibited because of the existing FEMA floodplain.

Parking will be provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the City of Tulsa Zoning Code.

Landscaping will be provided per the PUD and Landscape Chapters of the City of Tulsa Zoning Code.

Site lighting will be directed down and away from residential properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within said residential district.

A trash enclosure will be provided as required by the PUD and meets the minimum setback requirement as established by the PUD (200 feet required / 450 feet proposed). Sidewalks will be provided along West 41st Street as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for Development Area B of PUD-559 as noted above.

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

5. **PUD-759-5 – Crestwood at the River LLC**, Location: North and west of the intersection of South Sheridan Road and East 121st Street South, Requesting **Minor Amendment** to support a requested lot-split, (CD-7) (Related to LS-20506)

STAFF RECOMMENDATION:

The applicant is requesting a minor amendment to support a requested lot split.

The amendment request is only for reallocation of existing floor area for the office development defined in Development Area B of the Planned Unit Development. There is no request to increase the existing permitted floor area within the PUD.

Existing Tract 1-C: Approved for a total of 34,050.00 square feet of floor area.

Proposed Tract 1-D: Part of Existing Tract 1-C and is requesting a floor area allocation of 5,300.00 square feet.

Remaining Land in Tract 1-C is allowed 28,750.00 square feet of the floor area allowed.

Allocation of floor area as noted above does not significantly change the density in either remaining parcel.

The requested floor area re-allocation is consistent with the intent of the original Planned Unit Development therefore, Staff recommends **APPROVAL** of the minor amendment as outlined above in Development Area B of PUD-759-5.

6. **LS-20526** (Lot-Split) (CD-7), Location: Northwest corner of East 121st Street and South Sheridan Road (Related to PUD-759-5)

7. **PUD-680-A-1 – Roy D. Johnsen/Utica Place**, Location: South and east of the intersection of East 22nd Street and South Utica Avenue, Requesting **Minor Amendment** for additional office space and reduction in the total parking required for the project area, (CD-9)

STAFF RECOMMENDATION:

The applicant is requesting two requests with this minor amendment.

REQUEST 1: The applicant is requesting additional office space. The proposed use, Use Unit 11 – Offices, Studios & Support Services is a permitted use in PUD-580-A. The applicant is requesting an additional office floor area of 3,549 square feet. This additional floor area will increase the total office floor area allowed within this PUD to 157,827 square feet. The requested floor area represents an increase of less than a 2.5% above the floor area currently allowed In the Utica Park Project.

REQUEST 2: The applicant request a reduction in the total parking required for the project area. Section 1211.D of the zoning code requires 527 parking spaces. The applicant is requesting a reduction of required spaces down to 516. The applicant recognizes the fact that many of the uses in Utica Park are not expected to meet the maximum parking demand at the same time and therefore request the reduction in the total number of parking spaces.

STAFF SUMMARY: Staff has reviewed the applicants request and believes that the changes requested are consistent with the intent of the approved PUD standards. Staff further agrees that acceptance of both request will not substantially alter the character of the development as outlined in the PUD. The Comprehensive Plan for the City of Tulsa recognizes that in many instances shared parking and reduced parking can and should be successfully implemented in this type of mixed use development.

Staff recommends **APPROVAL** of the minor amendment for PUD 680-A-1 as noted above.

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

8. **PUD-680-A – Roy D. Johnsen/Utica Place**, Location: South and east of the intersection of East 22nd Street and South Utica Avenue, Requesting **Detail Site Plan** for new office buildings and parking, (CD-9)

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for new Office Buildings and parking. The proposed use, Office Studio and Support Services (Use Unit 11) is a use allowed in the Planned Unit Development.

The submitted site plan meets all applicable, open space, building height and setback limitations. Please notice that the mechanical penthouse is above the 45' height limitation facing Utica and noted in the PUD however this area is a non occupied space and architectural element which is an allowed exception to the maximum building height as defined by section 208 of the Tulsa Zoning Code.

Condition #1: Parking quantity for the total PUD has been provided as permitted by PUD minor amendment PUD-680-A-1. This site plan cannot be approved separately from the minor amendment due to the requested parking reduction.

Condition #2: The maximum building area as shown on this site plan cannot be approved unless the minor amendment PUD-680-1 is approved prior to site plan approval.

The Landscape Area is provided as outlined in the PUD.

Sight lighting and parking garage lighting is directed down and away from residential properties west of the site. Light emitting elements shall not be visible from residential areas.

This building expansion will not add trash enclosures. Existing approved trash enclosures on the Utica Park property within PUD 680 will be used.

With the conditions noted above regarding minor amendment to PUD-680-1, staff recommends **APPROVAL** of the detail site plan for PUD-680-A

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

9. **PUD-696-B-3 – Roy D. Johnsen/9200 Delaware**, Location: North and west of the intersection of South Delaware at East 95th Street South, Requesting **Minor Amendment** for reallocation of the signage area permitted in the original PUD, (CD-2)

STAFF RECOMMENDATION:

The applicant is requesting a minor amendment for reallocation of the signage area permitted in the original PUD. This minor amendment will further define the spacing, height and size of the ground signs within the PUD. The original PUD allowed 3 ground signs for a total aggregate display surface area of 305 square feet.

Minor Amendment Summary:

The minor amendment does not increase the aggregate display surface area but defines the location, size and height as follows:

1. Allow maximum of four ground signs along Delaware Avenue frontage.
2. Provide that the ground sign to be located along Delaware frontage and identifying the multifamily development may be located within the private street median.

Location, display surface area and sign height are proposed as follows:

Development Area A:

- a) One ground sign to be located within Lot 1 – 9200 Delaware and along the Delaware Avenue frontage, and identify the various uses located within the various lots, and not exceeding 35 feet in height and 122 square feet of display surface area, provide however, the permitted ground sign shall be setback from Delaware one foot for each foot in height exceeding 25 feet. The ground sign shall maintain a minimum separation of 70 feet from the monument sign described in (d) below.
- b) One ground sign to be located within Lot 1- 9200 Delaware and along the Delaware Avenue frontage and identifying the uses within Lot 1- 9200 Delaware, and not exceeding 25 feet in height and 64 square feet of display surface area.
- c) One ground sign to be located within Lot 6 – 9200 Delaware and along the Delaware Ave. frontage, and identifying the uses located within Lot 6 – 9200 Delaware and not exceeding 25 feet in height and 64 square feet of display surface area. The ground sign shall maintain a minimum separation from the monument sign described in (d) below.
- d) One monument sign identifying the multifamily use within Development Area B, and to be located within the private street median within Reserve A-9200 Delaware and along the Delaware Ave. frontage and, not exceeding 8 feet in height and 55 square feet of display surface areas.

Development Area B:

- a) One identification sign to be located within Development Area B not exceeding 32 square feet display surface area and not exceeding 20 feet in height.
- b) One monument sign identifying the multifamily use within Development Area B and to be located within the private street median within Reserve A – 9200 Delaware and to be located along the Delaware Ave. frontage not exceeding 8 feet in height and 55 square feet of display surface area.

Staff Summary:

Within the City of Tulsa Zoning Code, PUD Section 1107.H.12 a minor amendment may be considered for “modifications to approved signage, provided the size, location, number and character of the signs is not substantially altered”.

Staff considers that this sign allocation meets the intent of the PUD and that the PUD is not substantially altered.

Staff recommends APPROVAL of the minor amendment request PUD-696-B-3 as outlined above.

Note: Minor amendment approval does not constitute sign plan approval.

10. **PUD-595-B/Z-5970-SP-5 – Sisemore Weisz & Associates/DLB Investments Inc.**, Location: Southeast of the intersection of East 66th Street South and South 101st East Avenue, Requesting **Detail Site Plan** approval for a warehouse expansion of the Mathis Brothers facility on South 101st Street East Avenue, (CD-8)

STAFF RECOMMENDATION:

The applicant is requesting approval for a detailed site plan approval for a Warehouse Expansion of the Mathis Brothers facility on S. 101st East Ave. The proposed use, Retail Store with Warehousing of Furniture Goods, Use Units 14 & 23, is an allowable use within the Corridor District and in the PUD.

The submitted site plan meets all applicable bulk and area requirements as defined in the Tulsa Zoning Code.

Parking has been provided which exceeds the minimum required quantity and meets the minimum dimensional requirements per the applicable use unit of the Tulsa Zoning Code.

Landscaping is provided as required by the applicable use unit in the Zoning Code.

Trash Dumpsters are not shown on this site plan. All dumpster areas and trash compaction is located internally within existing and proposed buildings.

Screening as required in the PUD and the Zoning Code is provided by wall or solid fence having a minimum height of six feet. Rooftop equipment is concealed from view by a building parapet.

Lighting meets the minimum standards outlined in the PUD.

Staff recommends **APPROVAL** of the PUD and Corridor site plan outlined above.

Note: Detailed Site Plan approval does not constitute landscape plan or sign plan approval.

Mr. Perkins requested Item 3 be removed from the consent agenda for discussion.

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, TMAPC voted **7-0-0** (Carnes, Covey, Dix, Edwards, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Leighty, Liotta, Midget, Shivel "absent") to **APPROVE** the consent agenda Items 1 through 2 and Items 4 through 10 per staff recommendation.

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Mr. Liotta in at 1:39 p.m.

Mr. Dix read the opening statement and rules of conduct for the TMAPC meeting.

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

- 3. **PUD-677-A-3 – Jim Finley**, Location: North and west of the intersection of East 121st Street South and South Sheridan, Requesting a **Minor Amendment** for a driveway for an approach to a three car garage, **RS-1/PUD-677**, (CD-8)

STAFF RECOMMENDATION:

The applicant is requesting approval for a driveway for an approach to a three car garage. The proposed driveway will require an increase in the maximum front yard coverage allowed from 25% (two car driveway) in the underlying zoning district to 46%. This lot is on a cul-de-sac on a private street with a right of way line within two feet of the back of curb.

No other revisions to the PUD or Bulk and Area requirements have been requested.

The distance from the front yard to the curb line was much tighter than normally allowed in a standard subdivision. The arrangement of the home on the lot will visually match other homes in the neighborhood, the cul-de-sac lot creates a smaller calculated front yard but staff considers this request to meet the intent of the approved PUD therefore;

Staff recommends **APPROVAL** of the detail site plan for Development Area B of PUD-559 as noted above.

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

TMAPC COMMENTS:

Mr. Perkins asked if the applicant could make this smaller because 46% is quite a high percentage of pavement. Mr. Walker stated that it does sound like a lot of pavement, but visually it will look like everything else because of how the houses sit on the lots. It could be reduced to 42%, but the applicant asked for 46% because of the nature of the cul-de-sac and the shape of the lots. This is a private street and it doesn't have the normal 12 feet between property lines and curb line.

Applicant indicated his agreement with the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, TMAPC voted **8-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Leighty, Midget, Shivel "absent") to **APPROVE** of the minor amendment for PUD-677-A-3 per staff recommendation.

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PUBLIC HEARING

11. **LS-20525** (Lot-Split) (CD-8), Location: East of the Northeast Corner of East 118th Street and South Yale Avenue

STAFF RECOMMENDATION:

The Lot-split proposal is to split an existing RS-1 (Residential Single-Family) tract into two tracts. Both tracts will exceed the Bulk and Area Requirements of the City of Tulsa Zoning Code.

Both of the resulting tracts would have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Committee met on June 7, 2012. Development Services is requiring that 50' feet of right-of-way be dedicated along South Yale Avenue, including any previously dedicated right-of-way. Also a sanitary sewer mainline extension is required to provide service to both lots, in addition to an easement for the sanitary sewer line. Finally, a fire hydrant will be required to be placed within 600' of any portion of a new residence.

Release letters will be required from Development Services on the before mentioned issues prior to Deeds being released for stamping and filing.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split.

Applicant indicated his agreement with the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Leighty, Midget, Shivel "absent") to **APPROVE** the waiver of Subdivision Regulations and of the lot-split for LS-20525 per staff recommendation.

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12. **Davis Village** – Preliminary Plat, Location: North of East 91st Street South, east of South Mingo Road (8418) (CD 7) (Continued from 5/16/2012)

STAFF RECOMMENDATION:

This plat consists of one lot, one block, on 19.6 acres.

The following issues were discussed May 3, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 559 and Corridor 5888-SP-1. Limits of Access need to be shown appropriately per Traffic Engineering approval. A cul-de-sac or hammerhead should be provided for the stub street that terminates in the apartment project if the street is not going to provide through access. Explorer pipeline has to release the plat and needs to determine if parking or crossing the existing line will be permitted. The "Gulf" pipeline at the northwest corner of the property has been sold to Verizon and this will need to have a release letter also. Show the full development area or areas over the plat on a separate sheet. The street to the east of the site is a private street and agreement to access the street needs to be shown from TCC and South Crest Hospital. There is no stub street or access to the property to the south. The original PUD conceptual plan showed an east/west street through the site. The consulting engineer needs to show why this could not be built as part of the proposal. Circulation is critical to the development. The Covenants need to be consistent with PUD and CO standards for the site. The existing trail, if

crossed for access, would need approval through the Engineering Services Department especially as it was built with federal funding. After continuing the item for neighborhood concerns, the access along South Mingo Road has been shifted to the south.

2. **Streets:** No comment.
3. **Sewer:** Additional easement may be required to provide sanitary sewer service to the property. In Section I G, instead of “Installation or necessary maintenance” use “Constructing, Maintaining, Operating, Repairing, Replacing, and or Removing”. Applicant did not provide any information regarding sanitary sewer service to the proposed buildings. All eight-inch sewer lines, both public and private, must be constructed through the IDP (infrastructure development plan) process. Additional easement may be required for public sanitary sewer mains. No water connections will be approved until the sanitary sewer connections have been approved. The proposed finished floor elevation for building #14 does not appear to have enough fall to connect to the existing sanitary sewer main. The finished floor elevation for building # 4 also appears to be too low to allow a service line to connect.
4. **Water:** Additional easement is required for a looped water main line. Per atlas there is an existing 12-inch line running along south side of South Mingo. Connection will require crossing of Little Haikey creek. A looped water main line inside a 20-foot restrictive waterline easement is required for serving the apartment complex.
5. **Storm Drainage:** Do not overlap detention easements, overland drainage easements, and storm sewer easements with each other. Please label the “Little Haikey Creek Tulsa Regulatory Floodplain” as such. The limits of the floodplain must be determined by plotting the master drainage plan profile elevations on a topography map with surveyed elevations. Please use City of Tulsa standard language for “Water, Sanitary Sewer, and Storm sewer service”, “Surface Drainage” and “Roof Drain Requirements”. In Section II: Please remove “Drainage Easement”, and its language; and replace it with the City of Tulsa standard language for “Overland Drainage Easements”.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO needs wording put in covenants for overhead lines and easements near the south of the site.
7. **Other: Fire:** Provide fire hydrants per the International Fire Code. Provide fire department aerial access if buildings exceed 30 feet in height.

GIS: On the Location Map “Union Elementary No. 13 Addition” is not labeled. On the face of the plat state the scale of the drawing in written form underneath the graphic scale bar. Add the words “Preliminary Plat” above the plat name on the face of the plat. Submit a Subdivision Control Data Form per Subdivision Regulations. Add standard language for Certificate of Occupancy restrictions and utility easement dedication.

Staff recommends **APPROVAL** of the subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

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 therefor 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 therefor 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.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Applicant's Comments:

Eric Sack, Sack & Associates, 3530 East 31st Street, 74135, representing Davis Development, stated that Mrs. Fernandez already discussed the stub street issue and he understands that the neighborhood may purpose vacating the street and as long as Davis Development doesn't need it, he would support them. The density doesn't warrant the east/west collector, but with the TCC development there is a north/south street that would take this over a mutual access easement to 81st Street. Mr. Sack requested the Planning Commission to approve the preliminary plat and he is in agreement with staff's recommendations and conditions that have been placed on it.

INTERESTED PARTIES COMMENTS:

Jeff Harjo, 10018 East 85th Place, 74133, stated that items brought up by the Technical Committee are important to the neighborhood and could be potential barriers or contingencies on things that he has spoken to the applicant about. Mr. Harjo stated that the neighbors would like to go on the record and request a denial of the plat at this point. In response to Mr. Walker, Mr. Harjo indicated that he is also requesting a denial to the detail site plan as well.

James Weger, 15 East 5th Street, Suite 3800, 74103, representing the homeowners, stated that most of the issues his clients have is with the detail site plan. Mr. Weger indicated that his clients are going to request that the stub street be vacated because it is not needed.

TMAPC Action; 8 members present:

On **MOTION** of **PERKINS**, TMAPC voted **8-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Leighty, Midget, Shivel "absent") to **APPROVE** the preliminary plat for Davis Village, subject to special conditions and standard conditions per staff recommendation.

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13. **PUD-559-2/Z-5888-SP-1b – Sack & Associates/Eric Sack/Davis Apartments**, Location: Northeast corner of South Mingo Road and East 88th Street South, Requesting **Detail Site Plan** for a 289-unit, two- and three-story apartment complex, **CO (CD-7)** (Continued from 5/16/12)

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for a 289-unit, two- and three-story apartment complex. The proposed use, Use Unit 8 – Multifamily and Similar Uses is a permitted use in Development Area B of PUD-559.

The submitted site plan meets all applicable building floor area, unit per acre requirements, open space, and setback limitations.

The minor amendment request that was shown on the May 16th agenda of the TMAPC was withdrawn by the applicant. The proposed site plan illustrates the building height at or below the maximum building height allowed in the PUD.

Access to the site will be provided from one point along Mingo Road on the west and one point along the north-south mutual access easement on the east side of the site. Use of the mutual access on the east side of the site will require proof that this property can use that access prior to platting the property.

Parking will be provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code.

Landscaping will be provided per the PUD and Landscape Chapters of the Zoning Code. A separate landscape plan submittal will be submitted to the planning commission for approval. A landscape concept plan has been provided to illustrate that the site plan can be implemented with a 25' landscape buffer along the north property line.

Site lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within said residential district. "Wall pack" style lighting will not be allowed on any north facing wall adjacent to the residential property.

An eight-~~six~~-foot screening fence will be provided along the north boundary of the development. The screening fence may be placed up to 25 feet from the north property line. A trash enclosure will be provided as required by the PUD and meets the minimum setback requirement as established by the PUD (200 feet required / 450 feet proposed). Sidewalks will be provided along Mingo Road as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for Development Area B of PUD-559 as noted above.

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

Applicant's Comments:

Eric Sack, Sack & Associates, 3530 East 31st Street, 74135, representing Davis Development, stated that the detail site plan meets the technical requirements for the PUD. Mr. Sack indicated that he met with the neighborhood on April 24, 2012 with about 40 to 50 people attending and heard concerns about the site plan at this meeting and had a two-hour discussion. There have been three additional meetings with the neighborhood and met with the committee that they had formed. Mr. Sack stated that he also he met with the neighbors and viewed seven of the 13 lots that are located on the southern portion of the subject proposal.

Mr. Sack displayed a conceptual illustration for an amendment that happened to the PUD in September of 1997. The PUD was originally approved in May of 1997 and then later amended in September 1997 to add the panhandle of Area B uses consistent with school/university. Those 15 acres was later sold to TCC and the Davis Development is purchasing 20 acres of the remnant property in Area B. What was approved at that time for Area B is apartments and that is the sole use that is permitted in that portion of Area B. Development Area C is also permitted to be apartments and the additional use of office. The density allowed is 30 units per acre and the proposal today is between 15 and 16 units per acre.

Mr. Sack stated that Davis Development has one product and that is apartments. They are approximately in eight states and they are the developer, construction firm, and property managers. His client is in this project long-term. These are considered Class A apartments that will have granite counter tops, high-end fixtures, and Stainless Steele appliances.

Mr. Sack indicated where the pipelines are located and how they are being avoided, which bisects the subject property. Ms. Sack listed the various pipelines and their owners, which one is Verizon and is a communication pipeline.

Mr. Sack stated that throughout the meetings and previous hearing there were some issues that the neighborhood kept talking about. Mr. Sack indicated the changes his client has made to address the neighbor's concerns. Mr. Sack explained the new accesses and drives, the reduction in parking on the northern boundary and the improved buffer from residents that will exceed 25 feet. Mr. Sack discussed planting more trees and preserving existing trees to soften the visibility of the apartments from the residents and provide them privacy that they have requested.

In response to Mr. Walker, Mr. Sack stated that moving the drive was a concession, splitting the kiosk was a concession; movement of the maintenance

building was a concession. The PUD doesn't require trees to be saved; however, he was asked by the neighborhood to try to preserve as many trees as possible. The original grading plan called for a swale to be constructed along the north boundary because the subject property is lower than the adjacent properties and will be receiving water off of the back half of their houses and yards. Another concession was to not grade that area and allow water to surface drain onto the apartment parking lot and drives and capture it there, which would take it to a storm sewer system in the southwest corner of the subject property. This would give him the opportunity to preserve as many trees as possible. There are 80 to 85 trees in that 25-foot strip and they exceed six inches in size. There are some restrictions that can't be avoided and may not allow for preservation of all of the trees. There is a conceptual landscape plan included in the agenda and it is not a concept for the entire site, but simply to address that 25-foot strip.

Mr. Walker asked Mr. Sack if he has exhausted all of his available concessions to South Town Square at this point. Mr. Sack stated that the one last concession he would like to bring up is that the PUD required a six-foot wooden fence for screening. He indicated that he has agreed to an eight-foot fence and he believes that is what the detail site plan shows. Mr. Sack stated that he believes that the changes that have been noted: moving the drive, moving the traffic to the interior, addressing a significant number of concerns of the neighborhood, but not all and due to the confines of the subject site: topography, pipelines, floodplain and wetlands there are things that simply can't be done. The changes that have been made are meaningful and significant in addressing the concerns of the neighborhood. Mr. Sack stated that he has no doubt at all that there will be a drive on the east side and the requirement for approval doesn't concern him.

INTERESTED PARTIES COMMENTS:

Jeff Harjo, 10018 East 85th Place, 74133, stated that the neighbors have been frustrated by the technical requirements because they do not protect the neighborhood. Mr. Harjo submitted booklet with pictures, petition, and letters (Exhibit A-1 and A-2). Mr. Harjo requested that the preliminary plat and detail site plan be denied because it fails to protect the neighborhood. Mr. Harjo stated that the subject PUD was approved before the hospital was fully developed, before several new constructions around the subject area and including the neighborhood. Mr. Harjo cited the neighbors have had meetings with the developer and Mr. Sack and they have made a few concessions. Mr. Harjo acknowledged that the development is hindered by regulations and the pipelines.

INTERESTED PARTIES IN OPPOSITION:

James Weger, 15 East 5th Street, Suite 3800, 74103; **Jason Mills**, 10023 East 83rd Place, 74133; **Joe Dawson**, 9806 East 85th Place, 74133; **Scott Pardee**, 9802 East 85th Place, 74133; **Rob Svendsen**, 9706 East 85th Place, 74133; **Nita & Roger Spencer**, 9914 East 85th Place, 74133; **Kurt Hoffman**, 8239 South 100th East Avenue, 74133; **Pam Graddy**, 9812 East 85th Place, 74133.

Concerns of the interested parties:

Loss of privacy, trees possibly being destroyed, parking spaces on the north side, eliminate all of the north side house-facing parking, lights from vehicles shining into their homes, leave a wooded corridor between the houses and the eight-foot fence; grading and elevations, screening walls, 50-foot setback, and possible loss of property values. Concerned that some of the concessions have too many caveats and may change during the development, and concerns with additional traffic.

INTERESTED PARTIES COMMENTS:

Councilor Mansur, District 7, stated that he is not present to suggest that the Planning Commission do one thing or another. There are two issues that are of concern with the subject development. The first item is the buffer between the two developments. Mr. Mansur requested that mature trees be saved during the subject development. This would resolve a lot of the privacy issues that the neighbors are having. Mr. Mansur stated that the second issue is the pipeline locations. He expressed concerns that the City doesn't have ordinances and rules that regulate at their level. Mr. Mansur further stated that one of the things associated with pipeline maintenance is that the pipeline is in full view of people on the ground walking to survey the pipeline. He would like to see this codified and it would make him feel better as a councilor and citizen to know that pipeline safety with setbacks are regulated in the Code.

TMAPC COMMENTS:

Mr. Walker asked Mr. Mansur if he would be in support of the project if the landscaping on the north side was sufficient. In response, Mr. Mansur stated that it is one of the major issues of the development. The trees should be saved during the development.

Mr. Perkins asked Ms. Graddy if her realtor informed her that the proposed development would decrease her property values by 15% to 20%. In response, Ms. Graddy answered affirmatively. Mr. Perkins asked if the realtor also informed her that there was a PUD existing and would be multifamily when she sold you the house. In response, Ms. Graddy stated that she was so excited to have her house that she didn't ask her realtor about possible development behind her house. Mr. Perkins stated that he is glad that the realtor is clairvoyant and can tell homeowners that their property value will decrease 15% to 20%, which may or may not be true, but if she is smart enough to know that he would think that she would explain that along the back property line there is an existing PUD that

was in place, which allows multifamily. Ms. Graddy reiterated that she was so excited to find that neighborhood with trees, because her son is a nature-nut and he wanted ponds, trees and lizards. Mr. Perkins explained that the Planning Commission is a recommending body for PUD's and the City Council makes the final decision. [This is a detail site plan and will not go before the City Council.]

After a lengthy discussion, the Planning Commission determined that the applicant/developer and neighbors needed to meet one more time and try to address the issues of parking, setbacks, and headlights shining into homes.

Mr. Perkins stated that he would like discussion at the next meeting regarding what type of utilities would be impacted on the north property line so that he can fully understand what kind of trees will remain or be destroyed.

TMAPC Action; 8 members present:

On **MOTION** of **LIOTTA**, TMAPC voted **8-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Leighty, Midget, Shivel "absent") to **CONTINUE** the PUD-559-2/Z-5888-SP-1b to July 11, 2012.

* * * * *

Mr. Walker and Mr. Perkins out at 3:34 p.m.

14. **Triple S Addition-** Minor Subdivision Plat, Location: Southeast corner of North Lewis Avenue and East Pine Street (0332) (CD 3)

STAFF RECOMMENDATION:

Applicant has requested a continuance

TMAPC Action; 6 members present:

On **MOTION** of **CARNES**, TMAPC voted **6-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Stirling "aye"; no "nays"; none "abstaining"; Leighty, Midget, Perkins, Shivel, Walker "absent") to **CONTINUE** the minor subdivision plat for Triple S Addition to July 11, 2012.

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15. **Keystone Hills** – Minor Subdivision Plat, Location: North of State Highway 51, east of Creek County Line (Tulsa County) (9018)

STAFF RECOMMENDATION:

This plat consists of seven lots, one block, on eight acres.

The following issues were discussed June 7, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CG (commercial general). Access to the site will need to be approved by ODOT and the County Engineer.
2. **Streets:** Show right-of-way with dimension lines. Provide references for all existing rights-of-way and easements e.g. plat number or book and page number. Lot 5 does not have access. Provide Limits of No Access and access points along Highway 51.
3. **Sewer:** No comments.
4. **Water:** Sand Springs water service area.
5. **Storm Drainage:** Drainage flowing onto the site and drainage flowing between lots in public drainage that should be placed in overland drainage easements, and/or should be collected at the property lines and be piped in a storm sewer system in storm sewer easements. Typically ODOT and the railroad must give written permission for additional stormwater to be drained onto their property. Drainage from lots and properties of high elevation will make lots 2 and 3 virtually inundated with storm water runoff, and there should be a Reserve Area for overland drainage, not lots. Add standard language for lot surface drainage. Section II.I is not sufficient to address the enumerable drainage challenges on these lots. Standard language for overland drainage easement in a Reserve Area should be added. Is this a commercial, residential and/or industrial subdivision? Covenants for the formation of a property owners' association, to maintain the Reserve Area, must be included.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters have been received.
7. **Other: Fire:** Get with Keystone Volunteer Fire Department for comments. International Fire Code would require fire hydrants within 400 feet to 600 feet of any portion of a structure.

GIS: Label all subdivisions within the mile section of the location map. Show scale, north arrow and point of commencement and point of beginning. Show benchmarks and monument information. Submit subdivision control data sheet.

County Engineer: Access points and mutual access easements will need to be approved by ODOT and County Engineer.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below. Releases have been received

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

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 therefor 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 therefor 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.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Applicant indicated his agreement with the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **CARNES**, TMAPC voted **6-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Stirling "aye"; no "nays"; none "abstaining"; Leighty, Midget, Perkins, Shivel, Walker "absent") to **APPROVE** the minor subdivision plat for Keystone Hills, subject to special conditions and standard conditions, per staff recommendation.

16. **Meadowbrook Chase** – Preliminary Plat, Location: Northeast corner of East 81st Street South and South Mingo Road (8407) (CD 7)

STAFF RECOMMENDATION:

This plat consists of three lots, one block, on 28.57 acres.

The following issues were discussed June 7, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 531/Corridor (CS underlying zoning). A discussion on concern about public and private streets and proper access and turnarounds for the apartments and fire department access was held. The streets will be private and mutual access easements will be provided. These need approval of the fire department and traffic engineer. A property owners' association must be formed especially for

maintenance purposes.

2. **Streets:** Mutual access easement shown for Lot 2, Block 1 is not needed as there is only one lot involved. Remove reference to right-of-way dedication in Section IA. Modify sidewalk Section I.J to remove reference to reserve, common areas, etc. to reflect actual plat condition. Show five-foot wide sidewalks along all streets. East 80th Street cannot be a public street. It may be designated as a mutual access easement or private street. This access should either be aligned with the Sonoma Grande drive across Mingo or be at least 125 feet from it, in conformance with our current subdivision regulations.
3. **Sewer:** In Lot 2, the western-most 15-foot utility easement, where the sanitary sewer will be located, must be a sanitary sewer easement instead of a utility easement.
4. **Water:** If East 80th Street South becomes private, a 20-foot dedicated restrictive waterline easement is required.
5. **Storm Drainage:** The overland drainage easement on Lot 1 cannot end in mid lot. It must continue to a storm sewer inflow structure and/or inlet, in a storm sewer easement and/or to a public right-of-way. Inflow structures and inlets collecting the public drainage, which flows from Lot 3 onto Lots 1 and 2, must be placed in storm sewer easements. The overland drainage-ways on Lot 3 should be placed in overland drainage easements to prevent obstructions from being placed in or across those drainage-ways. A stormwater detention easement in a Reserve is required to detain the fully-urbanized, additional, stormwater runoff created by the development of this subdivision. Standard City of Tulsa language for "Overland Drainage Easement in Reserve---" and "Stormwater Detention in Reserve---" must be added. Must submit a conceptual plan showing proposed site development and the conceptual stormwater drainage systems for all three lots. A stormwater detention facility and related easement is required for the additional runoff from the fully-urbanized subdivision. All proposed and existing stormwater drainage systems including drainage-ways, inlets, manholes, junction boxes, pipe inflow and outflow structures, roadway culverts, and their easements must be included.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Scale is wrong. If any of the buildings exceed 30 feet in height provide aerial fire apparatus access per the International Fire Code Section D105. Provide fire hydrants per Section 508.5 of the International Fire Code. Provide proper turn around at the end of 80th street.

GIS: Add a leading zero to all single digit degree descriptions on the face of the plat to match what is shown in the legal description. Submit a subdivision

control data form.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

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 therefor 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 therefor 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.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Applicant indicated his agreement with the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **CARNES**, TMAPC voted **6-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Stirling "aye"; no "nays"; none "abstaining"; Leighty, Midget, Perkins, Shivel, Walker "absent") to **APPROVE** the preliminary subdivision plat for Meadowbrook Chase, subject to special conditions and standard conditions per staff recommendation.

* * * * *

17. **QuikTrip Store # 0090R** – Preliminary Plat, Location: Northwest corner of East 11th Street South and South Utica Avenue (9306) (CD 4)

STAFF RECOMMENDATION:

This plat consists of one lot, one block, on 2.8 acres.

The following issues were discussed June 7, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 588 A. All PUD standards need to be shown in covenants. Access needs to be approved by traffic engineer for the City of Tulsa. Applicant will work with MTTA on bus shelter location and remodeling/construction.
2. **Streets:** Call out 2.5-foot right-of-way just south of property line on 11th Street. Reference is provided but the dimension is not called out. Provide reference for 20-foot alley and 15-foot alley.
3. **Sewer:** No comment.

4. **Water:** The irrigation water service line cannot be allowed to be run inside the 17.5-foot utility easement. The service line should leave the meter then into the private property side towards the building.
5. **Storm Drainage:** In Section I.H replace the word “Street” with “Public Storm Drainage System”.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comments.

GIS: The plat needs to be tied from a section corner using bearings and distances from a labeled point of commencement to the labeled point of beginning. The basis of bearing should be clearly described and stated in degrees, minutes, and seconds. Submit a subdivision control data form.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

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 therefor 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 therefor 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.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Applicant indicated his agreement with the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **CARNES**, TMAPC voted **6-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Stirling "aye"; no "nays"; none "abstaining"; Leighty, Midget, Perkins, Shivel, Walker "absent") to **APPROVE** the preliminary plat for QuikTrip Store #0090R, subject to special conditions and standard conditions per staff recommendation.

18. **Plat Waiver** – PUD 680 A, Southeast corner of East 22nd Place and South Utica Avenue (9318) (CD 4)

STAFF RECOMMENDATION:

The platting requirement is being triggered by a major amendment to PUD 680 A.

Staff provides the following information from TAC for their June 7, 2012 meeting:

ZONING: TMAPC Staff: The property was platted as One Utica Place.

STREETS: Sidewalks required along all streets.

SEWER: No comments.

WATER: No comments.

STORMWATER: If this increases the amount of impervious area allowed on this site, then additional easements for the additional stormwater runoff collection and conveyance may be required.

FIRE: No comments.

UTILITIES: No comments.

Staff recommends **APPROVAL** of the plat waiver for the previously platted property.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

	Yes	NO
1. Has Property previously been platted?	X	
2. Are there restrictive covenants contained in a previously filed plat?	X	
3. Is property adequately described by surrounding platted properties or street right-of-way?	X	

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

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?	X*	

- | | | | |
|-----|---|---|---|
| 6. | Infrastructure requirements: | | |
| | a) Water | | X |
| | i. Is a main line water extension required? | | X |
| | ii. Is an internal system or fire line required? | | X |
| | iii. Are additional easements required? | | |
| | b) Sanitary Sewer | | |
| | i. Is a main line extension required? | | X |
| | ii. Is an internal system required? | | X |
| | iii. Are additional easements required? | | X |
| | c) Storm Sewer | | |
| | i. Is a P.F.P.I. required? | | X |
| | ii. Is an Overland Drainage Easement required? | | X |
| | iii. Is on site detention required? | | X |
| | iv. Are additional easements required? | | X |
| 7. | Floodplain | | |
| | a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | | X |
| | b) Does the property contain a F.E.M.A. (Federal) Floodplain? | | X |
| 8. | Change of Access | | |
| | a) Are revisions to existing access locations necessary? | | X |
| 9. | Is the property in a P.U.D.? | X | |
| | a) If yes, was plat recorded for the original P.U.D. | X | |
| 10. | Is this a Major Amendment to a P.U.D.? | X | |
| | a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | | X |
| 11. | Are mutual access easements needed to assure adequate access to the site? | | X |
| 12. | Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | | X |

Note: 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 by the applicant.

*Amended covenants will be submitted for TMAPC approval and will be filed.

Applicant indicated his agreement with the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **CARNES**, TMAPC voted **6-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Stirling "aye"; no "nays"; none "abstaining"; Leighty, Midget, Perkins, Shivel, Walker "absent") to **APPROVE** the plat waiver for PUD-680-A per staff recommendation.

* * * * *

19. **Pine & 141st Substation** – Minor Subdivision Plat, Location: 13198 East Pine Street, west of Southwest corner of East Pine Street and North 145th East Avenue (0433) (CD 3) (Continued from June 6, 2012 meeting)

STAFF RECOMMENDATION:

This plat consists of one lot, one block, on 9.52 acres.

The following issues were discussed May 17, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light).
2. **Streets:** Show limits of no access along Pine Street. Include section on Limits of No Access. Modify section on sidewalks to reflect one lot, one block. Minimum driveway width required for each driveway is 24 feet.
3. **Sewer:** Identify what the existing 60-foot easement is for along the eastern boundary of the plat. If it is not for utility use, then you must provide an 11-foot utility easement where this plat shares a boundary line with Lots 2 & 7, Block 2, and Airport Industrial Center. There is a "Section II" but no "Section I". Under Water, Sanitary Sewer, and Storm Sewer Service, paragraph 3, spell ordinary correctly. Also in this area, add a note requiring construction of a Sanitary Sewer Mainline Extension if the property is ever developed in a manner that requires water and sanitary sewer use. Under Paving and Landscaping Within Easements, use the standard language for this note. The City will have a right to do much more than just repair existing facilities within the easement, and we do not pay for encroachments into the easement for those activities either.
4. **Water:** Remove the word "Restrictive" from paragraph 2 of "Water, Sanitary, and Storm Sewer Services Section".

5. **Storm Drainage:** The Eagle Creek Tulsa Regulatory Floodplain should be labeled as such. The Floodplain must be plotted onto the plat by using the Regulatory Water Surface Elevation Profiles from the Master Drainage Plan for this creek and utilizing the surveyed existing ground elevations. Boundary line for the Overland Drainage Easement must be labeled with the distances and bearings. The Stormwater Detention Easement must be shown and labeled on the Face of Plat, including the bearings and distances of all bounding lines. Add the City of Tulsa Standard Language for “Stormwater Detention Easements” and “Lot Surface Drainage”.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters from the utilities have been received.
7. **Other: Fire:** No comment

GIS: Add a section number label and a north arrow to the Location Map. Under the graphic scale bar on the face of the plat state the scale of the drawing. On the face of the plat show the actual corner for the point of commencement and show a label. Add leading zeros to descriptions. In the southeast corner of the plat correct legal and bearings. Clearly describe the Basis of Bearing. Submit a Subdivision Control Data Form. A 17.5-foot perimeter utility easement is needed along the west property line.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below. Releases have been received. A **sidewalk waiver request** needs to be decided by the planning commission.

Waivers of Subdivision Regulations:

1. A waiver of the sidewalk requirement is requested to pay the “fee in lieu of” putting in the sidewalks as there are no sidewalks in the area at this time.

Special Conditions:

1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

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 therefor 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 therefor 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.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Applicant indicated his agreement with the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, TMAPC voted **6-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Stirling "aye"; no "nays"; none "abstaining"; Leighty, Midget, Perkins, Shivel, Walker "absent") to **APPROVE** the minor subdivision plat for Pine & 141st Substation, and waive the sidewalk requirement to pay the "fee in lieu of" putting in the sidewalks as there are no sidewalks in the area at this time, per staff recommendation.

OTHER BUSINESS:

20. **Refund Request – LS-20508 – Jim Coleman**, Lot-Split could not be done due to the property having been split too many times in the past.

STAFF RECOMMENDATION:

Mr. Bates stated that the applicant has requested a refund. The lot-split cannot be done due to the property having been split too many times in the past. Staff is recommending a refund of \$100.00.

Applicant indicated his agreement with the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **CARNES**, TMAPC voted **6-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Stirling "aye"; no "nays"; none "abstaining"; Leighty, Midget, Perkins, Shivel, Walker "absent") to **APPROVE** the refund of \$100.00 for LS-20508 per staff recommendation.

21. Commissioner's Comments

None.

TMAPC Action; 6 members present:

On **MOTION** of **DIX**, TMAPC voted **6-0-0** (Carnes, Covey, Dix, Edwards, Liotta, Stirling "aye"; no "nays"; none "abstaining"; Leighty, Midget, Perkins, Shivel, Walker "absent") to **ADJOURN** TMAPC meeting No. 2628.

There being no further business, the Chair declared the meeting adjourned at 3:42 p.m.

Date Approved:

7-25-12

John A. Wahl

Chairman

ATTEST:

[Signature]

Secretary