

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2669

Wednesday, March 5, 2014, 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		Fernandez	Duke, COT
Covey		Huntsinger	Tohlen, COT
Dix		Miller	VanValkenburgh, Legal
Edwards		White	
Liotta		Wilkerson	
Midget			
Perkins			
Shivel			
Stirling			
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, March 3, 2014 at 9:55 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 Covey called the meeting to order at 1:30 p.m.

REPORTS:

Chairman's Report:

Mr. Covey recognized and welcomed Mr. Ted Reeds, II as a new Planning Commissioner.

Mr. Covey announced that Mr. Mark Liotta will be attending the American Planning Association National Planning Conference next month in Atlanta.

Mr. Covey reminded the Planning Commissioners that they need to send their revisions to the Policies and Procedures and Code of Ethics to Susan Miller by next Friday, March 14, 2014.

Mr. Covey announced that Mayor Bartlett has appointed Peggy Millikin to replace Planning Commissioner Brandon Perkins. Mr. Perkins is officially off of the Planning Commission at this point.

Mr. Covey requested Mr. Gene Edwards to come forward. Mr. Covey stated that Mr. Edwards was a former Planning Commission and recently resigned. Mr. Covey recognized Mr. Edward's service to the Planning Commission and stated that he was an honorable Planning Commission and served the TMAPC well and served the public well. Mr. Covey stated that on behalf of the Planning Commission he would like to thank him and express their gratitude and appreciation. [Applause.] Mr. Edwards stated that his entire planning years on both sides of the table that this was a very enlightening experience being a part of the Planning Commission. Mr. Edwards explained that the spent his entire career presenting in front of a Planning Commission and being slammed dunked by Planning Commissions. Mr. Edwards stated that it has been one of the most rewarding things in his career. Mr. Edwards further stated that he has been given the chance to do something and after discussing it with his wife she agreed that he needed to do something and so he is moving on. Mr. Edwards commented that he will miss the Planning Commissioners and staff. Ms. Miller presented a framed certificate of appreciation to Mr. Edwards. [Applause.]

Mr. Liotta stated that he would like to take the privilege to say that he truly enjoyed serving with Mr. Edwards. He brought a combination of passion and reason that organizations like the Planning Commission needs. Mr. Liotta stated that Mr. Edwards truly gave the benefit of his experience and he educated the Planning Commissioners. Mr. Liotta thanked Mr. Edwards for his service.

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Director's Report:

Ms. Miller reported on the City Council agenda and upcoming agenda items for the TMAPC.

Mr. Covey stated that he doesn't believe there needs to be any dates set for the revisions of the Policy and Procedures that this time. He envisions that this will be a work in progress and possibly put it on the next work session and organize it by topics of comments received and then have a discussion about each topic and see where everyone is on each of those topics before actually making changes. Ms. Miller agreed with Mr. Covey's comments.

Ms. Miller announced that there will be a webcast on March 12th at 3:00 p.m. and it is entitled "Using Subdivision Regulations in the 21st Century", which is timely for the City of Tulsa since the Zoning Code and Subdivision Regulations are being revised. An invitation will be sent to everyone via email.

Ms. Miller introduced Jay Hoyt to the Planning Commission. Ms. Miller stated that Mr. Hoyt is our new planner at INCOG. Mr. Hoyt is an Architect and has experience in site plan reviewing and he will be helping Dwayne with PUD's.

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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. **LS-20679** (Lot-Split) (County) – Location: West of the Southwest corner of West 59th Street South and South 39th West Avenue
2. **LS-20680** (Lot-Split) (County) – Location: East of the Southeast corner of East 128th Place South and South Garnett Road
3. **Brookhollow Landing** – Final Plat, Location: North of northwest corner of East 31st Street South and South 129th East Avenue (CD 6)

STAFF RECOMMENDATION:

This plat consists of two lots, one block on 3.48 acres.

Staff has received release letters for this plat and can recommend approval of the final plat.

4. **PUD-312-A-13 – Wallace O. Wozencraft**, Location: Northwest corner of East 51st Street South and South 109th East Avenue, Requesting a **Minor Amendment** to increase the building floor area allowed in Tract A from 18,500 square feet to 19,554 square feet, **IL/PUD-312-A**, (CD-7)

STAFF RECOMMENDATION:

The applicant is requesting a minor amendment to increase the allowable floor area on Tract A from 18,500 square feet to 19,554 square feet and is limited to Tract A.

This request can be considered a Minor Amendment as outlined by Section 1007.H.9 PUD Section of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards open space, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has researched the area and determined the following:

- 1) The requested additional floor area can be supported by the existing parking on site and will not create any adverse effects on proximate properties. A minor amendment to the Detailed Site Plan will be required for the building permit process.
- 2) The additional floor area requested is consistent with the intent of the original PUD and is consistent with the PUD chapter of the Tulsa Zoning Code.
- 3) Additional floor area provides opportunities for more employment opportunities as contemplated in this area by the Comprehensive Plan.

Therefore staff recommends **APPROVAL** of PUD-312-A-13.

5. **Z-6010-SP-4(DSP) – Wallace Engineering/Jim Beach**, Location: Approx. ¼ mile North of the Northeast corner of South 129th East Avenue at 51st Street South, Requesting a Detail Site Plan, (CD-5)

See consideration of items removed from the consent agenda.

6. **AC-126 – Lou Reynolds**, Location: West of the southwest corner of South Utica Avenue at East 8th Street South, Requesting an Alternative Compliance for Landscape Plan for a commercial kitchen on East 8th Street South, **CH**, (CD-4)

STAFF RECOMMENDATION:

The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan for a commercial kitchen on East 8th Street South.

Staff contends that the proposed new plan is an acceptable plan as outlined below.

Staff Analysis:

The landscape plan submitted does not meet the technical requirements of Chapter 10 of the Tulsa Zoning Code as noted below:

- 1) Several parking spaces near the front or rear entrance of the proposed kitchen do not meet the requirement that all parking spaces must be within 50' of a green space with a tree as outlined in Section 1002.B.1.
- 2) The parking areas in the 8th Street side of the site do not have the required 5' green space outlined in Zoning Code Section 1002.A.2.
- 3) The street yard does not meet the 15% landscape area outlined in Section 1002.A.1

Staff Recommendation:

The overall landscape concept includes significant additional bamboo planting between the property line and the back of the parking curb plus street trees planted in the 8th Street right-of-way.

Existing mature shade trees along the west property line will remain. A minimum of 15 evergreen shrubs will be planted along the west property line.

The applicant has provided a landscape plan that exceeds the minimum number of trees required plus they are providing a visual buffer along the west property line complementing streetscape environment that provides appropriate screening for the residence west of the site.

All greenspace will be irrigated with an automatic irrigation system.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the Code and recommends **APPROVAL** of the Alternative Compliance Landscape Plan AC-126.

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the consent agenda Items 1 through 4 and 6 per staff recommendation.

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

5. **Z-6010-SP-4(DSP) – Wallace Engineering/Jim Beach**, Location: Approx. ¼ mile North of the Northeast corner of South 129th East Avenue at 51st Street South, Requesting a Detail Site Plan, (CD-5)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new event center building. The proposed development is part of Corridor Development Area Z-6010-SP-3 (Development Area E) and continues to use the development standards outlined in that Development Plan. The project will be a 10,300 square foot single story building.

PERMITTED USES:

Allowed uses are Uses Units allowed by right in a OMH district. This project is classified as a Use Unit 5 (Community Services & Similar Uses) and is allowed by right in a OMH district.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Corridor Development Plan as defined in Development Area E for Z-6010 are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Corridor Development Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets or exceeds the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan. Access to South 129th East Avenue from this site will be provided through a mutual access agreement as defined in the Metris Call Center Plat and previous Corridor Development Plan approval.

LIGHTING:

Site lighting plans and details are provided. The plan illustrates a design that will meet the minimum standards outlined in the Corridor Development Plan and in the Zoning Code. The maximum pole height for the parking area will be 20 feet.

SIGNAGE:

The site plan does not illustrate ground, or wall sign locations which require a separate permit. All signage will meet the Corridor Development Plan Standards through a separate development process.

Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Corridor Development Plan requirements. A separate Landscape Plan will be required prior to building permit approval. All trash, mechanical and equipment areas shall be screened from public view.

Trash enclosure details are included with this site plan approval and those standards meet or exceed screening requirements for this project.

PEDESTRIAN ACCESS AND CIRCULATION:

~~Sidewalk improvements including connectivity to the building will be included along South Harvard Avenue.~~ The site plan displays adequate pedestrian circulation interior to the development.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area as it relates to the terrain modifications.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-6010-SP-4**. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new event center building.

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

Mr. Wilkerson stated that the property owner would like to make some statements for the record.

INTERESTED PARTIES COMMENTS:

Ted Sack, Sack and Associates, 3530 East 31st Street, 74135, stated that he is representing the Girl Scouts, whom own the five-acre tract that is under contract the site plan tract that is before the Planning Commission today. Mr. Sack stated that there was a predevelopment meeting held at Development Services for the subject property and there are a number of things that need to happen. The subject property requires a lot-split,

extension of sanitary sewer, extension of storm sewer, and by contract this particular tract needs to provide an access easement across their property. The Girl Scouts were very surprised to find this on the agenda so quickly and wanted to make sure that these items were known. Mr. Sack stated that his client doesn't object to the site plan, but did want to make these items be on record that they need to happen before issuing an actual building permit. Mr. Sack further stated that Wallace Engineering should be communicating more closely with the Girl Scouts and unfortunately that didn't happen this time.

Applicant's Comments:

Jim Beach, Wallace Engineering, 200 East Brady, 74103, stated that there are a variety of things that need to be done and he has them on his list and working toward it. Currently there are exhibits prepared and ready to submit for the extension of the sanitary sewer, there will be mutual access easements, and a lot-split is anticipated. Mr. Beach explained that he was unaware of Mr. Sack's intent to speak on this until he arrived at today's meeting. Mr. Beach further explained that he didn't realize that the Girl Scouts had not been communicated with. Mr. Beach stated that the communications have been between his client and the Girl Scouts regarding the development of the subject property. Mr. Beach explained that he has no excuse for not communicating with the Girl Scouts, but he doesn't have a contact with the Girl Scouts until visiting with Mr. Sack before the meeting today. Mr. Beach concluded that he fully understands all of the requirements and will comply with those.

TMAPC COMMENTS:

In response to Mr. Liotta, Mr. Wilkerson stated that there is typo in the staff report and to delete the sentence regarding sidewalks along South Harvard Avenue.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the detail site plan for Z-6010-SP-4 per staff recommendation as amended. (Language underlined has been added and language with a strike-through has been deleted.)

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PUBLIC HEARINGS:

Mrs. Fernandez stated that the next three items on the agenda are a little unusual. Mrs. Fernandez further stated that most of the final plats are considered under the consent agenda. Mrs. Fernandez explained that there is a lot of work that is done behind the scenes and is mostly collecting information that is important information before it comes to the Planning Commission. The next three items are on under public hearing because some of the information was not collected before the agenda was being mailed. Mrs. Fernandez explained that these were requested to be on the agenda with the hopes that the paper work would be collected, such as ownership papers and oil well certificates. Mrs. Fernandez stated that the papers have recently been received for all three items.

Mrs. Fernandez explained what ownership papers mean and where it is located in the Subdivision Regulations (3.6, under Area 5). Mrs. Fernandez explained the importance of an oil well certificate that is obtained from the Corporation Commission and its importance.

7. **The Walk at Tulsa Hills** – Final Plat, Location: Southeast corner of Highway 75 and West 81st Street South (CD 2)

STAFF RECOMMENDATION:

This plat consists of eight lots, one block on 20.4 acres.

Staff has received release letters for this plat. Ownership papers and the oil well certificate have not been submitted. Staff recommends approval subject to the ownership papers and the oil well certificate submission prior to transmittal of plat to the City Council.

Mrs. Fernandez stated that all release letters have been received by staff at this time.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the final plat for The Walk at Tulsa Hills per staff recommendation.

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8. **Nickel Creek Phase III –** Final Plat, Location: East of Northeast corner of West 81st Street South and South Union Avenue (CD 2)

STAFF RECOMMENDATION:

This plat consists of four lots, one block on 27 acres.

Staff has received release letters for this plat. Ownership papers and the oil well certificate have not been submitted. Staff recommends approval subject to the ownership papers and oil well certificate submission prior to transmittal of plat the City Council.

Mrs. Fernandez stated that all release letters have been received by staff at this time.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the final plat for Nickel Creek Phase III per staff recommendation.

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9. **103 Memorial Center –** Final Plat, Location: South of the southwest corner of 101st Street South and South Memorial Drive (CD 8)

STAFF RECOMMENDATION:

This plat consists of one lot, one block on 7.38 acres.

Staff has received release letters for this plat. Ownership papers and the oil well certificate have not been submitted. Staff recommends approval subject to the ownership papers and oil well certificate submission prior to transmittal of plat the City Council.

Mrs. Fernandez stated that all release letters have been received by staff at this time.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the final plat for 103 Memorial Center per staff recommendation.

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10. **Dean's RV Superstore – Preliminary Plat, Location: East of South Memorial Drive and south of East 21st Street South (CD 5)**

STAFF RECOMMENDATION:

This plat consists of one lot, one block on 20 acres.

The following issues were discussed February 20, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 550 and 550 A. The development will be phased and the 1.77 acre hotel/motel area is being abandoned.
2. **Streets:** New driveways onto Skelly Drive will require ODOT approval. Proof of approval needed prior to final plat/building permit. Show ODOT permit numbers on final plat. Show 25-foot radius at intersection of 91st Street with Skelly Drive. Show right-of-way on Skelly Drive and provide reference. Include sidewalk section. Show sidewalks on all streets including Skelly Drive.
3. **Sewer:** Is the 11-foot utility easement located along the north boundary of the unplatted outparcel existing or proposed. Since it is not part of a plat, it must be a separate instrument easement. Provide the document number for the easement. Just to the west of the outparcel there is an F/L and utility easement that should probably be shown as F/L. Include sanitary sewer in Section IC.

4. **Water:** Outside of the areas with PSO easements, the 17.5-foot utility easement will need to be adjacent to the existing waterline easement not overlapping. Just east of 23rd Place South; if the 20-foot by 20-foot utility easement is for water then designate as “WL/E”. Use standard language for Section IC. Does the existing fire hydrants not provide protection for the whole tract eliminating the need for an extension? By adding two fire hydrants can protection be provided if buildings are sprinkled?
5. **Storm Drainage:** Provide the standard language for the overland drainage easement. Any runoff from west of the property must be captured and conveyed across the property in the appropriate easement.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** A fire hydrant will be required within 400 feet of any part of a non-sprinkled structure and within 600 feet of any part of a sprinkled structure. Fence easements should be no more than three feet wide and abut the property line. Section IA, last line, remove “or walls”. Use the standard language for section IC. In the fifth and sixth lines of Section IG remove the sentence “The City’s acceptance...the Tulsa County Clerk.” In the next to last line delete “recording of”. Remove section IH.
8. **Other: GIS:** Scale needs to be corrected. Show all subdivisions on location map. Submit subdivision control data sheet.

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. A sidewalk waiver is requested. Staff is not supportive of the requested waiver. See attached request from the consulting engineer.

Special Conditions:

1. The concerns of the Development Services and Engineering Services staffs 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:

Darin Akerman, Sisemore Weisz & Associates, 6111 East 32nd Place, 74135, stated that he is in general agreement with the staff report, but there is a sidewalk waiver request. Mr. Akerman stated that he agrees that sidewalks are necessary; however, in this particular case there are some older neighborhoods flanking the subject property to the east and west, as well as a postal center at 21st and I-44 Center and none of these

properties have sidewalks. Mr. Akerman explained that based on there being no sidewalks in the subject area and other issues warrant the request for the sidewalk waiver. Mr. Akerman stated that Dean's RV is expanding and is on a fixed budget to develop the subject property and any addition of 2,500 lineal foot of sidewalk along the street frontages is certainly a concern to them. Mr. Akerman explained that there is a berm that was required along the westerly property line, which his client agreed to. Mr. Akerman stated that it does cause some concern for stormwater drainage. Mr. Akerman further stated the 30-foot landscaping and berming is to protect the residential properties to the west. Mr. Akerman commented that there are no traffic generators for the subject site; however, there is a regional detention facility off of I-44 and the Mingo Trail that is up farther on the north side of 21st Street. There is no anticipated redevelopment of the single-family neighborhoods to the east and west. Mr. Akerman stated that it is his belief that there weren't be any use or need for sidewalks. Mr. Akerman indicated that he spoke briefly before the meeting with Doug Duke, City of Tulsa, and he may have some comments to make. Mr. Akerman submitted a proposed sidewalk waiver check list to determine the pros and cons of waiving a sidewalk requirement to be used in the future (Exhibit A-1). Mr. Akerman concluded that there would be an additional cost for no real purpose to require sidewalks.

TMAPC COMMENTS:

Mr. Liotta asked Mr. Akerman to show where the sidewalks would be required. Mr. Akerman stated that it is mostly in the southerly portion of the subject property.

Doug Duke, Senior Engineer of Development Services, stated that he looked at the waiver and the surrounding land uses to determine where the pedestrian linkages needed to be located. Mr. Doug stated that he feels strongly that sidewalks need to be along the frontage road from the residential area to the overpass across I-44, which would connect the neighborhood to the recreational area and the overpass already has existing sidewalks and it seems logically to provide the connection. Mr. Duke stated that he tends to agree that the sidewalks along 87th Street frontage isn't needed or having any use. Mr. Duke indicated that he would be willing to support the waiver for 87th Street. Mr. Duke cited the subject area where he would support the waiver and areas he would not.

Mr. Dix cited that the next case to be heard on today's agenda shows a subdivision with houses with sidewalks that have nothing connected to them. The sidewalks were put in place in the event that something to be built in the future. Mr. Dix stated that he is against sidewalk waivers and he can't support the waiver request. Mr. Dix explained that the existing developments were platted and built in the 1940's when sidewalks weren't

required, but if they were ever redeveloped they would require sidewalks and this would be a step in the right direction to require the sidewalk on the subject property.

In response to Mr. Reeds, Mr. Wilkerson explained that he berm is required to increase the visual buffer in addition to some landscape requirements and a fence. Mr. Wilkerson stated that the requirements have not gone away.

Mr. Liotta stated that he agrees with Mr. Dix. Mr. Liotta commented that to use the argument that adjoining properties don't have sidewalks and so there is nothing to connect to be a self fulfilling prophecy. If the sidewalks are started somewhere, then there will never be the pedestrian connectivity that is needed. Staff gives a reasonable reason for putting the sidewalks in for the neighborhoods in connection to the public facilities and he will not support the waiver for the sidewalks.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the preliminary plat for Dean's RV Superstore, subject to special conditions and standard conditions and requiring the sidewalks per staff recommendation.

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11. **Savannah Crossing** – Preliminary Plat, Location: North of the northwest corner of East 121st Street South and South Sheridan Road (CD 8)

STAFF RECOMMENDATION:

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

The following issues were discussed February 20, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS-1.
2. **Streets:** Provide sidewalk easements along both sides of street. Corner clip should be 35.35 feet. Use standard language in sidewalk section 1.M. The platted access opening width should somewhat match the street width.

3. **Sewer:** Provide a 15 foot sanitary sewer easement, with the sewer pipe centered within the easement, along the lot line between Lots 1 and 2. Provide a 15 foot sanitary sewer easement along the lot line between Lots 5 and 6. Unless Reserve A is also designated as a utility easement, the 17.5 foot perimeter easement along the east boundary of the plat must be extended all the way across the Reserve. Along the north side of Reserve A, the 20 foot building line, must be a utility easement as well. Since the sanitary sewer line will be extended to the north between Lots 5 and 6 sometime in the near future, we request that you build the line now in order to eliminate future problems associated with construction after development has occurred.
4. **Water:** Where the 20 foot building lines are shown, add utility easement designation, U/E, to them as shown on the conceptual plan. Along Sheridan and the private roads a water main line must be extended for this development.
5. **Storm Drainage:** The size of the storm sewer required to convey the stream flow from the north may require an easement in excess of 20 feet. Provide the standard language for the drainage easements. Any runoff from the property to the north must be captured and conveyed across the property in the appropriate easement. Also, overland relief is needed should the creek inlet become clogged. Runoff to the south must be collected in a public storm sewer and conveyed to Sheridan.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easement may be required.
7. **Other: Fire:** Cul-de-sac does not meet the requirements of IFC 2009 Appendix D104.4. Fire hydrant spacing needs to meet the spacing requirements of IFC 2009 Appendix C. Any gates across fire access roads need to be 20 foot clear and have KNOX access.
8. **Other: GIS:** Provide scale for location map and fill in location map (Woodfield Addition). Scale properly. Take contours off face of plat. Basis of Bearing should not be assumed since the basis of bearing is the line between two known monuments or corners which serve as the reference and is the basis for the survey. Need a legal description with metes and bounds. Label point of commencement and beginning as it applies. Verify plat boundary. Show property pins. Submit subdivision data control sheet.
Address streets and Lots per Development Services staff.

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 Development Services and Engineering Services staffs 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.

INTERESTED PARTIES COMMENTS:

Larry Tucker, 11840 South Sheridan, Bixby, OK 74008, stated that he shares a common property line with the subject property. Mr. Tucker expressed concerns with trees being damaged while installing the storm sewer. [Audio difficult to hear.]

Applicant's Rebuttal:

J. R. Donelson, 12820 South Memorial Drive, Bixby, OK 74008, stated that he has sent a layout of the conceptual utility plan to Mr. Tucker's engineer, Mr. Sanders. The storm sewer pipe is located where Development Services felt was the proper location. The only comment that Development Services made is that there might have to be a 25-foot easement along the north boundary. Mr. Donelson stated that there are mature trees in the subject location. Mr. Donelson explained that there will have to be a junction box in order to allow Mr. Tucker to connect to their storm sewer and then intercepting the water to direct it to South Sheridan Road. Mr. Donelson stated that he would be more than happy to talk with Mr. Tucker about possibly putting the pipe on his property in order to save the trees since there are fewer trees on Mr. Tucker's property. Mr. Donelson explained that this is something that has to be worked out with Development Services to make sure it works properly and be approved.

TMAPC COMMENTS:

Mr. Dix asked Mr. Tucker to come back to the podium. Mr. Dix asked Mr. Tucker to indicate where his property is located. Mr. Tucker indicated that his property is to the north of the subject property. Mr. Dix asked Mr. Tucker which direction the water flowed over the land. Mr. Tucker stated that the slope of the land is from the north to the south. Mr. Dix stated that the water is coming off of Mr. Tucker's property onto the subject property. Mr. Tucker agreed with Mr. Dix's comment. Mr. Tucker stated that he has been dealing with Development Services for over three years and trying to control the water that comes down through the ditch. Mr. Dix asked Mr. Tucker to state again what his concern with the subject application is. Mr. Tucker stated that he has two concerns, one is the tie into the two proposed 42-inch pipes, but his main concern is to save the trees that are running east to west along the property line. Mr. Tucker stated that he would like to make sure that every caution is taken in order to preserve the trees because they are 25 to 35 year old trees.

Mr. Midget stated that the applicant has indicated that if it were necessary to save the trees to the extent that Mr. Tucker would be satisfied, they would be willing to place the junction box on Mr. Tucker's property. Mr. Midget asked Mr. Tucker if he had any objections to the junction box being on his property. Mr. Tucker stated that he does object to that.

Mr. Dix asked Mr. Donelson where he would propose the junction box be on Mr. Tucker's property. Mr. Donelson stated that it would be on the north side of the property line. Mr. Donelson explained that he will be running pipe east and west outside of the subject property's property line to transfer stormwater from west to east. Mr. Donelson stated that there are some mature trees there. Mr. Dix asked Mr. Donelson if he is trying to eliminate the water on the creek line from that from the north property line all the way to the southeast corner. Mr. Donelson indicated that the plan is to take the water that is running in an open-ditch and contain it in storm sewer pipe and direct it so that is controlled to South Sheridan. Mr. Donelson explained that he would be extending the water to the concrete ditch to the north edge of the subject property to catch the stormwater. Mr. Dix stated that for the benefit of our new addition (Jay Hoyt). I am site plan guy myself so I can read these too. Mr. Donelson stated that the only reason that he made that comment is that if there are trees, which would be his client's trees that would be remove during construction process, a solution would be to put it on the north side where there are fewer trees and still convey the same amount of water. Mr. Donelson further stated that since the storm sewer pipe would be going onto our property, if there are some trees that have to be removed during construction, then that would be something we would have to deal with. Mr. Dix stated that he understands and that would be the property owner's right. Mr. Dix commented to Mr. Tucker that the applicant has the right to remove trees on his own property if necessary unless Mr. Tucker is willing to allow the pipe to be installed on his side. Mr. Tucker stated no way, but he is willing to work with the applicant to get the two pipes connected up.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the preliminary plat for Savannah Crossing, subject to special conditions and standard conditions per staff recommendation.

* * * * *

12. **Macy's Subdivision** – Minor Subdivision Plat, Location: South of East 76th Street North between Sheridan and Memorial (County, City Fenceline)

STAFF RECOMMENDATION:

This plat consists of one lot, one block, on 74 acres.

The following issues were discussed February 20, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IM (industrial medium) and IL (industrial light). There is a fenceline strip of City of Tulsa land near the north property line that will be clarified and shown on a map.
2. **Streets:** Provide reference for right-of-way along all streets. Limit of Access should match throat width. Is the access on the east side a street or driveway? It is shown as 75th Avenue on the conceptual drawings. Include section on sidewalks. Show sidewalks along all streets.
3. **Sewer:** The platted area does not abut a sanitary sewer main. Unless a public mainline extension is completed, the property cannot be served by sanitary sewer. Provide a sanitary sewer easement, with a minimum width of 15 feet, so a main can be extended to the property. In Section I-A, railroad tracks and spurs are not compatible with utility lines. We could not maintain water or sewer lines that are underneath railroad tracks. Also, omit walls from items allowed within utility easements. A public sanitary sewer mainline extension, with appropriate easement, is required to provide sanitary sewer service to the platted area.
4. **Water:** A 20 foot waterline easement is required for water main extensions. A 10 foot waterline easement can be allowed when adjacent to other public utility easement with 15 feet or more. Add standard language for water main line easement. The City of Tulsa water distribution department must be contacted before any work can be performed on the 24 inch water main line. The extension of a looped water main line will be required for the development of the site.
5. **Storm Drainage:** Drainage detention will be off-site and must be approved by the County Engineer. Detention report will be needed to be approved by the County Engineer.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** ONG may need additional easements.
7. **Other: Fire:** The Owasso Fire Department will serve the project.

8. **Other: GIS:** Put all subdivisions on location map. Major streets identified incorrectly or not at all along Section Lines. Correct legal description. Submit subdivision control data sheet. Show monuments that were found or set.
9. **Legal:** Indicate the portion of the property that is within the City of Tulsa. Revise the paragraph following the legal description by adding The City of Tulsa to the plat. Revise the first sentence in Section I, subsection A. Utility Easements, to state: the owner does hereby dedicate to the public the utility easements Revise Section I, subsection C to include County rights. Provide in Section II, subsection C, Amendment, that any amendment of the Deed of Dedication must be approved by the City as well as by TMAPC and the County. Delete "and/or assigns" following the name of the property owner in the signature block. Correct the Acknowledgement of the owners' signature. Include infrastructure final construction language in covenants as required.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and drainage requirements of the County Engineer and approval per City Legal and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the County Engineer, Development Services and Engineering Services staffs 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.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the preliminary plat for Macy's Subdivision, subject to special conditions and standard conditions per staff recommendation.

* * * * *

13. **ONB Bank –** Minor Subdivision Plat, Location: South of the southwest corner of West 24th Street South and Southwest Boulevard (CD 2)

STAFF RECOMMENDATION:

This plat consists of 1 Lot, 1 Block, on 2.3 acres.

The following issues were discussed February 20, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CH (commercial heavy) and CS (commercial shopping).
2. **Streets:** Provide reference for right-of-way along all streets. What is shown as West 23rd Place should be called out as West 24th Street. The section of 23rd Street shown as public utility easement must be dedicated as right-of-way. Corner radius of 25 feet must be provided at all four corners of the property. Revise sidewalk section to the following” “Sidewalks shall be constructed and maintained along streets designated by and in accordance with the subdivision regulations of the City of Tulsa, Oklahoma and along streets designated in Section II hereof. The developer shall construct the sidewalks in conformance with the standards of the City of Tulsa, Oklahoma.
3. **Sewer:** The existing sanitary sewer main that runs east and west through the public utility rights reserved...is not shown on the conceptual plan. If you are planning to take that line out of service, you will need to coordinate that with the City’s utility coordinator at 23rd and Jackson. Any active service lines connecting to the sewer main will have to be reconnected to a sewer main at the developers’ expertise.
4. **Water:** Each water meter service requires a permit.
5. **Storm Drainage:** Runoff is to be collected and piped to the public system. It is possible additional easements will be required resulting in a need for separate instrument easements if this continues on the present timeline.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** A 17.5 foot perimeter easement is needed.
7. **Other: Fire:** A fire hydrant will be required within 400 feet of any part of a non-sprinkled structure and within 600 feet of any part of a sprinkled structure.
8. **Other: GIS:** Move location map to upper right corner. Identify all subdivisions on location map. Basis of bearing should not be assumed since the basis of bearing is the line between two known monuments or corners which serve as the reference and is the basis for the survey. Engineer and surveyor need their certificate of authorization and expiration date. Label point of beginning. Metes and bounds do not match plat. Use total distances. Show lot numbers for Clifondale Addition. Label highway. Submit subdivision data control sheet. **Addresses:** ONB Bank drawing West 23rd Place should be West 24th Street. Show the address for the proposed building as 2410 Southwest Boulevard.

Legal: The document referred to at the north end of the plat, where the right-of-way of West 23rd Place, Book 4034, page 1373, is a Special Warranty Deed from TURA to the previous owner, and does not establish public utility rights. Correct information regarding closure and vacation of the

right-of-way of West 23rd Place should be included. It is possible that utility rights may have been reserved to the City in vacation proceedings. Information regarding the 20 foot alley located between Lots 1-6, Block 5 Clintondale Addition, on the north and Lots 7-12, Block 5 Clintondale Addition on the south should be revised to show that the alley was vacated in Tulsa County District Court Case No CJ-98-2114, and a sanitary sewer easement was reserved to the City, and easements were reserved to PSO and SWB. The dimensions reflected on the interior of the east and west boundaries of the plat do not track with the calls in the legal description included in the Deed of Dedication, e.g., the first call in the DOD is 140 feet, but the corresponding dimension shown on the plat is 180 feet. The subdivision is referred to as Clover West Senior Living in two places in the introductory language following the legal description. These references should be corrected. Section I, subsection I, Certificate of Occupancy Restrictions, should be revised to read as follows: No Certificate of Occupancy for a building, within the Subdivision shall be issued by the City of Tulsa, Oklahoma until construction of the required infrastructure (streets, water, sanitary sewer and storm sewer systems) serving the entire subdivision has been completed and accepted by the City of Tulsa, Oklahoma. Notwithstanding the foregoing, the City of Tulsa, Oklahoma may authorize the phasing of the construction of infrastructure within the subdivision, and if phasing is authorized, a Certificate of Occupancy for a building within an authorized phase may issue upon the completion and acceptance of the infrastructure serving the particular phase. Building construction occurring prior to the Cities' acceptance of the infrastructure shall be at the risk of the owner of the lot, notwithstanding the issuance of a building permit. A mutual access easement is depicted on the face of the plat, and language establishing the easement should be included in the Deed of Dedication. The requirements of Section 2.6 of the subdivision regulations must be met concerning Final Construction plans.

Staff recommends **Approval** of the minor subdivision plat with the TAC recommendations, per City Legal approval, and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Development Services and Engineering Services staffs 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.

INTERESTED PARTIES COMMENTS:

Larry Vaughan, 1312 West 24th Place, 74107, stated that he is concerned that the street in front of his house will be closed and he will no longer have access to his home.

Applicant's Comments:

Barrack Rosenbaum, 2608 West Kenosha, Broken Arrow, 74012, stated that there are no plans to close the street Mr. Vaughn is speaking of.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the minor subdivision plat for ONB Bank subject to special conditions and standard conditions per staff recommendation.

* * * * *

14. **Value Place** - Minor Subdivision Plat, Location: South and west of southwest corner of South Garnett Road and East 41st Street South (CD 7) (Applicant requests continuance until March 19, 2014.)

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** the minor subdivision plat for Value Place TO March 19, 2014.

* * * * *

15. **Z-7256 – Nathan Nelson**, Location: North of the northwest corner of North Garnett Road and East Admiral Place, Requesting a rezoning from **RS-3 to CS**, (CD-3)

STAFF RECOMMENDATION:

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7111 November 2008: All concurred in approval of a request for rezoning a 2.4± acre tract of land from RS-3 to CS for commercial services on property located west of northwest corner of East Admiral Place and North Garnett Road and abutting west of subject property.

Z-6544 July 1996: All concurred in denial of a request to rezone a 1.5± acre tract from RMH to CG and approval of CS zoning for auto sales and office, on property located on the northeast corner of North 109th Place and East Admiral Place and west of the subject property.

Z-6385 February 1993: All concurred in approval of a request for rezoning a 2.8± acre tract of land from RS-3 to CS for mobile home sales, on property located north of the northeast corner of North Garnett Road and East Admiral Place.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.4± acres in size and is located north of northwest corner of North Garnett Road and East Admiral Place. The property appears to be vacant and is zoned RS-3.

SURROUNDING AREA: The subject tract is surrounded on all sides by a wide variety of commercial enterprises and CS surrounds the property in all directions. An existing multifamily development is at the north east corner of the site and is zoned RM-2.

UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:

The Comprehensive Plan designates North Garnett Road as a Multi Modal Secondary Arterial.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Staff Comment: The requested rezoning will require a subdivision plat including construction of a sidewalk along Garnett. This pedestrian path is one more layer of travel choices contemplated in the Comprehensive Plan. This rezoning request will continue to improve the transportation vision of North Garnett at this location.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Garnett Road	Secondary Arterial	100 feet	2+

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land use Designation:

Town Centers are medium-scale; one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Growth and Stability:

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing

choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

***Staff Comment:** This site is an existing business that is currently a non conforming use and zoned RS-3. The surrounding property is all zoned CS. Including this area as a CS zoned district brings the business into closer conformance with the Zoning Code and the vision identified in the Comprehensive Plan. The vision identified in the land area designation will be years in the future however this rezoning request will allow that future style of development to be easily implemented when the market is ready.*

STAFF RECOMMENDATION:

CS zoning at this location is consistent with the Comprehensive Plan vision for the area.

Existing development patterns in the area already support the concept of CS zoning in all directions. CS zoning is consistent with the existing development pattern in the area.

CS zoning will not be injurious to adjacent or proximate properties in the area.

Therefore **staff recommends approval** of Z-7256 for rezoning request from RS-3 to CS.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the CS zoning for Z-7256 per staff recommendation.

Legal Description for Z-7256:

N324.2 E/2 E/2 Less .03 Acres for Highway T-19-N, R-14-E Section 6, City of Tulsa, Tulsa County, State of Oklahoma.

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16. **Z-7257 – Tanner Consulting, LLC**, Location: North of northwest corner of East 131st Street and South Sheridan Road, Requesting a rezoning from **AG to RS-3**, (CD-8)

STAFF RECOMMENDATION:

ZONING ORDINANCE: Ordinance number 11838 dated June 26th, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7243/ PUD-803 January 2014: All concurred in approval of a request for rezoning a proposed Planned Unit Development on a 122± acre tract of land for single-family residential development on property located east of southeast corner of East 121st Street and South Yale Avenue and abutting subject property on the west.

BOA-20050 May 24, 2005: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 24, mining in an AG district, with conditions: operations Mon. – Fri. sunrise to sunset and ½ day on Saturdays; no landfill in the excavation area; compliance with all requirements by Department of Mines and all other governmental regulations, including obtaining all licenses and permits; no explosives to be used; and per plan; located west of the northwest corner of E. 131st St. and S. Sheridan Rd. and abutting south of subject property.

BOA-19651 August 12, 2003: The Board of Adjustment **approved** a *Special Exception for soil mining or extraction*, with conditions: operations Mon. – Fri. sunrise to sunset and ½ day on Saturdays; no landfill in the excavation area; compliance with all requirements by Department of Mines and all other governmental regulations, including obtaining all licenses and permits; no explosives to be used; and per plan; located northwest of E. 131st St. and S. Sheridan Rd. and abutting south of subject property.

BOA-18814 July 25, 2000: The Board of Adjustment **approved** a *Special Exception* to allow Use Unit 24 (sand and gravel removal) in an AG zoned district for two years at 5629 E. 131st St.

Z-6381 January 1993: All concurred in approval of a request for rezoning a 25± acre tract of land from AG to RS-1 for residential development on property located southwest corner of South Sheridan Road and East 131st Street and south of subject property.

PUD-490 January 1993: All concurred in approval of a proposed Planned Unit Development on a 63± acre tract of land for a residential development and a golf course with accessory uses on property located southwest

corner of South Sheridan Road and East 131st Street and south of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 80± acres in size and is located North of the northwest corner of East 131st Street and South Sheridan Road. The property appears to be vacant and is zoned AG.

SURROUNDING AREA: This site is in the middle of an area that is currently being developed in all directions and careful coordination of infrastructure will be required during the plat process. The subject tract is abutted on the east by the City of Bixby. An existing single family residential project is continuing to develop and is, zoned RS-4. North of this site is vacant land zoned AG, however a Bixby School is anticipated on that property. The school will require Board of Adjustment approval. South of this site is vacant land zoned AG with an abandoned sand plant. West of this site is a tract that has recently been zoned RS-3 with a PUD overlay anticipating gated communities with private streets; however, a north south residential collector will be part of future development. An east west residential collector on or near this site will ultimately connect to future development west of this site.

The south property is an abandoned sand extraction facility that was never restored. Engineering considerations and safety precautions beyond the minimal standards may be an important part of future development of this tract.

UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:

The Comprehensive Plan designates South Sheridan as a secondary arterial street with no multi modal component.

This site is near the Arkansas River and the river trails system. Appropriate connections to the trail system should be part of the future development of this area.

The Major Street and Highway Plan also illustrates a residential collector street near the north property line of this tract. The residential collector will be required with future development on this site or in conjunction with the proposed Bixby school site immediately north of this development.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary Arterial	100 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Plan:

The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

Growth and Stability Area:

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

***Staff Comment:** The requested zoning is consistent with the vision of the Comprehensive Plan however there are significant development concerns regarding the adjacent development considerations, including connections to the proposed trail system, the abandoned sand plant, residential collector streets, floodplain and catastrophic flood events beyond the minimum engineering standards that will require creative solutions beyond minimum standards.*

STAFF RECOMMENDATION:

The requested zoning is consistent with the vision identified in the Comprehensive Plan.

Single family residential zoning is consistent with the existing and anticipated development pattern in the area.

Significant engineering and design issues will be part of future development however it is staff belief that those items can be resolved and that, with appropriate safety considerations, single family residential development can be implemented in this area.

Therefore **staff recommends approval** for A-7257 rezoning request from AG to RS-3.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **SHIVEL**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the RS-3 zoning for Z-7257 per staff recommendation.

Legal Description for Z-7257:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, T-17-N, R-13-E, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SUREVEY THEREOF.

* * * * *

17. **PUD-550-B – Sisemore Weisz & Associates, Inc.**, Location: East side of South 87th East Avenue at East 24th Place, Requesting a **Major Amendment to abandon PUD-550-B**, (CD-5)

STAFF RECOMMENDATION:

ZONING ORDINANCE: Ordinance number 20932 dated September 16, 2004, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-550-A September 2004: A Major Amendment was approved to PUD-550 to include a hotel/motel use within the PUD on a 1.7± acre tract in the PUD's southwest corner and is also known as the subject property.

PUD-550 December 1996: All concurred in approval of a proposed Planned Unit Development on a 60± acre tract of land, for a proposed commercial/industrial mixed use development, subject to conditions, on the south side of East 21st Street and west of South 91st East Avenue. Limited CS uses were proposed for the north eight acres fronting East 21st

Street and the U.S. Post Office distribution center and light industrial uses (IL) were proposed for the remainder of the tract.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.78± acres in size and is located east side of South 87th East Avenue at East 24th Place. The property appears to be vacant and is zoned CS/ IL/ PUD-550-A.

SURROUNDING AREA: The subject tract is abutted on the east by vacant property, zoned CS; on the north by vacant property, zoned CS; on the south by I-44/Skelly Drive, zoned RS-2; and on the west by single family residential zoned RS-3 and a small multifamily project, zoned RM-2

UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:

This site is adjacent to the I-44 Corridor. The Comprehensive Plan recognizes this important vehicular corridor and that it will continue serve Tulsa in its present or expanded capacity.

Staff Comment: Abandonment of this PUD will not affect the Transportation Vision of the Comprehensive Plan.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 87 th East Avenue	NA	50 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan designates the site as an Employment Area and Area of Growth.

Land Use Designation:

Employment Areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when

employment districts are near other districts that include moderate residential use.

Growth and Stability Designation:

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Staff Comment: Recently a PUD amendment was over this site and a much larger area for a recreational vehicle sales and service facility. Abandonment of this PUD will remove the ability to construct a hotel included in PUD 550-A but will not adversely affect the future growth and employment potential outlined in the Comprehensive Plan

STAFF RECOMMENDATION:

Abandonment of this PUD will have no negative impact on the anticipated development pattern of this area and is consistent with the Comprehensive Plan for this area.

The PUD abandonment was submitted after approval of a recent PUD amendment that also covered this area. Staff recommended abandonment of this PUD to remove these development standards from the proposed RV development on the property.

The PUD abandonment is consistent with the stated purposes of the PUD chapter of the Tulsa Zoning Code.

Therefore staff recommends approval of the abandonment of PUD 550-B.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the major amendment PUD-550-B to abandon PUD-550-A per staff recommendation.

Legal Description for PUD-550-B:

A TRACT OF LAND THAT IS PART OF VACATED "INDIAN ACRES", AN ADDITION TO THE CITY OF TULSA, LOCATED IN THE N/2 OF SECTION 13, T-19-N, R-13-E, TULSA COUNTY, OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: "BEGINNING AT A POINT" THAT IS THE SOUTHEAST CORNER OF LOT 10 IN BLOCK 11 OF SAID "INDIAN ACRES", SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 26TH STREET SOUTH; THENCE N 00°07'00" W ALONG THE EASTERLY LINE OF LOTS 10, 11, 12 AND 13 OF SAID BLOCK 11 FOR 312.50' TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE DUE WEST ALONG THE NORTHERLY LINE OF LOT 13 FOR 132.50' TO A POINT THAT IS THE NORTHWEST CORNER OF SAID LOT 13, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 87TH EAST AVENUE; THENCE N 00°07'00" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 100.50'; THENCE DUE EAST AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 13 FOR 300.00'; THENCE S 00°07'00" E AND PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 11 FOR 255.50' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 44; THENCE ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: DUE WEST FOR 5.00'; THENCE S 00°07'00" E FOR 69.94'; THENCE S 48°53'55" W FOR 133.19' TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 10 IN BLOCK 11 OF "INDIAN ACRES"; THENCE DUE WEST ALONG SAID EASTERLY EXTENSION AND LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 44 FOR 61.96' TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 77,305 SQUARE FEET OR 1.7747 ACRES.

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OTHER BUSINESS

18. Commissioners' Comments:

Mr. Shivel stated that he continues to be appreciative and thankful of Ms. Miller and her staff's thoroughness with the work that they are doing for the TMAPC. The thoroughness makes our job much easier. Mr. Shivel thanked staff.

Mr. Dix stated that he sees Mr. Edwards in the audience and wondered if he was requesting to be reappointed. Mr. Edwards answered negatively. Mr. Dix stated that he is personally going to miss Mr. Edwards a lot and enjoyed sitting next to him during the meetings and gaining his knowledge. Mr. Edwards thanked Mr. Dix.

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TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Liotta, Midget, Reeds, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; none "absent") to **ADJOURN** TMAPC meeting No. 2669.

ADJOURN


There being no further business, the Chair declared the meeting adjourned at 2:36 p.m.

Date Approved:

03-19-2014


Chairman

ATTEST:


Secretary