

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2742

Wednesday, March 15, 2017, 1:30 p.m.

City Council Chamber

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

Members Present	Members Absent	Staff Present	Others Present
Adams	Walker	Foster	VanValkenburgh, Legal
Carnes		Hoyt	
Covey		Miller	
Dix		Sawyer	
Doctor		Ulmer	
Fretz		Wilkerson	
Krug			
Millikin			
Reeds			
Shivel			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, March 13, 2017 at 4:12 p.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:

Director's Report:

Ms. Miller stated TMAPC Receipts for the month of February 2017 is consistent with January 2017 and the same time last year. Ms. Miller reported on the City Council agenda and actions taken. Ms. Miller also reported on special projects that includes updates on Subdivision Regulations, Landscape Ordinance and Bus Rapid Transit progress. Ms. Miller stated there will be a work session on April 19th to discuss these special projects. Ms. Miller also informed Commissioners of a few training opportunities in the area.

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1. **Minutes:** Minutes of March 1, 2017, Meeting No. 2741

Approval of the minutes of March 1, 2017 Meeting No. 2741

On **MOTION** of **DIX**, the TMAPC voted 10-0-0 (Adams, Carnes, Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, “aye”; no “nays”; none “abstaining”; Walker, “absent”) to **APPROVE** the minutes of the meeting of March 1, 2017, Meeting No. 2741.

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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.

2. **LC-869** (Lot-Combination) (CD 4) – Location: Northeast corner of South Peoria Avenue and East 6th Street
3. **LC-870** (Lot-Combination) (CD 9) – Location: East of the Northeast corner of East 41st Street South and South Birmingham Avenue
4. **LC-871** (Lot-Combination) (CD 4) – Location: North of the northeast corner of West 17th Street South and South Boulder Avenue
5. **LC-872** (Lot-Combination) (CD 6) – Location: East of the Northeast corner of South 129th East Avenue Street and East 61st Street South
6. **LS-20967** (Lot-Split) (County) – Location: North of the Southeast corner of North Sloan Avenue and West 10th Street South (Related to LC-868)
7. **LC-868** (Lot-Combination) (County) – Location: North of the Southeast corner of North Sloan Avenue and West 10th Street South (Related to LS-20967)
8. **LS-20968** (Lot-Split) (County) – Location: Southwest corner of East 159th Street North and North 97th East Avenue
9. **5200 Mingo Commercial** (CD 7) Final Plat, Location: South of the southwest corner of East 51st Street South and South Mingo Road

10. **LS-20970** (Lot-Split) (CD 2) – Location: North of the Northwest corner of West 51st Street South and South Union Avenue

11. **LS-20972** (Lot-Split) (CD 4) – Location: Southeast corner of East 1st Street and South Elgin Avenue (Related to LC-873)

12. **LC-873** (Lot-Combination) (CD 4) – Location: Southeast corner of East 1st Street and South Elgin Avenue (Related to LS-20972)

13. **PUD-411-C-17 Lou Reynolds** (CD 8) Location: North of the northeast corner of East 101st Street South and South Memorial Drive requesting a **PUD Minor Amendment** to allocate floor area to permit a lot split.

STAFF RECOMMENDATION:

SECTION I: PUD-411-C-17 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allocate floor area to permit a lot split.

The applicant proposes to split Tract A-1 and Tract A-2 as shown on applicant Exhibits A-1 & A-2. 5,000 sf of floor area is to be allocated from Tract A-1 to Tract A-2.

Currently Lot 5, which consists of the two proposed tracts, Lot 6 and Lot 7 are allowed a total of 228,210 sf of floor area. If approved, the remaining total allowable floor area for the remainder of Lot 5, Lot 6 and Lot 7 will be 223,210 sf. Based on the approved site plan, the Target store that currently occupies Lot 5 is 186,110 sf, leaving 37,100 sf of floor area available for Lots 5, 6 and 7.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

- 2) All remaining development standards defined in PUD-411-C and subsequent minor amendments shall remain in effect.

With the considerations listed above, staff recommends **approval** of the minor amendment request to allocate floor area to permit a lot split.

14. PUD-267-12 Andrew Shank (CD 8) Location: Southeast corner of South Sheridan Road and East 101st Street South requesting a **PUD Minor Amendment** to modify signage standards.

STAFF RECOMMENDATION:

SECTION I: PUD-267-12 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to clarify existing sign standards and update with provisions from the current City of Tulsa Zoning Code.

The applicant proposes to modify the standards as shown on applicant's Exhibit "A". The intention of the modifications is to clarify the somewhat unclear current sign standards that apply to Lot 2, as well as bringing the standards more in line with the requirements of the current zoning code. This amendment will also add the ability to utilize dynamic displays, which is not currently allowed.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.*

"Modification to approved signage, provided the size, location, number and character (type) of signs is not substantially altered."

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-267 and subsequent minor amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to modify the signage standards for Lot 2.

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15. Kum & Go 871 Addition (CD 7) Final Plat, Location: Southwest corner of South Mingo Road and East 61st Street South

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Adams, Carnes, Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, “aye”; no “nays”; none “abstaining”; Walker, “absent”) to **APPROVE** Items 2 through 15 per staff recommendation.

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Ms. Millikin read the opening statement and rules of conduct for the TMAPC meeting.

PUBLIC HEARINGS:

16. CW on 71st (CD 2) Preliminary Plat, Location: East of the southeast corner of West 71st Street South and South Elwood Avenue

STAFF RECOMMENDATION:

This plat consists of 1 lot, 1 block on 2.03± acres.

The Technical Advisory Committee (TAC) met on March 2, 2017 and provided the following conditions:

1. **Zoning:** The property is currently being rezoned to a CG (Commercial – General) designation with an optional development plan. Development standards for the optional development plan will need to be included with the final plat.
2. **Transportation & Traffic:** Adjust Limits of No Access to match the dimensions of the north property line. Access radius should be 25’. Right-of-way permit will be required.
3. **Sewer:** 17.5’ U/E required along East 71st Street
4. **Water:** 17.5’ U/E required along East 71st Street
5. **Stormwater & Drainage:** Show proposed detention easement. Culvert should be shown at entrance drive.

6. **Engineering Graphics:** Remove contours for final plat submittal. Revise final plat to adhere to all requirements of Section 3.3.3 of the Subdivision Regulations. Provide a north arrow on the location map.
7. **Fire:** All gates on the conceptual drawing will require KNOX access for fire protection.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters will be required from all proposed utility providers and a Certificate of Records Search from the Oklahoma Corporation Commission Oil & Gas division must be submitted with the final plat.
9. **Airport:** Avigation notice required to be affixed to the face of the plat.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

INTERESTED PARTIES COMMENTS:

Charles T. Gilmore 3257 East 74th Street, Tulsa, OK 74136

Mr. Gilmore stated he is an interested bystander and owns the adjacent property to the east of the subject property. Mr. Gilmore stated he is interested in what is going to be built there.

Mr. Dix stated to Mr. Gilmore that the zoning on this property is CG and this meeting is to approve a preliminary plat on this property which would not designate the use.

Charles T. Gilmore Jr. 6520 South Lewis Avenue, Tulsa, OK 74136

Mr. Gilmore stated he didn't wish to speak.

Applicant's Comments:

Malek Elkhoury 1435 East 41st St Tulsa, OK 74105

Mr. Elkhoury stated he represented the developer. Mr. Elkhoury stated the project would be an auto collision shop. The architect is still working on the building so Mr. Elkhoury does not have final elevations to share.

TMAPC Action; 10 members present:

On **MOTION** of **Carnes**, TMAPC voted **10-0-0** (Adams, Carnes, Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, "aye"; no "nays"; none "abstaining");

Walker, "absent") to **APPROVE** Preliminary Plat CW on 71st per staff recommendation.

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17. The Meadow at Rock Creek (County) Preliminary Plat, Location: East of the northeast corner of East 136th Street North and North Sheridan Road

STAFF RECOMMENDATION:

This plat consists of 57 lots, 3 blocks on 45.24 acres.

The Technical Advisory Committee (TAC) met on March 2, 2017 and provided the following conditions:

1. **Zoning:** The property is zoned RE (Residential – Estate). All property located within the subdivision will be subject to the requirements of the Tulsa County Zoning Code.
2. **Transportation & Traffic:** Include right-of-way dedication language.
3. **Water:** Water service will be provided by Washington County Rural Water District No. 3. Water line plans must be submitted and approved by RWD#3. Any required easements by RWD#3 must be shown on the final plat.
4. **Engineering Graphics:** Where lots are divided by Reserve Areas, new block numbers are required. Renumber lots and blocks. Provide a subdivision statistics heading and provide total square feet, acreage, number of lots, blocks, and reserve areas. Add "State of" before Oklahoma in the plat subtitle. Remove contours on final plat submittal. Graphically label all iron pins found or set associated with the plat.
5. **Fire:** Local fire service must approve and release final plat layout.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters will be required from all proposed utility providers and a Certificate of Records Search from the Oklahoma Corporation Commission Oil & Gas division must be submitted with the final plat.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

INTERESTED PARTIES COMMENTS:

David Stevens 14025 North 71st East Avenue Collinsville, OK 74021

Mr. Stevens stated his interest is the water runoff that is about midway through the project. Mr. Stevens wanted to know if the applicant was going to restrict the drainage flow or incorporate a plan to change the flow. Mr. Stevens also stated the street that is being called 71st East Avenue is Mr. Stevens and his mother-in-law's driveway since moving there in 1981. Mr. Stevens stated he is concerned about privacy restraints for his property.

Mr. Covey asked Mr. Stevens if the map on the overhead reflected the drainage area.

Mr. Stevens answered "yes" the snake area that runs through the middle of the property on the map, it is a natural flow drainage area. Mr. Stevens stated the elevation change is such that when Mr. Stevens built the road in 1980 a 36 inch pipe was used.

Mr. Dix asked Mr. Stevens if the road was a public street.

Mr. Stevens stated "no sir" it is a 30 foot wide private access. Mr. Stevens stated the owner of the adjacent property allotted the property for private access.

Mr. Dix asked Mr. Stevens how the property owner allotted the drive, was there a contract.

Mr. Stevens stated it was on the land deed for his property and his mother-in-laws.

Applicant's Comments:

Jeffrey Tuttle 9714 East 55th Place, Tulsa, OK

Mr. Tuttle stated it is the applicants intent to provide a dedicated county road over the top of that 30 foot access easement and provide the residents with a paved road back to their property and 6 inch public water line. Mr. Tuttle stated the developers do not intend to block the drainage, it goes from west to east and they are going to pass it through the system.

Mr. Dix asked Mr. Tuttle if there was going to be a detention basin.

Mr. Tuttle stated "yes" in the very south.

Mr. Dix stated "that misses the flow, doesn't it".

Mr. Tuttle stated there is drainage from 45 acres, plus some offsite drainage. Mr. Tuttle stated the developer's will comply with Tulsa County's drainage criteria.

Mr. Dix stated he is concerned that if the drainage is not contained and hard surfaces are created that flooding will occur without retention being addressed.

Mr. Tuttle stated it will be addressed.

Mr. Dix asked Mr. Tuttle how he was going to address it.

Mr. Tuttle stated with a hydraulic and hydrology report submitted to Tom Rains and Harry Creech at Tulsa County and they will approve it.

Mr. Dix stated “you hope they will approve it”.

Mr. Tuttle answered if it doesn't get approved it won't get built.

Mr. Reeds asked Mr. Tuttle if the retention pond Reserve C on page 17.7 was going to be built.

Mr. Tuttle answered per the calculations a detention pond is shown in that location.

Mr. Reeds stated that retention pond would be enough for about 4 lots. Mr. Reeds stated he is concerned about retention also and unless Mr. Tuttle can connect to the creek or do off site retention which is expensive Mr. Reeds doesn't see how this can be done. Mr. Reeds stated it may be possible if 2 of the lots are wiped out.

Mr. Tuttle stated lots may have to be used for retention but this is a preliminary plat and construction drawings are not ready yet.

Mr. Dix stated he has never seen a detention basin in the high point of the land. It tends to go to the low point.

Mr. Tuttle stated this project is a bar ditch subdivision and the water will be directed in various directions and the concentration of water won't be going straight across the land as it does now. It will go east then north then east and north again.

Mr. Dix stated he didn't hear south anywhere in the previous statement, which is where the retention basin is located.

Mr. Tuttle stated there is retention that drains to the south. The 5 acres on the corner does drain south.

Mr. Dix stated what he is hearing Mr. Tuttle say is the portion of water that flows through those few lots will be retained but the rest of the water will be retained in the bar ditches or on the streets.

Mr. Tuttle stated “not on the streets”.

Mr. Dix stated “but you're not having curbs and gutters”.

Mr. Tuttle stated “no”.

Mr. Dix asked Mr. Tuttle if he was using bar ditches and the calculations for those for detention.

Mr. Tuttle stated “for storm water”. Mr. Tuttle stated instead of cutting straight across the property the water would traverse the property in several different directions and lengthen the time the water traverses the property by 4 times, and the time concentration is much greater and the runoff in Mr. Tuttle's opinion has not been exceeded. Those calculations have not been given to the County

Engineer yet. If the County Engineer does not agree Mr. Tuttle stated the plan will be modified.

Mr. Covey asked staff how to address the Planning Commission's concerns about the preliminary plat.

Staff stated the county engineer will have to release the preliminary plat before staff will put a final plat on the agenda to be approved by Planning Commission. If there are significant modifications made to the plat in terms of layout and how that is currently configured staff would make a decision of whether to take the plat back through preliminary approval again or continue as a final plat once it is released by the county. Staff stated all the standards set by Tulsa County regarding drainage would have to be adhered to before continuing with the final plat.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Adams, Carnes, Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, "aye"; no "nays"; none "abstaining"; Walker, "absent") to **APPROVE** the Preliminary Plat, The Meadow at Rock Creek, per staff recommendation.

18. CZ-452 JR Donelson (County) Location: West of North Yale Avenue at East 92nd Street North requesting rezoning from **AG** to **RE**.

STAFF RECOMMENDATION:

SECTION I: CZ-452

DEVELOPMENT CONCEPT: The applicant has requested RE zoning in order to permit the development of a single-family residential subdivision.

DETAILED STAFF RECOMMENDATION:

RE zoning is consistent with expected development pattern in the area, and

RE zoning is compatible with the existing development pattern in the area and non-injurious to the surrounding property, therefore,

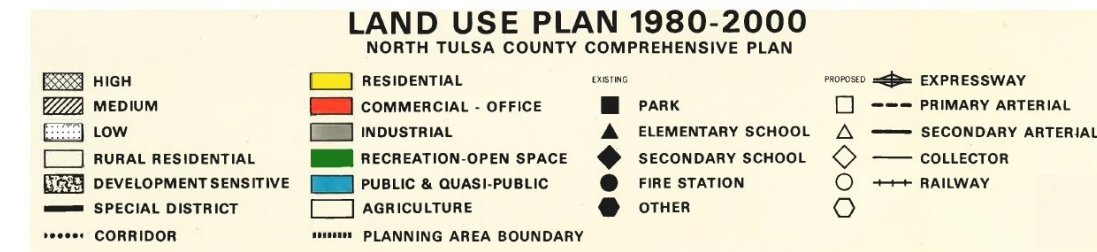
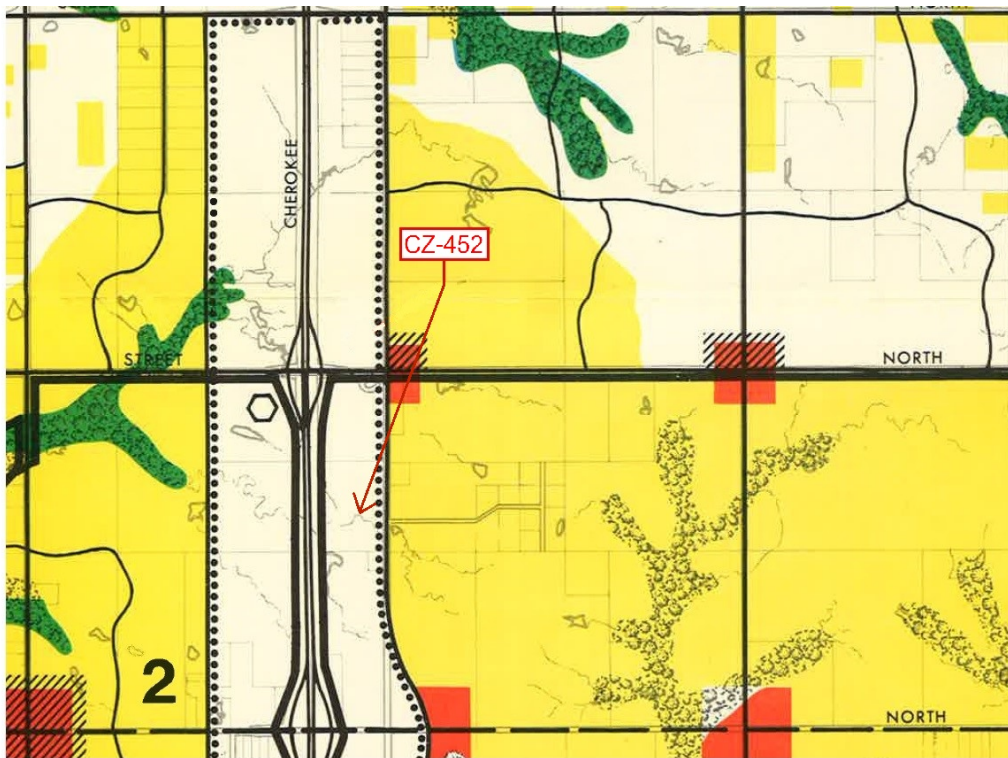
Staff recommends Approval of CZ-452 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: No current comprehensive plan contains a designation for CZ-444 however it is designated as Corridor in the North Tulsa County Comprehensive Plan 1980-2000.

Corridors are defined as specific areas located along expressways and are to contain major employment and region serving functions in concert with a medium to high intensity residential base.



Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: North Yale Avenue is designated as a secondary arterial.

Trail System Master Plan Considerations: None

Small Area Plan: N/A

Special District Considerations: N/A

Historic Preservation Overlay: N/A

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is primarily vacant, with some oil well equipment and an existing single-family residence in the NE corner of the site.

Environmental Considerations: Oil well equipment currently exists on the site

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Yale Avenue	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Single-Family
South	AG	N/A	N/A	Single-Family
East	RE	N/A	N/A	Single-Family
West	AG	N/A	N/A	Hwy 75 / Vacant

SECTION III: Relevant Zoning History

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

CZ-120 December 1984: All concurred in approval of a request for rezoning an 80± acre tract of land from AG to CS on 467' x 467' and RE on the remainder, for residential and commercial, on property located on the northeast corner of E. 86th St. N. and N. Yale Ave.

INTERESTED PARTIES COMMENTS:

Gary Bing Wines PO Box 42296, Oklahoma City, OK 73123

Mr. Wines stated this property has been in the family for 7 years and he is the Trustee of the estate with his sister. Mr. Wines stated there is an oil well in production on the property and Mr. Wines stated he would help plug that well. Mr. Wines supports this application.

Don L. Samson PO Box 801, Sperry, OK

Mr. Samson stated he lives in this neighborhood and he doesn't understand this process. Mr. Samson asked Planning Commission if the applicant would have to come back to Planning Commission to submit a plat.

Mr. Covey answered "yes".

Mr. Samson would like to be notified when a plat is submitted. His concern is flooding. Mr. Samson stated he lives about 1000 feet from the project site and did not get a notice.

Mr. Covey explained notice is sent to neighbors within 300 feet but staff could take his contact information and notify him when a plat was submitted.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Adams, Carnes, Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, "aye"; no "nays"; none "abstaining"; Walker, "absent") to **APPROVE** rezoning of CZ-452 from AG to RE per staff recommendation.

Legal Description for CZ-452

S/2 SE NE LESS 4.53AC FOR HWY SEC 21 21 13 15.47AC, Tulsa County, State of Oklahoma

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19. CZ-453 Lou Reynolds (County) Location: South and west of the southwest corner of Southwest Boulevard and South 72nd West Avenue requesting rezoning from **RS** to **IL**.

STAFF RECOMMENDATION:

SECTION I: CZ-453

DEVELOPMENT CONCEPT: The applicant is requesting to rezone the subject property from RS to IL to permit storage and warehousing. This request is to bring the existing use into conformance with zoning. Storage and warehousing is used primarily for construction materials and other related items.

DETAILED STAFF RECOMMENDATION:

IL zoning is consistent with expected development pattern in the area, and

IL zoning is compatible with the existing development pattern in the area and non-injurious to the surrounding property, therefore,

Staff recommends Approval of CZ-453 to rezone property from RS to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: Southwest Boulevard is a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently utilized for storage and warehousing.*
Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Southwest Boulevard	Secondary Arterial	100 feet	2
South 72 nd West Avenue	None	N/A	2
West 60 th Street South	None	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS	N/A	N/A	Railroad/Vacant
South	RS	N/A	N/A	Single-Family
East	RS	N/A	N/A	Single-Family
West	RS / AG / I-2	N/A	N/A	Salvage

SECTION III: Relevant Zoning History

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

BOA-2562 July 14, 1954: The Board of Adjustment approved a special exception to permit a church, on property located on Lots 5 and 6, Block 6, Taneha Addition and also known as a part of the subject property.

Surrounding Property:

CZ-408 July 2011: All concurred in approval of a request for rezoning a .36± acre tract of land from RS to CG, for commercial use, on property located south of the southeast corner of Southwest Boulevard and S. 68th West Ave.

CZ-265 April 2000: All concurred in approval of a request for rezoning a .25± acre tract of land from RS to CG for a tire store and truck repair, on property located southwest corner of Southwest Boulevard and S. 67th W. Ave.

CZ-261 February 2000: All concurred in approval of a request for rezoning a tract from RS to CG located on the southeast corner of Southwest Boulevard and S. 68th W. Ave.

CZ-184 September 1990: A request to rezone a tract located on the southeast corner of Highway 66 West and S. 67th W. Ave., from RS to CG. Staff recommended denial of CG zoning and the Board of County Commissioners approved CS zoning of the property.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Adams, Carnes, Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, "aye"; no "nays"; none "abstaining"; Walker, "absent") to **APPROVE** rezoning of CZ-453 from RS to IL per staff recommendation.

Legal Description for CZ-453

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 53, Taneha, Tulsa County, State of Oklahoma, according to the recorded Plat No. 159; **AND** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 66, Plat of Blocks 62, 63, 64, 65, 66, 67, 68, and 69, being a Replat of Trackage Lots E, F, G, H, I, J, K and L of Taneha, Tulsa County, State of Oklahoma, according to the recorded Plat No. 331; **AND** A portion of South 73rd West Avenue and West 60th Street South, lying adjacent to Block 53, "Taneha", a subdivision of the Southeast quarter (SE/4) of Section 31, Township 19 North, Range 12 East, Tulsa County, Oklahoma, according to the recorded Plat thereof (Plat No. 159) and lying adjacent to Block 66, Plat of Blocks 62, 63, 64, 65, 66, 67, 68 & 69, being a Replat of Trackage Lots E, F, G, H, I, J, K & L, "Taneha", according to the recorded Plat thereof (Plat No. 331), together with the 15' alley lying within said Block 66, City of Tulsa, Tulsa County, Oklahoma, being more particularly described as follows; Beginning at a point at the Southeast corner of Lot 6, said Block 66, thence South 0°00'00" West for a distance of 60.00 feet to a point at the Northeast corner of Block 53, thence South 90°00'00" West and along the North line of said Block 53, for a distance of 275.00 feet to a point at the Northwest corner of said Block 53; thence South 0°00'00" West and along the West line

of said Block 53, for a distance of 130.00 feet to a point at the Southwest corner of said Block 53; thence South 90°00'00" West for a distance of 30.00 feet to the West right-of-way line of South 73rd West Avenue; thence North 0°00'00" East and along said West right-of-way line, for a distance of 261.79 feet to a point on the Southerly right-of-way line of Southwest Boulevard/Highway No. 66; thence North 67°12'00" East along said Southerly line, for a distance of 32.54 feet to a point on the West line of said Block 66; thence South 0°00'00" East and along said West line, for a distance of 84.40 feet to the Southwest corner of said Block 66; thence North 90°00'00" East and along the South line of said Block 66, for a distance of 130.00 feet to a point at the Southeast corner of Lot 7, said Block 66; thence North 0°00'00" East and along the East line of Lots 7 through 11, said Block 66, for a distance of 139.05 feet to a point on the Southerly right-of-way line of Southwest Boulevard/Highway No. 66; thence North 67°12'00" East and along said Southerly line, for a distance of 16.27 feet to a point at the Northwest corner of Lot 1, said Block 66; thence South 0°00'00" West and along the West line of Lots 1 through 6, said Block 66, for a distance of 145.35 feet to a point on the South line of said Block 66; thence North 90°00'00" East and along said South line, for a distance of 130.00 feet to the Point of Beginning.

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20.LS-20969 (Lot-Split) (County) – Location: South of the southwest corner of East 176th Street North and North 129th East Avenue

STAFF RECOMMENDATION:

The Lot-Split proposal is to split an existing AG (Agriculture) tract into three tracts. The three resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on March 2, 2017 and had the following comment. The County Engineer requests a Right-of-Way dedication to total 50' along North Mingo Road.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Adams, Carnes, Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, "aye"; no "nays"; none "abstaining"; Walker, "absent") to **APPROVE** LS-20969 per staff recommendation.

OTHER BUSINESS

21. Commissioners' Comments

ADJOURN

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Adams, Carnes, Covey, Dix, Doctor, Fretz, Krug, Millikin, Reeds, Shivel, "aye"; no "nays"; none "abstaining"; Walker, "absent") to **ADJOURN** TMAPC meeting 2742.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 2:05 p.m.

Date Approved:

04-05-2017


Chairman

ATTEST:


Secretary