

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2751

Wednesday, August 2, 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	Carnes	Foster	Edmiston, Legal
Covey	Millikin	Hoyt	Silman, COT
Dix	Walker	Sawyer	
Doctor		Ulmer	
Fretz			
Krug			
Reeds			
Shivel			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, July 27, 2017 at 1:44 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:

Mr. Foster reported on the City Council agenda and actions taken. Mr. Foster stated work continues on the Subdivision Regulation Draft and the Landscape Ordinance. Mr. Foster reported work has been started on a Route 66 overlay but was in the early stages. Mr. Foster stated the Downtown Coordinating Council and downtown property owners have started discussions about the Jeff Speck's walkability study and implementing new zoning code standards for the downtown area.

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1. Minutes:

Approval of the minutes of July 19, 2017 Meeting No. 2750

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Reeds, Shivel, “aye”; no “nays”; none “abstaining”; Carnes, Millikin, Walker, “absent”) to **APPROVE** the minutes of the meeting of July 19, 2017 Meeting No. 2750.

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-921** (Lot-Combination) (CD 1) – Location: East of the southeast corner of South 51st West Avenue and West 8th Street South
3. **LS-21030** (Lot-Split) (CD 9) – Location: Southeast corner of South Birmingham Avenue and East 47th Street South
4. **LC-922** (Lot-Combination) (CD 1) – Location: Northwest corner of East Independence Street and Martin Luther King Junior Boulevard
5. **LC-923** (Lot-Combination) (CD 3) – Location: South and east of the southeast corner of North Florence Avenue and East King Street
6. **LC-924** (Lot-Combination) (CD 4) – Location: East of the northeast corner of South Atlanta Place and East 30th Street South
7. **LS-21032** (Lot-Split) (CD 5) – Location: Northwest corner of East 41st Street South and South 79th East Avenue
8. **LS-21033** (Lot-Split) (CD 6) – Location: North of the northeast corner of East 51st Street South and South 177th East Avenue
9. **LS-21035** (Lot-Split) (CD 1) – Location: Northwest corner of West Haskell Place and North Cheyenne Avenue
10. **LC-506** (Lot-Combination) (CD 4) – Rescission of LC-506 and Rescission of Lot-Combination Declarations – Location: Northwest corner of East 2nd Street South and South Detroit Avenue (related to LC-926)
11. **LC-926** (Lot-Combination) (CD 4) – Location: Northwest corner of East 2nd Street South and South Detroit Avenue (related to LC-506)

12. CW on 71st (CD 2) Final Plat – Location: East of the southeast corner of West 71st Street South and South Elwood Avenue

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Reeds, Shivel, “aye”; no “nays”; none “abstaining”; Carnes, Millikin, Walker, “absent”) to **APPROVE** Items 2 to 12 per staff recommendation.

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

PUBLIC HEARINGS:

Item 13 was withdrawn by applicant.

13. Z-7393 Nathan Cross (CD 7) Location: South of the southeast corner of South 75th East Avenue and East 61st Street requesting rezoning from **RS-3/CS** to **CG with optional development plan**. (Continued from June 21, 2017 and July 5, 2017) **(Withdrawn by Applicant)**

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14. PUD-221-I Brooks Pittman (CD 6) Location: South of East 41st Street and east and west of South 134th East Avenue requesting **Major Amendment to a PUD** to allow uses permitted within the RD and RS-3 districts

STAFF RECOMMENDATION:

SECTION I: PUD-221-I

DEVELOPMENT CONCEPT: The current development standards limit the uses of the subject lot to church and school uses, townhouses and duplexes. The applicant is proposing to allow uses which are allowed in the RD and RS-3 zones. **Currently, the proposed site is located within Development Area H of PUD-221-F.**

PUD-221-I DEVELOPMENT STANDARDS:

Revised Standards for Development Area H

Land Area: 3.75 Acres

Permitted Use: As established within the RD (Residential Duplex) District Chapter 5 of the City of Tulsa Zoning Code.

As established within the RS-3 (Residential Single Family) District Chapter 5 of the City of Tulsa Zoning Code.

Bulk and Area Requirements:

Maximum Number of Dwellings Units Allowed: 24 Dwelling Units

RD (Residential Duplex):

Lot Area: 6,900 Square Feet Minimum

Lot per Unit Area: 3,450 Square Feet Minimum

Lot Width: 60' Minimum

Street Frontage: 30' Minimum

Setbacks:

Arterial: 35' Minimum

Front Yard: 25' Minimum

Side Yard: 5' Minimum

Side Street/Corner Lot: 20'*

Rear Yard: 20' Minimum

Open Space: 2,000 Square Feet **Minimum**

Building Height: 35' **Maximum**

*Side Street/Corner Lot 15' Minimum with 20' Minimum in front of Garage.

Parking: 2 off street parking spaces required for each dwelling unit.

Entry Landscaping, Lighting and Signage:

Entry designs shall comply with Section 60.050 and 65 of the City of Tulsa Zoning Code, and meet any submittal and reviews required.

Other uses:

RS-3 as established in Chapter 5 of the Tulsa Zoning Code including Patio Houses.

All development standards established in PUD-221-F not amended by this proposal shall remain in effect.

VEHICULAR ACCESS AND CIRCULATION:

Ingress and egress to the development will be from E. 41st St South and S. 134th E. Avenue.

PEDESTRIAN ACCESS:

Sidewalks will be required for the neighborhood development. A sidewalk currently exists along S. 134th E. Ave. A sidewalk along E. 41st St South will be required. This area is identified in the GO Plan as having a sidewalk gap from S. 130th PI to S. 181st E. Ave.

PLATTING REQUIREMENT:

Major amendments to the PUD require a plat or plat waiver

EXPECTED SCHEDULE OF DEVELOPMENT:

No building permit shall be issued until the platting requirements of Section 1107F of the Zoning Code have been satisfied or a plat waiver shall be approved by the TMAPC.

No zoning clearance permit shall be issued until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

DETAILED STAFF RECOMMENDATION:

The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant's proposal is consistent with the provisions of the PUD chapter of the Tulsa Zoning Code, and;

The PUD development standards are consistent with the anticipated growth and future uses in this area, and;

The development standards identified in this PUD are non-injurious to the existing proximate neighborhood, therefore;

Staff recommends Approval of PUD-221-I as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The land use category for the proposed tract is Existing Neighborhood and an Area of Growth. The proposed use is compatible with the comprehensive plan designations.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Growth

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.

Transportation Vision:

Major Street and Highway Plan: East 41st Street South is designated as a Secondary Arterial.

Trail System Master Plan Considerations: The site is approximately 1 ½ miles west of the Mingo Trail. The Go Plan indicates a sidewalk gap in the vicinity with the entire 41st St. frontage being included.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant with no structures present.

Environmental Considerations: While this area is not identified to be within a floodplain, there is a stream which runs along the southern boundary which should be considered in the design of the development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 st Street	Secondary Arterial	100 ft	2
South 134 th East Avenue	None	50 ft	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-3	Existing Neighborhood	Stability	Single-Family
South	RS-3/PUD-221-F	Park and Open Space	Stability	Stream / Natural Area
East	RS-3/PUD-221-F	Existing Neighborhood	Growth	Vacant
West	RD	Existing Neighborhood	Growth	Cell Tower

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 19534 dated May 11, 1999 (PUD-221-F), 13313 dated November 14, 1974 (RS-3) established zoning for the subject property.

Subject Property:

PUD-221-F May 1999: All concurred in **approval** of a proposed *Major Amendment to PUD* on a 38± acre tract of land, to add church, school and accessory uses; to amend development standards and to reallocate floor area in development areas, on property located south and east of the southeast corner of East 41st Street and South 129th East Avenue, and also known as the subject property. The subject tract is located in Development Area H and is approved for institutional uses, churches and schools and 24 townhouses or patio homes.

PUD-221-A December 1981: All concurred in **approval** of a *Major Amendment to PUD* to convert the commercial portion of the CS floor area to multifamily purposes on a tract located on the southeast corner of East 41st Street South and South 129th East Avenue and also known as the subject property.

PUD-221 October 1979: All concurred in **approval** of a proposed *Planned Unit Development*, on a 160± acre tract of land, to develop for commercial, office, multifamily, single-family and industrial uses, in multiple Development Areas, subject to conditions, located at the southeast corner of East 41st Street and South 129th East Avenue and includes the subject tract.

Z-4712 November 1974: All concurred in **approval** of a request for *rezoning* a 160± acre tract of land from AG to 10 acres to CS; 15 acres to RM-1, 13 acres to RD and RS-3 on the remainder, on property located on the southeast corner of E. 41st St. and S. 129th E. Ave. and includes the subject property.

Surrounding Property:

No relevant history.

INTERESTED PARTIES COMMENTS:

Krista White 1334 East 43rd Place, Tulsa OK 74105
Ms. White would like clarification on what use is intended for the subject lot.

Brooks Pittman 1709 West Grainger Street, Broken Arrow, OK 74012
Mr. Pittman stated he was the applicant. Mr. Pittman stated the intended use of the subject property is duplexes or whatever is permitted in RS-3.

Mr. Dix stated to applicant whatever is permitted in RS-3 is a broad statement because it could be single story starter homes.

Mr. Pittman stated currently the plan is for duplexes because the geometry of the land doesn't allow much else.

Mr. Dix asked if the future fire station in this area was still going to be built.

Mr. Pittman stated the fire station was going to be a part of this rezoning but the City of Tulsa asked that it be removed from this application because the city did not want to change the zoning on this property.

Mr. Hoyt stated an application to amend a PUD for the fire station was coming to Planning Commission in a few weeks.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Reeds, Shivel, "aye"; no "nays"; none "abstaining"; Carnes, Millikin, Walker, "absent") to recommend **APPROVAL** of PUD-221-I **Major Amendment to a PUD** to allow uses permitted within the RD and RS-3 districts

Legal Description for PUD-221-I

BEG 1134.94E NWC NW TH S150 SE230.45 SE250.43 E258.06 N204.96 NWLY
CRV LF 55.02 N50 W676.96 POB SEC 28 19 14 3.752ACS

Section: 28 Township: 19 Range: 14

15.Z-7401 Plat Waiver (CD 3) Location: East of the northeast corner of East 46th Street North and North 129th East Avenue

STAFF RECOMMENDATION:

The platting requirement for this property is being triggered by an approval to rezone the property from AG to IH. Per Section 70.080-B, the City of Tulsa Zoning Code requires platting of any property that has been rezoned to accommodate the intensification of land use possibilities typically associated with a zoning map change.

The Technical Advisory Committee met on June 15, 2017 and the following items were determined:

1. The property under application has never been platted.
2. There have been no plats filed on any adjacent property to the site.
3. Currently, the property under application has no access to a public street. To acquire access, the property would need to be combined with adjacent unplatted property or provided an access easement.
4. Water line extension will be required. The existing 24" concrete line cannot be tapped for service. A parallel 12" water main line will be required along the property frontage.
5. There is currently no sanitary sewer service on site.
6. Any new structure on-site will require the installation of fire hydrants compliant with International Fire Code 2015 coverage requirements.
7. 46th Street North is State Highway 266. Access limitations should be applied and will need Oklahoma Department of Transportation approval.

Due to the unplatted nature of the property, multiple infrastructure requirements, and the rezoning to IH, staff recommends the processing of a subdivision plat on the property and **denial** of the plat waiver request.

STAFF COMMENTS:

Mr. Foster stated condition number 4 that states "a parallel 12" water main line will be required along the property frontage" could be removed because the applicant has been in talks with the City of Tulsa Development Services Department to determine a new configuration for that water line. Mr. Foster stated the new configuration was approved and will be contained completely in the right of way so there will not be any additional easement needed for that water line.

Applicant's Comments:

Nicole Watts KKT Architect, 2200 South Utica Place, Tulsa, OK

Ms. Watts stated the subject property is in a very unique area of town. The rock quarry is to the west of the property and Bird Creek is to the west. Ms. Watts stated everything around the subject property is industrial. Ms. Watts understands staff concerns about future development but everything that would be allowed on this property would have to be permitted by the City of Tulsa Permit Center. Ms. Watts stated the only reason for platting is to define setbacks and easements which would be addressed during the permitting process. Ms. Watts stated a lot combination is

being proposed so an existing drive could be used for access off the highway and any other future driveways that would be proposed would require an ODOT driveway permit and would have to have City of Tulsa approval. Ms. Watts stated any access points would have to be discussed with the City before any permits could be issued. Ms. Watts stated any of the other issues with the water and the sewer has been resolved. Ms Watts asked that the plat waiver be approved because this area does not have the normal circumstances and is surrounded by unusable areas.

Mr. Dix asked applicant what the use was going to be on the subject property.

Ms. Watts responded Tulsa Asphalt is the owner and would like to put a maintenance facility on the property for their own use.

Mr. Dix asked staff to give the one specific reason staff would like Planning Commission to deny the application.

Mr. Foster stated in an effort to be consistent, a month ago there was a very similar situation with a church in East Tulsa. The property had not been platted and was an undeveloped area of the city and in the permitting process when reviewing plans that are shown on lots, a plat helps to ensure accuracy in the boundary that is reflected and to show what is included in the use on the subject property. Mr. Foster stated due to the unplatted nature of property a plat waiver is considered to be unfavorable especially when the zoning category goes from something like AG which is extremely low in intensity, to something like IH which is on the complete opposite end of that spectrum. Mr. Foster stated he understands this is just a minor addition to applicant's use of adding a maintenance building.

Mr. Dix asked staff if there was an IH zoned property to the south.

Mr. Foster stated yes the IH property has already gone through City Council and was approved and that is what is triggering this platting requirement on this property. Mr. Foster stated the platting requirement is contained in this one square that is being requested however because the owner will have to seek access to a public street there will have to be a combination of other properties somewhere in their process.

Mr. Dix stated the applicant is doing a lot combination for access and Mr. Dix asked staff why the combination didn't come through first.

Mr. Foster stated he believes the applicant wanted to make sure they didn't need to plat the property before submitting a lot combination.

Mr. Dix asked the applicant if the ownership of this property and the surrounding properties were the same.

Ms. Watts answered “yes”.

Mr. Foster stated for informational purposes if Planning Commission decides to approve the plat waiver the Subdivision Regulations would by default require the applicant to file an Alta survey of record on the property due to the fact it is unplatted. There will be a filing of record on this property but the City of Tulsa’s preference would be the platting process and is properly reviewed.

Mr. Dix stated the surrounding property hasn’t been platted as well.

Mr. Foster stated “that is correct”.

Mr. Dix stated but all the surrounding property is owned by the applicant.

Mr. Foster answered “correct”.

Mr. Reeds stated the church Mr. Foster mentioned was denied by Planning Commission but it abutted other property owners, correct.

Mr. Foster stated “yes that is correct”.

Mr. Reeds stated the applicant owns the property completely surrounding the subject property and supports this application.

Mr. Dix stated if the applicant wants to do anything on any one of the properties the applicant will have to file a plat to do something other than the proposed application use. Mr. Dix stated the lot combination assures the access.

Mr. Reeds stated this isn’t affecting any neighbors because they are their own neighbors.

Mr. Foster stated yes they own all the properties and the lot combination would give the applicant the access they need. It is the preference of the City to accomplish that through platting.

Mr. Dix stated if there were other neighbors involved he might have an issue but since the applicant owns all the land Mr. Dix stated he is fine with not platting.

Mr. Foster stated staff looks to the future and the IH zoning will remain after the applicant has ceased use of the maintenance facility.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Reeds, Shivel, “aye”; no “nays”; none “abstaining”; Carnes, Millikin, Walker,

“absent”) to **APPROVE** Plat Waiver Z-7401 subject to the requirements of TAC and the Subdivision Regulations.

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16. Z-7384 Plat Waiver (CD 2) Location: Southeast corner of East 67th Street South and South Peoria Avenue

STAFF RECOMMENDATION:

The platting requirement for this property is being triggered by an approval to rezone roughly half of the property from OL to CS. Per Section 70.080-B, the City of Tulsa Zoning Code requires platting of any property that has been rezoned to accommodate the intensification of land use possibilities typically associated with a zoning map change.

The Technical Advisory Committee met on June 15, 2017 and the following items were determined:

1. The property was previously platted under the Keim Gardens Addition plat.
2. Adjacent property to the east and south has been platted.
3. Right-of-way dedications for South Peoria Avenue and East 67th Street have all been made.
4. Water service is available on site through existing 8” waterline.
5. Sanitary sewer is being extended to site and will require an additional easement. Easement will be obtained through IDP process.

Staff recommends **approval** of the plat waiver.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff’s recommendation.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Reeds, Shivel, “aye”; no “nays”; none “abstaining”; Carnes, Millikin, Walker, “absent”) to **APPROVE** Plat Waiver Z-7384 per staff recommendation

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17. Northstar Estates (County) Preliminary Plat, Location: South of the southwest corner of East 96th Street North and North Yale Avenue

STAFF RECOMMENDATION:

This plat consists of 12 lots, 1 block on 15.47± acres.

The Technical Advisory Committee (TAC) met on July 20th, 2017 and provided the following conditions:

1. **Zoning:** All property within the subdivision has been rezoned to RE (Residential – Estate). All proposed lots conform to the requirements of the Tulsa County Zoning Code.
2. **Addressing:** Addresses will be assigned by INCOG.
3. **Transportation & Traffic:** Provide 25' radius for intersection with North Yale Avenue. Label access and limits of no access along North Yale Avenue.
4. **Water:** Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots on final plat. Remove contours from the face of the final plat. Provide a scale and a north arrow for the location map. Show only platted subdivision boundaries in the location map and label all other property as "unplatted". Add street labels to location map. Ensure accuracy and consistency between written legal description and bearing angles shown graphically on the face of the plat.
6. **Stormwater, Drainage, & Floodplain:** Drainage plans must comply with Tulsa County standards. Any required easements must be properly located and dimensioned on final plat.
7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify oil & gas activity on the site. Provide plugging records for any plugged wells on site. 125' building setback is required from any active well or known well bore.

Waivers of Subdivision Regulations:

1. Applicant requests a waiver of Section 4.2.7 to permit a cul-de-sac length of 786'

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

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Reeds, Shivel, "aye"; no "nays"; none "abstaining"; Carnes, Millikin, Walker, "absent") to **APPROVE** the Preliminary Plat Northstar Estates per staff recommendation.

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18. Magnolia Ridge (County) Preliminary Plat, Location: West of the northwest corner of East 86th Street North and North Memorial Drive

STAFF RECOMMENDATION:

This plat consists of 284 lots, 18 blocks on 93.18 ± acres.

The Technical Advisory Committee (TAC) met on July 20th, 2017 and provided the following conditions:

1. **Zoning:** All property within the subdivision has been rezoned to RS (Residential – Single Family). All proposed lots conform to the requirements of the Tulsa County Zoning Code.
2. **Addressing:** Addresses will be assigned by INCOG.
3. **Transportation & Traffic:** Sidewalks shall be provided on both sides of residential streets and shall be observed in the covenants.
4. **Water:** Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat

approval.

5. **Sewer:** Sanitary sewer service to be provided by City of Owasso. Release will be required from City of Owasso for final plat.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots on final plat. Provide street names on face of plat. Show only platted subdivision boundaries in the location map and label all other property as “unplatted”. Add street labels to location map. Ensure accuracy and consistency between written legal description and bearing angles shown graphically on the face of the plat.
6. **Stormwater, Drainage, & Floodplain:** Drainage plans must comply with Tulsa County standards. Any required easements must be properly located and dimensioned on final plat.
7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Cox Communications has requested additional easements attached as “Exhibit A”. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify oil & gas activity on the site. Provide plugging records for any plugged wells on site. 125’ building setback is required from any active well or known well bore.

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:

John Hoot 8809 North 77th East Avenue, Tulsa, OK 74055

Mr. Hoot stated he had concerns about water runoff onto his property from the subject property.

Harley Swann 6755 South 4060 Road, Talala, Oklahoma 74080

The applicant stated he would comply with all Tulsa County standards for stormwater, drainage and floodplain regulations. Mr. Swann stated two of the ponds on the property would be expanded to handle the flood concerns.

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Reeds, Shivel, “aye”; no “nays”; none “abstaining”; Carnes, Millikin, Walker,

"absent") to **APPROVE** the Preliminary Plat Magnolia Ridge per staff recommendations.

OTHER BUSINESS

19. Commissioners' Comments

None

ADJOURN

TMAPC Action; 8 members present:

On **MOTION** of **DIX**, the TMAPC voted 8-0-0 (Adams, Covey, Dix, Doctor, Fretz, Krug, Reeds, Shivel, "aye"; no "nays"; none "abstaining"; Carnes, Millikin, Walker, "absent") to **ADJOURN** TMAPC meeting 2751.

ADJOURN

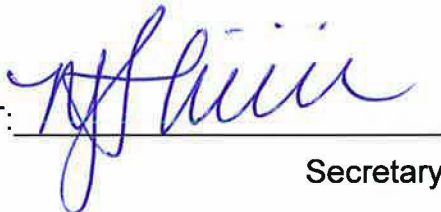
There being no further business, the Chair declared the meeting adjourned at 2:15 p.m.

Date Approved:

08-16-2017


Chairman

ATTEST:


Secretary