

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2469

Wednesday, January 24, 2007, 1:30 p.m.

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ard	Bayles	Alberty	Boulden, Legal
Cantees	Miller	Huntsinger	
Cantrell		Matthews	
Carnes			
Harmon			
Midget			
Shivel			
Wofford			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, January 19, 2007 at 2:00 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 Ard called the meeting to order at 1:30 p.m.

REPORTS:

Chairman's Report:

Mr. Ard reported on the training session held today with Development Services regarding stormwater management. Mr. Ard thanked staff for arranging the training session together. There will be a worksession immediately following today's meeting. Mr. Ard announced that the first item on the worksession, Comprehensive Plan Update, will not be heard today.

Director's Report:

Mr. Alberty reported on the City Council agenda.

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

Minutes:

Approval of the minutes of January 3, 2007, Meeting No. 2469

On **MOTION** of **HARMON**, the TMAPC voted 7-0-0 (Ard, Cantees, Cantrell, Carnes, Harmon, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Bayles, Midget, Miller "absent") to **APPROVE** the minutes of the meeting of January 3, 2007, Meeting No. 2469.

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Mr. Midget in at 1:35 p.m.

CONSENT AGENDA:

Application No.: PUD-417-C

SIGN PLAN

Applicant: Royal Sign & Graphic, Inc.

(PD-6) (CD-4)

Location: 1717 South Utica Avenue

STAFF RECOMMENDATION:

In January of 2002, the City of Tulsa Board of Adjustment approved a variance (BOA-19277) of the provisions of Section 1221.C.4.j to permit directional, warning and building identification signs to exceed 3 square feet of display surface area for the St. John Hospital campus, subject to the approval of such signs by the TMAPC as part of a detail sign plan under PUD-417. Subsequently, TMAPC approved a corresponding minor amendment to PUD-417 (PUD-417-6). The intention of the variance and minor amendment was to permit signage beyond what the code would allow subject to TMAPC review so as to provide sufficient signage for clear direction in a hospital campus environment.

In keeping with this determination, the applicant is now requesting TMAPC approval of a detail sign plan for wall signage related to a new Urgent Care facility within the St. John Hospital campus. The signage is proposed on the south and west walls, with 64.4 square feet and 49.6 square feet, respectively, of display surface area. There is an existing 27 square foot wall sign on the west elevation which would remain.

Staff finds the proposed wall signs to be appropriate for the hospital campus and in accord with PUD-417-6 as approved by TMAPC and recommends **APPROVAL** of the detail sign plan for PUD-417-C as proposed.

TMAPC COMMENTS:

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Ard, Cantees, Cantrell, Carnes, Harmon, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Bayles, Miller "absent") to **APPROVE** the consent agenda for the sign plan for PUD-417-C per staff recommendation.

COMPREHENSIVE PLAN

Mr. Ard stated that there has been a request to move Item 7.b. to the top of the remaining agenda due to a time constraint by one of the interested parties signed up to speak.

Consider Proposed Urban Renewal Plan Amendment to determine whether or not the changes are in accord with the Comprehensive Plan. Property located on Lot 3, Block 102, Tulsa-Original Town (214 South Cheyenne W. Avenue).

STAFF RECOMMENDATION:

Ms. Matthews reminded the Planning Commission that their role in this is simply to find the proposed amendment to the Urban Renewal Plan in accord with the Planning District Plan and in this case it is Planning District 1. Staff is recommending that the Planning Commission find this proposal in accord with the District 1 Plan.

TMAPC COMMENTS:

In response to Mr. Harmon, Ms. Matthews stated that the amendment covers the acquisition of a piece of property that is currently the site of the Tower View Apartments, which recently experienced a fire. The Urban Renewal Plan has three components: 1) Land Use Plan, 2) Relocation and Acquisition Plan, and 3) Financing Plan. The verbiage changes are to the Urban Renewal Plan and not to the District 1 Plan.

INTERESTED PARTIES:

Mark S. Schwartz, 119 North Robinson, Suite 777, Oklahoma City, 73102, referenced a letter requesting a continuance to February 21, 2007, which he submitted January 23, 2007. Mr. Schwartz explained that he recently was retained and the original plans that were in place for the subject property have been delayed due to the fire. However, now everything is in place and DEQ has approved the demolition of the building, which will start next week. There is a meeting at 2:00 p.m. today to discuss the subject property with the City of Tulsa. The amendment to the Urban Renewal Plan is the first step in giving the City the

ability to proceed on an eminent domain issue. The property owner has spent a lot of time and money on the issue of demolition of the subject building.

TMAPC COMMENTS:

Mr. Harmon reminded Mr. Schwartz that the Planning Commission is being asked to certify that the amendment to the Urban Renewal Plan is in accordance with the Comprehensive Plan and it doesn't affect any legal action that the property owner might have.

After a lengthy discussion it was determined that the Planning Commission wouldn't be hindering Mr. Schwartz's options or arguments regarding the subject property if the Urban Renewal Plan amendment were to be approved and found to be in accord with the District 1 Plan.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Ard, Cantees, Cantrell, Carnes, Harmon, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Bayles, Miller "absent") to recommend **APPROVAL** of the proposed Urban Renewal Plan Amendment and find that it is in accord with the District 1 Plan, a part of the Comprehensive Plan for Lot 3, Block 102, Tulsa-Original Town (214 South Cheyenne Avenue) per staff recommendation.

Review the Capital Improvement Plans for FY 2008 as submitted by the City of Tulsa to determine that they are in accord with the Comprehensive Plan.

STAFF RECOMMENDATION:

The TMAPC is charged by State statute with reviewing the City of Tulsa's annual Capital Improvements Projects requests for conformance with the Comprehensive Plan. Requests for FY 08 have been submitted and reviewed by TMAPC staff. Staff finds that they are either so specific as to be beyond the scope of the Plan (such as the Information Technology requests) and therefore having little or no land use impacts, or maintenance/repair projects of capital improvements the TMAPC has previously reviewed. The Comprehensive Plan encourages appropriate maintenance and repair of all publicly-funded improvements.

Staff recommends the TMAPC find these proposed CIP requests in accord with the Comprehensive Plan.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **HARMON**, TMAPC voted **8-0-0** (Ard, Cantees, Cantrell, Carnes, Harmon, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Bayles, Miller "absent") to recommend **APPROVAL** of the Capital Improvement Plans for FY 2008 as submitted by the City of Tulsa and find them in accord with the Comprehensive Plan per staff recommendation.

OTHER BUSINESS:

Application No.: PUD-533-B

DETAIL SITE PLAN

Applicant: Sack & Associates, Inc/Jim Beach (PD-5) (CD-5)

Location: Northeast corner of East 27th Street South and Skelly Drive

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for on-site sale and furniture manufacturing facility. The proposed use is in conformance with Development Standards of PUD-533-B.

The proposed building complies with setback, height and floor area restrictions. Proposed site lighting complies with development standards and the zoning code. The southernmost parking space of the west parking bay, located adjacent to the entrance, is 1 ½ to 2 feet short of the required 18-foot length, with the drive aisle likewise a few feet short of the required 24 feet width. This complicates an area where very little space is provided for stacking.

Net lot landscaped area and streetyard calculations exceed minimum requirements. A ten-foot wide landscaped buffer and six-foot screening fence is provided along the boundaries common with Lots 4 and 5 of Tri-Center Village and an eight-foot screening fence surrounds the storage area as required. Sidewalks will be installed along Skelly By-Pass, East 27th Street South and South 35th East Avenue per City of Tulsa and Subdivision Regulations.

Therefore, staff recommends **APPROVAL** of PUD-533-B detail site plan for Grizzly Mountain Mercantile subject to shifting the west parking bay a minimum of 1 ½ west feet in compliance with parking design standards per the zoning code.

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

Mr. Beach submitted a revised site plan (Exhibit A-1).

The applicant indicated his agreement with staff's recommendation.

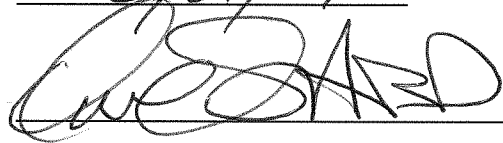
There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **HARMON**, TMAPC voted **8-0-0** (Ard, Cantees, Cantrell, Carnes, Harmon, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Bayles, Miller "absent") to **APPROVE** the detail site plan for PUD-533-B per staff recommendation.

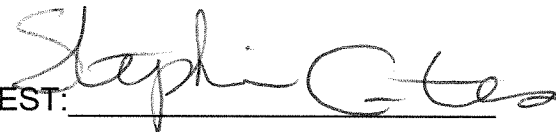
There being no further business, the Chair declared the meeting adjourned at 1:54 p.m.

Date Approved:

2/21/07


Chairman

ATTEST:



Secretary