

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1824
Wednesday, February 13, 1991, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Doherty, Secretary	Carnes	Gardner	Linker, Legal
Draughon, 2nd Vice	Coutant	Russell	Counsel
Midget, Mayor's Designee	Harris	Stump	
Neely	Horner	Peters	
Parmeale, Chairman			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, February 12, 1991 at 11:11 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmeale called the meeting to order at 1:36 p.m.

Minutes:

Approval of the minutes of January 30, 1991, Meeting No. 1822:

On MOTION of DOHERTY, the TMAPC voted 5-0-2 (Draughon, Midget, Neely, Parmeale, Woodard, "aye"; no "nays"; Doherty, Wilson, "abstaining"; Carnes, Coutant, Harris, Horner "absent") to **APPROVE** the minutes of the meeting of January 30, 1991 Meeting No. 1822.

Report of Receipts and Deposits:

Staff presented the Report of Receipts and Deposits for the month ended January 31, 1991 and advised that all items were in order. It was noted that it was down \$2,000 in comparison to the same time last year.

TMAPC ACTION; 7 members present:

On MOTION of DRAUGHON, the TMAPC voted 7-0-0 (Doherty, Draughon, Midget, Neely, Parmeale, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Horner "absent") to **APPROVE** the Report of Receipts and Deposits for the Month Ended January 31, 1991.

REPORTS:

Mr. Doherty reported that the Rules and Regulations Committee met on February 6, 1991 to discuss the Zoning Code Enforcement and Nuisance Abatement Study. He added that the study would be presented later in the meeting. The committee also discussed satellite and similar antennae and were continuing their work in that area.

Ms. Wilson advised that the **Budget and Work Program Committee** would meet on February 27, 1991 to discuss the current budget and work program along with the new fiscal program.

Director's Report:

Ms. Donna Peters presented the Zoning Code Enforcement and Nuisance Abatement Study to the Planning Commission. She commented that the Code Enforcement Division of the City of Tulsa had received the study and have already implemented many of the recommendations it suggests.

Mr. Draughon asked if the Protective Inspections Department had been involved in the study. Ms. Peters confirmed that they had and she had received their input.

Ms. Wilson noted that it was interesting that only two of the cities surveyed (Tulsa and Oklahoma City) did not have a code enforcement person present at a planning commission meeting. She highlighted that the study suggested copies of the minutes be sent to Code Enforcement if there is a code enforcement issue brought to the Planning Commission's attention. She inquired whether it would be beneficial for a member of code enforcement to attend the TMAPC meetings. Ms. Peters commented that division felt that staff time would be better utilized by using the time they would spend at the TMAPC meetings to be out in the field. Ms. Wilson suggested that in addition to sending Code Enforcement a copy of the minutes, TMAPC should send a letter requesting that the matter be looked into and reported back to TMAPC. Mr. Midget commented that Code Enforcement had recently designated an individual to work on zoning code problems which should help expedite, monitor and track any problems.

Chairman Parmele advised that without objection the Planning Commission would receive and file the study.

Correction to Minor Amendment PUD 268-12:

Mr. Stump advised that the applicant's outline development plan stated that the maximum units would be 19. The subdivision plat that TMAPC approved actually contained 20 lots. This correction would change the text to be in conformance with the subdivision plat.

Chairman Parmele directed staff to make the appropriate correction.

CONTINUED PUBLIC HEARING

Application No.: Z-6298 Present Zoning: RS-3
 Applicant: Hall (Fuller, Hall, Allee) Proposed Zoning: CG
 Location: North of the NE/c of 61st Street & 33rd West Avenue
 Date of Hearing: August 15, 1990
 Continuance Requested by Applicant to: September 12, 1990
 Additional Continuance Requested by Applicant to: October 10, 1990
 Additional Continuance Requested by Applicant to: January 9, 1991
 Additional Continuance Requested by District 8 Planning Team to:
 February 13, 1991
 Additional Continuance Requested by Applicant to: March 6, 1991

Chairman Parmele advised the Commission that the Applicant was requesting additional continuance until after the public hearing regarding a linear development area for the area around 33rd West Avenue. Staff suggested a continuance until March 20, 1991.

There were no interested parties present.

TMAPC ACTION; 7 members present:

On MOTION of DOHERTY, the TMAPC voted 7-0-0 (Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Horner "absent") to CONTINUE the public hearing for Z-6298 until March 20, 1991, 1:30 p.m., Francis F. Campbell City Council Room, 200 Civic Center.

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PUD 289: Detail Sign Plan - Southwest corner of East 71st Street South and South Yale Avenue. Lot 1, Block 1 Executive Center

Staff Recommendation:

The applicant is requesting Detail Sign Plan approval for a ground sign near the northeast entrance to the office building on Lot 1, Block 1 of Executive Center. From information submitted by the applicant and staff field investigation, it was determined that the number and size of the existing signs in both Lots 1 and 2 of the PUD exceed the limits imposed by the zoning code. None of these existing signs has been given Details Sign Plan approval by the TMAPC. Below is a table showing what is allowed under the zoning code and what signage exists on the site.

	<u>Allowed by Zoning Code</u>	<u>Existing</u>
<u>LOT 1</u>		
71st Street Frontage	1 business sign - max. 115 SF 1 real estate sign - max. 32 SF	1 business sign - total of 32 SF 2 real estate signs - total of 96 SF
Yale Avenue Frontage	1 business sign - max. 675 SF 1 real estate sign - max. 32 SF	1 business sign - total of 18 SF 1 real estate sign - total of 32 SF

PUD 289 Detail Sign Plan

cont.

LOT 2

Yale Avenue Frontage

1 business sign - max. 52 SF

2 business signs - total of 232 SF

1 real estate sign - max. 32 SF

Since the existing signage already exceeds the permissible limits, Staff recommends **DENIAL** of this Detail Sign Plan and would suggest Code Enforcement be contacted to bring the complex into compliance with the zoning code.

Comment's and Discussion:

Ms. Wilson asked why the applicant should be penalized when actually he was the only one trying to get a legal sign. She stated that maybe he should be the first legal sign that would be approved. Then go after the others who are not in compliance. Mr. Stump stated that allowing him to have his sign would just be adding another sign which would be in violation of the code. This is the best time to force the others into compliance.

Mr. Draughon inquired whether Code Enforcement could be of some help. Mr. Stump stated that they could.

Applicant's Comments:

Mr. Bryan Ward, Amax Sign Company 9520 East 55th Place
Mr. Ward commented that quite often his company makes an application for a sign permit only to find that someone has illegally put in a sign using up the maximum allowable square footage of sign area on the lot. This makes it tough for those who want to go through the legal process and do it right. He recommended that Code Enforcement enforce the codes that are already established for the PUD. He further stated that he hoped that the code would be enforced and that their application would be the first to legally apply for the allowable square footage of sign area.

Chairman Parmele stated that perhaps the owner of the property should be required to approve an application for a sign, when there are multiple tenants. Mr. Stump stated that it typically had not been a problem.

The Commissioners discussed the problem of there being so many different tenants and what would be the proper procedure to follow in order to allow the applicant's sign along with bringing the other signs into compliance. Staff commented that they were not certain whether any of the other owners of the existing signs had ever applied for a permit. It was decided that the sign plan should be continued until a later date to allow staff time to review the entire property and to determine what has been permitted and what the owners would like to see happen on the property.

Interested Parties:

Rosalind Bays

7223 South Urbana

Ms. Bays stated that she would like the Planning Commission to look at the signs on the building as they are becoming objectionable.

PUD 289 Detail Sign Plan

cont.

There were other interested parties present who stated they would wait until the date of continuance to voice their opinions.

TMAPC ACTION; 7 members present:

On **MOTION** of **DRAUGHON**, the TMAPC voted **7-0-0** (Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Horner "absent") to **CONTINUE** the Detail Sign Plan for PUD 289 until March 13, 1991, 1:30 p.m., Francis F. Campbell City Council Room, 200 Civic Center.

Chairman Parmele directed staff to prepare a letter to Code Enforcement requesting that they inspect the area and ask that all illegal be signs removed. He suggested a meeting between the applicant, the owners and staff would be beneficial.

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**PUD 208: Comprehensive Detail Sign Review.
Southeast corner of East 71st Street South and South Yale Avenue.**

Chairman Parmele advised that the Applicant was requesting a continuance.

Applicant's Comments:

Pat Fox 2250 East 73rd
Mr. Fox was present representing the owner of the property. He commented that they would like to meet with the neighborhood and staff regarding some issues that have arisen.

Staff recommended a 30 day continuance.

TMAPC ACTION; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Doherty, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Coutant, Harris, Horner "absent") to **CONTINUE** the public hearing for PUD 208 until March 13, 1991, 1:30 p.m., Francis F. Campbell City Council Room, 200 Civic Center.

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PUD 179-C: Detail Site Plan approval for Development Area C, south of the southwest corner of East 71st Street South and South 85th East Avenue

Staff Recommendation:

The Applicant is proposing a Detail Site Plan for a 96,000 SF retail building in Development Area C. After review staff finds the site plan to generally be in conformance with the PUD conditions. Staff's only reservation concerns the very large parking area, approximately 300' x 450', which is unbroken by

landscaping and produces a "sea of asphalt" appearance. Staff would recommend that the parking lot be broken up by at least one additional row of landscaped parking islands approximately half way between the two existing rows of islands proposed. If the number of parking spaces proposed is critical to the Applicant, the parking islands on the north end of the parking lot could be reduced in width to replace the parking spaces which would be lost because of the parking islands proposed in the middle of the parking lot. Staff would also note that when the Detail Landscape Plan for this site is reviewed, Staff would like to see significant landscaping provided along the south boundary of Development Area C. This would screen the loading areas on the rear of this retail building from the offices which face north on the south side of 73rd Street.

With the above mentioned conditions, staff recommends **APPROVAL** of the Detail Site Plan for PUD 179-C Development Area C.

Applicant's Comments:

Roy Johnsen, attorney

324 Main Mall

Mr. Johnsen stated that the applicant objected to the staff's recommendation to require additional landscaped parking islands. He stated the applicant was in agreement that significant landscaping should be provided along the south boundary and they were anticipating doing that.

Mr. Johnsen advised that their plan called for 10.7% of landscape space. He advised that they should not be compared to the Square One Shopping Center located on 91st Street and Memorial Drive. The applicant was proposing putting more landscaping on a smaller acreage. The scale is substantially different. He further advised that at this time there is not a standard for parking lot landscaping. Although a study is underway, it seems unfair to enforce the suggestions of the study before it has been adopted.

Comments and Discussion:

Ms. Wilson asked if the proposed increased design change would increase the cost of the project so much that the applicant would not be able to continue. Mr. Johnsen advised that it would not kill the project but it would make it more difficult.

Mr. Draughon commented that he felt the landscaping would be beneficial to prevent the "seas of asphalt" that sometimes occurs in large parking areas. He stated that he personally would like to see an island or two of trees in the lot from the standpoint of health and more green space.

Mr. Johnsen reiterated the comments he made earlier that TMAPC does not have an adopted standard and therefore a standard should not be imposed.

Mr. Doherty advised that he was in favor of the additional parking landscaping, but he did not feel that it should be imposed at this time

PUD 179-C

cont.

since there was not an adopted standard. He noted that the Commission is in favor of having as much landscaping and breaking up of parking areas as possible in future applications.

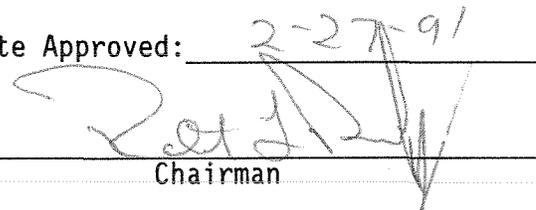
Mr. Midget questioned whether the applicant would be providing trees. Mr. Johnsen confirmed that they were in the plans and would be presented when the applicant presented a Detail Landscape Plan.

TMAPC ACTION; 7 members present:

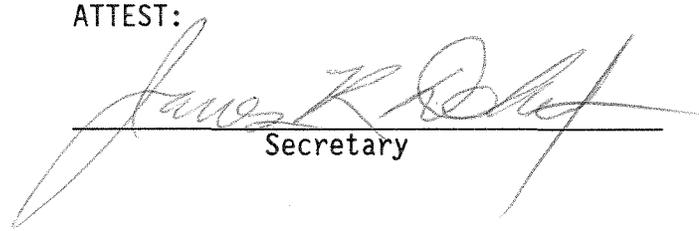
On MOTION of WILSON, the TMAPC voted 6-0-1 (Doherty, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; Draughon "abstaining"; Carnes, Coutant, Harris, Horner "absent") to APPROVE the Detail Site Plan For PUD 179-C as recommended by staff, excluding the requirement for additional parking landscape islands.

There being no further business, the Chairman declared the meeting adjourned at 2:26 p.m.

Date Approved: 2-27-91


Chairman

ATTEST:


Secretary

