

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2306

Wednesday, April 10, 2002, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Dick	Bayles	Beach	Romig, Legal
Harmon	Carnes	Dunlap	
Jackson	Hill	Fernandez	
Ledford	Horner	Huntsinger	
Pace	Midget	Stump	
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, April 8, 2002 at 10:35 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 Harmon called the meeting to order at 1:30 p.m.

Minutes:

Approval of the minutes of March 20, 2002, Meeting No. 2303

On **MOTION** of **WESTERVELT**, the TMAPC voted 6-0-0 (Dick, Harmon, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Carnes, Hill, Horner, Midget "absent") to **APPROVE** the minutes of the meeting of March 20, 2002, Meeting No. 2303.

Minutes:

Approval of the minutes of March 27, 2002, Meeting No. 2304

On **MOTION** of **WESTERVELT**, the TMAPC voted 6-0-0 (Dick, Harmon, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Carnes, Hill, Horner, Midget "absent") to **APPROVE** the minutes of the meeting of March 27, 2002, Meeting No. 2304.

REPORTS:

None.

ITEMS TO BE CONTINUED:

APPLICATION NO.: PUD-659

RS-3 to PUD

Applicant: Patrick Fox

(PD-6) (CD-9)

Location: West of southwest corner of East 31st Street and South Utica Avenue

Staff Recommendation:

The applicant has requested a continuance to April 24, 2002.

Applicant's Comments:

Roy Johnsen, 201 West 5th Street, Suite 501, Tulsa, Oklahoma 74103, stated that Mr. Hardwick lives in an addition that is immediately adjoining on the west and he wanted the Planning Commission to know that his not attending is not an indication of any lack of interest in the subject matter. Mr. Johnsen indicated that Mr. Hardwick has no objection to the continuance.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **WESTERVELT**, TMAPC voted 6-0-0 (Dick, Harmon, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Carnes, Hill, Horner, Midget "absent") to **CONTINUE** PUD-659 to April 24, 2002 at 1:30 p.m.

Commissioner Dick announced that he would be abstaining from the following item.

SUBDIVISIONS:

FINAL PLAT:

Montereau in Warren Woods – PUD-641 (383)

(PD-18-B) (CD-7)

Location: North of East 71st Street, East of Granite Avenue, 49.74 acres

This plat consists of one lot in one block on 49.74 acres. The property will be used for a continuing care retirement community including single-family cottages, apartment units, assisted living units, a nursing care facility and a commons/wellness center.

Staff recommends approval of the final plat with the following condition:

1. Public Works must release the subdivision per their area of expertise.

The applicant requested that this item be put before the Planning Commission in the belief that the release letter would be received before the TMAPC meeting on April 10, 2002. Signatures will be withheld until the above condition is complied with, should the Commission choose to approve the Plat as conditioned.

Mrs. Fernandez stated that staff received the release letter from Public Works, everything is in order and staff recommends **APPROVAL**.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **WESTERVELT**, TMAPC voted 5-0-1 (Harmon, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; Dick "abstaining"; Bayles, Carnes, Horner, Hill, Midget "absent") to **APPROVE** the final plat for Montereau in Warren Woods as recommended by staff.

ZONING PUBLIC HEARING

APPLICATION NO.: PUD-559-A-3

MINOR AMENDMENT

Applicant: Eric Sack

(PD-18) (CD-8)

Location: East of northeast corner of East 91st Street and Mingo Road

Staff Recommendation:

Development Area A (See Exhibit A) of PUD-599-A consists of 59 acres located at the northwest corner of East 91st Street and South Mingo Valley Expressway. The following uses were approved for Development Area A:

Use permitted in Use Unit 2, Hospital, Nursing Home, Residential Treatment Center, and Helipad only; Use Unit 4, Ambulance Services and Antenna and Supporting Structures only; Use Unit 8, Elderly/Retirement Housing, Life Care Retirement Center and Community Group Homes only; Use Unit 10, Off-Street Parking and Parking Structures; Use Unit 11, Offices, Studios and Support Services; Use Unit 12, Enclosed Eating Establishments only (exclusive of hospital accessory food services); Use Unit 14, Ancillary Retail Sales (exclusive of hospital accessory retail uses), including Drug Store, Health Food and Medication Equipment and Supplies; Use Unit 19, Hospital Affiliated Health Club, Fitness and Wellness Center only; Use Unit 21, Business Signs only; Use Unit 22, Scientific Research and Development; and uses customarily accessory to permitted uses.

And the following Maximum Aggregate Building Floor Area was approved:

All Permitted Uses 635,000 SF

Within that total floor area the following maximums are established for specific uses.

Ancillary Retail Sales (including Drug Store, Health Food and Medical Equipment and Supplies) 25,000 SF

Eating Establishments 20,000 SF

In 1998 TMAPC approved a final plat (SouthCrest Medical Campus) in Development Area A (see Exhibit B). The SouthCrest Medical Campus tract was approved for the following Maximum Aggregate Building Floor Area:

All Permitted Uses 400,000 SF

Within that total floor area the following maximums were established for specific uses.

Ancillary Retail Sales (including Drug Store, Health Food and Medical Equipment and Supplies) 5,000 SF

Enclosed Eating Establishments 5,000 SF

PUD-599-A was approved by the City Council in 1999 and allowed two outdoor advertising signs. One to be located in Development Area A and the other in Development Area B. All other existing requirements for PUD-599 continued to apply.

In October 2000 TMAPC approved a minor amendment (PUD-599-A-2), which divided Development Area A into three tracts. The SouthCrest Medical Campus tract was divided into Tract 1 (hospital tract) and Tract 2 (office tract). Tract 3 (unplatted area) was approved for the following Maximum Aggregate Building Floor Area:

All Permitted Uses 235,000 SF

Within that total floor area the following maximums are established for specific uses.

Ancillary Retail Sales (including Drug Store, Health Food and Medical Equipment and Supplies)	20,000 SF
Eating Establishments	15,000 SF

Tract 3 (unplatted area) is the subject of this minor amendment.

The applicant is proposing to divide Tract 3 (unplatted area) into two tracts (see Exhibit C) and assign floor area for each tract in order to process a plat for one of the tracts. The proposed plat (SouthCrest Medical Campus II) consists of one lot in one block on 5.03 acres (see Exhibit D) and is located at the northeast corner of East 91st Street and South 101st East Avenue. The remainder tract contains 14.67 acres, abuts the SouthCrest Medical Campus II tract on the north and east and extends to the north along the Mingo Valley Expressway right-of-way to the north. The following lot area and maximum aggregate building floor area are proposed for the SouthCrest Medical Campus II tract:

Lot Area 5.03 Acres

Maximum Aggregate Building Floor Area

All Permitted Uses 85,000 SF

Within that total floor area the following maximums are being established for specific uses.

Ancillary Retail Sales (including Drug Store, Health Food and Medical Equipment and Supplies)	-0- SF
Eating Establishments	-0- SF

The net land area and maximum aggregate building floor area of the remainder tract would be as follows:

Net Land Area 14.67 Acres

Maximum Aggregate Building Floor Area:

All Permitted Uses 150,000 SF

Within that total floor area the following maximums are established for specific uses.

Ancillary Retail Sales (including Drug Store, Health Food and Medical Equipment and Supplies)	20,000 SF
Eating Establishments	15,000 SF

Staff finds that the request is minor in nature and substantial compliance is maintained with the approved development plan and the purposes and standards of the PUD Chapter. Therefore, staff recommends **APPROVAL** of PUD-559-A-3 (Minor Amendment) subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein
2. Requirements of PUD-559 and PUD-559-A as amended unless modified below
3. Development Standards:

TRACT 3 – UNPLATTED AREA

SouthCrest Medical Campus II

Lot Area: 2,19247 SF 5.0332 Acres

Permitted Uses:

Uses included within Use Unit 2, Hospital, Nursing Home, Residential Treatment Center, and Helipad only; Use Unit 4, Ambulance Services and Antenna and Supporting Structures only; Use Unit 8, Elderly/Retirement Housing, Life Care Retirement Center and Community Group Homes only; Use Unit 10, Off-Street Parking and Parking Structures; Use Unit 11, Offices, Studios and Support Services; Use Unit 19, Hospital Affiliated Health Club, Fitness and Wellness Center only; Use Unit 22, Scientific Research and Development; and uses customarily accessory to permitted uses.

Maximum Building Floor Area: 85,000 SF

Maximum Land Coverage of Buildings Per Lot: 30%

Remainder Tract (Unplatted)

Lot Area: 6,38873 SF 14.6665 Acres

Permitted Uses:

Use included within Use Unit 2, Hospital, Nursing Home, Residential Treatment Center, and Helipad only; Use Unit 4, Ambulance Services and Antenna and Supporting Structures only; Use Unit 8, Elderly/Retirement Housing, Life Care Retirement Center and Community Group Homes only; Use Unit 10, Off-Street Parking and Parking Structures; Use Unit 11, Offices, Studios and Support Services; Use Unit 12, Enclosed Eating Establishments only (exclusive of hospital accessory food services); Use Unit 14, Ancillary Retail Sales (exclusive of hospital accessory retail uses), including Drug Store, Health Food and Medication Equipment and Supplies; Use Unit 19, Hospital Affiliated Health Club, Fitness and Wellness Center only; Use Unit 21, Business Signs and Outdoor Advertising; Use Unit 22, Scientific Research and Development; and uses customarily accessory to permitted uses.

Maximum Aggregate Building Floor Area:

All Permitted Uses: 150,000 SF

Maximum Building Floor Area for Specific Uses:

Ancillary Retail Sales (including Drug Store, Health Food and Medical Equipment and Supplies) 20,000 SF

Eating Establishments 15,000 SF

Maximum Land Coverage of Buildings: 30%

If the permitted outdoor advertising sign is visible from a proposed residential use, the residential use area shall be set back from such sign a minimum distance as follows:

- a. 150 feet if the display surface area of the sign is 300 square feet or less; or
- b. 200 feet if the display surface area of the sign is greater than 300 feet.

TMAPC Comments:

Mr. Harmon asked what formula was used to determine the allocation of square feet. In response, Mr. Dunlap stated that the preliminary plat for SouthCrest Medical Campus II was requesting a smaller ratio of floor area than the actual development area would indicate that they were allowed. The applicant actually wanted less floor area than they would be allowed.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **WESTERVELT**, TMAPC voted 6-0-0 (Dick, Harmon, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Carnes, Horner, Hill, Midget "absent") to **APPROVE** the minor amendment for PUD-559-A-3 subject to the conditions as recommended by staff.

PRELIMINARY PLAT:

SouthCrest Medical Campus II - PUD 559 / Z-5888-SP-1 (1884) (PD 18) (CD 8)
East 91st Street South and South 101st East Avenue (Northeast Corner)

Staff Recommendation:

This plat consists of one lot in one block and one reserve on 5.03 acres. The property will be developed for commercial uses under the PUD and Corridor Site Plan.

The following were discussed **February 21, 2002** at the Technical Advisory Committee (TAC) meeting:

1. Zoning:

Staff: The subject is part of a larger PUD and Corridor Site Plan. A minor amendment will be processed to allocate floor area to this tract. The plat will follow that amendment to the TMAPC approximately March 20, 2002.

2. Streets/access:

Staff: All developments in the corridor district must have their principal access from a corridor collector street. Access limits should be shown along 101st East Avenue and possibly no access to 91st Street.

Public Works Traffic & Transportation: No concerns with limiting access along 101st East Avenue; add LNA along 91st Street; add radius at northwest corner.

Result of discussion: Recommend any access to 91st Street must be approved by Traffic Engineering.

Applicant: Wants one access location at the east end of property near southeast corner. Noted that Highway 169 has no exit ramp access here. Ramp passes overhead. No conflict.

3. Sewer:

Staff: No additional information.

Public Works Waste Water: Extend sewer main to serve property. Provide appropriate easements and dedication language.

Applicant: No comments.

4. Water:

Staff: No additional information.

Public Works Water: No comments.

Applicant: No comments.

5. Storm Drainage:

Staff: No additional information.

Public Works Stormwater: No comments.

Applicant: No comments.

6. Utilities:

Staff: No additional information.

Franchise Utilities: No comments.

Applicant: No comments.

Staff recommends **APPROVAL of the preliminary plat** subject to the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. Any access to 91st Street must be approved by Traffic Engineer before final plat is released.
2. Provide sanitary sewer easements and appropriate language in deed of dedication to accommodate sewer main extension.

Standard Conditions:

1. All conditions of PUD-559 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
2. 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.
3. 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.)
4. 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).
5. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
6. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
7. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
8. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
9. Street names shall be approved by the Public Works Department and shown on plat.

10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
12. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
13. 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.)
14. 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.
15. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
16. 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.)
17. The method of water supply and plans therefore shall be approved by the City/County Health Department.
18. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
19. The key or location map shall be complete.
20. 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.)
21. 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.)
22. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

23. All other Subdivision Regulations shall be met prior to release of final plat.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **WESTERVELT**, TMAPC voted 6-0-0 (Dick, Harmon, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Carnes, Hill, Horner, Midget "absent") to recommend **APPROVAL** of the preliminary plat for SouthCrest Medical Campus II subject to special conditions and standard conditions as recommended by staff.

Mr. Ledford announced that he would be abstaining from PUD-523-B and AC-062.

OTHER BUSINESS:

APPLICATION NO.: PUD-523-B

DETAIL SITE PLAN

Applicant: Mark Thomas

(PD-18) (CD-8)

Location: 8281 South Memorial

Staff Recommendation:

The applicant is requesting approval of a detail site plan for a new retail strip center. The proposed uses are in conformance with PUD-523-B development standards.

The site plan as submitted meets all other development standards, including building setbacks. The southwest corner of the site extends into Memorial Drive right-of-way and is permitted through a license agreement with the City of Tulsa.

Bulk trash containers, located on the north and south sides of the building, are screened. Lighting is provided by light poles on the north, west and south sides of the building, and by wall packs on the building's east side. Pole height appears to be 30' as per specs provided; however, staff recommends that detail drawings of the pole be submitted as required. The screening wall on the east side of the site, according to drawings submitted, should block view of those lights from the abutting residential.

Staff recommends **APPROVAL** of PUD-523-B detail site plan as submitted with the additional requirement that detail drawings of the light poles be provided and one additional parking space be provided within the lot boundaries.

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

The applicant was not present.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **WESTERVELT**, TMAPC voted 5-0-1 (Dick, Harmon, Jackson, Pace, Westervelt "aye"; no "nays"; Ledford "abstaining"; Bayles, Carnes, Horner, Hill, Midget "absent") to **APPROVE** the detail site plan for PUD-523-B subject to the detail drawings of the light poles be provided and one additional parking space be provided within the lot boundaries as recommended by staff.

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APPLICATION NO.: AC-062

ALTERNATIVE COMPLIANCE

Applicant: Mark Thomas

(PD-18) (CD-8)

Location: 8281 South Memorial

Staff Recommendation:

The applicant is requesting approval of a detail landscape plan for a new retail strip center.

In terms of percentage of street yard and net lot area, the landscape plan as submitted meets development standards, with the exception of the southwest corner of the site, which extends into the Memorial Drive right-of-way through a license agreement with the City of Tulsa. The requirement for a five-foot landscaped area along a street right-of-way cannot be met in this area. The applicant proposes to meet requirements through alternative compliance by landscaping a five-foot strip adjacent to the parking and within the area permitted for use by the City through the license agreement. Although not designated at this time on the landscape plan, this five-foot strip must also be provided in the "license agreement area" that is north of the access drive.

Staff recommends **APPROVAL** of AC-062 alternative compliance/ landscape plan, contingent upon extension of a five-foot landscape strip adjacent to the parking and within the "license agreement area" located north of the access drive.

The applicant was not present.

There were no interested parties wishing to speak.

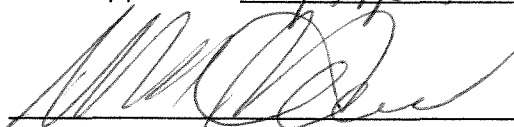
TMAPC Action; 6 members present:

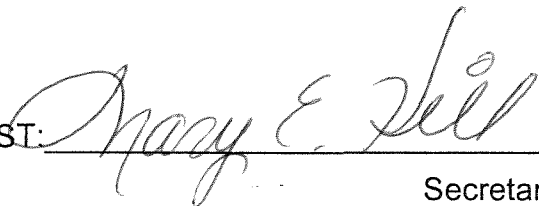
On **MOTION** of **PACE**, TMAPC voted 5-0-1 (Dick, Harmon, Jackson, Pace, Westervelt "aye"; no "nays"; Ledford "abstaining"; Bayles, Carnes, Horner, Hill, Midget "absent") to **APPROVE** the alternative compliance/landscaping plan for AC-062 subject to an extension of five-foot landscape strip adjacent to the parking within the "license agreement area" located north of the access drive as recommended by staff.

Commissioners' Comments:

Mr. Westervelt stated that there are exhibits in today's agenda that would be appropriate for information gathered for the work program.

There being no further business, the Chairman declared the meeting adjourned at 1:45 p.m.

Date Approved: 4/24/02

Chairman

ATTEST: 
Secretary