

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2316

Wednesday, July 24, 2002, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Bayles	Carnes	Dunlap	Romig, Legal
Hill	Coutant	Huntsinger	
Horner	Dick	Stump	
Jackson	Harmon		
Ledford			
Midget			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, July 22, 2002 at 9:50 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, Vice Chairman Jackson called the meeting to order at 1:30 p.m.

### **REPORTS:**

#### **Director's Report:**

Mr. Stump reported that there is a final plat on the City Council agenda for July 25, 2002.

Mr. Stump stated that the County Board of Adjustment approved the amended the proposed fees. He indicated that all new fees have been adopted by the Planning Commission, City Council, and Board of County Commissioners.

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## ZONING PUBLIC HEARING

**APPLICATION NO.:** PUD-586-A-1

**MINOR AMENDMENT**

**Applicant:** Darin Akerman

(PD-18) (CD-8)

**Location:** Northeast corner of East 91<sup>st</sup> Street and South Mingo Valley Expressway

**Staff Recommendation:**

PUD-586 was approved by the City Council in June, 1998. The PUD consisted of 137 acres located on the northeast corner of Mingo Valley Expressway and East 91<sup>st</sup> Street. Uses were approved that permitted a medical complex in a campus setting, which included related office and residential facilities within adjoining development areas. An area of approximately 29 acres (net) (Development Area C) located at the intersection of East 91<sup>st</sup> Street and South Garnett Road was designated for the retail/shopping development.

A major amendment, PUD-586-A, was approved by the City Council in January 2002. This major amendment permitted two outdoor advertising signs in Development Area A.

The applicant is requesting a minor amendment to the PUD in order to establish two development areas in Development Area A and establish standards. Development Area A-1 would consist of the south 20 acres of Development Area A and Development Area A-2 would consist of remaining 54 acres of Development Area A.

Staff finds that the request is minor in nature and substantial compliance is maintained with the approved development plan and purposes and standards of the PUD Chapter. Therefore, staff recommends **APPROVAL** of PUD-586-A-1 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

**DEVELOPMENT AREA A-1**

**Net Land Area:**

20 Acres \*

\*The boundaries of the development areas are conceptual and minor modification may be made pursuant to final platting; however, the acreage of the development shall not be altered by more than 10%.

**Permitted Uses:**

Hospital and uses included within Use Unit 2, Area-Wide Special Exception Uses but limited to nursing home, residential treatment center, and helipad; uses included within Use Unit 4, Public Protection and Utility Facilities but limited to ambulance services and antenna and supporting structures; uses included within Use Unit 8, Multifamily Dwelling and Similar Uses but limited to elderly/retirement housing, life care retirement center and community group homes; uses included within Use Unit 10, Off-Street Parking Areas; uses included within Use Unit 11, Offices, Studios and Support Services; uses included within Use Unit 12, Eating Establishments Other than Drive-Ins; hospital affiliated health club, fitness and wellness center; hotel; Business Signs and Outdoor Advertising within Use Unit 21; uses included within Use Unit 22, Scientific Research and Development; and uses customarily accessory to permitted principal uses.

**Maximum Floor Area Ratio of Any Lot:**

Nonresidential	0.60
Residential except elderly/retirement housing	0.50

**Minimum Livability Space Per Lot:**

Elderly/retirement housing:  
200 SF per dwelling unit.

**Maximum Land Coverage by Buildings Per Lot:** 30%

**Maximum Number of Dwelling Units/Lot:**

30 dwelling units per acre.

**Maximum Building Height:** 160 FT

**Minimum Building Setbacks:**

From the north development area boundary	25 FT
From expressway right-of-way	25 FT
From the centerline of East 91 <sup>st</sup> Street	110 FT
From the centerline of Collector	55 FT
From other development area boundaries	25 FT
From other internal lot lines and streets:	
As established by Detail Site Plan review and approval.	

**Off-Street Parking:**

As required for the applicable use.

**Minimum Landscaped Open Space Per Lot (Non-Residential Uses):**

15% of the net area.

**Business Signs:**

- A. Business signs shall be subject to the general use conditions set forth in Section 1103.B.2. and the following requirements:
- B. The number of ground signs in the Development Area A-1 shall not exceed:
  - (1) two on East 91<sup>st</sup> Street South
  - (2) Two on internal collectors
  - (3) One on Mingo Valley Expressway
- C. Ground signs shall not exceed 12 feet in height when adjacent to a collector street or public or private minor streets.
- D. Ground signs adjacent to 91<sup>st</sup> Street and outside the freeway sign corridor shall not exceed an aggregate display surface area of one square foot for each lineal foot of arterial street frontage within the lot nor more than 25 feet in height.

- E. Ground signs within a freeway sign corridor oriented toward the Freeway shall:
  - (1) not exceed an aggregate display surface area of one square for each lineal foot of freeway frontage within the lot;
  - (2) not exceed 40 feet in height;
  - (3) Be spaced at least 300 feet from any other ground sign.
- F. Business signs on lots abutting a public or private interior street shall not exceed an aggregate display surface area of two-tenths of one square foot for each lineal foot of street frontage.
- G. For non-residential uses, wall and canopy signs shall not exceed an aggregate display surface area of two-square feet for each lineal foot of building wall to which the sign is affixed.

**Outdoor Advertising Signs:**

- A. There shall be a maximum of one outdoor advertising sign in Development Area A-1.
- B. The outdoor advertising sign must be located not less than 575 feet nor more than 600 feet from the centerline of East 91<sup>st</sup> Street.
- C. Shall comply with the requirements of Section 1221.F. Use Conditions for Outdoor Advertising Signs.

**DEVELOPMENT AREA A-2**

**Net Land Area:**

54 Acres\*

\*The boundaries of the development areas are conceptual and minor modification may be made pursuant to final platting; however, the acreage of the development shall not be altered by more than 10%.

**Permitted Uses:**

Hospital and uses included within Use Unit 2, Area-Wide Special Exception Uses but limited to nursing home, residential treatment center, and helipad; uses included within Use Unit 4, Public Protection and Utility Facilities but limited to ambulance services and antenna and supporting structures; uses included within Use Unit 8, Multifamily Dwelling and Similar Uses but limited to elderly/retirement housing, life care retirement center and community group homes; uses included within Use Unit 10, Off-Street Parking Areas; uses included within Use Unit 11, Offices, Studios and Support Services; uses included within Use Unit 12, Eating Establishments Other than Drive-Ins; hospital affiliated health club, fitness and wellness center; hotel; Business Signs and Outdoor Advertising within Use Unit 21; uses included within Use Unit 22, Scientific Research and Development; and uses customarily accessory to permitted principal uses.

**Maximum Floor Area Ratio of Any Lot:**

Nonresidential	0.60
Residential except elderly/retirement housing	0.50

**Minimum Livability Space Per Lot:**

Elderly/retirement housing:  
200 SF per dwelling unit.

**Maximum Land Coverage by Buildings Per Lot:** 30%

**Maximum Number of Dwelling Units/Lot:**

30 dwelling units per acre.

**Maximum Building Height:** 160 FT

**Minimum Building Setbacks:**

From the north development area boundary	75 FT
From expressway right-of-way	25 FT
From the centerline of Garnett Road	100 FT
From the centerline of Collector	55 FT
From other development area boundaries	25 FT
From other internal lot lines and streets:	
As established by Detail Site Plan review and approval.	

**Off-Street Parking:**

As required for the applicable use.

**Minimum Landscaped Open Space Per Lot (Non-residential uses):**

15% of the net area.

**Business Signs:**

- A. Business Signs shall be subject to the general use conditions set forth in Section 1103.B.2. and the following requirements:
- B. The number of ground signs in Development Area A-2 shall not exceed:
  - (1) three on South Garnett Road
  - (2) four on internal collectors
  - (3) Two on Mingo Valley Expressway.
- C. Ground signs shall not exceed 12 feet in height when adjacent to a collector street or public or private minor streets.
- D. Ground signs adjacent to 91<sup>st</sup> Street Garnett Road and outside the freeway sign corridor shall not exceed an aggregate display surface area of one square foot for each lineal foot of arterial street frontage nor more than 25 feet in height.

- E. Ground signs within a freeway sign corridor oriented toward the Freeway shall:
  - (1) not exceed an aggregate display surface area of one square for each lineal foot of freeway frontage;
  - (2) not exceed 40 feet in height;
  - (3) Be spaced at least 300 feet from any other ground sign.
- F. Business signs on lots abutting a public or private interior street shall not exceed an aggregate display surface area of two-tenths of one square foot for each lineal foot of street frontage.
- G. For non-residential uses, wall and canopy signs shall not exceed an aggregate display surface area of two-square feet for each lineal foot of building wall to which the sign is affixed.

**Outdoor Advertising Signs:**

- A. There shall be a maximum of one outdoor advertising sign in Development Area A-2.
  - B. The outdoor advertising sign must be located not less than 200 feet nor more than 250 feet from the north boundary of Development Area A-2.
  - C. Shall comply with the requirements of Section 1221.F. Use Conditions for Outdoor Advertising Signs.
3. The principal access to all development shall be from a corridor collector street. A private collector must be a minimum of 26 feet wide. There shall be no parking on the private collector and no parking spaces shall access directly from the private collector. Collector streets, which are private, must be open to the public.
  4. No zoning clearance permit shall be issued for a lot within the PUD 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.



5. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
6. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
7. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. No light standard nor building-mounted light shall exceed 25 feet in height and all such lights shall be set back at least 75 feet from a single-family dwelling.
9. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
10. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the [City/County] beneficiary to said covenants that relate to PUD conditions.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
12. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 7 members present:**

On **MOTION** of **HORNER**, TMAPC voted 7-0-0 (Bayles, Hill, Horner, Jackson, Ledford, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Coutant, Dick, Harmon "absent") to **APPROVE** the minor amendment for PUD-586-A-1 subject to conditions and standards as recommended by staff.

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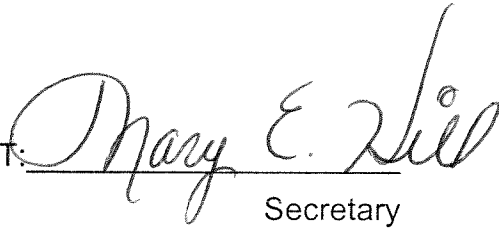
There being no further business, the Chairman declared the meeting adjourned at 1:32 p.m.

Date Approved:



Chairman

ATTEST:



Secretary