

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2333

Wednesday, January 29, 2003, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Bayles	Coutant	Dunlap	Romig, Legal
Carnes	Hill	Fernandez	
Collins		Huntsinger	
Harmon		Matthews	
Horner		Stump	
Jackson			
Ledford			
Midget			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, January 27, 2003 at 9:00 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.

REPORTS:

Worksession Report:

Mr. Harmon reported that there would be a worksession held immediately following this meeting in Room 1102, City Hall.

Director's Report:

Mr. Stump reported that there are two items on the City Council agenda for Thursday, January 30, 2003. He indicated that Mr. Dunlap would be attending the meeting.

SUBDIVISIONS:

FINAL PLAT:

Red Bud Addition – PUD-672 (CS) (993) (PD-4) (CD-4)

Location: Northwest corner of East 15th Street South and South Yale Avenue

Staff Recommendation:

This plat consists of one lot in one block on 1.92 acres. The property will be used for a new Walgreen’s store.

All release letters have been received for this final plat. Staff recommends **APPROVAL** of the final plat.

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 **MIDGET**, TMAPC voted 8-0-0 (Carnes, Collins, Harmon, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Coutant, Hill "absent") to **APPROVE** the final plat for Red Bud Addition, per staff recommendation.

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**PUBLIC HEARING FOR COMPREHENSIVE PLAN AMENDMENTS:
FY 04-08 City of Tulsa Capital Improvement Project Requests to find in
conformance with the Comprehensive Plan for the Tulsa Metropolitan Area.**

Staff Recommendation:

Ms. Matthews stated that staff has reviewed the FY 04 City of Tulsa Capital Improvement Project Requests and finds that they are in conformance with the Comprehensive Plan for the Tulsa Metropolitan Area.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **WESTERVELT**, TMAPC voted 8-0-0 (Carnes, Collins, Harmon, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Coutant, Hill "absent") to **FIND** that the FY 04-08 City of Tulsa Capital Improvement Project requests are in conformance with the Comprehensive Plan for the Tulsa Metropolitan Area, as recommended by staff.

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ZONING PUBLIC HEARING

Application No.: PUD-574-2

MINOR AMENDMENT

Applicant: Steve A. Powell

(PD-18) (CD-8)

Location: North of northeast corner of East 81st Street and South Memorial Drive

Staff Recommendation:

The applicant is requesting a minor amendment to waive the screening requirement along the east boundary of Development Area C of PUD-574. Development Area C is located north of the northeast corner of East 81st Street and South Memorial Drive.

PUD-574 was approved by the City in 1997. Development Area C consists of 1.05 net acres abutting South Memorial Drive as was approved for uses that are permitted by right in a CS district. Development Area C is abutted on the east by Development Area A of the PUD. Multifamily dwellings have been constructed on Development Area A abutting the subject tract.

The existing landscaping and screening requirement for Development Area C is as follows:

A six-foot high screening fence or wall or an adequate landscaped buffer approved by TMAPC shall be provided on the east ... boundary of Development Area C.

The applicant states that because of the existing screening and landscaping installed by the developers of the multifamily project within Development Area A, which abuts the subject tract on the east, the screening requirement for Development Area C should be waived.

The Zoning Code states that the screening wall or fence shall be maintained by the owner of the lot containing the use required to obstruct the screening. In this case, Development Area C was required to provide the screening. The multifamily development in Development Area A has developed and they have constructed screening and installed landscaping along the common boundary with Development Area C. A stone wall approximately 3.5 feet high with a six-foot high privacy fence atop the wall has been constructed approximately four feet east of the boundary line between Development Area A and C, and landscaping has been installed on the west side of the screening fence.

Because of the existing screening, staff recommends **APPROVAL** of the request subject to the following conditions:

A six-foot high screening fence or wall or an adequate landscape buffer approved by the TMAPC shall be provided on the east boundary of Development Area C if the existing screening fence is removed.

Mr. Westervelt stated that he would be abstaining from PUD-574-2.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted 8-0-1 (Bayles, Carnes, Collins, Harmon, Horner, Jackson, Ledford, Midget "aye"; no "nays"; Westervelt "abstaining"; Coutant, Hill "absent") to **APPROVE** the minor amendment for PUD-574-2 subject to the following conditions: A six-foot high screening fence or wall or an adequate landscape buffer approved by the TMAPC shall be provided on the east boundary of Development Area C if the existing screening fence is removed per staff recommendation.

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OTHER BUSINESS:

Application No.: PUD-672

DETAIL SITE PLAN

Applicant: Darin Akerman

(PD-5) (CD-4)

Location: Northwest corner of East 15th Street and South Yale Avenue

Staff Recommendation:

The applicant is requesting approval of a detail site plan for a new drug store. The proposed use, Use Unit 13, Convenience Goods and Services, is in conformance with PUD-672 development standards.

The site plan is in conformance with development standards and the Zoning Code for setbacks, floor area ratio, street yard, and net landscape area requirements. Parking proposed exceeds minimum requirements. Bulk trash containers are required to be set back 125 feet from the north boundary of the PUD and 25 feet from the west boundary. The two bulk trash containers proposed appear to meet this requirement. Maximum height permitted is 25 feet. However, architectural elements at the building entrance and business logos may exceed maximum building height with detailed site plan approval. The building's entrance at its southeast corner has a proposed height of 27.8 feet. Because of topography, the building is proposed at a lower grade than the adjacent

residential to the north; therefore, the additional height should not have an adverse impact on adjacent properties.

Staff recommends **APPROVAL** of PUD-672 detail site plan on condition that a detail lighting plan in conformance with PUD development standards and the Zoning Code is submitted and approved.

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

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, TMAPC voted 9-0-0 (Bayles, Carnes, Collins, Harmon, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Coutant, Hill "absent") to **APPROVE** the detail site plan for PUD-672 subject to a detail lighting plan in conformance with PUD development standards and the Zoning Code being submitted and approved per staff recommendation.

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Application No.: PUD-397

DETAIL SITE PLAN

Applicant: Mike Dwyer

(PD-18) (CD-7)

Location: Southeast corner of South 90th East Avenue and East 62nd Street

Staff Recommendation:

The applicant is requesting approval of a detail site plan for a medical office for Dr. Randall Graham. The proposed use, Use Unit 11, Office & Studios, is in compliance with PUD-397-B development standards.

The site plan is in conformance with development standards and the Zoning Code for setbacks, floor area ratio, building height, street yard, and net landscape area requirements. The 36 parking spaces provided per plan are the minimum required to meet Zoning Code specifications. (Site Plan notes that 35 spaces are required.) A bulk trash container is proposed with screening per PUD requirements. The detail site plan notes lighting height of 15 feet for parking lot lighting. However, the detail lighting plan uses 12-foot high pole lights in calculating light element visibility radii.

Staff recommends **APPROVAL** of PUD-397-B detail site plan on condition that parking lot lighting is approved at 12-foot in height (not 15') per the detail lighting plan.

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

Applicant was not present.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted 9-0-0 (Bayles, Carnes, Collins, Harmon, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Coutant, Hill "absent") to **APPROVE** the detail site plan for PUD-397-B, subject to the parking lot lighting being approved at 12 feet in height (not 15'), per the detail lighting plan per staff recommendation.

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Commissioners' Comments:

Mr. Westervelt stated that based on the fact that the Planning Commission has reviewed appointment dates of various officers, he would like to reconsider the vote on elected officers.

TMAPC Action; 9 members present:

On **MOTION** of **WESTERVELT**, TMAPC voted 9-0-0 (Bayles, Carnes, Collins, Harmon, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Coutant, Hill "absent") to **RECONSIDER** the 2003 elected officers for the TMAPC.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, TMAPC voted 9-0-0 (Bayles, Carnes, Collins, Harmon, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; none "abstaining"; Coutant, Hill "absent") to **APPROVE** the following 2003 TMAPC Officers: Chair: Brandon Jackson, 1st Vice Chair: Wesley Harmon, 2nd Vice Chair: Joe Westervelt, Secretary: Mary Hill.

TMAPC Comments:

Mr. Harmon announced that Mr. Jackson is the new Chair and his duties would begin with the immediately following worksession.

Mr. Romig stated that he recently attended a seminar on Robert's Rules of Orders for Dummies and there are some things that could be implemented to

streamline the meeting process. He indicated that he would have something ready for Chair Jackson by the next meeting.

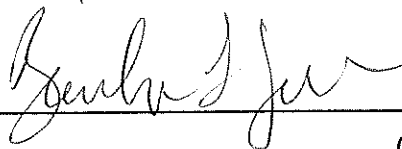
Mr. Westervelt thanked Mr. Harmon for his year of chairing the Planning Commission. He stated that Mr. Harmon set a very high standard for all of the members.

Mr. Harmon thanked Mr. Westervelt for his comments.

There being no further business, the Chair declared the meeting adjourned at 1:41 p.m.

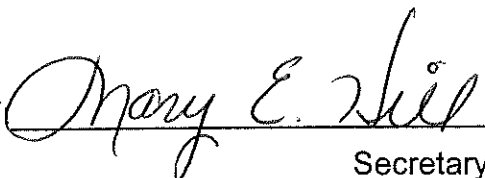
Date Approved:

2/5/03



Chairman

ATTEST


Secretary