

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Minutes of Meeting No. 2413**

Wednesday, May 25, 2005, 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>
Ard	Dick	Fernandez	Boulden, Legal
Bayles		Huntsinger	
Bernard		Matthews	
Cantees			
Carnes			
Harmon			
Hill			
Horner			
Jackson			
Midget			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, May 20, 2005 at 1:20 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 Bayles, called the meeting to order at 1:30 p.m.

**REPORTS:**

**Worksession Report:**

Ms. Bayles reported that the Planning Commission attended a bus tour/worksession prior to today's meeting regarding the 6<sup>th</sup> Street Corridor. She indicated that there would be an additional worksession at a later date.

**Director's Report:**

Ms. Matthews reported that the additional worksession for the 6<sup>th</sup> Street Corridor would be on June 1, 2005 immediately following the Planning Commission meeting.

**SUBDIVISIONS:**

**FINAL PLAT:**

**Stone Creek Farms II** – (9425)

(PD-17) (CD-6)

North of East 51<sup>st</sup> Street and West of South 193<sup>rd</sup> East Avenue

**STAFF RECOMMENDATION:**

This plat consists of 138 lots in nine blocks on 29.24 acres.

All release letters have been received and 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; 9 members present:**

On **MOTION** of **ARD**, TMAPC voted 9-0-0 (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner, Jackson "aye"; no "nays"; none "abstaining"; Dick, Midget "absent") to **APPROVE** the final plat for Stone Creek Farms II per staff recommendation.

\*\*\*\*\*

**OTHER BUSINESS:**

Application No.: PUD-661

**DETAIL SITE PLAN**

**Applicant:** Hall, Rosenbaum, Alman & Associates

(PD-18) (CD-5)

**Location:** South and west of southwest corner of East 41<sup>st</sup> Street and South Memorial

**STAFF RECOMMENDATION:**

The applicant is requesting approval of a detail site plan for a new office/warehouse development. The proposed uses, Use Unit 11, Offices, Studios and Support Services; and Use Unit 23, Warehousing and Wholesaling, are in conformance with Development Standards.

The proposed building meets setback, floor area and height restrictions. Internal lot and street yard landscaping meets minimum requirements per the Zoning Code; and the building and parking lot lighting comply with development

standards and the zoning code. Sidewalks are required in the E. 42<sup>nd</sup> Right-of-Way unless waived by Public Works.

Staff recommends **APPROVAL** of PUD 661 detail site plan as proposed.

(Note: Detail site plan approval does not constitute detail landscape and sign 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 **CARNES**, TMAPC voted 9-0-0 (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner, Jackson "aye"; no "nays"; none "abstaining"; Dick, Midget "absent") to **APPROVE** the detail site plan for PUD-661 per staff recommendation.

\*\*\*\*\*

**Application No.: PUD-650**

**DETAIL SITE PLAN**

**Applicant:** Sack & Associates

(PD-18) (CD-7)

**Location:** Southeast corner of East Skelly Drive and East 46<sup>th</sup> Street South

**STAFF RECOMMENDATION:**

The applicant is requesting approval of a detail site plan for a new one-story bank. The proposed use, Use Unit 11, Offices, Studios and Support Services, is in conformance with Development Standards.

Parking exceeds minimum requirements per Development Standards and the Zoning Code. The proposed building meets setback and floor area and height restrictions; and internal lot and street yard landscaped area meets minimum requirements per the Zoning Code and Development Standards.

Glare from parking lot lighting per the lighting plan extends into E. Skelly Drive Right-of-Way. This must be confined to the site or be approved by ODOT and by TMAPC through a Minor Amendment.

The plan shows sidewalks, as required, in the E. 46<sup>th</sup> Street South right-of-way; and the future alignment of E. Skelly Drive and off-street pedestrian and bike trail are also located on the site plan.

Staff recommends **APPROVAL** of PUD 650 detail site plan contingent upon confinement of glare from site lighting to within property boundaries.

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

**TMAPC COMMENTS:**

Mr. Ard asked if there would be any plans to allow any access onto 46<sup>th</sup> Street from the shopping center. In response, Ms. Matthews stated that the access would be addressed during the platting process.

**Mr. Midget in at 1:33 p.m.**

**Applicant's Comments:**

**Ted Sack**, Sack & Associates, 111 South Elgin Avenue, Tulsa, Oklahoma 74120, stated that there is no access on the 46<sup>th</sup> Street because it was a condition of the PUD. There is no architectural feature and all of the elements of the building fall below or within the height restrictions of the PUD.

Mr. Sack stated that he would like to make some comments regarding the standard staff recommendations that are being made on the lighting. He expressed concerns with the wording regarding spillover lighting. The way the staff recommendation is written and the way the PUD was approved is that the lighting can't spill over into the public street. That may be appropriate in some instances; however, in this case there will be a sidewalk along 46<sup>th</sup> Street and there will be a trail adjacent to the Skelly Drive service road relocation and the lighting for this was to illuminate part of that. Staff is requiring him to move his lighting back to eliminate the spillover into the public right-of-way. He explained that his client didn't want to lose two weeks on the project to go through a minor amendment and is willing to move the lighting back. It would have been appropriate to have the spillage over into the street right-of-way in this instance; however, it is in violation of the PUD requirements. He thought this could be considered in the future as other PUDs come forward.

**TMAPC COMMENTS:**

Mr. Harmon thanked Mr. Sack for bringing this to the Planning Commission's attention. He commented that he is a strong supporter of public sidewalks and for having them lighted in order to be useful in the evenings.

**INTERESTED PARTIES:**

**Ruth Jones**, 4620 South Granite, Tulsa, Oklahoma 74135, stated that she would like to keep the traffic off of 46<sup>th</sup> Street. She would like to encourage people to come into the subdivision by having sidewalks, unless it is necessary for the bike trails. She commented that if the PUD is not changed, then she would be happy.

Ms. Bayles stated that the Planning Commission is not rezoning and this is an approval of the detail site plan.

Mr. Ard stated that he asked about the access on 46<sup>th</sup> Street in order to understand how the development would fit together. Mr. Sack stated that there would be no access on 46<sup>th</sup> Street as the PUD sets out.

**TMAPC Action; 10 members present:**

On **MOTION** of **HARMON**, TMAPC voted 10-0-0 (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner, Jackson, Midget "aye"; no "nays"; none "abstaining"; Dick "absent") to **APPROVE** the detail site plan for PUD-650 per staff recommendation.

\*\*\*\*\*

**Application No.: AC-078**

**ALTERNATIVE COMPLIANCE  
LANDSCAPE PLAN**

**Applicant:** James E. Graber/Air & Space Museum (PD-16) (CD-3)

**Location:** 3625 North 74<sup>th</sup> East Avenue

**STAFF RECOMMENDATION:**

The applicant is requesting approval of an Alternative Compliance Landscape Plan for the Tulsa Air and Space Museum. The site has two street frontages, Port Road and North 74<sup>th</sup> East Avenue. Overhead power lines are located in the required street yard area of both frontages. Compliance with Section 1002.C.1 of the Zoning Code would cause trees to be planted under the power lines, which in most cases is not permitted. The applicant proposes moving those required trees located under the power lines to interior portions of the lot; total number of trees provided will still meet streetyard and parking lot area requirements.

Staff recommends **APPROVAL** of AC-078 alternative compliance landscape plan as proposed.

**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 **CARNES**, TMAPC voted 9-0-0 (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner, Jackson "aye"; no "nays"; none "abstaining"; Dick, Midget "absent") to **APPROVE** the alternative compliance landscape plan for AC-078 per staff recommendation.

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

Date Approved:

7/6/05

Mary E. Hill

1st Vice Chair

Chairman

ATTEST:

[Signature]

Secretary