

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2472

February 28, 2007

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

1. Call to Order:

REPORTS

2. Chairman's Report:

3. Worksession Report:

4. Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

5. Director's Report:

6. **CONSENT AGENDA**

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

- a. Crestwood at the River II – Final Plat (8334) (PD-26) (CD-8)

West of the northwest corner of East 121st Street South and
Sheridan Road

- b. WWTC – Final Plat (0432) (PD-16) (CD-6)

1006 North 129th East Avenue

- c. Change of Access - (9334) (PD-18B) (CD-7)

Southwest corner of East 51st Street South and South
Hudson Avenue, LaFortune Park

- d. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

7. **CONTINUED PROPOSED ZONING CODE AMENDMENTS
PUBLIC HEARINGS**

- a. **Proposed City of Tulsa Zoning Code Amendments from
the "C" List: Sections 208, 403.A.9; 302; 402, 1800;
1201.C.4.c; and 1600. (Staff is recommending that the
proposed amendments be withdrawn from the agenda
due to City Council action.)**

8. **OTHER BUSINESS**

- a. PUD-306 – John W. Moody/Detail Site Plan (PD-26) (CD-2)

East of the northeast corner of 101st Street South and South
Delaware (Detail site plan for an outdoor advertising sign.)

- b. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

NOTICE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringin/sound on all cell phones and pagere must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

Francis Campbell City Council Room
Plaza Level

Wednesday, February 28, 2007 – 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Report on the LEAN Office Process (Shivel)

Adjourn. www.tmapc.org

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG
201 West 5th, Suite 550
5th Floor Conference Room

Wednesday, February 28, 2007
11:00 a.m.

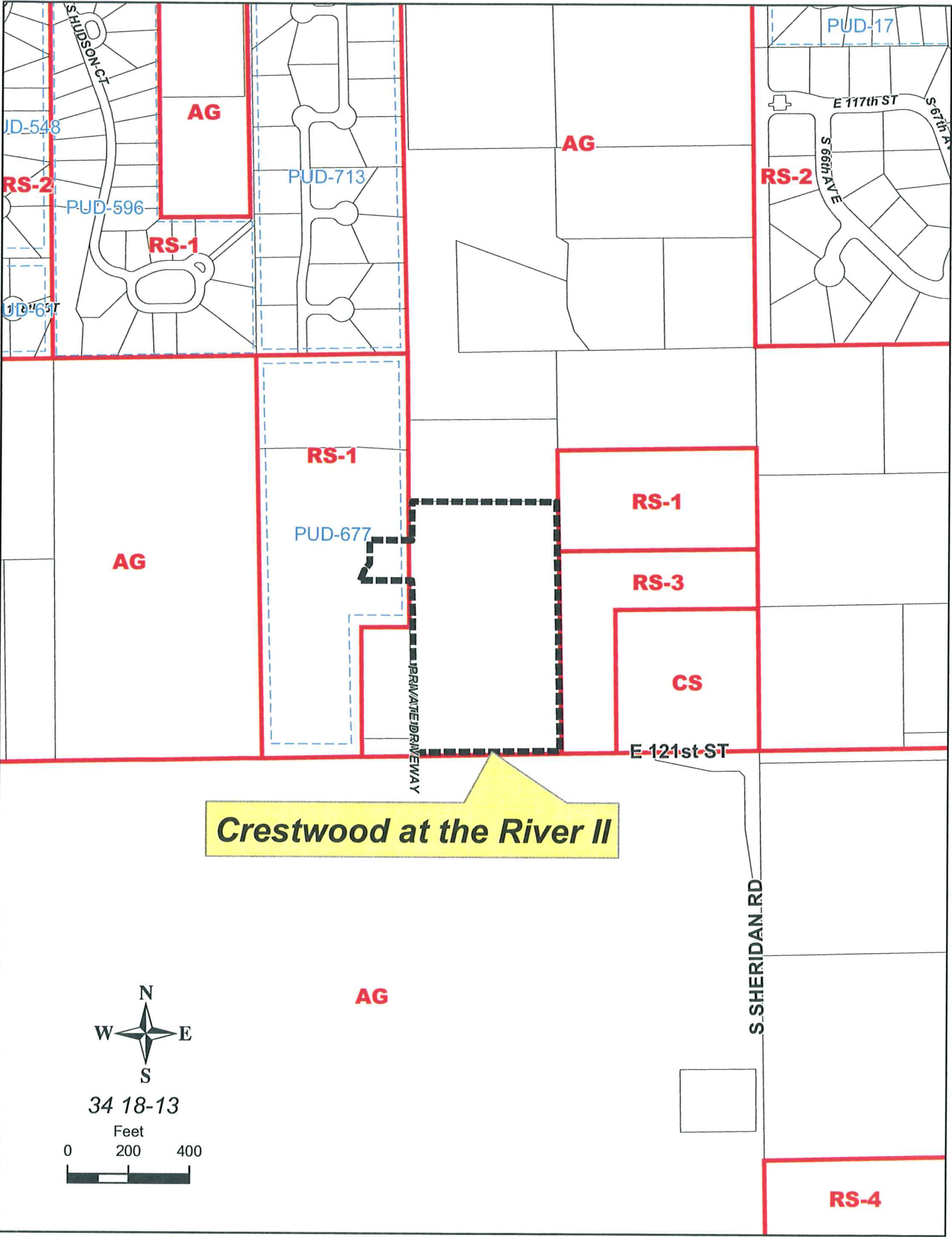
CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

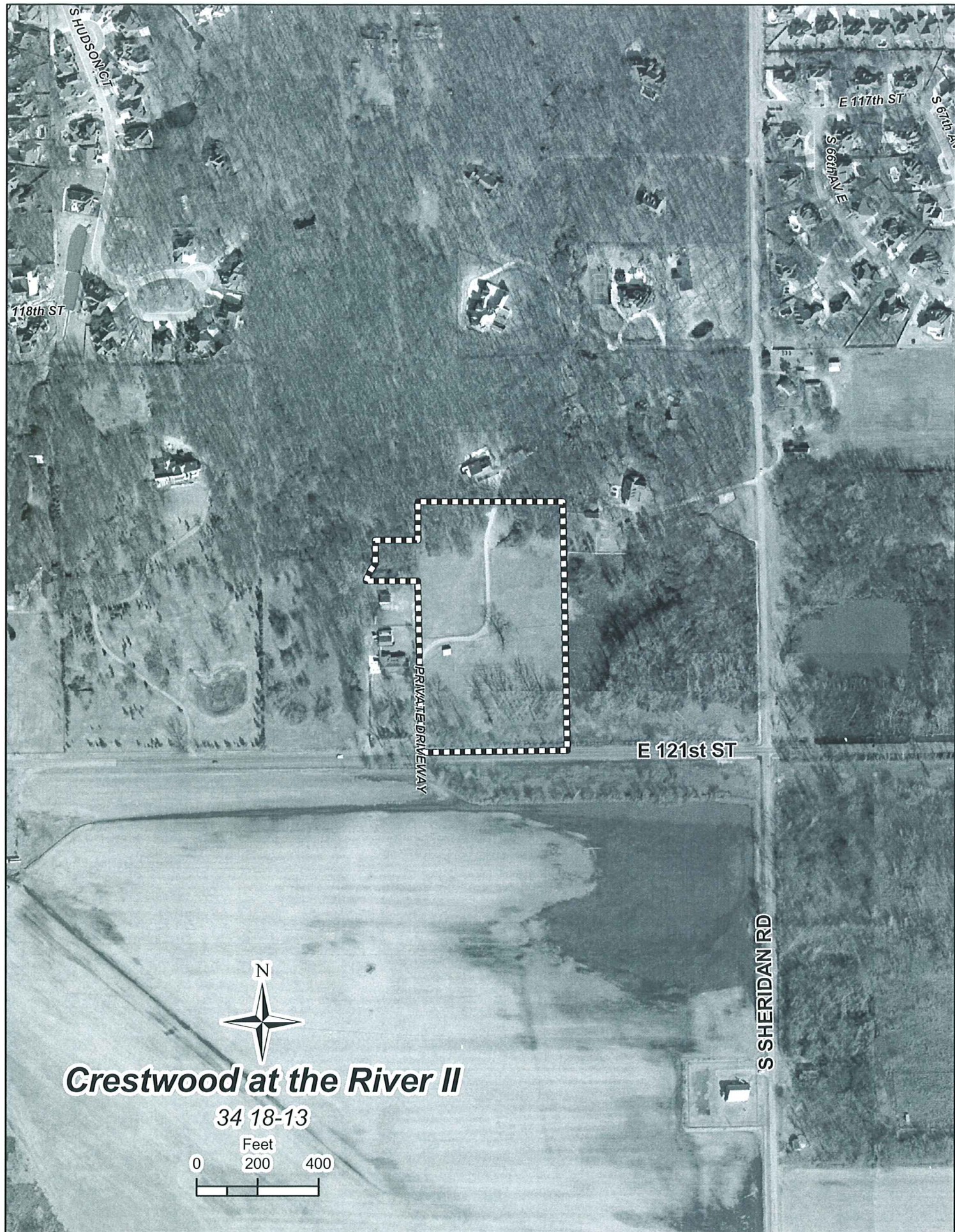
1. Texas Tour PowerPoint Presentation (Alberty)

Adjourn. www.tmapc.org

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TMAPC Mission Statement





Crestwood at the River II

34 18-13

Feet
0 200 400

Final Subdivision Plat

Crestwood at the River II - (8334) (PD 26) (CD 8)
West of the northwest corner of East 121st Street South and Sheridan Road

This plat consists of 21 Lots in 2 Blocks on 9.42 acres.

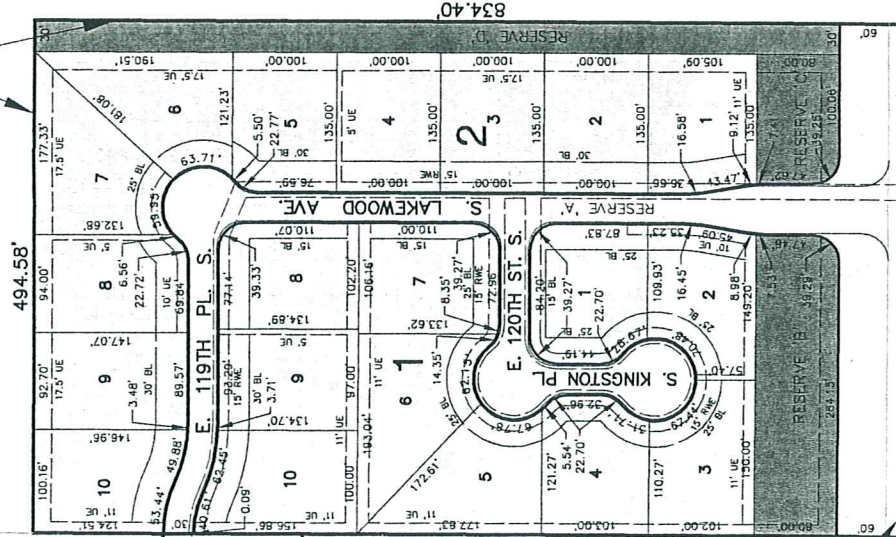
Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

THE ESTATES OF RIVER OAKS II

CRESTWOOD AT THE RIVER
PUD 677

NOT PLATTED

AREA TO BE ADDED
TO PUD 677



PUD 677

NOT PLATTED

AREA TO BE ADDED
TO PUD 677

EAST 121ST STREET SOUTH



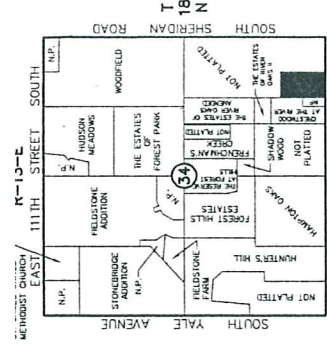
SACK AND ASSOCIATES, INC.
Sack & Associates, Inc. 1111 South 10th Avenue, Suite 7420-1016
Phoenix, Arizona 85001-1016
Phone: 602.258.1111 Fax: 602.258.1112
Project: CRESTWOOD AT THE RIVER II-A, Drawing: PUD08B
Client: GHI Owner: T120A File: 101314 Date: 27 JAN 2006

SOUTH LINE OF SECTION 34

Legend

- RWE = RESTRICTED WL EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- BL = BUILDING LINE

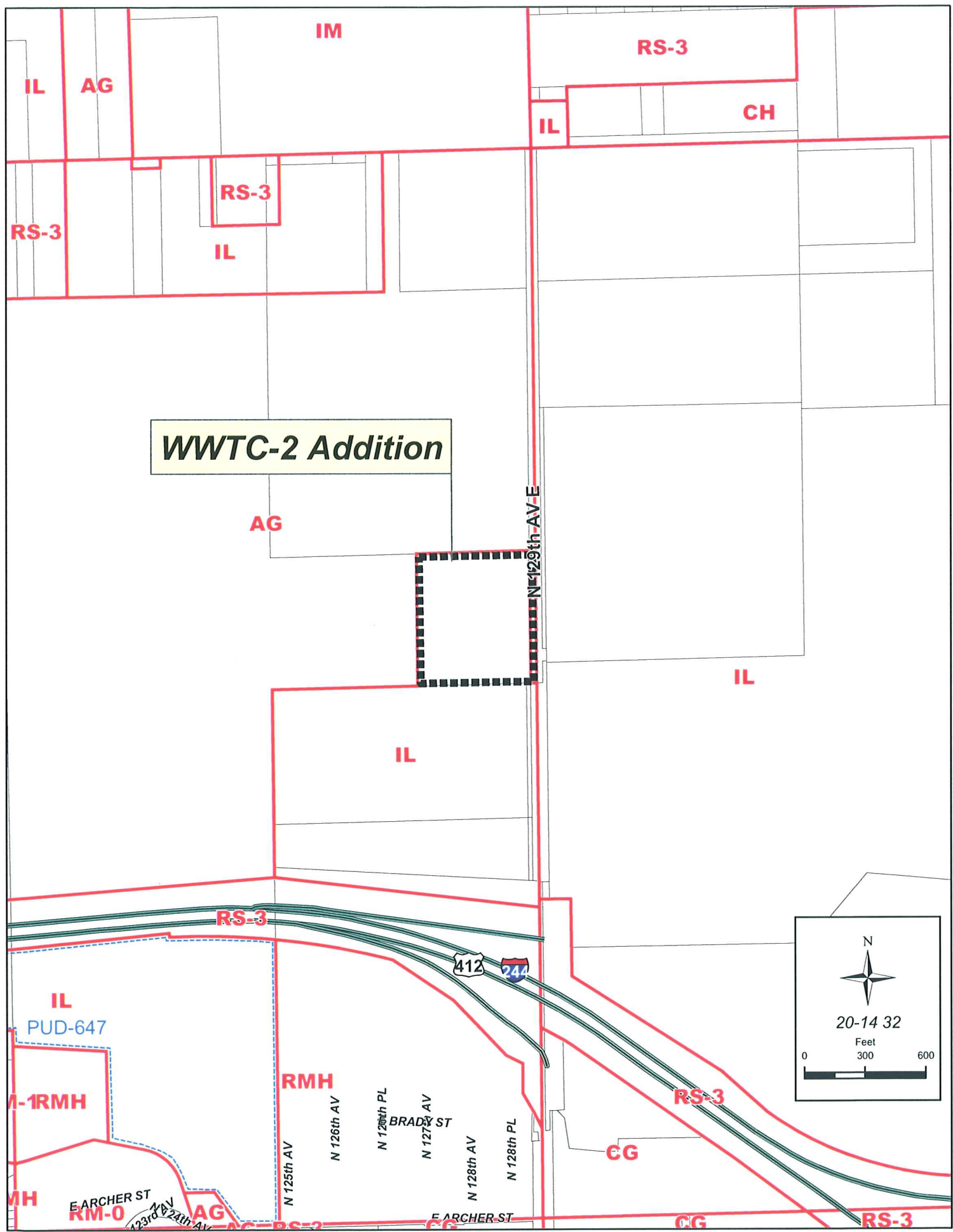
Location Map



Crestwood
at the
River II

Concept Illustration
EXHIBIT 'A'

Planned Unit Development Number 677-A





Final Subdivision Plat

WWTC - (0432) (PD 16) (CD 6)
1006 North 129th East Avenue

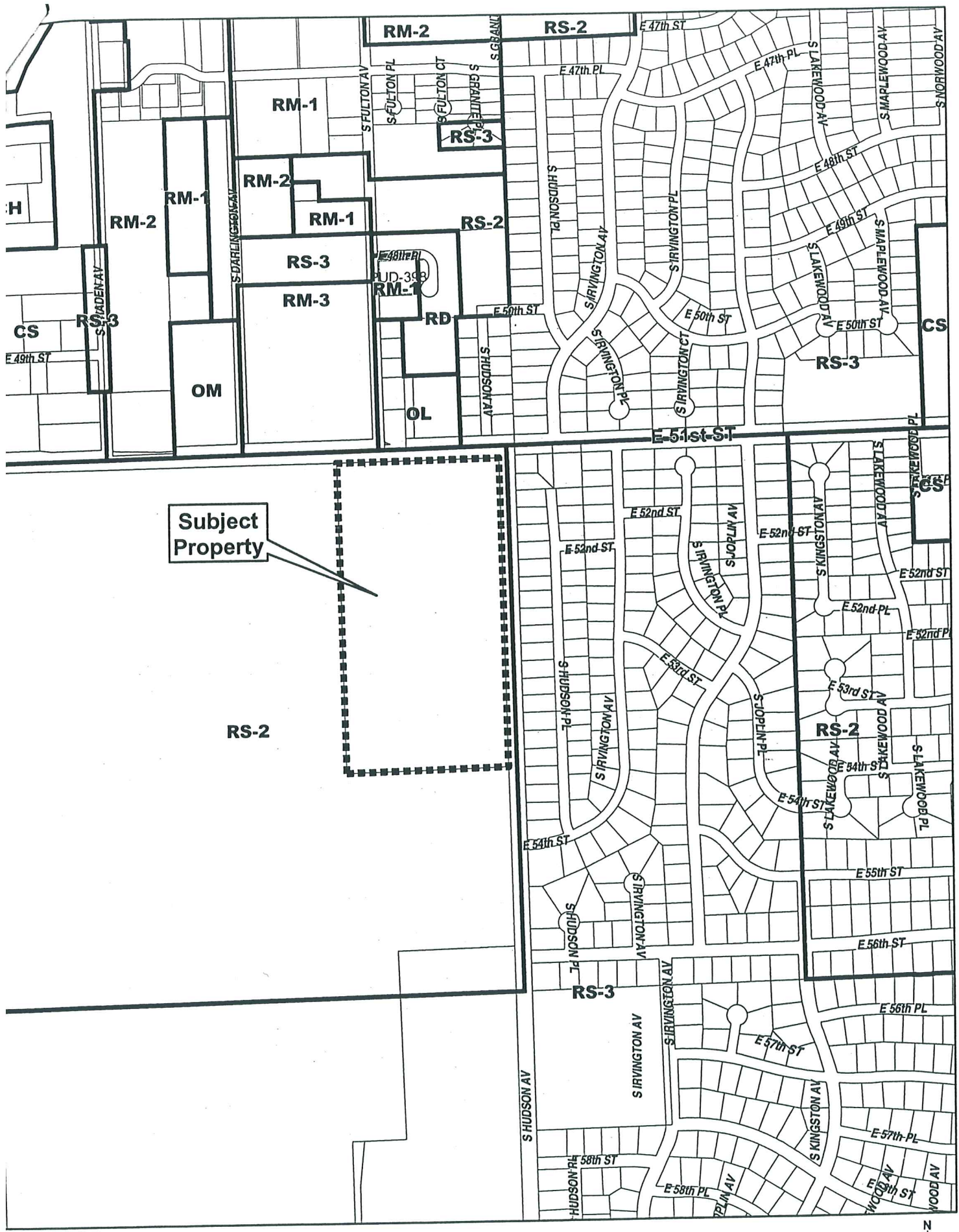
This plat consists of 1 Lot in 1 Block on 9.5 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

[illegible]

Addition has 1 Lots in 1 Block, and contains 9.52 acres, more or less.





BOA-20336

19-13.34

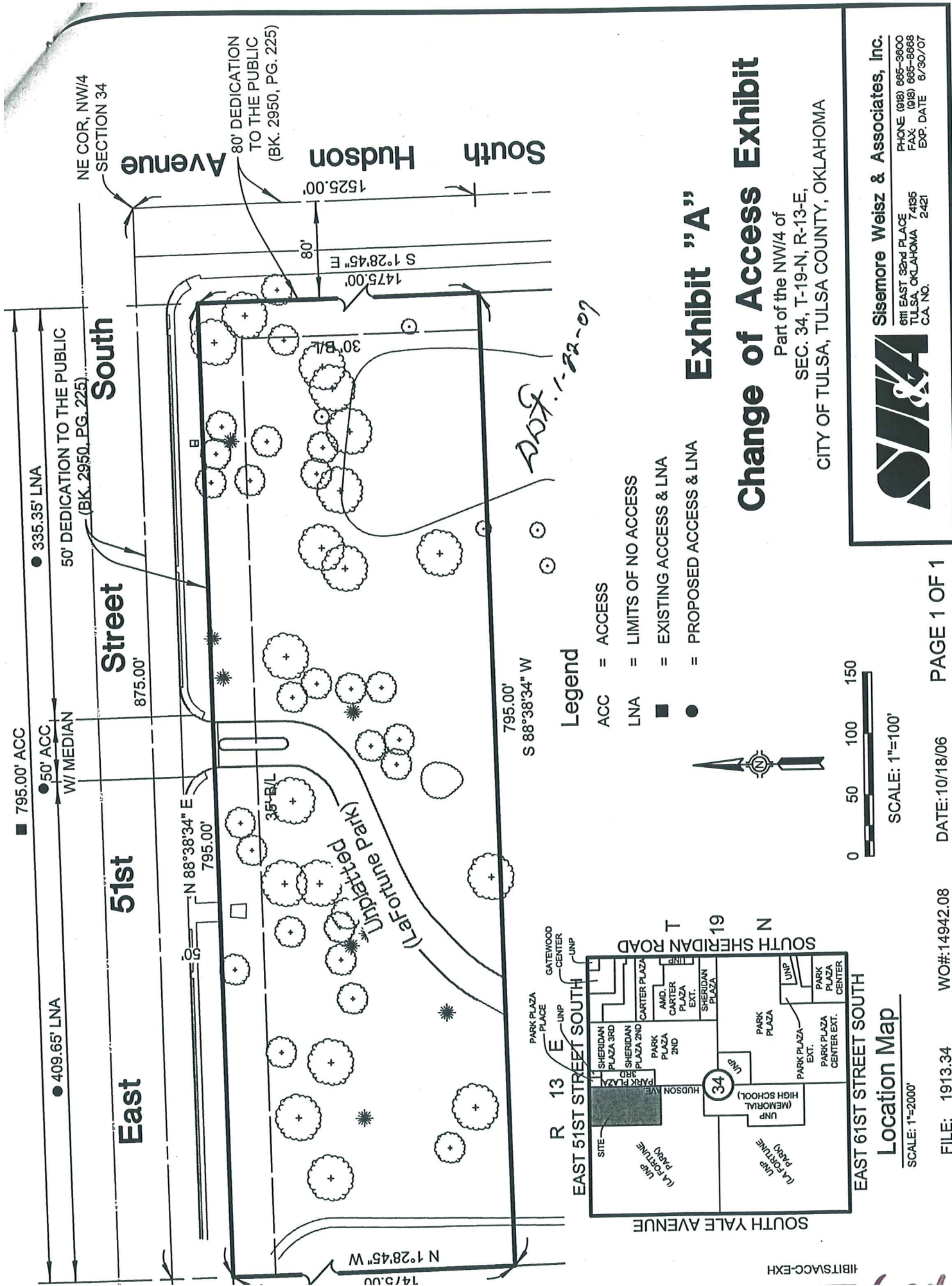


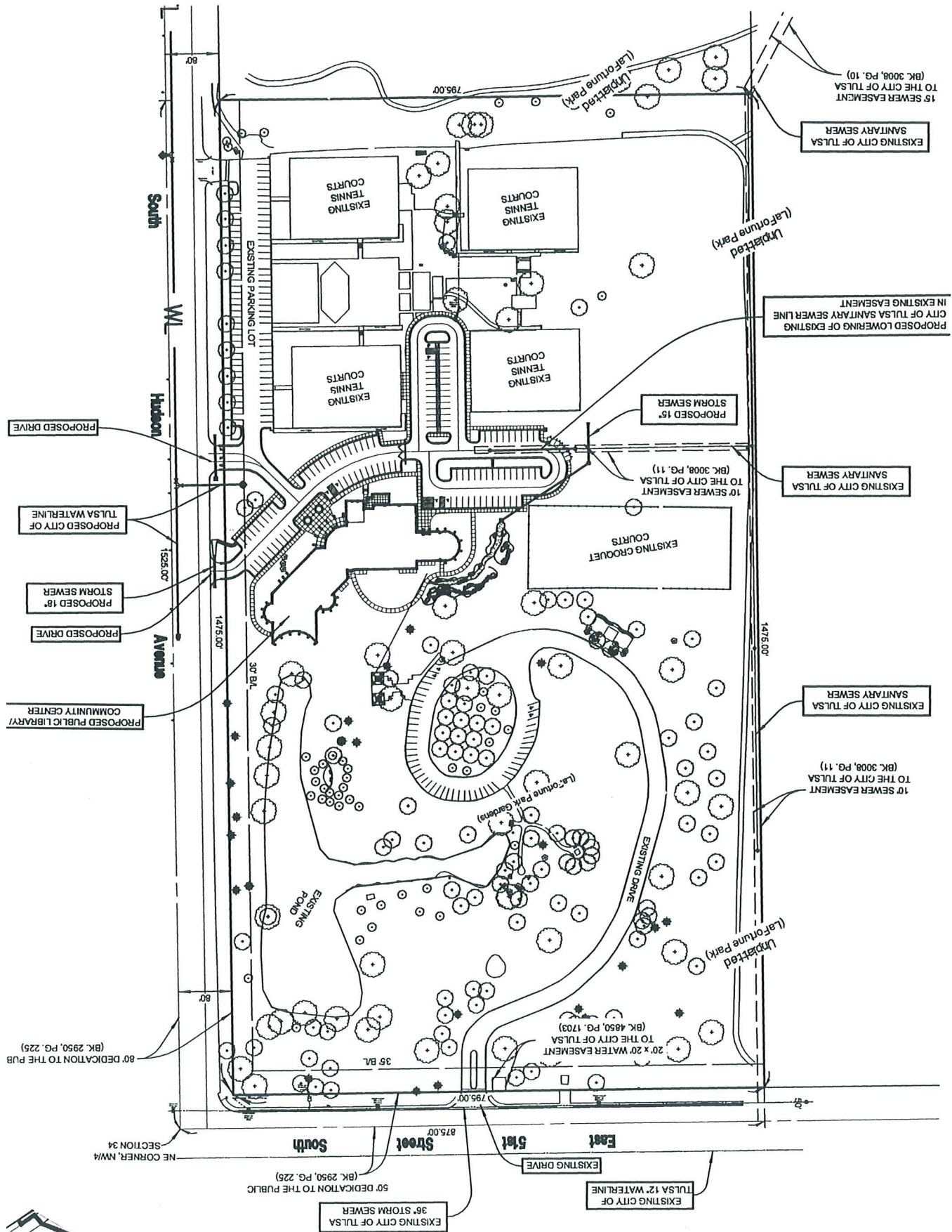
**Change of Access on Recorded Plat
TMAPC February 28, 2007**

Southwest corner of East 51st Street South and South Hudson Avenue – (9334) (PD 18B)
(CD 7) (Lafortune Park)

This application is made to allow a change of access along East 51st Street to allow an additional access. The property is zoned RS-2.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.





505

Continued to February 28, 2007:

“C” LIST (FOR FUTURE CONSIDERATION; OTHER NEW URBANISM PROPOSALS)

1. Sections 208, 403.A.9

Suggested changes: The BOA may increase structure height in R districts as a special exception.

Reason: Structure height is limited to 35’ in all R districts; some midtown older neighborhoods have structures exceeding 35’. Currently a variance is required to exceed that, and the variance requires a finding of a hardship in accordance with the Zoning Code definition. This hardship cannot be self-imposed or economic, and is therefore difficult to prove when the desire is for a steeper roof pitch, higher ceilings and other architectural elements.

Suggested by: INCOG staff

Comments: Both opposition and support.

1a. Section 302

Suggested changes: Allowing accessory dwelling units (ADUs) in the AG agriculture district with conditions.

Reason: To allow ADUs by right in the AG district, with conditions, rather than requiring them to prove a hardship before the BOA.

Suggested by: INCOG staff.

Comments: Both opposition and support.

2. Sections 402, 1800

Suggested changes: Allowing accessory dwelling units (ADUs) in all R districts with conditions.

Reason: See item #1 above.

Suggested by: See item #1 above.

Comments: See item #1 above.

3. Section 1202.C.4.c

Suggested changes: Eliminating the condition that requires consent of the owner of an adjacent dwelling before a construction staging site is allowed.

Reason: The BOA cannot delegate its authority to adjacent property owners.

Suggested by: City Legal staff and zoning attorneys.

4. Section 1600

Suggested changes: Allowing for two alternate members to the Board of Adjustment.

Reason: To ensure a full Board if possible at all hearings and to take advantage of former Board members' expertise and experience.

Suggested by: Former BOA members.

Comments: Both support and opposition.

PROPOSED CITY OF TULSA ZONING CODE AMENDMENTS

(Language with a strike-through has been deleted and language with an underline has been added.)

CHAPTER 2 GENERAL PROVISIONS

SECTION 208. HEIGHT EXCEPTIONS

The following structures shall not be subject to the height limitations of the district in which they are located:

- B. Chimneys, elevators, equipment penthouses, monitors, cooling towers and ventilators, provided they are not intended for human occupancy and they do not extend more than twenty (20) feet above the top of the principal structure.
- C. Belfries, clock towers, cupolas, domes, flag poles and spires, provided they are not intended for human occupancy and they do not exceed more than 150% of the maximum height of district in which they are located.

Structures enumerated in B and C above may be increased in height by the Board of Adjustment as a special exception. Additionally, the Board of Adjustment may, as a Special Exception, permit an increase of the structure height in the R district upon a finding that such special exception will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

* * * * *

SECTION 302. ACCESSORY USES PERMITTED IN THE AGRICULTURAL DISTRICT

A. Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in an Agriculture District shall be permitted in such district. In addition, the uses set forth in Table 2 shall be permitted as accessory uses.

Table 2
Accessory Uses Permitted In the Agriculture District

Uses		District
1.	Bulletin Boards	AG
2.	Home Occupation	
	As permitted by Section 402.B.6.a.	AG
	As permitted by Section 402.B.6.b. and 404.B*	AG
3.	Identification Signs	AG
4.	Real Estate Signs	AG
5.	Parking/Storage of Recreational Vehicles	AG
6.	Antennas and Supporting Structures	AG
7.	<u>Accessory Dwelling Unit</u>	
	As permitted by Section 402.B.1.a. (new subsection)	AG

*By Special Exception requiring Board of Adjustment approval subject to the requirements set forth in Section 404.B.

SECTION 402. ACCESSORY USES IN RESIDENTIAL DISTRICTS

A. Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in a Residential District are permitted in such district. In addition, the following uses set forth in Table 2, shall permitted as accessory uses.

Table 2
Accessory Uses Permitted in Residential Districts

Uses	Districts
<u>11. Accessory Dwelling Unit</u>	<u>All R Districts</u>

B. Accessory Use Conditions

1. General Conditions:

a.. Accessory Dwelling Units

- 1.) Accessory Dwelling Units (ADUs), if detached from the principal dwelling, shall meet the requirements prescribed for a detached accessory building;
- 2.) An ADU shall not be subdivided or otherwise segregated in ownership from their primary residential unit;
- 3.) An ADU shall contain no more than one bedroom;
- 4.) Manufactured homes may not be used as ADUs;

- 5.) One additional parking space is required per ADU;
- 6.) An ADU shall not be considered in calculating livability space or land area per dwelling.

- a. ~~An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, and shall comply with the requirements applicable to the principal building.~~
- c. Within the required rear yard, a detached accessory building shall comply with the requirements of Section 210.B.5.

SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS

A. Bulk and Area Requirements in the RE, RS, RD, RT and RM Districts

- 9. The Board of Adjustment may, as a Special Exception, permit an increase of the structure height in the R district.

**CHAPTER 12
USE UNITS**

SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES

C. Use Conditions

- 4. **Construction Facilities:**
- c. The use shall be set back from any adjacent (including across a roadway) R district a distance of 100' and shall be screened with a wooden fence 6' in height. ~~The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.~~

CHAPTER 16

BOARD OF ADJUSTMENT

SECTION 1600. ESTABLISHMENT OF THE BOARD OF ADJUSTMENT

A. GENERAL

There is hereby established a Board of Adjustment of the City of Tulsa with the powers and duties hereinafter set forth. The Board of Adjustment shall consist of five Board members and two alternate members, who shall be nominated by the Mayor and confirmed by the ~~Board of Commissioners~~ City Council, and shall serve without pay for a term of three years. Vacancies shall be filled for an unexpired term of any member in the manner set forth for appointments to a full term. A Board member may be removed for cause, by the appointing authority after notice, written charges and public hearing. The Board shall organize, elect its chairman, and appoint a secretary and adopt rules necessary to the conduct of its affairs.

B. ALTERNATE MEMBERS.

Alternate members of the Board of Adjustment are designated as Alternate #1 or Alternate #2. Initially, Alternate #1 shall serve for a term ending on May 10, 2007, and Alternate #2 shall serve for a term ending May 10, 2009. Thereafter, alternate members shall serve for staggered three year terms. Alternate members shall serve until such time as a replacement is appointed.

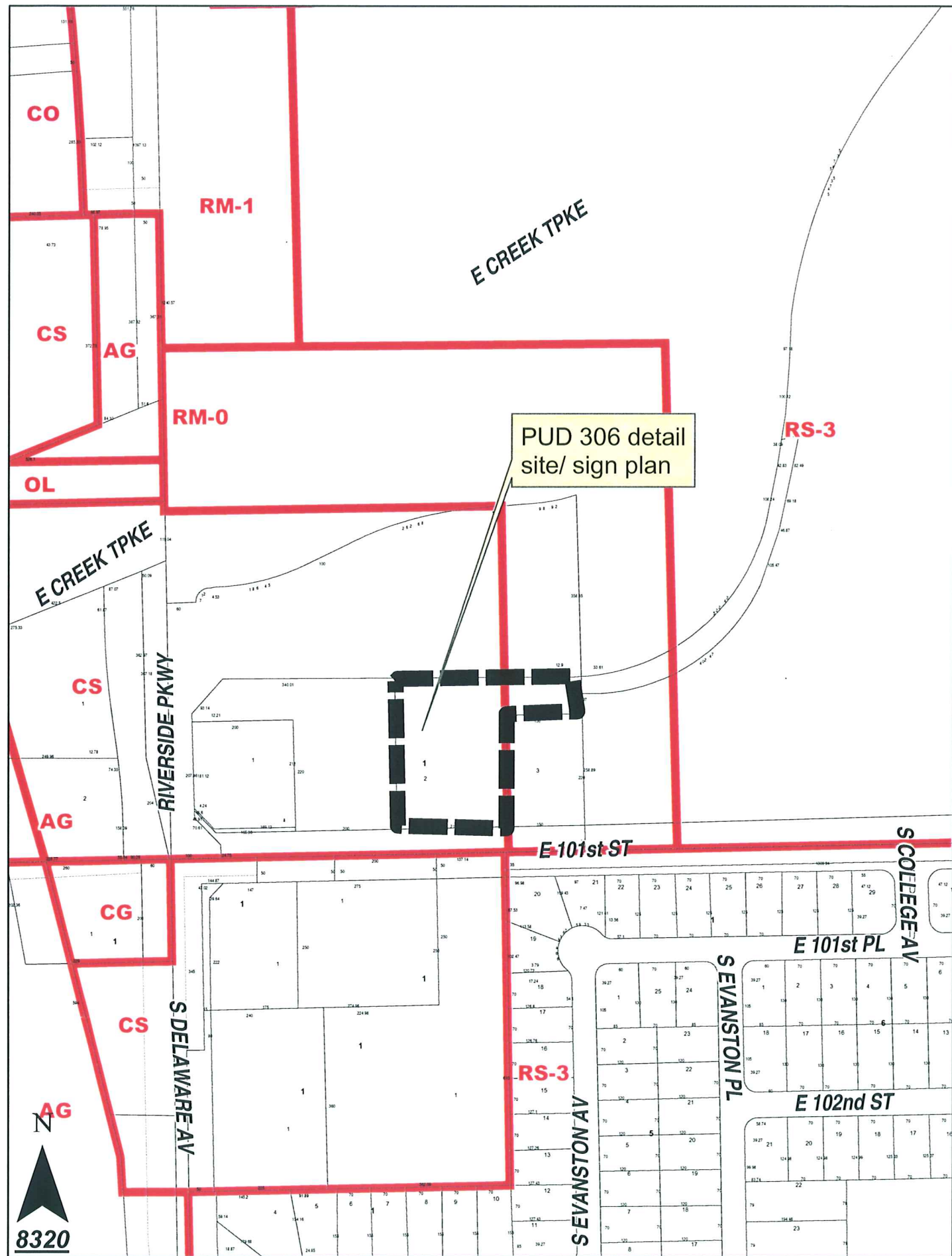
In the event that a Board member is unable to attend all or part of a meeting, the Chair shall declare the Board member absent and call upon Alternate #1 to assume the place of the absent Board member. In the event that Alternate #1 is not present or already serving, the Chair shall call upon Alternate #2. An alternate member shall serve until the absent Board member appears for the meeting. While serving in the place of a Board member, an alternate member may participate in discussions, make and second motions and vote.

* * * * *

CHAPTER 18 DEFINITIONS

SECTION 1800. DEFINITIONS

Accessory Dwelling Unit (ADU): A subordinate residential unit incorporated within, attached to or detached from a single-family residential unit and having its own sleeping, cooking, and sanitation facilities. Such subordinate unit shall not be subdivided or otherwise segregated in ownership from the principal residential unit. Such unit shall not be occupied by more than three persons. See Section 401.B.1.a.





February 21, 2007

STAFF RECOMMENDATION

PUD: 306

Detail Site/ Sign Plan – Outdoor Advertising Sign; East of the Northeast corner of 101st Street South and South Delaware; Lot 2, Block 1, River Creek Village; CS/PUD; PD-26; CD-2

The applicant is requesting approval of a detail site/ sign plan for an outdoor advertising sign. The proposed use, Use Unit 21, Business Signs and Outdoor Advertising Signs, is in conformance with Development Standards of PUD 306.

The site on which the outdoor advertising sign is proposed is currently undeveloped. The sign is to be 50 feet in height with 672 square feet of display surface area and complies with setback requirements (from residential, from highway and street rights-of-way, from other outdoor advertising signs, from other ground signs) per development standards and the zoning code. Maximum display surface area permitted is 736.70 square feet if one sign is installed, or 368.35 square feet if two or more signs are installed. Therefore, upon approval of the outdoor advertising sign, two additional ground signs not to exceed an *aggregate* of 64.7 square feet of display surface area shall be permitted along the Creek Turnpike frontage in accord with the provisions of Section 1103.B.2 of the zoning code.

Staff recommends **APPROVAL** of PUD 306 detail site/ sign plan as proposed.

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

Detail Sign Plan Sidebar Notes for Outdoor Advertising Sign:

Location: 600 Feet East and 280 Feet North of Northeast Corner of South Delaware Avenue and East 101st Street South

PUD-306
Part of Development Area J

Ground Signs:

Number of Signs Permitted for Site: The Frontage on Creek Turnpike is 368.35 feet, which permits 3 signs per Section 1221 C. 8 of the Tulsa Zoning Code (One per 150 feet or fraction thereof)

Maximum Height Permitted: Business Signs- Per Code
Outdoor Advertising Sign- 50 feet plus 10 feet if the adjacent highway grade is higher than 50 feet.

Display Surface Area Permitted per Sign: Business Sign-Per Code
Outdoor Advertising Sign- 672 SF

Maximum Aggregate Display Surface Area Permitted: 736.70 SF if one sign is built or 368.35 SF if 2 or more signs are built

This will be the only ground sign on the Creek Turnpike on this Tract.

Other Ground Signs in Development Area J:

Braums: One pole sign on Creek Turnpike Frontage approved for 292 SF of Display Surface Area.

One pole sign on the E. 101st St. frontage. There is no record in the PUD file of a Detail Sign Application having been filed or approved for this sign, so the display surface area is unknown.

Equipment Store (Lot 3): One pole sign on the E. 101st St. frontage approved for 60 SF of display surface area.

BancFirst (Lot 1): One pole sign on the corner of E. 101st St. and S. Delaware approved for 147 SF of display surface area.

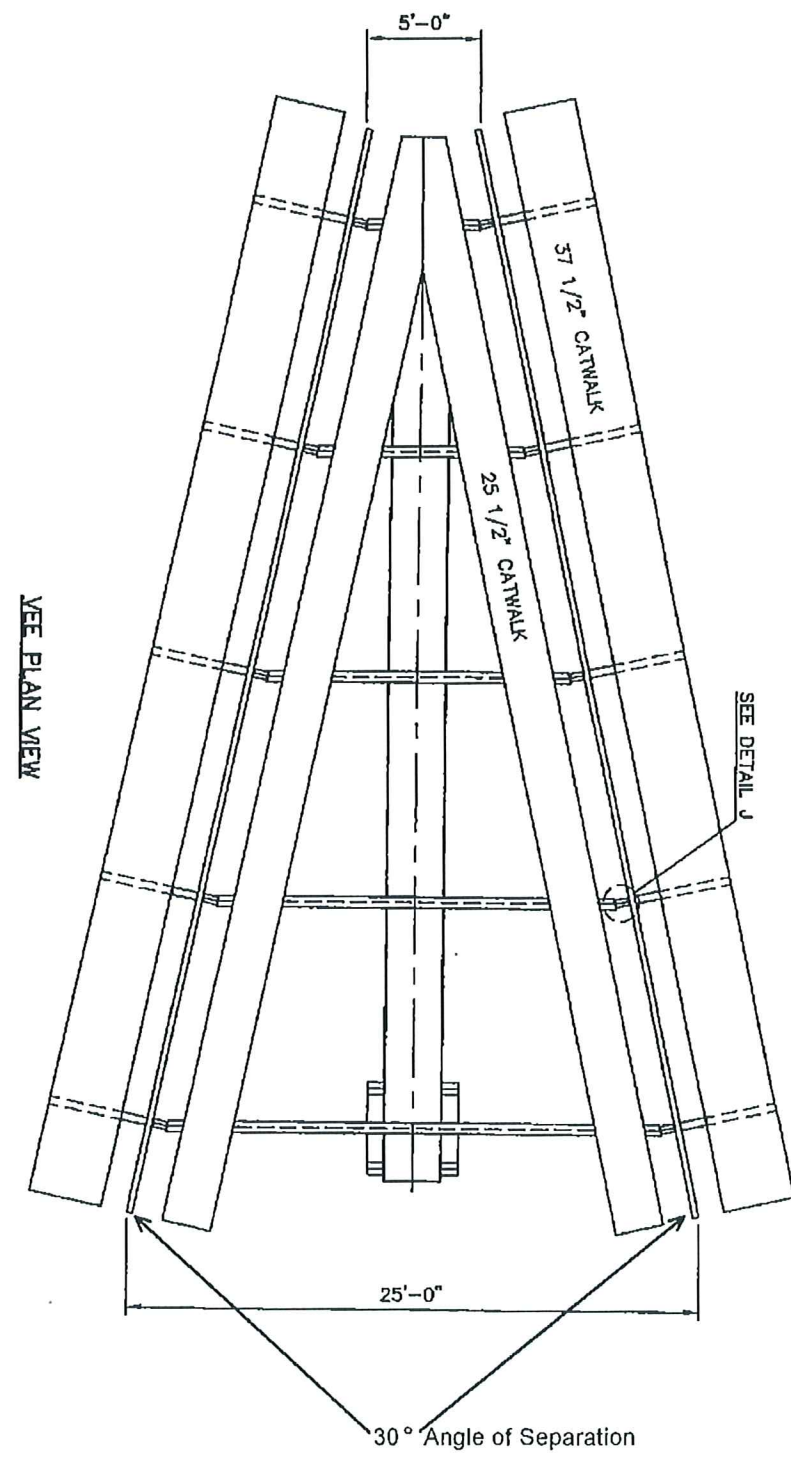
One pole sign on S. Delaware approved for 279.2 SF of display surface area.

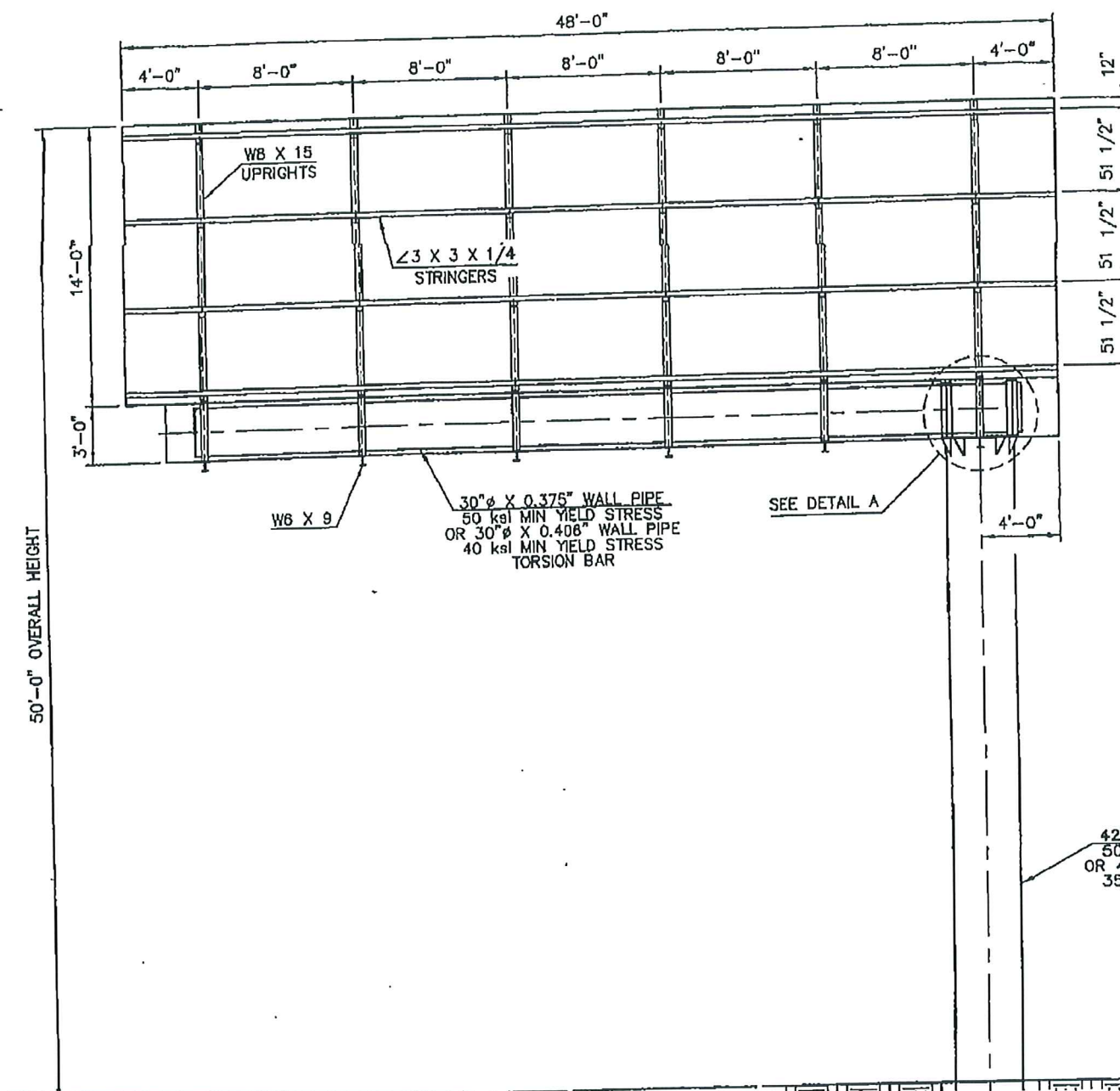
(Note: None of these ground signs affect the subject property, nor limit the amount of allowable display surface area for the subject tract on the Creek Turnpike frontage and this information is provided for informational purposes only)

Minimum Setback from Development Area(s) and/or PUD boundaries: 10 feet

Wall Signs: Not Applicable

As this application is only to permit an Outdoor Advertising Sign and no other uses or structures, no landscaping, parking or other details are shown at this time. Landscaping, parking, parking lot lights, buildings and other details required for a Detail Site Plan will be submitted with the Detail Site Plan submitted for any other buildings or uses when such use has been determined and designed by the owner of the property.





DETAIL SITE PLAN FOR LAMAR OUTDOOR ADVERTISING SIGN

