TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2555
July 22, 2009, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:
Report on the update of the Comprehensive Plan

Director's Report:
Review TMAPC Receipts for the Month of June 2009

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.

1. **LS-20138** – Tanner Consulting (8328)/Lot-Split (PD 26) (CD 8)
   Northwest corner of 111th Street South and South Oswego Place,

2. **PUD-728-1 – Todd Adair** (PD-4) (CD-4)
   Southwest corner of East 12th Street and South Trenton Avenue (Minor Amendment to allow a second ground sign on Lot 1, Block 1, to increase the permitted display surface area for ground signs on Lot 1 only from 32 SF to 122 SF.)

3. **AC-088 – HRAOK, Inc./Dwayne Wilkerson** (PD-17) (CD-6)
   Northwest corner of Admiral Place and 193rd East Avenue (Alternative Compliance Landscape Plan for relief from the requirement to have a landscaped area within 50 feet of parking spaces outside the street yard.)

4. **CBOA-02331- (7427) Plat Waiver for Cell Tower**
   16602 South 157th East Avenue
   County

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

No Items.

OTHER BUSINESS

5. **PUD-260-B-9 – Jacobs Engineering/Ron Cardwell**
   Request for refund for withdrawn minor amendment.

6. 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.

Ringing/sound on all cell phones and pagers 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 unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC Mission Statement
AGENDA

Tulsa Metropolitan Area Planning Commission

TRAINING SESSION

INCOG
Two West 2nd Street, Suite 800
Large Conference Room/North
Wednesday, July 22, 2009
11:00 a.m.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Planning Ethics for Planning Commissioners/APA CD training.

Adjourn

www.tmapc.org
AGENDA
Tulsa Metropolitan Area Planning Commission

WORK SESSION
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers
Wednesday, July 22, 2009—1:45 p.m.*
(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Presentation by Planitulsa.

Adjourn. Visit our website at www.tmapc.org

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526
## TMAPC RECEIPTS
Month of June 2009

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**Total**                      | **$2,950.00** | **$2,950.00** | **$5,900.00** | **$59,806.10** | **$59,806.10** | **$119,612.20** |

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**Total**                      | **$1,733.03** | **$1,733.03** | **$3,466.05** | **$30,939.25** | **$30,939.24** | **$61,878.49** |

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**Total**                      | **$5,550.00** | **$1,200.00** | **$6,200.00** | **$64,475.00** | **$12,150.00** | **$76,625.00** |

| TOTAL                          | **$10,233.03** | **$5,883.03** | **$15,566.05** | **$155,720.35** | **$107,895.34** | **$258,115.69** |
July 22, 2009

STAFF RECOMMENDATION

PUD-728-1: Minor Amendment – Southwest corner of E. 12th Street and S. Trenton Ave.; Lot 1, Block 1 – Parkside Addition; TRS 9307; CZM 37; Atlas 3; PD 4; CD 4; PK/RM-2/PUD.

The applicant is requesting a minor amendment to allow a second ground sign on Lot 1, Block 1 only of PUD-728, and to increase the permitted display surface area for ground signs on Lot 1 only from 32 square feet to 122 square feet. The amendments would allow for a four-sided directional sign to be located on the corner of 12th Street and S. Trenton Ave., to clearly direct patients to the location of services within the Parkside Psychiatric Hospital and Clinic (see attached exhibits).

Sign standards for PUD-728 allow for one sign per lot, not to exceed 32 square feet of display surface area or eight feet in total height. Currently there is one sign approved for Lot 1 to identify the Parkside Residential Psychiatric Youth Treatment Center.

§1107, H-12 of the code allows by minor amendment modifications to approved signage provided the size, location, number, and character (type) of the sign(s) is not substantially altered.

Because of the lack of directional signage within the hospital complex there is difficulty with locating specific services within the Parkside Psychiatric Facility and therefore can support this application. Staff believes the request does not significantly alter the character and intent of the PUD, nor does the request substantially alter the approved development plan. Aside from the increase in display area and the additional sign on this lot only, no other sign standards such as the permitted height of the signs will change.

Therefore, staff recommends APPROVAL of minor amendment PUD-728-1.

Note: Approval of a minor amendment does not constitute detail sign plan approval.
All signs to have same specifications as Sheet G-5.0
Customer to verify arrow direction

SIGN 7 SIDE A (north)

SIGN 7 SIDE B (south)

SIGN 7 SIDE C (east)

SIGN 7 SIDE D (west)
STAFF RECOMMENDATION

AC- 88

Alternative Compliance Landscape Plan – Northwest corner of Admiral Place and 193rd East Avenue; TRS 9401; CZM 40; Atlas 2230; PD 17; CD 6; IL.

The applicant is requesting approval of an alternative compliance landscape plan for the QuikTrip store located on the northwest corner of Admiral Place and 193rd East Avenue. The request is for relief from the requirement to have a landscaped area within 50 feet of parking spaces outside the street yard. There are three (3) parking spaces in front of the store that are not within 50 feet of a landscaped area.

Relief from the requirement was originally approved as part of alternative compliance landscape plan AC-60, approved by the TMAPC in 2001 for the original construction of the store. Alternative compliance landscape plan AC-88 is being triggered by the expansion of the parking lot on the west side of the store, and the need to subsequently update the landscape plan to accommodate for this expansion.

Alternative Compliance allows the Planning Commission to review a proposed plan and determine that although not meeting the technical requirements of the landscape chapter of the Zoning Code, the plan is equivalent to or better than the requirements of chapter 10.

The use of Crape Myrtle, only under power lines along 193rd East Avenue instead of trees approved per the landscape chapter of the Zoning Code was approved as part of the original AC-60. Only Crape Myrtle that will grow to a mature height of 15 to 20 feet was approved as part of that plan. No new Crape Myrtle is being introduced to the site as part of AC-88, and the two Crape Myrtles along Admiral Place are not being counted in the tree calculations herein.

The applicants’ street yard landscape calculations show 12 trees/Crape Myrtles required and provided along South 193rd East Avenue. There are 8 trees required and proposed along Admiral Place. Sod is provided to surround the site. There are 44 parking spaces provided outside the street yard, making 4 trees required for the "1 tree per 12 parking spaces requirement" outside the street yard. The applicant is proposing to add 5 new trees for the parking expansion making the total number of trees outside the street yard 14, ten trees more than are required. The total number of trees required for the site is 32 trees while 52 trees are being provided - exceeding the landscape requirements of chapter 10 by 20 trees.

Staff feels the proposed alternative compliance landscape plan exceeds the requirements of Chapter 10 and since there are only three parking spaces not within 50 feet of a landscaped area, can recommend APPROVAL of the Alternative Compliance Landscape Plan AC-88.
CBOA-02331 - (7427) (County) Plat Waiver for Cell Tower
16602 South 157th East Avenue

The platting requirement was triggered by BOA 02331 which allowed a cell tower in an AG zoning district.

It is the policy of TVAPC to waive the platting requirement for the cell tower use (Use Unit 4 public protection and utility facilities/antennas and supporting structures). Therefore, staff can recommend **Approval** of the requested plat waiver.