

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2617

January 4, 2012, 1:30 PM

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

1. Minutes of December 21, 2011, Meeting No. 2616

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.

2. **LC-373** - (Lot-Combination) (CD-4), Location: Southwest corner of South Birmingham Place and East 11th Street South
3. **LS-20485** - (Lot-Split) (CD-6), Location: North of the northwest corner of East 131st Street South and South 177th East Avenue
4. **PUD-411-D-3 – John Trinder/Bill Knight Ford**, Location: Southeast corner of Memorial Drive and The Creek Turnpike, Requesting a **Minor Amendment** to extend the time limit for a temporary trailer on an automobile dealership lot for a period of 18 months, **CO**, (CD-7)
5. **PUD-397-C-1 – Sack & Associates/Mark Capron/TFCU**, Location: Southwest corner of East 61st Street South and South 90th East Avenue, Requesting a **Minor Amendment** to permit an additional wall sign to identify ATM banking facilities, **RM-1**, (CD-7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

6. **Z-7190 – Sajid S. Salimi**, Location: South of southwest corner of South 33rd West Avenue and West Skelly Drive, Requesting rezoning from **RS-3 to CS**, (CD-2)

OTHER BUSINESS

7. **Election of TMAPC Officers for 2012**
8. **Commissioners' Comments**

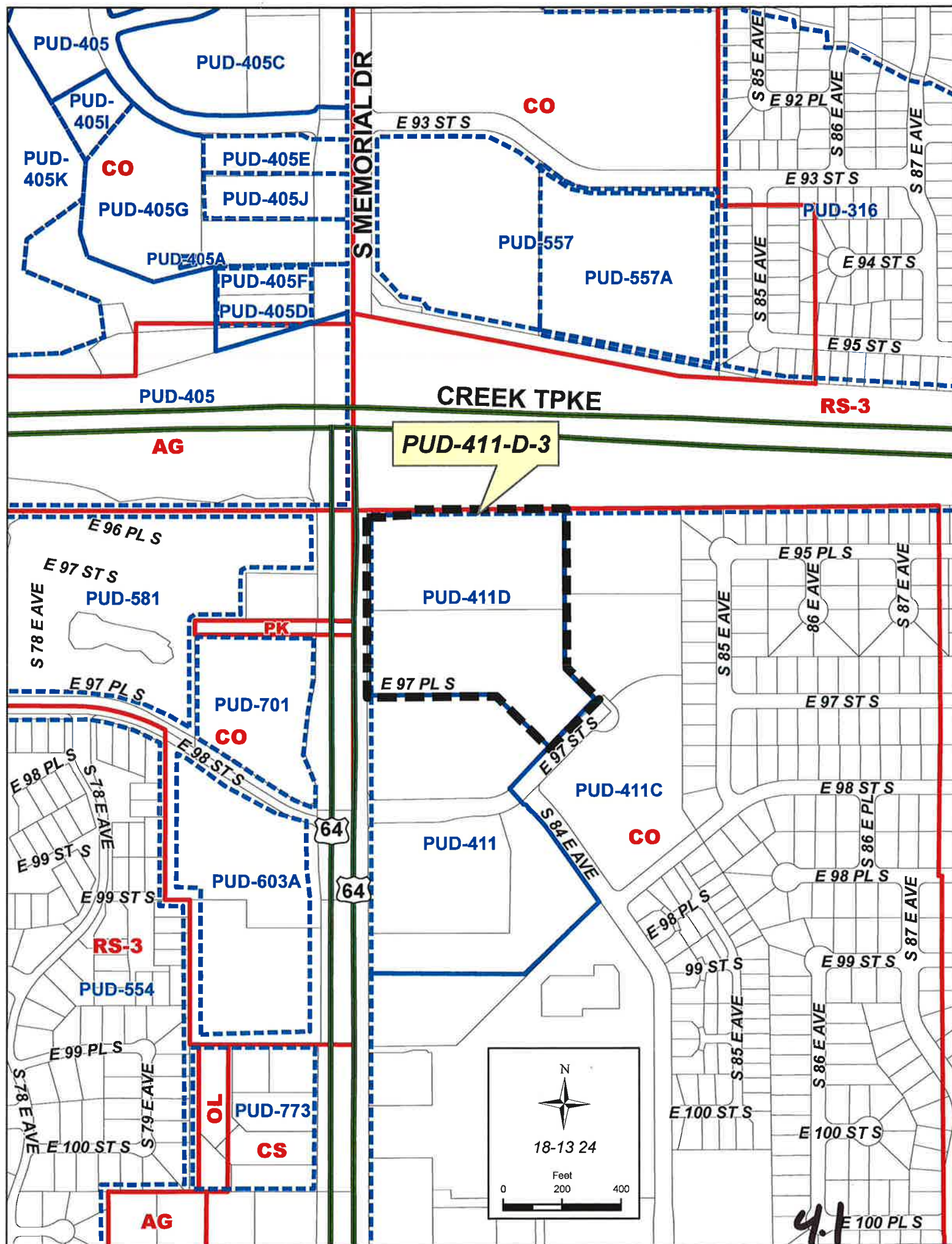
ADJOURN

CD = Council District

NOTE: 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 paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

TMAPC Mission Statement: 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.





PUD-411-D-3

CREEK TPKE

S MEMORIAL DR

E 93 ST S

S 85 E AVE

E 92 PL S

S 86 E AVE

S 87 E AVE

E 93 ST S

E 94 ST S

E 95 ST S

E 96 PL S

E 97 ST S

S 78 E AVE

E 97 PL S

E 98 PL S

S 78 E AVE

E 99 ST S

E 99 ST S

E 99 PL S

S 78 E AVE

E 100 ST S

S 79 E AVE

64

64



18-13-24

0 200 400
Feet

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

4.2

January 4, 2012

STAFF RECOMMENDATION

PUD-411-D-3: Minor Amendment – Southeast corner of Memorial Drive and the Creek Turnpike; Lots 2 and 3, Block 1 – 9700 Memorial; TRS 18-13-24; CZM 57; Atlas 2270; CD 7; CO.

The applicant is requesting a minor amendment to extend the time limit for a temporary trailer on an automobile dealership lot for a period of 18 months. The existing temporary trailer serves as an office for Bill Knight Ford Fleet Sales Division, while a permanent office is being constructed. Please refer to the attached Exhibit A for a view of the trailer and the location.

On September 7, 2010 in case number PUD-411-D-2, the Planning Commission approved the use of the existing temporary trailer for a period of one year. That approval expired in September 2011. The applicant cites market conditions relating to financing for new construction and the fact that it took until April 2011 to secure the permit for the trailer as necessitating the need for the extension.

The trailer does not occupy any required parking, meets the minimum setback requirements and floor area allocation of the PUD. The applicant is asking that the trailer be permitted from January 4, 2012 to June 30, 2013.

Since the request is temporary in nature, does not affect any surrounding property, is within permitted floor area allocation, and does not occupy any required parking staff can support the request as minor in nature. Staff contends the proposal does not substantially alter the character of the PUD or the intent of the PUD chapter of the Code.

Staff recommends **APPROVAL** of minor amendment PUD-411-D-3 allowing a temporary trailer for a period of 18 months dating from 1/4/12 to 6/30/13.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

Temporary Trailer (24' x 56' - 1,344#)




EXHIBIT A

4.4

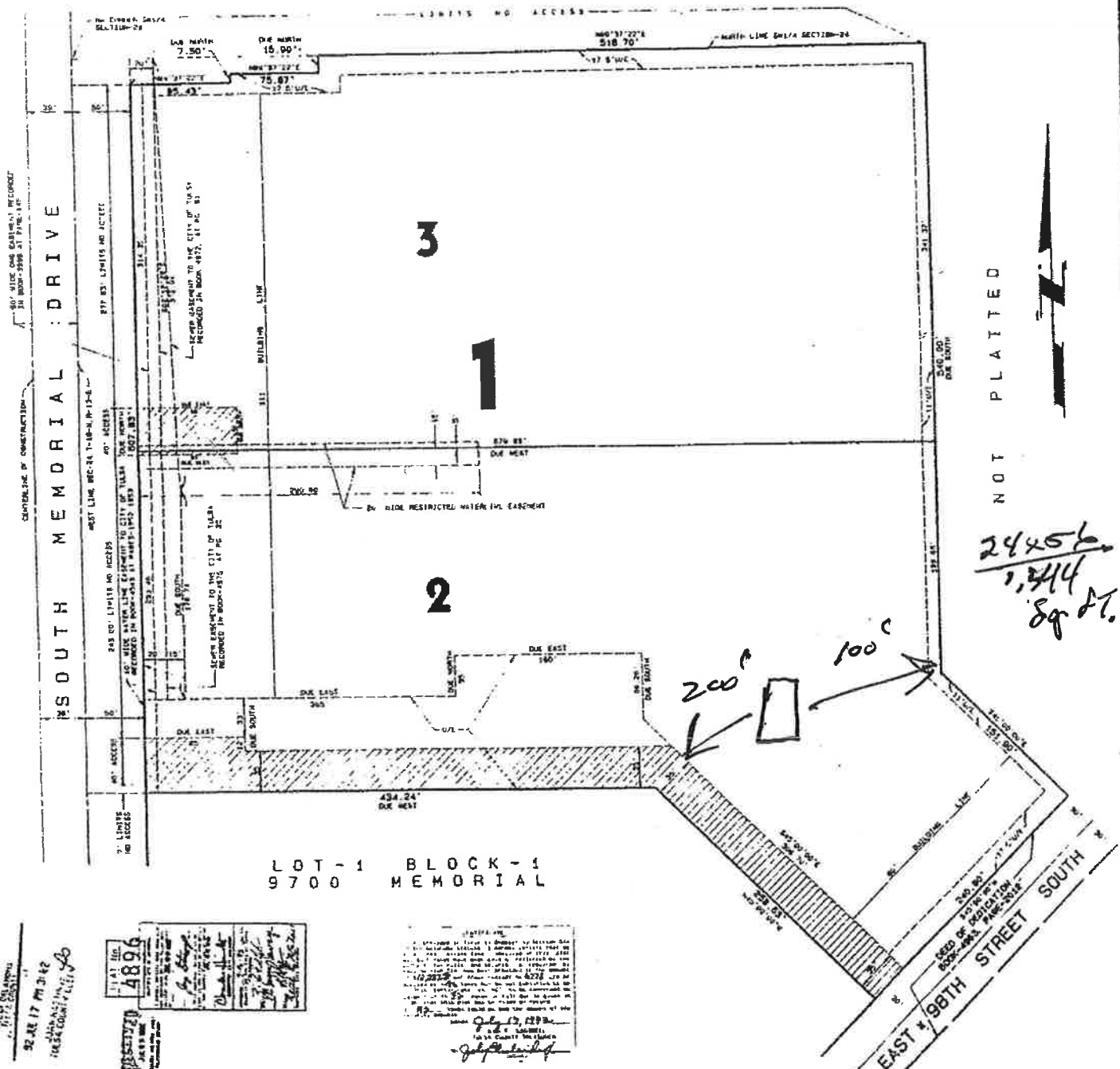
PLAT NO. 4896

LOTS-2 AND 3 IN BLOCK-1
OF
9700 MEMORIAL

P.U.D. NO. 411

 MUTUAL ACCESS EASEMENT
U/E = UTILITY EASEMENT

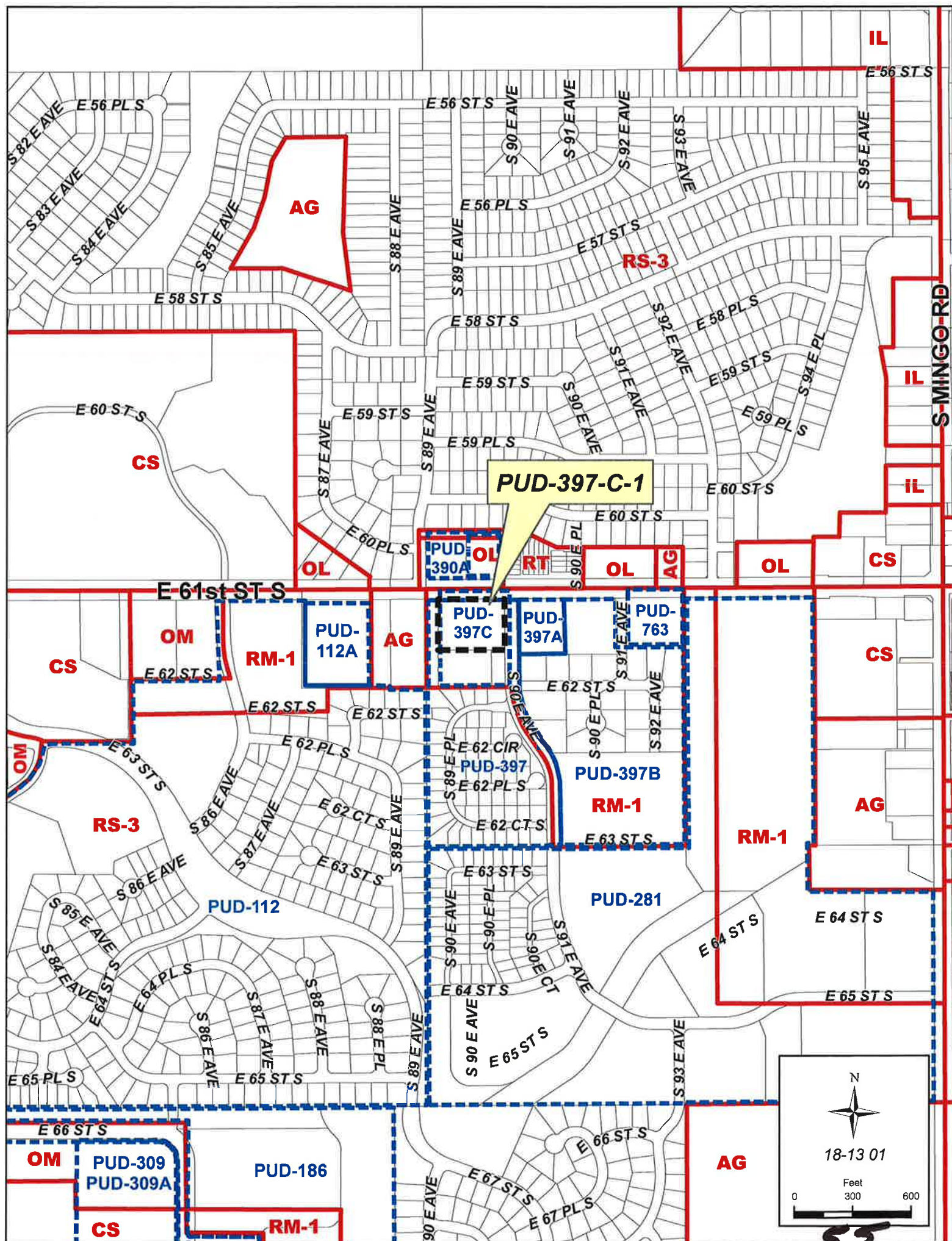
M I N G O V A L L E Y E X P R E S S W A Y



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FEDERAL LAW PROHIBITS REPRODUCTION FOR ANY PURPOSE WITHOUT PERMISSION OF COPYRIGHT OWNER

T18N R13E 24-28U

45



January 4, 2012

STAFF RECOMMENDATION

PUD-397-C-1: Minor Amendment – Southwest corner of East 61st Street South and South 90th East Avenue; Lot 1, Block 1 – Woodland Valley Office Park II; TRS 18-13-01; CZM 53; Atlas 759; CD 7; RM-1.

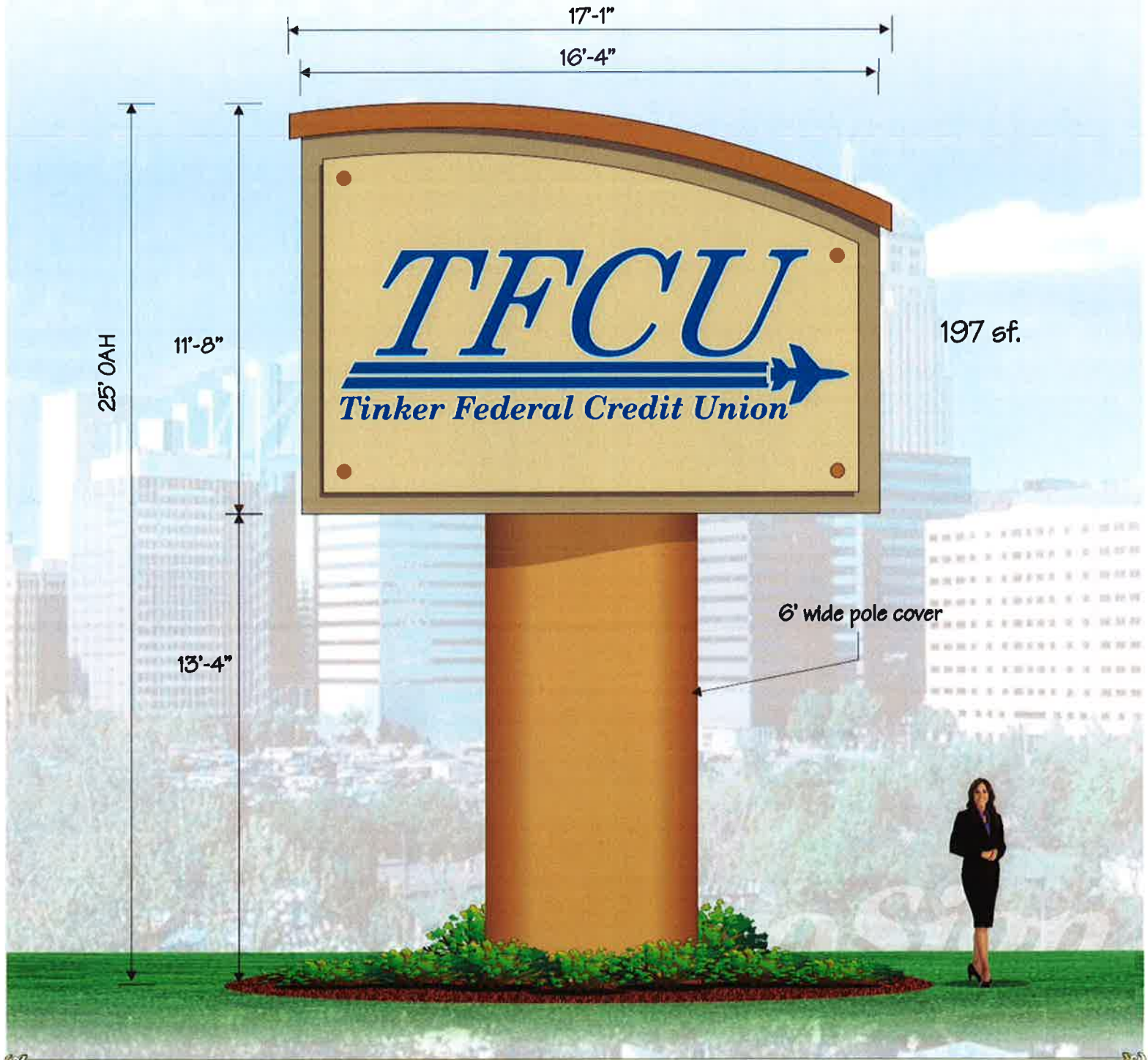
The applicant is requesting a PUD Minor Amendment to permit an additional wall sign to identify ATM banking facilities. Referring to the attached exhibit the ATM wall sign would be 7.5 feet in display surface area.

The PUD permits one sign per street frontage per the OL Chapter of the Code. There has been one ground sign and one wall sign approved for the bank which is primarily a drive through facility with six lanes of capacity plus the ATM location. The sign would help motorists identify the location of the ATM and is a small sign at 7.5 square feet in display area.

On December 13, 2011 in case number BOA-21359, the Board of Adjustment approved a variance to permit the additional sign. Staff contends the additional 7.5 square foot sign will not substantially alter the size, location, number, and character (type) of signs permitted in the PUD and therefore recommends **APPROVAL** of minor amendment PUD-397-C-1.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

fabricate and install a D/F pylon sign push through letters with vinyl overlay - internally illuminated - painted finish - custom pole cover...



CLIENT TFCU - Tulsa

SALESMAN Brian

DESIGNER AJ

SCALE 1/4" = 1'

APPROVAL

POLE SIGN

MetroSign
Corporation

5.9

Sign Type #2



NON ILLUMINATED BRONZE CHANNEL LETTERS

SIGN SERVICE

8308 B SW 3RD. ST.

OKLA. CITY. OK. 73128

405-495-0700

CUSTOMER

TINKER FEDERAL

CREDIT UNION

1177 N.E. 23 RD. ST.

Wall sign

5'

18"

ATM

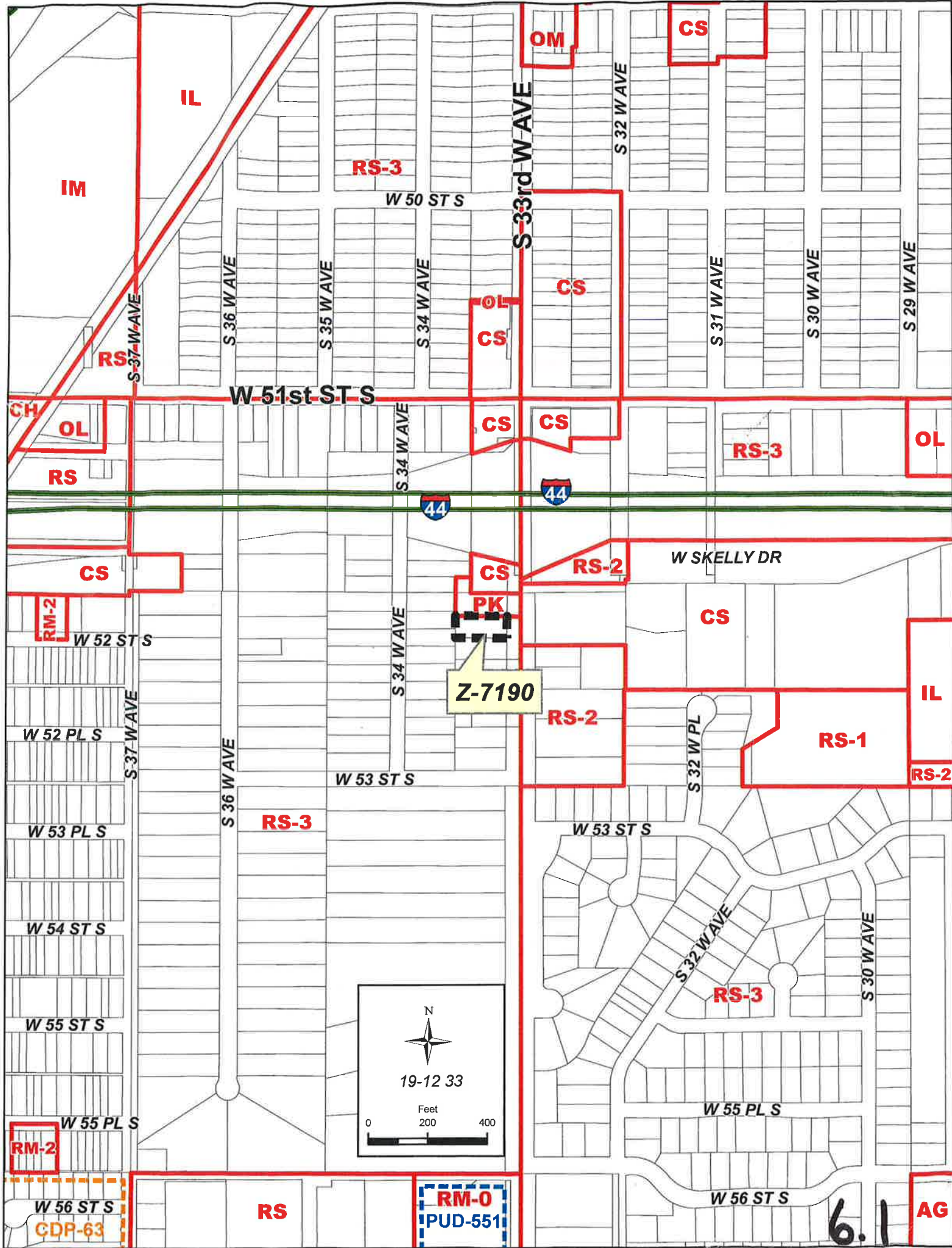


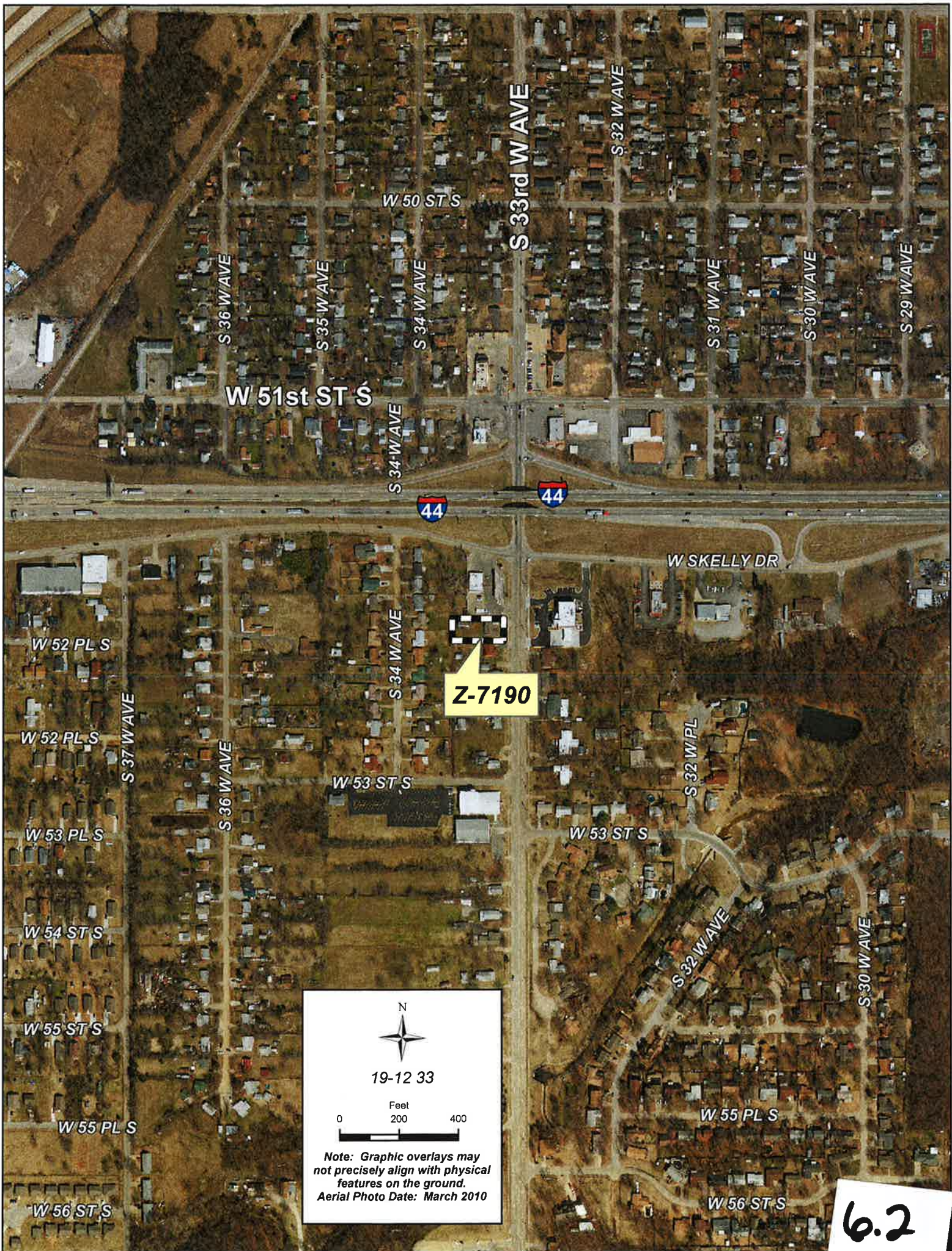
fabricate and install a set of reverse channel
letters - 0.040 bronze overlay- halo lit
, LED lighting - painted finish - individually
mounted...

511

CLIENT Tinker Federal - Tulsa, OK.
SALESMAN Brian SCALE 3/8" = 1'
DESIGNER AJ APPROVAL
ATM SIGN







N

19-12 33

0 Feet 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

6.2



19-12 33

Feet
0 50 100

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

6.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7190

TRS 9233

Atlas 571

CZM 45

CD-2

TMAPC Hearing Date: January 4, 2012

Applicant: Sajid S. Salimi

Tract Size: 12,600± square feet

ADDRESS/GENERAL LOCATION: South of southwest corner of South 33rd West Avenue
and West Skelly Drive

EXISTING ZONING: RS-3

EXISTING USE: Residential

PROPOSED ZONING: CS

PROPOSED USE: Commercial

ZONING ORDINANCE: Ordinance number 11821 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7076 December 2007: All concurred in approval of a request for rezoning a 1.5± acre tract of land from RS-2 to CS for financial services and commercial shopping, on property located southeast of the southeast corner of South 33rd West Avenue and West Skelly Drive.

Z-7073 September 2007: All concurred in approval of rezoning a 2± acre tract of land from RS-2 to CS for a financial services and commercial shopping center, on property located south of the southeast corner of South 33rd West Avenue and West Skelly Drive.

Z-6321 October 1991: All concurred in approval of a request for rezoning a tract of land from RS-3 to CS/PK on property located on the southwest corner of West Skelly Drive and South 33rd West Avenue and abutting north of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 12,600± square feet in size and is located south of southwest corner of South 33rd West Avenue and West Skelly Drive. The property appears to be used residentially and is zoned RS-3.

SURROUNDING AREA: The subject tract is abutted on the east by a commercial business (bank), zoned CS; on the north by a commercial use and its parking lot, zoned CS and PK; on the south by residential uses, zoned RS-3; and on the west by residential uses, zoned RS-3.

UTILITIES: The subject tract has municipal water and sewer available.

6.4

TRANSPORTATION VISION:

The Comprehensive Plan designates 33rd West Avenue south of West Skelly Drive (I-44) as a secondary arterial. The Comprehensive Plan encourages multiple modes of transportation, offering the public a choice in means of travel, from automobile to bus to bicycling and pedestrian.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 33 rd West Avenue	Secondary arterial	100'	4

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan designates this property as an Existing Neighborhood and an area of Stability. Both of these designations seem erroneous, since the CS/PK lots adjacent to the north are also shown as Existing Neighborhood. That zoning has been in place since 1991. The convenience store itself is designated as a Growth Area, but the parking lot south of it is not. Similarly, the properties east of the subject property, across South 33rd West Avenue, are designated as Employment areas and Areas of Growth. It seems poor planning to expect single-family residential use to continue adjacent to these uses. The proposed CS zoning is **not in accord** with the Comprehensive Plan.

STAFF RECOMMENDATION:

Staff believes this is another case in which the Comprehensive Plan is in error. This area should be examined when another small area plan is contemplated. Staff can support the requested CS zoning, pointing out that screening will be required where it abuts R zoned properties and the developer must meet or exceed the landscaping requirements of the Zoning Code. The requested CS zoning on the subject tract would align with the CS zoning on the east of the tract at 33rd West Avenue. Therefore, this is a logical extension of the CS/PK zoning and development to the north and staff recommends **APPROVAL** of CS zoning for Z-7190.

01/04/12

6.5

