

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2367

Wednesday, January 28, 2004, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Bayles	Carnes	Alberty	Boulden, Legal
Harmon	Coutant	Chronister	Romig, Legal
Hill	Miller	Dunlap	
Horner	Westervelt	Fernandez	
Jackson		Huntsinger	
Ledford		Matthews	
Midget			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, January 26, 2004 at 10:10 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, 1st Vice Chair Jackson called the meeting to order at 1:35 p.m.

REPORTS:

Worksession Report:

Mr. Jackson reported that a worksession would be immediately after today's TMAPC meeting.

Director's Report:

Mr. Alberty reported that here would be a report prepared for the City Council regarding spacing of sexually oriented businesses.

SUBDIVISIONS:

FINAL PLAT:

Beckville Addition – RS-3 (0321)

(PD-2) (CD-3)

3501 East 30th Street North

STAFF RECOMMENDATION:

This plat consists of one lot in one block on one acre.

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; 7 members present:

On **MOTION** of **MIDGET** TMAPC voted 7-0-0 (Bayles, Harmon, Hill, Horner, Jackson, Ledford, Midget "aye"; no "nays"; none "abstaining"; Carnes, Coutant, Miller, Westervelt "absent") to **APPROVE** the final plat for Beckville per staff recommendation.

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Hidden Treasures II – PUD 206 (2283)

(PD-18) (CD-8)

Southwest of East 91st Street South and South Sheridan Road

STAFF RECOMMENDATION:

This plat consists of one lot in one block on 1.69 acres.

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; 7 members present:

On **MOTION** of **MIDGET** TMAPC voted 7-0-0 (Bayles, Harmon, Hill, Horner, Jackson, Ledford, Midget "aye"; no "nays"; none "abstaining"; Carnes, Coutant, Miller, Westervelt "absent") to **APPROVE** the final plat for Hidden Treasures II per staff recommendation.

PLAT WAIVER:

BOA-18587 – (2893) SR

(PD-6) (CD-7)

4502 East 41st Street

STAFF RECOMMENDATION:

The platting requirement was triggered in 1999 by a Board of Adjustment case to allow the University of Oklahoma to occupy the developed site with its existing structures.

Staff can recommend **APPROVAL** of the plat waiver requested because of the existing use. A remodeling permit is being requested at this time through the Development Services Department. The site was rezoned in approximately 1955 and was developed before the Subdivision Regulations were adopted.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | Yes | NO |
|--|-----|----|
| 1. Has property previously been platted? | | X |
| 2. Are there restrictive covenants contained in a previously filed plat? | | X |
| 3. Is property adequately described by surrounding platted properties or street R/W? | X | |

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | YES | NO |
|--|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | | X |

6. Infrastructure requirements:
 - a) Water
 - i. Is a main line water extension required? X
 - ii. Is an internal system or fire line required? X
 - iii. Are additional easements required? X
 - b) Sanitary Sewer
 - i. Is a main line extension required? X
 - ii. Is an internal system required? X
 - iii. Are additional easements required? X
 - c) Storm Sewer
 - i. Is a P.F.P.I. required? X
 - ii. Is an overland drainage easement required? X
 - iii. Is on site detention required? X
 - iv. Are additional easements required? X
7. Floodplain
 - a) Does the property contain a City of Tulsa (Regulatory) Floodplain? X
 - b) Does the property contain a F.E.M.A. (Federal) Floodplain? X
8. Change of Access
 - a) Are revisions to existing access locations necessary? X
9. Is the property in a P.U.D.? X
 - a) If yes, was plat recorded for the original P.U.D.
10. Is this a Major Amendment to a P.U.D.? X
 - a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?
11. Are mutual access easements needed to assure adequate access to the site? X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? X

Applicant was not present.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **HORNER** TMAPC voted 7-0-0 (Bayles, Harmon, Hill, Horner, Jackson, Ledford, Midget "aye"; no "nays"; none "abstaining"; Carnes, Coutant, Miller, Westervelt "absent") to **APPROVE** the plat waiver for BOA-18587 per staff recommendation.

CHANGE OF ACCESS ON RECORDED PLAT:

Chimney Hills South, Lot 24, Block 40 (1483)

(PD-18) (CD-8)

North of 91st Street, west of South 77th East Avenue

STAFF RECOMMENDATION:

This application is made to allow a change of access along East 91st Street South. The access is moved slightly from the access recently proposed and approved by TMAPC on January 7, 2004 for the church use proposed on the site. The property is zoned under PUD 215 (RS-3).

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

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET** TMAPC voted 7-0-0 (Bayles, Harmon, Hill, Horner, Jackson, Ledford, Midget "aye"; no "nays"; none "abstaining"; Carnes, Coutant, Miller, Westervelt "absent") to **APPROVE** the change of access on recorded plat for Chimney Hills South, Lot 24, Block 40 per staff recommendation.

ZONING PUBLIC HEARING

Application No.: PUD-405-J-2

MINOR AMENDMENT

Applicant: John W. Moody

(PD-18) (CD-8)

Location: South of southwest corner of East 93rd Street and South Memorial

STAFF RECOMMENDATION:

The minor amendment proposes to add a 13-foot high ground sign containing 70 square feet of display surface area and to eliminate one wall sign per plan submitted. The wall sign to be deleted would be on the north side of the tower on the canopy of the car wash. The wall sign to be deleted was approved for 82 square feet of display surface area.

PUD-405-J was approved by the City Council in June 2001. The applicant is requesting the revised signage for a lube and car wash located south of the southwest corner of East 93rd Street and South Memorial Drive. The original sign standard for PUD-405-J was as follows:

Wall signs shall comply with Section 1103.B.2 of the Tulsa Zoning Code. One ground sign shall be permitted with a maximum display surface area of 160 SF and a maximum height of 25 FT.

Section 1103.B.2 of the Zoning Code permits wall signs not to exceed an aggregate display surface area of two square feet per each lineal foot of the building wall to which the sign or signs are affixed.

The Planning Commission at their October 2, 2002 meeting approved a minor amendment (PUD-405-J-1), which deleted the permitted ground sign and modified the allowable wall signage to permit 82 square feet of signage on the north, south and east sides of the tower, which is part of the canopy. The tower has 16 lineal feet of frontage on the north, south and east elevations which would be permitting 5.125 square feet of wall signage per each lineal foot of tower wall. Total signage for the north and south elevations is 82 square feet each. The total frontage for the east elevation, including the canopy, is 140 feet and a total of 172 square feet of wall signage was approved for this elevation.

The applicant is now proposing to eliminate the wall signage on the north side of the tower, which has been approved for 82 square feet and permitted a 13-foot high ground sign containing 70 square feet of display surface area.

Staff finds that the request does not substantially alter the size, location, number and character of signs. Therefore, staff recommends **APPROVAL** of the request subject to the condition that no additional signs be permitted.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

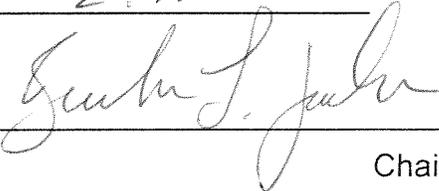
TMAPC Action; 7 members present:

On **MOTION** of **HORNER** TMAPC voted 7-0-0 (Bayles, Harmon, Hill, Horner, Jackson, Ledford, Midget "aye"; no "nays"; none "abstaining"; Carnes, Coutant, Miller, Westervelt "absent") to **APPROVE** the minor amendment for PUD-405-J-2, subject to the condition that no additional signs be permitted per staff recommendation.

There being no further business, the Chair declared the meeting adjourned at 1:44 p.m.

Date Approved:

2.18.04


Chairman

ATTEST:



Secretary

