

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2421

Wednesday, August 17, 2005, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ard	Dick	Alberty	Ackermann, Legal
Bayles		Chronister	Boulden, Legal
Bernard		Fernandez	
Cantees		Huntsinger	
Carnes		Matthews	
Harmon			
Hill			
Horner			
Jackson			
Midget			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, August 11, 2005 at 3:50 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.

Minutes:

Approval of the minutes of July 6, 2005, Meeting No. 2417

On **MOTION** of HILL, the TMAPC voted 8-0-0 (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner "aye"; no "nays"; Dick Jackson, Midget "abstaining"; none "absent") to **APPROVE** the minutes of the meeting of July 6, 2005, Meeting No. 2417.

Minutes:

Approval of the minutes of July 20, 2005, Meeting No. 2418

On **MOTION** of HILL the TMAPC voted 8-0-0 (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner, "aye"; no "nays"; Dick, Jackson, Midget "abstaining"; none "absent") to **APPROVE** the minutes of the meeting of July 20, 2005, Meeting No. 2418.

Minutes:

Approval of the minutes of July 27, 2005, Meeting No. 2419

On **MOTION** of **HILL** the TMAPC voted 8-0-0 (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner "aye"; no "nays"; Dick, Jackson, Midget "abstaining"; none "absent") to **APPROVE** the minutes of the meeting of July 27, 2005, Meeting No. 2419.

REPORTS:

Director's Report:

Mr. Alberty reported on the TMAPC receipts for the months of April, May, June and July. He explained that if each month is compared with the previous year's corresponding month, the receipts are consistently less than previous year. He indicated that 2004 was less than 2003 and this is a reflection of the number of applications that are being filed. Primarily there are fluctuations in all categories. There is a deficit of \$55,508.62 compared to 2004 for the year end. The last receipt report is for July 2005, which starts the new FY and it is starting with less than 2003 and 2004.

TMAPC COMMENTS:

Ms. Bayles asked Mr. Alberty the difference between 2004 and 2005 for July receipts. He indicated that is down \$6,000.00 from 2004.

Mr. Ard asked staff to explain how the reduced revenues impact INCOG's operation. In response, Mr. Alberty stated that this doesn't really impact us from a budget standpoint, because as it is collected it is split and goes into the general fund of both the City and the County. With regards to the staff functioning, staff still has their routine tasks and process applications as they come in. In many areas the staff has assumed new duties and responsibilities. This year staff took on a project that was not planned in the Work Program (BOA Study), which took approximately 90 days. Currently, staff is preparing to start another study and without the free staff time, INCOG would not have been able to do these studies and respond to the community or the City Council to special reports.

Mr. Bernard asked if the receipts are going down, that means that development in the area is decreasing as well. In response, Mr. Alberty stated that he doesn't believe he could directly relate it to development, but he could stated that requests for zoning changes, BOA and platting of properties land activity is definitely down, but not significantly.

Mr. Horner stated that the receipts only equate to one or two percent of revenue. In response, Mr. Alberty stated that it is probably closer to six percent.

Mr. Jackson in at 1:34 p.m.

Mr. Alberty asked the Planning Commission about meeting dates for the month of November in 2006. After discussion it was determined that there would only be two meetings in the month of November for 2006 due to holiday travel and planning.

SUBDIVISIONS:

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-19856 – Haynes Family Trust (9232) (PD-6) (CD-5)

3445 South Sheridan

L-19864 – Sisemore Weisz & Associates (9201) (PD-1) (CD-4)

Southwest corner of East Archer Street and Elgin Avenue

L-19866 – Stephen Schuller (9216) (County)

2241 South 49th West Avenue

L-19880 – Jason Kannady (6408) (County)

Southeast corner East 191st Street South and Champ Johnson

STAFF RECOMMENDATION:

These lot-splits are all in order and staff recommends **APPROVAL**.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES** the TMAPC voted **9-0-0** (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner, Jackson "aye"; no "nays"; none "abstaining"; Dick, Midget "absent") to **RATIFY** these lot-splits given prior approval, finding them in accordance with Subdivision Regulations as recommended by staff.

LOT COMBINATIONS FOR RATIFICATION OF PRIOR APPROVAL:

LC-1 – Matthias Feiff (8310) (PD-18) (CD-8)
5951 East 76th Court

LC-2 – Stanley Dombrowski (9212) (PD-6) (CD-4)
1004 East 17th Place

STAFF RECOMMENDATION:

These lot combinations are all in order and staff recommends **APPROVAL**.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **HARMON** the TMAPC voted **9-0-0** (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner, Jackson "aye"; no "nays"; none "abstaining"; Dick, Midget "absent") to **RATIFY** these lot-combinations given prior approval, finding them in accordance with Subdivision Regulations as recommended by staff.

PRELIMINARY PLAT:

Holy Apostles Church – (7224) (PD-21) (County)
15700 South Peoria

STAFF RECOMMENDATION:

This plat consists of one lot, one block, on 7.98 acres.

The following issues were discussed August 4, 2005 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG. The Church is permitted by special exception (CBOA 2141).
2. **Streets:** Sidewalks are required on the arterial, or waiver of Subdivision Regulations (section 4.3.1). Clarify point of beginning on legal description.
3. **Sewer:** Septic system proposed. Show perc tests.
4. **Water:** Creek Rural Water District # 2 will supply water.

5. **Storm Drainage:** Check for floodplain and show and label it if it is in the plat area. An overland drainage easement (ODE) will be required for the offsite drainage coming under Peoria Avenue and across this site. Add the standard language for "surface drainage and lot grading sewer services, overland drainage easements, and owner responsibility to water mains, sanitary sewers, and storm sewer services." Add drainage easements.
6. **Utilities: ONG, Cable:** Location map needs to be complete. Label point of beginning on legal. Provide street addresses.
7. **Other: Fire:** Glenpool will provide fire protection and will provide appropriate approval release for ability to serve.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the County Engineer must be taken care of to his satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Mr. Midget in at 1:40 p.m.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted 9-0-1 (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner, Jackson "aye"; no "nays"; Midget "abstaining"; Dick "absent") to **APPROVE** the preliminary plat for Holy Apostles Church, subject to special conditions and standard conditions per staff recommendation.

South Tulsa Baptist Church Extended – (8327)

(PD-26) (CD-8)

West of southwest corner of East 101st Street South and
Sheridan Avenue

STAFF RECOMMENDATION:

This plat consists of three lots, one block, on 8.68 acres.

The following issues were discussed August 4, 2005 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 431.
2. **Streets:** Please show street addresses. At south property line, show and document with book and page the abutting mutual access easement within adjacent plat number 4830 shown on conceptual plan. Provide language to address the future maintenance of the mutual access easement. Change the 37.5-foot access to a 27.5-foot access to conform to the conceptual plan. Show a separate instrument for the continuation of the mutual access easement to the south. Correct various errors/omissions of lot line dimensions (also check L5-L9 in Line Table). In Section 3.2 change the term "private streets" to "mutual access easements" for clarity. Discuss the possible encroachment of the proposed parking lot into Reserve C. Maintenance of the mutual access easements needs to be clarified in the covenants.
3. **Sewer:** The proposed 11-foot utility easement extending into Lot 3 must be increased to a 15-foot wide easement where the easement does not abut another easement. Developer must maintain adequate cover for the sanitary sewer main extension. The shallow depth of the existing line might not afford proper coverage and may restrict your building elevations. We would prefer that you look at the existing manhole north of Git-N-Go. It is deeper and was designed with a ten-inch line to maintain depth so this area could be served with sanitary sewer.
4. **Water:** Add language for restricted water line easement. Provision is needed to allow for water main construction within the mutual access easement. Remove fire hydrant out of 15-foot sanitary utility easement between Lots 3 and 1. No horizontal bends during sewer main crossing. Dimension the water easement and the water main in the easement.
5. **Storm Drainage:** The previously-approved draft final for this same area indicates that the storm sewer easement for the facility in Reserve A is contained within the reserve. Please remove the leader, which extends from the stormwater detention easement label to the east boundary line of the 15-

foot utility easement adjacent and east of the facility.

6. **Utilities: ONG, Cable:** N/A
7. **Other: Fire:** No comment.

Staff recommends **APPROVAL** of the minor subdivision plat subject to the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, 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 preliminary plat for South Tulsa Baptist Church Extended, subject to special conditions and standard conditions per staff recommendation.

CHANGE OF ACCESS ON RECORDED PLAT:

Lot 1, Block 1, Living Word Missions – (8313) (PD-18c) (CD-8)

East of South Memorial Avenue and north of East 91st Street

STAFF RECOMMENDATION:

This application is made to allow a change of access along East 91st Street. The proposal is to add a 40-foot limited access on 91st Street. The property is zoned OL/PUD 555.

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.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, 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 change of access on recorded plat for Lot 1, Block 1, Living Word Missions per staff recommendation.

ZONING PUBLIC HEARING

Application No.: CZ-360

AG to RE

Applicant: Bryan Ketchum

(County)

Location: South and east of southeast corner of East 161st Street South and South Harvard Avenue

STAFF RECOMMENDATION:

No zoning action in this area.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 35 acres in size; it is located on the south side of East 161st Street South and east of South Harvard Avenue. The property contains rolling hills, is partially-wooded, vacant and zoned AG.

STREETS:

Exist. Access	MSHP Design.	MSHP R/W	Exist. # Lanes
East 161 st Street South	Secondary arterial	100'	2 lanes
South Harvard Ave	Secondary arterial	100'	2 lanes

UTILITIES: The Okmulgee Water District 6 serves water in this area and there currently is a 4" line located on the east side of South Harvard and a 2" line located on the north side of East 161st Street South. Sewer would be by septic or lagoon systems.

SURROUNDING AREA:

The property is surrounded by agriculture-zoned property with scattered single-family homes, zoned AG, and to the northwest across East 161st Street is a vacant tract of land zoned RS-2, RD and CS.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 20 Plan, a part of the Comprehensive Plan for the City of Bixby, designates the subject property as Low Intensity – Rural Residential. This application is in accord with the Comprehensive Plan.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan and existing development in the area, staff can support the requested RE zoning and recommends **APPROVAL** of RE zoning for CZ-360.

INTERESTED PARTIES:

Dr. Tena Trotter, 13136 East 205th Street South, Bixby, Oklahoma 74008, stated that she owns property directly across 161st Street on the north side from the subject property. She asked how she could find out what type of houses would be on the subject property and how it would be serviced by utilities.

TMAPC COMMENTS:

Ms. Bayles asked staff to give Dr. Trotter some advice on this item.

Ms. Matthews stated that the Okmulgee Water District 6 serves water in the subject area. There is a four-inch line on the east side of South Harvard and a two-inch line located on the north side of East 161st Street. The sewer will have to be septic or sewage lagoons and meet State Standards. Ms. Matthews concluded that Dr. Trotter may want to consult with the developer, J.R. Donelson.

Mr. Ard asked staff to explain the minimum acreage per lot that is allowed in the RE zoning. In response, Ms. Matthews stated that the minimum is approximately half acre.

Dr. Trotter stated that she was only curious of the proposal and would like more information on this issue.

Ms. Bayles asked Mr. Donelson to come forward.

Mr. Bayles asked Mr. Donelson if he is in agreement with staff's recommendation. In response, Mr. Donelson answered affirmatively. Ms. Bayles requested Mr. Donelson to speak with Dr. Trotter.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner, Jackson, Midget "aye"; no "nays"; none "abstaining"; Dick "absent") to recommend **APPROVAL** the RE zoning for CZ-360 per staff recommendation.

Legal Description for CZ-360:

A tract of land situated in the Northwest Quarter (NW/4) of Section 28, T-17-N, R-13-E, of the IBM, Tulsa County, State of Oklahoma according to the U. S. Government survey thereof, being more particularly described as follows, to-wit: Commencing at the Northeast corner of the Northwest Quarter (NW/4) of said Section 28, thence S 89°49'54" W and along the north line of said Section 28 for 331.04' to the true point of beginning, thence S 00°01'30" E for 1,320.56', thence S 89°53'21" W and along the South line of the N/2 of the NW/4 of said Section 28 for 1,654.64', thence N 00°03'22" W for 329.73', thence N 89°52'29" E for 661.92', thence N 00°02'16" W for 989.67' to a point on the North line of the N/4 of Section 28, thence N 89°49'54" E and along the North line of said Section 28 for 993.12' to the Point of Beginning and containing 35.10 acres more or less,

and located south and east of the southeast corner of East 161st Street South and South Harvard Avenue, Bixby, Oklahoma, **From** AG (Agriculture District) **To** RE (Residential Single-family, Estate District).

* * * * *

Application No.: PUD-579-A-4

MINOR AMENDMENT

Applicant: Charles Norman

(PD-18) (CD-8)

Location: 10109 East 79th Street (northwest corner East 81st Street South and U.S. Highway 169)

STAFF RECOMMENDATION:

This proposed minor amendment is to allow use of eight recreational vehicle parking spaces with electrical hookups to be used solely by cancer treatment patients, their families and caregivers at the Southwestern Regional Medical Center. The spaces are not to be available to the general public. The original PUD-579-A was approved for accessory hotel-type rooms and these recreational vehicles would serve the same function. Staff can support this request, finding that any impacts would be minimal and would not adversely affect surrounding land uses. Staff recommends **APPROVAL** of PUD-579-A-4.

Applicant's Comments:

Charles Norman, 401 South Boston, Suite 2900, Tulsa, OK 74103-4065, stated that the eight spaces are in addition to the required parking. The spaces were constructed in accordance with all of the requirements of the City/County Health Department and they are permanent and maintained as part of the campus. These eight spaces are reserved for patients, caregivers or members of the family. This hospital is regional in nature and attracts patients from many states in the midwest. He would consider this application to be an accessory use to almost any hospital in today's conditions.

TMAPC COMMENTS:

Mr. Harmon stated that it seems a little out-of-step with the PUD requirement to put these in permanently.

Ms. Bayles stated that it is her understanding that the RV's will not be parked there permanently. She asked Mr. Norman if there would be an associated time limit regarding these particular uses.

Ms. Hill stated that this is not asking to have trailers moved in permanently, but to have spaces available for RV parking for one to two weeks while the family member is having treatment.

Mr. Norman stated that the spaces are for RV parking only and not for mobile homes and will not be permanently affixed to the ground. These will not be available to the general public.

Ms. Hill stated that she personally thinks this is a very good thing because she has been down this road and would have benefited from something of this nature.

Mr. Horner stated that this a great facility because the patients are in such a weakened condition that they have to be able to lie down when traveling to and from the hospital. He indicated that he could support this application.

INTERESTED PARTIES:

Jack Connery, 9814 East 83rd Place, Tulsa, Oklahoma 74133, representing South Town Square HOA, stated that this is a great idea but he is concerned that it was built prior to coming before the TMAPC.

Applicant's Rebuttal:

Mr. Norman that it was his opinion that these eight spaces were an accessory use to the hospital. These are not a part of the required parking and not available for rent by the general public. He doesn't believe that any of the other hospitals have had to obtain a zoning approval for a commercial type RV hookup if it were accessory to the patient care and facility. This is the reason it was not mentioned in the original PUD. Staff noticed that these were present and required that a minor amendment be processed.

Ms. Bayles asked Mr. Connery if he or his HOA have a particular issue relative to the use of these parking spaces. In response, Mr. Connery stated that he doesn't. He asked if there would be screening to the east side.

Mr. Norman stated that there is landscaping around the perimeter. The property in the floodplain is owned by the City of Tulsa and will stay in its natural condition. Everything on the north and east side of the hospital is in a floodplain. Some of it has been improved for walking paths and recreation facilities for patients who are there for an extended period of time.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, 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 minor amendment for PUD-579-A-4 per staff recommendation.

OTHER BUSINESS:

Application No.: PUD-550

DETAIL SITE PLAN

Applicant: Chase, Fetters, Hewitt (Gary Fetters) (PD-5) (CD-5)

Location: 9014 East 21st Street South

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for an office building and parking structure. The proposed use, Use Unit 11, Offices, Studios and Support Services is in conformance with Development Standards.

The proposed buildings are within maximum permitted floor area and meet building setback and height requirements. Proposed parking, landscaped area and parking lot lighting are in conformance with development standards and the zoning code. The bulk trash container will be screened and the existing sidewalk along 21st will be retained, while a new sidewalk will be installed along 91st East Avenue.

Half the site will be restricted access. The gates and design have been approved by the Fire Marshal.

Staff recommends **APPROVAL** of PUD-550 detail site plan as proposed.

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

The applicant indicated his agreement with staff's recommendation.

INTERESTED PARTIES:

Leta Cosby, 8705 East 21st Street, Tulsa, Oklahoma 74129, stated that she lives three blocks from the subject site. She indicated that she mailed a letter to the Planning Commission indicating her support of this project. However, she does have a few additional comments and questions.

Ms. Cosby asked if the applicant would have to maintain the property outside of the security fence, if there would be wild animals kept on the subject property, and she suggested that the building be painted in earth tones.

Ms. Matthews explained to Ms. Cosby that the applicant would be responsible for the upkeep of the property outside the security fence and that wild animals would not be allowed to be housed on the subject property because of the zoning (Use Unit 11). Ms. Matthews suggested that Ms. Cosby discuss her suggestions and comments regarding esthetics with the applicant.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, 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-550 staff recommendation.

There being no further business, the Chair declared the meeting adjourned at 2:00 p.m.

Date Approved:

8-24-05

Jacey M. Bayles

Chairman

ATTEST:

Wendy M. Damm

Secretary

