

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 1925

Wednesday, April 28, 1993, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Broussard	Gardner	Linker, Legal
Buerge	Parmele	Hester	Counsel
2nd Vice	Wilson	Stump	
Chairman			
Carnes			
Dick			
Doherty, Chairman			
Horner			
Midget, Mayor's			
Designee			
Neely			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, April 27, 1993 at 11:58 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:33 p.m.

Minutes:

Approval of the minutes of April 14, 1993, Meeting No. 1923:

On **MOTION** of **NEELY**, the TMAPC voted **6-0-0** (Ballard, Buerge, Dick, Doherty, Horner, Neely, "aye"; no "nays"; no "abstentions"; Broussard, Carnes, Midget, Parmele, Wilson "absent") to **APPROVE** the minutes of the meeting of April 14, 1993 Meeting No. 1923.

REPORTS:

Committee Reports:

Budget and Work Program Committee

In Ms. Wilson's absence, Chairman Doherty reminded the Planning Commission of the receptions in May and the citizen training session on May 8.

ZONING PUBLIC HEARING:

ZONING PUBLIC HEARING

Application No.: **Z-5956-SP-2** Present Zoning: CO
Applicant: John Moody Proposed Zoning: CO
Location: Southeast corner of E. 61st St. & S. 107th E. Ave.
Date of Hearing: April 28, 1993

Chairman Doherty announced that the applicant has requested a two week continuance to May 12, 1993.

There were interested parties present and they had no objection to the continuance.

Interested Parties:

Jamie Dilbeck 810 S. Cincinnati 74119
Tom Gorman 6329 S . 107th E. Ave. 74133

TMAPC Action; 6 members present:

On MOTION of BUERGE, the TMAPC voted 6-0-0 (Ballard, Buerge, Dick, Doherty, Horner, Neely, "aye"; no "nays"; no "abstentions"; Broussard, Carnes, Midget, Parmele, Wilson "absent") to CONTINUE Z-5956-SP-2 to May 12, 1993.

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**PUD 411B and
Z-5842-SP-4**

Major Amendment and Corridor Site Plan to allow outdoor advertising - Southeast corner of Memorial Drive and the Mingo Valley Expressway.

The applicant is requesting to amend PUD 411 to allow an outdoor advertising sign on Lot 3, Block 1, 9700 Memorial Addition. Since this is also zoned Corridor (CO), the applicant has filed an accompanying Corridor Site Plan showing the proposed location for the sign.

The sign is within a freeway sign corridor and is proposed to be 50' high and contain 672 SF of display surface area. No other outdoor advertising sign is within 1,200' of this proposed location. The location requested is at the northeast corner of Lot 3, approximately 650' east of Memorial Drive. The PUD proposes additional auto sales immediately east of this location, an office area, and a residential area approximately 1,000' east of the sign. On the north side of the expressway a residential subdivision is being developed with homes approximately 850' from the proposed sign.

Because of the topography of the site, Staff cannot support an outdoor advertising sign at the proposed location. If the sign is moved to a location 360' west of the proposed location, Staff could support the request. The revised location would move the sign down a hill, making the sign appear 20' lower from the nearest residential areas. Instead of the sign being near the top of a hill, the hill would partially screen the sign. At the revised location, the sign would still be visible to drivers on the expressway for over a mile. Therefore, Staff recommends **APPROVAL** of PUD 411B for one outdoor advertising sign on Lot 3 with the following standards:

Maximum height	50'
Maximum display surface area	672 SF
Minimum setbacks from Lot 3 boundaries	
North	10'
East	350'
West	290'
South	260'

Staff recommends **APPROVAL** of Z-5884-SP-4 with a revised location that complies with the standards as listed above.

Applicant's Comments

David Tracy

1701 S. Boston

Mr. Tracy asked that the sign be allowed in the location as requested in his application. He presented photographs of the area depicting the grade of the subject tract, the grade for the west-bound Memorial exit ramp, and the distance from existing neighborhoods. Mr. Tracy advised that the grading level of the expressway is different from the grade level of the exit ramp and was concerned that by moving the sign to the west it will be less visible to motorists traveling west-bound and exiting at Memorial.

Mr. Gardner pointed out that the State requires that outdoor advertising signs only be allowed in a commercially developed area. He noted that this area is platted, but where the applicant wishes to place the sign is vacant.

Interested Parties

Vicki Taylor

2407 E. Skelly Dr. 74105

Swab-Fox Properties, Inc.

Ms. Taylor voiced concern that should the sign be placed where the applicant is requesting, it would be inappropriate since the surrounding property has been developed for single-family residential or is anticipated to be developed single-family. She stated that if the sign must be permitted, their preference would be as Staff has recommended.

Applicant's Rebuttal

Mr. Tracy suggested a compromise of moving the sign back and allowing up to 60' in height so it can be more visible to motorists driving west to exit on Memorial.

In response to questions from Chairman Doherty, Mr. Stump advised that Staff performed a line-of-sight calculation and determined that the sign at the location recommended by Staff would be visible for one-half mile or more from the expressway.

TMAPC Action; 8 members present:

On MOTION of CARNES, the TMAPC voted 8-0-0 (Ballard, Buerge, Carnes, Dick, Doherty, Horner, Midget, Neely, "aye"; no "nays"; no "abstentions"; Broussard, Parmele, Wilson "absent") to APPROVE PUD 411-B and Z-5842-SP-4 modified as recommended by Staff.

LEGAL DESCRIPTION

Lot 3, Block 1 of "Lots 2 and 3 in Block 1 of 9700 Memorial" an addition to the City of Tulsa, Tulsa County, Oklahoma.

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OTHER BUSINESS:

PUD 196 Detail Sign Plan for temporary ground signs - Southwest corner of 71st Street South and Memorial Drive.

Staff Comment's

Ann's Hallmark Card Shop is again requesting to put up two (2) temporary ground signs for three time periods in 1993. The requested times are as follows:

May 31 - June 6
September 6 - 16
November 8 - 15

These signs would be 4' x 8' in size. This is the same request as was approved for 1992 and no complaints have been received concerning those signs. Staff has also received a letter from the landlords of the shopping center giving their permission for the signs.

Staff recommends APPROVAL of the Sign Plan for the three periods in 1993.

TMAPC Action; 7 members present:

On MOTION of DICK, the TMAPC voted 7-0-0 (Ballard, Buerge, Carnes, Dick, Doherty, Horner, Neely, "aye"; no "nays"; no "abstentions"; Broussard, Midget, Parmele, Wilson "absent") to APPROVE PUD-196 Detail Sign Plan as recommended by Staff.

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PUD 411 Detail Sign Plan - northeast corner of 98th Street South and Memorial Drive.

Staff Comments

Mr. Stump advised that this request is for the ground and wall signs for the two automobile dealerships at this location, one existing dealership on Lot 1, and the other on Lot 3, under construction. These two dealerships are actually switching locations. Revised plans have been received from the applicant requesting service, ground, and wall signs for each dealership, which comply with PUD conditions. Staff recommends **APPROVAL**.

TMAPC Action; 7 members present:

On **MOTION** of **BUERGE**, the TMAPC voted **7-0-0** (Ballard, Buerge, Carnes, Dick, Doherty, Horner, Neely, "aye"; no "nays"; no "abstentions"; Broussard, Midget, Parmele, Wilson "absent") to **APPROVE** PUD-411 Detail Sign Plan as recommended by Staff.

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FINAL APPROVAL AND RELEASE

Albertson's No. 2233 (PUD 480) (1993) (PD-6) (CD-9) (CH, CS, RM-2)
Southeast Corner E. 39Th St. & S. Peoria Ave.

Staff Comments

Mr. Stump advised that all releases have been received and Staff recommends approval subject to Legal Department approval as to form.

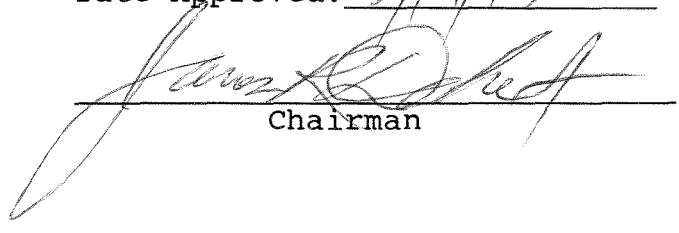
TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Buerge, Carnes, Dick, Doherty, Horner, Neely, "aye"; no "nays"; no "abstentions"; Broussard, Midget, Parmele, Wilson "absent") to **APPROVE** the Final Plat of Albertson's No. 2233 and **RELEASE** same as having met all conditions of approval as recommended by Staff, subject to Legal Department approval as to form.

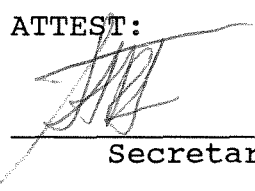
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There being no further business, the Chairman declared the meeting adjourned at 1:50 p.m.

Date Approved: 5/12/93



Chairman

ATTEST:


Secretary