

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2059

Wednesday, March 13, 1996, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, Chairman	Ballard	Almy	Linker, Legal
Doherty, 1st Vice Chairman	Boyle	Gardner	Counsel
Gray	Dick	Jones	
Horner	Edwards	Stump	
Ledford			
Midget, Mayor's Designee			
Pace, Secretary			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Friday, March 8, 1996 at 3:12 p.m., in the office of the County Clerk at 3:27 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:35 p.m.

Minutes:

Approval of the minutes of February 28, 1996, Meeting No. 2057:

On **MOTION** of **MIDGET**, the TMAPC voted **7-0-0** (Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; no "abstaining"; Ballard, Boyle, Dick, Edward "absent") to **APPROVE** the minutes of the meeting of February 28, 1996 Meeting No. 2057.

REPORTS:

Committee Reports:

Rules and Regulations Committee

Mr. Doherty reported that he met with Mr. Ledford and a group of others to discuss issues involving platting parallel to zoning. The group may have a recommendation for Rules and Regulations Committee next week. The Committee has received the requested information from the outdoor advertising industry. The industries suggest a site, located at 11th and

Memorial, as an example of how the setbacks would apply. Mr. Doherty stated that Rules and Regulations Committee will meet next week and there are several items on the agenda.

Mr. Doherty informed the Commission that PUD 260-C located at 71st and Canton is on the City Council agenda and Ms. Pace will be in attendance representing the Commission.

SUBDIVISIONS:

Lot-Split For Waiver Of Subdivision Regulations:

L-18255 Jeff Levinson (3383)

(PD-26) (CD-8)

East 114th Street South at South Sandusky

Staff Comments:

L-18255 proposes to split two parcels from an existing unplatted tract and attach them to an abutting parcel. Since the property is zoned residential, the Subdivision Regulations require the lot-split receive TAC review due to the number of side lot lines being more than three. The applicant is requesting a waiver of the TAC review in the essence of time.

Staff is opposed to the requested waiver and feels a proper review should be made to ensure easements are still adequate to serve the properties or if additional easements are needed. In addition, Staff believes a dangerous precedent could be set by routinely waiving Technical Advisory Committee review.

Applicant's Comments:

Jeff Levinson, 35 East 18th Street, stated that Dr. Shadick in the current owner of the larger, undivided tract, and Mr. and Mrs. Mike Babb are the owners of Lot 10, Block 1, Whit-Acres. The two (2) tracts, as proposed by the lot-split, are being purchased by Mr. Babb for the sole and exclusive purpose of providing an additional privacy belt. Mr. Levinson declared that the two (2) tracts are basically gullies and there are no utility lines or easements in these tracts. The PUD restrictions state that no more than 10 dwellings can be built in the PUD for Whit-Acres. Due to these regulations, there will never be anything built and the tract will not be subdivided. This is a routine lot-split to be used as a privacy belt. Mr. Levinson claims that a review by TAC will cause a time delay that will create a hardship on Dr. Shadick.

TMAPC Comments:

Mr. Doherty clarified that the two (2) tracts will be split off the larger, undivided tract and attached to Lot 10, Block 1, Whit-Acres, and that there are no utility easements involved, only a private access easement. Mr. Doherty reminded the Commission of a similar case, Dr. Dan Danner, that denied the waiver of review by TAC. However since the PUD limits the number of dwellings that can be built, he supports the approval of the waiver.

TMAPC Action; 6 members present:

On **MOTION** of **GRAY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Dick, Edwards "absent ") to **APPROVE** the waiver of the Technical Advisory Committee review for L-18255.

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ZONING PUBLIC HEARING:

Application No.: Z-6503

Present Zoning: CO

Applicant: John Moody

Corridor Site Plan

Location: South of southwest corner East 91st Street South & Mingo Valley Expressway - S.H. 169 (Corridor Site Plan for outdoor advertising sign)

Date of Hearing: March 13, 996

Presented to TMAPC: John Moody

The applicant is proposing a 60' high outdoor advertising sign containing 672 SF setback 10' from the Mingo Valley Expressway right-of-way south of 91st Street South. The only other outdoor advertising sign in the area is approximately 1200' southwest of this location on a tract containing the T-town Golf Center. There is no residentially zoned property in the immediate area. The closest use on an abutting lot is a plant nursery approximately 300' west of the proposed sign location.

Staff recommends **APPROVAL** of this location for the outdoor advertising sign proposed, subject to the exact location complying with all the requirements of Section 1221F of the Tulsa Zoning Code.

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Dick, Edwards "absent ") to recommend **APPROVAL** of Z-6503-SP-1 - Corridor Site Plan for an outdoor advertising sign subject to the exact location complying with all the requirements of Section 1221F of the Tulsa Zoning Code.

LEGAL DESCRIPTION FOR Z-6503-SP-1

The west half of the east half of the northwest quarter lying north of the north right-of-way of U.S. Highway 169, and less the east half of the northeast quarter of the northwest quarter of the northeast quarter of the northwest quarter, Section 19, T-18-N, R-14-E, Tulsa County, State of Oklahoma and located south of the southwest corner of East 91st Street South and South Highway 169, Tulsa, Oklahoma.

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OTHER BUSINESS:

Consider calling a public hearing on proposed amendments to the City of Tulsa Zoning Code relating to 1) CHAPTER 10 - LANDSCAPE REQUIREMENTS; 2) Section 1202 USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES; 3) Section 1603 NOTICE OF PUBLIC HEARINGS; 4) Section 1800 DEFINITIONS; and 5) replacing the phrase "nonintoxicating beverages" with the phrase "low-point beer".

Staff Comments:

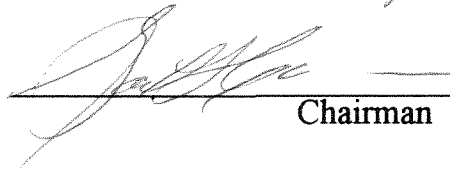
Mr. Stump informed the Commission that Staff has a number of housekeeping-type of zoning code amendments and requests the Commission to call a public hearing. The first amendment is in reference to landscaping requirements. It is proposed to change some definitions and administrative guidelines that Staff uses in processing landscape plans in PUD developments. The second item concerns a continuing problem with schools, which are in Use Unit 2, wanting to show the name of a sponsor on a bulletin board funded by a sponsor. This is considered outdoor advertising and the proposed amendment would allow up to ten percent of the bulletin board to display the name of sponsor. The third item has to do with the notice Staff gives on the Board of Adjustment appeals. The fourth item is in regard to definitions. The proposed amendment is to clarify some of the definitions. The final item is to replace the phrase "nonintoxicating beverages" with the phrase "low-point beer" to coincide with the State law.

TMAPC Action; 7 members present:

On MOTION of DOHERTY, the TMAPC voted 6-0-0 (Carnes, Doherty, Gray, Horner, Ledford, Pace "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Dick, Edwards "absent ") to APPROVE the calling of a public hearing on April 3, 1996 on proposed amendments to the City of Tulsa Zoning Codes.

There being no further business, the Chairman declared the meeting adjourned at 1:55 p.m.

Date Approved: 3/27/96



Chairman

ATTEST:



Secretary