

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2419

Wednesday, July 27, 2005, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Ard	Cantees	Alberty	Boulden, Legal
Bayles	Midget	Huntsinger	
Bernard	Dick	Matthews	
Carnes			
Harmon			
Hill			
Horner			
Jackson			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, July 27, 2005 at 3:00 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.

### **REPORTS:**

#### **Worksession Report:**

Ms. Bayles reported that there will be a worksession immediately following today's Planning Commission meeting.

#### **Director's Report:**

Mr. Alberty reported on the BOCC and City Council agendas.

Mr. Alberty reported that this Thursday there is one item of interest. Councilor Neal, through resolution, has requested an establishment of an inter-agency Comprehensive Plan Task Force and hopefully this will be resolved soon. Originally the Council wanted a report back from this task force by November 2005. He explained that this year when the budget was determined, there was money requested for a Comprehensive Plan update and that money was not approved. However, everyone involved in City government understands that there is a need for an update to the Comprehensive Plan and this will be discussed this Thursday evening at the City Council meeting.

Mr. Alberty reported on the budget for FY 2006 and which items were funded and which items were not funded.

Ms. Bayles requested that staff supply the budget request to the Planning Commission indicating the items that were funded and items that were not funded.

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## **CONTINUED ZONING PUBLIC HEARING:**

**Application No.:** PUD-307-B-1

**MINOR AMENDMENT**

**Applicant:** Jerry W. Ledford, Jr.

(PD-18) (CD-2)

**Location:** North and west of northwest corner of East 71<sup>st</sup> Street and South Lewis Avenue

### **STAFF RECOMMENDATION:**

This is a request for a minor amendment to reduce the building setback on the east side of the Western Development Area from 20' to 17.5' at the Villas at Zarrow Campus. This Western Development Area was added to PUD-307-A in PUD-307-B as an expansion to the Zarrow Campus to include elderly housing apartments and a future retirement center consisting of duplex, triplex and quadplex units. Uses permitted in the Western Development Area under PUD-307-B, in addition to those mentioned above, also include a clubhouse.

The Northern Development Area, immediately adjacent to the Western Development Area, contains additional elderly housing/care uses, administrative offices and congregate dining facilities. Setback requirements in the Northern Development Area from its western boundary are 0'. The proposed setback reduction in the Western Development Area of 2.5' could result in very slightly reduced travel time from one area to the other, which could be a safety and health factor for the population served.

Staff finds the request minor in nature, impacting only other uses within the same PUD and having no impact on properties external to the PUD. Therefore, staff recommends **APPROVAL** of PUD-307-B-1.

### **RELATED ITEM:**

**Application No.:** PUD-307-B

**DETAIL SITE PLAN**

**Applicant:** Sparks Engineering

(PD-18) (CD-2)

**Location:** North and west of northwest corner East 71<sup>st</sup> Street and South Lewis Avenue

**STAFF RECOMMENDATION:**

The applicant is requesting approval of a detail site plan for a residential duplex development. The proposed use, Use Unit #7, Duplex Dwellings, is in conformance with Development Standards.

The nineteen structures, comprising 38 units, meet building setback and height restrictions. Sufficient parking, livability space and landscaped streetyard is provided in compliance with the Zoning Code and PUD development standards. Proposed lighting is also in compliance with the Zoning Code and development standards.

PUD development standards permit primary access from 71<sup>st</sup> Street. A gated entry is proposed linking the existing Zarrow Campus with the Villas and a crash gate/ emergency access is provided to Utica Place; both have been approved by Traffic Engineering and the Fire Marshal. Per Development Standards, a mutual access easement is required linking 71<sup>st</sup> Street to the Villas at Zarrow Campus lot/entry (between Lot 1, Block 1, Camp Shalom Amended and Lot 1, Block 1, The Villas at Zarrow Campus).

Staff recommends **APPROVAL** of PUD 307-B detail site plan contingent upon provision of a mutual access easement linking 71<sup>st</sup> Street to the Villas at Zarrow Campus lot/entry.

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

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, TMAPC voted 8-0-0 (Ard, Bayles, Bernard, Carnes, Harmon, Hill, Horner, Jackson "aye"; no "nays"; none "abstaining"; Cantees, Dick, Midget "absent") to **APPROVE** the minor amendment for PUD-307-B-1 per staff recommendation.

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, TMAPC voted 8-0-0 (Ard, Bayles, Bernard, Carnes, Harmon, Hill, Horner, Jackson "aye"; no "nays"; none "abstaining"; Cantees, Dick, Midget "absent") to **APPROVE** the detail site plan for PUD-307-B, subject to provision for a mutual access easement linking 71<sup>st</sup> Street to the Villas at Zarrow Campus lot/entry per staff recommendation.

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**ZONING PUBLIC HEARING**

**Application No.:** PUD-405-K-5                      **MINOR AMENDMENT**

**Applicant:** Capron Construction                      (PD-18) (CD-8)

**Location:** 9318 South 73<sup>rd</sup> East Avenue

**STAFF RECOMMENDATION:**

Staff requests that this application be continued to August 24, 2005 for renoticing.

**There were no interested parties wishing to speak.**

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Ard, Bayles, Bernard, Carnes, Harmon, Hill, Horner, Jackson "aye"; no "nays"; none "abstaining"; Cantees, Dick, Midget "absent") to **CONTINUE** the minor amendment for PUD-405-K-5 per to August 24, 2005.

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**OTHER BUSINESS:**

**Application No.:** PUD-702                      **DETAIL SITE PLAN**

**Applicant:** Fred Mitchell                      (PD-26) (CD-8)

**Location:** Northwest corner of East 111<sup>th</sup> Street and South Sheridan

**STAFF RECOMMENDATION:**

The applicant is requesting approval of a detail site plan for a residential subdivision gated entry. The proposed entry has been approved by Traffic Engineering and the Tulsa Fire Department, and is subject to the approval of TMAPC as required by Development Standards.

Staff recommends **APPROVAL** of PUD-702 detail site plan as proposed.

The applicant was not present.

There were no interested parties wishing to speak.

**TMAPC Action; 8 members present:**

On **MOTION** of **HARMON**, TMAPC voted 8-0-0 (Ard, Bayles, Bernard, Carnes, Harmon, Hill, Horner, Jackson "aye"; no "nays"; none "abstaining"; Cantees, Dick, Midget "absent") to **APPROVE** the detail site plan for PUD-702 per staff recommendation.

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**Commissioners' Comments:**

Ms. Bayles stated that Mr. Bernard has agreed to serve as the TMAPC representative to the Transportation Policy Committee.

Mr. Ard reported on the TPC special meeting held Tuesday, July 26, 2005.

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

Date Approved:

8/17/05

Stacy M. Bayles

Chairman

ATTEST:

[Signature]

Secretary

