

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2472

Wednesday, February 28, 2007, 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	Harmon	Alberty	Boulden, Legal
Bayles	Miller	Fernandez	
Cantees		Huntsinger	
Cantrell		Matthews	
Carnes			
Midget			
Shivel			
Wofford			

The notice and amended agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, February, 23, 2007 at 2:46 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 Ard called the meeting to order at 1:30 p.m.

Mr. Ard read the opening statement and rules of conduct for the TMAPC meeting.

### **REPORTS:**

#### **Chairman's Report:**

Mr. Ard read a letter from the Mayor dated February 21, 2007 requesting the Planning Commission to undertake a study based on the Arkansas River Corridor Plan regarding the process of creating a new zoning district to encourage appropriate river corridor development.

In response to Mr. Ard, Mr. Alberty stated that staff was aware that this request was coming. This would be a natural outgrowth of the Arkansas River Corridor Master Plan. Staff will recommend that this is taken to the citizens and public for input initially. Mr. Alberty recommended how this could possibly be done and the best approach. He concluded that this is something that needs to be done as soon as possible and has the most importance due to the excitement that has been generated for development.

Mr. Ard stated that there has been public and private discussion and input relating to the river over the last year and this is a great opportunity for the Planning Commission to really take the lead in this effort. He agrees that it should start with public input and have some real dialogue with anyone who has interest in river development.

**Worksession Report:**

Mr. Ard reported that the Planning Commission had a training session prior to today's meeting and a worksession will be held immediately following today's TMAPC meeting.

**Comprehensive Plan Report:**

Ms. Neal reported and answered questions regarding the Comprehensive Plan and the progress that has been made.

**Director's Report:**

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

**CONSENT AGENDA:**

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

- a. **Crestwood at the River II – Final Plat** (8334) (PD-26) (CD-8)  
West of the northwest corner of East 121<sup>st</sup> Street  
South and Sheridan Road

**STAFF RECOMMENDATION:**

This plat consists of 21 lots in two blocks on 9.42 acres.

All release letters have been received and staff recommends **APPROVAL**.

- b. **WWTC – Final Plat** (0432) (PD-16) (CD-6)  
1006 North 129<sup>th</sup> East Avenue

**STAFF RECOMMENDATION:**

This plat consists of one lot in one block on 9.5 acres.

All release letters have been received and staff recommends **APPROVAL**.

c. **Change of Access** - (9334)

(PD-18B) (CD-7)

Southwest corner of East 51<sup>st</sup> Street South and South Hudson Avenue, LaFortune Park

**STAFF RECOMMENDATION:**

This application is made to allow a change of access along East 51<sup>st</sup> Street to allow an additional access. The property is zoned RS-2.

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.

**TMAPC COMMENTS:**

The Planning Commission considered the consent agenda.

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

**TMAPC Action; 7 members present:**

On **MOTION** of **SHIVEL**, TMAPC voted **7-0-0** (Ard, Bayles, Cantees, Cantrell, Carnes, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Harmon, Midget, Miller "absent") to **APPROVE** the consent agenda Items 6.a. through 6.c. per staff recommendation.

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Mr. Midget in at 1:53 p.m.

**CONTINUED PROPOSED ZONING CODE AMENDMENTS PUBLIC HEARINGS:**

**Proposed City of Tulsa Zoning Code Amendments from the "C" List: Sections 208, 403.A.9; 302; 402, 1800; \*1202.C.4.c; and 1600. (Staff is recommending that the proposed amendments be withdrawn from the agenda due to City Council action.)**

**STAFF RECOMMENDATION:**

Staff recommends that the proposed amendments be withdrawn from the agenda due to the City Council action.

**TMAPC COMMENTS:**

Mr. Ard asked Mr. Alberty to explain why staff feels it is best to remove these items from the agenda.

Mr. Alberty reminded the Planning Commission that the proposed amendments were divided into three groups. List "A" went through the Planning Commission and was recommended for approval and the City Council approved it as well. List "B" required three public hearings and was transmitted to the City Council in December and at the last City Council Committee meeting the Council decided to not make any more changes on the Zoning Code until after the Comprehensive Plan update. List "C" was advertised for today, but based on the City Council's decision and attitude on List "B" he believes it would be a waste of time to have any further discussion on these proposed amendments and staff recommends that they be withdrawn and stricken from the agenda.

Mr. Ard asked Mr. Alberty if he took from the conversation with City Council that they wouldn't be interested in acting on List "C". In response, Mr. Alberty stated that List "C" was not addressed specifically by the City Council, but based on their comments, that was not disagreed to by any members, they would not place List "B" on the agenda for action and it would be irresponsible to take any more amendments to the City Council.

**INTERESTED PARTIES:**

**Charles Norman**, 401 South Boston, Suite 2900, Tulsa, OK 74103-4065, cited the importance of developing zoning for the Arkansas River development and updating the Zoning Code when necessary.

After a lengthy discussion it was determined to table the proposed Zoning Code amendments for List "C".

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Ard, Bayles, Cantees, Cantrell, Carnes, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Harmon, Miller "absent") to **TABLE** the proposed Zoning Code amendments for List "C".

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**OTHER BUSINESS:**

**Application No.:** PUD-306

**DETAIL SITE/SIGN PLAN**

**Applicant:** John W. Moody

(PD-26) (CD-2)

**Location:** East of the northeast corner of 101<sup>st</sup> Street South and South Delaware

**STAFF RECOMMENDATION:**

The applicant is requesting approval of a detail site plan for an outdoor advertising sign. The proposed use, Use Unit 21, Business Signs and Outdoor Advertising Signs, is in conformance with Development Standards of PUD-306.

The site on which the outdoor advertising sign is proposed is currently undeveloped. The sign is to be 50 feet in height with 672 square feet of display surface area and complies with setback requirements (from residential, from highway and street rights-of-way, from other outdoor advertising signs, from other ground signs) as required by the zoning code. Per PUD-306 development standards as amended by PUD-306-14, only one ground sign is permitted along the Creek Turnpike frontage. Therefore, upon approval of the outdoor advertising sign no additional ground (business or outdoor advertising) signs shall be permitted along the Creek Turnpike frontage.

Staff recommends **APPROVAL** of PUD-306 detail site/sign plan as proposed.

**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 **MIDGET**, TMAPC voted **8-0-0** (Ard, Bayles, Cantees, Cantrell, Carnes, Midget, Shivel, Wofford "aye"; no "nays"; Harmon, Miller "abstaining"; none "absent") to **APPROVE** the detail site/sign plan for PUD-306 per staff recommendation.

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**Commissioners' Comments:**

Michelle Cantrell stated that she didn't realize that there were so many committees that require the Planning Commission. The Planning Commission's Policies and Procedures Guide doesn't have anything written about the different committees and how people are chosen. It would be beneficial to have a worksession to discuss this.

Mr. Ard concurred with Ms. Cantrell.

Ms. Cantees asked how the Planning Commission could get the City Council involved in a workshop. In response, Mr. Ard stated that staff could schedule a worksession and make sure that public notice has been done. Ms. Cantees stated that she would discuss this with the City Council.

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There being no further business, the Chair declared the meeting adjourned at 2:14 p.m.

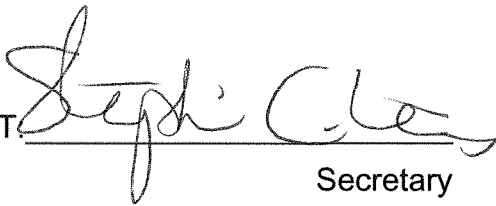
Date Approved:

3-21-07



Chairman

ATTEST



Secretary