

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2555

Wednesday, July 22, 2009, 1:30 p.m.

City Council Chambers

One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Cantrell	Shivel	Alberty	Boulden, Legal
Carnes		Feddis	Steele, Sr. Eng.
Dix		Huntsinger	
Leighty		Matthews	
Liotta		Sansone	
Marshall			
McArtor			
Midget			
Walker			
Wright			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, July 16, 2009 at 1:00 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 Cantrell called the meeting to order at 1:30 p.m.

REPORTS:

Worksession Report:

Ms. Cantrell reported that the July 22, 2009 work session has been cancelled.

Comprehensive Plan Report:

Mr. Warlick reported that he had hoped to be going over the Planitulsa Survey results today, but unfortunately it is out of sequence with the consultants and is a week behind. The data will be released next Tuesday. The work session has been rescheduled for August 26, 2009.

Mr. Warlick reported that in September this will look more like a traditional Comprehensive Plan review. The consultants will be coming in to meet with the Planning Commission regularly and there will be more work sessions. He

concluded that he will be relying on Wayne Alberty and Dane Matthews to help put the plan together for the Planning Commission that really works.

TMAPC COMMENTS:

Mr. McArtor asked Mr. Warlick to explain again why there will be no work session today. Mr. Warlick stated that his office is out of sequence with Planitulsa survey data results. The results will be released next Tuesday with our Citizen Team meeting, which has been working with this process from the beginning and they typically get first crack at that information.

Mr. McArtor stated that he believed that the Planning Commission would be the first body that Planitulsa would go to discuss or review this information. Mr. Warlick stated that it does make a lot of sense since the Planning Commission will be approving the Comprehensive Plan. However, this citizen team has been meeting regularly throughout the process and it does include John Shivel and Michelle Cantrell of the Planning Commission. He explained that he will be able to report to the Planning Commission next Wednesday on the data and provide a written report.

Ms. Cantrell stated that the Planning Commission will not meet next Wednesday. She further stated that she appreciates and understands the huge effort that Planitulsa has made with reaching out to the public, but she hopes that when this moves forward it isn't just reaching out to select groups of people. The number of returns of the survey data was not quite the number anticipated. She is starting to hear some reservations from different neighborhood groups.

Mr. Warlick stated that the final number was around 8,000 surveys. He also asked Ms. Cantrell to let him know which neighborhoods are concerned and he will meet with them.

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Director's Report:

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

Mr. Alberty reported on the TMAPC receipts for the Month of June 2009. He indicated that for the year the receipts are down approximately 13 percent and the receipts for June are 26 percent down from this time last year. Applications are picking up and staff has been seeing a lot of foot-traffic and phone calls. Staff is also scanning and digitizing records in order to have them electronically.

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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.

1. **LS-20138** – Tanner Consulting (8328)/Lot-Split (PD 26) (CD 8)
Northwest corner of 111th Street South and South Oswego Place,
2. **PUD-728-1 – Todd Adair** (PD-4) (CD-4)
Southwest corner of East 12th Street and South Trenton Avenue (Minor Amendment to allow a second ground sign on Lot 1, Block 1, to increase the permitted display surface area for ground signs on Lot 1 only from 32 SF to 122 SF.)

Staff Recommendation:

The applicant is requesting a minor amendment to allow a second ground sign on Lot 1, Block 1 only of PUD-728, and to increase the permitted display surface area for ground signs on Lot 1 only from 32 square feet to 122 square feet. The amendments would allow for a four-sided directional sign to be located on the corner of 12th Street and South Trenton Avenue, to clearly direct patients to the location of services within the Parkside Psychiatric Hospital and Clinic (see attached exhibits).

Sign standards for PUD-728 allow for one sign per lot, not to exceed 32 square feet of display surface area or eight feet in total height. Currently there is one sign approved for Lot 1 to identify the Parkside Residential Psychiatric Youth Treatment Center.

Section 1107, H-12 of the code allows by minor amendment modifications to approved signage provided the size, location, number, and character (type) of the sign(s) is not substantially altered.

Because of the lack of directional signage within the hospital complex there is difficulty with locating specific services within the Parkside Psychiatric Facility and therefore can support this application. Staff believes the request does not significantly alter the character and intent of the PUD, nor does the request substantially alter the approved development plan. Aside from the increase in display area and the additional sign on this lot only, no other sign standards such as the permitted height of the signs will change.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-728-1.

Note: Approval of a minor amendment does not constitute detail sign plan approval.

4. **CBOA-02331-**(7427) Plat Waiver for Cell Tower County
16602 South 157th East Avenue

Staff Recommendation:

The platting requirement was triggered by CBOA-02331 which allowed a cell tower in an AG zoning district.

It is the policy of TMAPC to waive the platting requirement for the cell tower use (Use Unit 4 public protection and utility facilities/antennas and supporting structures). Therefore, staff can recommend **Approval** of the requested plat waiver.

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **MCARTOR**, TMAPC voted **10-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Shivel "absent") to **APPROVE** the consent agenda Items 1, 2, and 4 per staff recommendation.

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3. **AC-088 – HRAOK, Inc./Dwayne Wilkerson** (PD-17) (CD-6)
Northwest corner of Admiral Place and 193rd East Avenue (Alternative Compliance Landscape Plan for relief from the requirement to have a landscaped area within 50 feet of parking spaces outside the street yard.)

Staff Recommendation:

The applicant is requesting approval of an alternative compliance landscape plan for the QuikTrip store located on the northwest corner of Admiral Place and 193rd East Avenue. The request is for relief from the requirement to have a landscaped area within 50 feet of parking spaces outside the street yard. There are three (3) parking spaces in front of the store that are not within 50 feet of a landscaped area.

Relief from the requirement was originally approved as part of alternative compliance landscape plan AC-60, approved by the TMAPC in 2001 for the original construction of the store. Alternative compliance landscape plan AC-88 is being triggered by the expansion of the parking lot on the west side of the store, and the need to subsequently update the landscape plan to accommodate for this expansion.

Alternative Compliance allows the Planning Commission to review a proposed plan and determine that although not meeting the technical requirements of the landscape chapter of the Zoning Code, the plan is equivalent to or better than the requirements of Chapter 10.

The use of Crape Myrtle, only under power lines along 193rd East Avenue instead of trees approved per the landscape chapter of the Zoning Code was approved as part of the original AC-60. Only Crape Myrtle that will grow to a mature height of 15 to 20 feet was approved as part of that plan. No new Crape Myrtle is being introduced to the site as part of AC-88, and the two Crape Myrtles along Admiral Place are not being counted in the tree calculations herein.

The applicants' street yard landscape calculations show 12 trees/Crape Myrtles required and provided along South 193rd East Avenue. There are eight trees required and proposed along Admiral Place. Sod is provided to surround the site. There are 44 parking spaces provided outside the street yard, making four trees required for the "one tree per 12 parking spaces requirement" outside the street yard. The applicant is proposing to add five new trees for the parking expansion making the total number of trees outside the street yard 14; ten trees more than are required. The total number of trees required for the site is 32 trees, while 52 trees are being provided - exceeding the landscape requirements of Chapter 10 by 20 trees.

Staff feels the proposed alternative compliance landscape plan exceeds the requirements of Chapter 10 and since there are only three parking spaces not within 50 feet of a landscaped area, can recommend **APPROVAL** of the Alternative Compliance Landscape Plan AC-88.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-1** (Cantrell, Carnes, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; Dix "abstaining"; Shivel "absent") to **APPROVE** the alternative compliance landscape plan per for AC-088 per staff recommendation.

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OTHER BUSINESS:

5. **PUD-260-B-9 – Jacobs Engineering/Ron Cardwell**

Request for refund for withdrawn minor amendment.

STAFF RECOMMENDATION:

Mr. Sansone stated that the applicant withdrew the minor amendment and is requesting a refund. Staff recommends a refund of \$400.00.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **MCARTOR**, TMAPC voted **10-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Shivel "absent") to **APPROVE** the refund of \$400.00 for PUD-260-B-9 per staff recommendation.

There being no further business, the Chair declared the meeting adjourned at 1:43 p.m.

Date Approved: 8-5-2009

Michelle Cantrell

Chairman

ATTEST: John A. Walk
Secretary