

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2622

Wednesday, March 21, 2012, 1:30 p.m.

City Council Chamber

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

Members Present	Members Absent	Staff Present	Others Present
Dix	Cantrell	Alberty	Edmiston, Legal
Edwards	Carnes	Bates	Steele, Sr. Eng.
Leighty	Perkins	Fernandez	
Liotta	Walker	Huntsinger	
Midget		Matthews	
Shivel		Sansone	
Stirling			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, March 16, 2012 at 9:55 a.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, 2nd Vice Chair Stirling called the meeting to order at 1:30 p.m.

REPORTS:

Director's Report:

Mr. Alberty reported on the City Council agenda and Board of County Commission agenda.

Mr. Alberty reported on the TMAPC Receipts for the month of February 2012.

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AGENDA:

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.

2. **LS-20491** (Lot-Split) (CD-2), Location: Northwest corner of 81st Street South and South Olympia Avenue (Related to Item 11)
 3. **LC-386** (Lot-Combination) (CD-1), Correct Location: Southwest corner of West Edison Street and North 27th West Avenue (Approved 3/7/2012 with incorrect descriptive location)
 4. **LC-387** (Lot-Combination) (CD-2), Location: Northwest of the intersection of East 66th Place South and South Atlanta Avenue
 5. **LS-20496** (Lot-Split) (CD-9), Location: East of South Wheeling Avenue and South of East 32nd Street South (Related to LC-388)
 6. **LC-388** (Lot-Combination) (CD-9), Location: East of South Wheeling Avenue and South of East 32nd Street South (Related to LS-20496)
 7. **LC-389** (Lot-Combination) (CD-9), Location: Southwest corner of East 35th Street South and South Zunis Court
 8. **LC-390** (Lot-Combination) (CD-4), Location: West of South Utica Avenue and South of Terwilliger Boulevard
 9. **Crossing at 86th Street Phase V – Final Plat**, Location: Southeast corner of East 86th Street North and North Sheridan Road (County)
 10. **Change of Access-** Lot 1 and Lot 2, Block 1, of Greenhill Distribution Center 1, Location: Southeast corner of East 43rd Street North and North Garnett Road (CD 3)
 11. **Z-7008-SP-1s – HRAOK/Barrick Rosenbaum**, Location: Northwest corner of West 81st Street South and South Olympia Avenue, Requesting a Corridor Minor Amendment to allow for a lot-split and reallocation of permitted floor area between two newly created lots, **CO** (CD-2) (Related to Item 2)
- *11.a. West Park Apartments** – Final Plat, Location: Northwest corner of South Atlanta Avenue and East 5th Place, (CD 4)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

12. **LS-20497** (Lot-Split) (CD-8), Location: North of the Northwest corner of East 118th Street South and South Yale Avenue

13. **Plaza 41 Neighborhood Center –** Preliminary Plat, Location: Northwest corner of West 41st Street and South 57th West Avenue, (CD 2)

OTHER BUSINESS

14. **Rodney Ray, Owasso City Manager** - Land use and zoning coordination between TMAPC and the City of Owasso.

15. **Commissioners' Comments**

ADJOURN

CD = Council District

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

MINUTES:

CONSENT AGENDA

2. **LS-20491** (Lot-Split) (CD-2), Location: Northwest corner of 81st Street South and South Olympia Avenue (Related to Item 11)

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4. **LC-387** (Lot-Combination) (CD-2), Location: Northwest of the intersection of East 66th Place South and South Atlanta Avenue

5. **LS-20496** (Lot-Split) (CD-9), Location: East of South Wheeling Avenue and South of East 32nd Street South (Related to LC-388)

6. **LC-388** (Lot-Combination) (CD-9), Location: East of South Wheeling Avenue and South of East 32nd Street South (Related to LS-20496)
7. **LC-389** (Lot-Combination) (CD-9), Location: Southwest corner of East 35th Street South and South Zunis Court
8. **LC-390** (Lot-Combination) (CD-4), Location: West of South Utica Avenue and South of Terwilleger Boulevard
9. **Crossing at 86th Street Phase V –** Final Plat, Location: Southeast corner of East 86th Street North and North Sheridan Road (County)

STAFF RECOMMENDATION:

This plat consists of 26 lots in three blocks on 20.33 acres.

Staff has received release letters for this plat and can recommend approval of the final plat.

10. **Change of Access-** Lot 1 and Lot 2, Block 1, of Greenhill Distribution Center 1, Location: Southeast corner of East 43rd Street North and North Garnett Road (CD 3)

STAFF RECOMMENDATION:

This application is made to allow a change of access to shift access and delete one access along North Garnett Road. The property is zoned IM (Industrial Medium).

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.

11. **Z-7008-SP-1s – HRAOK/Barrick Rosenbaum,** Location: Northwest corner of West 81st Street South and South Olympia Avenue, Requesting a Corridor Minor Amendment to allow for a lot-split and reallocation of permitted floor area between two newly created lots, **CO** (CD-2) (Related to Item 2)

STAFF RECOMMENDATION:

The applicant is requesting a minor amendment to allow for a lot-split and reallocation of permitted floor area between the two newly created lots. Also appearing on the March 21st agenda of the TMAPC is lot-split application LS-20491 which would split the lots as depicted on attached Exhibit B. There is no request to increase the permitted floor area allowed on the subject tract.

Lot 12, Block 1 is a 2.87 acre (124,853 square foot) lot located at the northwest corner of West 81st Street South and South Olympia Avenue. With 124,853 square feet (SF) of lot area, the lot was originally approved with 34,723 sf of dedicated floor area (equaling a .25 FAR). The Tulsa Hills Corridor District Plan was amended in July of 2009 transferring 3,509 SF of floor area from Lot 12, Block 1 to Lot 11/Tracts B-1 and B-2. As a result, the current floor area allocation for lot 12 is as follows:

Lot	Lot Area	Permitted Floor Area	FAR
12	124,853	31,214	.25

The applicant proposes to split the lot and reallocate the existing floor area as follows:

Lot/Tract	Lot Area	Permitted Floor Area	FAR
12a (east tract)	66,839.57 sf	10,000 sf	.15
12b (west tract)	58,013.01 sf	21,214 sf	.36
Total:	124,853	31,214	.25*

**Average for all of Lot 12.*

Since there is no request to increase the permitted floor area on the lot, staff views the requested change as minor in nature. Staff contends the proposed change will not substantially alter the approved Corridor Plan and compliance will be maintained with the approved Corridor Site Plan and the purposes and standards of the Corridor Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of minor amendment Z-7008-SP-1s.

Note: Approval of a minor amendment does not constitute detail site, sign, or landscape plan approval

***11.a. West Park Apartments** – Final Plat, Location: Northwest corner of South Atlanta Avenue and East 5th Place, (CD 4)

STAFF RECOMMENDATION:

This plat consists of four lots in three blocks on 7.03 acres.

Staff has received all the necessary release letters, ownership papers and oil well certificate for this plat. Staff recommends **APPROVAL** of the final plat.

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **6-0-0** (Dix, Edwards, Leighty, Midget, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Cantrell, Carnes, Liotta, Perkins, Walker "absent") to **APPROVE** the consent agenda Items 2 through 11.a. per staff recommendation.

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PUBLIC HEARING

12. **LS-20497** (Lot-Split) (CD-8), Location: North of the Northwest corner of East 118th Street South and South Yale Avenue

STAFF RECOMMENDATION:

The lot-split proposal is to split an existing RS-1 (Residential Single-Family) tract into two tracts. Both tracts will exceed the Bulk and Area Requirements of the City of Tulsa Zoning Code.

One of the resulting tracts would have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Committee met on March 15, 2012. Development Services is requiring a Sewer Mainline be extended to service what is known as Tract B1. The applicant is agreeable to this and has already submitted IDP Plans for review by Development Services.

Staff believes this lot-split would not have an adverse effect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split.

Applicant indicated his agreement with the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **6-0-0** (Dix, Edwards, Leighty, Midget, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Cantrell, Carnes, Liotta, Perkins, Walker "absent") to **APPROVE** the waiver of Subdivision Regulations and the lot-split for LS-20497 per staff recommendation.

13. **Plaza 41 Neighborhood Center** – Preliminary Plat, Location:
Northwest corner of West 41st Street and South 57th West Avenue,
(CD 2)

STAFF RECOMMENDATION:

Mr. Stephen Schuller has submitted a letter for a continuance to April 4, 2012.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **6-0-0** (Dix, Edwards, Leighty, Midget, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Cantrell, Carnes, Liotta, Perkins, Walker "absent") to **CONTINUE** the preliminary plat for Plaza 41 Neighborhood Center to April 4, 2012.

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Mr. Liotta in at 1:40 p.m.

OTHER BUSINESS:

14. **Rodney Ray, Owasso City Manager** - Land use and zoning coordination between TMAPC and the City of Owasso.

Mr. Ray addressed the Planning Commission and expressed his appreciation on behalf of the City of Owasso and the City Council and staff with the great relationship that is present with the Planning Commission and INCOG staff.

Mr. Ray discussed development and the planning process to protect the integrity of the long-term plans. Mr. Ray wanted to reaffirm the process between the City Owasso and the TMAPC to send referral letters when property is within the fence-line of Owasso. Mr. Ray assured the Planning Commission that he is not inferring that this is not currently happening; he just wanted to visit with the Planning Commission today to reaffirm that this process stays in place. Mr. Ray assured the Planning Commission that it is not his goal to hold any applications up with this process, but would like the opportunity to respond to the applications.

TMAPC COMMENTS:

In response to Mr. Leighty, Mr. Ray stated that in the past is that when the staff receives a zoning or other issues that would come before the Planning Commission, then they automatically refer it to Owasso as notice. Owasso can contact the staff and inform them if it needs to go

before the Owasso Planning Commission or whether it is in conformance with their Comprehensive Plan. Mr. Ray stated that he would like it to be an institutionalized process within receiving it. Mr. Ray reiterated that he doesn't want to hold anyone up and cause delays. Mr. Leighty asked Mr. Ray if he thought there would be time extension requirements as a result of doing this. Mr. Ray stated that he could commit to the Planning Commission that it is not his intention to delay the investors who are trying to get these projects moving. Owasso can get back with the Planning Commission within the timeframe the Planning Commission has. Mr. Leighty asked how this should be done and if a rule change is necessary. In response, Mr. Ray stated that he is not aware of enough of the step-by-step procedures, but it wouldn't require anything but a philosophical agreement on the Planning Commission's part.

Mr. Liotta stated that he appreciates Mr. Ray bringing this to the Planning Commission's attention. Mr. Liotta stated that from the County's perspective, Owasso and Mr. Ray have been easy to work with and a good partner in planning. Mr. Liotta asked Mr. Alberty what process is in place today to alert the communities. Mr. Alberty stated that when there is an application that is in the County and in the unincorporated areas within the fence-line, then it goes out with the notice and to any homeowners associations in the subject areas. There haven't been a lot of applications within the fence-line in these outlying communities in the last few years; however, when there is an application it is our policy and it has been done. Many times the information received from the community is that they have reviewed the application and have no comment. This process has been in place for years and it is something that hasn't been discussed in a while and he appreciates Mr. Ray coming today to discuss this.

Mr. Ray stated that he wanted to make it clear that he isn't present today because he feels that there is an issue about referrals. Mr. Ray explained that he has a little bit of concern regarding the overlay districts that will be brought in and he wanted to have this conversation today.

Mr. Dix asked Mr. Ray what the timeline is for annexations. In response, Mr. Ray stated that it is usually from 60 to 70 days.

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Commissioners' Comments

None.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Dix, Edwards, Leighty, Liotta, Midget, Shivel, Stirling, "aye"; no "nays"; none "abstaining"; Cantrell, Carnes, Perkins, Walker "absent") to **ADJOURN** TMAPC meeting No. 2622.

There being no further business, the Chair declared the meeting adjourned at 1:52 p.m.

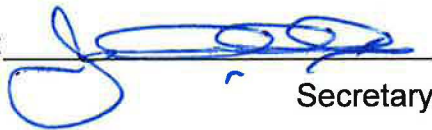
Date Approved:

April 4, 2012

James A. Webb

Chairman

ATTEST:


Secretary