

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 345
Tuesday, February 17, 2009, 1:30 p.m.
Lecture Room
Tulsa Central Library

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Charney, Vice Chair	Walker	Alberty	West, Co. Inspector
Dillard, Secretary		Cuthbertson	
Hutson, Chair		Huntsinger	
Tyndall		Pyron	

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, Thursday, February 12, 2009 at 10:32 a.m., as well as in the Office of INCOG, 201 W. 5th St., Suite 600.

After declaring a quorum present, Chair Hutson called the meeting to order at 1:30 p.m.

Mr. Cuthbertson read the rules and procedures for the County Board of Adjustment Public Hearing.

MINUTES

On **MOTION** of Tyndall, the Board voted 4-0-0 (Tyndall, Charney, Walker, Dillard, Hutson "aye"; no "nays"; no "abstentions"; Walker "absent") to **APPROVE** the Minutes of January 20, 2009 (No. 344).

NEW APPLICATIONS

Case No. 2317

Action Requested:

Special Exception to permit an Elementary School in the AG district Section 310), located: West of the Northwest corner of 121st East Avenue and East 131st Street South.

Presentation:

J.R. Donelson, 8410 East 111th Street South, Bixby, Oklahoma. Mr. Donelson represents Bixby Public Schools. They are asking that the Board grant a Special Exception to allow them to construct an elementary school in the AG district. The property is in the County and is in the Broken Arrow fence line. They have had an opportunity to speak with the Broken Arrow Public Works Department with regards to water service. There is a 12 in. water line along 131st Street. They have spoken with the City of Bixby because Bixby is to the Southwest of this tract and the runoff will leave this tract from a detention facility, it will go to a Tulsa County detention facility on the South side of 131st Street and will flow onto County property over to Haikey Creek. Having met with Ray Jordan, he saw no problems with this proposal. Jeff Bigby, hydrologist with the City of Broken Arrow, has asked that he have the opportunity to review the plans since the school will be within the Broken Arrow fence line. Tulsa County has also asked that they be provided information regarding options for widening and/or installation of a turn lane along 131st Street. Mr. Donelson is in the process of providing that information. Bixby is in the process of a growth mode and would like this property to be used for an elementary school. Mr. Donelson has shown in drawings before the Board, a proposed layout for the elementary school. He feels it will be a good fit for the community in Tulsa County since there are residential homes to the South of 131st Street. The City of Bixby is not a part of this but Bixby Public Schools is a part of this and they want to purchase the property but they cannot move forward without approval from the County Board of Adjustment granting this special exception for the construction of the school. They understand that all plans will go thru Tulsa County. Mr. West will have an opportunity to review the plans once they are provided. Mr. Donelson will work closely with Mr. Jordan regarding the widening and traffic flow. He is aware that the property needs to be platted and he has spoken with Diane Fernandez. Ms. Fernandez has given him directions and he understands the platting process thru Tulsa County. Mr. Donelson said he would like sidewalks along the North side of 131st Street because of the children. There will be landscaping including trees. The property is currently being used as a soccer field.

Jim Graber, 2415 East Skelly Drive, Tulsa, Oklahoma. Mr. Graber said when the architects met with the County, they agreed to put a sidewalk on the South side.

Comments and Questions:

Mr. Hutson asked about the right-of-way. Mr. Donelson said it is a 50 ft. right-of-way and that it is a platting requirement. Mr. Alberty asked Mr. Donelson if he was aware that dedicating the 50 ft. right-of-way would severely affect the plans. Mr. Donelson said the plans have been adjusted to reflect this. He added that Broken Arrow has a 12 in. waterline in the right-of-way and the waterline will not be affected. Mr. Cuthbertson suggested that all lighting be shielded from the residential neighborhoods. Mr. Donelson said this was included in their plans. It was recommended that the Broken Arrow comments be noted for the record.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion** of **Charney**, the Board voted 4-0-0 (Tyndall, Dillard, Hutson, Charney "aye"; no "nays"; no "abstentions"; Walker "absent") to **APPROVE** the Special Exception as requested with the stipulations requested from the City of Broken Arrow. Those stipulations are to accommodate 50 ft. of right-of-way for the North side of 131st Street, to provide a 10 ft. landscape area along the East 131st Street right-of-way and provide a sidewalk along the school boundary abutting East 131st Street. The lighting would be installed so that it would have minimal impact on the surrounding residential neighborhoods. The Board requested that Mr. Donelson coordinate with the City of Broken Arrow noting that this project is in Tulsa County's jurisdiction. The Board finds that the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, on the following described property:

S.660' E. 1239' SE SW SEC-5-17-14, Tulsa County, State of Oklahoma

There being no further business, the meeting adjourned at 1:41 p.m.

Date approved: 4/21/09
David E. Charney
Chair