TULSA METROPOLITAN AREA
PLANNING COMMISSION
For Meeting No. 2493
September 26, 2007
1:30 PM
Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Director's Report:

1. 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. PUD- 638 - Tod Rollins

3336 East 32nd Place (Detail Site Plan for accessory parking lot) (PD 6) (CD 4)

b. Change of Access: Northeast corner of South 129th East Avenue and East 61st Street South (PD 18c) (CD 6)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

2. PUBLIC HEARINGS

3. OTHER BUSINESS

a. Commissioners’ Comments

ADJOURN

PD = Planning District/CD = Council District

NOTICE

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Visit our website @ www.tmpec.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement
STAFF RECOMMENDATION

PUD: 638  Detail Site Plan – 3336 East 32nd Place; Lot 2, Block 1, Jamestown Plaza; RM-2/PUD; PD-6; CD-4

The applicant is requesting approval of a detail site plan for a new parking lot associated with an existing office building. The existing use, Use Unit 11, Offices, Studios and Support Services and parking are in conformance with Development Standards of PUD 638.

The proposed parking complies with the zoning code; internal landscaped area and street yard comply with development standards and the zoning code. Therefore, staff recommends APPROVAL of the detail site plan for PUD 638 as proposed.

(Note: Detail site plan approval does not constitute sign plan approval.)
ATTACHMENT "B"

Standardized Notation Box for Detail Site Plans
(Must be included as a sidebar notation box on face of plans.)

Detail Site Plan:

PUD/Corridor Site Plan Number: 638
Development Area: E
Permitted Uses: General Office
Proposed Uses: General Office

Maximum Bldg. Floor Area Permitted: 3900
Bldg. Floor Area Proposed for Each Use: 1725
Maximum Bldg. Height Permitted: 35
Maximum Bldg. Height Proposed: 20

Minimum Bldg. Setbacks Required:
(from centerline of adjacent streets(s) and PUD and/or Development Area boundaries)

Off Street Parking
1 - 300 Ratio Per Use
- Number of Spaces required per Use
- Number of Spaces proposed per Use
- \[ \] Total Number of Spaces required
- \[ \] Total Number of Spaces proposed

Minimum Percentage and Corresponding Landscaped Area Required: ___% ___ S.F.
Minimum Percentage and Corresponding Landscaped Area Provided: ___% ___ S.F.
Landscaped Street Yard per Street Frontage
Required:

- S.F.
- S.F.
- S.F.
- S.F.

Provided:

- 25' x 10' minimum

15% landscaped

Additional Landscape area(s) required (if any):

Lighting Height for Parking Areas
Maximum Height Permitted: N/A
Height Proposed: N/A

59F = 1,725

Owner:
Todd Rollins
333 E. 32nd Place
74135
918-293-0492
LANDSCAPE ORDINANCE:

- STREET YARD:
  TOTAL STREET YARD = 2,360 SQ FT.
  LANDSCAPING REQUIRED = 2,360 SQ FT.
  TREE CALCULATIONS:
  2,360 SQ FT / 300 SQ FT = 2 TREES
  2 TREES REQUIRED = 2 TREES
  STREETYARD TREES PROVIDED = 2 TREES

- PARKING LOT TREES (OUTSIDE OF STREETYARD):
  TREES REQUIRED = 1
  PARKING STALL = 12 STALLS = 1 TREE
  PARKING LOT TREES PRESERVED = 1 TREE

PROJECT TOTALS:
  STREETYARD LANDSCAPING REQUIRED = 2,360 SQ FT.
  STREETYARD LANDSCAPING PROVIDED = 2,360 SQ FT.
  TREES REQUIRED = 2
  2 TREES
  PROPOSED PLANTED TREES = 2 TREES

* NOTE: STREETYARD ALONG EAST 32nd PLACE SOUTH INCLUDES AREA BETWEEN FENCE AND BUILDING LINE

IRRIGATION:

ALL PLOWING REQUIRED LANDSCAPE AREA TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

- TREE PRESERVATION:

EXISTING TREE TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. PRIOR TO CONSTRUCTION ADJUSTMENTS FENCING MUST BE PLACED ALONG THAT TREE'S CIRCLINE. AFTER THIS WIND, NO CONSTRUCTION ACTIVITIES ARE ALLOWED, EXCEPT TO PROTECT TREE TRUNKS, BRANCHES AND ROOT ZONE AREAS.

EAST 32nd PLACE SOUTH

150' DUE EAST

1/4 URBANITE ASH
3" CAL.: 12'-14" H. B&B

1/4 URBANITE ASH
5" CAL.: 12'-14" H. B&B

PROPOSED PARKING LOT

PLANTING

FRONT STOOP

EXISTING BUILDING

EXISTING SHED

REAR YARD

PROPERTY LINE
150' DUE WEST

1/4" SCALE

RE-SIGNED 6-5-98

ROLLINS OFFICE
TODD ROOLLINS
M.A. ARCHITECT
L-1

1.4.5
Lot 1, Block 1, Metro Park East – (4933) (PD 18 c) (CD 6)
East of South 129th East Avenue, North of 61st Street South

This application is made to allow a change of access along East 61st Street (shift of access) and South 129th East Avenue (add one access). The property is zoned IL.

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.
CHANGE OF ACCESS EXHIBIT
of
Lot 1, Block 1
Metro Park East
City of Tulsa, Tulsa County, Oklahoma

DATE: 6/22/07
WO#14867.04

SCALE: 1" = 100'

Location Map
SCALE: 1"=2000'

Ford Motor Company Tulsa Glass Plant

Metro Park East

15° SS/E
17.5° UE

17.5° UE

DEED OF DEDICATION
TO CITY OF TULSA
(BK 6526, PG. 1553)

50° B/L
33.75'

SW CORNER
SECTION 33
T-19-N, R-14-E

REQUESTED ACCESS REVISION
ORIGINAL ACC & LNA AS SHOWN ON PLAT NO. 5674

Exhibit "A"

Sisemore Wells:
Tulsa, Oklahoma 74114

CA NO. 239

Approved: ____________________________
Date: ____________________________

1.6.2