

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

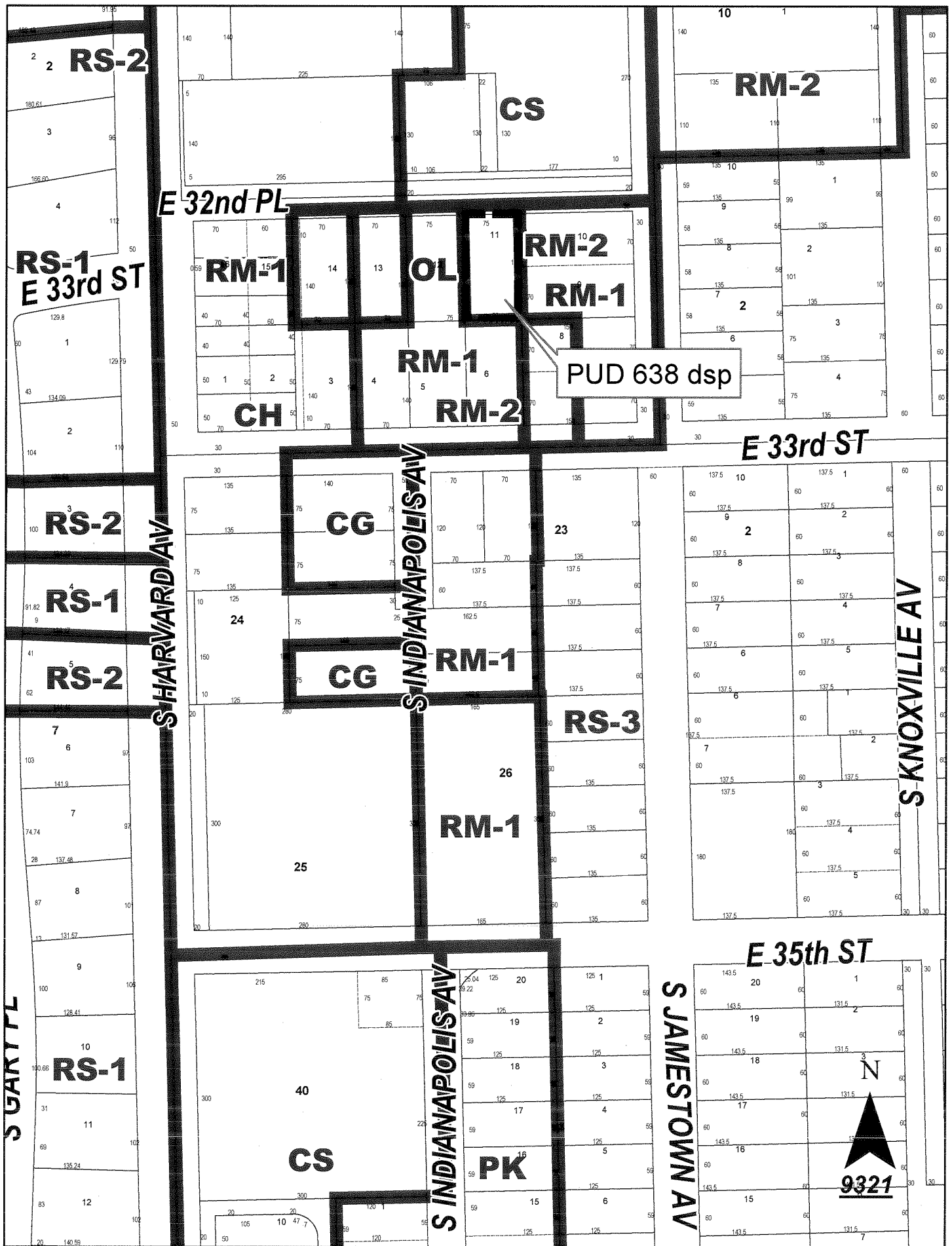
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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

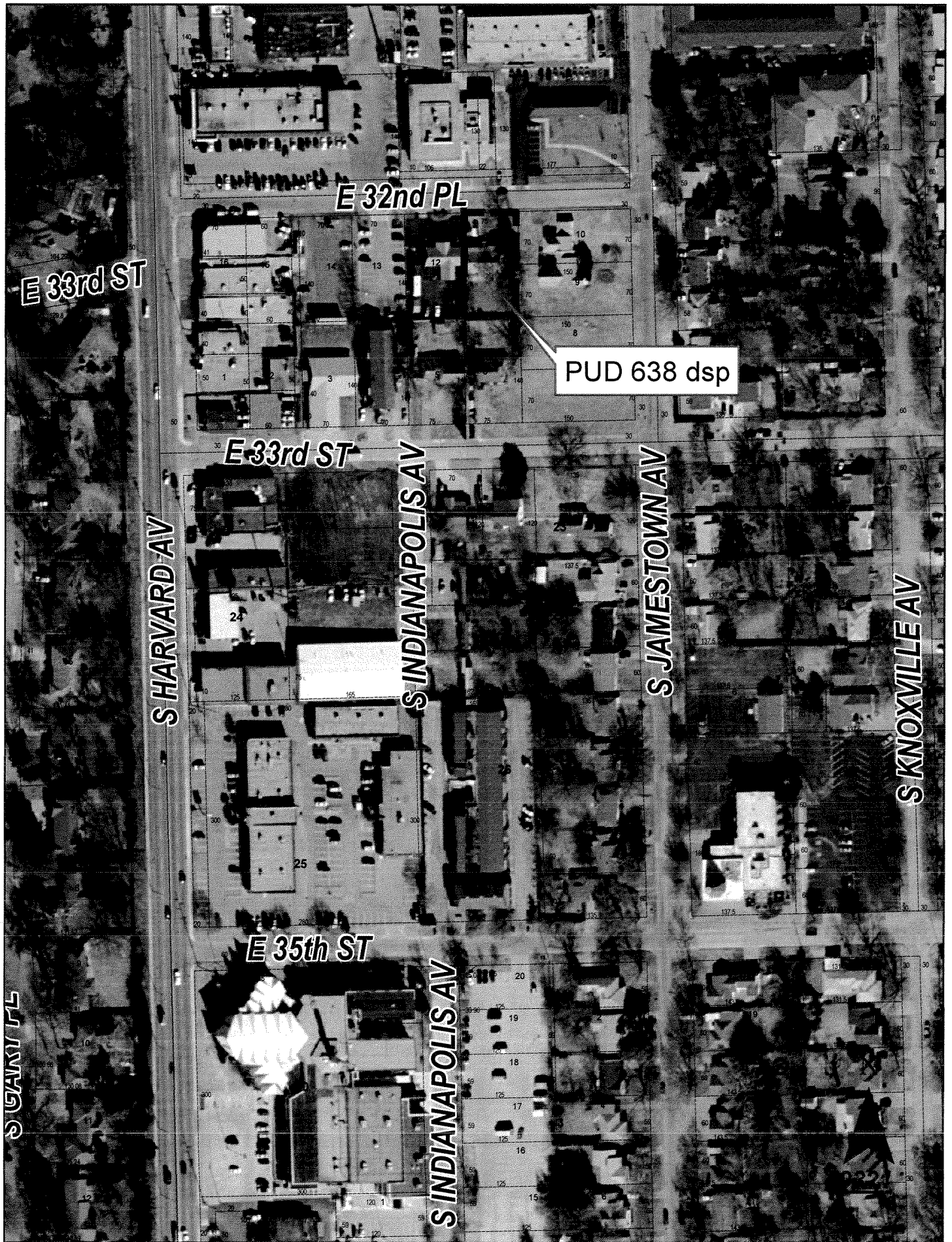
Visit our website @ www.tmapc.org

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



l.a.1



September 26, 2007

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.)

Del/3c Tomlinson 589-1024
9/14/07.

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: 3500
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
- 6 Total Number of Spaces required
- 7 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:

Provided:

_____ S.F.	_____ S.F.
_____ S.F.	_____ S.F.
_____ S.F.	_____ S.F.
_____ S.F.	_____ S.F.

25' x lot width
15% landscaped

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

Lighting Height for Parking Areas

Maximum Height Permitted: N/A

Height Proposed: N/A

SQF = 1,725

Owner:
Todd Rollins
3336 E. 32nd Place
74135
9182930492

LANDSCAPE ORDINANCE:

STREET YARD

TOTAL STREET YARD = 2,250 SQ.FT.
LANDSCAPING REQUIRED = 2,250 SQ.FT. * 15% = 337 SQ.FT.

TREE CALCULATIONS:

2,250 SQ.FT. / 1,500 SQ.FT. = 2 TREES
STREETYARD TREES REQUIRED = 2 TREES
STREETYARD TREES PROVIDED = 2 TREES

PARKING LOT TREES (OUTSIDE OF STREETYARD)

TREES REQUIRED:
1 PARKING STALL/12 STALLS/1 TREE = 1 TREE
PARKING LOT TREES PRESERVED = 1 TREE

PROJECT TOTALS

STREETYARD LANDSCAPING REQUIRED = 337 SQ.FT.
STREETYARD LANDSCAPING PROVIDED = 337 SQ.FT.
TREES REQUIRED ON SITE: 1 + 2 = 3 TREES
PRESERVED/PLANTED TREES = 3 TREES

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

IRRIGATION:

ALL ORDINANCE 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 COMMENCING, FENCING WILL BE PLACED ALONG THAT TREE'S DRIPLINE. WITHIN THIS RING, NO CONSTRUCTION ACTIVITIES ARE ALLOWED, SO AS TO PROTECT TREE TRUNKS, BRANCHES AND ROOT ZONE AREAS.

EAST 32nd PLACE SOUTH

75.00' DUE EAST

1- URBANITE ASH
3" CAL.; 12-14' H.; B&B

1- URBANITE ASH
3" CAL.; 12-14' H.; B&B

17.5' U/E

** PRESERVE
EXISTING TREE

30' B/L

(PLANTING)

PROPOSED
PARKING LOT

HC SIGN

(PLANTING)

FRONT
STOOP

EXISTING BUILDING

PROPERTY LINE
50' W 140.00

EX. FENCE

EX. FENCE

EXISTING
SHED

REAR YARD

PROPERTY LINE
75.00' DUE WEST



ROLLINS OFFICE
TULSA, OKLAHOMA

OWNER: ROLLINS OFFICE
243 EAST 28th PLACE, TULSA, OKLAHOMA 74106
PHONE: (918) 235-0517

LANDSCAPE ARCHITECT
LA STUDIO, LLC
243 EAST 28th PLACE, TULSA, OKLAHOMA 74106
PHONE: (918) 235-0517

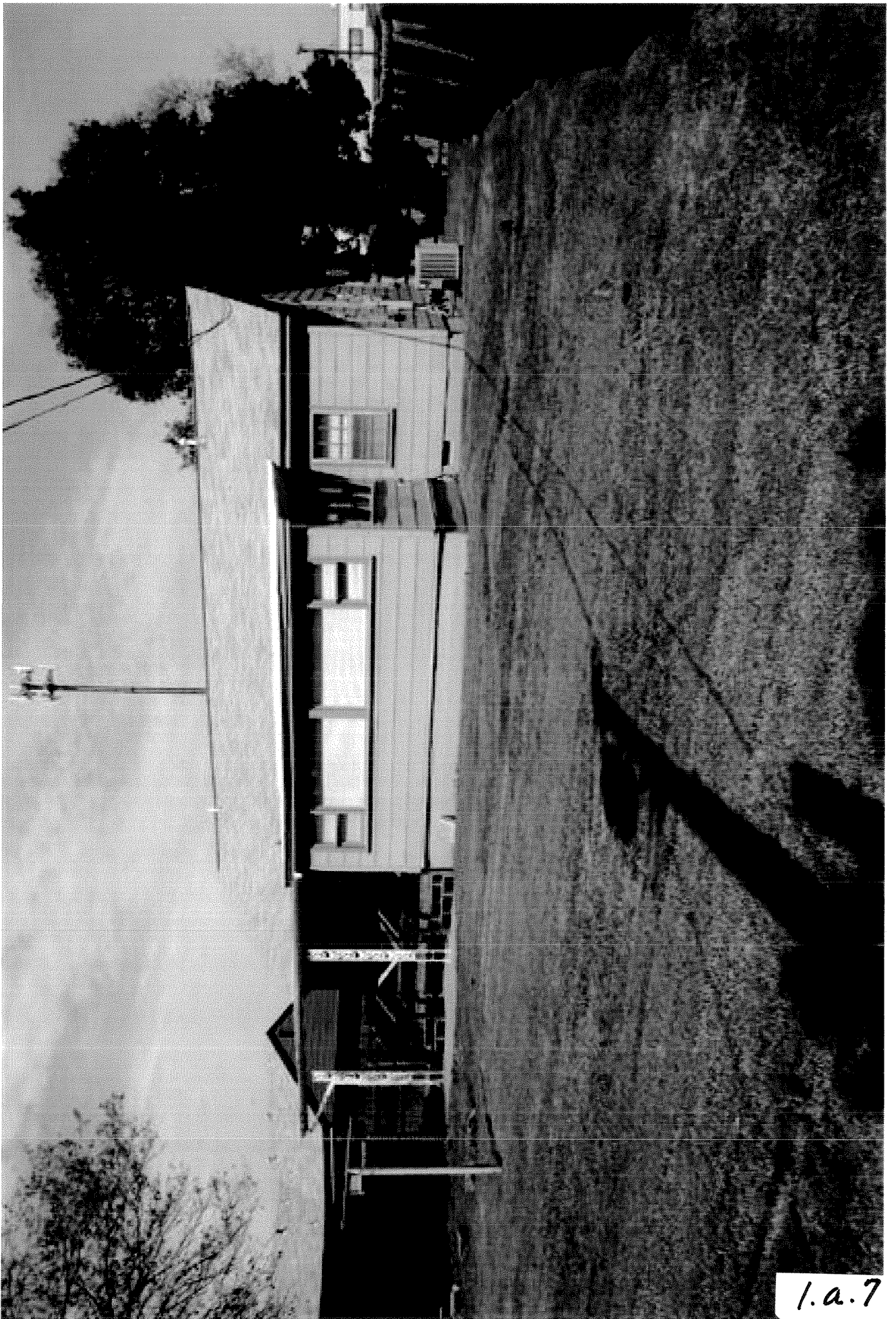
PROJECT NO.
LANDSCAPE PLAN



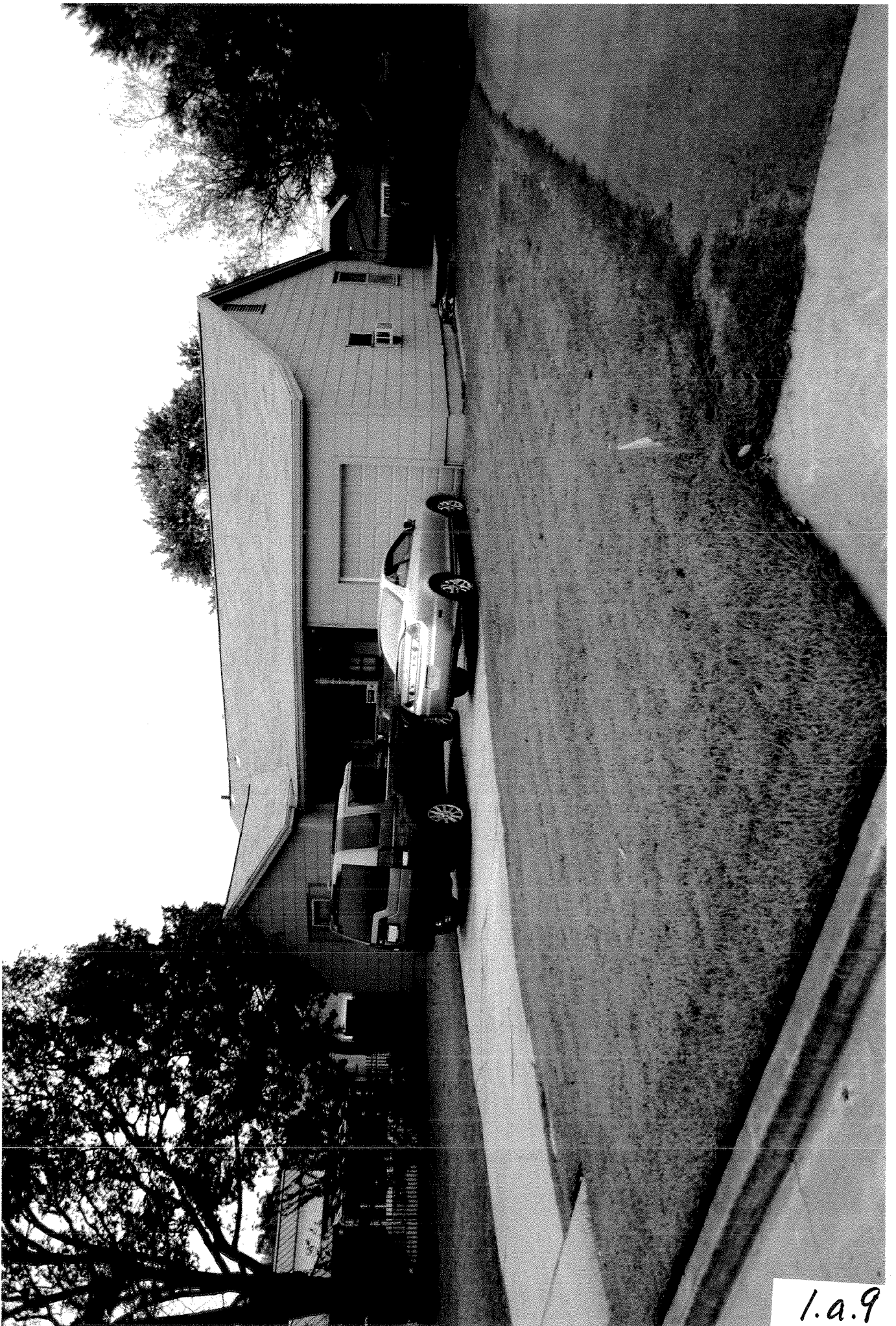
1.4.5



1.a.6



1.a.7



1.a.9

Change of Access on Recorded Plat TMAPC September 28, 2007

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.

1.6.1

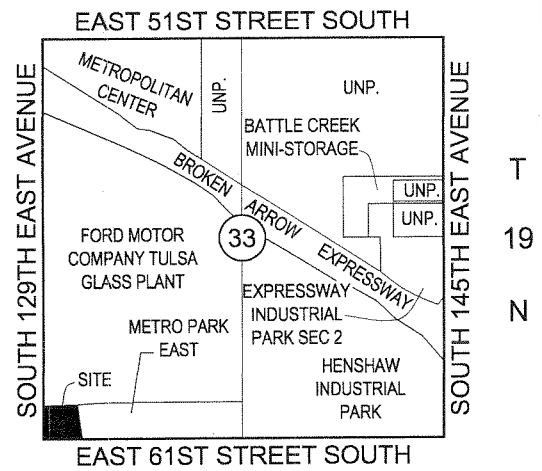
CHANGE OF ACCESS EXHIBIT

of
Lot 1, Block 1
Metro Park East
City of Tulsa, Tulsa County, Oklahoma

DATE: 6/22/07
WO#14867.04



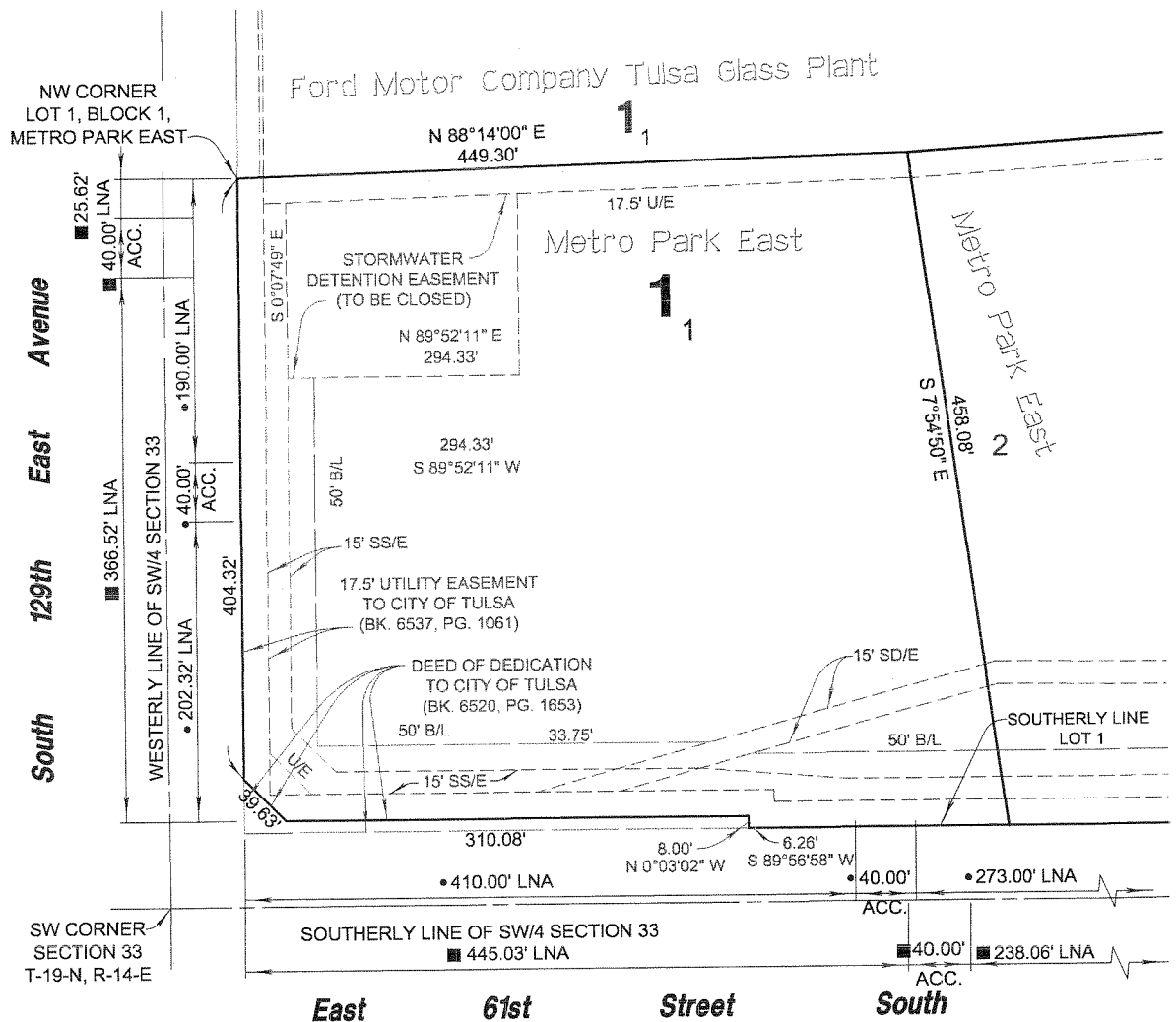
SCALE: 1" = 100'



Location Map

SCALE: 1"=2000'

DDG 9-12-07



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

Approved: _____

Date: _____



Sisemore Weis:
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 7413
C.A. NO. 242

Exhibit "A"

1. b. 2