TULSA METROPOLITAN AREA PLANNING COMMISSION
For Meeting No. 2548
May 20, 2009, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:
Report on the update of the Comprehensive Plan

Director's Report:
Review TMAPC Receipts for the Month of April 2009

1. Minutes of May 6, 2009, Meeting No. 2547

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. **LC-169** - Dustin & Amanda Harris (9107)/Lot Combination (County)
   West of South 167th Avenue and East of South 168th Avenue, 16707
   West 167th Avenue

3. **LS-20290** – Robert Buss (0407)/Lot-Split (PD16) (CD3)
   East of North Mingo Road and South of East 56th Street North, 9726 56th
   Street North

4. **LS-20300** – David Polson (8210)/Lot-Split (PD8) (CD 2)
   Northeast corner of West 77th Street and South Xenophon Avenue, 2007
   West 77th Street

   East of southeast corner of East 93rd Street South and South Memorial
   Drive (Detail Site Plan for expansion of the existing parking lots at the
   Hardesty Regional Library.)

6. **PUD-472-4** – Messick Mini-Storage (PD-18) (CD-9)
   East of the southeast of Peoria Avenue and 58th Street South (Minor
   Amendment to add Community Center only to an existing mini-storage
   facility.)

7. **PUD-739-1** - Tulsa Engineering and Planning/Tim Terral (PD-8) (CD-2)
   North of the northwest corner West 81st Street and Houston Avenue
   (Minor Amendment to waive 184 lineal feet of sidewalk located on north
   side of West 80th Street South at the entrance to the Reserve at
   Stonebrook.) (Related to Item 13.)
8. **PUD-714-A – Sack and Associates/Mark Capron**

South of the southeast corner of South College Avenue and East 103rd Street South (Minor Amendment to add Use Unit 2 – Area Wide Special Exception Uses to allow for a private club/pool and pool house.) (Related to Item 9.)

9. **PUD-714-A – Sack and Associates/Mark Capron**

South of the southeast corner of South College Avenue and East 103rd Street South (Detail Site Plan for a 625 square foot pool house and outdoor pool for exclusive use by the residents of Riverview Park Estates.) (Related to Item 8.)

10. **PUD-761 – Ron Cardwell, PE/CVS Pharmacy, Inc.**

Southeast corner South Harvard Avenue and 41st Street South (Detail Site Plan for a 13,062 square foot CVS Pharmacy.)

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

**PUBLIC HEARINGS**

11. **St. John Tulsa Federal Credit Union – (9307) Preliminary Plat**

Northwest corner of East 13th Place and South Lewis Avenue

12. **Peoples’ Bank of Carbondale – (9234) Plat Waiver**

Southeast corner of 33rd West Avenue and I-44

13. **PUD-739-1 – Tulsa Engineering and Planning/Tim Terral – Sidewalk Waiver**

Northwest of northwest corner of 81st Street South and Elwood Avenue (Related to Item 7.)

14. **Z-7133 – Wallace Engineering/Hardesty Building**

North of northeast corner East 11th Street and South Wheeling Avenue

**OTHER BUSINESS**

15. City Council Consensus 2009-3 – directing the TMAPC to hold public hearings, analyze and recommend to the City Council ordinance amendments to the Zoning Code of the City of Tulsa governing the development of properties over or around land containing underground pipelines.

16. City Council Consensus 2009-6 – directing the TMAPC to hold public hearings, analyze and recommend to the City Council ordinance amendments to the Zoning Code of the City of Tulsa governing screening requirements for outhouses or temporary latrines in residentially zoned areas for more than six months.

17. 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.tmapc.org

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.

TMAPC Mission Statement
# TMAPC Receipts

Month of April 2009

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| TOTAL                    |      | $11,782.50 | $10,432.50 | $22,215.00   |      | $137,504.68 | $92,179.67 | $229,684.34    |
May 20, 2009

STAFF RECOMMENDATION

PUD-557-A: Detail Site Plan – East of the southeast corner of 93rd Street South and South Memorial Drive; Lot 2, Block 1 – Sunchase II; TRS 8324; CZM 57; Atlas 2083; PD 18; CD 8; CO/PUD.

The applicant is requesting approval of a detail site plan for expansion of the existing parking lots at the Hardesty Regional Library.

With the addition of 130 parking spaces there will be 367 spaces provided for the library and associated children’s theater. With this expansion the site will continue to meet all applicable open space, landscaping and parking area setback requirements. Access to the site will continue to be from East 93rd Street. Parking has been provided in excess of the applicable Use Unit of the Zoning Code. Additional landscaping is being provided, with the over-all landscape plan exceeding the requirements of the PUD and landscape chapter of the Zoning Code.

All sight lighting is limited to 12-feet in height within 120' of the east boundary line. All other site lighting is limited to 25 feet in total height. All lighting is directed down and away from adjoining properties.

Staff recommends APPROVAL of the detail site plan for expansion of the parking lots at the Hardesty Regional Library, PUD-557-A.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
May 20, 2009

STAFF RECOMMENDATION

PUD-472-4: Minor Amendment – East of the southeast of Peoria Ave. and 58th Street South; Lot 6 – Southlawn; 1330 E. 58th St. S.; TRS 9331; CZM 47; Atlas 663; PD 18; CD 9; CS/PUD.

The applicant is requesting a minor amendment to add Community Center only, within Use Unit 5 – Community Services and Similar Uses to an existing mini-storage facility. The proposed use is a use permitted by right in a CS zoned district the underlying zoning of PUD-472.

§1107, H-15 of the Tulsa Zoning Code allows for changes in use within a PUD to be done with a minor amendment, so long as the change or addition of the use is a use permitted by right by the underlying zoning district and the change in use, "does not result in any increase of incompatibility with the present and future use of the proximate properties". The properties to the west and north are zoned CS, to the east RM-2 and to the south RS-3.

The storage facility is 17,150 square feet (sf). The applicant is requesting that 1,600 sf or 9% of the floor area of the facility be dedicated to the additional use, which will include the meeting room, a pass-through kitchen designed for caterers and restrooms as required by Code (see Exhibits A and B). The kitchen will not be equipped for on-site preparation of food and would be equipped with an ice maker, refrigerator and sink only.

The meeting room would be limited to the number of people it will hold (50) and will have excessive insulation and sheet rock per Exhibit C providing extra sound insulation. The nearest single family structure is located approximately 350 feet to the south. The site is surrounded by a 4" thick, 6-foot high concrete wall. Sufficient parking will be provided to ensure no cars will be parked on neighboring streets.

Provided the aforementioned staff feels the conversion of 1,600 sf of storage space into meeting space will not result in any increase of incompatibility with the present and future use of the proximate properties. Therefore, staff recommends APPROVAL of minor amendment PUD-472-4.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
Messick Meeting Room, 3/3/09

Our purpose is to provide a nice, high quality meeting room for up to 50 people. This room will be used only between 6:00PM and 12:00PM on weekends and no later than 11:00PM on weekdays. MMR has a pass-through-kitchen designed for caterers. This type of kitchen has no oven or stove and will be equipped with a ice machine, refrigerator, prep table, three hole wash sink, and a hot water heater. MMR has a brides restroom and a grooms. Both of which will be wheelchair accessible. All walls will be insulated with 3.5 inches of insulation and faced with 5/8 fire sheet rock except for the East wall which will be insulated with 10 inches plus 5/8 fire sheet rock as a sound barrier. The ceiling in the banquet room will have 8 inches of insulation with a sheet metal non-combustible material. We believe Tulsa has a need for this type of facility and a larger number of people will be able to afford a nice place for events.

Dean H. Messick
May 20, 2009

STAFF RECOMMENDATION

PUD-739-1: Minor Amendment – North of the northeast corner of West 81st Street and Houston Ave. (west of the northwest corner of W. 81st Street and S. Elwood Ave.); The Reserve at Stonebrook; TRS 8211; CZM 51; Atlas 1428; PD 8; CD; 2; RS-3/PUD.

The applicant is requesting a minor amendment to waive 184 lineal feet of sidewalk located on the north side of West 80th Street South, just west of South Houston Ave. at the entrance to the Reserve at Stonebrook. The applicant is requesting to pay the fee-in-lieu of the 184’ of sidewalk and is not requesting to waive the entire sidewalk requirement per PUD and subdivision regulations (see Exhibit A).

The applicant is making the request citing topographic conditions along the 184 lineal feet of West 80th Street South. Exhibits C through E are photographs of the area in question. Notice on Exhibit D, the distance between the curb and the edge of the grass. The edge of the grass is actually the upper limits of the detention pond, and represents an area approximately three feet wide. The slope in this area is estimated to be a drop off of about 3 – 4-feet (+/-). This drop off, combined with the availability of a 3-foot strip of land would make the installation of a minimum 4-foot wide sidewalk impractical.

Given that the request is for the fee-in-lieu of 184’ of sidewalk in a development with an extensive sidewalk system as depicted on Exhibit A, staff recommends APPROVAL of minor amendment PUD-739-1, waiving 184 lineal feet of sidewalk near the entrance to the Reserve at Stonebrook only, in exchange for the fee-in-lieu of sidewalk to be paid to the City of Tulsa.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
May 20, 2009

STAFF RECOMMENDATION

PUD-714-A-1: Minor amendment – South of the south east corner of South College Ave. and East 103rd Street South; Lot 20, Block 3 – Riverview Park Estates; TRS 8329; CZM 56; Atlas 2474; PD 26; CD 2; RS-3/PUD.

The applicant is requesting a minor amendment to PUD-714 to add Use Unit 2 - Area Wide Special Exception Uses. The addition of Use Unit 2 would allow for a private club/pool and pool house to be located on one of the lots (Lot 20, Block 3) within the subdivision for exclusive use by the residents of the Riverview Park Estates subdivision (see Exhibit A). The pool and pool house would not be open to the general public. Associated with this request is a detail site plan for the aforementioned pool and pool house also appearing on the May 20, 2009 agenda of the TMAPC.

Since the pool and pool house would be used privately by the residents of Riverview Park Estates, would be maintained by the homeowners association, and the minor amendment request is supported by residents currently living in the subdivision (much of which is still under construction – see Exhibit B), staff recommends APPROVAL of minor amendment PUD-714-A-1.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
April 24, 2009

To: Tulsa Metropolitan Planning Commission

Re: Community Pool at Riverview Park Estates

To Whom It May Concern:

I am 100% in favor of the construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa, Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,

s/ [Signature]

Printed name: Scott Byk

Street Address: 10310 S. Delaware Pl.
Riverview Park Estates Subdivision
Tulsa, Oklahoma
April 24, 2009

To: Tulsa Metropolitan Planning Commission

Re: Community Pool at Riverview Park Estates

To Whom It May Concern:

I am 100% in favor of the construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa, Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,

[Signature]

Printed name: [Name]

Street Address: 2905 E. 104th St. St. Tulsa 74137
Riverview Park Estates Subdivision
Tulsa, Oklahoma
RiverviewParkEstates

From: "Zac Gordon" <zac@timbercaverhomes.com>
To: <Info@RiverviewParkEstates.com>
Sent: Monday, April 27, 2009 4:26 PM
Subject: Community Pool at Riverview Park Estates

Please advise the Tulsa Metropolitan Planning commission that I am 100% in favor of the construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa, Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,
Zach Gordon
Zac@timbercaverhomes.com
2936 E. 103rd Pl
Riverview Park Estates
RiverviewParkEstates

From:  "Zac Gordon" <zac@timbercarverhomes.com>
To:    <Info@RiverviewParkEstates.com>
Sent:  Monday, April 27, 2009 4:26 PM
Subject:  Community Pool at Riverview Park Estates

Please advise the Tulsa Metropolitan Planning commission that I am 100% in favor of the
construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa,
Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,
Zach Gordon
Zac@timbercarverhomes.com
2918 E. 104th St
Riverview Park Estates
April 24, 2009

To: Tulsa Metropolitan Planning Commission

Re: Community Pool at Riverview Park Estates

To Whom It May Concern:

I am 100% in favor of the construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa, Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,

[Signature]

Printed name: Carl Joy

Street Address: 2901 E. 141st St.
Riverview Park Estates Subdivision
Tulsa, Oklahoma
April 24, 2009

To: Tulsa Metropolitan Planning Commission

Re: Community Pool at Riverview Park Estates

To Whom It May Concern:

I am 100% in favor of the construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa, Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,

[Signature]

Printed name: Stephanie Joy

Street Address: 10335 S. College Ave.
Riverview Park Estates Subdivision
Tulsa, Oklahoma
April 24, 2009

To: Tulsa Metropolitan Planning Commission

Re: Community Pool at Riverview Park Estates

To Whom It May Concern:

I am 100% in favor of the construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa, Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,

[Signature]

Printed name: Scott Hobgood

Street Address: 10324 S. Osburn Pk.
Riverview Park Estates Subdivision
Tulsa, Oklahoma
April 24, 2009

To: Tulsa Metropolitan Planning Commission

Re: Community Pool at Riverview Park Estates

To Whom It May Concern:

I am 100% in favor of the construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa, Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,

s/ [Signature]

Printed name: Michael Tool

Street Address: 2937 E 104th
Riverview Park Estates Subdivision
Tulsa, Oklahoma
April 24, 2009

To: Tulsa Metropolitan Planning Commission

Re: Community Pool at Riverview Park Estates

To Whom It May Concern:

I am 100% in favor of the construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa, Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,

[Signature]

Printed name: [Signature]

Street Address: 2908 E 103 Pl.

Riverview Park Estates Subdivision
Tulsa, Oklahoma
April 24, 2009

To: Tulsa Metropolitan Planning Commission

Re: Community Pool at Riverview Park Estates

To Whom It May Concern:

I am 100% in favor of the construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa, Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,

[Signature]

Printed name: Shawn Fisherty

Street Address: 2906 E. 124th St.
Riverview Park Estates Subdivision
Tulsa, Oklahoma
April 24, 2009

To: Tulsa Metropolitan Planning Commission

Re: Community Pool at Riverview Park Estates

To Whom It May Concern:

I am 100% in favor of the construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa, Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,

[Signature]

Printed name: Tracy & Steve Stansberger

Street Address: 10315 S. College Ave
Riverview Park Estates Subdivision
Tulsa, Oklahoma 74137
April 24, 2009

To: Tulsa Metropolitan Planning Commission

Re: Community Pool at Riverview Park Estates

To Whom It May Concern:

I am 100% in favor of the construction of the Community Pool on Lot 20 of Block 3 at Riverview Park Estates - Tulsa, Oklahoma, and am looking forward to its construction as soon as possible.

Sincerely,

[Signature]

Printed name: [Name]

Street Address: 10327 S 10113 W
Riverview Park Estates Subdivision
Tulsa, Oklahoma
LOTS FOR SALE BY BUILDERS
SEE BUILDER CONTACT INFO OTHER SIDE

XX = OCCUPIED - CUSTOM RESIDENCE

UNMARKED LOTS ARE AVAILABLE
CALL (918) 299-0668

*** PENDING SALE OR TEMPORARY HOLD
PLEASE INQUIRE IF INTERESTED

2009 PARADE HOMES: 2 of 2, 10 of 3, 15 of 3, 4 of 4

http://www.riverviewparkestates.com/images/PlatOnsiteFlyer040809_flat_web.jpg
May 20, 2009

STAFF RECOMMENDATION

PUD-714-A:
Detail Site Plan – South of the south east corner of South College Ave. and East 103rd Street South; Lot 20, Block 3 – Riverview Park Estates; TRS 8329; CZM 56; Atlas 2474; PD 26; CD 2; RS-3/PUD.

The applicant is requesting approval of a detail site plan for a 625 square foot pool house and outdoor pool for exclusive use by the residents of Riverview Park Estates. Associated with this case is minor amendment PUD-714-A-1 which also appears on the May 20, 2009 agenda of the TMAPC. The minor amendment request is to allow the accessory use, Use Unit 2 – Area Wide Special Exception Uses, to permit the private use of the pool by residents of the subdivision only. The pool would not be open to the general public.

The submitted site plan meets all applicable open space, building height and setback limitations. Access to the site is provided from S. College Ave. Parking has been provided per the applicable Use Unit of the Zoning Code. A 6’ security fence will be constructed along the north, south and east boundary lines of the lot. Landscaping is provided per the landscape chapter of the Zoning Code. Any sight lighting will be directed down and away from adjoining properties. Sidewalks will be provided along South College Ave. as required by PUD Development Standards and Subdivision Regulations.

Staff recommends APPROVAL of the detail site plan for Lot 20, Block 3 – Riverview Park Estates.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
May 20, 2009

STAFF RECOMMENDATION

PUD-761: Detail Site Plan – Southeast corner S. Harvard Ave. and 41st Street South; Lot 1, Block 1 – Harvard Square South; TRS 9328; CZM 48; Atlas 311; PD 6; CD 9; RM-2/OL/CS/PUD.

The applicant is requesting approval of a detail site plan for a 13,062 square foot (sf) CVS Pharmacy. The proposed use, Use Unit 13 – Convenience Goods and Services is a permitted use within PUD-761.

The submitted site plan meets all applicable building floor area, exterior design, open space, building height and setback limitations. Access to the site is provided from one point along Harvard Avenue and one point from 41st Street. Parking has been provided per the applicable Use Unit of the Zoning Code. A 6’ masonry type screening wall will be constructed simultaneously along the south PUD boundary line. An 8’ masonry type wall will also be constructed commencing 50’ from the eastern most point of the south PUD boundary line and continue north for the entirety of the east boundary line of the PUD as required by PUD development standards. All sight lighting is limited to 25-feet in height and will be directed down and away from adjoining properties. A trash enclosure is provided as required by the PUD. Sidewalks will be provided along Harvard Avenue and 41st Street as required by PUD Development Standards and Subdivision regulations.

Staff recommends APPROVAL of the detail site plan for Lot 1, Block 1 – Harvard Square South.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
CVS PHARMACY
12,903 SF
58 PARKING SPACES
PR = 727.50

FOR PRICING CONTACT
Heidenreich-Ewen Co. Inc.
315 Vanderbilt Park South
Durham, NC 27713
Tel: 919-776-8663
Fax: 919-776-2323
Email: CVSsales@heidenreichewen.com

POLE SPEC FOR COMMISSION:

SINGLE FIXTURE
069-10-48-T6-XX
TWIN FIXTURE 180 DEGREE APART
069-10-50-T6-XX

THIS STUDY DOES NOT MEET THE STANDARDS FOR ILLUMINATATION SET BY CVS DUE TO DESIGN CRITERIA.
PRELIMINARY SUBDIVISION PLAT

St. John Tulsa Federal Credit Union - (9307) (PD 4) (CD 4)
Northwest corner of West 13th Place and South Lewis Avenue

This plat consists of 1 Lot, 1 Block, on .545 acres.

The following issues were discussed May 7, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 762. The PUD standards must be shown in the plat covenants. Comments from Traffic Engineering (as shown attached) remain the same as they were for the PUD approval.

2. **Streets:** Add standard sidewalk language for sidewalk to be constructed. No comment.

3. **Sewer:** The 4 foot fence easement located along the north boundary line of the plat must be located far enough away from the existing sanitary sewer line to allow a minimum of 7.5 feet of separation between the centerline of the sewer pipe and the edge of the footing for the wall. In Section 1 H, in the first line after the word Landscaping, add Walls & Screening Fences to the items that must be repaired at the expense of the owner. In Section II B 7, no portion of the proposed wall, including the footing, shall be constructed closer to the existing sanitary sewer line than 7.5 feet from the centerline of the pipe. Pre-cast panels that could be removed from the fence for easement maintenance work were suggested.

4. **Water:** No comment.

5. **Storm Drainage:** Drainage from this site will not be allowed to flow to adjacent residential lots. Section 1 C and E did not have the standard language, and must be corrected. The specific subsections are C2, 3, and 4 and E. The standard language has been attached to these comments. Areas outside of the parking lot curbing cannot be increased in height or slope towards the adjacent residential properties.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.

11.4
7. **Other: Fire**: No comment. **GIS**: Fix the inconsistencies between the metes and bounds legal description and what is shown on the face of the plat. Locate and label the Broken Arrow Expressway on the location map. Tie the plat from a section corner using bearings and distances from a labeled point of commencement (poc) to the labeled point of beginning identification of all monuments to be set or found in making the survey shall be shown to assure the reestablishment of any point or line of the survey. Submit a subdivision control data form (Appendix D), last page of the Subdivision Regulations for the Tulsa Metropolitan Area, in which the first point shall be the point of beginning (pob) with two other points on or near the plat’s boundary.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the public works department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefore shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the
plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
St. John Tulsa
Federal Credit Union

Resubdivision of Block 8,
and Lots 1, 2, 3 of Block 4
Terrace Drive Addition

OWNER:
ST JOHN TULSA FEDERAL CREDIT UNION
1024 S. Lewis, Suite 100
Tulsa, Oklahoma, 74114
Phone: (918) 744-2154
CONTACT: [NAME}

SURVEYOR:
TANNER CONSULTING, LLC
2323 South Lewis Avenue
Tulsa, Oklahoma 74120
Phone: (918) 745-9293
email: [email]

CERTIFICATE:

Deeds of Bearings:
The bears of bearing are shown on the plat as direction of the north. The north is compass north as shown on the plat.

DATE OF INFORMATION: APRIL 10, 2009

ST. JOHN TULSA Federal Credit Union
WST 1 OF 1
Fernandez, Diane

From: Mark Brown [markbrown@ci.tulsa.ok.us]
Sent: Tuesday, May 05, 2009 1:08 PM
To: Fernandez, Diane
Subject: Fwd: St. John Credit Union, 13th and Lewis
Attachments: 28123_20090505_ODOT_row.png; SCAN5301_000.pdf

>>> Mark Brown 5/5/2009 1:04 PM >>>

Diane,

All issues that I brought forth in the pre-development stages of this development have been satisfactorily addressed. An email that was sent to Mr. Chris Sansone and copied to Ms. Delise Tomlinson was issued on August 27, 2008 at 1:57 p.m. It stated that all issues had been addressed and that I revise my comments to be "No comments." That email is contained in the attached Adobe Acrobat file.

Please feel free to call or email if further clarification is required.

Mark
City of Tulsa
Public Works Department
Traffic Operations Section
Mark A. Brown, P. E.
Traffic Operations Manager
City of Tulsa
440 W. 23rd Street
Tulsa, OK 74107

Email: markbrown@cityoftulsa.org
Website: www.cityoftulsa.org

Office: (918) 596-9744
Fax: (918) 699-3806

>>> "Delise Tomlinson" <dtomlinson@tannerbaitshop.com> 5/5/2009 9:45 AM >>>

Good morning Mark,

We believe there has been a misunderstanding regarding your comments for Thursday’s TAC. Please see the attached correspondence where we addressed your comments at the PUD stage. Also, ODOT has already obtained the 6” in question. Please see attached.

Delise Tomlinson, AICP

Tanner Consulting, LLC
Land Planning
Architecture  Civil Engineering
Surveying  Landscape Architecture

5323 South Lewis Avenue
Tulsa, Oklahoma 74105  Phone: (918) 745-9929
dtomlinson@TannerBaitShop.com  Fax: (918) 745-9989

5/12/2009
Chris,

I met with Delise Tomlinson and their client to discuss the comments I submitted for the August 21, 2008, Technical Advisory meeting for the subject PUD. After learning that Darryl French was initially engaged with Tanner Consulting on this project and that he had given favorable comment and acceptance to what was proposed in the PUD submittal, I fully retract my submitted comments of August 21, 2008. I revise it to say "No comments."

At issue were three items and all were satisfactorily addressed in my meeting with Delise et al on August 26, 2008, at 11:00 a.m. at Tanner Consulting. Please call if you have questions.

Sincerely,

Mark

City of Tulsa
Public Works Department
Traffic Operations Section

Mark A. Brown, P. E.
Traffic Operations Manager
City of Tulsa
440 W. 23rd Street
Tulsa, OK 74107

Email: markbrown@cityoftulsa.org
Website: www.cityoftulsa.org

Office: (918) 596-9744
Fax: (918) 699-3806
Delise Tomlinson

From: Delise Tomlinson
Sent: Monday, August 25, 2008 12:39 PM
To: 'cen@nwcdlaw.com'; 'Louis Reynolds'; 'mistypotter@sjifcu.org'; 'wtempinski@oakleafdesigns.com'
Cc: Ricky Jones; Dan Tanner; Justin Morgan
Subject: TAC comments; PUD 762; St. John Federal Credit Union

Good afternoon,

Please find attached the TAC comments from the August 21, 2008 TAC meeting. I have requested a meeting with Mark Brown to discuss his comments, but have not yet heard back from him.

Dan and I met with Darryl French at our offices on May 12 to discuss access and circulation for the site. At that time Darryl did not express concern with the two accesses onto 13th Place, supported the median cut on Lewis, and thought stacking at the drive-thru lanes was "doable", but not great. I spoke with Darryl again today (he is now at Sack & Assoc.). Darryl saw Mark the morning of TAC and did not acknowledge to Mark any of the direction he gave us at our meeting with him at Tanner. Darryl said today that Mark's chief concern with access onto 13th Place was the proximity of the easternmost access to the intersection and suggested that by moving it west at least 12 feet we may be able to work a compromise.

Per TAC comments and today's discussion with Darryl it is highly likely the northernmost drive-thru lane will have to be removed and used instead for circulation and to address Mark's concerns on stacking.

I'll let you know as soon as I hear from Mark about a meeting time/date. Please call or email me if you have any questions or need additional information.

Regards,

Delise Tomlinson

Tanner Consulting, LLC
Land Planning
Architecture  Civil Engineering
Surveying  Landscape Architecture

5323 South Lewis Avenue
Tulsa, Oklahoma 74105   Phone: (918) 745-9929
dtomlinson@TannerBallShop.com  Fax: (918) 745-9969
May 20, 2009

People’s Bank of Carbondale -
Southeast corner of East 13th Place and South Lewis Avenue

The platting requirement is being triggered by a commercial (CS) rezoning for parking for an excess 35 foot strip of Oklahoma Department of Transportation (ODOT) leased by the applicant.

_Staff provides the following information from TAC at their May 7, 2009 meeting:_

**ZONING:**
- TMAPC Staff: Staff does not object to the plat waiver for the previously platted property.

**STREETS:**
- Sidewalk must be constructed if none currently existing.

**SEWER:**
- No comment.

**WATER:**
- No comment.

**STORM DRAIN:**
- Offsite/public drainage, which flows across this site must be placed in an overland drainage easement, and all culverts conveying this drainage must be placed in a storm sewer easement. These may be provided by separate instrument easements, and do not require a plat.

**FIRE:**
- No comment.

**UTILITIES:**
- No comment.

...Staff recommends **APPROVAL** of the plat waiver.

_A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:_

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Has Property previously been platted?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Are there restrictive covenants contained in a previously filed plat?</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
3. Is property adequately described by surrounding platted X properties or street right-of-way?

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Is right-of-way dedication required to comply with Major Street and Highway Plan?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>6. Infrastructure requirements:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Water</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Is a main line water extension required?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>ii. Is an internal system or fire line required?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>iii. Are additional easements required?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b) Sanitary Sewer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Is a main line extension required?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>ii. Is an internal system required?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>iii. Are additional easements required?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c) Storm Sewer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Is a P.F.P.I. required?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>ii. Is an Overland Drainage Easement required?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>iii. Is on site detention required?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>iv. Are additional easements required?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>7. Floodplain</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Does the property contain a City of Tulsa (Regulatory) Floodplain?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b) Does the property contain a F.E.M.A. (Federal) Floodplain?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>8. Change of Access</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Are revisions to existing access locations necessary?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>a) If yes, was plat recorded for the original P.U.D.</td>
<td></td>
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<tr>
<td>10. Is this a Major Amendment to a P.U.D.?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Are mutual access easements needed to assure adequate access to the site?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
To: TMAPC Members

From: Diane Fernandez, Incog Planner

RE: Sidewalk Waiver Request for part of the Reserve at Stonebrooke Plat

Date: May 20, 2009

Attached is information concerning a request to waive the sidewalk requirement in a part of the Reserve at Stonebrooke Subdivision Plat. The Preliminary Plat was approved for this Addition on June 20, 2007.

The consulting engineer and owners of the project met with Development Services and Planning staff in April to discuss this request. Staff is in agreement that we can support the partial waiver for this subdivision plat with the fee-in-lieu of alternative for this part of the Addition.
April 14, 2009

TMAPC
201 West 5th Street, Suite 600
Tulsa, OK  74103
918.584.7526 Fax 918.583.1024

Attn:  Diane Fernandez, Senior Planner

Re:  The Reserve at Stonebrooke, Request for Partial Sidewalk Waiver

Dear Diane:

We would like to request a Partial Sidewalk Waiver for 184 LF of sidewalk located along the north side of West 80th Street South, near the entry into The Reserve at Stonebrooke. The reason for this request is that the slope of the existing pond, located north of West 80th Street South, comes almost to the edge of the back of curb of West 80th Street South, which will make construction of the sidewalk very difficult. It is our intent to construct all other sidewalks as required per the City of Tulsa standards. We are also in agreement with the fee in lieu of, that was discussed in our meeting of April 2, 2009.

Respectfully submitted,

Tim Terral
Director of Land Planning
The Reserve at Stonebrooke

A subdivision in the City of Tulsa, being a part of the SE1/4 of Section 11, Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma
TRSL 9306                          Atlas 11
CZM 37                             PD-4 CD-4
TMAPC Hearing Date: May 20, 2009
Applicant: Wallace Engineering
Tract Size: .313+ acres
           13,670+ square feet

ADDRESS/GENERAL LOCATION: North of northeast corner of East 11th Street and South Wheeling Avenue

EXISTING ZONING: OL/IM             EXISTING USE: Industrial

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CH               PROPOSED USE: Warehouse

RELEVANT ZONING HISTORY:

BOA-19437 August 27, 2002: The Board approved a Special Exception to permit the Center for Individuals with Physical Challenges under Use Unit 5, in the IM and RM-3 zoning district; a Special Exception to permit required off-street parking to be located on a lot other than the lots containing the new Center building; a Variance of the building setback required in an IM zoning district from the centerline of S. Utica Ave. from 85' to 55' for approximately 75'; a Variance of the building setback required in an IM zoning district from the centerline of E. 8th St. in two locations from 50' to 30'; a Variance of the building setback required in an RM-3 district from the centerline of 8th St. from 50' to 30'; a Variance of the building setback required in an IM district abutting an R district from 75' to 0'; a Variance of the required off-street parking area setback of the off-street parking area in the IM district within 50' of an R district from 50' to 0'; a Variance of the requirement that 15% of the required street yard on E. 8th St. be established and maintained as a landscaped area; and a Variance to permit the required number of trees within a street yard to be located throughout the Center site, per plan, finding this to be compatible with the neighborhood, with multiple hardships, located on the south side of East 8th Street between South Utica Avenue and South Wheeling Avenue and abutting west of subject property across Wheeling Avenue.

PUD-432-E September 2000: All concurred in approval of a request for a Major Amendment to PUD-432 to add land to existing PUD; to reallocate floor area from the original PUD to the new area; and to add Use Unit 13, Convenience Goods and Services, and Use Unit 14, Shopping Goods and Services as allowed uses within the new Development Area C area; locate between South Utica Avenue and South Victor Avenue, from East 11th Street to East 12th Street.
PUD-432-D August 1995: All concurred in approval of a major amendment to expand the existing PUD to the eas: allowing for additional medical office and hospital buildings. The property is located between Utica and Xanthus Avenues from East 11th Street to East 13th Street.

PUD-432 November 1987: All concurred in approval to develop 4.5 acres located between South Utica Avenue and South Victor Avenue, from East 12th Street to East 13th Street for hospital and office uses.

BOA-12082 July 22, 1982: The Board of Adjustment approved a Variance to permit storage of furniture (warehouse) for an abutting furniture sales company, on property located north of the northeast corner of South Wheeling Avenue and East 11th Street and the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .313± acres in size and is located north of the northeast corner of East 11th Street and South Wheeling Avenue. The property appears to be partially vacant and partially in use as storage and is zoned OL/IM.

STREETS:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Wheeling Avenue</td>
<td>N/A</td>
<td>N/A</td>
<td>2</td>
</tr>
</tbody>
</table>

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by a parking lot for an adjacent garage to the south, zoned OL/IM; on the north by trailer storage and some accessory buildings, zoned IM; on the south by Hardesty Press and a beauty salon, zoned CH; farther east and southeast of the site is a discount store, zoned CH; and on the west by a single-family residential use and Murdock Villa, zoned CG/RM-3. The entire area, overall, is a mixed industrial use, with single-family and institutional uses scattered within it.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within an Industrial Special District. According to the Zoning Matrix, the requested CH zoning may be found in accord with the Plan.

STAFF RECOMMENDATION:
This is planned to be a warehouse, and may already be in use as such. Based on the Comprehensive Plan, trends in the area and the adjacency to existing CH zoning, staff can support the requested rezoning and recommends APPROVAL of CH zoning for Z-7133.

05/20/09
A CONSENSUS DIRECTING THE TULSA METROPOLITAN AREA PLANNING COMMISSION TO HOLD PUBLIC HEARINGS, ANALYZE AND RECOMMEND TO THE CITY COUNCIL ORDINANCE AMENDMENTS TO THE ZONING CODE OF THE CITY OF TULSA GOVERNING THE DEVELOPMENT OF PROPERTIES OVER OR AROUND LAND CONTAINING UNDERGROUND PIPELINES.

WHEREAS, the public’s health, safety, and welfare is the City of Tulsa’s highest priority;

WHEREAS, the City of Tulsa’s history as the Oil Capital of the World has caused a large number of underground pipelines to be buried throughout the area, most of which are still active and carry explosive or hazardous materials;

WHEREAS, through the years, as the city of Tulsa has become more urbanized, land which was previously vacant or agricultural has been developed with offices, stores, and homes. These structures are being built in close proximity to the existing buried pipelines;

WHEREAS, the higher population density and closer proximity to underground pipelines increases the probability of the loss of life and the severity of damage to property in the event of a pipeline incident;

WHEREAS, the federal government has organized a working group consisting of the pipeline industry, land developers, and government officials called "PIPA". PIPA was formed to develop a model code to guide states, counties, and cities in creating their own statutes or ordinances which address the dangers underground pipelines pose to surrounding properties; and

WHEREAS, the City of Tulsa has designated the Tulsa Metropolitan Planning Commission (TMAPC) as the body which provides the City recommendation’s regarding amendments to the text of the City’s Zoning Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TULSA:

Section 1. The City Council requests TMAPC to hold public hearings, analyze, and provide their report and recommendation to the City Council regarding development of property over and around underground pipelines containing explosive, petroleum or other hazardous materials.
Section 2. The City Council requests TMAPC to review the material and recommendations of the PIPA working group as part of their deliberations when developing their recommendation to the City Council.

Section 3. The City Council requests TMAPC provide a report on their progress in evaluating this issue no later than July 1, 2009.

Section 4. The Council Secretary is hereby directed to send a copy of this consensus to the Board of Adjustment within two (2) business days after it is signed by the Chair.

Adopted by the Council this 26th day of March, 2009.

John Eagleton, Chairman of the Council

ATTEST:

Kara Burks
Secretary of the City Council

Approved:

Council Attorney

Approved as to form:

Alvind O. Kik
City Attorney
CITY COUNCIL CONSENSUS 2009-6

A CONSENSUS DIRECTING THE TULSA METROPOLITAN AREA PLANNING COMMISSION TO HOLD PUBLIC HEARINGS, ANALYZE AND RECOMMEND TO THE CITY COUNCIL ORDINANCE AMENDMENTS TO THE ZONING CODE OF THE CITY OF TULSA GOVERNING SCREENING REQUIREMENTS FOR OUTHOUSES OR TEMPORARY LATRINES IN RESIDENTIALLY ZONED AREAS FOR MORE THAN SIX MONTHS.

WHEREAS, the public's health, safety, and welfare is the City of Tulsa's highest priority;

WHEREAS, as the City of Tulsa becomes more densely populated, and continuing growth leaves fewer undeveloped areas for new construction, re-development or "in-fill" development has become more attractive and economically viable as an alternative to new construction;

WHEREAS, older and historic housing neighborhoods in the city are experiencing an increasing number of home renovations and these renovations can be very extensive, costly, and time consuming;

WHEREAS, a large number of the home renovations are performed by contractors and occur over a span of several months;

WHEREAS, contractors often provide temporary latrine facilities for their and their sub-contractors crews by use of "Port-a-Johns", "Port-a-Potties", or other similar facilities;

WHEREAS, the temporary latrines are not connected to a permanent sewer system or septic tank system, rather, they are maintained on an as-needed basis;

WHEREAS, the temporary latrines located in residential areas for long periods of time become an eyesore to the neighborhood, and provide an often appealing target for teenage vandalism; and

WHEREAS, in order to reduce vandalism, and enhance neighborhood aesthetics, it is reasonable to provide for visual screening for a temporary latrine when it is placed in a residentially zoned area for more than six (6) months where such screening can be accomplished in an economically feasible manner.
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TULSA:

Section 1. The City Council requests Tulsa Metropolitan Area Planning Commission to hold public hearings, analyze, and provide their report and recommendation to the City Council regarding implementing screening requirements for outhouses or temporary latrines located in residentially zoned areas for more than six (6) months, including an evaluation of the costs of any recommended screening requirements.

Section 2. The City Council requests Tulsa Metropolitan Area Planning Commission provide a report on their progress in evaluating this issue no later than August 1, 2009, including a timeline for submitting proposed ordinance amendments to the Council.

Section 3. The Council Secretary is hereby directed to send a copy of this consensus to the Tulsa Metropolitan Area Planning Commission within two (2) business days after it is signed by the Chair.

Adopted by the Council this _____ day of APR 23 2009, 2009.

[Signature]
Jack R. Henderson,
Chairman of the Council

ATTEST:
[Signature]
Secretary of the City Council

Approved:
[Signature]
Council Attorney

Approved as to form:
[Signature]
City Attorney