TULSA METROPOLITAN AREA PLANNING COMMISSION
For Meeting No. 2564
October 28, 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 September 2009

1. Minutes of October 7, 2009, Meeting No. 2562

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. BOA 20994- (0331) Plat Waiver
1006 North Quaker, Tulsa Independent School District # 1

3. Change of Access – (9312) QuikTrip, Lot 9, O'Connar Park Addition,
East of South Memorial Drive and North of East 21st Street South

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

COMPREHENSIVE PLAN

4. FY 01-14 CIP Amendments
Community Intervention Center facility to be added to the Capital Improvements Plan and find it in accord with the Comprehensive Plan.

PUBLIC HEARINGS

5. PUD-646-3 – Doug Walker/Truong Residence
PD = Planning District/CD = Council District

North of the northeast corner of South Sheridan Road and East 109th Place South (Minor Amendment to reduce the required rear setback from 35 feet to 20 feet for a small portion of the northeastern corner of the house.) (Continued from 10/21/09)

6. TMAPC afternoon and/or night meetings

OTHER BUSINESS

7. Commissioners' Comments

ADJOURN
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
AGENDA

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORK SESSION

175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

Wednesday, October 28, 2009–1:45 p.m.*
(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. PLANitULSA update and presentation/Fregonese

Adjourn.

Visit our website at www.tmapc.org

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526
Month of September 2009

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The platting requirement was triggered by BOA 20994 which may allow a 30 foot tall wind powered vertical teaching generator tower as an accessory to an existing school facility in an RM-1 zoning district. The Board is expected to consider this proposal at their meeting the day before the TMAPC hearing on this plat waiver request. The plat waiver will only be required if the case is approved. A new plat for this site was approved in 2006.

It is the policy of TMAPC to waive the platting requirement for Use Unit 4 public protection and utility facilities/antennas and supporting structures. Therefore, staff can recommend Approval of the requested plat waiver.
Change of Access on Recorded Plat
TMAPC October 28, 2009

QuikTrip Corporation – (9312) (PD 5) (CD 5)
Lot 9, O’Connor Park Addition, East of South Memorial Drive and North of East 21st Street South

This application is made to allow a change of access to add one access on East 21st Street South and one access on South Memorial Drive. The property is zoned CS.

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.
**Legend**

- **L.N.A.** LIMITS OF NO ACCESS
- **ACC** ACCESS

**REQUESTED ACCESS REVISION**

- ACCESS & L.N.A. AS SHOWN ON CHANGE OF AND CONSENT TO AREAS OF ACCESS, RECORDED IN BK. 6035, PG. 1639.

**Approved**

Date: 10/14/2009

**CHANGE OF ACCESS EXHIBIT**

Part of Block 9

**O’Connor Park**

City of Tulsa, Tulsa Co., Oklahoma

**Scale:** 1”=100'

**Date:** 9/15/09

**Exhibit ”A”**

Sisemore Weisz & Associates, Inc.

6111 East 32nd Place, Tulsa, Oklahoma 74135

Phone: (918) 665-5600

Fax: (918) 665-1688

C.A. No. 2421

Exp. Date 6/30/11

**3.2**
MEMORANDUM

TO: TMAPC MEMBERS
COPY: GARY HAMER, MANAGER CAPITAL PLANNING
FROM: DANE MATTHEWS, AICP
DATE: October 28, 2009
SUBJECT: JUVENILE INTERVENTION CENTER

Staff has reviewed the proposed reuse of the former 911 facility at 600 Civic Center as a Community Intervention Center for juveniles and finds it to be in accord with the District One Plan, an adopted part of the Comprehensive Plan for the Tulsa Metropolitan Area. The City of Tulsa Board of Adjustment has recently approved it on that site.

The Civic Center has been designated as an area for governmental functions and related uses. As stated in the proposal, the juvenile facility will assist law enforcement personnel by providing a short-term detention and drop-off site for juveniles under law enforcement supervision. This use is in keeping with the government and related uses designation. Moreover, it appears to be a reasonable reuse of an existing facility. Therefore, staff recommends that the TMAPC also find it in accord with the Comprehensive Plan.
To: Dane Mathews,  
Assistant Manager TMAPC

From: Gary Hamer, Manager  
Capital Planning

Date: October 21, 2009

Subject: FY 10-14 CIP Amendment

The City of Tulsa and Youth Services have entered into an agreement to operate a juvenile services center at 600 Civic Center which will occupy approximately 3,000 square feet of the former 911 Center. I have attached the CIP and project summary for your review. Currently, the Community Intervention Center (CIC) is not in the Capital Improvements Plan (CIP). It is therefore necessary that this project be added to the City's Capital Improvement Plan (CIP). Please determine:

- If the project will, in fact, affect the City's Comprehensive Plan, and
- If the project is in accord with the City's Comprehensive Plan.

If you have any questions, please contact me at 596-7573 or Chris Forster at 596-7682.

Attachments

cc: Chris Forster
To create a centralized booking area for juveniles not eligible for detention.

Rehab

State and Local grants have been identified to support the operations.

30

911 Building 500 S Civic Center

N/A

The facility will relieve uniformed officers of supervisory responsibility after arrest of juveniles charged with misdemeanors and allow for referral to other social service agencies.

N/A

Facility will free up uniformed officers and help rehabilitate juvenile offenders through social service referrals, thus improving public safety.

na

na

na

255,000

na

na

493,000

<1

N/A

N/A

None

High
Tulsa Area Community Intervention Center
Overview

1. Summary

The Tulsa Community Intervention Center (CIC) is a response to the nation widespread concern about the rise in juvenile crime. It is designed to be a one-stop centralized intake, assessment, and service referral system for juveniles who are arrested for delinquent and misdemeanor offenses in the Tulsa area. The CIC will operate 24 hours a day, seven days a week. It will provide arrested youth with immediate consequences in an effort to deter them from further criminal acts. It offers law enforcement officers quick relief from juvenile care-taking to return to the street within approximately 15 minutes.

2. Problem Statement

The Tulsa CIC will meet the following needs:

- Assist law enforcement officers by providing a 24-hour short term retaining facility for quick drop-off of juveniles so officers can return to their duties in the community;
- Provide a safe and secure environment for juveniles who have been arrested;
- Provide an immediate consequence for juveniles who commit delinquent acts;
- Detect and address the underlying causes of delinquent or problem behavior on the front end as a preventive measure;
- Intervene before problems escalate into chronic or more serious offenses;
- Create a more effective and efficient alliance between police, parents, juvenile justice and treatment providers;
- Provide current information on at-risk behavior to be available to the local and statewide policymaking process, and help to insure the court of the effective and efficient use of service resources.
- Provide potential cost savings for police officers equivalent to that of having 8-10 officers on the street.

History:
With the passage of the Juvenile Justice Reform Act of 1994, municipalities were given greater authority to hold juveniles accountable for delinquent behavior. Municipalities were given authority to establish Juvenile Municipal Facilities to provide immediate consequences by detaining juveniles. However, though detention was authorized, municipal leaders and juvenile justice specialists wanted to further address issues related to the causes of juvenile delinquent behavior.

In 1995 the State Office of Juvenile Affairs began to establish Community Intervention Centers (CIC) authorized by the Oklahoma Legislature pursuant to inter-local agreements between one or more municipalities. The Centers would serve as a short-term reception facility to receive and hold juveniles up to 24 hours, who have been taken into custody by law enforcement agencies.
for the alleged violation of a municipal ordinance or state law and for whom detention is inappropriate or unavailable. Currently, eight cities, encompassing 23 counties in Oklahoma have a Community Intervention Center. The cities are Oklahoma City, Lawton, Norman, Muskogee, Enid, Clinton, Duncan, and Woodward. The Tulsa CIC will represent the ninth CIC in the state of Oklahoma.

Stats:
Arrest data ranging from 2002 to 2007 from Tulsa County Juvenile Bureau indicates we can expect the law enforcement officers from Tulsa and surrounding municipalities to bring between 4,000 and 4,500 youth to the CIC. It is anticipated that another 1000 youth will be served by CIC in the category of Children In Need of Supervision (status offenders – truants and runaways). This brings the estimated total to 5,000 to 5,500 youth. It should be expected that arrests will increase. Police officers will likely increase arrests for less serious offenses when the CIC is implemented.

How it relates to and compliments the mission of the Juvenile Bureau
The Tulsa Area Community Intervention Centers will provide a means for municipalities to provide immediate consequences and interventions for juvenile delinquency at the local level while reducing the number of juveniles inappropriately placed in adult jails. It will provide a secure location for arrested youth to be detained who committed offenses that are inappropriate for detention placement due to the level of crime committed. It will provide a place for the youth to not only be booked, but to be assessed in order to detect and address the underlying causes of their delinquent or problem behavior on the front end as a preventative measure. The CIC is designed to help intervene in the lives of youth before their problems escalate into chronic more serious offenses that require detention placement or eventual penetration into the adult penal system.

How this need is not currently being met.
Currently the needs that the Tulsa CIC would provide are not being met in the Tulsa area. There has been contemplation of having a CIC in Tulsa for several years, but nothing has ever been developed or implemented. Currently, law enforcement has three options for arrested youth: detention, adult jail, and Youth Services shelter. Juvenile Detention has a screening process that the level of crime committed qualifies juveniles for admittance. It is designed for more serious crimes committed by youth than most misdemeanor offenses. The next level of crimes that juveniles commit is more severe and requires that law enforcement place in the county jail with adult offenders. Youth shelters are non-secure facilities and are not an appropriate placement for youth who are arrested for committing crimes. In some instances, youth are back on the streets before their parents arrive. Also, many law enforcement officers have been leery of arresting youth due to the gap in available services of not having an appropriate place to take them. The CIC gives law enforcement a fourth, more appropriate option for these youth.

3. Goals and Objectives

The proposed will meet the identified needs by addressing and accomplishing the following goals and objectives:
1. Goal: Reduce the number of juveniles held in adult jails and the inappropriate placement of juveniles in adult jails.

Objective: Provide a drop off site for law enforcement in order that law enforcement officials may return to their other duties as quickly and as expediently as possible, and for there to be immediate consequences for juveniles.

2. Goal: Provide local communities with resources that will deliver immediate consequences to juveniles exhibiting delinquent behavior.

Objective: Receive juveniles arrested by law enforcement and provide appropriate services for coordination with law enforcement, municipal courts, district courts, juvenile bureaus and the Office of Juvenile Affairs on juveniles processed.


Objective: Enter demographic information, offense, and other relevant data on the designated OJA management information system.

4. Goal: Reduce recidivism of juvenile offenders.

Objective: By getting immediate more dramatic consequences for their delinquent behavior, juveniles will be deterred from further involvement in the juvenile justice system and refrain from committing more serious delinquent offenses.

4. Program Plan

**How the program is designed and implemented?**

The CIC is designed to be a 24 hour one-stop centralized intake, assessment and service referral system for juveniles who are arrested by law enforcement officers for delinquent and misdemeanor offenses in Tulsa County. It will be implemented by:

- Gaining adequate funding for renovations and operations,
- Advertising, bidding, executing contract and renovating facility for CIC operations,
- Gaining ongoing support through community outreach and education from law enforcement officers, judiciary, local government, social services, education, local businesses, and faith based organizations,
- Recruiting, hiring, orienting, and training staff,
- Conducting open houses and tours of the facility, and
- Opening for operations
**Best Practices:**
The Office of Juvenile Affairs has established Administrative Rules and guidelines for implementing community intervention centers. By statute, CIC functions are prescribed. This nation wide model has proven to be successful for over a decade being initiated in the early 1990s. Currently, there are eight other CIC in the state of Oklahoma.

**How will goals and objectives be accomplished?:**
The program will accomplish the goals and objectives by performing the following functions: assessments, information gathering, processing, service as a center for law enforcement to bring children who have been taken into custody, and service as a facility for limited short-term holding. The CIC will also seek to work with community-based organizations, neighborhoods, and municipal organizations to support violence prevention programs and programs to reduce violence in the community.

**Time-line for Implementation**
Youth Services of Tulsa entered into a management contract with the City of Tulsa on March 27, 2009 to develop, implement, and operate the Tulsa Area Community Intervention Center. A program director was hired in April of 2009 to begin this development and implementation process. A CIC Advisory Board has been established and meeting monthly since 2008. The timeline for implementation includes the following:

**Renovation Process:** Finalizing renovation drawings and gaining city official signatures – 30 days; Advertising, executing bidding contract, - 30 days; Renovating facility – 90 working days; Projected opening date – February to March, 2010. Advertising and recruiting staff is contingent upon finalizing funding sources so the bidding process for renovations can begin. Recruiting is projected to take approximately six to eight weeks. Training for staff will include a 4 to 6 week process prior to CIC opening for operations.

**Personnel functions:** The CIC will be in operation and require staff coverage 24 hours per day, seven days per week. This will require staff coverage for three 8 hour shifts. To cover these shifts, the staffing pattern for CIC will include one Program Director, three Coordinators, one Assessment Case Manager, six full time and two part time Youth Specialists.

- **Program Director:** Responsible for administrative leadership of personnel and oversight of the overall general management, functioning and daily operations of the CIC and is responsible for development and implementation of the program. Ensures compliance with contracts, grants, policies and serves as a community liaison.

- **Coordinator:** Responsible for direct supervision of staff and daily operation of the facility; Ensures that all on-duty staff provide timely response to the needs of all juveniles, parents, legal guardians, police, courts, and other professional agencies and the general public in a professional manner; Screens juveniles for appropriateness for admission; Conduct assessments, crisis counseling, and therapeutic interviews etc.
Assessment Case Manager: Responsible for administering assessments, providing case management services, making referrals, follow-up and tracking services to juveniles who are admitted into the Tulsa CIC; Provides crisis counseling and therapeutic interviews.

Youth Specialists: The Youth Specialist is responsible for admission, care and supervision, and release of arrested youth within 24 hours of admittance to the Tulsa CIC.

Program Evaluation
The Office of Juvenile Affairs (OJA) requires Annual Financial Audits and Annual Financial Reports of CICs to be submitted and the end of each fiscal term. Agency finances are also reviewed monthly by the YST Finance Committee. Annual site visits are also conducted by OJA and reports of information gathering and data collection are also required to be submitted to OJA. Youth Services also has conducts Internal Evaluations and Peer Reviews and Annual Program YST Board Reviews to ensure program and contract compliance. The Program Director is required to provide constant oversight and accountability of the operations and functions of the program supervised.

5. Management and Organization

Youth Services was established in 1969 in effort to help youth with problems as a part of the delinquency prevention program project by the Oklahoma Crime Commission. During the 1970's YST began a formal counseling program, and an adolescent emergency shelter opened to provide 24-hour temporary residence for youth with no safe place to go. Since then Youth Services has greatly expanded its services, programs and outreach to youth. The CIC is a new program and is currently in the developmental stages. Youth Services funding sources include state, federal, United Way, corporate foundations, and individual contributions.

Screening and Training
All Youth Services staff is screened by having the following: background check, OSBI, Oklahoma driver’s license check and drug screening. Youth Services has an established training process that coincides with the Counsel on Accreditation requirements that include cultural diversity, health education and prevention, substance abuse awareness etc.

6. Collaboration

The Tulsa CIC is a joint venture between the Office of Juvenile Affairs, The City of Tulsa, and Youth Services. Youth Services is responsible for managing the Tulsa CIC. A Juvenile Justice Advisory Board was appointed by the mayor to provide oversight of the CIC that is made up of representatives from local law enforcement, judiciary, social service agencies, education, local business, and local government.
October 28, 2009

STAFF RECOMMENDATION

PUD-646-3: Minor Amendment – North of the northeast corner of South Sheridan Road and East 109th Place South; Lot 7, Block 1 – Wenmoor; TRS 8326; CZM 57; Atlas 2674; PD 26; CD 8; RS-1/PUD.

The applicant is requesting a minor amendment to reduce the required rear setback from 35' to 20' for a small portion of the northeastern corner of the house (see Exhibit A).

Referring to Exhibits A and B this lot is a 5-sided lot with a 35-foot setback requirement along the north and the west lot lines. There is a 40' setback requirement along the southeast lot line along 109th Place South. There is an 82' overland drainage easement along the entire east lot line. All of which makes the developable area of the lot much smaller than the lot would appear to allow.

Referring to Exhibits B and C, the lot line in question abuts directly to a reserve area for the Forest Trails single family subdivision. Per the attached deed of dedication for plat #3827, this area is reserved for stormwater detention only. A reduction in setback along this lot line would appear to have no effect on any single-family structures.

The proposed layout of the house has received the approval of the architectural committee of the Wenmoor subdivision as the preferred layout.

Therefore, staff recommends APPROVAL of minor amendment PUD-646-3.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
I love Tulsa and I love my neighborhood. The jury is out on whether I love Tmapc or not ... please give those of us who whofor a living a chance to be involved in our community decisions by having night time meetings - not meeting at 4 pm when we don't get off until 5 and then have to drive downtown for meetings. It is only fair, unless you prefer not having the community involved.