

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2565

November 4, 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:

1. Minutes of October 21, 2009, Meeting No. 2563

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. **LS-20343** – Roy Johnsen (8211)/Lot-Split (PD 8) (CD 2)
North of the northeast corner of West 81st Street South and South Olympia Avenue, Tulsa Hills
3. **LS-20344** – James Bo Harrison (9224)/Lot-Split (PD 6) (CD 9)
Northwest corner of South Madison Place and East 35th Place, 1019 East 35th Place
4. **LC-215** – Sonora Square (9418)/Lot Combination (PD 17) (CD 5)
Northwest corner of East 31st Street and East 30th Street, 10915 East 31st Street South
5. **AC-094 – HRAOK/Dwayne Wilkerson** (PD-18) (CD-2)
East of the northeast corner of 71st Street South and Riverside Drive (Alternative Compliance Landscape Plan for a QuikTrip gas station and convenience store.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

6. **LS-20340** – Stephen Schuller (9225)/Lot-Split (PD 6) (CD 9)
Northwest corner of South Peoria Avenue and Skelly Drive, 4956 South Peoria Avenue East
7. **LS-20341** – Lou Reynolds (9404)/Lot-Split (PD 17) (CD 6)
South of southwest corner of East Admiral Place and South 145th Avenue, 420 South 145th East Avenue

8. **Block 5 Chelsea Pond** –(8328) Preliminary Plat (PD 26) (CD 8)
South of the southeast corner of East 101st Street South and South Harvard Avenue
9. **PUD-646-3 – Doug Walker/Truong Residence** (PD-26) (CD-8)
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 and 10/28/09)

OTHER BUSINESS

10. **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

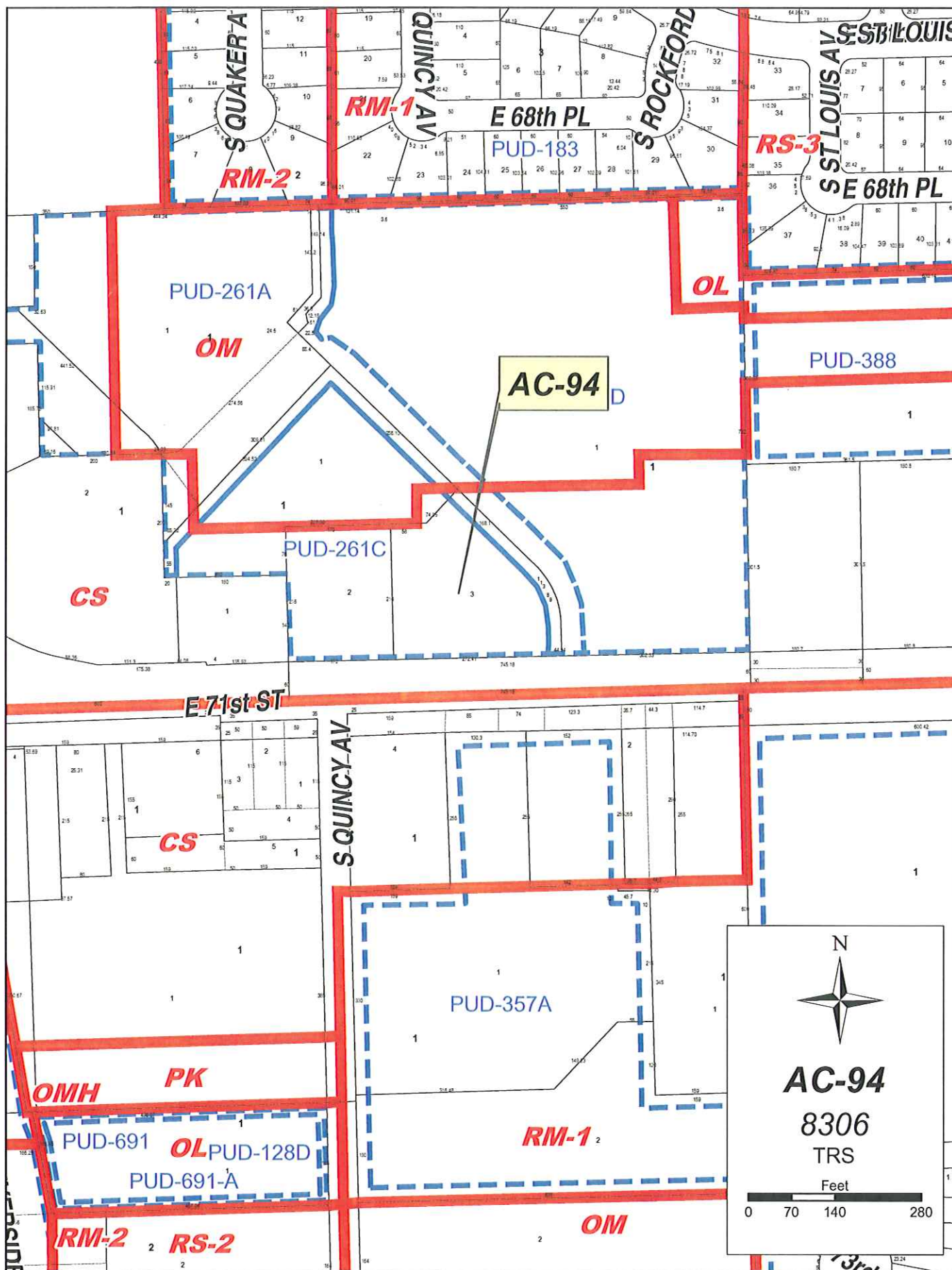
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

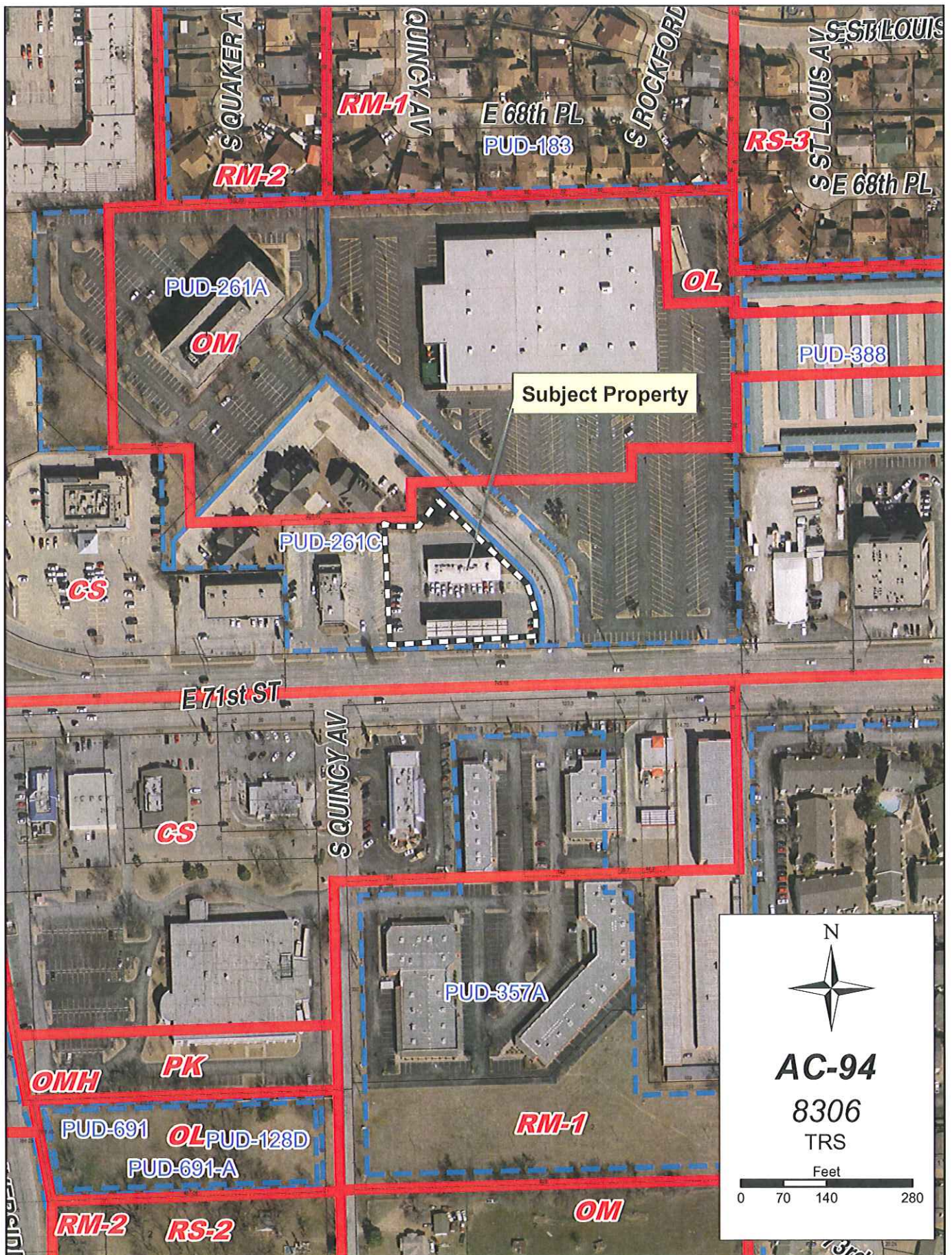
Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide 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







November 4, 2009

STAFF RECOMMENDATION

AC- 94

Alternative Compliance Landscape Plan – East of the northeast corner of 71st Street South and Riverside Drive; Lot 3, Block 1 – Riverbridge West; 1415 East 71st Street South; TRS 8306; CZM 52; Atlas 1008; PD 18; CD 2; CS/OM/PUD-261-C.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan for a QuikTrip gas station and convenience store located at the above described location. This landscape alternative compliance plan is a modification of a previously approved landscape alternative compliance plan approved by the TMAPC on December 7, 1995 (see Exhibit A).

The re-examination of the landscape plan is being triggered by the expansion of the canopy over the fueling facility and the reconfiguration of the access point located at the southeast corner of the lot. The access reconfiguration should allow for easier ingress/egress to the site.

The plan does not meet the technical requirements of the code since the existing site does not meet the minimum PUD open space requirement of 18%; there is one space in front of the store that is not within 50' of a required landscape area; and the street yard along 71st Street is not 15% landscaped.

The applicant is proposing to put an additional 12 trees on the site. This will bring the number of trees on the site to 25; 13 trees over the required 12 trees.

Since the site will remain above the 10% open space required for commercial properties by the PUD chapter of the code and there will be 12 trees added to the 13 existing trees on site, staff feels the proposed plan meets or exceeds the technical requirements of chapter 10 of the code and meets the intent of §1000 of the code. Therefore staff recommends **APPROVAL** of alternative compliance landscape plan AC-94.

5.5



205 South 129th East Ave.
Tulsa, OK 74154-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 415-7760

GENERAL NOTES

1. TWO 4" PVC PIPES ARE TO BE INSTALLED ON 2' C/C. PIPES ARE TO BE PLACED 18" (BOL. OF PIPES) BELOW CONCRETE SLAB WITH BOTH ENDS MARKED WITH STAKES.
2. ALL WORK DONE IN CITY ROW WILL BE REQUIRED PERMIT BY CONTRACTOR CONTRACT 006-2719.

1998 Quarterly Compensation

On June 19, 1968, the FBI advised that the following information was received from the New York City Police Department (NYCPD) on June 18, 1968:

HR&OK, INC.

ENGINEERS • SURVEYORS • PLANNERS • ARCHITECTS
OKLAHOMA CAP 3047-TEMP DATE: 6-30-2011
KANSAS ONE 800-TEMP DATE: 12-31-2010
1912 WEST JACKSON, SUITE A VOICE: (918) 756-3737
PO BOX 9900 OKLAHOMA 74112 FAX: (918) 756-3734
WWW.PRACK.COM INFO@PRACK.COM



ALTERNATIVE COMPLIANCE
LANDSCAPE PLAN

DRAMIN, GE. J. 1940

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 02/01/2001 BY 60322 UCBAW

5
178/179

WAR/ANJ

Landscape Schedule

USE	QTY	SYMBOL	COMPANY NAME	NUMBER OF / HIGH/LOW	QUANTITIES	COMMENTS
	CELI		EXISTING CEILING BRITFLS EXPANSION JOINTS	3' GALPER (TOTAL) 4" HT	8 EA.	SEE LAMPSHED FOR THE APPROVED DETAILS FOR THESE JOINTS. SEE PLUMBING SPECIFICATIONS
	CEPIC		EXISTING ANTIQUE FEAR PAPER CLAMPERS	3' GALPER 12" HT	5 EA.	CONNECTION TO VENT PIPE. SEE HEIGHT AND SPREAD SCHEDULE FOR THE PROB. TO INSTALLATION
	LI		CEILING BRITFLS FELD ROCKET Exp-Interimmed Insulace	3' GALPER (TOTAL) 8" HT	8 EA.	
	DT		CEILING BRITFLS (CEILING) Grafting Transmittance Thermal	3' GALPER 12" HT	4 EA.	
			17. REMOVAL 418 500		945 S.F.	
			WINDING 418-CH		30 S.F.	
			WINDING AREA		9175 S.F.	

Land Area Calculations

For Code Compliance		CZ PD# 001-C	
Lecting Zoning		50,000 S.F. / 1.30 AC	
LOT AREA	STREET VIEW CALCULATION	LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED
		AREA S.F.	%
1. 7151 S.F.	1. 1877 S.F.	1536	14%
2. 10877 S.F.	2. 3449 S.F.	1038	17%

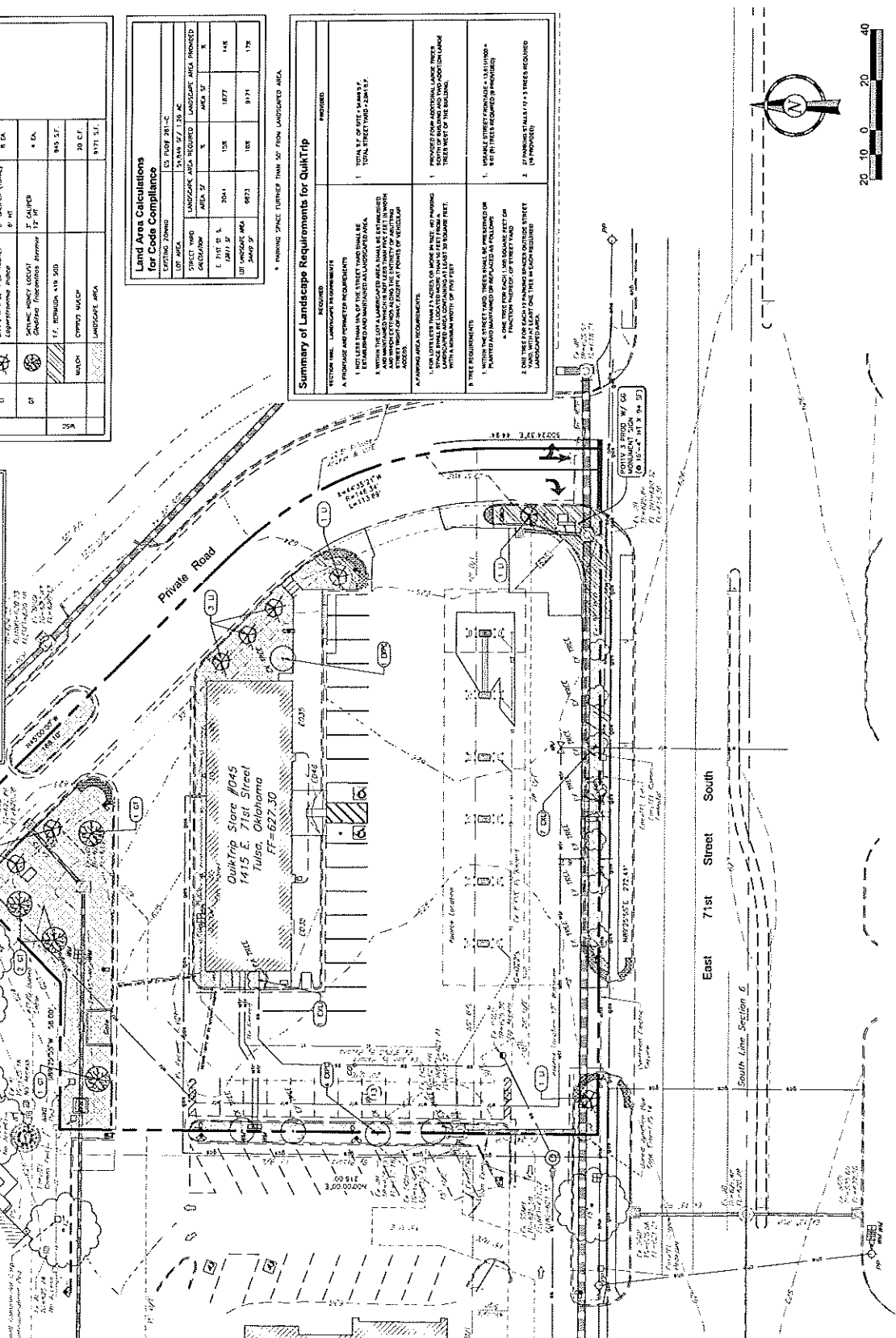
Summary of Landscape Requirements for QuikTrip

[illegible]

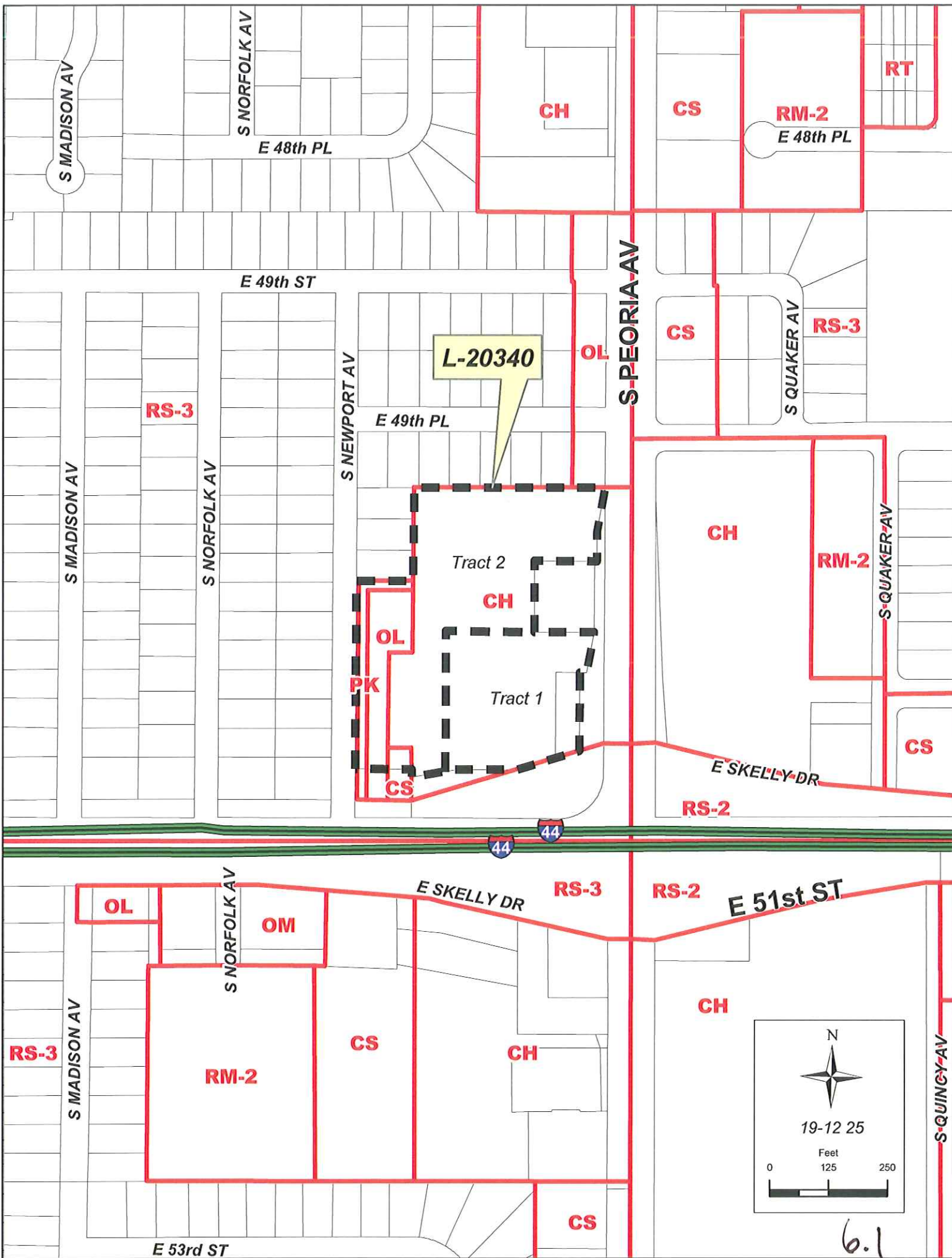
* PARKING SPACE FURTHER THAN 50' FROM UNDEVELOPED AREA.

**Tree Summary / 1 Tree required for 1500 sq ft.
for Code Compliance**

PROJECT NAME	PHASES				TOTAL
	REQUIRED	EXISTING	IMPROVED		
Genl Street South	9	7	7	9	
37th Avenue Street					
40th Avenue Street					
43rd Avenue Street	3	8	10	16	
47th Avenue Street					
51st Avenue Street					
55th Avenue Street					
TOTAL	12	15	17	25	



5.4





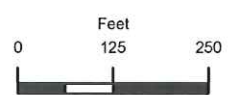
L-20340

Tract 2

Tract 1



19-12 25



Note: Graphic overlays may not precisely align with features on the g
Aerial Photo Date: 11/11/11

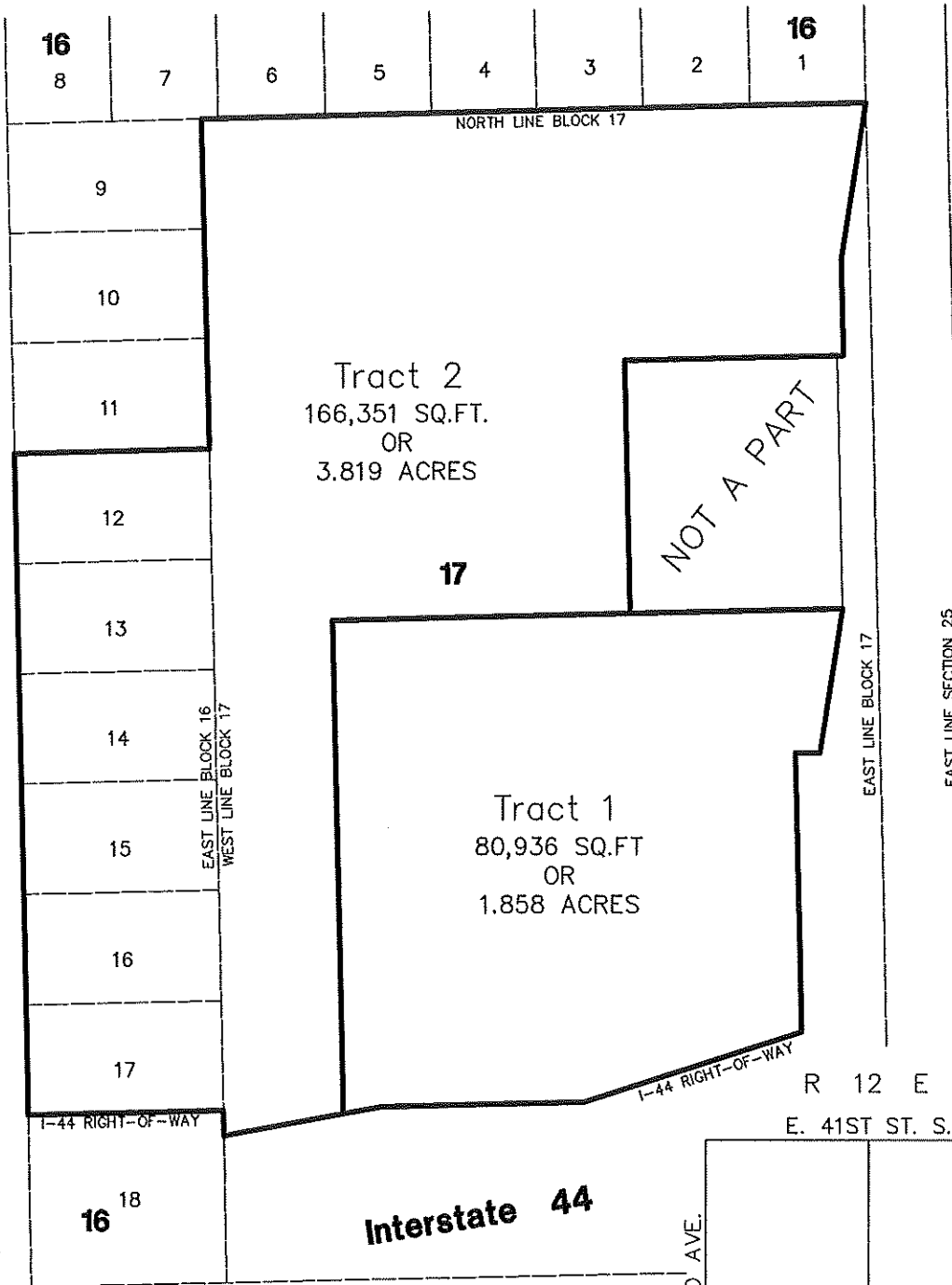
6.2

**LS-20340 – Stephen A. Schuller/Quik Trip Corporation, Zoned CH, CS,
OL, & PK**

This is a lot-split to split one parcel into two tracts. It was reviewed by TAC on October 15th due to its zoning and having more than three side lot lines. Per Development Services, sidewalks are required along Peoria Avenue when the applicant applies for their permit. Staff recommends approval as long as all conditions from Development services are met.

South Newport Avenue

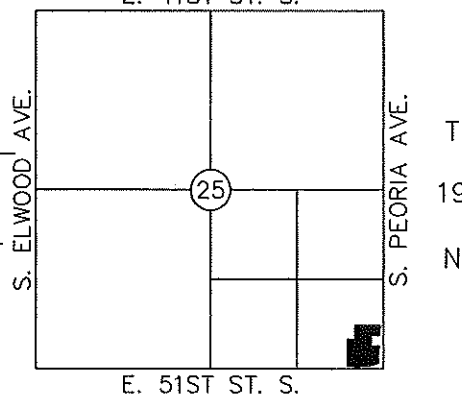
South Peoria Avenue



Interstate 44

Scale: 1"=100'

Exhibit
Part of Blocks 16 & 17 of
Riverview Village
Blocks 14, 15, 16, 17, 18, 19 & 20
City of Tulsa, Tulsa County, Oklahoma



Location Map
 NO SCALE

K:\15642.04\15642-04EX.DWG

FILE: 1912.2500
 ORDER: 15642.04
 DATE: 09/22/09

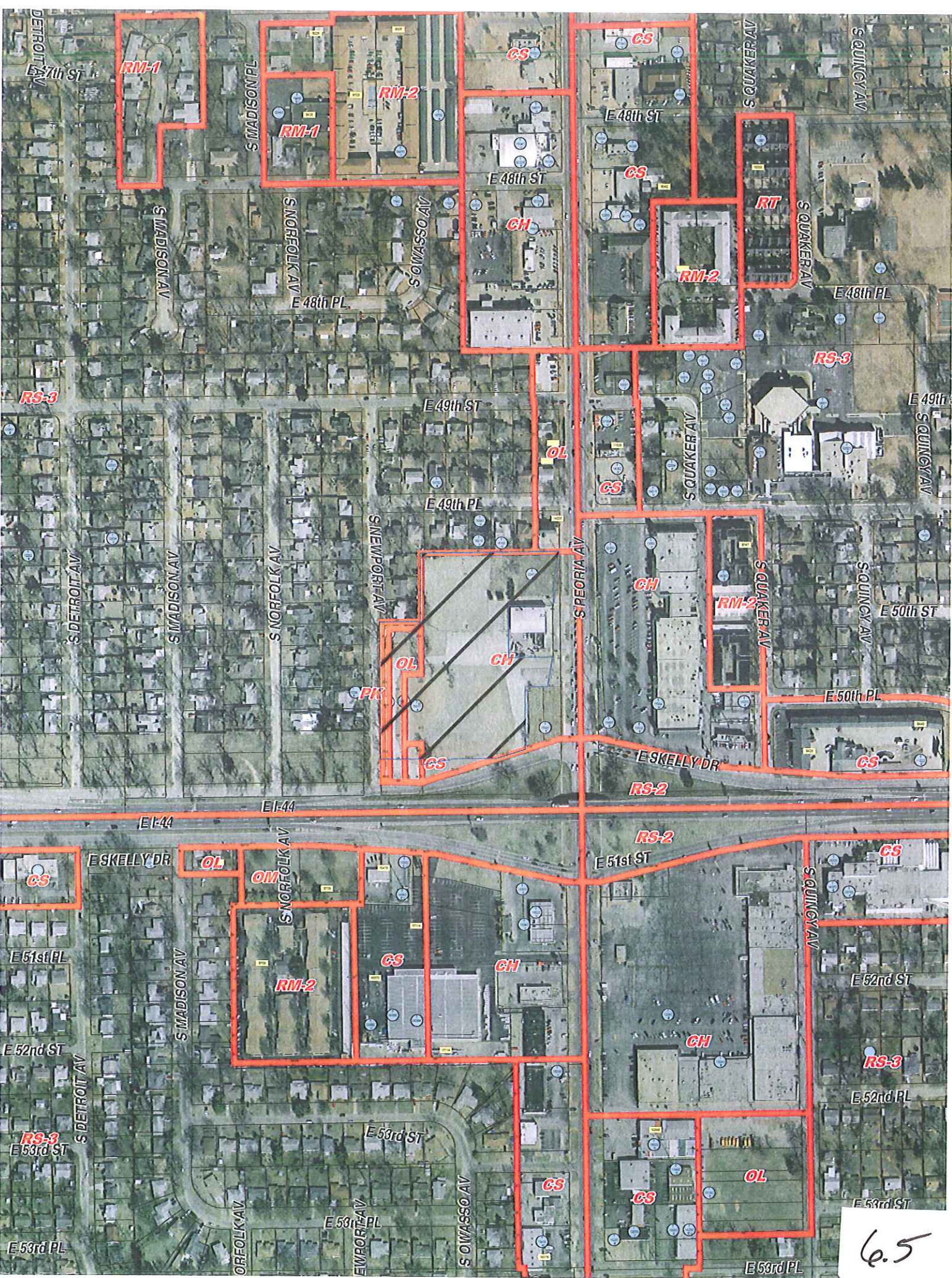


Sisemore Weisz & Associates, Inc.

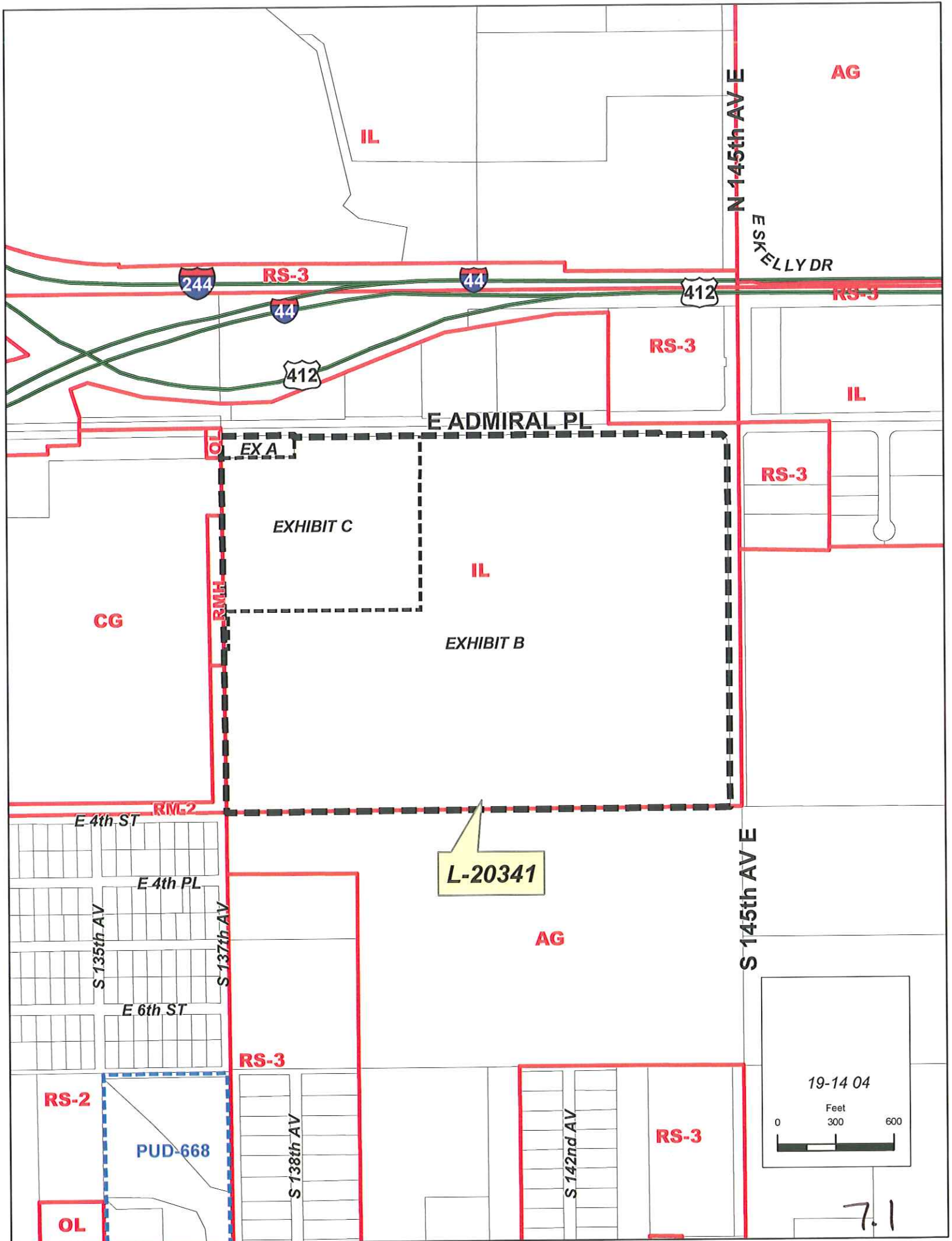
6111 EAST 32nd PLACE
 TULSA, OKLAHOMA 74135
 C.A. NO. 2421

PHONE: (918) 665-3600
 FAX: (918) 665-8668
 EXP. DATE 6/30/11

6.4



6.5





19-14 04



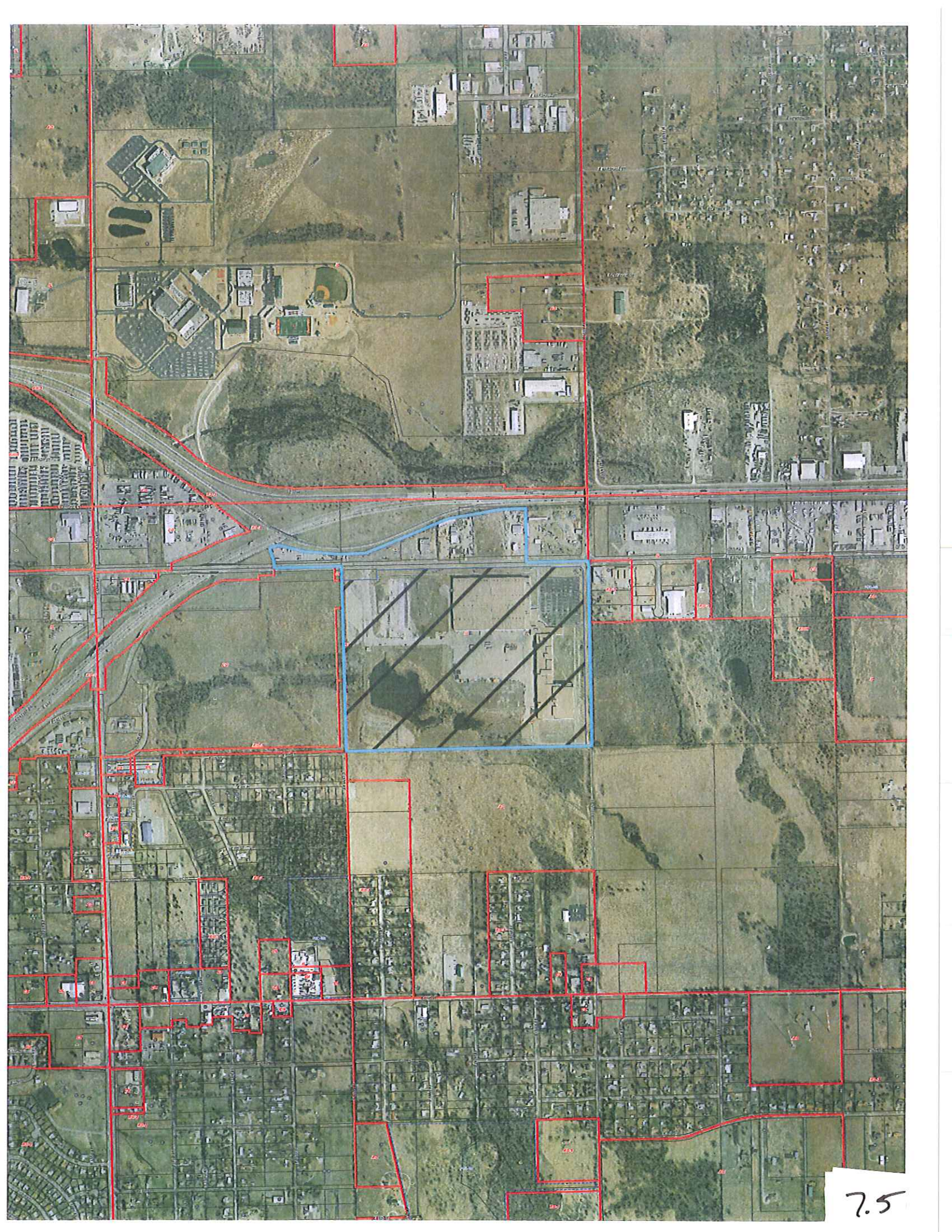
Note: Graphic overlays may not precisely align with physical features
Aerial Photo

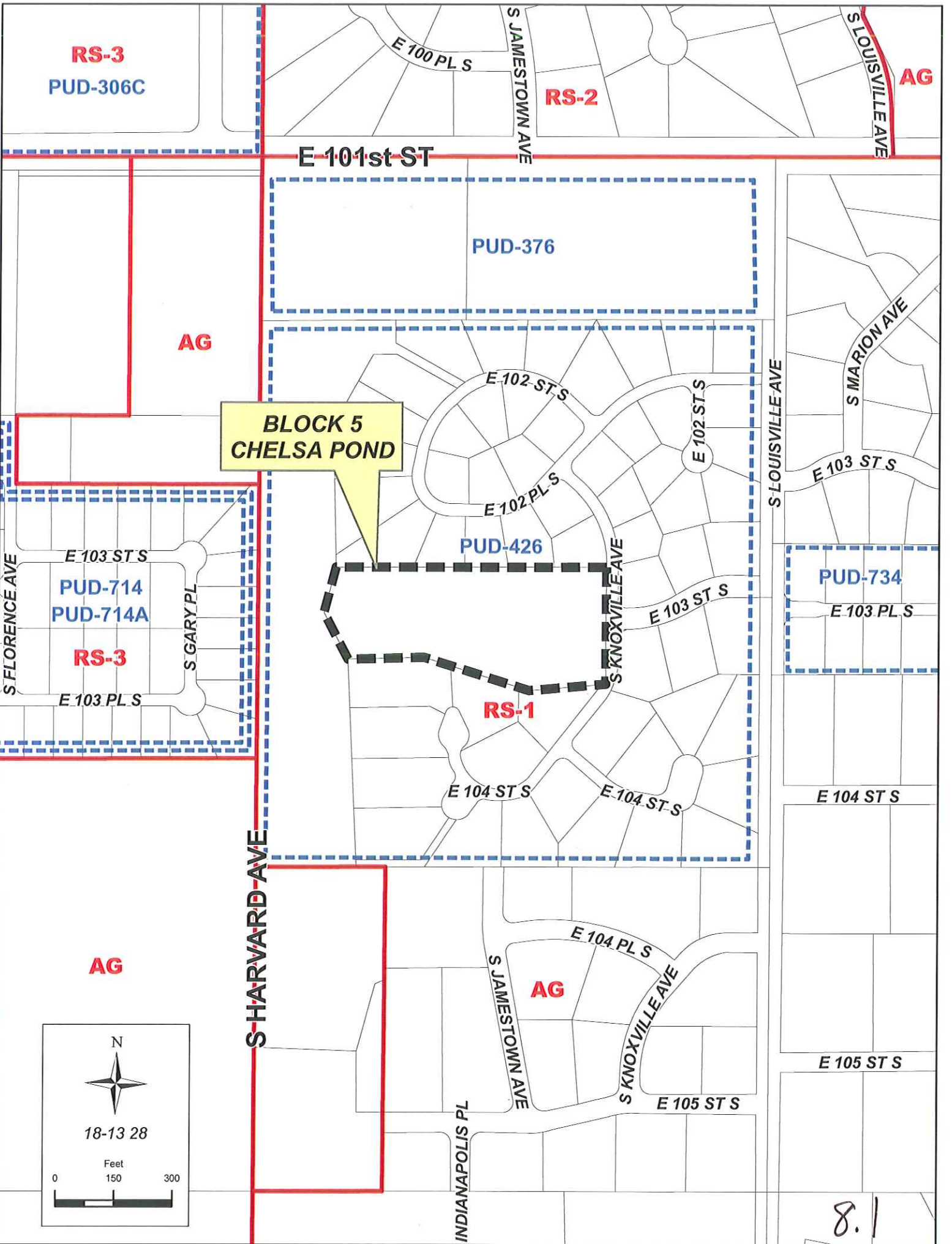
7.2

LS-20341 – Lou Reynolds/Price Brothers, Zoned IL

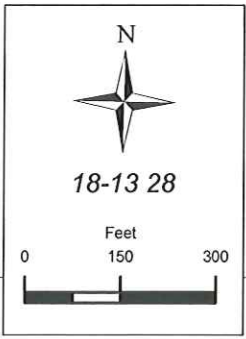
This is a lot-split to split one parcel into two tracts. It was reviewed by TAC on October 15th due to it having more than three side lot lines. Per Development Services, a mainline extension must be completed and sidewalks are required along 145th East Avenue. Staff can recommend approval as long as all conditions from Development services are met.

7.4

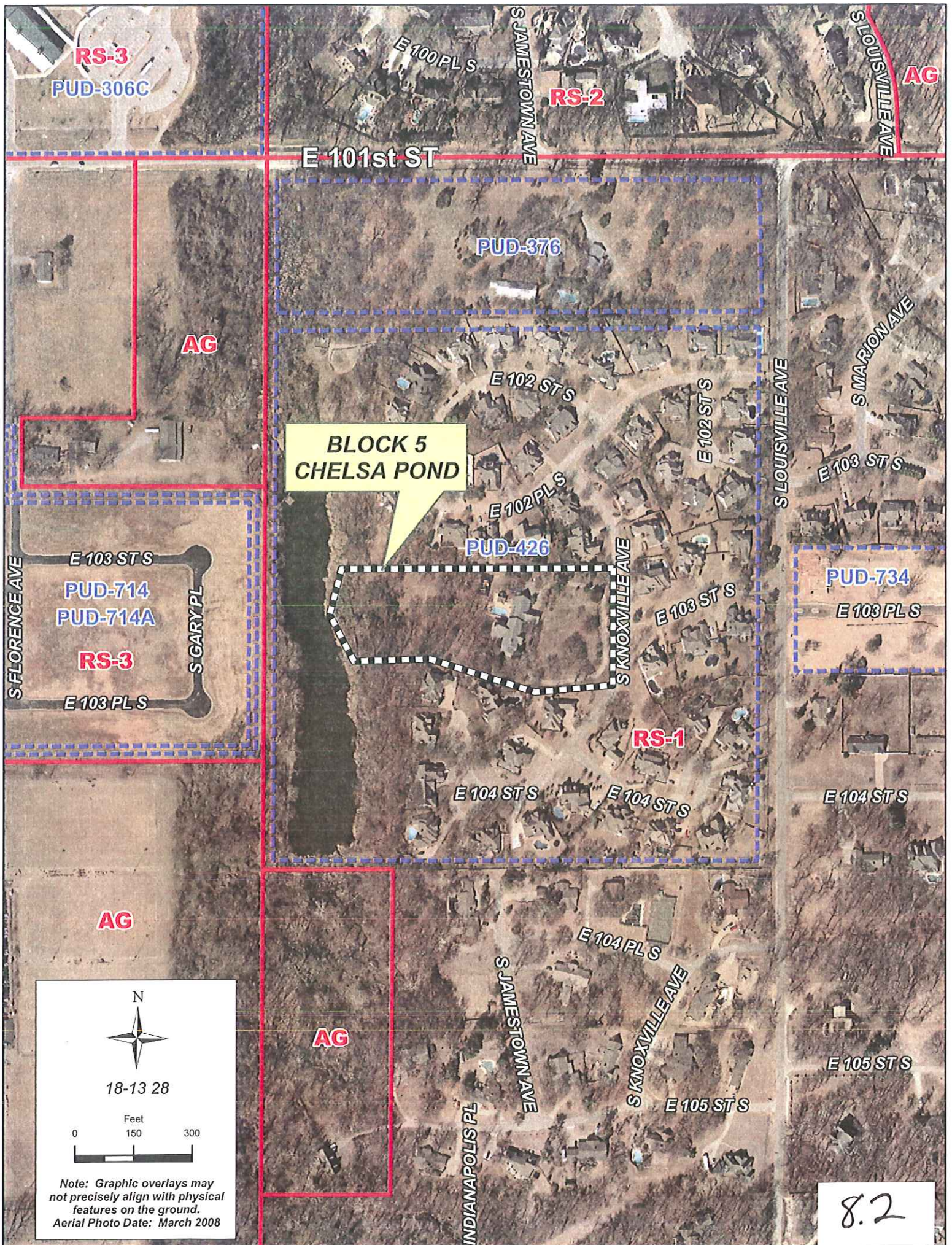




BLOCK 5
CHELSA POND



8.1



BLOCK 5
CHELSA POND



18-13 28

Feet
0 150 300

Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2008

8.2

PRELIMINARY SUBDIVISION PLAT

Block 5 Chelsea Pond - (8328) (PD 26) (CD 8)

South of the Southeast corner of East 101st Street South and South Harvard Avenue

This plat consists of 2 Lots, 1 Block, on 4.4 acres.

The following issues were discussed October 15, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 426. All PUD standards must be met and shown in the restrictive covenants.
2. **Streets:** Access is from a private street and access must be permitted through mutual access. Show sidewalk easement. Sidewalk language required.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** Vensel Creek City of Tulsa Regulatory Floodplain must be labeled as such, and must be located by plotting the 100 year water surface elevation. It cannot be placed on the plat by digitizing the City of Tulsa floodplain panels. If an off-site detention facility is being used to control the additional runoff from this fully-urbanized development, then the name and location of that facility must be noted on the plat. Documentation must be provided to show that the facility was sized to receive this additional fully-urbanized drainage. Both Francis Hills and Block 4 Chelsea Pond provided stormwater detention for their subdivision. Use standard language for both stormwater detention easement and overland drainage easement. Additional easements may be required for the plat. Section II A.4 refers to Reserve Area "A", but the face of plat does not show this Reserve Area in the area being platted. The conceptual stormwater drainage system must be clarified.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.

GIS: Label the northwest corner of section 28 as the point of commencement. Show the bearings and the distances from the point of commencement and the point of beginning. Submit subdivision control data form.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below. There is a request for a sidewalk waiver for the plat. Staff could support a fee in lieu of sidewalk for this project due to the surrounding area never having been required

to put in sidewalks, but to help enforce and provide sidewalks for the future as an important goal for the community.

Waivers of Subdivision Regulations:

1. A waiver to the sidewalk requirement is requested and attached.

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 topography 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.

8.9

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 therefor 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 therefor 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.



Architecture • Civil Engineering • Surveying
Land Planning • Landscape Architecture
Ph: (918) 745-9929 Fx: (918) 745-9969
ricky@tannerbaitshop.com

October 15, 2009

Ms. Diane Fernandez
Subdivision Coordinator
INCOG
Two West Second Street
Suite 800
Tulsa, Oklahoma 74103

RE: Block 5 Chelsea Pond subdivision

Dear Diane,

Tanner Consulting represents Block 5 Chelsea Pond, L.L.C. and has made application to plat a 4.4 acre tract on their behalf. As you are aware, the Technical Advisory Committee reviewed the plat today and had only minor recommendations and it is now scheduled to be heard before the Tulsa Metropolitan Area Planning Commission on November 4th.

At this time, we would respectfully request a waiver of the Tulsa Subdivision Regulations Section 4.3 requiring the construction of a sidewalk along South Knoxville.

South Knoxville Avenue was platted as part of Francis Hills subdivision in 1987 and Block 4 Chelsea Pond in 1990. Streets in both additions are gated and private and no sidewalks were built during the original construction. The required sidewalk would not connect to any other sidewalks within or outside of the subdivisions. Additionally, the existing topography in Chelsea Pond (the primary reason the streets were designed and built as private) would make construction of a sidewalk nearly impossible to build and conform to today's ADA requirements. Currently, residents of the two subdivisions enjoying the protection of the neighborhood gate system and use the street for pedestrian movement due to the low traffic from the relatively small number of houses and slow speeds due to the topography.

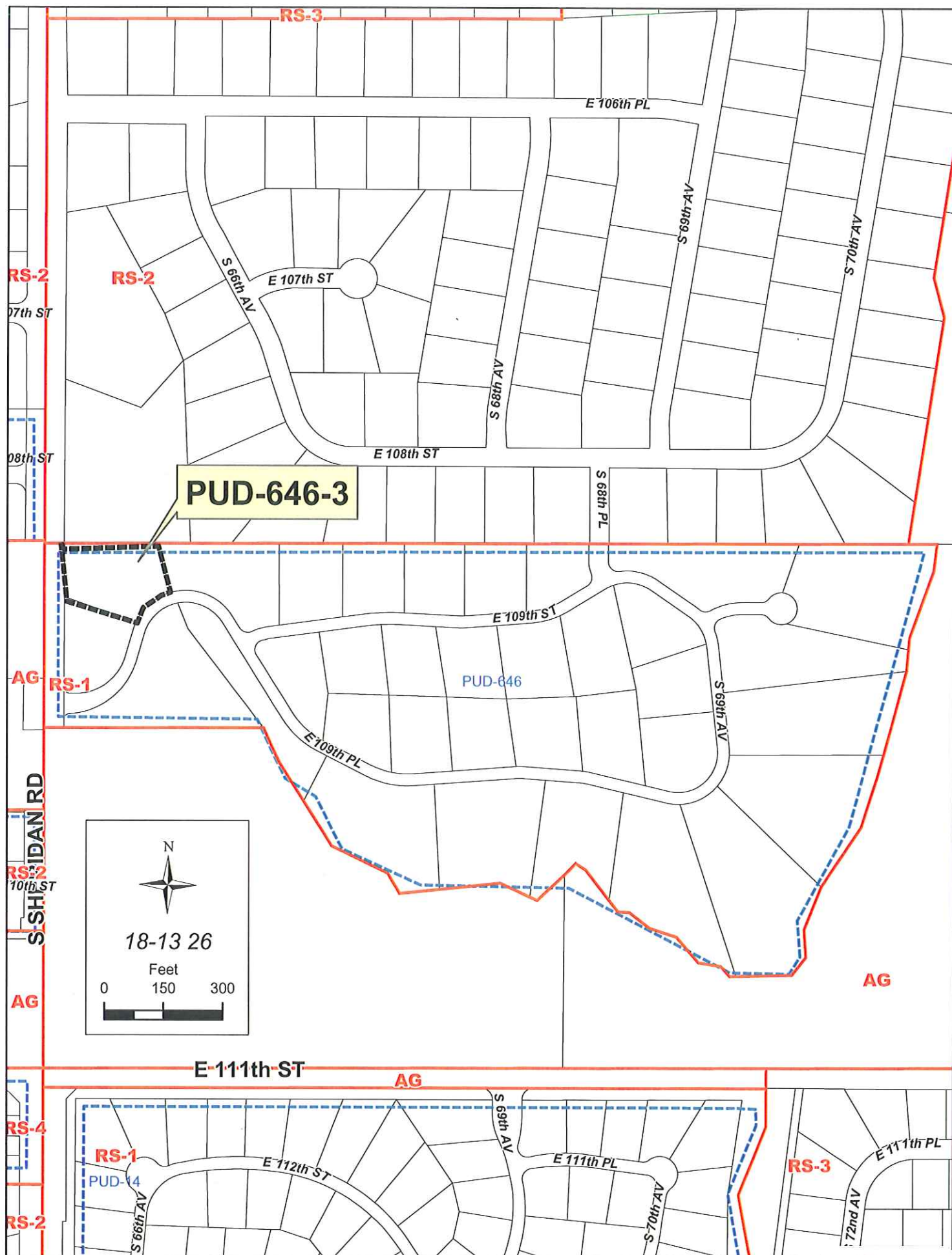
For these reasons, we request of a waiver of the Subdivision Regulations to waiver the sidewalk requirement.

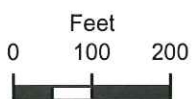
Respectfully,

Ricky Jones, AICP, Principal

8.6

Block 5 Chaina Pond
SHEET 1 OF 2

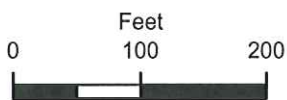




PUD-646-3

TRS 8326





PUD-646-3

TRS 8326



November 4, 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.

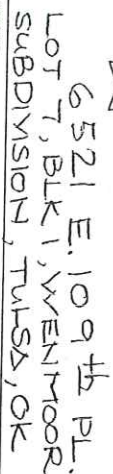
The proposed layout of the house has received the approval of the architectural committee of the Wenmoor subdivision as the preferred layout.

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.

9.4

9.5



6521 E. 109th PL.
LOT 7, BLK 1, WENMOOR
SUBDIVISION, TULSA, OK



EXHIBIT A

[illegible]

NOTE

Addressing

end

entation

NOTICE

in Synthesis

Survivor

Total

20 Map

STATE OF OKLAHOMA } 59
COUNTY OF TULSA }

IV

A SUBDIVISION OF PART OF THE

Planned Unit Development Number 646

CEIV.

CERTIFICATE

1977-1978

PLAT No.

Curve Table

Typical Location of 15'

RESERVE AREA "A" _b

C

