

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2570

Wednesday, January 20, 2010, 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 of TMAPC Receipts for the month of December 2009

1. Minutes of December 16, 2009, Meeting No. 2568
2. Minutes of January 5, 2010, Meeting No. 2569

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.

3. **AC-095 – Wallace Engineering/Jim Beach/Jenks Public Schools** (PD-26) (CD-2)
East of the northeast corner of Riverside Parkway and 101st Street South
(Alternative Compliance Landscape Plan to increase the total number of parking area trees, and increasing the total number of trees on site.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

4. **Jim Norton IV – (2483) Minor Subdivision Plat** (PD 26) (CD 8)
South of Creek Turnpike, East of South Memorial Drive, 8383 East 98th Street
5. **River Oaks Park – (8307) Minor Subdivision Plat** (PD 18A) (CD 2)
Northeast corner of South Riverside Drive and East 75th Place South
(Request continuance to 2/2/10 for further Technical Advisory Committee Review)

OTHER BUSINESS

6. **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

A G E N D A

Tulsa Metropolitan Area Planning Commission

WORK SESSION

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

Wednesday, January 20, 2010– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Discussion of proposed changes to the Zoning Code, Use Unit 21, Business Signs and Outdoor Advertising, by the Sign Advisory Board/ Shannon Bengé
2. Presentation of the draft Comprehensive Plan Update, PLANiTULSA/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 December 2009

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	\$50.00	\$50.00	\$100.00	51	\$260.00	\$260.00	\$520.00
Zoning	2	1,020.00	1,020.00	2,040.00	32	7,697.50	7,697.50	15,395.00
PUDs & Plan Reviews	40	2,980.00	2,980.00	5,960.00	218	15,873.50	15,873.50	31,747.00
Refunds		0.00	0.00	0.00	2	(250.00)	(250.00)	(500.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1</u>	<u>830.00</u>	<u>830.00</u>	<u>1,660.00</u>
		<u>\$4,050.00</u>	<u>\$4,050.00</u>	<u>\$8,100.00</u>		<u>\$23,581.00</u>	<u>\$23,581.00</u>	<u>\$47,162.00</u>
LAND DIVISION								
Minor Subdivisions	3	\$975.00	\$975.00	\$1,950.00	8	\$2,600.00	\$2,600.00	\$5,200.00
Preliminary Plats	1	612.50	612.50	1,225.00	8	4,607.50	4,607.50	9,215.00
Final Plats		0.00	0.00	0.00	8	3,340.03	3,340.02	6,680.05
Plat Waivers	1	125.00	125.00	250.00	11	1,500.00	1,500.00	3,000.00
Lot Splits	3	225.00	225.00	450.00	34	1,959.50	1,959.50	3,919.00
Lot Combinations	7	350.00	350.00	700.00	39	1,975.00	1,975.00	3,950.00
Access Changes		0.00	0.00	0.00	6	150.00	150.00	300.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds		0.00	0.00	0.00	2	(275.00)	(275.00)	(550.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2</u>	<u>100.00</u>	<u>100.00</u>	<u>200.00</u>
		<u>\$2,287.50</u>	<u>\$2,287.50</u>	<u>\$4,575.00</u>		<u>\$15,857.03</u>	<u>\$15,857.02</u>	<u>\$31,714.05</u>
BOARDS OF ADJUSTMENT								
Fees	15	\$3,500.00	\$1,050.00	\$4,550.00	104	\$28,050.00	\$8,950.00	\$37,000.00
Refunds		0.00	0.00	\$0.00	4	(1,150.00)	(400.00)	(1,550.00)
NSF Check		0.00	0.00	\$0.00	<u>1</u>	<u>(600.00)</u>	<u>0.00</u>	<u>(600.00)</u>
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>\$26,900.00</u>	<u>\$8,550.00</u>	<u>\$35,450.00</u>
		<u>\$3,500.00</u>	<u>\$1,050.00</u>	<u>\$4,550.00</u>				
TOTAL		<u>\$9,837.50</u>	<u>\$7,387.50</u>	<u>\$17,225.00</u>		<u>\$66,338.03</u>	<u>\$47,988.02</u>	<u>\$114,326.05</u>



January 20, 2010

STAFF RECOMMENDATION

AC- 95

Alternative Compliance Landscape Plan – East of the northeast corner of Riverside Parkway and 101st Street South; Lot 1, Block 1 – Jenk's Grade Center; TRS 8320; CZM 56; Atlas 2277; PD 26; CD 2; RS-3/PUD.

The applicant is requesting approval of an alternative compliance landscape plan which will modify a previously approved alternative compliance landscape plan (AC-007; approved by the TMAPC 11/30/96) (see Exhibit A).

The modification of the previously approved plan is triggered by the addition of an outdoor basketball court and fire emergency access lane connecting the northeast parking lot to the basketball court and subsequent parking area to the south of the court. The original alternative compliance plan was approved allowing a portion of the street yard trees to be spread over the site.

Staff concludes that the modified alternative compliance plan continues to meet or exceed the requirements of chapter 10 of the code by maintaining the number of street yard trees as required by AC-007; by increasing the total number of parking area trees; and increasing the total number of trees on site (see Exhibit B).

Therefore, staff recommends **APPROVAL** of AC-95 for Lot 1, Block 1 – Jenk's Grade Center.

BITE AREA	53.26 AC.
TOTAL BITE AREA	265.980 SF.
TOTAL STREET YARD	
LANDSCAPE AREA IN STREET YARD	
DR. LANDSCAPED AND UNPAVED AREA PROVIDED	38.994 SF.
PARKING PROVIDED	227,124 SF.
PARKING PROVIDED	
PARKING LOT WEST	12 CARS
PARKING LOT CENTER	9 CARS
PARKING LOT EAST	31 CARS
PARKING LOT SOUTHEAST	31 CARS
TOTAL PARKING PROVIDED	273 CARS

⊗	LARGE TREE	(RED OAK) (HOLYBASK ELM) (SWEET GUM)
○	MEDIUM TREE	(CHINESE PISTACHE) (URBANITE ASH) (ARISTOCRAT PEAR)
⊗	SMALL TREE	(OXIE REDBUD) (WHITEBARK) (CROATANLE)
①	PHASE 1	
②	PHASE 2	
③	PHASE 3	
④	PHASE 4	
⑤	PHASE 5	

SYM	DESCRIPTION
1	"Aristocrat" Pear
2	Austrian Pine, Small
3	Austrian Pine, Large
4	Lobloby Pine, Small
5	Lobloby Pine, Large
6	Chinese Pistache
7	"Oklahoma" Redbud
8	White Redbud

APPROVED LANDSCAPE PLAN
FOR PUB 306 C. DATED 11-12-96
DEV. AREA - Wet
THWPC OFFICIAL: _____

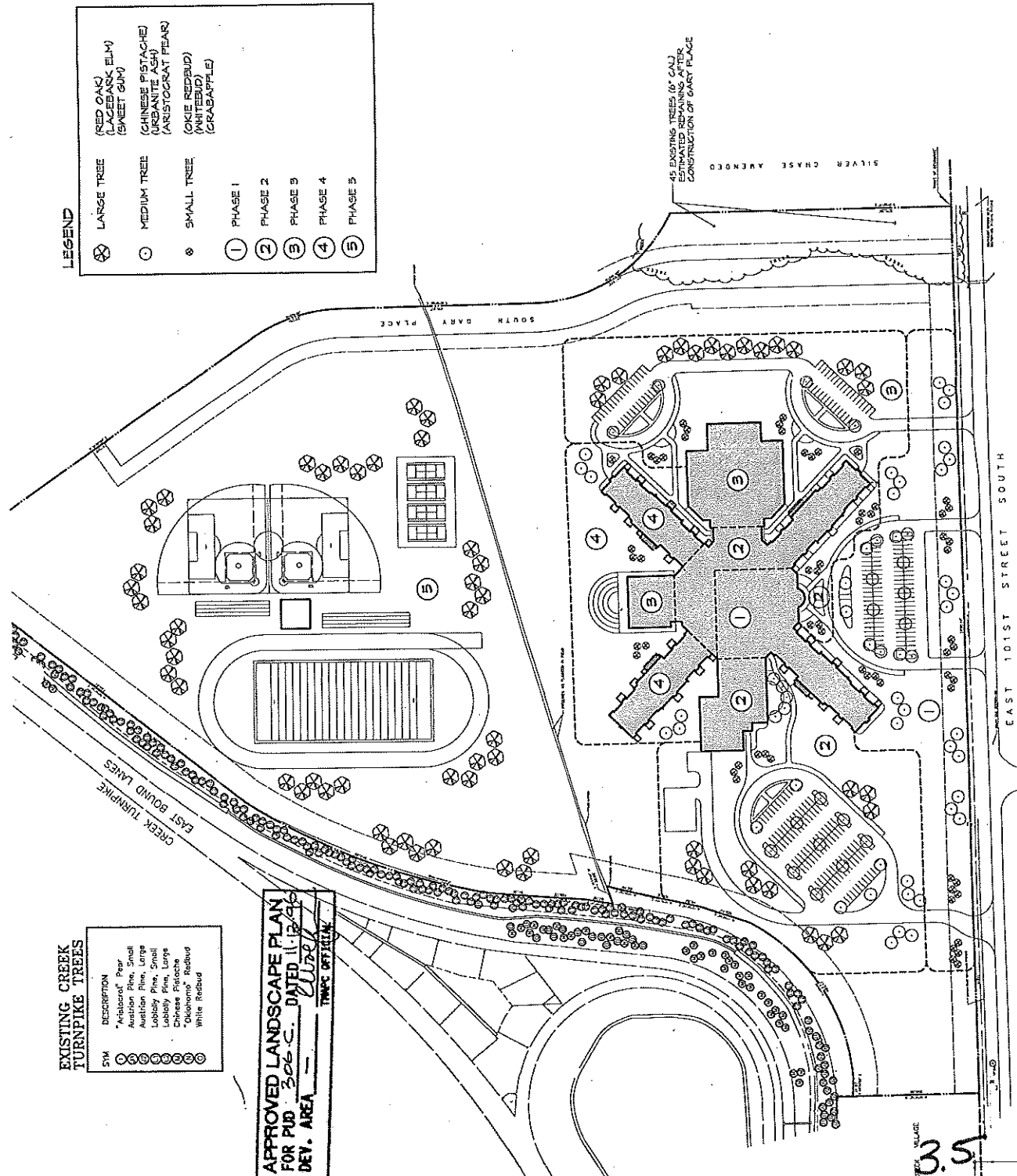
TREES PROVIDED BY PHASE	
PHASE 1	62
PHASE 2	56
PHASE 3	29
PHASE 4	19
PHASE 5	42
EXISTING TREES AT LEAST 6" CAL	45
TOTAL TREES PROVIDED	247
EXISTING CREEK TURNPIKE TREES	263

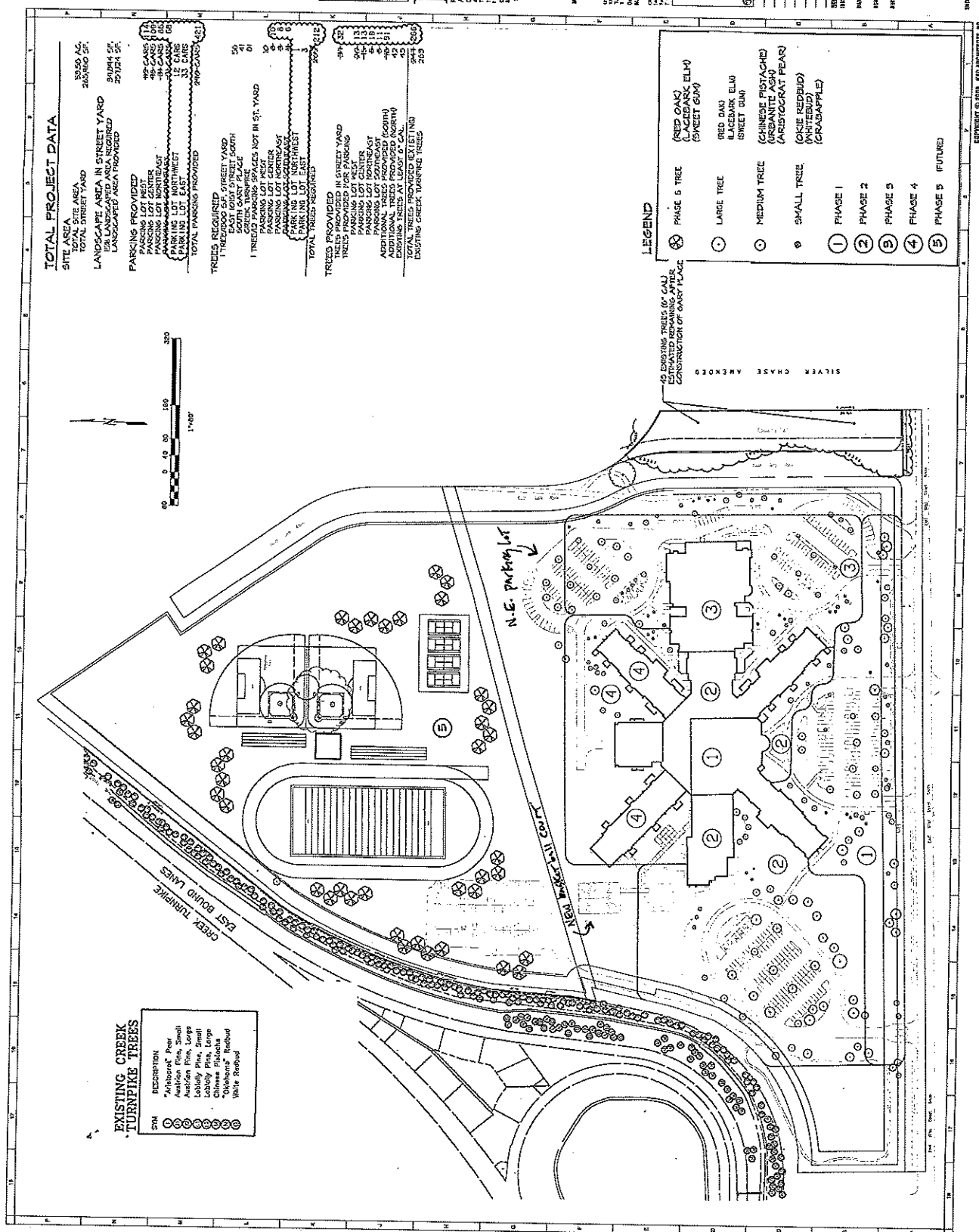
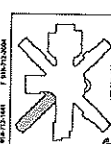
AC-007 TMAPC
Approved by JBS
11-13-96.

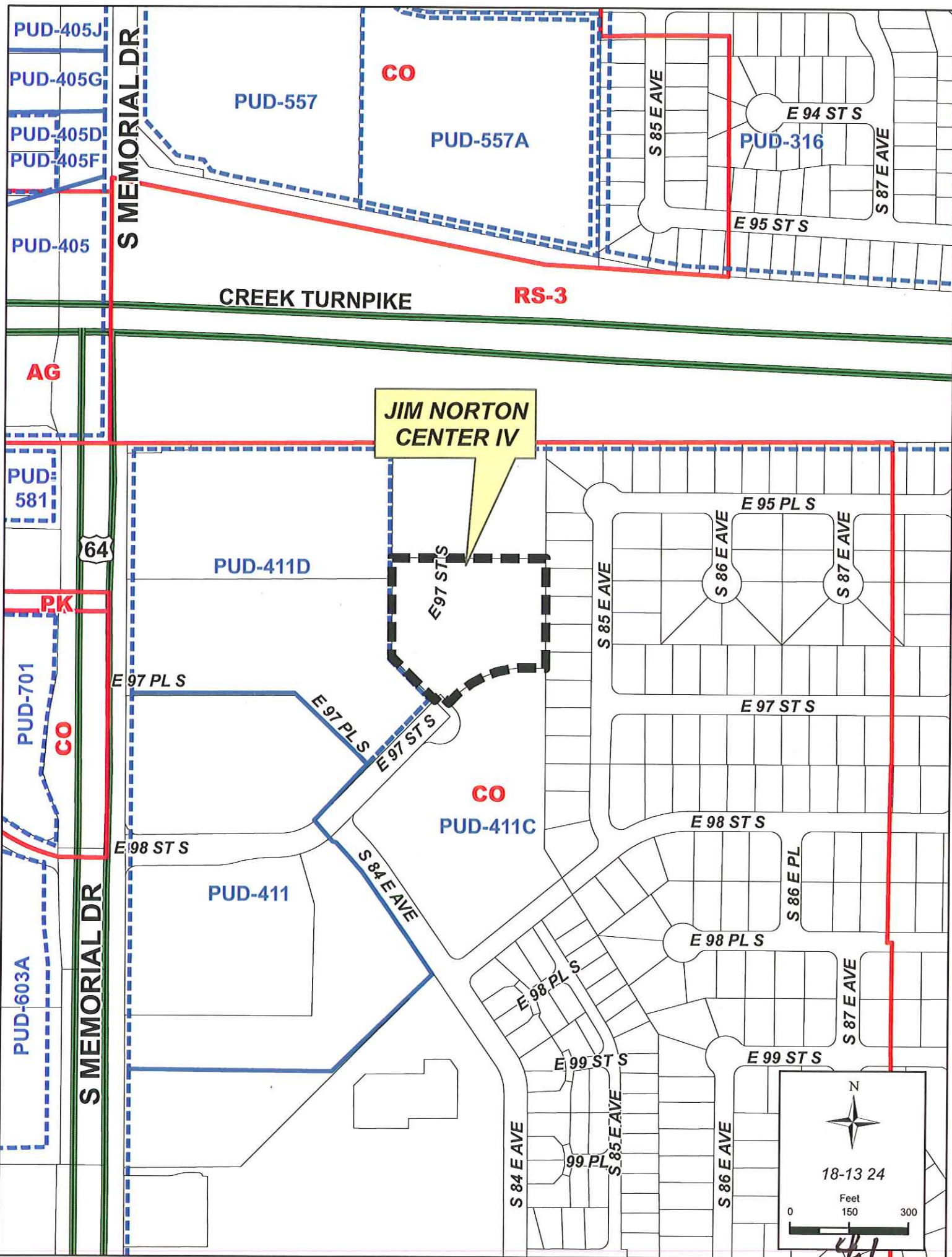
EXHIBIT A
JENKS 7TH AND
8TH GRADE CENTER

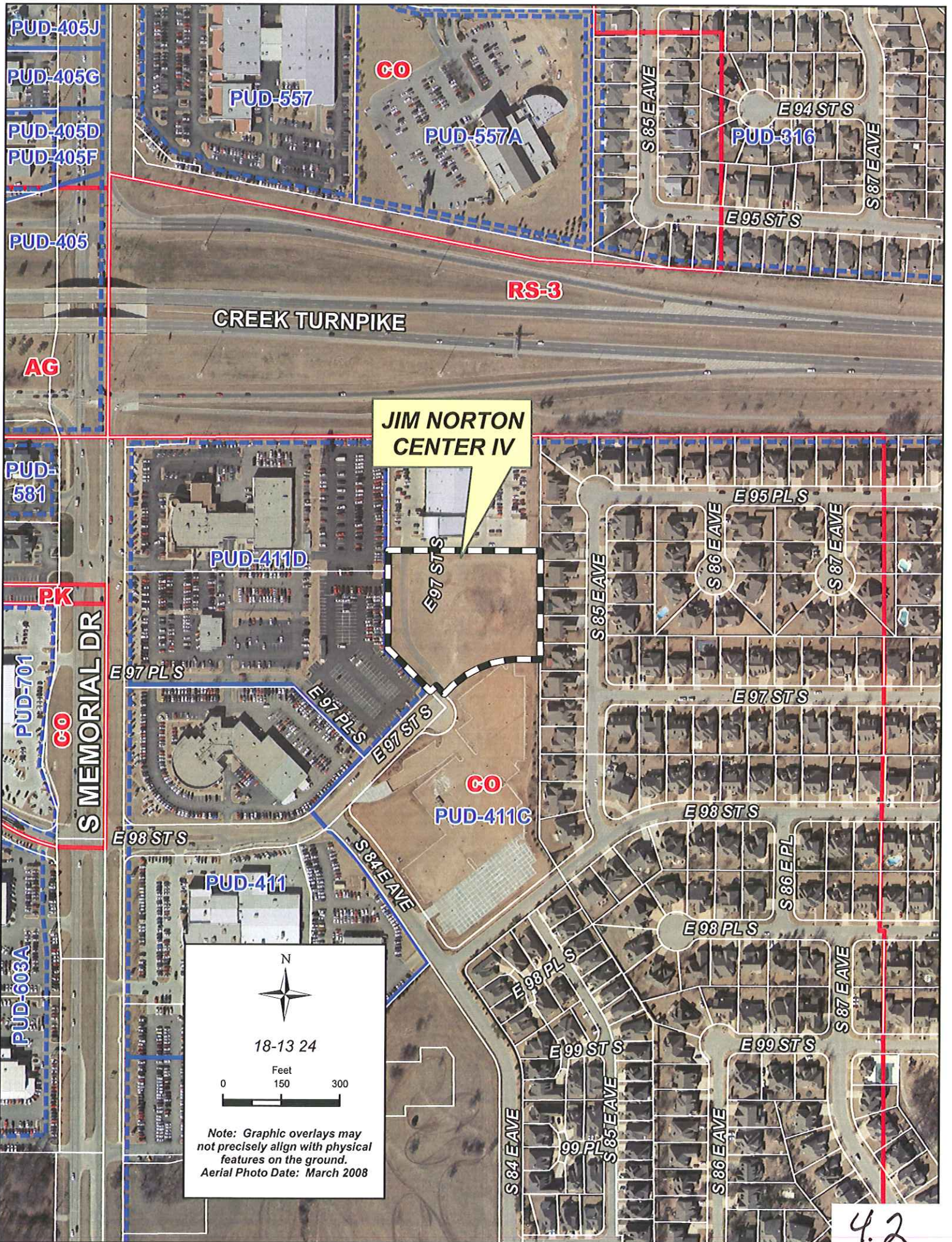
DATE:	10/3/96
REVISED:	10/8/96
REVISED:	10/18/96
REVISED:	11/2/96

AND PLAN
CONSULTANTS
INCORPORATED









MINOR SUBDIVISION PLAT

Jim Norton IV- (2483) (PD 26) (CD 8)

South of Creek Expressway, East of South Memorial Drive, 8383 East 98th Street

This plat consists of 1 Lot, 1 Block, on 2.61 acres.

The following issues were discussed January 7, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 411-C/CO.
2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** Section 1C is not the latest standard language.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** Submit subdivision control data sheet. The west arrow from the Mutual Access Easement document reference note points to the wrong line. Subdivision regulations require the area of each lot to be given in square feet as well as acres.

Staff recommends **Approval** of the Minor 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 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.
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.

PLANNED UNIT DEVELOPMENT NUMBER 411-C

PLAT No.

<p>CITY PLAT</p> <p>CERTIFICATE OF APPROVAL</p> <p>I hereby certify that this plat was approved by the Planning Commission and the City Council of the City of Tulsa.</p> <p>Attest:</p> <p>City Planning Commission met</p>	<p>CITY ENGINEER</p> <p>APPROVED _____ City Engineer of the City of Tulsa</p> <p>Signature _____</p> <p>Print _____</p> <p>Address City _____</p> <p>Approved City Attorney _____</p>
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~~COUNTY CLERK STAMP
DO NOT USE THIS SPACE~~

TREASURER'S STAMP
DO NOT USE THIS SPACE

~~COUNTY CLERK STAMP
DO NOT USE THIS SPACE~~

BLOCK 1
LOT 1

107

1970-1971		1971-1972		1972-1973		1973-1974		1974-1975		1975-1976		1976-1977		1977-1978		1978-1979		1979-1980		1980-1981		1981-1982		1982-1983		1983-1984		1984-1985		1985-1986		1986-1987		1987-1988		1988-1989		1989-1990		1990-1991		1991-1992		1992-1993		1993-1994		1994-1995		1995-1996		1996-1997		1997-1998		1998-1999		1999-2000		2000-2001		2001-2002		2002-2003		2003-2004		2004-2005		2005-2006		2006-2007		2007-2008		2008-2009		2009-2010		2010-2011		2011-2012		2012-2013		2013-2014		2014-2015		2015-2016		2016-2017		2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		2023-2024		2024-2025		2025-2026		2026-2027		2027-2028		2028-2029		2029-2030		2030-2031		2031-2032		2032-2033		2033-2034		2034-2035		2035-2036		2036-2037		2037-2038		2038-2039		2039-2040		2040-2041		2041-2042		2042-2043		2043-2044		2044-2045		2045-2046		2046-2047		2047-2048		2048-2049		2049-2050		2050-2051		2051-2052		2052-2053		2053-2054		2054-2055		2055-2056		2056-2057		2057-2058		2058-2059		2059-2060		2060-2061		2061-2062		2062-2063		2063-2064		2064-2065		2065-2066		2066-2067		2067-2068		2068-2069		2069-2070		2070-2071		2071-2072		2072-2073		2073-2074		2074-2075		2075-2076		2076-2077		2077-2078		2078-2079		2079-2080		2080-2081		2081-2082		2082-2083		2083-2084		2084-2085		2085-2086		2086-2087		2087-2088		2088-2089		2089-2090		2090-2091		2091-2092		2092-2093		2093-2094		2094-2095		2095-2096		2096-2097		2097-2098		2098-2099		2099-2100		2100-2101		2101-2102		2102-2103		2103-2104		2104-2105		2105-2106		2106-2107		2107-2108		2108-2109		2109-2110		2110-2111		2111-2112		2112-2113		2113-2114		2114-2115		2115-2116		2116-2117		2117-2118		2118-2119		2119-2120		2120-2121		2121-2122		2122-2123		2123-2124		2124-2125		2125-2126		2126-2127		2127-2128		2128-2129		2129-2130		2130-2131		2131-2132		2132-2133		2133-2134		2134-2135		2135-2136		2136-2137		2137-2138		2138-2139		2139-2140		2140-2141		2141-2142		2142-2143		2143-2144		2144-2145		2145-2146		2146-2147		2147-2148		2148-2149		2149-2150		2150-2151		2151-2152		2152-2153		2153-2154		2154-2155		2155-2156		2156-2157		2157-2158		2158-2159		2159-2160		2160-2161		2161-2162		2162-2163		2163-2164		2164-2165		2165-2166		2166-2167		2167-2168		2168-2169		2169-2170		2170-2171		2171-2172		2172-2173		2173-2174		2174-2175		2175-2176		2176-2177		2177-2178		2178-2179		2179-2180		2180-2181		2181-2182		2182-2183		2183-2184		2184-2185		2185-2186		2186-2187		2187-2188		2188-2189		2189-2190		2190-2191		2191-2192		2192-2193		2193-2194		2194-2195		2195-2196		2196-2197	
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 $1''=40'$

Mutual Access Easement Details

Point of Commencement

Point of Beginning

STATIONED TO THE CORNER OF SECTION 24
N 60° 22' 00" E
100.00 FT

HOBBS POINT

N 60° 22' 00" E
100.00 FT

SECTION 24

SECTION 25

SECTION 26

SECTION 27

SECTION 28

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Owner

JAMES C. MORTON
9809 SOUTH MEMORIAL DRIVE
TULSA, OKLAHOMA 74133
PHONE: (918)230-0888

Engel

SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1818
PHONE: (818) 392-4111
E-MAIL: JAMESACKANDASSOCIATES.COM
C.A. No. 1783 (EXP. JUNE 30, 2011)

Documentation

ALL CORNERS WERE SET USING A 3/8" X 18" IRON PIN WITH A YELLOW CAP STAMPED "SACK L5 1139". UNLESS OTHERWISE NOTED.

Bas

THE BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF RECORD OF 'LOTS 2 AND 3 IN BLOCK 1
OF 9700 MEMORIAL', PLAT NUMBER 4800.

Subdivision Statistics

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 2.6095 ACRES

Legend

CD	CHORD DISTANCE
CD	CHORD BEARING
U/C	UTILITY EASEMENT

Prepared: DECEMBER 15, 2009, 'MINOR SUBDIVISION PLAT'

JIM NORTON CENTER IV
SHEET 1 OF 2

