



# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2471

February 21, 2007

1:30 PM

Francis Campbell City Council Room  
Plaza Level, Tulsa Civic Center

## CONSIDER, DISCUSS AND/OR TAKE ACTION ON

1. Call to Order:

## REPORTS

2. **Chairman's Report:**
3. **Worksession Report:**
4. **Comprehensive Plan Report:**  
Report on the update of the Comprehensive Plan
- 4a. **Director's Report:**  
Review of TMAPC receipts for the month of January 2007
5. **Minutes of February 7, 2007, 2470**

## 6. **CONSENT AGENDA**

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

- a. **L-20033 – Judy Schumacher** (1316)/**Lot-Split** (County)  
4224 East 106<sup>th</sup> Street North
- b. **L-20059 – White Surveying** (0330)/**Lot-Split** (PD 2) (CD 3)  
1625 East Apache
- c. **L-20066 – David Wallace** (9229)/**Lot-Split** (County)  
South of southwest corner West 41<sup>st</sup> Street South and 61<sup>st</sup> West Avenue
- d. **L-20069 – Steve Benge** (7408)/**Lot-Split** (County)  
Southeast corner East 131<sup>st</sup> Street South and 121<sup>st</sup> East Avenue
- e. **LC-41 – Judith Finn** (8216)/**Lot Combination** (PD 18) (CD 8)  
8751 South Toledo Avenue
- f. **PUD-306 – John W. Moody/Detail Site Plan** (PD-26) (CD-2)  
East of the northeast corner of 101<sup>st</sup> Street South and South Delaware (Detail site plan for an outdoor advertising sign.)
- g. **PUD-718-1 – Brad Lewis/1324 LLC/Minor Amendment** (PD-6) (CD-9)  
1320 East 35<sup>th</sup> Place (Minor Amendment to clarify development standards for permitted residential density.)

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

7. **COMPREHENSIVE PLAN PUBLIC HEARING**

- a. **Consider amending Comprehensive Plan for the Tulsa Metropolitan Area, by adopting the Manmade Hazard Mitigation Plan for the City of Tulsa – Non Secure Report and Resolution 2471:881.** (Applicant has requested a continuance to March 28, 2007.)
- b. **Consider amending the Tulsa Metropolitan Major Street and Highway Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area and Resolution 2471:882.**

8. **PUBLIC HEARINGS**

- a. **L-20026 – Steve Novick, attorney for Maurice Powell** (PD 4) (CD 4)  
(9307)  
1506 East 15<sup>th</sup> Street South (Applicant has withdrawn this application.)
- b. **L-20056 – Ronnie Smith** (7426) – Lot-Split (County)  
16123 East 167<sup>th</sup> Place South
- c. **Shipley Subdivision** – (8305) - Preliminary Plat (PD-18) (CD-2)  
6336 South Harvard

9. **OTHER BUSINESS**

**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.**

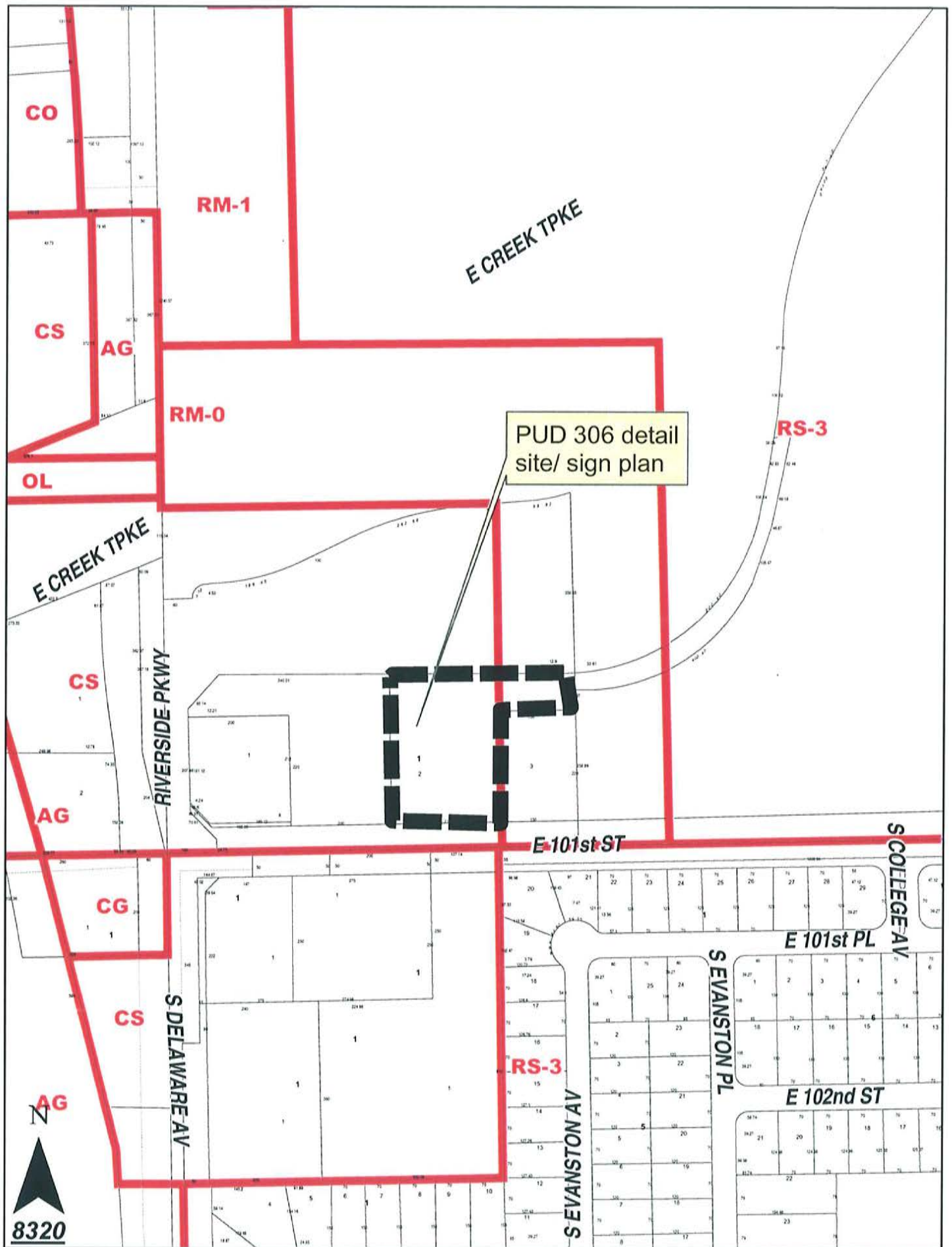
**Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.**

**Visit our website at [www.tmapc.org](http://www.tmapc.org)**

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

**TMAPC Mission Statement**











February 21, 2007

### STAFF RECOMMENDATION

**PUD: 306**

Detail Site/ Sign Plan – Outdoor Advertising Sign; East of the Northeast corner of 101<sup>st</sup> Street South and South Delaware; Lot 2, Block 1, River Creek Village; CS/PUD; PD-26; CD-2

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The applicant is requesting approval of a detail site/ sign plan for an outdoor advertising sign. The proposed use, Use Unit 21, Business Signs and Outdoor Advertising Signs, is in conformance with Development Standards of PUD 306.

The site on which the outdoor advertising sign is proposed is currently undeveloped. The sign is to be 50 feet in height with 672 square feet of display surface area and complies with setback requirements (from residential, from highway and street rights-of-way, from other outdoor advertising signs, from other ground signs) per development standards and the zoning code. Maximum display surface area permitted is 736.70 square feet if one sign is installed, or 368.35 square feet if two or more signs are installed. Therefore, upon approval of the outdoor advertising sign, two additional ground signs not to exceed an *aggregate* of 64.7 square feet of display surface area shall be permitted along the Creek Turnpike frontage in accord with the provisions of Section 1103.B.2 of the zoning code.

Staff recommends **APPROVAL** of PUD 306 detail site/ sign plan as proposed.

*(Note: Detail site/ sign plan approval does not constitute landscape approval.)*

***Detail Sign Plan Sidebar Notes for Outdoor Advertising Sign:***

Location: 600 Feet East and 280 Feet North of Northeast Corner of South Delaware Avenue and East 101<sup>st</sup> Street South

PUD-306  
Part of Development Area J

**Ground Signs:**

Number of Signs Permitted for Site:	The Frontage on Creek Turnpike is 368.35 feet, which permits 3 signs per Section 1221 C. 8 of the Tulsa Zoning Code (One per 150 feet or fraction thereof)
Maximum Height Permitted:	Business Signs- Per Code Outdoor Advertising Sign- 50 feet plus 10 feet if the adjacent highway grade is higher than 50 feet.
Display Surface Area Permitted per Sign:	Business Sign-Per Code Outdoor Advertising Sign- 672 SF
Maximum Aggregate Display Surface Area Permitted:	736.70 SF if one sign is built or 368.35 SF if 2 or more signs are built

This will be the only ground sign on the Creek Turnpike on this Tract.

**Other Ground Signs in Development Area J:**

Braums: One pole sign on Creek Turnpike Frontage approved for 292 SF of Display Surface Area.

One pole sign on the E. 101<sup>st</sup> St. frontage. There is no record in the PUD file of a Detail Sign Application having been filed or approved for this sign, so the display surface area is unknown.

Equipment Store (Lot 3): One pole sign on the E. 101<sup>st</sup> St. frontage approved for 60 SF of display surface area.

BancFirst (Lot 1): One pole sign on the corner of E. 101<sup>st</sup> St. and S. Delaware approved for 147 SF of display surface area.

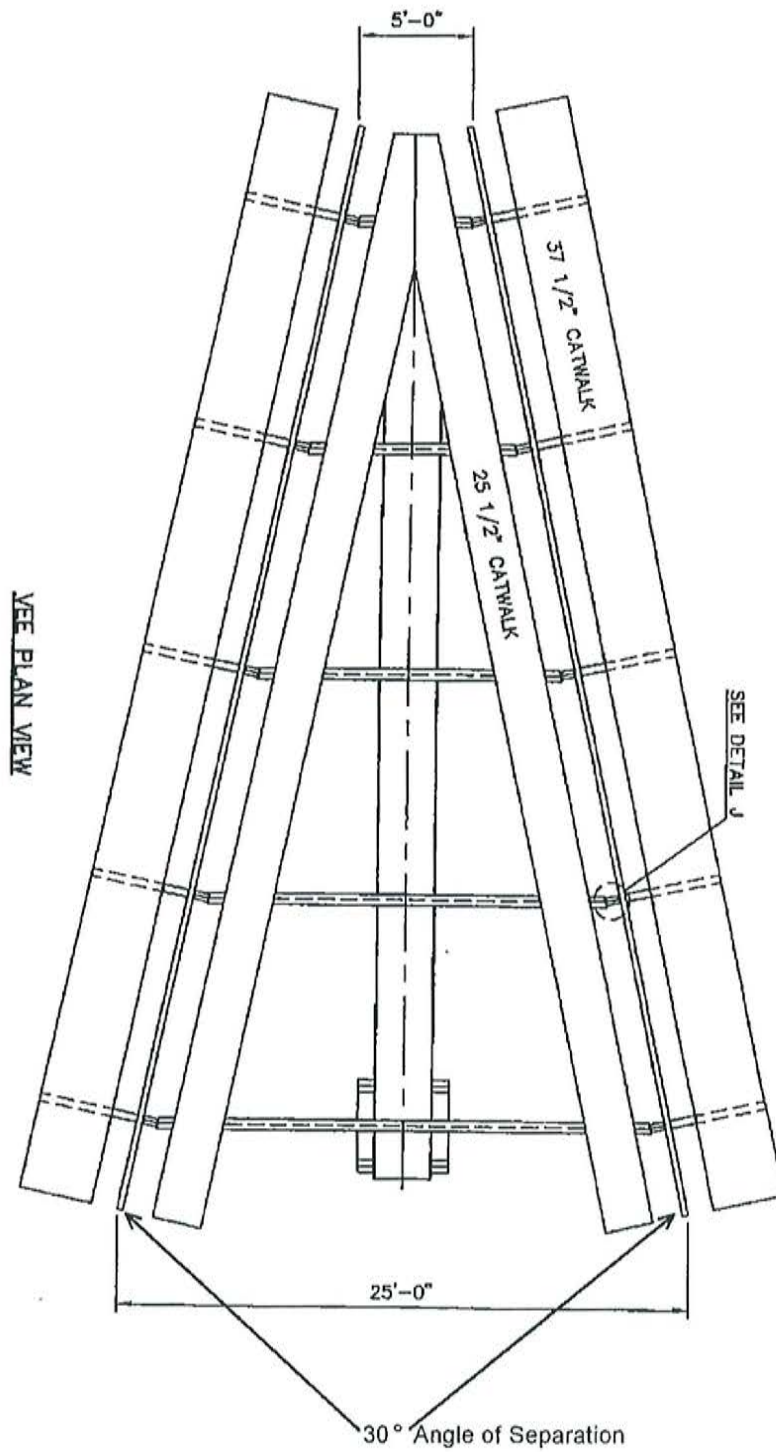
One pole sign on S. Delaware approved for 279.2 SF of display surface area.

(Note: None of these ground signs affect the subject property, nor limit the amount of allowable display surface area for the subject tract on the Creek Turnpike frontage and this information is provided for informational purposes only)

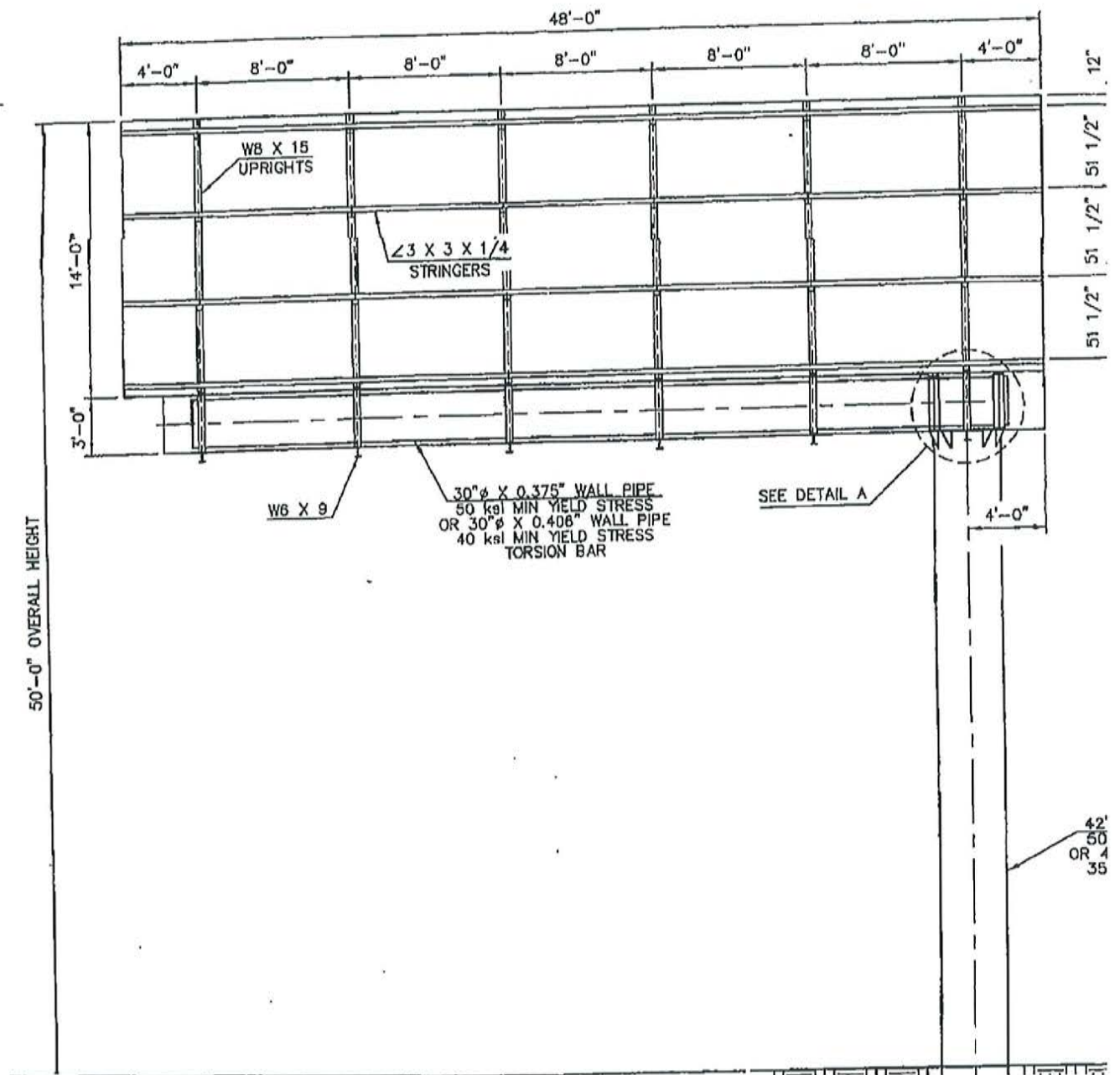
Minimum Setback from Development Area(s) and/or PUD boundaries: 10 feet

Wall Signs: Not Applicable

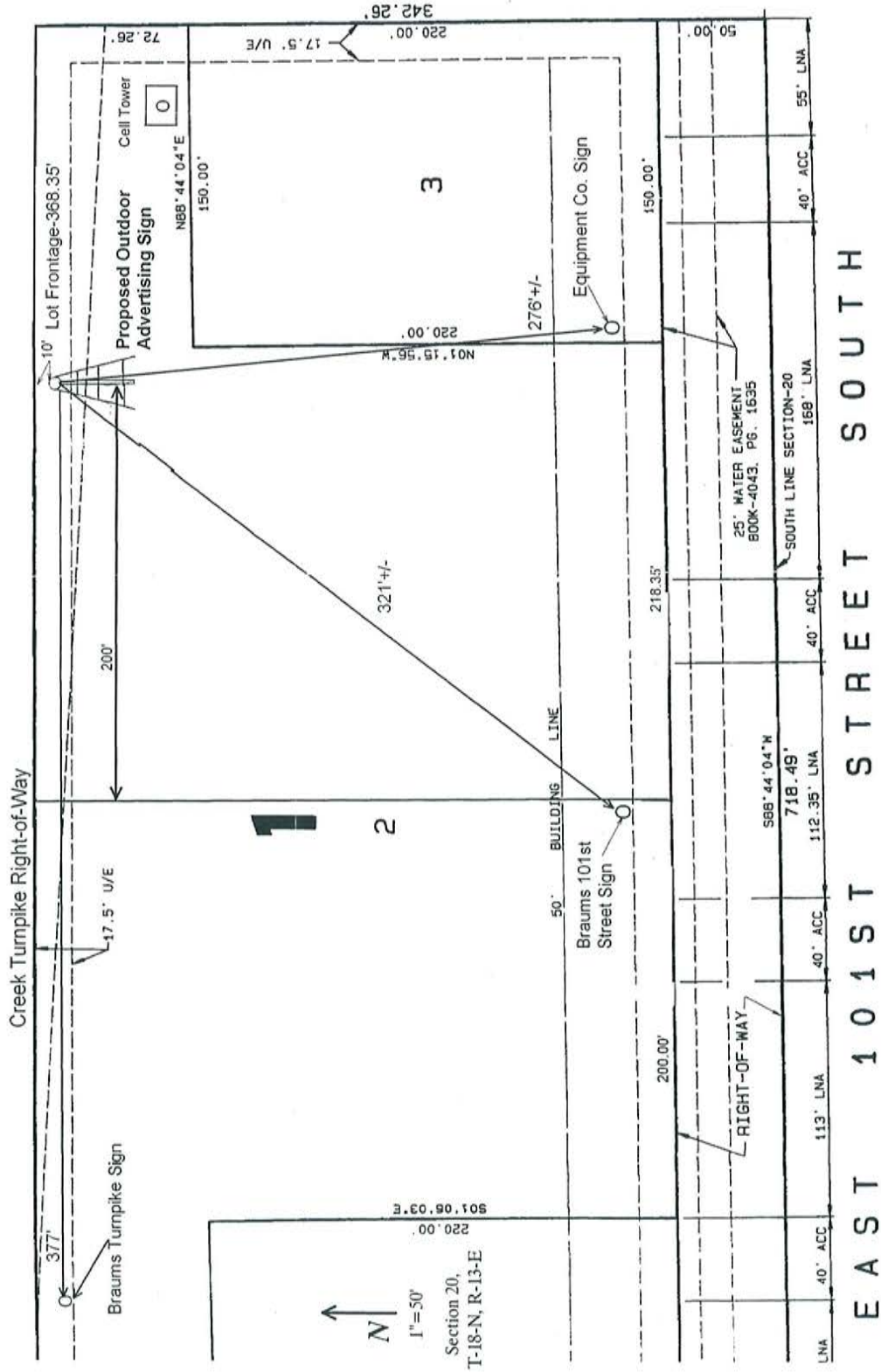
As this application is only to permit an Outdoor Advertising Sign and no other uses or structures, no landscaping, parking or other details are shown at this time. Landscaping, parking, parking lot lights, buildings and other details required for a Detail Site Plan will be submitted with the Detail Site Plan submitted for any other buildings or uses when such use has been determined and designed by the owner of the property.





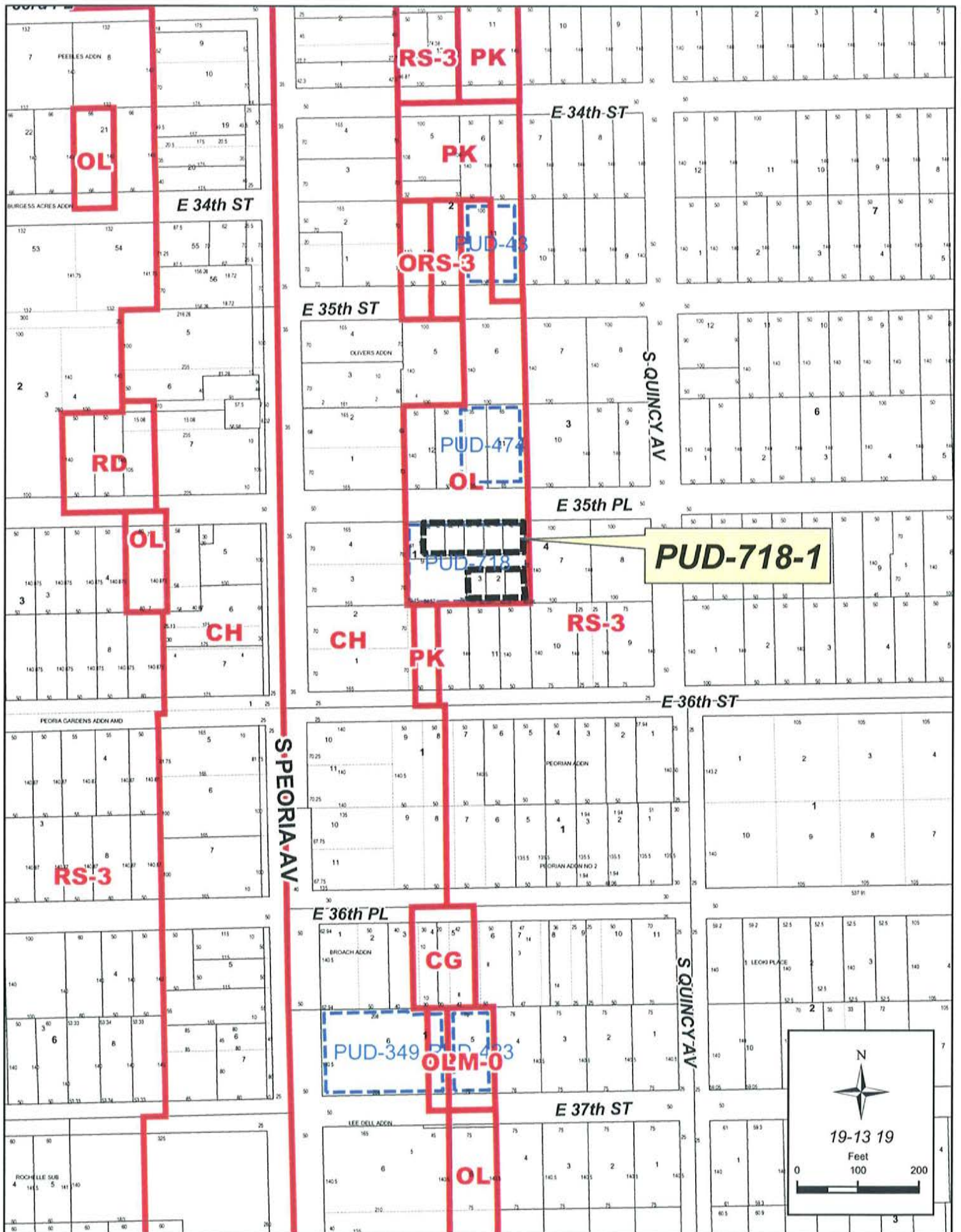


# DETAIL SITE PLAN FOR LAMAR OUTDOOR ADVERTISING SIGN



6.F.8





6.9.1





6.9.2



February 21, 2007

### STAFF RECOMMENDATION

**PUD- 718-1**

Minor Amendment – – Eastbrook Townhomes; 1320 East 35<sup>th</sup> Place; Lots 1-8, Eastbrook Subdivision; OL/PUD; PD-6; CD-9

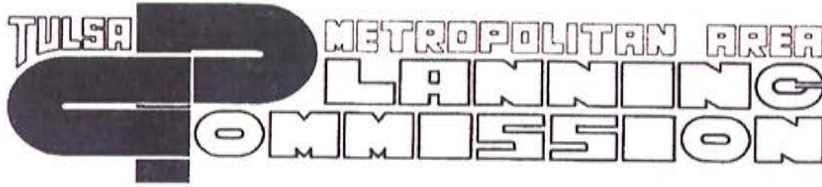
The applicant is requesting a minor amendment to PUD 718 for the purpose of clarifying development standards for permitted residential density. PUD 718 was approved by TMAPC and City Council in 2005 to permit a maximum of eight townhouse residential units with a maximum permitted floor area of 17,820 square feet. The reference to floor area was inadvertent and atypical of establishing residential densities.

Underlying zoning for PUD 718 is OL, Office Low Intensity. Section 604 of the Zoning Code establishes density for multifamily uses in the OL District per bulk and area requirements of the RM-1 District. Section 403, Bulk and Area Requirements in Residential Districts provides that RM-1 development within a PUD shall have a minimum land area per dwelling unit of 1700 square feet. The development as approved with eight dwelling units provides approximately 2,835 square feet of land are per dwelling unit.

Because the proposed amendment provides clarity and is in keeping with the intent of the original PUD and the zoning code, staff recommends **APPROVAL** of PUD 718-1 as proposed.







201 Executive Center  
Suite 600  
201 West 5th Street  
Tulsa, Oklahoma 74103-4212  
918/584-7526-Fax 918/583-1024

MEMORANDUM:

TO: TMAPC MEMBERS  
BRENT STOUT, PUBLIC WORKS

FROM: DANE MATTHEWS, INCOG

SUBJECT: MANMADE HAZARD MITIGATION PLAN

DATE: FEBRUARY 21, 2007

COPIES: WAYNE ALBERTY, INCOG  
TIM ARMER, INCOG

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Staff has reviewed the City of Tulsa Manmade Hazard Mitigation Plan, Non Secure Report, as submitted by the City of Tulsa, for conformance with the Comprehensive Plan. Upon review of the plan, staff has several comments. First, although the Manmade Hazard Mitigation Plan could not be specific as to sites, the adopted District Plans are certainly supportive of and predicated on maintaining and protecting public health, safety and welfare, either implicitly or explicitly. Staff surmises that many of the sites are within Special Districts and/or Corridors, which contain many safeguards. Second, it appears that INCOG may potentially have secondary roles to play in mitigation measures, should such an event occur (preparation of maps, planning of transportation routes, noting particularly sensitive land uses; much like the Oklahoma City Planning Department performed after the Murrah Building bombing). Staff, however, has some concern that many, if not most, of the provisions of the plan are not under the purview or authority of the TMAPC and therefore the TMAPC would have little or no jurisdiction over the plan's implementation. The staff and TMAPC would not be favorable to its recommendation for adoption being viewed as accepting responsibility for its being enacted. It should be noted that the participating agencies noted in the plan will be the implementing bodies. Third, the possibility of such disasters will almost certainly be a regional concern and staff will transmit this plan and resolution to the Board of County Commissioners, Tulsa County, following the TMAPC action if approved.

If anyone has questions, please feel free to call me.



February 15, 2007

Mr. Chip Ard, Chairman  
Tulsa Metropolitan Area Planning Commission  
201 West 5<sup>th</sup> Street, Suite 600  
Tulsa, Oklahoma 74103

RE: CONTINUANCE OF THE PUBLIC HEARING FOR ADOPTION OF THE MAN-  
MADE HAZARD MITIGATION PLAN AS PART OF THE COMPREHENSIVE  
PLAN FOR THE TULSA METROPOLITAN AREA

Dear Mr. Ard:

The City of Tulsa Public Works Department is requesting a continuance of the Public Hearing for the Adoption of the Manmade Hazard Mitigation Plan until March 28, 2007, at 1:30 p.m. The current scheduled date is February 21<sup>st</sup>, 2007. The additional time is requested in order to conduct briefings on the Plan with the City of Tulsa Public Works Director, Tulsa City Councilors, Mayor, Tulsa County Commissioners and other officials prior to public hearings. This will allow staff and elected officials to be informed regarding details of the Plan. This will enable them to adequately answer questions and provide in-depth information to the media, citizens, other groups, etc.

Please respond as to whether or not this request can be accommodated. If you need additional information, please do not hesitate to contact me at 596-9520 or [bstout@cityoftulsa.org](mailto:bstout@cityoftulsa.org). I look forward to hearing from you regarding this matter.

Sincerely,

Brent S. Stout, P.E.  
Senior Special Projects Engineer  
Public Works Planning & Coordination

7.9.2



**A RESOLUTION AMENDING  
THE COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA, BY  
ADOPTING THE MANMADE HAZARD MITIGATION PLAN FOR THE CITY OF  
TULSA – NON SECURE REPORT**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, a public hearing was held on the 21st day of February, 2007 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to adopt the Manmade Hazard Mitigation Plan for the City of Tulsa – Non Secure Report as a part of the Comprehensive Plan of the Tulsa Metropolitan Area;

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the adoption of the Manmade Hazard Mitigation Plan – Non Secure Report, as set out above, be and is hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 2007.

TULSA METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary



**RESOLUTION NO.: 2471:881**

**APPROVED** by the City Council of the City of Tulsa, Oklahoma this \_\_\_\_\_ day  
of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Council Chair

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

**APPROVED** by the Board of Commissioners of the County of Tulsa, Oklahoma  
this \_\_\_\_\_ Day of \_\_\_\_\_, 2007.

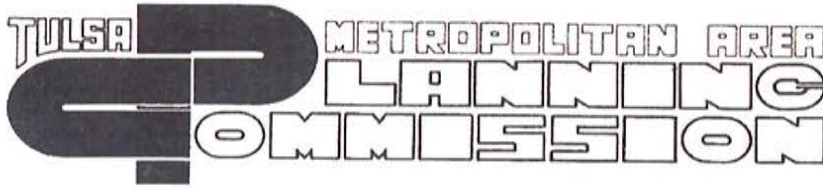
\_\_\_\_\_  
Chairman

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Assistant District Attorney



201 Executive Center  
Suite 600  
201 West 5th Street  
Tulsa, Oklahoma 74103-4212  
918/584-7526-Fax 918/583-1024

## MEMORANDUM

TO: TMAPC MEMBERS

COPIES: TIM ARMER, MANAGER, TRANSPORTATION DIVISION  
WAYNE ALBERTY, MANAGER, LAND DEVELOPMENT SERVICES  
RICH BRIERRE, INCOG DEPUTY DIRECTOR

SUBJECT: PROPOSED MAJOR STREET AND HIGHWAY PLAN AMENDMENTS

DATE: FEBRUARY 21, 2007

Staff of the Land Development Services and the Transportation Divisions, as well as the Transportation Policy and Technical Committees have reviewed the proposed amendments to the Tulsa Metropolitan Area Major Street and Highway Plan. These include the following:

1. Reclassification of West Apache Street between the Tisdale Expressway and the proposed Gilcrease Parkway from a Primary Arterial (120' ROW) to a Secondary Arterial (100' ROW);
2. Reclassification of East 3<sup>rd</sup> Street from South Detroit Avenue to U.S. 75 from a Commercial/Industrial/CBD Collector (80' ROW) to a Commercial/Industrial Street (60' ROW);
3. Reclassification of South Kenosha Avenue from East 2<sup>nd</sup> Street to East 8<sup>th</sup> Street from a Commercial/Industrial/CBD Collector (80' ROW) to a Commercial/Industrial Street (60' ROW);
4. Realignment of South 161<sup>st</sup> East Avenue from East 41<sup>st</sup> Street South to East 51<sup>st</sup> Street South.

Staff recommends the approval of these proposed amendments, finding them to be in accord with existing and anticipated development and land use trends in adjacent and surrounding areas.

RESOLUTION NO. 2471:882

**A RESOLUTION AMENDING  
THE TULSA METROPOLITAN MAJOR STREET AND HIGHWAY PLAN,  
A PART OF THE COMPREHENSIVE PLAN  
FOR THE TULSA METROPOLITAN AREA**

**WHEREAS**, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

**WHEREAS**, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

**WHEREAS**, on the 28th day of February, 1968 this Commission, by Resolution No. 696:289, did adopt the Tulsa Metropolitan Major Street and Highway Plan as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

**WHEREAS**, a Public Hearing was held on the 21st day of February, 2007, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted Tulsa Metropolitan Major Street and Highway Plan according to the list attached as Exhibit A, made a part of this resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the TMAPC, that the amendments to the Tulsa Metropolitan Major Street and Highway Plan Map and Text, as above set out, be and are hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 2007.

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary



**RESOLUTION NO. 2471:882**

**APPROVED** by the City Council of the City of Tulsa, Oklahoma this \_\_\_\_\_ day  
of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Council Chair

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

## **Exhibit A**

### **Amendments to the Tulsa Metropolitan Area Planning Commission (TMAPC) Major Street and Highway Plan**

1. Reclassify West Apache Street between the Tisdale Expressway and the proposed Gilcrease Parkway from a Primary Arterial to a Secondary Arterial
2. Reclassify East 3<sup>rd</sup> Street from South Detroit Avenue to U.S. 75 from a Commercial/Industrial/CBD Collector to a Commercial/Industrial Street
3. Reclassify South Kenosha Avenue from East Second Street to East 8<sup>th</sup> Street from a Commercial/Industrial/CBD Collector to a Commercial/Industrial Street
4. Realigning South 161<sup>st</sup> East Avenue from East 41<sup>st</sup> Street South to East 51<sup>st</sup> Street South

**STEVEN A. NOVICK, P.C.**  
Attorney at Law

Council Oak Center  
1717 South Cheyenne Avenue  
Tulsa, Oklahoma 74119-4611

Telephone 918-582-4441  
Fax 918-582-7830  
E-mail snovicklaw@aol.com

February 12, 2007

Ms. Janet Chronister  
INCOG  
201 West Fifth Street, Suite 600  
Tulsa, Oklahoma 74103



Re: Lot Split Application L-20026

Dear Ms. Chronister:

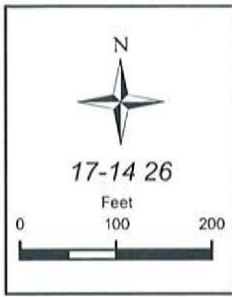
This letter will confirm our telephone conversation of last week that the applicant in the above-referenced lot split case wishes to withdraw his application for a lot split and related application for a waiver of the subdivision regulations. Accordingly, we request that the matter be stricken from the February 21, 2007 docket of the TMAPC.

Should you have any questions regarding this action, please do not hesitate to contact me.

Sincerely yours,

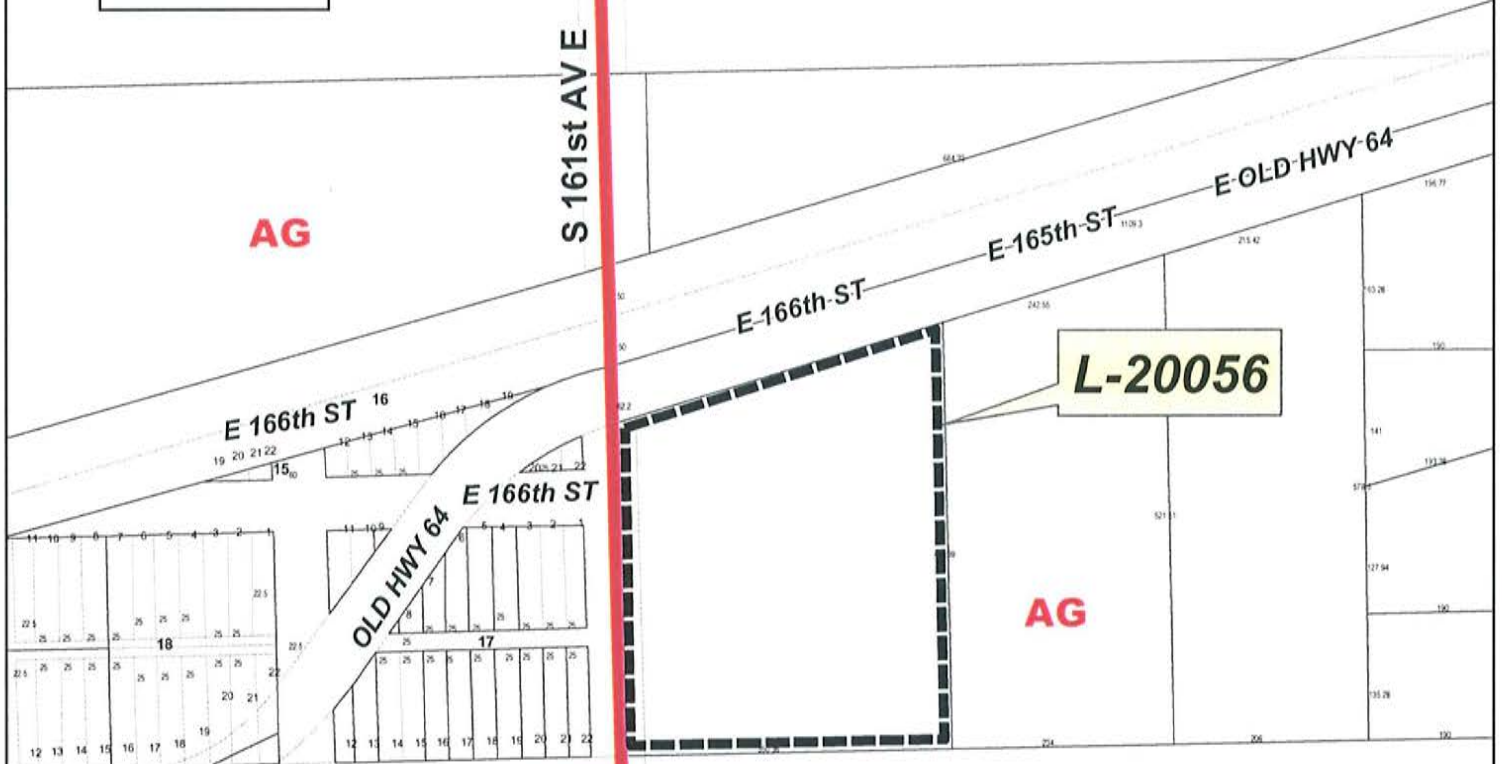
Steven A. Novick



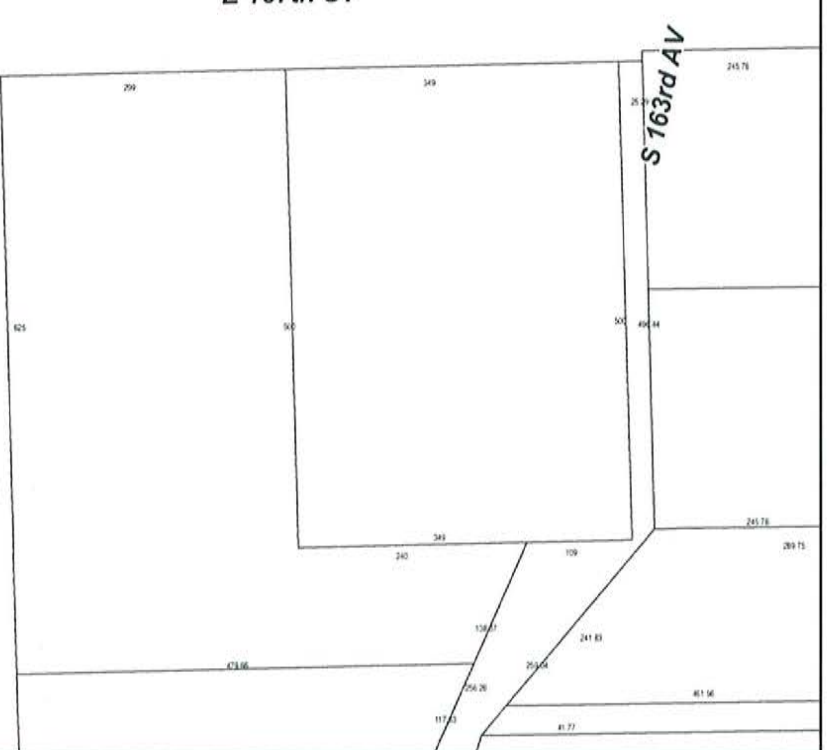
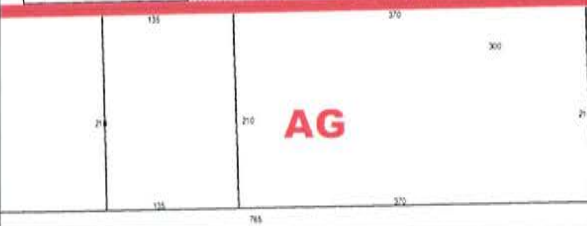
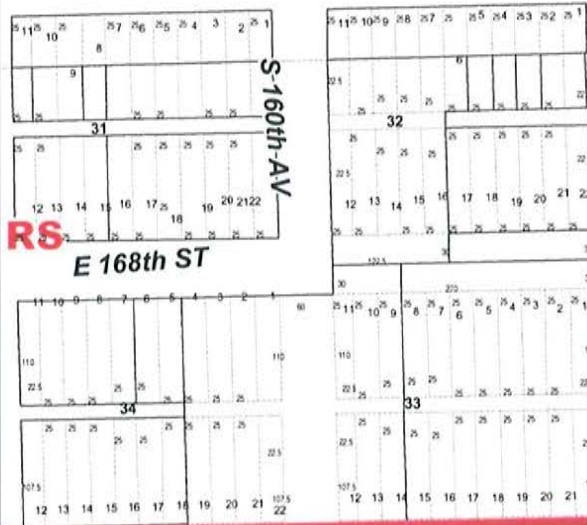


S 161st AVE

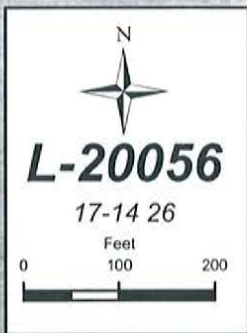
AG



E 167th ST









## LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

February 21, 2007

Ronnie Smith (L-20056) (AG) (County)  
16123 East 167<sup>th</sup> Place South

The applicant has applied to split a 3.2-acre tract into two parcels, to separate the dwellings from the business uses. The property is zoned AG, and the County Board of Adjustment will consider a number of variances to the AG Bulk and Area requirements on Tuesday, February 20, 2007.

The subject property is abutted by the old Hwy. 64 on the north, Hwy 64 on the south, and by 161<sup>st</sup> East Avenue on the west. 161<sup>st</sup> East Avenue is designated as a secondary arterial on the *Major Street and Highway Plan (MSHP)*, requiring that 50' of right-of-way from the section line be given to Tulsa County.

The existing structure housing the business is located 22' from the section line (west boundary line), and the applicant intends to expand the business northward. Because of the placement of the existing structure, and the intentions to expand north, the applicant has requested a waiver of the *Subdivision Regulations* requiring that the right-of-way be given.

There is a 16.5' statutory easement along 161<sup>st</sup> East Avenue, and although the MSHP designates that section line as a secondary arterial, Tulsa County Engineers' office has not opened the roadway.

The Technical Advisory Committee reviewed this request on February 1, 2007, and deferred to the County Engineers' comments. The County Engineers' office stated that they have no plans to open 161<sup>st</sup> East Avenue along this property due to the alignment of the old Hwy 64 connecting to the new Hwy 64 just west of the subject property, because of the floodplain to the north, Leonard mountain to the south, and the location of Snake Creek, and they would support the waiving of the MSHP requirement.

Based on internal staff's review and discussions, and the County Engineers' comments, Staff recommends **APPROVAL** of the waiver of *Subdivision Regulations* for the full 50' along 161<sup>st</sup> East Avenue and of the lot-split, subject to the County Board of Adjustment approving the necessary variances of the AG Bulk and Area requirements.

Existing Iron Pin at 1/4 corner duly registered by Okla. State Archivist

COUNTY ROAD ( OLD U.S. HWY. 64 )

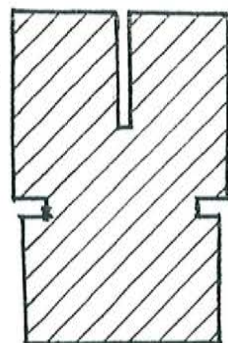
Southerly line of County Road Right-of-way

West line of Section 26, T17N, R14E

S 0° 07' 39" E  
354.94'

Existing fence

METAL BUILDING



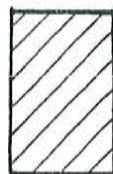
TRACT B

TRACT A

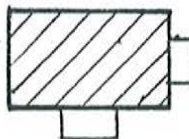
FRAME BUILDING



METAL BUILDING



FRAME AND STONE RESIDENCE



130'

220.36'

350.36'  
S 89° 57' E

448.22'  
N 0° 18' 57" W

NORT

SCALE: 1

DATE OF S

NOTE: Abs

FOR:  
Telep

U.S. HIGHWAY 64

PLAT OF SURVEY

B. G. Brummett, RLS.

Telephone: (918) 366-3759

5812 East 141s

8.6.4

Existing Iron Pin at Section corner duly registered at Okla. State Archivist

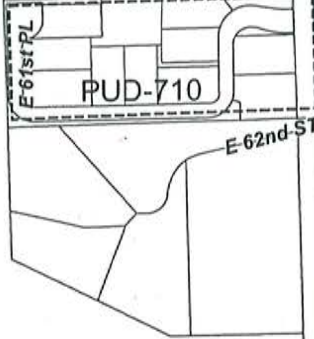
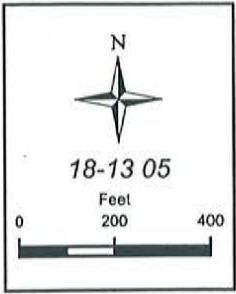
Existing  
Proposed



RS-1

RS-1

RS-3



**Shipley Subdivision**

RS-1

RS-1

E 64th ST

E 64th PL

E 65th ST

E 65th ST

E 66th ST

E 66th PL

E 66th PL

E 66th PL

E 67th ST

RS-1

RS-2

E 66th PL

E 67th ST

E 67th PL







## PRELIMINARY SUBDIVISION PLAT

Shipley Subdivision – (8305) (PD 18) (CD 2)  
6336 South Harvard

This plat consists of 5 Lots, 1Block, on 1.93 acres.

The following issues were discussed November 16, 2006 at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RS-1 with PUD 735 pending (11/15/06). (The plat has been continued from 12/6/07, 1/3/07, 1/17/07, 2/7/07 to allow for City Council to review and approve the PUD standards.) City Council approved PUD 735 on 2/1/07 per Planning Commission recommendation. The PUD approval includes Mr. Albertys' verbiage as follows: Mr. Alberty reiterated that the sidewalk requirement would remain in effect or a suitable arrangement made for a contribution to a sidewalk fund in the PUD. That doesn't address which way we are going at this point, but it keeps the options opened. When the subdivision plat comes through, then there will have to be the same type of provision at that point. Mr. Alberty concluded that he doesn't want this PUD to be approved by waiving the sidewalk requirement. Sidewalk construction on Harvard Avenue will be waived in-lieu of comparable contribution of the costs of sidewalk construction to Public Works Sidewalk Escrow account.
2. **Streets:** Revise the building line to 20 feet and show as a "slope easement" per PUD. Language will be required for the 20 foot slope easement from the east boundary line to the building line, and overlapping the utility easement, to ensure the ultimate 5 lane. Harvard can be constructed within the MSHP 50 foot west side right-of-way while allowing a structure to be built at the designated building line, that the slope within that easement be no steeper than 3:1 (horiz:vert). The removal and replacement of the existing security fence, or its relocation to the slope easement, which is in place by agreement with the Southern Hills Country Club to the north, will be the responsibility of the owner. The existing trees and security fence are allowed to remain in the Harvard right-of-way and will require a license agreement with the City of Tulsa. Subdivision Regulations require sidewalks. The City will accept a payment to the City for the cost of construction of a sidewalk on Harvard in lieu of the developer constructing a sidewalk at the time of constructing the subdivision's infrastructure. The cost will be calculated from the Engineering Services Permit worksheet. If sidewalks are not required on the private street, per PUD, then a waiver by the TMAPC will be required. Dimension the "Limits of Access" on Harvard per the PUD site plan. Include language for the maintenance and ownership of the reserve and/or private street.
3. **Sewer:** In the easement area located east of Lot 5, you must define the easement boundaries. I cannot determine where the 15 foot sanitary/storm



sewer easement ends and the 20 foot water/sewer easement begins. The same goes for the 15 foot restricted water easement and the 20 foot restricted water/sewer easement. Define what restrictions are placed on the various sanitary, storm sewer, and water easements. Describe Reserve Area "A" as well. The proposed off-site sewer line should have been included in the conceptual plan as well as on the on-site. Where are you going to tie in to the existing sewer?

4. **Water:** Clarify easements on the west end of roadway.
5. **Storm Drainage:** The off-site overland drainage, which flows onto the site from the south, must be conveyed in an overland drainage easement from the south boundary lines for the storm and sanitary sewer easements as they cross the restricted waterline easement. Fifteen feet is a minimum width for a public storm sewer easement. An easement with both sanitary sewer and storm sewer in it must, at a minimum, be placed in a 17.5 foot wide utility easement. Underground detention facilities must be placed in stormwater detention easements. The additional drainage from Reserve Area A is piped and discharged directly into Reserve Area B. Does Reserve Area B provide some stormwater detention for this additional drainage? Add language to explain the use and maintenance responsibility for each reserve area. Add standard language to explain the use and maintenance responsibility for each reserve area. Add standard language for underground stormwater detention facility maintenance, overland drainage easement, water mains, sanitary sewers and storm sewer services.
6. **Utilities: Telephone, PSO, ONG, Cable:** It was determined that a separate meeting would have to be held with the utilities to make sure of placement of lines and adequate easement location and size. (This meeting has been held and further coordination with the utilities is underway.)
7. **Other: Fire:** Fire Chief shall approve the installation of security gates across a fire apparatus access road. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.  
**GIS:** Complete the location map. Add dimensions on inside of boundary between easements. Include the bearing with the basis of bearing. Place the PUD number under the Title. Correct the dimension of the north line of Reserve B or Reserve A easements, as shown, are unacceptable. Due to the short time span between the PUD approval (11/15/06) and the TAC review of this preliminary plat, it is therefore noted that all conditions of approval of the PUD shall apply and be incorporated in the plat, even though some of those conditions may not be explicitly referenced in these comments for the preliminary plat. Accurately describe the location of the



tract under ownership in the legal description and in the title.

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. A sidewalk waiver is 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.



