CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Director's Report:

1. 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. **PUD- 638** - Tod Rollins

      3336 East 32nd Place (Detail Site Plan for accessory parking lot)

   b. **Change of Access:** Northeast corner of South 129th East Avenue and East 61st Street South

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

2. PUBLIC HEARINGS

3. OTHER BUSINESS

   a. Commissioners’ Comments

ADJOURN

PD = Planning District/CD = Council District

NOTICE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

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

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

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide 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
September 26, 2007

STAFF RECOMMENDATION

PUD: 638  
Detail Site Plan – 3336 East 32nd Place; Lot 2, Block 1, Jamestown Plaza; RM-2/PUD; PD-6; CD-4

The applicant is requesting approval of a detail site plan for a new parking lot associated with an existing office building. The existing use, Use Unit 11, Offices, Studios and Support Services and parking are in conformance with Development Standards of PUD 638.

The proposed parking complies with the zoning code; internal landscaped area and street yard comply with development standards and the zoning code. Therefore, staff recommends APPROVAL of the detail site plan for PUD 638 as proposed.

(Note: Detail site plan approval does not constitute sign plan approval.)
ATTACHMENT “B”

Standardized Notation Box for Detail Site Plans
(Must be included as a sidebar notation box on face of plans.)

Detail Site Plan:

PUD/ Corridor Site Plan Number: 1638
Development Area: E
Permitted Uses: General Office
Proposed Uses: General Office

Maximum Bldg. Floor Area Permitted: 3500
Bldg. Floor Area Proposed for Each Use: 1725

Maximum Bldg. Height Permitted: 35
Maximum Bldg. Height Proposed: 20

Minimum Bldg. Setbacks Required:
(from centerline of adjacent streets(s) and PUD and/or Development Area boundaries)

Off Street Parking
1. 300 Ratio Per Use
   - Number of Spaces required per Use
   - Number of Spaces proposed per Use
   - Total Number of Spaces required
   - Total Number of Spaces proposed

Minimum Percentage and Corresponding Landscaped Area Required: ___% ___S.F.
Minimum Percentage and Corresponding Landscaped Area Provided: ___% ___S.F.

Landscaped Street Yard per Street Frontage
Required: S.F.  Provided: S.F.
_________________________  ______________________
_________________________  ______________________
_________________________  ______________________

Additional Landscape area(s) required (if any):

Lighting Height for Parking Areas
Maximum Height Permitted: NA  Height Proposed: NA

Owner:
Todd Rollins
3336 E. 32nd Place
74135
918-293-0492

50F = 1,725

{signature}
LANDSCAPE ORDINANCE:

• STREET YARD:
  TOTAL STREET YARD = 2,250 SF
  LANDSCAPING REQUIRED = 2,250 SF
  TREE CALCULATIONS:
  2,250 SF / 100 SF = 20 TREES
  20 TREES - 10 TREES REQUIRED = 10 TREES
  STREET YARD TREES PROVIDED = 12 TREES

• PARKING LOT TREES (OUTSIDE OF STREET YARD):
  TREES REQUIRED:
  1 PARKING LOT TREE 24" CAL 7-1/8 H: B&B
  PARKING LOT TREES PRESERVED = 1 TREE

PROJECT TOTALS:
  STREET YARD LANDSCAPING REQUIRED = 225 SF
  STREET YARD LANDSCAPING PROVIDED = 200 SF
  TREES REQUIRED = 10
  TREES PROVIDED = 12

* NOTE: STREET YARD ALONG EAST 32ND PLACE SOUTH INCLUDES AREA BETWEEN FENCE AND BUILDING LINES

IRRIGATION:
ALL PLANTS REQUIRED LANDSCAPING AREA TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM

--- TREE PRESERVATION:
EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. PRIOR TO CONSTRUCTION, STEEL ENCLOSURES AND BARRIERS WILL BE PLACED ALONG THAT TREE'S CROWN, WITHIN THE HIGH-LEVEL NO CONSTRUCTION ACTIVITIES ARE ALLOWED, SO AS TO PROTECT TREE TRUNKS, BRANCHES AND ROOT ZONE AREAS.
Change of Access on Recorded Plat
TMAPC September 28, 2007

Lot 1, Block 1, Metro Park East – (4933) (PD 18 c) (CD 6)
East of South 129th East Avenue, North of 61st Street South

This application is made to allow a change of access along East 61st Street (shift of access) and South 129th East Avenue (add one access). The property is zoned IL.

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.
CHANGE OF ACCESS EXHIBIT
of
Lot 1, Block 1
Metro Park East
City of Tulsa, Tulsa County, Oklahoma

DATE: 6/22/07
WO#14867.04
SCALE: 1” = 100’

Location Map
SCALE: 1”=2000’

Ford Motor Company Tulsa Glass Plant

SOUTHERLY LINE OF SW4 SECTION 33
■ 445.03’ LNA

SOUTHERLY LINE OF SW4 SECTION 33
■ 410.00’ LNA

REQUESTED ACCESS REVISION
• ORIGINAL ACC & LNA AS SHOWN ON PLAT NO. 5674

Approved: __________________________
Date: __________________________

Exhibit "A"

Silemora Wells:
162

Approved:
Date: