

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **For Meeting No. 2564**

**October 28, 2009, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> 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 (PD 2) (CD 1)  
1006 North Quaker, Tulsa Independent School District # 1
3. **Change of Access –** (9312) QuikTrip, Lot 9, O'Connor Park Addition, (PD 5) (CD 5)  
East of South Memorial Drive and North of East 21<sup>st</sup> 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-26) (CD-8)  
North of the northeast corner of South Sheridan Road and East 109<sup>th</sup> 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**

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.**

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

Visit our website @ [www.tmapc.org](http://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 2<sup>nd</sup> Street, 2<sup>nd</sup> 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](http://www.tmapc.org)**

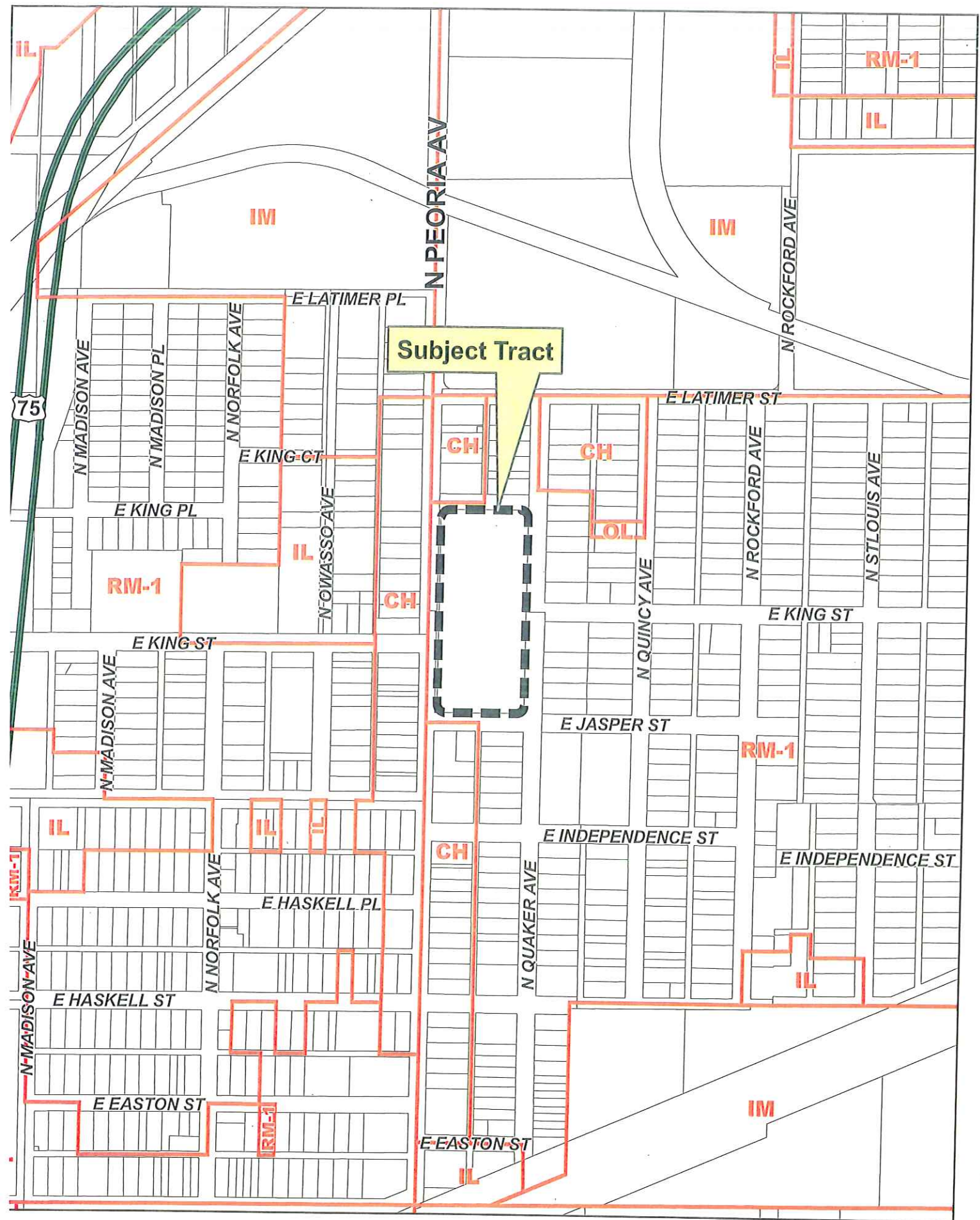
If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526



Month of September 2009

	----- Current Period -----				----- Year To Date -----			
ZONING	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
Zoning Letters	7	\$35.00	\$35.00	\$70.00	26	\$135.00	\$135.00	\$270.00
Zoning	4	575.00	575.00	1,150.00	25	5,402.50	5,402.50	10,805.00
PUDs & Plan Reviews	40	2,337.50	2,337.50	4,675.00	112	7,116.00	7,116.00	14,232.00
Refunds	0	0.00	0.00	0.00	1	(200.00)	(200.00)	(400.00)
Fees Waived	0	0.00	0.00	0.00	1	830.00	830.00	1,660.00
		<u>\$2,947.50</u>	<u>\$2,947.50</u>	<u>\$5,895.00</u>		<u>\$12,453.50</u>	<u>\$12,453.50</u>	<u>\$24,907.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	2	\$650.00	\$650.00	\$1,300.00
Preliminary Plats	2	1,097.50	1,097.50	2,195.00	4	2,235.00	2,235.00	4,470.00
Final Plats	1	332.50	332.50	665.00	7	2,875.03	2,875.02	5,750.05
Plat Waivers	3	500.00	500.00	1,000.00	8	1,125.00	1,125.00	2,250.00
Lot Splits	6	375.00	375.00	750.00	22	1,314.50	1,314.50	2,629.00
Lot Combinations	5	250.00	250.00	500.00	24	1,200.00	1,200.00	2,400.00
Access Changes	2	50.00	50.00	100.00	3	75.00	75.00	150.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	1	(125.00)	(125.00)	(250.00)	2	(275.00)	(275.00)	(550.00)
Fees Waived	0	0.00	0.00	0.00	2	100.00	100.00	200.00
		<u>\$2,480.00</u>	<u>\$2,480.00</u>	<u>\$4,960.00</u>		<u>\$9,199.53</u>	<u>\$9,199.52</u>	<u>\$18,399.05</u>
BOARDS OF ADJUSTMENT								
Fees	24	\$7,500.00	\$1,950.00	\$9,450.00	64	\$17,650.00	\$5,750.00	\$23,400.00
Refunds	1	(300.00)	0.00	(\$300.00)	1	(300.00)	0.00	(300.00)
NSF Check	1	(600.00)	0.00	(\$600.00)				
Fees Waived	0	0.00	0.00	\$0.00	0	0.00	0.00	0.00
		<u>\$6,600.00</u>	<u>\$1,950.00</u>	<u>\$8,550.00</u>		<u>\$17,350.00</u>	<u>\$5,750.00</u>	<u>\$23,100.00</u>
TOTAL		<u>\$12,027.50</u>	<u>\$7,377.50</u>	<u>\$19,405.00</u>		<u>\$39,003.03</u>	<u>\$27,403.02</u>	<u>\$66,406.05</u>





BOA-20994

20-13 31

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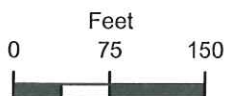
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E JASPER ST



**BOA-20994**

20-13 31





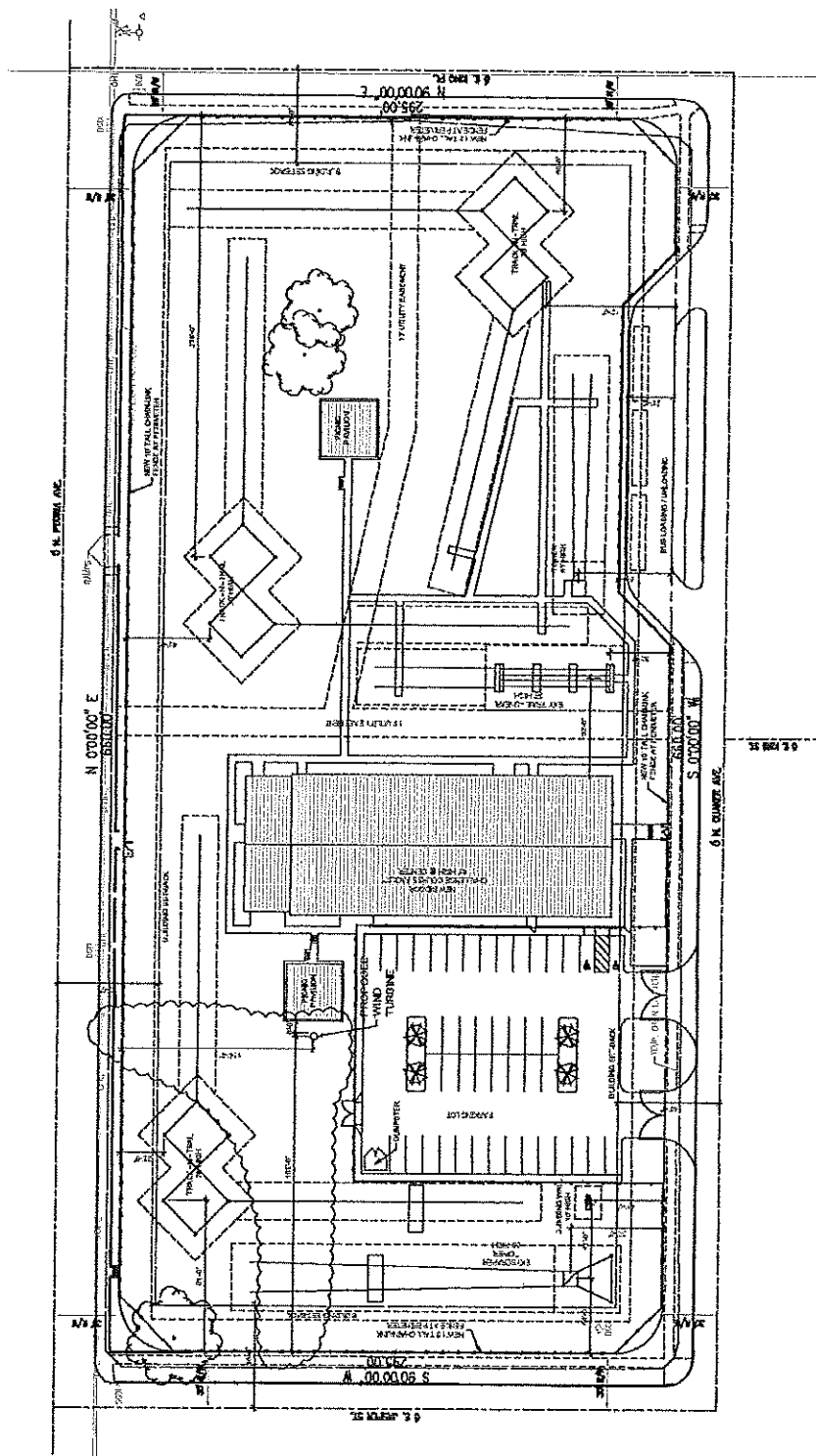
**BOA-20994** – (0331) (PD 2) (CD 1)  
1006 North Quaker

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.

ALL OF BLOCK 4 AND LOTS 12-39 INCLUSIVE, BLOCK 5 AND THE VACATED KING STREET LYING BETWEEN BLOCKS 4 & 5 AND THE VACATED ALLEY ADJACENT TO LOTS 12-39 INCLUSIVE, CAPITOL HILL 2nd ADDITION, TULSA COUNTY, STATE OF OKLAHOMA.

USE UNIT 5 - COMMUNITY CENTER  
BUILDING SQUARE FOOTAGE = 10,000 SF  
PARKING REQUIREMENTS = 1,500 SF = 38 (45 PROVIDED)  
PIC PARKING REQUIREMENTS = 2 SPACES (1 VAN ACCESSIBLE)



**SITE PLAN**

BoA-20994

**TITLE**

**NOT FOR CONSTRUCTION**

1	INSTRUMENTS	100.00
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100	INSTRUMENTS	100.00

PROJECT NAME	99-3600
FILE#	00-000000-000
EST. NO. DATE	01-000000
STATUS	AS NOTED
DRAWN BY	GRH
CHECKED BY	GRH

Gregory S. Heintz  
a r c h i t e c t

3329 s. olm B-  
icnka, ok 74037

Phone: 918.402.9240  
Fax: 918.299.7257



STUDY OF THE EFFECTS OF

**HELMZAR CHALLENGE CO.**  
TULSA PUBLIC SCHOOLS  
1055 N. CHAMBERLAIN  
TULSA, OKLAHOMA 74103

ARCHITECTURAL SITE PLAN

**SHENGLI**

AO.1

## HELMZAR CHALLENGE COURSE COMPLEX

**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 21<sup>st</sup> Street South

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

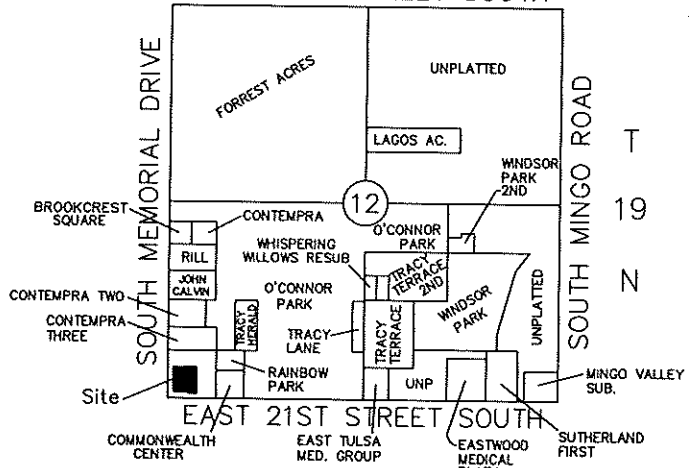
Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

R 13 E

Block 9



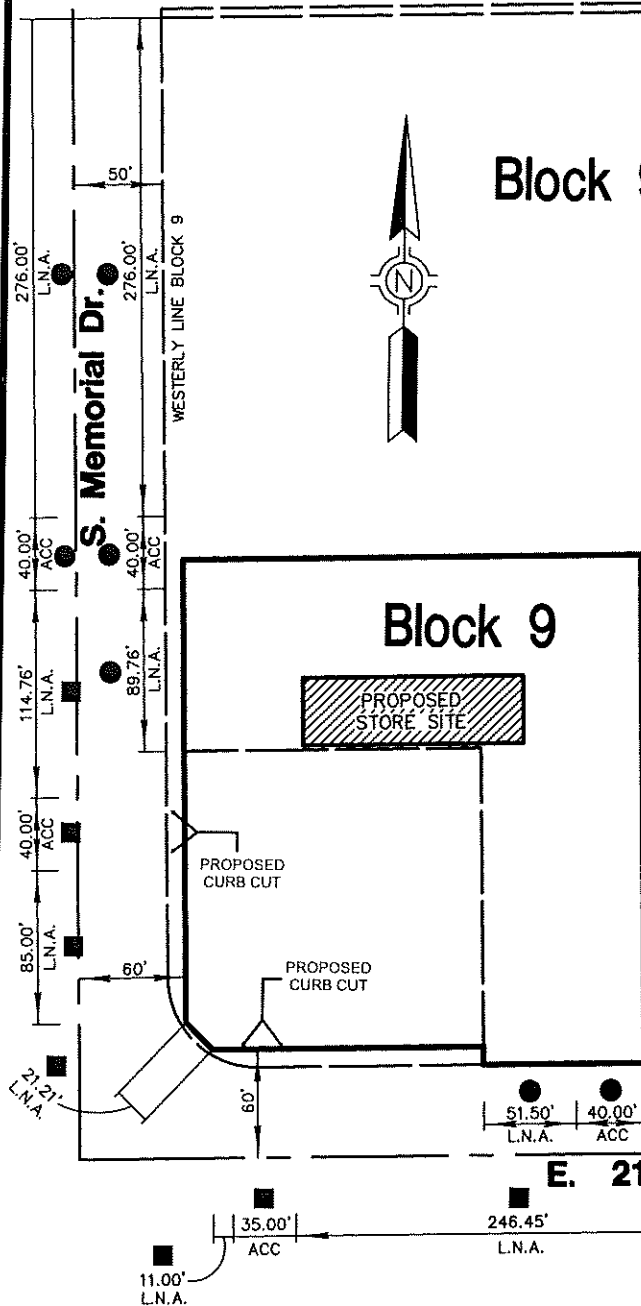
EAST 11TH STREET SOUTH



Location Map

SCALE: Not to Scale

\*NOTE: THERE ARE NO ACCESS RESTRICTIONS SHOWN ON THE FACE OF THE RECORDED PLAT FOR O'CONNOR PARK, PLAT #1236.



E. 21st St. S.

SOUTHERLY LINE BLOCK 9

### Legend

ACC ACCESS  
L.N.A. LIMITS OF NO 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: *[Signature]*

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

WO#16146.04

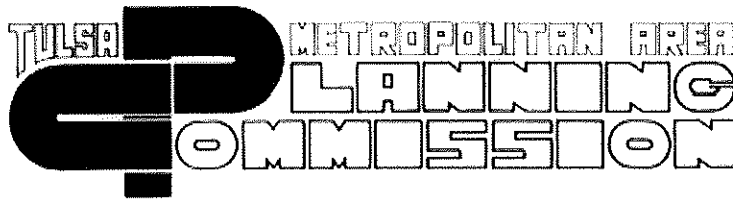
Exhibit "A"



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





WILLIAMS TOWER II, SUITE 800

TWO WEST SECOND STREET 74103

918.584.7526 • FAX 918.583.1024

## MEMORANDUM

**TO:** TMAPC MEMBERS

**COPY:** GARY HAMER, MANAGER  
CAPITAL PLANNING

**FROM:** DANE MATTHEWS, AICP

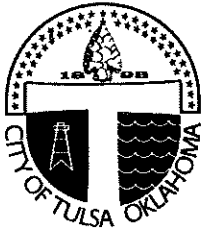
**DATE:** October 28, 2009

**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.





Department of Finance  
Budget and Planning Division  
Capital Planning Section  
175 E. 2nd, 8<sup>th</sup> Floor One Technology Center  
Tulsa, Oklahoma 74103 (918) 596-7573

**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





CIP Inventory #	310008
Project Title	Community Intervention Center
Requesting Dept.	Police
Request Type	New Request
Request Year	FY10-11
Council Dist.	City Wide
Request Date	9/24/2009 12:00:00 AM
Contact Person	Cheri O'Neal
Contact Email	CONeal@cityoftulsa.org
Purpose of Project	To create a centralized booking area for juveniles not eligible for detention.
Class. Of Project	Rehab
Reason for Classification	State and Local grants have been identified to support the operations.
Est. Use Life	30
Address/Location	911 Building 600 S Civic Center
General Comments	N/A
ROI	----
ROI Desc.	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.
Link/Proj. Desc.	N/A
Relationship to Outcome Desc.	Facility will free up uniformed officers and help rehabilitate juvenile offenders through social service referrals, thus improving public safety.
Estimate	na
Land	na
Construction	na
Equipment	na
Total Est. Cost	255,000
Personnel Cost	na
Maintenance	na
Cap. Equip.	na
Total Annual O&M	493,000
Time Required	<1
Relationship to Other Projects	N/A
Coord. Agencies	N/A
Plan or Study	None
Dept. Priority	High
City Priority	

4.5



# **Tulsa Area Community Intervention Center Overview**

## **I. 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 – truant 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.

3. Goal: Provide for data collection and tracking of a juvenile.

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 design 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 time-line 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 at 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 conducted 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.

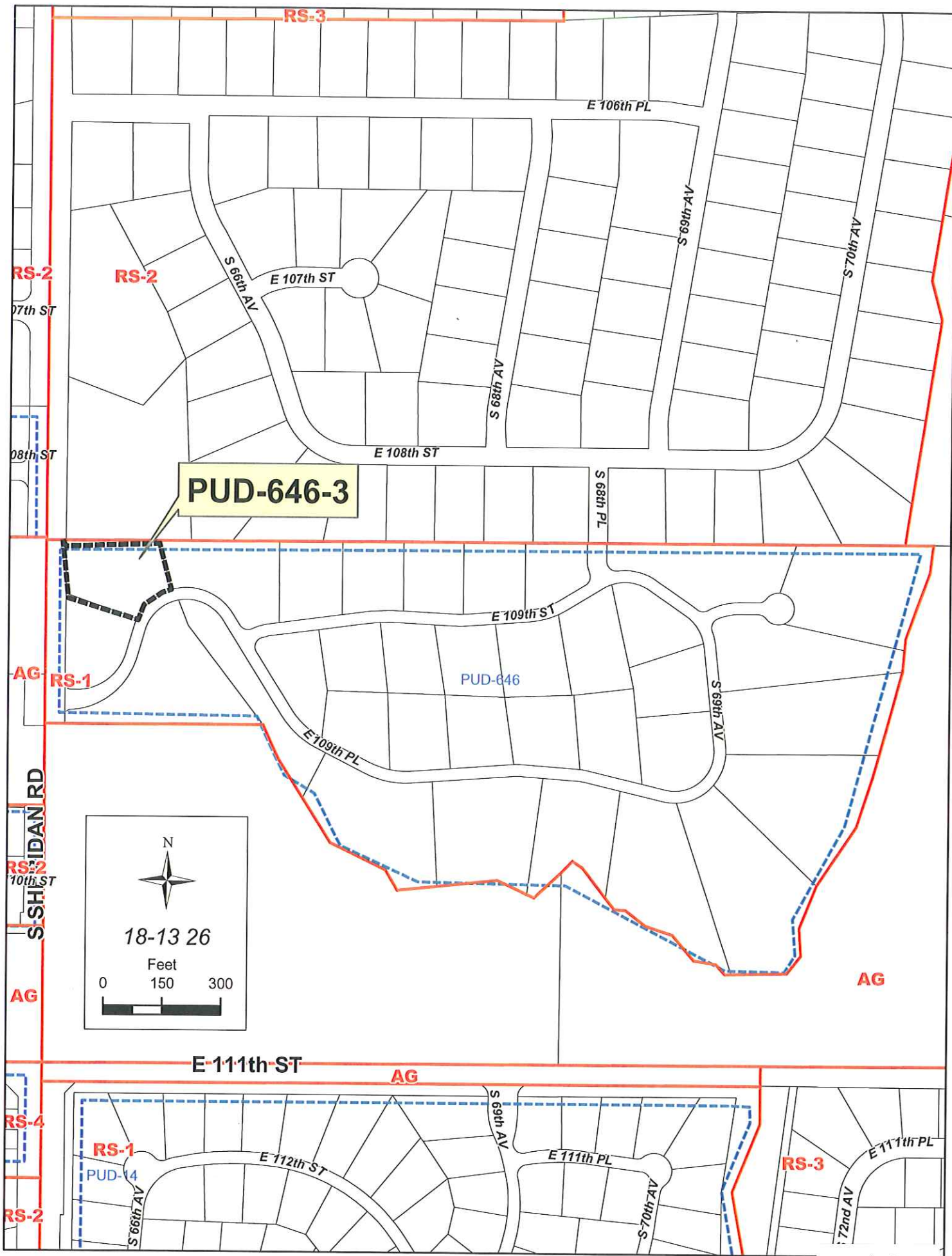
### **Screening and Training**

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.









0 100 200  
Feet

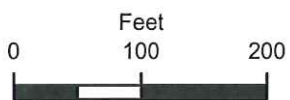
**PUD-646-3**

TRS 8326

5.2







**PUD-646-3**

TRS 8326

5.3





October 28, 2009

### STAFF RECOMMENDATION

**PUD-646-3:** Minor Amendment – North of the northeast corner of South Sheridan Road and East 109<sup>th</sup> 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 109<sup>th</sup> 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.

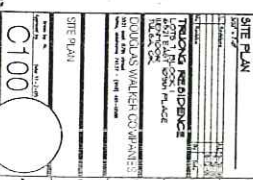
Therefore, staff recommends **APPROVAL** of minor amendment PUD-646-3.

*Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.*

5.4

5.5

EXHIBIT A



# Wenmoor

A SUBDIVISION OF PART OF THE  
S/2 OF THE SW/4 OF SECTION 26, T-18-N, R-13-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 646

**CERTIFICATE**

I hereby certify that all money taxes levied in this jurisdiction have been paid in full by the owner of the above described property.

Amount of \$ 3,360.- per year made up of 3499

has been applied to the 1900 taxes.

The certificate is NOT to be returned as payment of 1900 taxes is still due. It is given in order that the property be held in record. It is not to be used for the payment of the money debt.

Dated Dec 10, 1900 at St. Louis

RECEIVED  
JUNE 6, 2002  
TULSA METRO. AREA  
PLANNING COMM.

SUBJECT PROPERTY

FOREST TRAILS'  
BLOCK 7

FOREST TRAILS'

The seal of Tulsa County, Oklahoma, is a circular emblem. It features a central five-pointed star with a smaller star inside it. The words "TULSA COUNTY" are written in a circle around the top, and "OKLAHOMA" is written around the bottom. The words "CLERK" and "COMMISSIONER" are also visible on the sides.

STATE OF OKLAHOMA } 25  
COUNTY OF TULSA

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the 26 day of June 20 02  
EARLENE WILSON, Tulsa County Clerk  
Dorinda Carr

**WILMADDER, LLC**  
80 EAST BIST STREET SOUTH  
TULSA, OKLAHOMA 74105  
PHONE: (918) 748-7781

**Engineering / Surveyor**  
**MAX AND ASSOCIATES, INC.**  
SANTA FE DEPOT  
1111 SOUTH ELGIN AVENUE  
TULSA, OKLAHOMA 74120-1010  
PHONE: (918) 592-4111  
FAX: (918) 592-4111  
E-MAIL: MAX@MAXANDASSOCIATES.COM  
WWW.MAXANDASSOCIATES.COM

**Subdivision Statistics**

**Basis of Bearings**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 28 HAVING AN ASSUMED BEARING OF DUE NORTH.

### Misrepresentation

ALL CORNERS SHOWN ON THIS PLAT WERE SET USING A 3/8" X 18" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1130".

1

**LEGEND**

- BUILDING LINE
- FENCE EASEMENT
- LIMITS OF NO ACCESS
- OVERLAND DRAINAGE EASEMENT
- RESTRICTED WATERLINE EASEMENT
- UTILITY EASEMENT
- RESERVE AREA 'A' AND UTILITY EASEMENT
- STREET ADDRESS

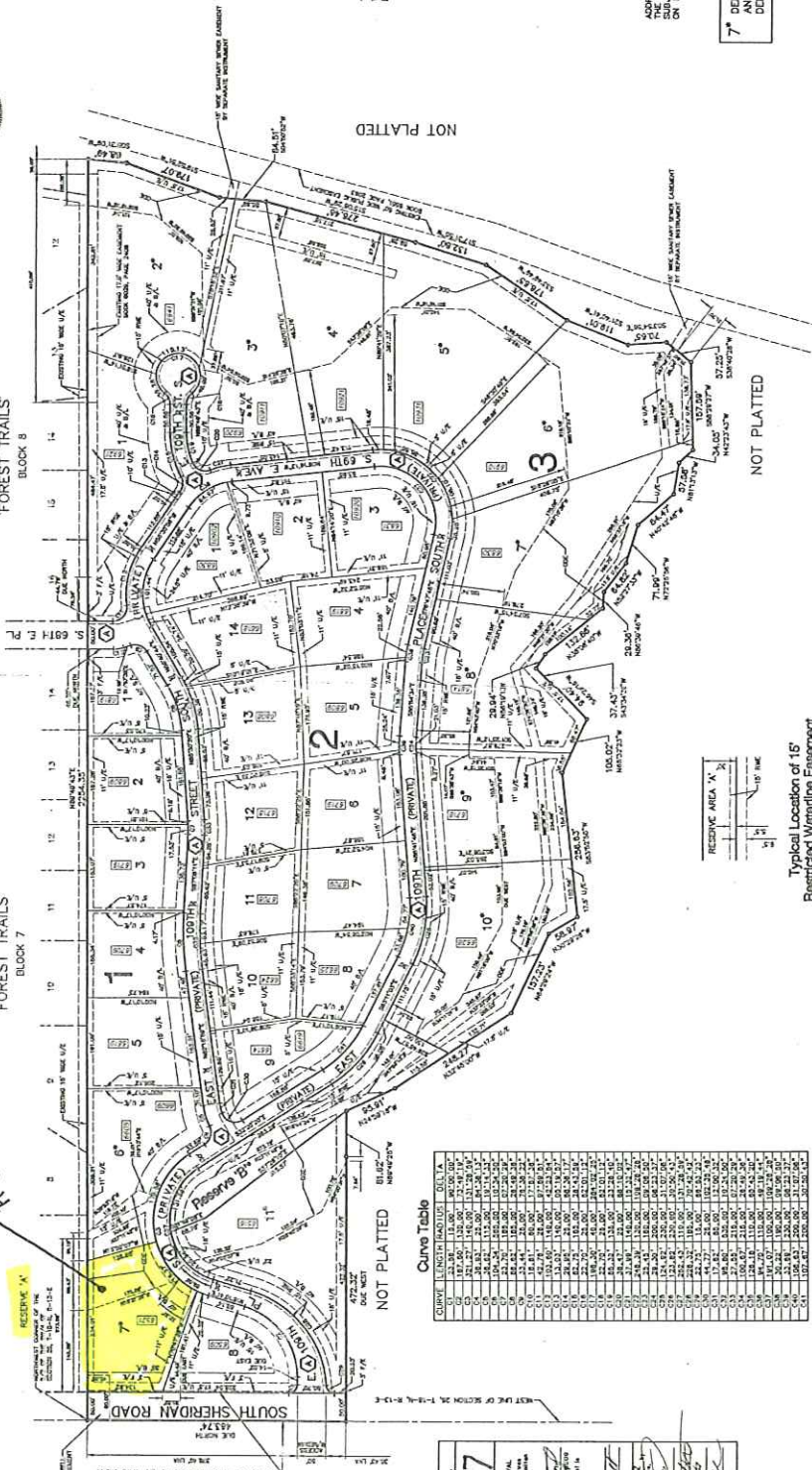
Address \_\_\_\_\_

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

19-10

\* DENOTES LOTS THAT ARE PARTIALLY COVERED BY AN OVERLAND DRAINAGE EASEMENT. SEE DEED OF DEDICATION FOR RESTRICTIONS.

Typical Location of 15'  
Restricted Waterline Easement



CURVE	LENGTH	HANDS	COLT
1	10.00	10.00	10.00
2	10.00	10.00	10.00
3	10.00	10.00	10.00
4	10.00	10.00	10.00
5	10.00	10.00	10.00
6	10.00	10.00	10.00
7	10.00	10.00	10.00
8	10.00	10.00	10.00
9	10.00	10.00	10.00
10	10.00	10.00	10.00
11	10.00	10.00	10.00
12	10.00	10.00	10.00
13	10.00	10.00	10.00
14	10.00	10.00	10.00
15	10.00	10.00	10.00
16	10.00	10.00	10.00
17	10.00	10.00	10.00
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19	10.00	10.00	10.00
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27	10.00	10.00	10.00
28	10.00	10.00	10.00
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31	10.00	10.00	10.00
32	10.00	10.00	10.00
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37	10.00	10.00	10.00
38	10.00	10.00	10.00
39	10.00	10.00	10.00
40	10.00	10.00	10.00
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91	10.00	10.00	10.00
92	10.00	10.00	10.00
93	10.00	10.00	10.00
94	10.00	10.00	10.00
95	10.00	10.00	10.00
96	10.00	10.00	10.00
97	10.00	10.00	10.00

PLAT No. **5627**

FINAL PLAT

CERTIFICATE OF APPROVAL

Whereas the following plat of land has been presented by the Taxpayers herein named for the purpose of being placed on the tax map of the County of **San Diego**, State of **California**, and the same has been found to conform to the provisions of the Act in that behalf relating to the same, I, the undersigned, County Clerk of said County, do hereby certify that the same is in conformity with the Act in that behalf relating to the same.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, this **10th** day of **February**, 1900.

*[Signature]*  
COUNTY CLERK

APPROVED: **JUN 2 1900**  
BY *[Signature]* COUNTY CLERK

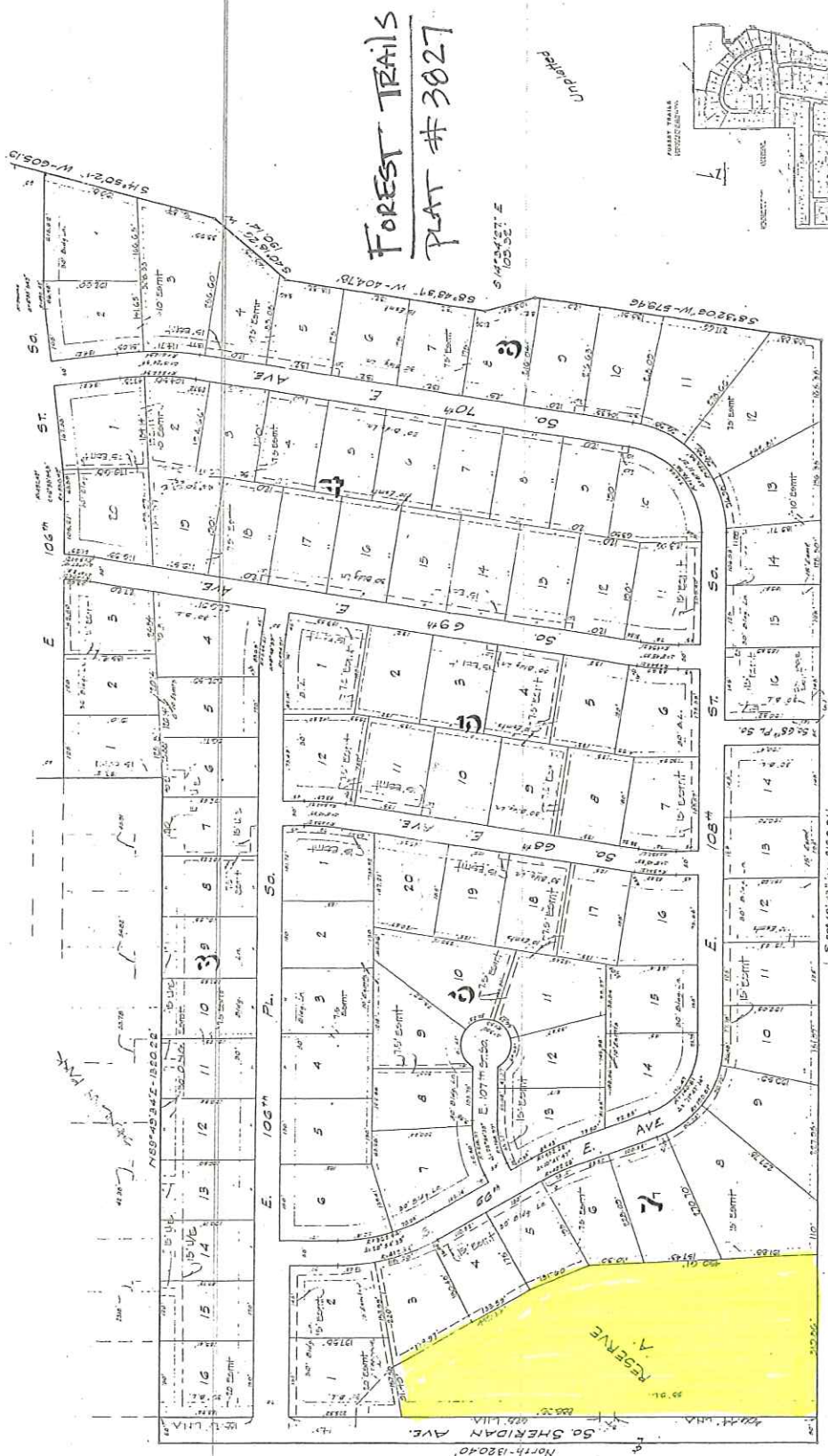
APPROVED: *[Signature]* COUNTY CLERK

APPROVED: *[Signature]* COUNTY CLERK

APPROVED: *[Signature]* COUNTY CLERK

5.4





FOREST TRAILS  
PLAT # 3827



Subject  
Property

Unplotted

Unplotted

EXHIBIT C

5.7



## Huntsinger, Barbara

---

**From:** pennytipton@aol.com  
**Sent:** Monday, October 12, 2009 7:29 PM  
**To:** Huntsinger, Barbara  
**Subject:** night mtgs.

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.