TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2594

January 19, 2011, 1:30 PM 175 East 2nd Street, 2nd Level, One Technology Center **Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Cha	irman	's R	eport:
			COLUETA

Worksession Report:

Director's Report:

Minutes of January 5, Meeting No. 2593 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.

	remove an item by request.	
2.	<u>LS-20413</u> – Richard Rakes (2416) Lot-Split	(County)
	North of East 156 th Street North and West of North 145 th East Avenue, 15610 North 145 th East Avenue.	
3.	<u>LS-20414</u> – Mark Reents (8303) Lot-Split	(CD-7)
	Northwest corner of East 67th Place South and South Sheridan Road	
4.	<u>LC-294</u> – Matthew Christensen (9429) Lot-Combo	(CD-6)
	Northwest corner of East 51st Street South and South 129th East Avenue	
5.	<u>LC-295</u> – Vaughn Iskanian (9201) Lot-Combo	(CD-4)
	Southwest corner of East Archer Street and North Boston Avenue	
6.	LS-20415 - Matthew L. Christensen (0420) Lot-Split	(CD-6)
	South of East 36 th Street North and North Garnett Road (Related to 8.)	
7.	LC-296 – Matthew L. Christensen (0420) Lot-Combo	(CD-6)
	South of East 36 th Street North and North Garnett Road (Related to 7.)	
8.	Wingate Addition - Final Plat	(CD 9)
	West of Southwest corner of East 51st Street and South Harvard Avenue	
9.	Darby Industrial Park - Final Plat	(CD 3)
	2940 North Toledo Avenue, North of Apache Street, West of North Toledo Avenue	
10.	Lot 1, Block 1, Crestwood Village - Change of Access	(CD 8)
	Northwest corner of East 121st Street South and South Sheridan Road	
11.	Reinstatement of Plat - Garnett North	(CD 6)
	East side of North Garnett, South of East Pine Street	

12. Oklahoma Methodist Manner – Final Plat

(CD 9)

4234 East 31st Street South, South of East 31st Street South, West of South Yale

13. PUD-647-1 - William D. LaFortune/Lamar Outdoor Advertising

IL/PUD

Northwest of the northwest corner of East Admiral Place and North 129th East Avenue (Minor Amendment to add digital technology to an existing outdoor advertising sign.)

(CD-6)

14. PUD-399 – HRAOK, Inc./Tomskids, LLC

RS-1/PUD

North of the northwest corner of 121st Street South and South Yale Avenue (Detail Site Plan for a gated entry to a single-family subdivision.)

(CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

COMPREHENSIVE PLAN PUBLIC HEARING

15. FY 11-15 CIP Amendment – Update the Computer Aided Dispatch System (CAD).

PUBLIC HEARINGS

16. PUD-780 – HRAOK/Dwayne Wilkerson

RS-3 to RS-3/PUD

North of the northwest corner of East 51st Street and South 177th East Avenue (PUD to allow for subdivision to be gated with private streets. There is also a request to relax the building height limitation from 35 feet to 40 feet.) (Continued from 1/5/11.) (Related to Item 17.)

(CD-6)

17. <u>The Boulevard – (9426)</u> Preliminary Plat

(CD 6)

North of the Northwest corner of South 177th East Avenue and East 51st Street (Continued from 1/5/11) (Related to Item 16.)

OTHER BUSINESS

18. Commissioners' Comments

ADJOURN

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 <u>cell phones</u> and <u>pagers</u> 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.

AGENDA

Tulsa Metropolitan Area Planning Commission

WORK SESSION

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

Wednesday, January 19, 2011 – 1:45 p.m.* (*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER AND DISCUSS:

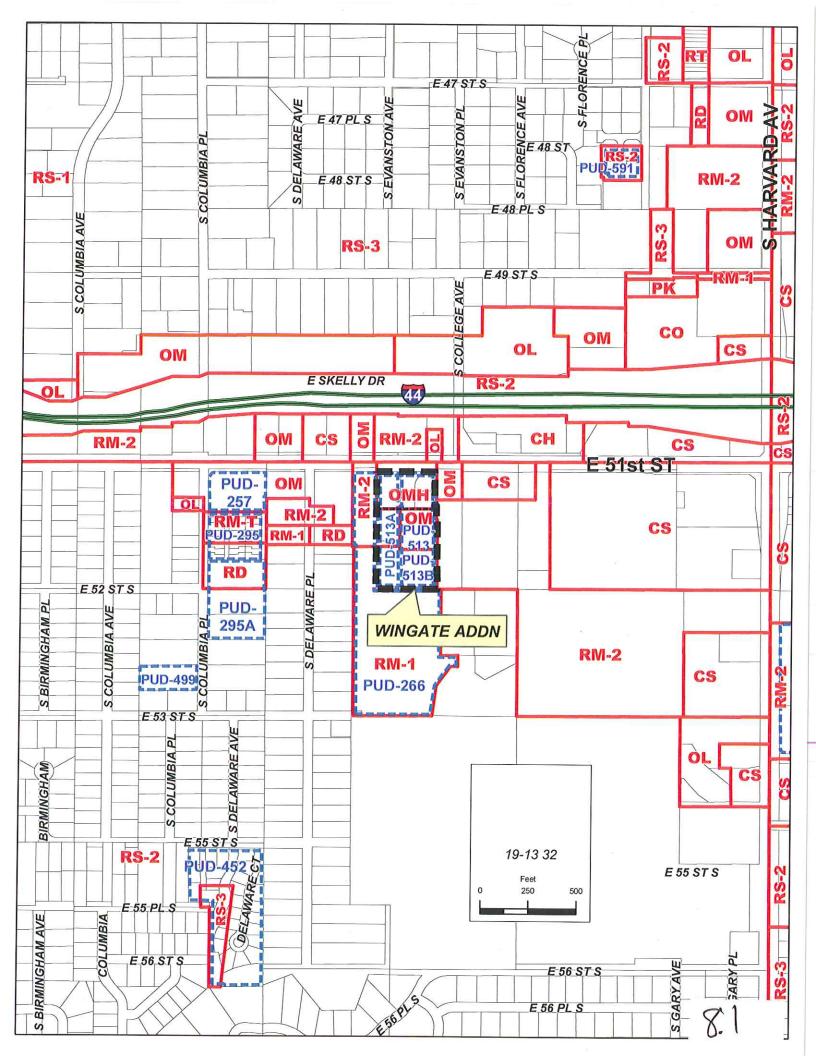
- 1. Proposed City of Tulsa Zoning Code Amendments.
- 2. Sign Advisory Board Proposed City of Tulsa Zoning Code Amendments/Benge

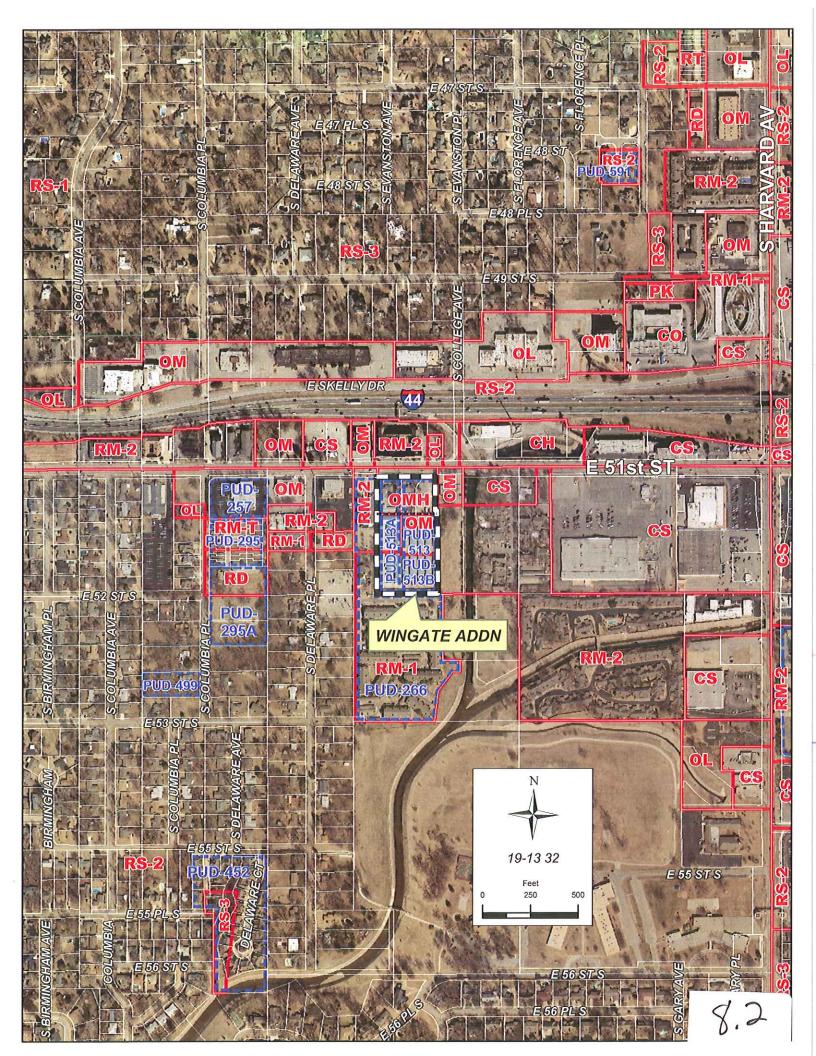
Adjourn.

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

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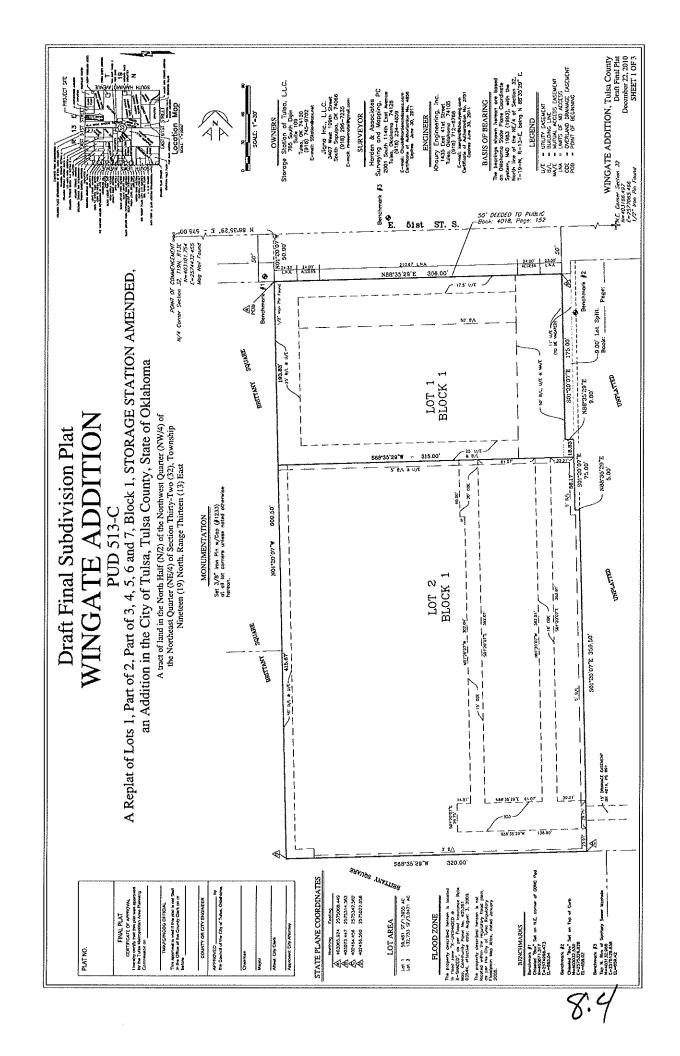


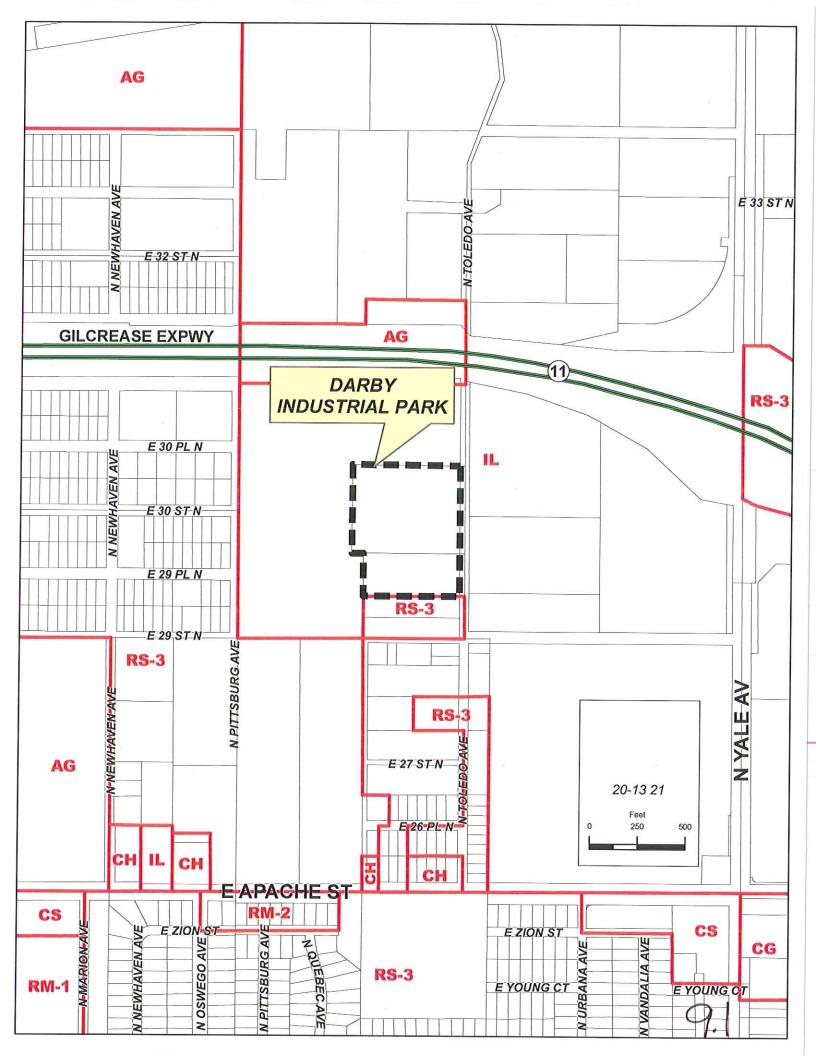
Final Subdivision Plat

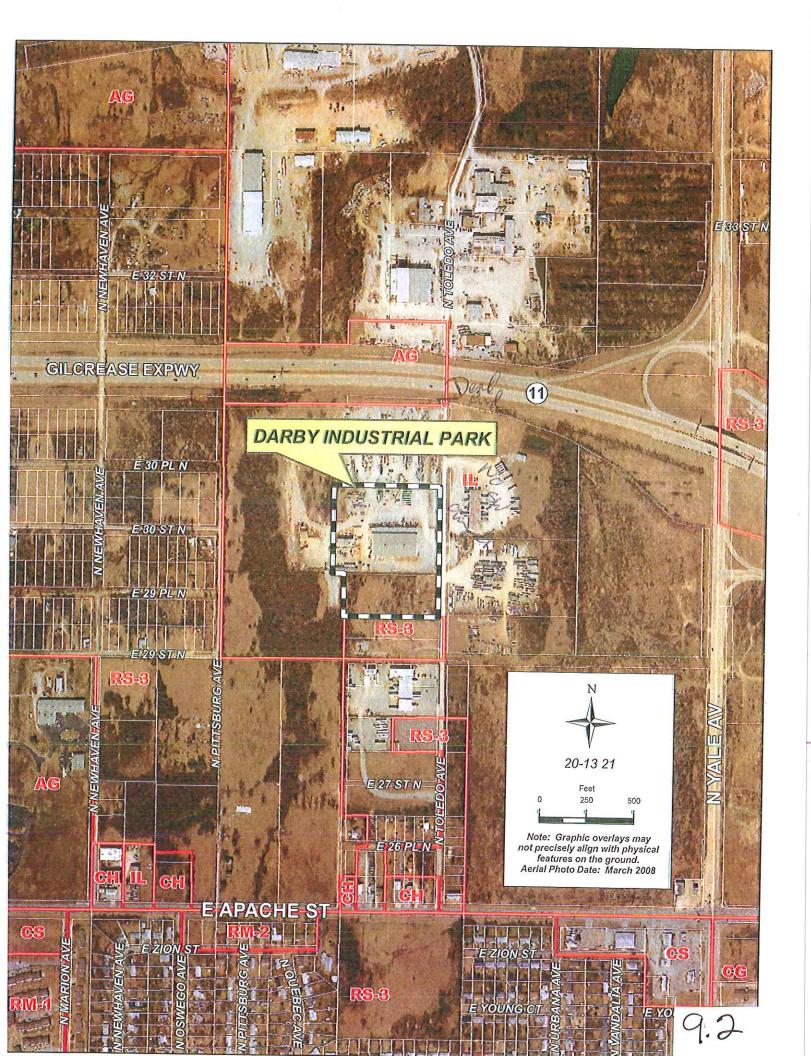
Wingate Addition - (9332) (CD 9) West of Southwest corner of East 51st Street and South Harvard Avenue

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

Staff recommends APPROVAL of the Final Plat. All release letters have been received.





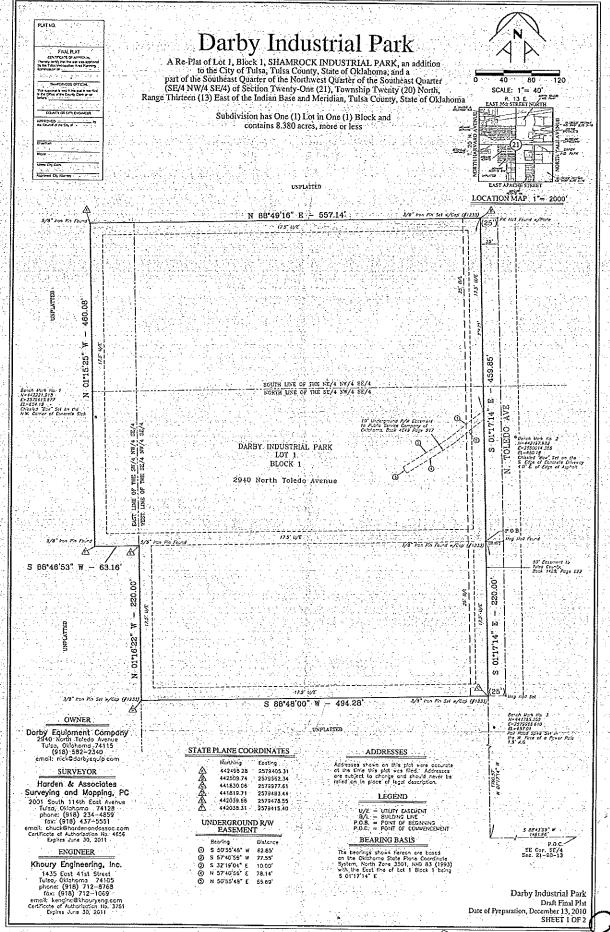


Final Subdivision Plat

Darby Industrial Park - (0321) (CD 3) 2940 North Toledo Avenue, North of Apache Street, West of North Toledo Avenue

This plat consists of 1 Lot, in 1 Block, on 8.38 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.



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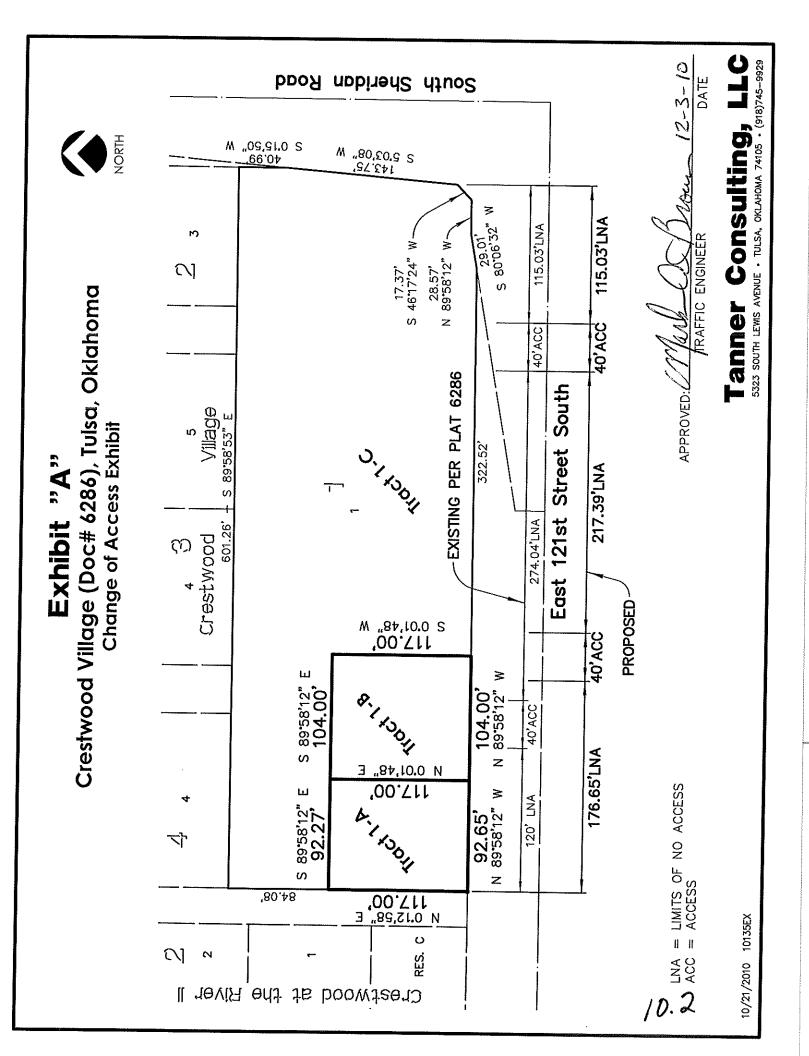
MOTERE

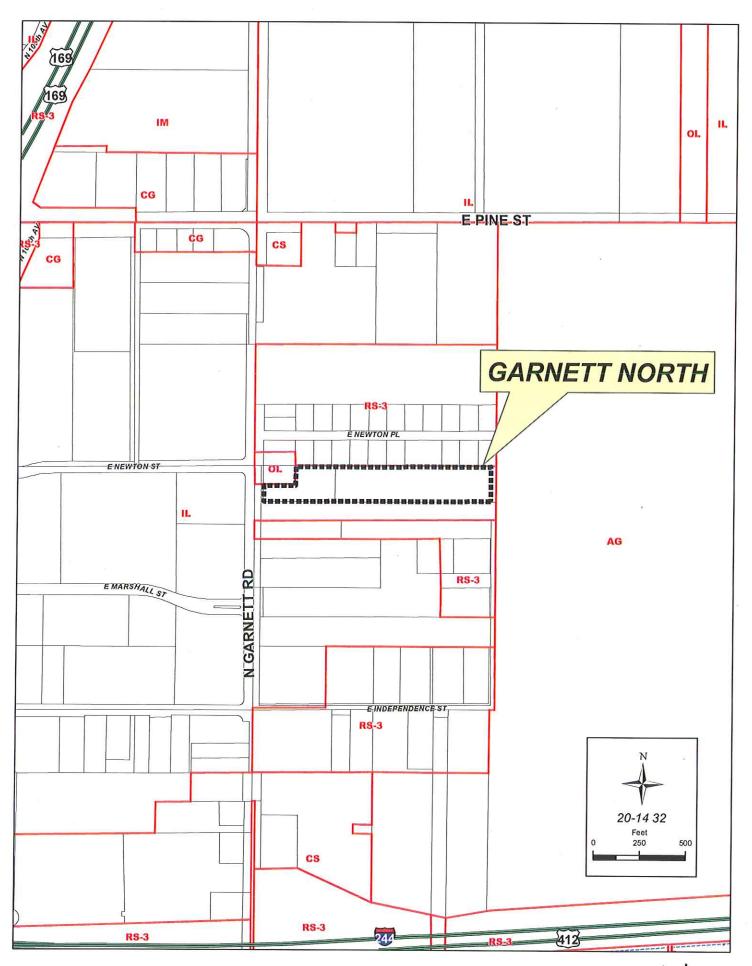
Change of Access on Recorded Plat TMAPC January 19, 2011

Lot 1, Block 1, Crestwood Village – (8334) (CD 8) Northwest corner of East 121st Street and South Sheridan Road

This application is made to allow a change of access to shift an existing access to the east along East 121st Street South. The property is zoned PUD 759 (CS/RS-3).

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.







<u>Garnett North</u> – (3204) (CD 6) East side of North Garnett, South of East Pine Street

Staff has no objection to the reinstatement of the plat as requested. It has been finalized and signed but was simply not filed of record in a timely manner.

Duane and Ann Cramer

1303 N. Garnett Tulsa, OK. 74116 (918) 438-2078

Jan 7, 2011

To: TMAPC

Re: Garnett North Minor sub

We let the plat filing expire; it was lay aside and overlook. Did not get it file before deadline.

We would like to renew because we are planning more devolvement.

Thank You, Ann Cramer Cell # 918-6884062

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County Carry EAST ARCHER LOST CONTRACTOR C:/HAMMOND/GARNORTHD NO. 1291h E. AVE. LOCATION MAP EAST PINE Я**-14-**Л GAON TIENANO O Š 9.75 0.75 S.M.S. במשבר באינ ל הניתיהיים מיני SKILLY-CASSTONN-5 ENGINEER/SURVETOR:
JOE E DONELSON, PEARLS.
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18NDY, ONLAHOTA 14008
191-266-3413
CA, NO. 20-34
EXP. DATE, 6/30/2001 UMPLATTED ส⁄ก เรม 05153 / IIS UNITEROVED OVER AND DRANKGE EAGETENT STREET CLOSED
FOR CROIMANCE
NO. 30015
EX. C. 135 関語リ A RESUBDIVISION OF LOT I AND THE NORTH 93.0 FEET OF LOT 2 COOLET'S SUBDIVISION, TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SITUATED IN THE W 1/2 OF THE NW 1/4 OF SECTION 32, T-2.0-N, R-14-E. GARNETT NORTH 16.89 1284.45 X0'8'7'0000 N 89 53 46 TH 5 83 31'06"W 40 m THO Y PLACE Jus. ne NO THE ٦ EAST プロシ・いた II' ROADWAY DEDICATED BY THIS PLAT NONTHUEST CORNER SECTION 32-20-14 150' (08) N 89'53'55'E X COOLEY'6 848 4 11' by Doo. 84, 330 3/n . \$ LL \ CAOR I 33 μğ DUANE A. CRAMER, JR and ANN M. CRAMER P.O. BOX 613 COUETA, OK. 14479 LEST LNE OF SECTION 33 17' ="33'58'28 N OUNER ğm

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OVERLAND DRAINAGE
EASEMENT LEGEND

> pter 13, Section 514 of the Oklahoma of as to all real estates, taxes involved in this sected by the current tax rails 14, has been provided in the CERTIFICATE

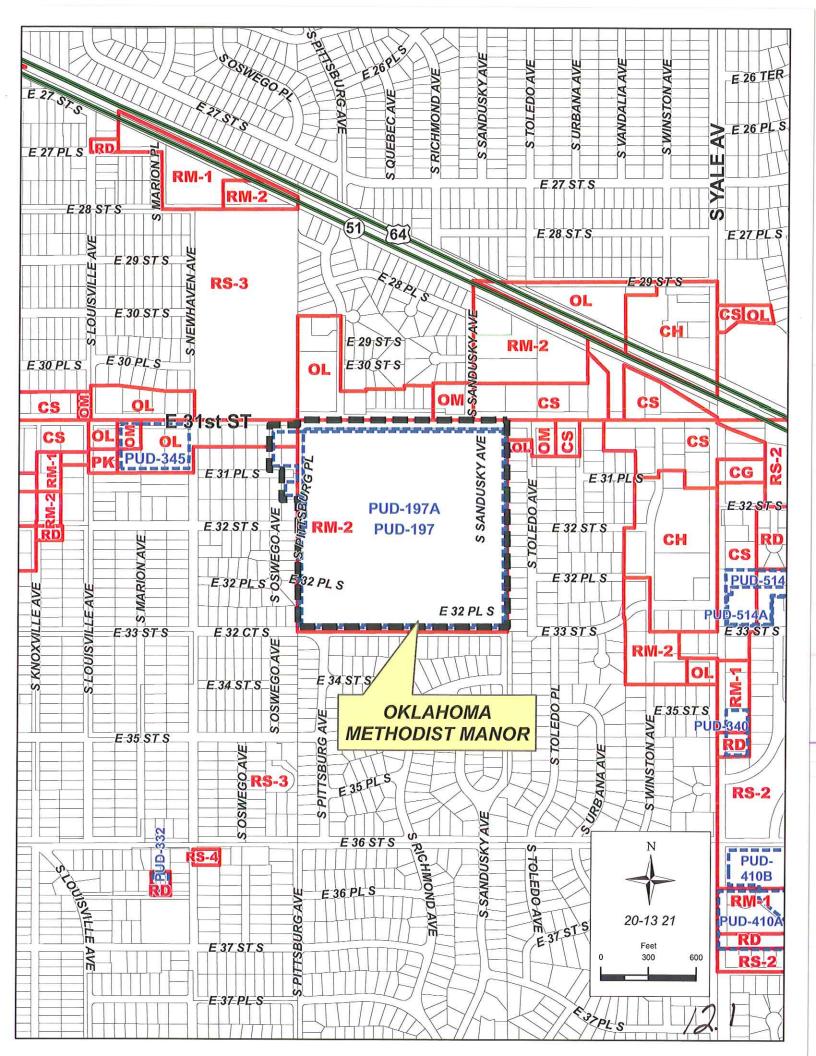
payment of 20 i plat may be filed of record. of the security deposit.

taxes not as yet

per trust receipt no.

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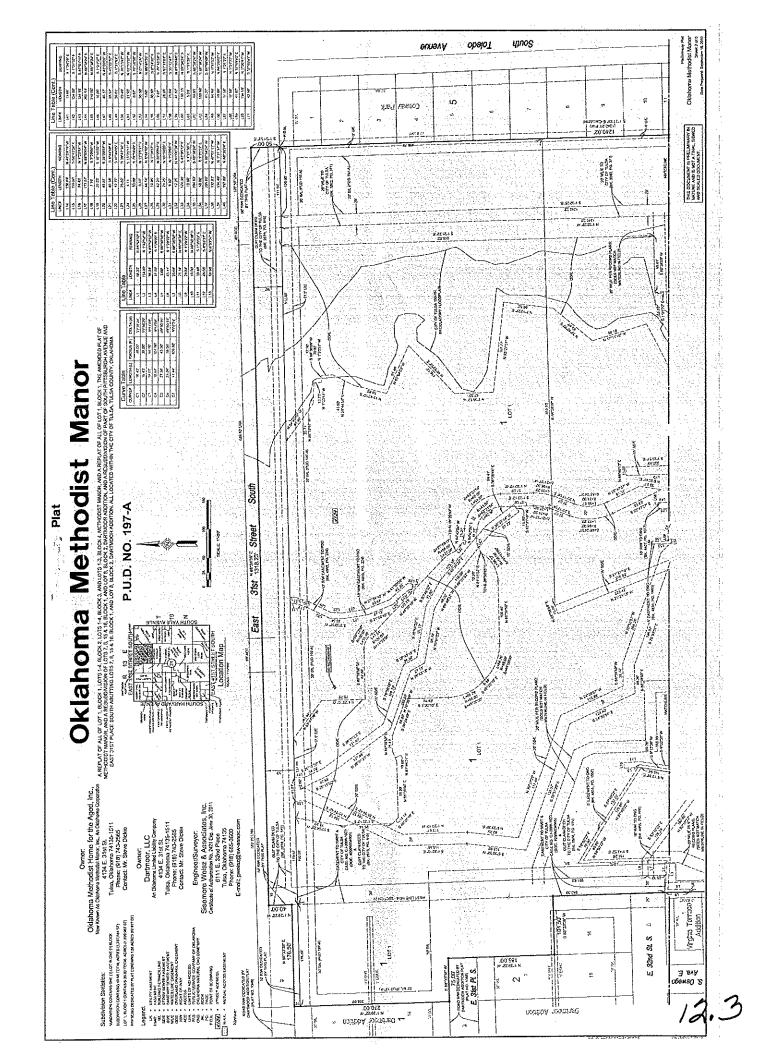


Final Subdivision Plat

Oklahoma Methodist Manner - (9321) (CD 9) 4234 East 31st Street South, South of East 31st Street South, West of South Yale Avenue

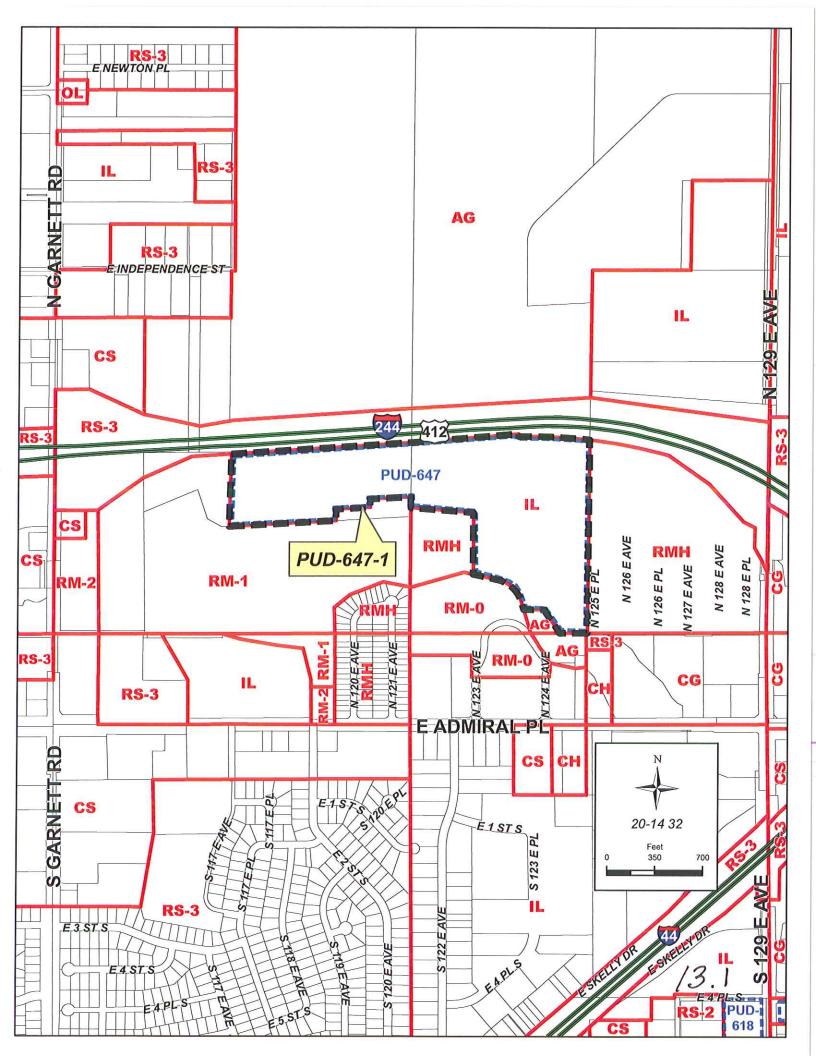
This plat consists of 1 Lots, in 1 Block, on 39.03 acres.

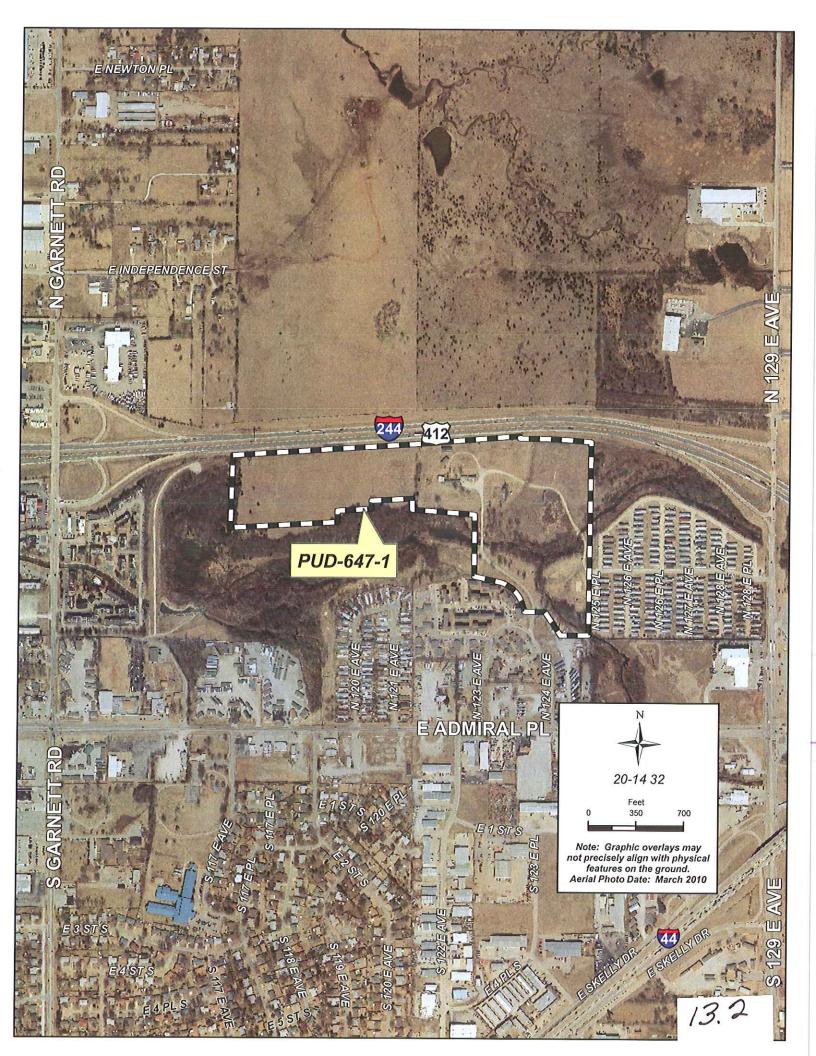
Staff recommends APPROVAL of the Final Plat. All release letters have been received.



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STAFF RECOMMENDATION

PUD-647-1:

Minor Amendment – Northwest of the northwest corner of East Admiral Place and North 129th East Avenue; TRS 20-14-32; CZM 39; Atlas 976; CD 6; IL/PUD.

The applicant is requesting a minor amendment to add digital technology to an existing outdoor advertising (OA) sign. Outdoor Advertising within Use Unit 21 – Signs and Outdoor Advertising is a permitted use within PUD-647. The request to digitize the OA sign is limited to the second of three permitted OA signs within the PUD (see Exhibit A). Any request to digitize either of the other two OA signs in the PUD would require an additional spacing verification from the Board of Adjustment (BOA) and minor amendment review from the TMAPC.

On January 11, 2011 the BOA in case #21203 verified the 1,200-foot spacing requirement between OA signs and Digitized OA signs.

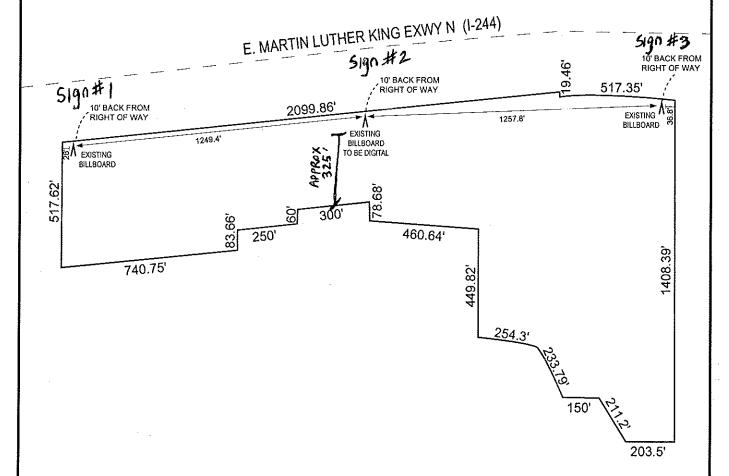
The nearest residentially zoned property is located approximately 325 feet to the south. This property is zoned RMH, is currently undeveloped and contains a significant amount of floodplain limiting future development opportunities. The nearest residentially used property is located approximately 1000 feet to the south and is separated from the subject property by a heavily wooded floodplain area (see case map aerial photograph).

With the spacing verification from the BOA and no impact to adjacent residentially zoned or residentially used property, staff recommends **APPROVAL** of minor amendment PUD-647-1.

Note: Approval of a minor amendment does not constitute detail sign plan approval.

SITE PLAN





DESCRIPTION

Part of the W/2, SE/4, tying South of the highway right-of-way beginning at the southwest corner of the SE/4, thence N 920', SE 460.674', S 449.62', SE 181.02', thence on a curve to the right 233.79', SE 68.64', E 150', SE 211.2', E 203.50', thence North to the South line of the highway, thence West along the right-of-way to the West line of the W/2, SE/4, thence South to POB, Section 32, T-20-N, R-14-E, and part of the E/2, SW/4, beginning 980' N of the Southeast corner SE/4, SW/4, thence N 404.15', W 1,316.51', S 517.62', E 740.75', N 83.66', E 250', N 60', E 300', to POB, Section 32, T-20-N, R-14-E From IL (Industrial Light District) To IL/PUD-647 (Industrial Light District/Planned Unit Development)

SCALE: 1" = 400"



EXHIBIT A

DISTANCE EXHIBIT REQUESTED BY: LAMAR OUTDOOR ADVERTISING PROJECT NO.: 10-091 EXISTING BILLBOARD NO. 2 (NON-DIGITAL) LAT: 36'10'00.5"N LONG: 95'50'48.3"W (MEASURED TO SOUTH END OF SIGN) 1-244 1378.81 = 1257.81 -EXISTING BILLBOARD NO. 3 (NON-DIGITAL) LAT: 36'09'58.6"N LONG: 95'50'16.4"W EXISTING BILLBOARD NO. I (NON-DIGITAL) LAT: 36'09'57,7"N LONG: 95'50'46.9"W EXISTING BILLBOARD (PROPOSED DIGITAL-WEST FACE) LAT: 36°09'58.5"N LONG: 95°50'31.7"W EAST ADMIRAL PLACE SURVEYOR'S STATEMENT I, the undersigned Licensed Professional Land Surveyor, hereby state that I or others under my direct supervision have accurately surveyed the above shown existing outdoor advertising signs. This exhibit shows the relationship of the existing sign poles as directed by Lamar Outdoor Advertising and is a true and correct representation to the best of my knowledge and belief of said survey. PRVEYING INC. p: 6/30/2011

Coreenny Euroyms, Inc.

2010 SOUTH 68TH EAST AVENUE, TULSA OKLAHOMA 74112 PHONE: (918) 744-5252 FAX: (918) 744-8361 SCALE: 1" = 500' REVISIONS:

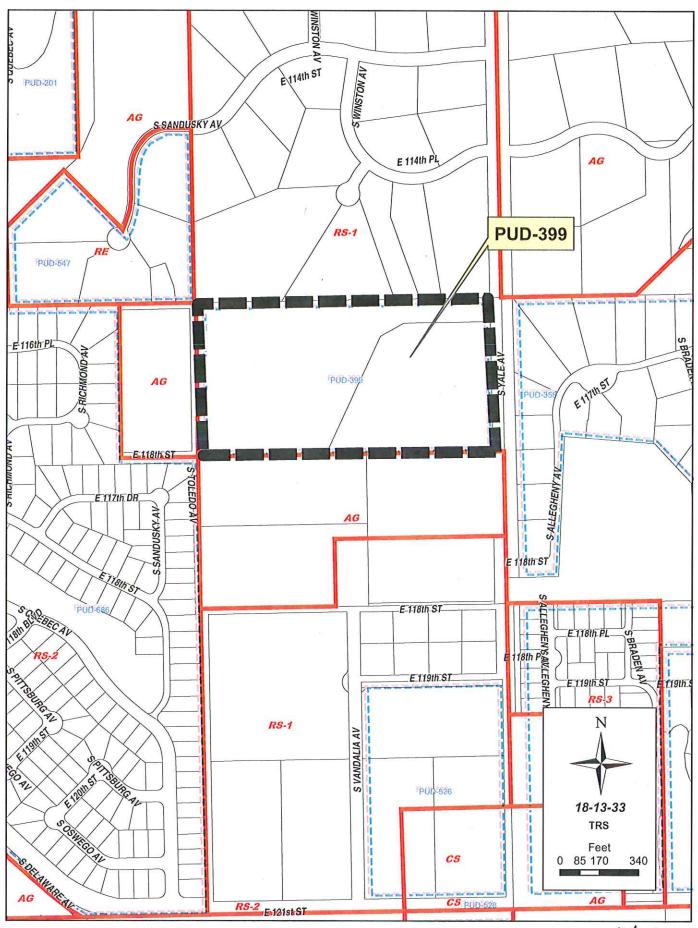
By.
Kally K. Schmidt, Vice President
PROFESSIONAL LAND BURVETOR NO. 1507
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EXHIBIT B

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STAFF RECOMMENDATION

PUD-399:

Detail Site Plan – North of the northwest corner of 121st Street South and South Yale Avenue; Part of Lot 2, Block 1 – Tom's Kids Addition; TRS 18-13-33; CZM 56; Atlas 3111; CD 8; RS-1/PUD.

The applicant is requesting approval of a detail site plan for a gated entry to a single family subdivision.

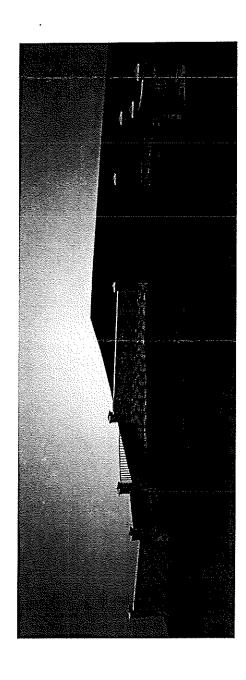
The gated entry meets the minimum setback requirements and has received the approval of the City of Tulsa Fire Marshall and Traffic Engineer. A sidewalk will be constructed along Yale Avenue within the limits of the PUD as required by Tulsa Subdivision Regulations.

Staff recommends APPROVAL of the detail site plan for PUD-399.

<u>Note</u>: Detail site plan approval does not constitute landscape and sign plan approval nor does is constitute approval of the proposed wall along Yale Avenue.

TOMSKIDS

Entrance Feature Plans

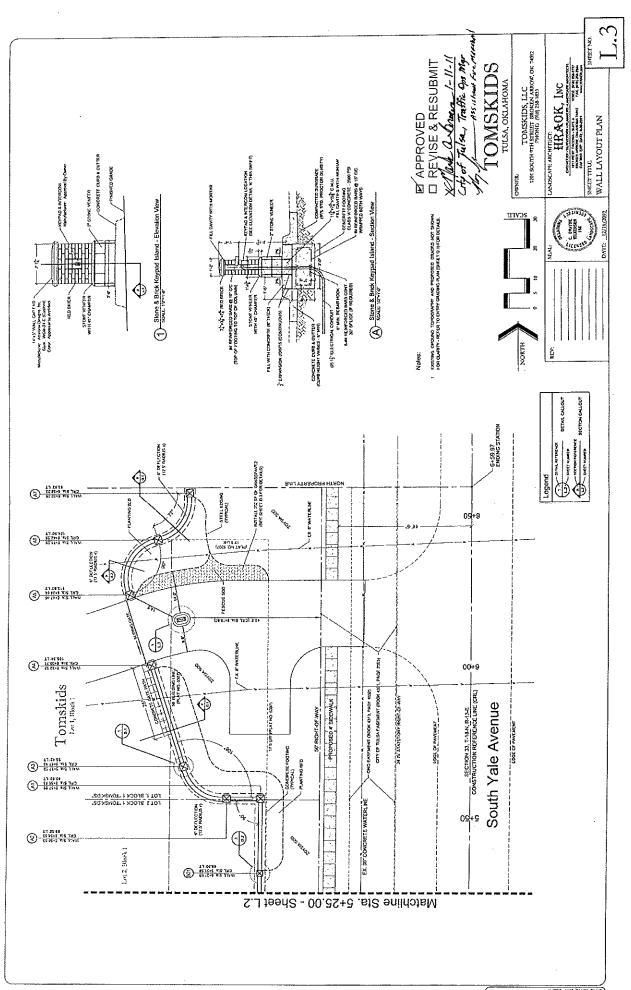


TONNER / DEVELOPER

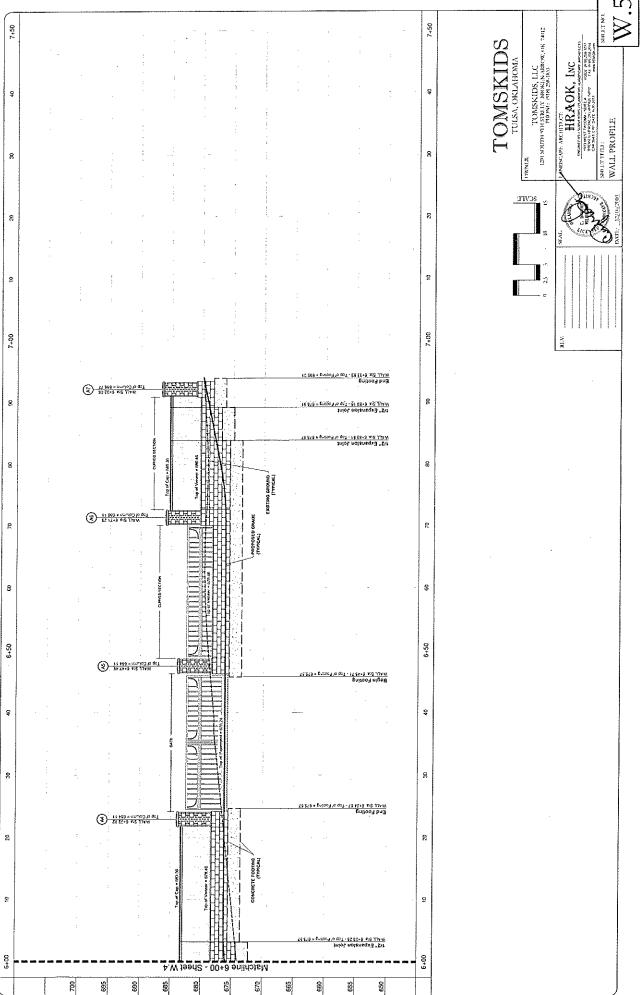
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2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | www.TMAPC.org

MEMORANDUM

TO:

TMAPC MEMBERS

GARY HAMER, CITY OF TULSA, MANAGER, CAPITAL PLANNING

FROM:

DANE MATTHEWS, AICP, ASSISTANT MANAGER. LAND

DEVELOPMENT SERVICES

SUBJECT: FY 11-15 CIP Amendment

DATE:

January 7, 2011

COPY:

Barbara Huntsinger

I have reviewed the proposed addition to the City's Capital Improvements Program, FY 11-15. It involves an upgrade to the existing 14-year old CAD dispatch system, which is badly outdated. Moreover, it involves emergency dispatches from the Police and Fire Departments and EMSA, and the upgrade will enable all three departments to be on the same system for the first time. This will result in reduced response times and greater information sharing. No changes to the physical plant now occupied by the current CAD system are planned.

As you know, the TMAPC is charged with review of all CIP requests for relationship to the Comprehensive Plan. The Comprehensive Plan is generally supportive of public safety, health and well-being. The Plan, by its nature is general and this request is beyond the scope of the plan. Staff believes that the request is in accord with the intent of the plan and recommends that the TMAPC find likewise.



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

To:

Dane Matthews,

Assistant Manager TMAPC

From:

Gary Hamer, Manager

Capital Planning

Date:

January 7, 2011

Subject:

FY 11-15 CIP Amendment

The City of Tulsa recently determined the need to update the computer aided dispatch system (CAD). The current system is not integrated with all of the public safety responders, is over 14 years old, and due to its age is expensive to maintain. The City will realize substantial savings and efficiencies by upgrading the system. The improvements will be made to the existing E-911 center located at 801 E. Oklahoma Street in the Lansing Industrial Park no structural or use changes will be made to the facility. I have attached a project description for your review. Currently, this project 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.

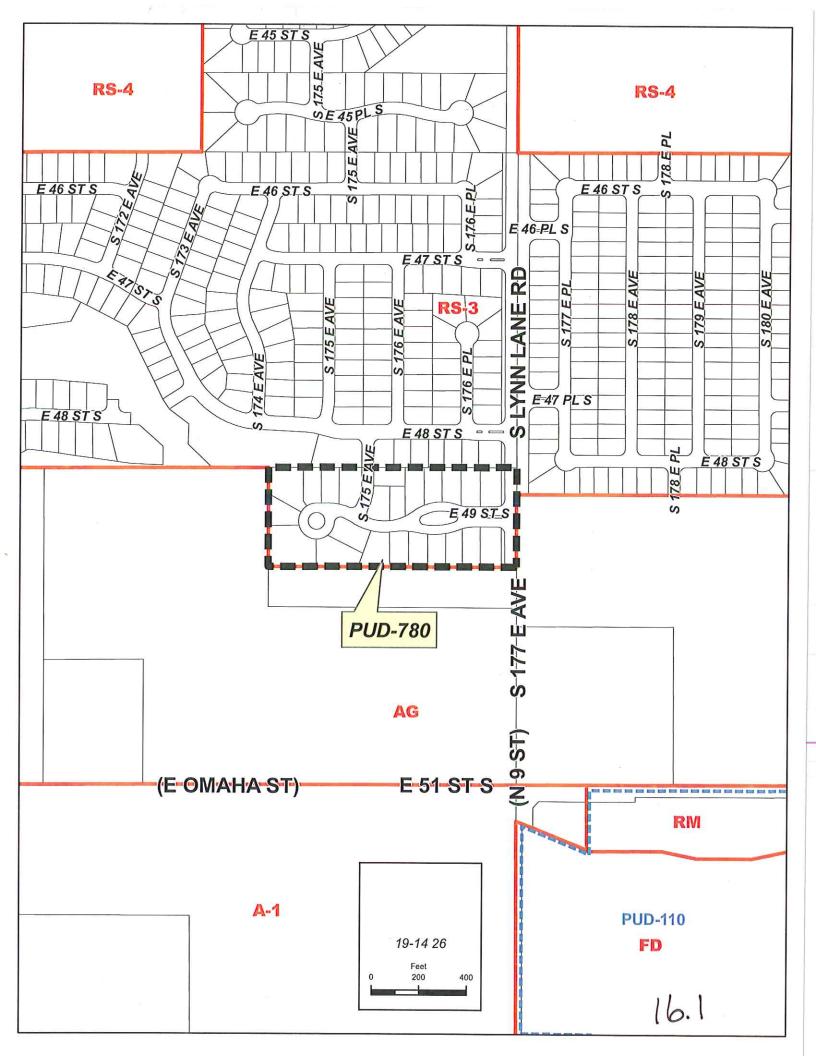
Attachments

City of Tulsa CAPITAL PROJECT F	REQUEST		New Request Revised Previou	ıs Request		F	Request Year: Y 2011-2012
PROJECT TITLE (Be specifi	îr- i e "Renlare Con	vention (Center Air Handle	r I Init"		***************************************	
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REQUESTING DEPT.	ompator 7 tidea	<u> </u>	CONTACT PER			V	
Information Techno	ology		Thomas G	olliver			
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and the software ne							divaro
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the first time ever.							
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The project has bee							
contractual agreem	ent has been	comp	leted and is	ready of mayo	ral appr	oval. The p	roject
is ready to move for	rward. If it can	start	within a few	weeks, the Ci	ty can sa	ave approx	imately
\$70,000 by not hav	ing to pay the	annı	ıal maintena	nce to the incu	ımbent (AD provid	ler.
LOCATION OF PROJECT (A	· ·	•					
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	REPLACEMENT		REHAB	ESTIMATED USEFU	LLIFE (IN)	EARS)	
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C) CONSTRUCTION	\$	-		(C) CAPITAL EQU REPLACEMEN	IDMENT	\$	
D) EQUIPPING	\$1,914,	172					
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IME NEEDED TO DESIGN	RELATIONSH	IP TO C	THER CAPITAL	PROJECTS			
CONSTRUCT PROJECT	None						
IN YEARS) 1							
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<u>Fulsa Police Departi</u>	<u>ment, Tulsa Fi</u>	re			*********	·····	
Department, and EM	ISA.						
IGNATURE OF REQUESTIN	IG DEPARTMENT H	RDESIGNEE			DATE		
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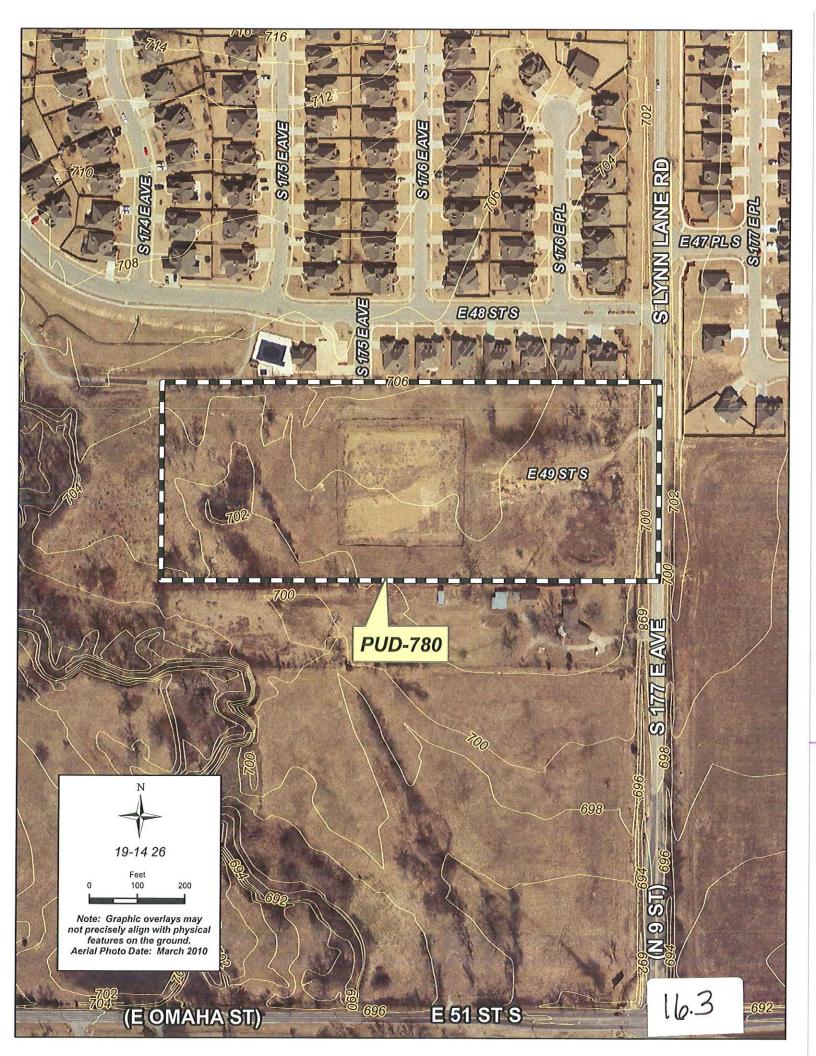
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New Request

City of Tulsa







TULSA METROPOLITAN AREA PLANNING COMMISSION CASE REPORT

APPLICATION: PUD-780

SUMMARY OF RECOMMENDATIONS:

TRS 9426

Atlas 0

CZM 50

CD-6

TMAPC Hearing Date: January 19, 2011*

*Continued from January 5, 2011

Applicant: HRAOK, Inc./ Dwayne Wilkerson

Tract Size: 9.93+ acres

ADDRESS/GENERAL LOCATION:

North of northwest corner of East 51st Street and South

177th East Avenue

EXISTING ZONING:

RS-3

EXISTING USE:

Vacant

PROPOSED ZONING:

RS-3/PUD-780

PROPOSED USE:

Single family/gated

community

ZONING ORDINANCE: Ordinance number 21016 dated February 28, 2005, established zoning for the subject property.

RELEVANT ZONING HISTORY:

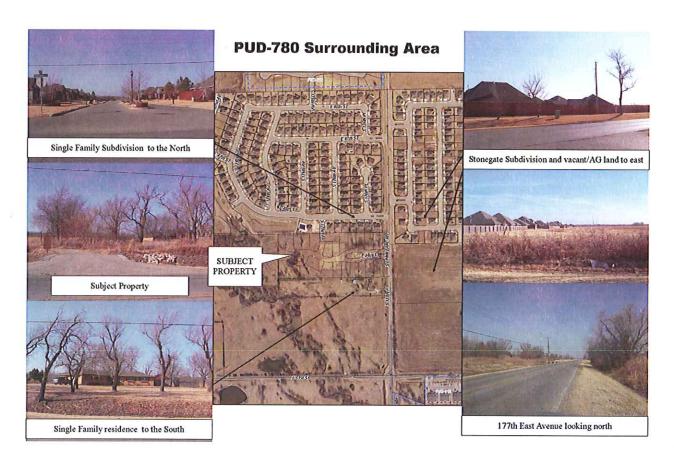
<u>Z-6970 February 2005:</u> All concurred in approval of a request to rezone a ten-acre tract located south of the southwest corner of East 49th Street and South 177th East Avenue, from AG to RS-3.

PUD-711 February 2005: Approval was granted for a gated single-family development for 38 lots. The property is located west of the northwest corner of East 51st Street and South 177th East Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 9.93+ acres in size and is located north of northwest corner of East 51st Street and South 177th East Avenue. The property is vacant and is zoned RS-3.

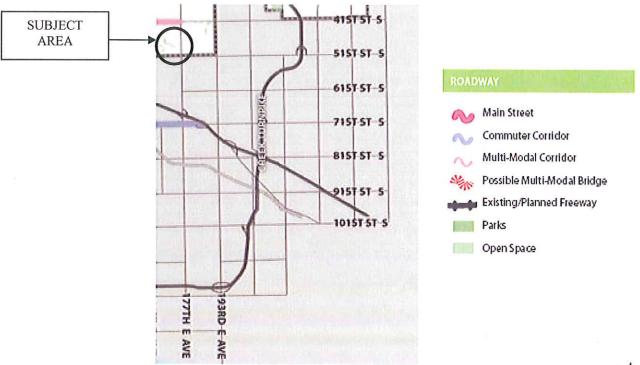
SURROUNDING AREA: The subject tract is abutted on the east by 177th East Avenue and then partially by vacant land zoned AG and the Stonegate subdivision, zoned RS-3; on the north by Oxford Park, zoned RS-3; on the south by a large tract with a single family dwelling. zoned AG; and on the west by vacant land, zoned AG.



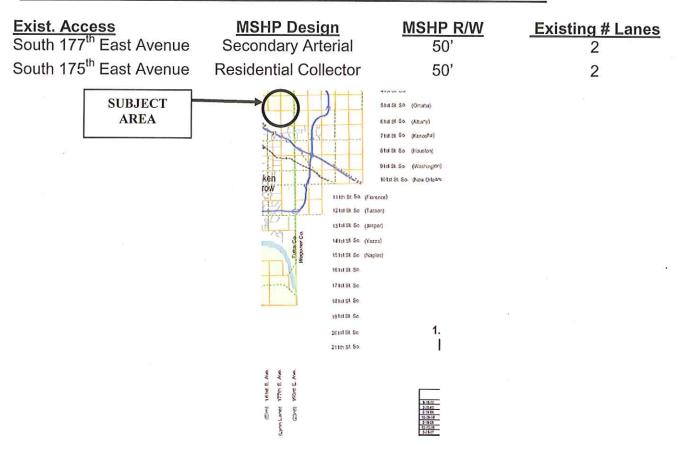
A large version of this exhibit is attached.

UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:
The Tulsa Comprehensive Plan does not designate 51st Street South or 177th East Avenue.



TULSA METROPOLITAN AREA MAJOR STREET and HIGHWAY PLAN:



RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies this area as an Area of Stability and as an Existing Neighborhood. Staff contends the proposed PUD is in accord with the Plan.





STAFF RECOMMENDATION:

Proposed PUD-780 is a 9.93 acre tract located north of the northwest corner of 51st Street South and 177th East Avenue. The tract is vacant, relatively flat, zoned RS-3 and was platted as Stanford Court in 2005. There is no zoning change requested with this application. The existing plat will be vacated and the property re-platted as a 21-lot single family subdivision. Stanford Court proposed 23 single family lots. The underlying RS-3 zoning would permit 51 dwelling units.

The purpose of the PUD is to allow for the subdivision to be gated with private streets. There is also a request to relax the building height limitation from 35 feet to 40 feet. All other bulk and area requirements of the RS-3 district will be met. Sidewalks will be constructed on both sides of the residential street that will connect to the PUD to the subdivision to the north and to 177th East Avenue. Sidewalks will also be constructed along 177th East Avenue within the project limits. With respect to the Tulsa Comprehensive Plan and subdivision connectivity, a stub street to the south might be contemplated but there is a floodplain issue. Also, the 90 acre tract to the south is owned by St. John Health System and is unlikely to be developed residentially.

Staff finds the proposed use and intensity of development to be in harmony with the spirit and intent of the Code. With the zoning of the property established and the property identified by the Tulsa Comprehensive Plan as an Area of Stability and an Existing neighborhood, staff finds PUD-780 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends APPROVAL of PUD-780 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval. unless modified herein.

2. Development Standards:

Gross Land Area:

9.93 acres

Permitted uses:

Use Unit 6, Single-Family Dwellings and within Reserve B, stormwater detention facility and customary residential park amenities

permitted by City of Tulsa Public Works.

Maximum Permitted Dwelling Units:

21

Setbacks:

Per the RS-3 zoning district.

Maximum Building Height:

2 stories, not to exceed 40'

Minimum Livability Space:

4,000 sf on each lot

Off Street Parking:

Per sections 1206 and 1303-D of the

Tulsa Zoning Code.

Street Design and Pedestrian Access:

All streets will be constructed to meet or exceed the minimum standards defined by the City of Tulsa for public minor residential street construction. No residential lots will be allowed to have direct vehicular or pedestrian access to South 177th East Avenue.

Sidewalks will be constructed on both sides of the street within the street right of way as except at the subdivision entrance where a sidewalk and pedestrian gate will be placed on the north side of East 49th Street South. A sidewalk plan is depicted on the Conceptual Landscaping and Screening Plan. Sidewalks will also be constructed along South 177th East Avenue within the project limits.

A north-south gated stub street will connect to South 175th East Avenue, and the subdivision abutting the north boundary of the PUD. This will provide emergency access and access for the residents within the PUD.

Landscape and Screening Standards:

A screening fence with a minimum height of 6 feet will be provided along South 177th East Avenue within a five-foot fence and landscaping easement.

All fencing, landscaping, gates and appurtenances which are placed in a reserve area or fence and landscape easement will be maintained by the homeowners association.

Signs:

One (1) identification sign may be erected on each perimeter street frontage of the subdivision. The signs shall not exceed two-tenths (2/10) of a square foot of display surface area per lineal foot of street frontage; provided that in no event shall the sign be restricted to less than thirty-two (32) square feet nor permitted to exceed one hundred fifty (150) square feet of display surface area. The signs shall not exceed twenty (20) feet in height, and illumination, if any, shall be by constant light.

Should the signs be placed within or on a perimeter wall or fence the permitted display surface area may be divided into two signs placed on wither side of the subdivision entry

Site Plan Review:

For the purposes of detail site plan review, the approved final plat shall serve as the detailed site plan for the individual lots within the PUD.

- 3. No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
- 4. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
- 5. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater

drainage structures and detention areas serving the PUD have been installed in accordance with approved plans.

- 6. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, sidewalks and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures or areas within the PUD.
- 7. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
- 8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
- 9. Entry gates or guardhouses and perimeter walls or fences, if proposed, must receive detail site plan approval from TMAPC prior to issuance of a building permit. The plans for entry gates must receive the signature of the City of Tulsa Fire Marshall and Traffic Engineer prior to submittal for detail site plan review by the TMAPC.
- 10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during the subdivision platting process.

TAC Comments:

General: No comments.

Water: A 12-inch water main line exists along the west side of 177th East Ave.

Fire: Provide fire hydrant coverage per appendix B&C of International Fire Code 2006 ed.

Stormwater: See comments on the Preliminary Plat for "The Boulevard".

Wastewater: See comments on the Preliminary Plat for "The Boulevard".

Transportation: See comments on the Preliminary Plat for "The Boulevard".

Traffic: No comments.

INCOG Transportation:

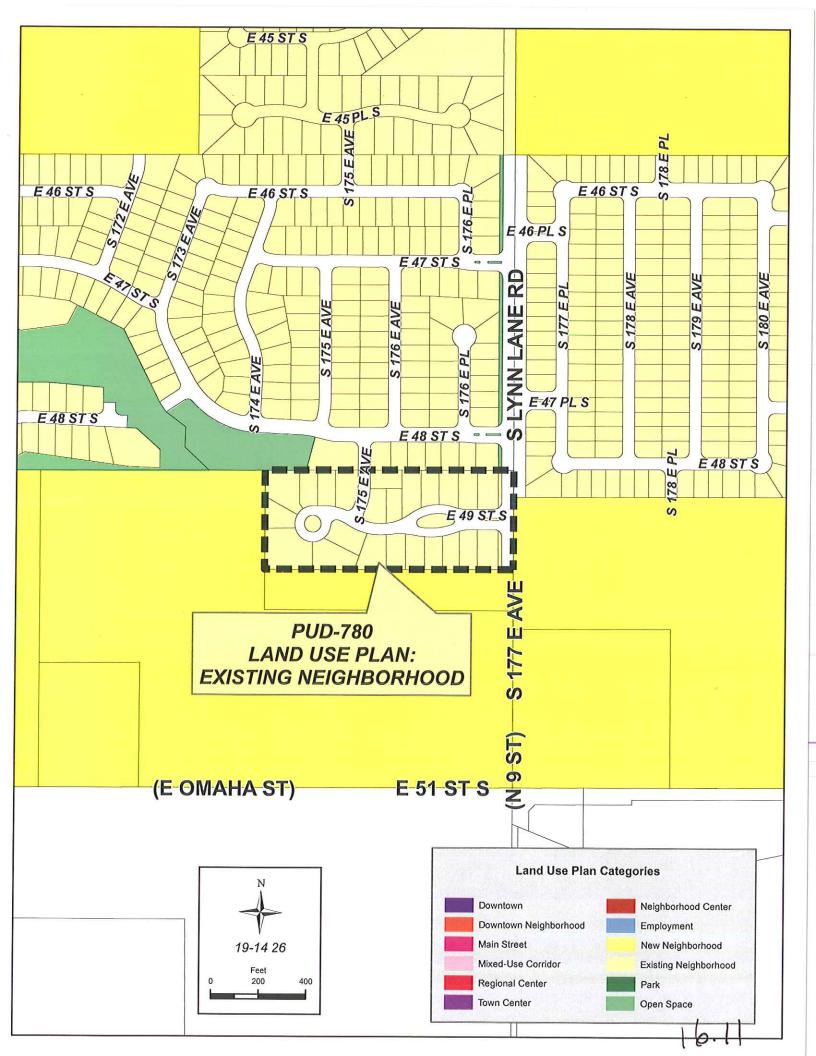
- MSHP: S. 177th East Ave (Lynn Lane Rd) is a designated secondary arterial.
- LRTP: S. 177th E. Ave, between 51st St. S. and 41st St. S., existing 2 lanes. Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- TMP: S. 177th East Ave is a planned on-street bikeway
- Transit: No comments.

GIS: No comments.

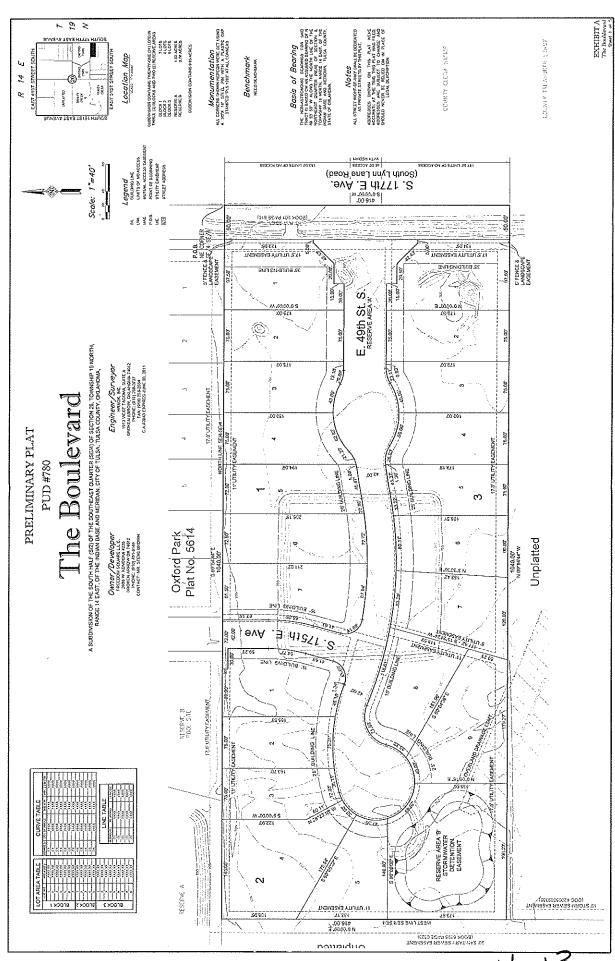
Street Addressing: No comments.

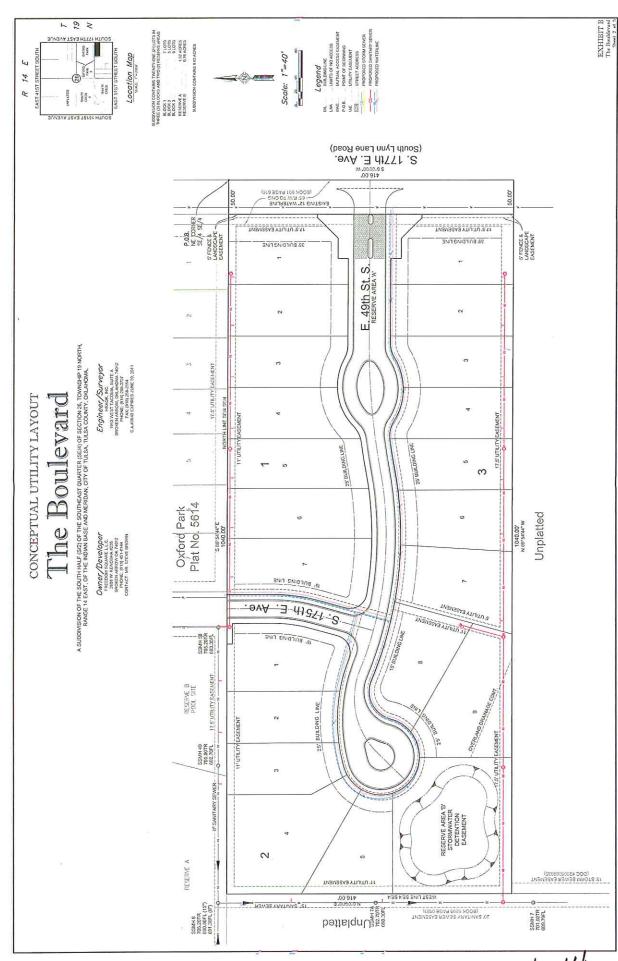
County Engineer: No comments.

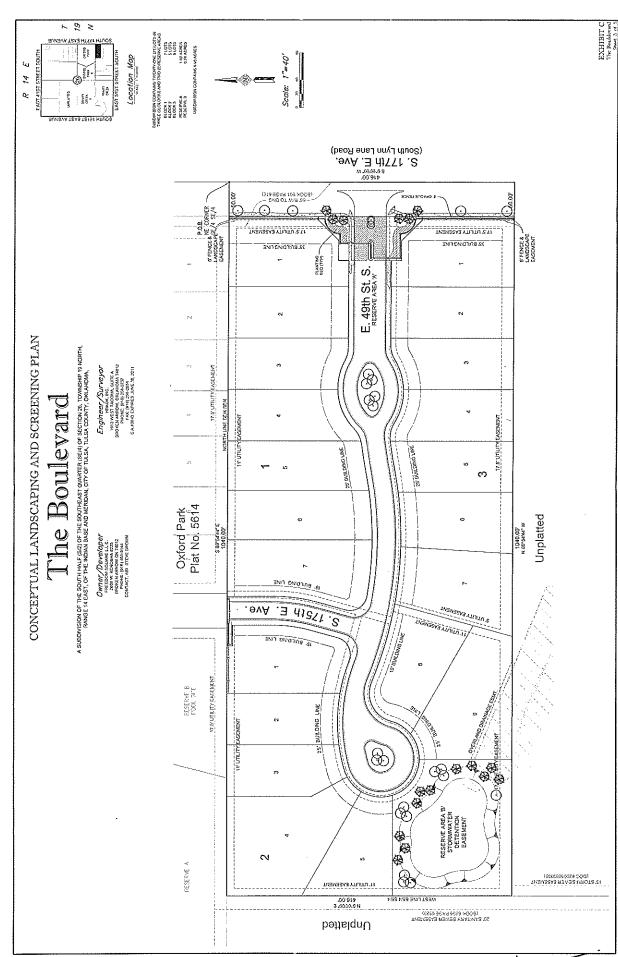




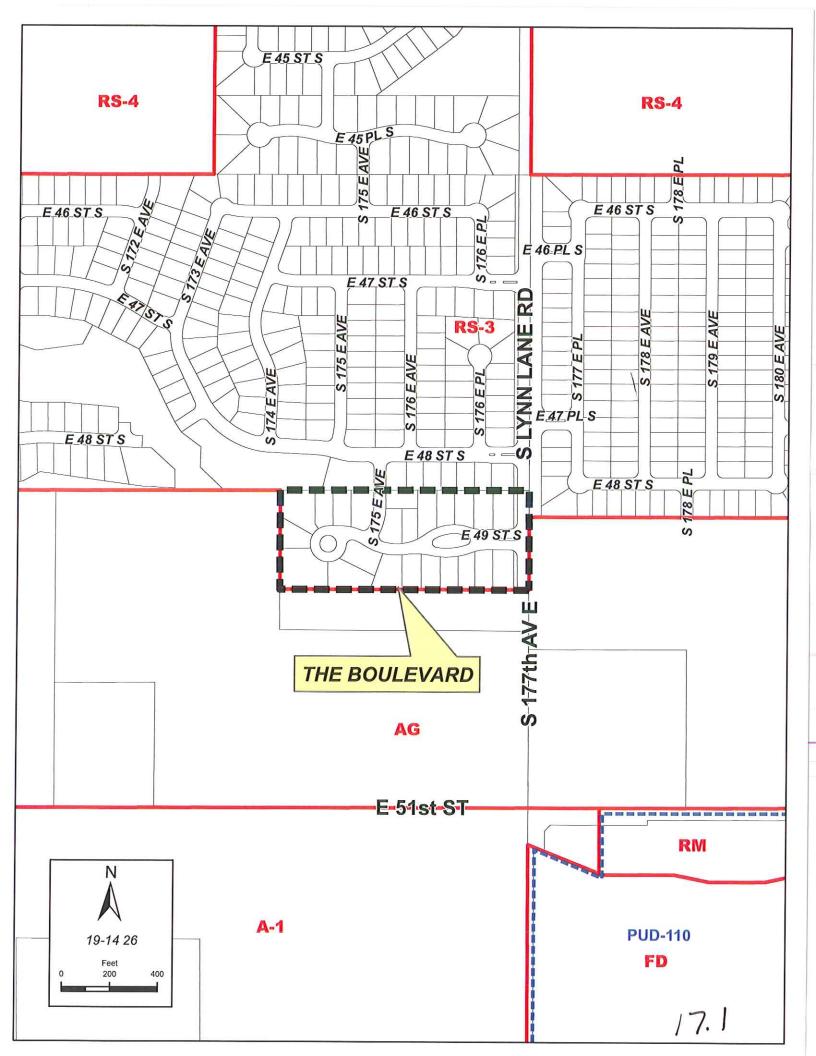








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PRELIMINARY SUBDIVISION PLAT

The Boulevard - (9428) (CD 6)

North of the Northwest corner of East 51st Street and South 177the East Avenue

This plat consists of 21 Lots, 3 Blocks, on 9.93 acres.

The following issues were discussed December 16, 2010, at the Technical Advisory Committee (TAC) meetings:

- 1. Zoning: The property is zoned Planned Unit Development 780 (pending), RS-3 underlying existing zoning. The property has previously been platted as Stanford Court and was filed of record in 2005. Public streets with a stub street to connect to the north to the Oxford Park subdivision were planned. The Boulevard proposed a Planned Unit Development with private streets and gates. There is an area of floodplain to the south of the subdivision. The existing subdivision on the site will be vacated. The infrastructure is not in place. With respect to the Tulsa Comprehensive Plan and subdivision connectivity, a stub to the south might be contemplated but there is a floodplain issue. The Oxford Park subdivisions to the north have good existing connectivity. There is commercial or office type of development contemplated to the south in the future. A gate plan should be shown.
- 2. Streets: Reference plat number or book and page number for right-of-way along South 177th East Avenue. Is 175th East Avenue public or private? Show Limits of No Access and access along 177th East Avenue. Show radius for cul de sac. Per subdivision regulations radius must be at least 48 feet for the paving. 175th East Avenue may need to be continued to the south for public connectivity. Separate section required for sidewalks. The section relating to street design and access limitation is not acceptable. Sidewalks must be provided on both sides of 49th Street to 177th East Avenue. Any other configuration requires a waiver from TMAPC. Reference to stub street to the north needs to be deleted if 175th East Avenue is continued to the south. Two car stack length is required from the keypad to the back of curb at 177th East Avenue.
- 3. Sewer: The total utility easement between Lots 8 and 9 and Lot 7 of Block 3 should be at least 22 feet. Continue the 17.5 foot utility easement along the east plat boundary across Reserve A. Add a 15 foot sanitary sewer easement, with the pipe centered within the easement, across South 175th East Avenue. The proposed sanitary sewer extension in Block 1 must be located 7 feet south of the north boundary line. Lots 4 and 5, Block 2, will not be allowed to tap the existing 15 inch for sanitary sewer service. Lot 4 can access the existing 8 inch along the north property line. A mainline extension must be provided to serve Lot 5, Block 2.

- **4. Water:** Show platted waterline and utility/building line easements adjacent to private roadways. Add water line easement language. A looped waterline extension is required. A 10 foot waterline easement adjacent to a utility easement/building line will be acceptable.
- 5. Storm Drainage: All floodplains within multi-lot subdivisions must be placed in a Reserve and an overland drainage easement. Reserve Area 'C' would be acceptable. Section 1.1 must be revised to reflect standard language for an overland drainage easement Reserve Area 'C'. Add a roof drainage subsection to Section I, to require all roof drainage to be piped to Reserve Area 'A', and thence collected and piped to Reserve Area 'B'. The conceptual drainage plan should include pipes and inlets.
- 6. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.
- 7. Other: Fire: Provide fire hydrant coverage per appendix B and C of International Fire Code (2006 edition). GIS: Label all subdivisions within the mile section of the location map (for example Oxford Court). Provide the e-mail address for the surveyor/engineer. Add the date of preparation. Please provide benchmark information. Provide a closer Basis of Bearings. Submit a subdivision control data form. In describing the plat, replace phrases like "due south" and "due north" with actual bearings to match what is shown on the face of the plat. Provide square footage of each lot and reserve. Show address of each lot.

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. None requested.

Special Conditions:

1. The concerns of the public works department and development services staff must be taken care of to their satisfaction.

Standard Conditions:

 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.

