

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2570

Wednesday, January 20, 2010, 1:30 p.m.

City Council Chambers

One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Cantrell	McArtor	Alberty	Boulden, Legal
Carnes	Shivel	Bates	Steele, Sr. Eng.
Dix		Fernandez	
Leighty		Huntsinger	
Liotta		Matthews	
Marshall		Sansone	
Midget			
Walker			
Wright			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Wednesday, January 13, 2010 at 9:58 a.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Cantrell called the meeting to order at 1:34 p.m.

REPORTS:

Director's Report:

Mr. Alberty reported on the BOCC and City Council agendas. Mr. Alberty indicated that there would not be a City Council meeting this week.

Mr. Alberty reported on the TMAPC receipts for the Month of December 2009. He indicated that the numbers continue to decline.

Mr. Liotta out at 1:35 p.m.

Minutes:

Approval of the minutes of December 16, 2009, Meeting No. 2568

On **MOTION** of **LEIGHTY**, the TMAPC voted 7-0-0 (Cantrell, Carnes, Dix, Leighty, Marshall, Walker, Wright "aye"; no "nays"; none "abstaining"; Liotta, McArtor, Midget, Shivel "absent") to **APPROVE** the minutes of the meeting of December 16, 2009, Meeting No. 2568.

Mr. Liotta in at 1:36 p.m.

Minutes:

Approval of the minutes of January 5, 2010, Meeting No. 2569

On **MOTION** of **LEIGHTY**, the TMAPC voted 8-0-0 (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, Walker, Wright "aye"; no "nays"; none "abstaining"; McArtor, Midget, Shivel "absent") to **APPROVE** the minutes of the meeting of January 5, 2010, Meeting No. 2569.

Mr. Midget in at 1:37 p.m.

CONSENT AGENDA

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

3. **AC-095 – Wallace Engineering/Jim Beach/Jenks** (PD-26) (CD-2)

Public Schools

East of the northeast corner of Riverside Parkway and 101st Street South (Alternative Compliance Landscape Plan to increase the total number of parking area trees, and increasing the total number of trees on site.)

STAFF RECOMMENDATION:

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

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

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

Therefore, staff recommends **APPROVAL** of AC-095 for Lot 1, Block 1 – Jenk’s Grade Center.

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; McArtor, Shivel "absent") to **APPROVE** the consent agenda Item 3, AC-095 Alternative Compliance Landscape Plan per staff recommendation and revised plan (Exhibits A and B) as presented by staff 1/20/10.

PUBLIC HEARING

4. **Jim Norton IV** – (2483) Minor Subdivision Plat (PD 26) (CD 8)
South of Creek Turnpike, East of South Memorial Drive, 8383 East 98th
Street

STAFF RECOMMENDATION:

This plat consists of one lot, one block, on 2.61 acres.

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

1. **Zoning:** The property is zoned Planned Unit Development 411-C/CO.
2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** Section 1C is not the latest standard language.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.

GIS: Submit subdivision control data sheet. The west arrow from the Mutual Access Easement document reference note points to the wrong line. Subdivision regulations require the area of each lot to be given in square

feet as well as acres.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general

location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **WRIGHT**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; McArtor, Shivel "absent") to **APPROVE** minor subdivision plat for Jim Norton IV, subject to special conditions and standard conditions per staff recommendation.

5. **River Oaks Park** –(8307) Minor Subdivision Plat (PD 18A) (CD 2)

Northeast corner of South Riverside Drive and East 75th Place South
(Request continuance to 2/2/10 for further Technical Advisory Committee Review)

STAFF RECOMMENDATION:

There is a request to continue this case to February 2, 2010 for further Technical Advisory Committee review.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; McArtor, Shivel "absent") to **CONTINUE** the minor subdivision plat for River Oaks Park to February 2, 2010.

OTHER BUSINESS:

Commissioners' Comments

Ms. Cantrell wished a belated Happy Birthday to Mr. Leighty and a Happy Birthday to Mr. Liotta.

There being no further business, the Chair declared the meeting adjourned at 1:40 p.m.

Date Approved:

2/2/2010



Chairman

ATTEST:



Secretary

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