

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2594

Wednesday, January 19, 2011, 1:30 p.m.

City Council Chamber

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

Members Present	Members Absent	Staff Present	Others Present
Cantrell	Liotta	Alberty	Boulden, Legal
Carnes	McArtor	Bates	Steele, Sr. Eng.
Dix		Fernandez	
Secretary		Huntsinger	
Edwards		Matthews	
2 nd Vice Chair		Sansone	
Leighty			
Chair			
Midget			
Shivel			
Stirling			
Walker			
1 st Vice Chair			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, January 13, 2011 at 11:40 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 Leighty, called the meeting to order at 1:30 p.m.

REPORTS:

Chairman's Report:

Mr. Leighty thanked his fellow Commissioners for the confidence they expressed in him by electing him to serve as Chairman. Mr. Leighty acknowledged and congratulated the other officers. Mr. Leighty thanked Ms. Cantrell for serving as Chairman for the past two years.

Mr. Leighty reported that he is appointing Ms. Cantrell to the Tulsa Preservation Commission.

Mr. Leighty introduced and welcomed Mr. Ryon Stirling as the newest member of the TMAPC, replacing Elizabeth Wright.

Mr. Leighty read the protocol that he intends to follow during the TMAPC meetings.

Mr. Leighty announced that there is a new regional transportation planning effort underway in Tulsa. He encouraged citizens to attend the meetings.

Work Session Report:

Mr. Leighty reported that the HP boundaries issue will be on a later work session. Mr. Leighty reported that he has requested staff to schedule a work session to review the Policies and Procedures and Code of Ethics for the month of February. He encouraged the Commissioners to review the manual and be ready to discuss any proposed changes at the February work session.

Director's Report:

Mr. Alberty reported on the BOCC and City Council agendas.

Mr. Alberty reported on the annual Legislative reception that will be held tomorrow at 6:00 p.m. to 8:00 p.m.

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Mr. Dix read the opening statement and rules of conduct for the TMAPC meeting.

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Minutes:

Approval of the minutes of January 5, 2011 Meeting No. 2593

On **MOTION** of **CARNES**, the TMAPC voted 7-0-1 (Cantrell, Carnes, Dix, Edwards, Leighty, Shivel, Walker "aye"; no "nays"; Stirling "abstaining"; Liotta, McArtor, Midget "absent") to **APPROVE** the minutes of the meeting of January 5, 2011, Meeting No. 2593.

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Mr. Midget in 1:40 p.m.

CONSENT AGENDA

4. **LC-294** – Matthew Christensen (9429) Lot-Combo (CD-6)
Northwest corner of East 51st Street South and South 129th East Avenue
5. **LC-295** – 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 36th Street North and North Garnett Road (Related to 8.)
7. **LC-296**– Matthew L. Christensen (0420) Lot-Combo (CD-6)
South of East 36th 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

STAFF RECOMMENDATION:

This plat consists of two lots in one block on 4.4 acres.

All release letters have been received and staff recommends **APPROVAL** of the final plat for Wingate Addition.

10. **Lot 1, Block 1, Crestwood Village – Change of Access** (CD 8)
Northwest corner of East 121st Street South and South Sheridan Road

STAFF RECOMMENDATION:

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 for Lot 1, Block 1, Crestwood Village.

Consent Agenda (cont'd)

11. **Reinstatement of Plat – Garnett North** (CD 6)
East side of North Garnett, south of East Pine Street

STAFF RECOMMENDATION:

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.

12. **Oklahoma Methodist Manor – Final Plat** (CD 9)
4234 East 31st Street South, south of East 31st Street
South, west of South Yale

STAFF RECOMMENDATION:

This plat consists of one lot in one block on 39.03 acres.

All release letters have been received and staff recommends **APPROVAL** final plat for Oklahoma Methodist Manor.

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)

STAFF RECOMMENDATION:

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.

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| 14. | <u>PUD-399 – HRAOK, Inc./Tomskids, LLC</u> | RS-1/PUD |
| | North of the northwest corner of 121 st Street South and South Yale Avenue (Detail Site Plan for a gated entry to a single-family subdivision.) | (CD-8) |

STAFF RECOMMENDATION:

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 Marshal 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.

Note: Detail site plan approval does not constitute landscape and sign plan approval nor does it constitute approval of the proposed wall along Yale Avenue.

The Planning Commission considered the consent agenda.

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, Edwards, Leighty, Midget, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Liotta, McArtor "absent") to **APPROVE** the consent agenda Items 4 through 8 and 10 through 14 per staff recommendation.

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

2. **LS-20413** – Richard Rakes (2416) Lot-Split (County)
North of East 156th Street North and West of North
145th East Avenue, 15610 North 145th East Avenue.

STAFF RECOMMENDATION:

Staff requested a continuance to February 2, 2011.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Edwards, Leighty, Midget, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Liotta, McArtor "absent") to **CONTINUE** the LS-20413 to February 2, 2011.

3. **LS-20414** – Mark Reents (8303) Lot-Split (CD-7)
Northwest corner of East 67th Place South and South
Sheridan Road

STAFF RECOMMENDATION:

This lot-split meets all of the requirements and staff recommends **APPROVAL**.

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 **CARNES**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Edwards, Leighty, Midget, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Liotta, McArtor "absent") to **APPROVE** LS-20414 per staff recommendation.

9. **Darby Industrial Park - Final Plat** (CD 3)
2940 North Toledo Avenue, north of Apache Street,
west of North Toledo Avenue

STAFF RECOMMENDATION:

This plat consists of one lot in one block on 8.38 acres.

All release letters have been received and staff recommends **APPROVAL** of the final plat for Darby Industrial Park.

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 **MIDGET**, TMAPC voted **8-0-1** (Carnes, Dix, Edwards, Leighty, Midget, Shivel, Stirling, Walker "aye"; no "nays"; Cantrell "abstaining"; Liotta, McArtor "absent") to **APPROVE** the final plat for Darby Industrial Park per staff recommendation.

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COMPREHENSIVE PLAN PUBLIC HEARING

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

STAFF RECOMMENDATION:

Staff has 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.

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, Edwards, Leighty, Midget, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Liotta, McArtor "absent") finding it in accord with the Comprehensive Plan and recommending **APPROVAL** of the FY 11-15 CIP Amendment – Update the Computer Aided Dispatch System (CAD) per staff recommendation.

PUBLIC HEARING

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)

STAFF RECOMMENDATION:

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

RELEVANT ZONING HISTORY:

Z-6970 February 2005: 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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Existing # Lanes</u>
South 177 th East Avenue	Secondary Arterial	50'	2
South 175 th East Avenue	Residential Collector	50'	2

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 as permitted by City of Tulsa Public Works.

Maximum Permitted Dwelling Units: ~~24~~ 23

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 six 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 either 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.

Mr. Sansone stated that staff was notified this morning that the detention area in the southwest corner of the PUD has been determined by the City of Tulsa and the City of Broken Arrow to be unnecessary. The applicant has been approved to pay a fee-in-lieu of off-site stormwater detention. This will allow the applicant to put two more lots in the subdivision and make the maximum number of dwelling units 23 rather than 21. The overall gross land area of the proposed development would support 53 homes and therefore staff is not concerned about the increase of two dwelling units totaling 23 units.

TMAPC COMMENTS:

In response, Mr. Sansone stated that the 90 acres south and the property to the west of the subject property are owned by St. John's Health System and staff doesn't anticipate that the property completely surrounding the subject property will be developed residentially. There is significant floodplain to the immediate south and the property owner immediately adjacent to the subject property has indicated that she doesn't have any desire to have a connection to the subject property. There are significant restraints to connect to what develops to the south. There will be good pedestrian access with sidewalks being along 177th East Avenue and both sides of the collector street. Mr. Sansone further stated that with respect to requiring a stub street to the south with no actually designed standards or definition truly of connectivity in the Comprehensive Plan, staff doesn't see how it can be required.

Applicant's Comments:

Roy D. Johnsen, Williams Center Tower One, One West 3rd Street, Suite 1010, 74103, stated that he is in agreement with staff's recommendation and comments.

TMAPC COMMENTS:

In response to Mr. Leighty, Mr. Johnsen indicated that he met with the neighbor to the south of the subject property and there were no other interested parties who attended the first TMAPC meeting.

Ms. Cantrell stated that she will support this application and she hopes that in the near future the connectivity standards are developed.

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, Edwards, Leighty, Midget, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Liotta, McArtor "absent") to recommend **APPROVAL** of PUD-780 per staff recommendation with the amended 23 units.

Legal Description for PUD-780:

A tract of land in the south half of the southeast quarter (S/2 SE/4) of section twenty-six (26) township nineteen (19) north, range fourteen (14) east of the Indian base and meridian, Tulsa county, state of Oklahoma, according to the U.S. government survey thereof, said tract of land being described as follows: Beginning at the northeast corner of the S/2 SE/4 of section twenty-six (26), thence due south along the east line of said S/2 SE/4 for 416.00 feet; thence north 89 54" 44" west for 1040.00 feet; thence due north parallel with said east line for 416.00 feet; thence south 89 54" 44" east along the north line of said S/2 SE/4 for 1040.00 feet to the point of beginning of said tract of land, containing 9.932 acres of land, more or less.

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- 17. **The Boulevard** – (9426) 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.)

STAFF RECOMMENDATION:

This plat consists of ~~24~~ 23 lots, three 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 eight-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 ten-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:

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 **MIDGET**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Edwards, Leighty, Midget, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Liotta, McArtor "absent") to **APPROVE** the preliminary plat for The Boulevard, subject to special conditions and standard conditions per staff recommendation as modified for 23 lots.

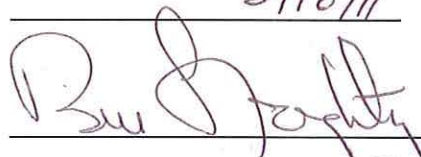
OTHER BUSINESS:

None.

There being no further business, the Chair declared the meeting adjourned at 2:00 p.m.

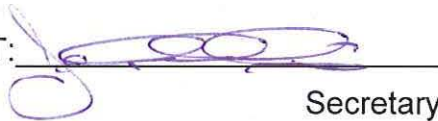
Date Approved:

2/16/11



Chairman

ATTEST:


Secretary