

Item

Consider various amendments to the Tulsa Metropolitan Area Subdivision and Development Regulations in the following sections: Article 1. Introductory Provisions, Section 1-080.3, Public Officials and Agencies; Article 5. Design and Improvements, Section 5-060.6, Right-of-Way Widths, and Table 5-2, Minimum Right-of-Way Widths for Streets Not Shown on Major Street and Highway Plan; Article 5. Design and Improvements, Section 5-130, Water Supply and Sewage Disposal, Section 5-130.1 City of Tulsa; Article 10. Review and Approval Procedures, Section 10-060, Lot Splits and Adjustments, Section 10-060.6 Review and Approval Criteria

Background

Since adoption of the Subdivision and Development Regulations in May of 2018, several items have been identified that require an amendment. These items include clean-up items and adjustments to reflect the City reorganization effective on July 1, 2023. Staff presented the proposed amendments at a March 22, 2023 TMAPC work session. Below is a general description of items included in this set of amendments.

- Section 1-080 City and County References
 - Updating the section related to “Public Officials and Agencies” to reflect recently announced organizational changes at the City of Tulsa and INCOG.
- Section 5-060.6 Right of Way Widths
 - Clarifying applicability of required right-of-way widths to streets both classified on the Major Street and Highway Plan and those that are not classified.
- Section 5-130 Water Supply and Sewage Disposal
 - Adding references to applicable ordinances related to the installation and requirements for sanitary sewer systems in the City of Tulsa.
- Section 10-060 Lot Splits and Adjustments
 - Correcting reference to water supply and sewage disposal regulations to include correct section number. Current regulations errantly refer to a section that does not exist.

The amendments proposed to the Tulsa Metropolitan Area Subdivision and Development Regulations are shown in ~~strike-through~~/underline in **Attachment I**.

Staff Recommendation

Approval of the proposed amendments to the Subdivision and Development Regulations as shown in the attachment

Attachment

- Summary of changes for Subdivision and Development Regulations amendments

ATTACHMENT I
SR-2 – Amendment to Subdivision & Development Regulations

1-080 RULES OF LANGUAGE AND CONSTRUCTION

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1-080.3 Public Officials and Agencies

- A. References in these regulations to the “planning commission” are references to the Tulsa Metropolitan Area Planning Commission, which is established as a City-County cooperative planning commission pursuant to Section 863.1 et. seq. Title 19, Oklahoma Statutes.
- B. References in these regulations to the “land use administrator” are references to the ~~head manager of Planning Services land development services division of at~~ the Indian Nations Council of Governments (INCOG) for applications in unincorporated areas of Tulsa County and the director of the Tulsa Planning Office for applications in the City of Tulsa.
- C. References in these regulations to the “county engineer” are references to the county engineer of Tulsa County.
- D. References in these regulations to the “city engineer” are references to the director of public works engineering services of the City of Tulsa.
- E. All other employees, public officials, bodies, and agencies to which references are made are those of the City of Tulsa or Tulsa County, unless otherwise expressly stated.

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5-060 STREETS

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5-060.6 Right-of-Way Widths

The minimum right-of-way width of all proposed streets must comply with the *Major Street and Highway Plan* and the requirements of Table 5-2. ~~or~~ If no width is specified on the *Major Street and Highway Plan*, the minimum width requirements of Table 5-2 apply. Alternative right-of-way widths may be approved through the modification procedures of 10-070 or the administrative modification procedures of 10-080 as applicable.

Table 5-2: Minimum Right-of-Way Width for Streets ~~Not Shown on Major Street and Highway Plan~~

Street Type	Minimum ROW Width (feet)
Freeway	per ODOT Standards
Parkway	150

10.2

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Street Type	Minimum ROW Width (feet)
Primary Arterial	120 [1]
Secondary Arterial	100 [2]
Secondary Arterial Alternate	100 [2]
Special Trafficway	100
Residential Collector, Residential with open drainage (County), Commercial/Industrial Street	60
Commercial/Industrial Collector, Commercial/Industrial Street with open drainage (County)	80
Residential Street	50
Urban Arterial	70[3]
CBD Street	80

Table 5-2 Notes

- [1] Minimum ROW width of 130 feet required for right-turn lane on a primary arterial street at the major street intersection to extend at least 388 feet paralleling the right side of the primary arterial street, measured from the section line.
- [2] Minimum ROW width of 108 feet required for right-turn lane on a secondary arterial street at the major street intersection to extend at least 388 feet paralleling the right side of the secondary arterial street, measured from the section line.
- [3] Minimum right-of-way width of 80 feet (at least 40 feet on each side of centerline) is required at the major street intersection to extend a distance of at least 388 feet measured from the intersection line.

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5-130 WATER SUPPLY AND SEWAGE DISPOSAL

5-130.1 City of Tulsa

- A. Subdivisions within the corporate limits of the City of Tulsa must be served by a public drinking water supply approved by the Oklahoma Department of Environmental Quality.
- B. The developer must provide an internal sanitary sewer collection system in accordance with Title 17 (Section 906) and the requirements of Title 11-C, Chapter 5, Tulsa Revised Ordinances.

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10-060 LOT SPLITS AND ADJUSTMENTS

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10-060.6 Review and Approval Criteria

Review and final action on all proposed type 1 and type 2 lot split/adjustments must be based on whether the proposed lot split/adjustment complies with the following review and approval criteria, as applicable:

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C. Water Supply and Sewage Disposal

- (1)** When a proposed lot split/adjustment abuts a public water or sanitary sewer connection, the lot split/adjustment may not create any lots that will be cut off from accessing that water or sewer connection, unless expressly approved by the land use administrator.
- (2)** Lot split/adjustments must comply with the water supply and sewage disposal regulations of ~~5-130~~ **5-120**, except that for lots within the corporate limits of the city that are not served by sanitary sewer, an easement may be required to be dedicated to provide for the future extension of the sewer. The applicant must obtain approval of the location and size of any required easements and submit evidence of required easement dedication before the lot split/adjustment receives final approval.

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