



INCOG/TMAPC
History & Roles

TULSA CITY COUNCIL
PLANNING SUBCOMMITTEE

October 23, 2008

INCOG

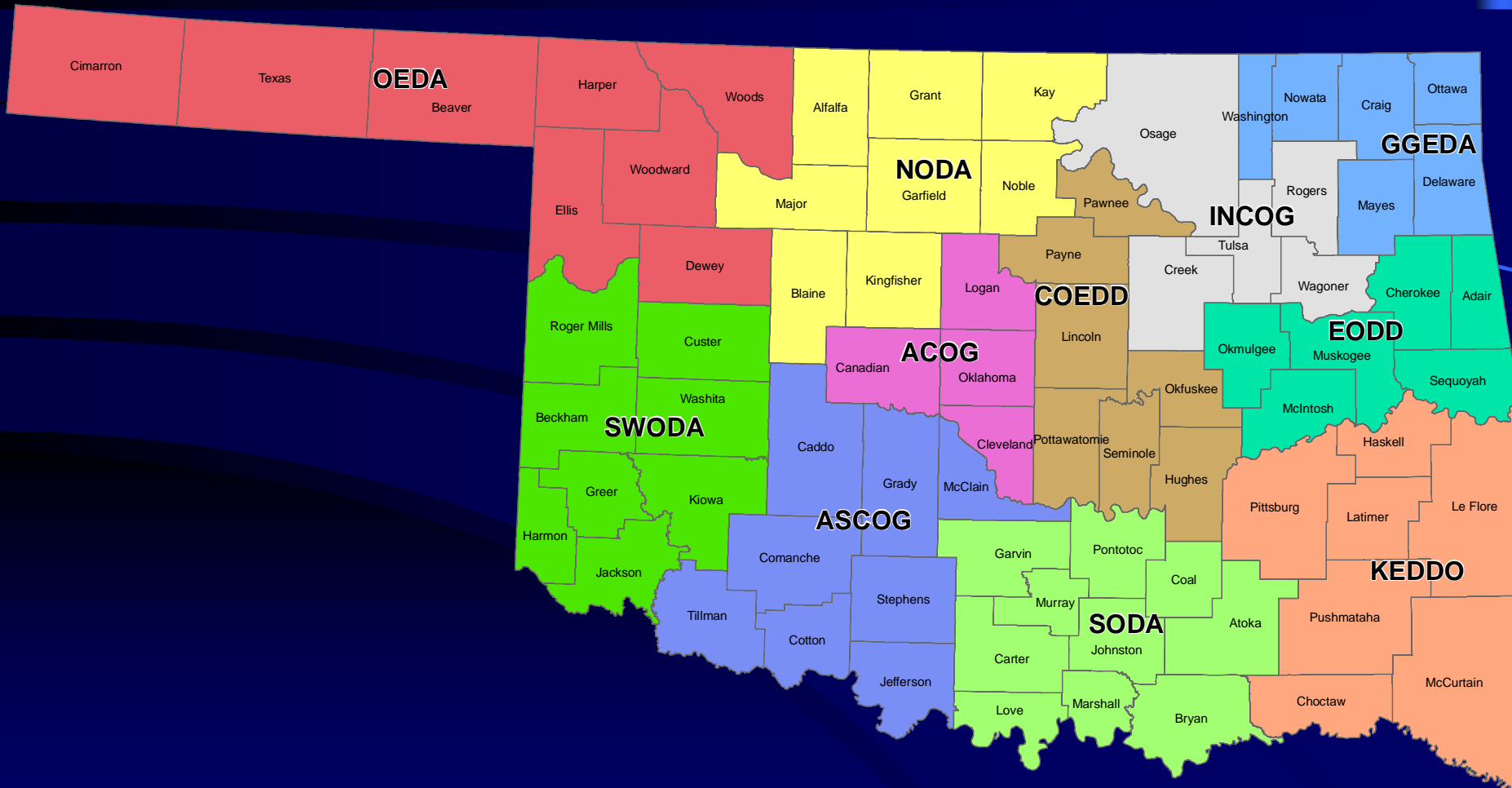
- **LEGAL FRAMEWORK**

INCOG is established under the authority of Title 74, O.S. Supp. 1965, §1001 et. Seq. – the Inter-Local cooperation Act. INCOG is the Metropolitan Planning Organization (MPO) responsible for transportation planning under the authority of the Intermodal Surface Transportation Act of 1991.

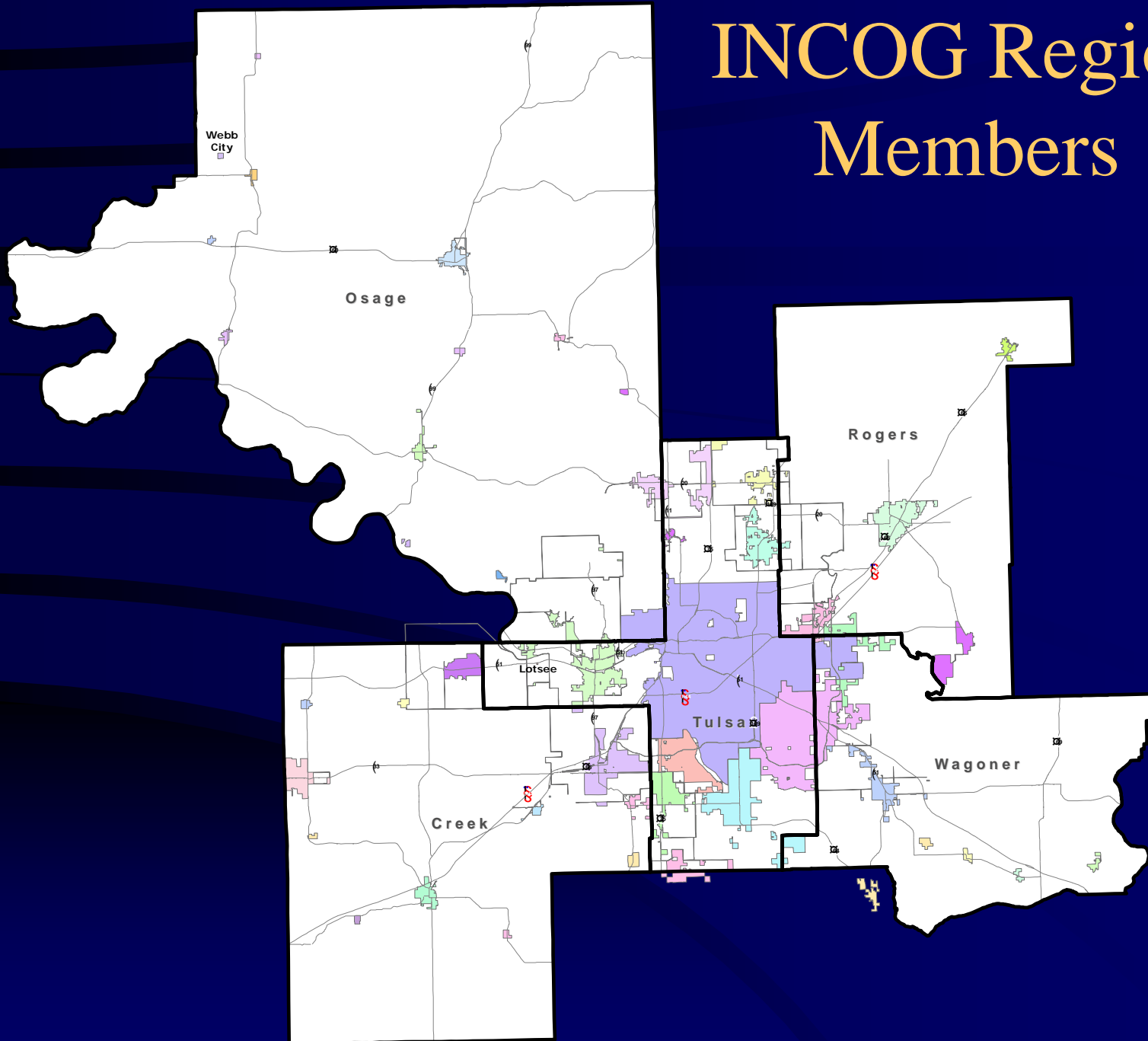
Organized in 1967

INCOG and TMAPC staffs merged in 1980

Sub-State Planning Districts



INCOG Region Members



INCOG Structure

Jurisdiction: Tulsa, Creek, Osage, Rogers and Wagoner Counties

Membership consists of 47 cities and 5 counties

Board of Directors –

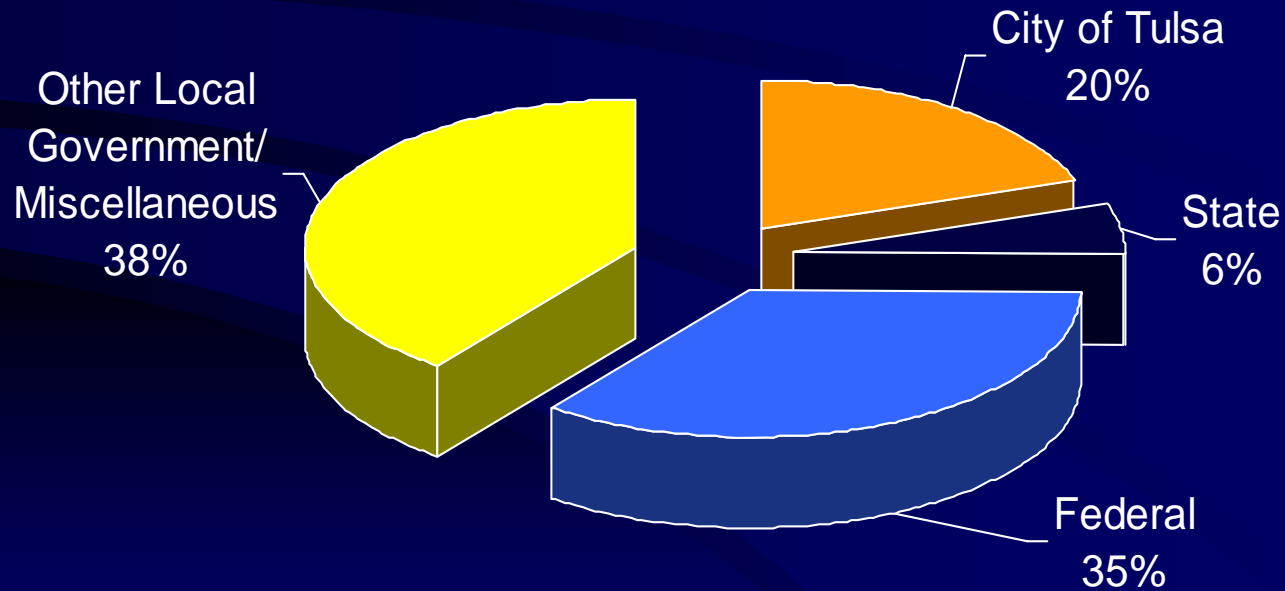
- **Majority of representatives for each jurisdiction must be elected officials**
- **Counties – Three or more representatives based on population**
- **Cities – Cities over 3500 population; one representative per 50,000 population (*City of Tulsa 8 Representatives*)**
- **Remaining Cities/Towns under 3500 population; one representative per county**
- **Indian Nations – One representative per tribal government**
- **Chairman of General Assembly**

General Assembly – One representative (*elected official*) per member jurisdiction

FY 2009 Budget Summary

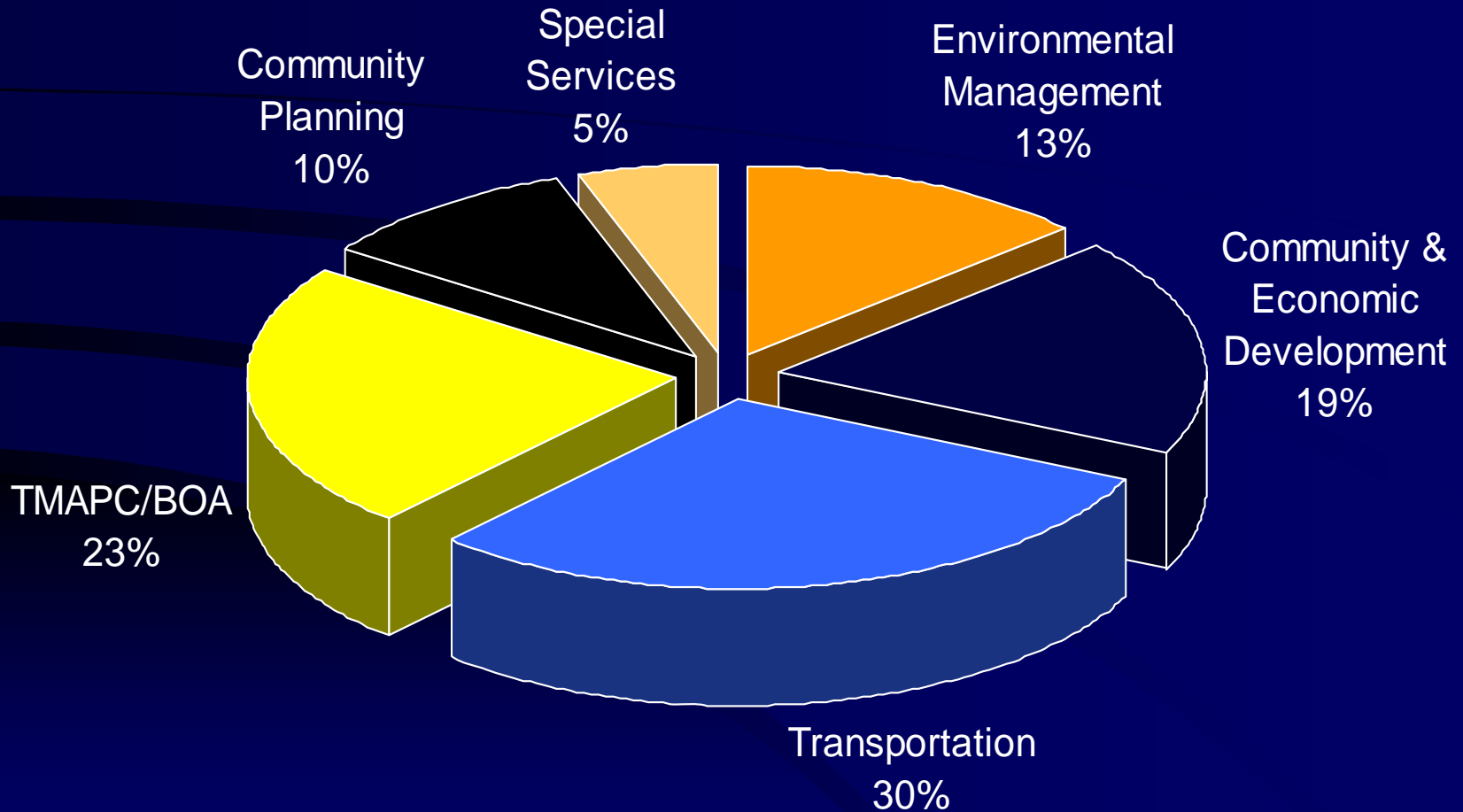
Revenue Sources

Total Budget \$5,047,358
City of Tulsa Share \$992,000



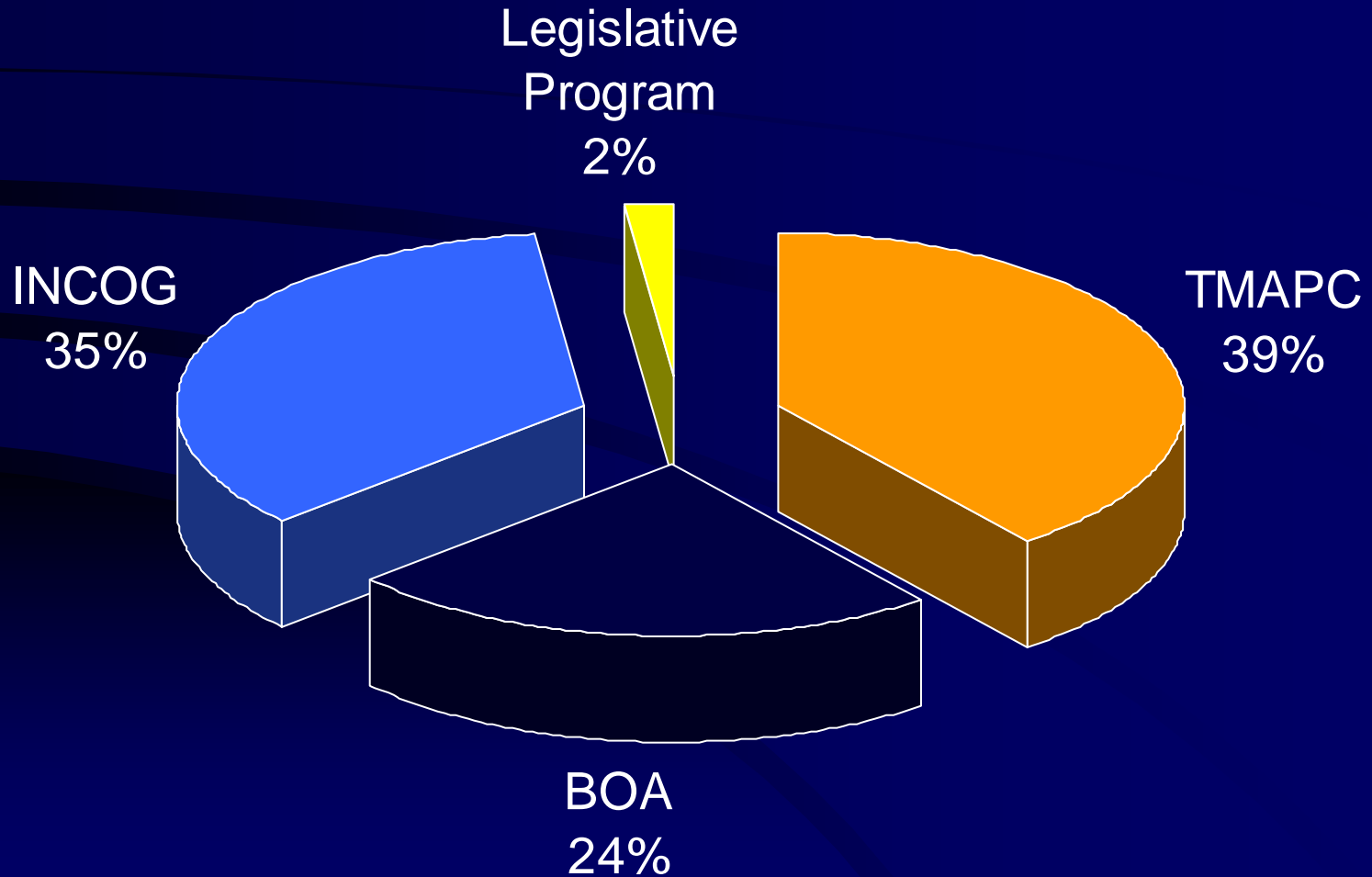
Allocation of Resources

Total Budget of \$5,047,358



Allocation of City of Tulsa Funds

Total City of Tulsa Funds \$992,000



INCOG Program

- **Transportation Planning** (*Metropolitan Planning Organization*)
- **Environmental Planning**
 - **Water Quality** (*S. 208*)
 - **Air Quality** (*Ozone Alert! Program and Clean Cities*)
 - **Stormwater** (*Green Country Stormwater Alliance*)
- **Other Regional Planning Initiatives**
 - **Arkansas River Corridor Planning**
 - **Trails Planning**

INCOG Program

- **Land Development Services**
 - **Tulsa Metropolitan Area Planning Commission**
 - **Boards of Adjustment (*City of Tulsa and Tulsa County BOA's*)**

- **Community Planning**
 - **Sand Springs (*Sand Springs Planning Commission*)**
 - **Catoosa (*Catoosa Planning Commission*)**
 - **Creek County (*Creek County Metropolitan Area Planning Commission*)**

INCOG Program

- **Community and Economic Development -**
 - **HUD CDBG & HOME Programs** (*Tulsa County HOME Consortium and Tulsa County Urban County*)
 - **Economic Development Planning** (*INCOG Economic Development District*)
 - **REAP, CIP and Flood Hazard Mitigation**
- **Public Safety**
 - **9-1-1** (*Regional 9-1-1 Board*)
 - **Rural Fire Protection Program**
- **Legislative Program** (*Coalition of Tulsa Area Governments*)
- **Mapping/Graphics/GIS Services**

TMAPC

- **MISSION**

- To provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative Planning Commission, resulting in the orderly development of the Tulsa metropolitan area and enhancing and preserving the quality of life for the region's current and future residents.

- **LEGAL FRAMEWORK**

- TMAPC is established under the authority of Title 19 §863 et. Seq.
- The Tulsa Board of Adjustment is established under the authority of Title 11 §44 et. Seq.

- **Established in 1953**

Planning Commission History

1922 – Creation of City of Planning Commission of the City of Tulsa (*15 members*)

1923 – Creation of Regional Planning Commission of the City of Tulsa (*19 members including County Commission Chair and County Engineer*)

1942 – City Planning Commission – changes in membership composition (*12 members*)

1951 -- City Planning Commission – changes in membership composition (*12 members*)

Planning Commission History

1953 – Creation of Tulsa Metropolitan Area Planning Commission

1967 – Creation of INCOG

1980 – Major revisions to TMAPC enabling legislation:
TMAPC loses extraterritorial zoning power
Changes in membership composition of TMAPC

Tulsa County establishes zoning for all unincorporated lands in Tulsa County

TMAPC and INCOG staffs merge

TMAPC Structure

- **Membership**
 - **11 members including:**
 - **6 members appointed by Tulsa Mayor and approved by the City Council**
 - **3 members appointed by the Tulsa County Board of County Commissioners**
 - **The Mayor of Tulsa or Mayor's designee**
 - **The Chair of the Tulsa County Commission or other designated Commissioner**

Planning Area

- Tulsa Metropolitan Area Planning Commission Jurisdiction
 - City of Tulsa (*including portions of the City of Tulsa in Osage, Rogers, and Wagoner Counties*)
 - Unincorporated portions of Tulsa County (*including territory that may be in various municipalities fence lines within Tulsa County*)

Tulsa County Geography

Land Area in Square Miles	<u>2008</u>
Incorporated Places	
City of Tulsa	176
Other Tulsa County Municipalities	<u>142</u>
Sub-Total	318
Unincorporated Areas w/in fencelines	
w/in Tulsa fenceline	31
w/in other municipalities fencelines	<u>193</u>
Sub-Total	224
Unincorporated Areas outside of municipal fencelines	45

Source: Bureau of the Census and INCOG estimates

Planning Commission Responsibilities

- City of Tulsa exercises planning, land division and zoning control over land within its corporate boundaries through TMAPC
- By Statute:
 - Matters related to land division (*subdivisions, lot splits, et al*) are reviewed, considered and final action is taken by TMAPC
 - Planning and zoning matters are reviewed and recommendations made by TMAPC are forwarded to the City Council for review and final action

TMAPC Program

- **Responsible for developing and maintaining the Comprehensive Plan and the Major Street and Highway Plan for the TMAPC jurisdiction**
- **Responsible for processing all land development proposals involving rezoning, subdivisions, PUD's and site plans**
- **Undertakes activities to include:**
 - **Zoning and other Code changes**
 - **Special studies (*requested by Mayor/Council/ and County Commission*)**
 - **Training for board members, policy officials and citizens**
 - **Review Capital Improvement Program projects for consistency with the Comprehensive Plan**

Statutory Framework for Comprehensive Plan

(O.S. Title 19 Sec. 863.7)

- Planning Commission “shall make, adopt, and may publish a master plan ... for the purpose of bringing about a coordinated physical development in accordance with the present and future needs of such area”
- Plan “shall have the approval of the (*city*) council insofar as such plan affects the area within the city limits ... and shall have approval of the board of county commissioners, insofar as such plan affects the unincorporated area of the county”

Key Elements of the Existing Comprehensive Plan

- Development Guidelines (*nodal development*)
- District Plans (*18 District Plans encompassing City of Tulsa*)
- Major Street and Highway Plan (*basis for ROW dedication in subdivision process*)
- Functional Plans and Related Plan Elements
- Small Area Plans

Functional and Related Plan Elements of the Comprehensive Plan

- Master Drainage Plans
- Open Space & Park and Recreation Plans
- Trails Master Plan
- Arkansas River Corridor Master Plan
- Community Cultural Plan
- Fire Protection Plan
- Historic Preservation Plan
- Multi-Hazard Plan

Plan Implementation

“One of the most significant mechanisms used in implementing comprehensive plans is direct public regulation of the physical environment. These regulations include zoning, subdivision regulations, building and fire codes and provision of public improvements.”

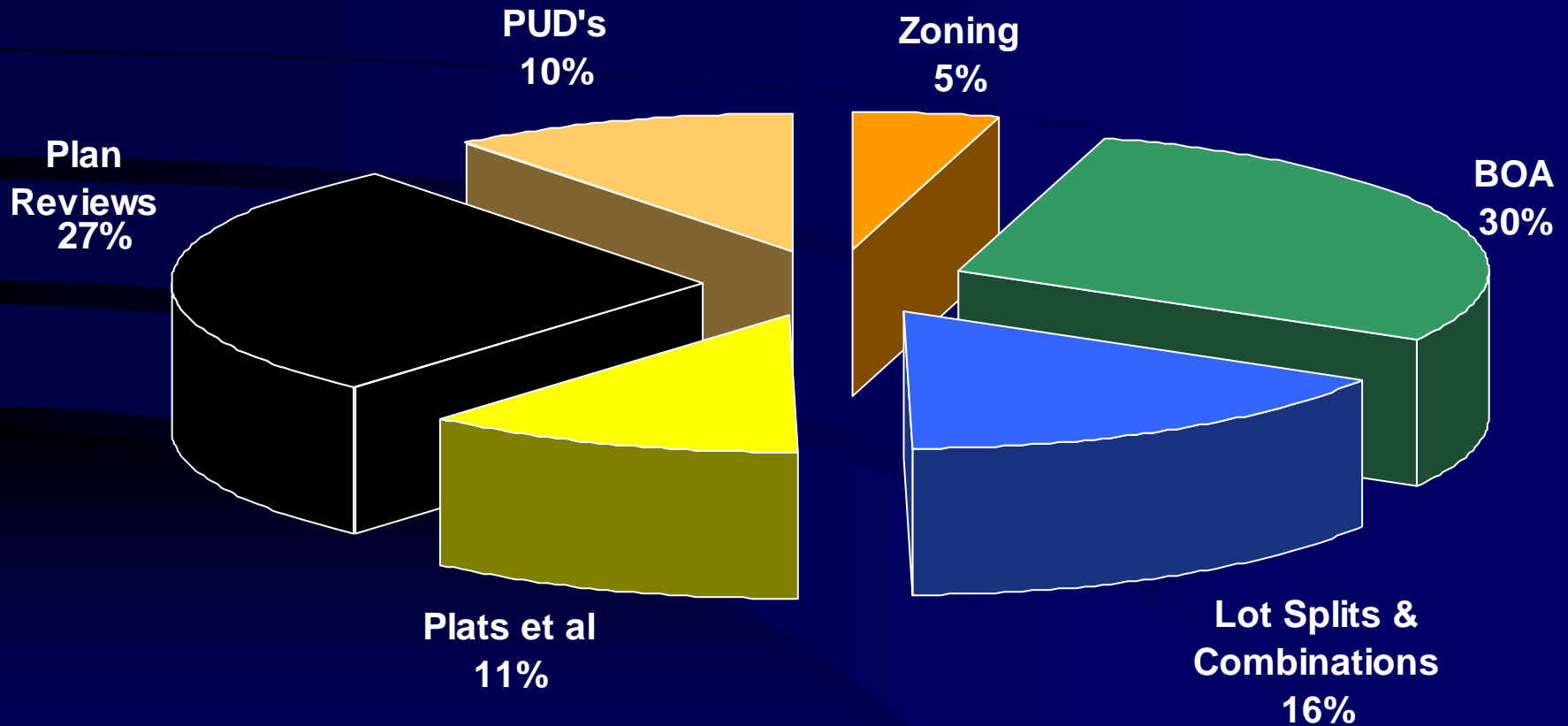
Land Development Activities

- Zoning Applications
- Zoning Variances and Special Exceptions (*Board of Adjustment*)
- Subdivision Plats
 - *Sketch, Preliminary, and Final Plats,*
 - *Minor subdivisions,*
 - *Plat Waivers and Reinstatements*
 - *Change of Access*
 - *Accelerated Building Permits*
- Lot Splits and Lot Combinations

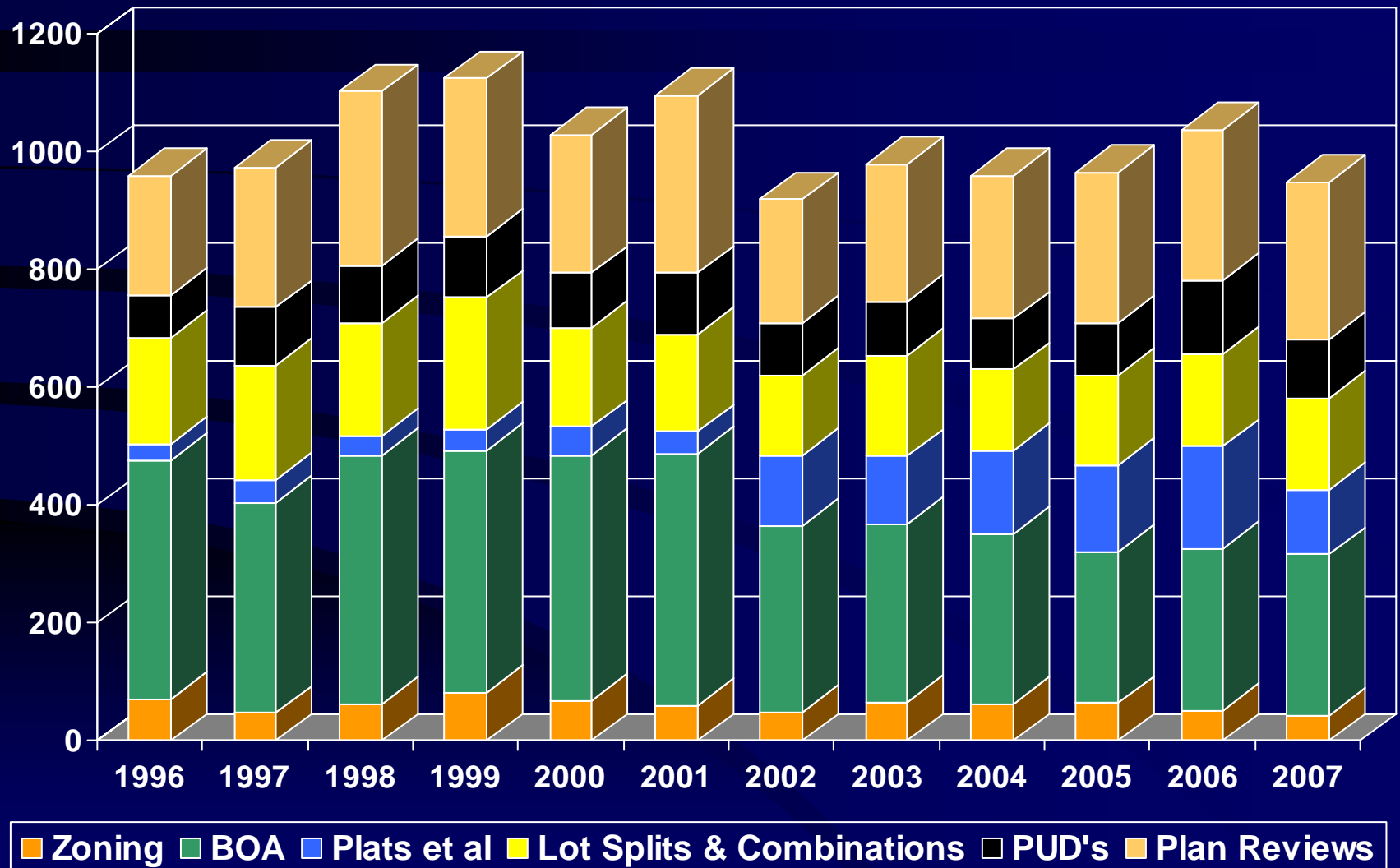
Land Development Activities

- Planned Unit Developments (*PUD's*) and PUD Minor Amendments, and PUD Detail Site Plans
- Corridor Site Plans, Corridor Minor Amendments, and Corridor Detail Site Plans
- Minor Revisions to Site Plans
- Landscape Plans
- Sign Plans

Calendar Year 2007 Land Development Activity



Land Development Activity 1996-2007



RECENT ACCOMPLISHMENTS OF TMAPC AND BOA PROGRAMS

Neighborhood Vitality

- Various Zoning code amendments completed or underway based on recommendations of staff, TMAPC, neighborhoods, and City Council (*Digital Billboards, Community Gardens, Community Group Homes*)
- Completed comprehensive update of Subdivision Regulations
- Provided key support role in Study Committee recommending Comprehensive Plan Update and currently participating in *PLANitulsa* Comprehensive Planning Process
- Completed Lewis Avenue Study (*15th -21st St.*) requested by City Council
- Continued implementation of BOA study findings including more rigorous case analysis and strengthened hardship requirements for variances
- Provided on-site training for BOA and TMAPC members by nationally recognized expert

RECENT ACCOMPLISHMENTS OF TMAPC AND BOA PROGRAMS

ECONOMIC VITALITY

- Participated in “LEAN” evaluation of development permitting process in an effort to streamline process, eliminate waste or inefficiencies while providing necessary safeguards
- Completed “LEAN” evaluation of TMAPC zoning and subdivision application processes

ORGANIZATIONAL PROCESSES

- Processed Major Street and Highway Plan and Comprehensive Plan amendments.
- Reviewed Capital Improvement Projects for consistency with the Comprehensive Plan.
- Mapping and graphics support :
 - 1) Names and addresses of property owners affected by street construction and stormwater drainage projects.
 - 2) Aerial photographs and aerial topographic maps to Public Works, Police Department, City Council, Parks Department, and consulting firms who have contracts with the City.
 - 3) Neighborhood association maps and contact information.