

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on February 10, 2025, at 8:30 a.m.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MARCH 6, 2025
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF JANUARY 2, 2025

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 25-01

Consider a request by Natalie Hisle, applicant and property owner, to rezone her property at 6601 NW 42nd St. from R-1, Single Family Residential to C-G, Commercial-General. *Item to be heard by the Bethany City Council on the 18th of March, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: North Side Addition 002 000 Lots 8 & 9.

ITEM 2: PC 25-02

Discuss and possible action on a traffic impact study ordinance.

NEW BUSINESS

ADJOURNMENT UNTIL MARCH 20, 2025

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JANUARY 2, 2025

MEMBERS PRESENT:

James Clemmer
Burt Falkner
Robert Helton
Steve Marx
Ron Crouch
Trent Reid
Jennifer Edmonson
Arvel Williams

MEMBERS ABSENT:

Justin Peck, Chair

OTHER STAFF PRESENT:

Elizabeth Gray, City Manager
Ray Jones, City Attorney
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, December 19, 2025, at 11:00 a.m.

James Clemmer, Acting Chair called the meeting to order and gave the invocation.

Ray Jones, City Attorney administered the Oath of Office to James Clemmer, Burt Falkner, Jennifer Edmonson, and Arvel Williams.

Motion was made by Robert Helton, seconded by Steve Marx to approve the August 15, 2024 Planning and Zoning Commission minutes with the correction on page 3, paragraph 10 - changing "Commissioner Helton asked about Ord. 158.024(B)" to "Commissioner Helton mentioned Ord. 158.024(4)(b)". The votes are as follows: AYE- Robert Helton, Steve Marx, James Clemmer, Burt Falkner, Ron Crouch, Trent Reid, Jennifer Edmonson. NAY- None. ABSTAIN- None. The motion carried 7 - 0.

ITEM 1: **PC 24-17**

Consider a request by Rita Khouri, applicant, and property owner, to rezone their property at **4312 N Council Road** from **C-G to R-1**. (*Item to be heard by the Bethany City Council on the 21st of January 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*)

LEGAL DESCRIPTION: NW QTR Section 17-T12N-R4W Schafers Suburbs Addition Block 000 Lot 000 PT BLK 17 Beginning 102FT S of NW/C of Block 17 E165FT SELY 131FT S79.84FT W130.63FT NWLY 165.5FT N to Beginning.

NEW BUSINESS

Elizabeth Gray, City Manager and Ray Jones, City Attorney mentioned that some members of the council are interested in having planning and zoning discuss the need for traffic impact studies as pertains to new developments. We will be looking at ordinances from different cities to discuss a traffic impact ordinance to possibly add to our ordinance book for future developments.

Elizabeth Gray, City Manager we will be interviewing applicants for the Community Development Director position soon.

Elizabeth Gray, City Manager spoke about several grants the city has applied for and received to improve the City of Bethany.

Motion was made by James Clemmer, seconded by Ron Crouch to adjourn. The motion carried unanimously 8 - 0.

Chair

Date

City of Bethany
Planning & Zoning Staff Report
March 6, 2025

CASE NO: PC 25-01

Request: Consider a request by Natalie Hisle, applicant and property owner, to rezone their property at 6601 NW 42nd St from Single-Family Residential (R-1) to Commercial General (C-G).

Legal Description: North Side Addition 002 000 Lots 8 & 9

Current Zoning: R-1 (Single-Family Residential)

Proposed Zoning: C-G (Commercial General)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single-Family Residential)
South	R-1 (Single-Family Residential) & E-I (Educational & Institutional)
East	R-1 (Single-Family Residential)
West	R-1 (Single-Family Residential)

Table 1

Zoning Characteristics:

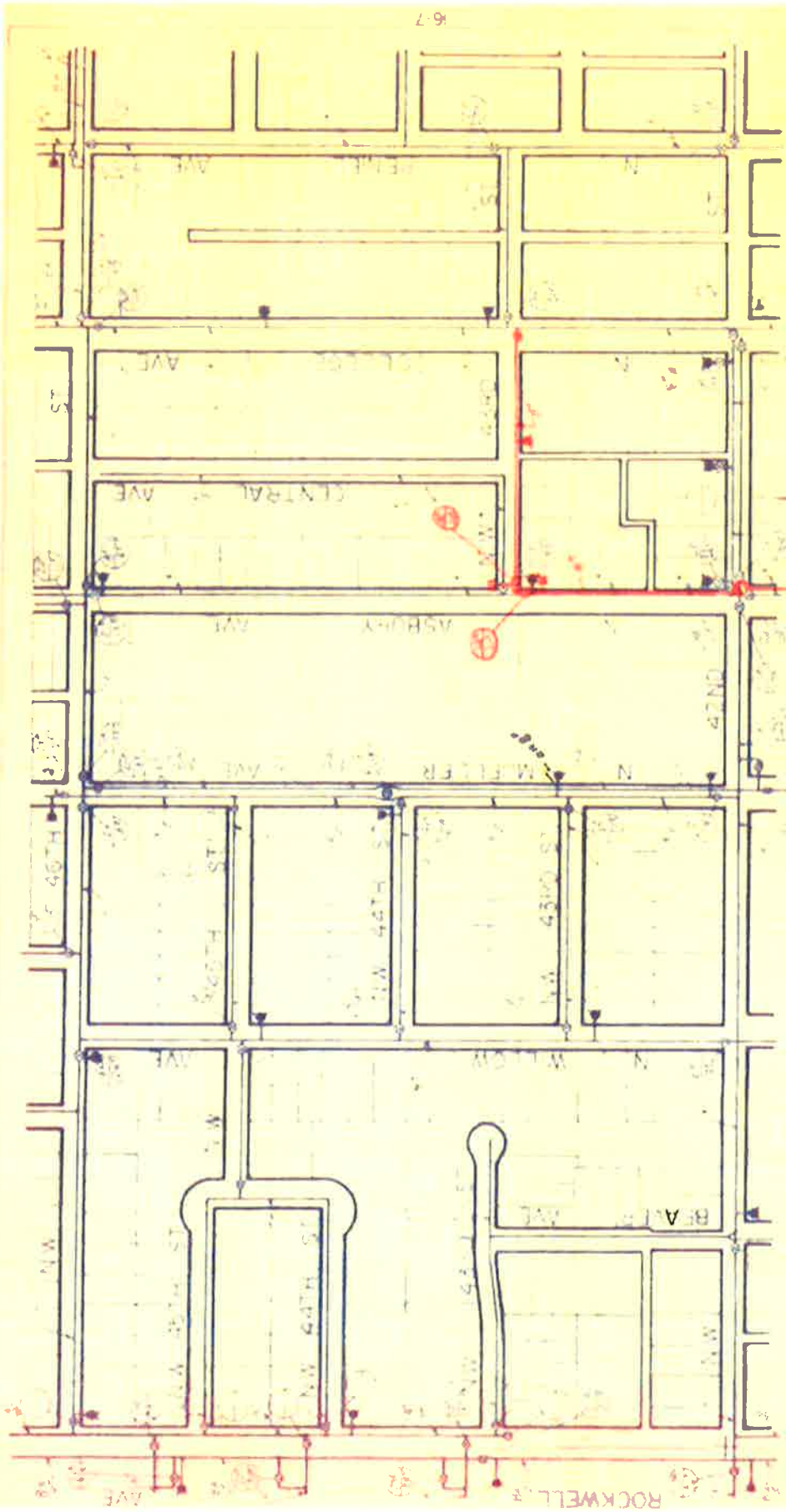
	R-1	C-G	6601 NW 42 nd St. (as of 19 February 2025)
Use	Single-Family Dwelling	Commercial	
Minimum Lot Area (ft ²)	6,000	N/A	0.4775 Acres (20,800 sq ft)
Width x Depth (ft)	60 x 100	N/A	158* x 130*
Front Setback (ft)	25	25	9*
Rear Setback (ft)	20	20	8*
Side Setback (ft)	10 & 5 (Interior)	N/A	85* (East) 6* (West)

Table 2

*Figures are estimates from Oklahoma County GIS data

- Water & Sewer Atlases
- Public Notification
- Application & Certified Owners List





16-7

16-2


SCALE 1" = 200'

THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 704 OF THE HOUSING ACT OF 1954, AS AMENDED

APPLICATION FOR REZONING

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to amend the zoning ordinance of the City of Bethany as hereinafter requested.

(PLEASE PRINT OR TYPE)

1. Applicant: Natalie Hisle Phone #: 405-482-1905
Address: 4311 N. Peniel, Bethany, OK 73008
2. Record Property Owner(s): Natalie Hisle Phone #: 405-482-1905
Address: 6601 NW 42nd St., Bethany, OK 73008
3. Request rezoning from: Residential (R) (R-1)
To: Commercial-General (C-G)
4. Street address or location: 6601 NW 42nd St., Bethany, OK 73008
5. Legal description (attach if necessary):
Sect 16 - T12N - R4W Qtr NW (North Side Addition, Block 02, Lots 8+9)
6. Area of property (sq. ft.): 20,800
7. The application shall be accompanied by the following:
 - a. Filing Fee.
 - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
 - c. Application for amendment of Comprehensive Plan (if applicable).
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
9. Signature of Applicant: 
Signature of Property Owner: Natalie Hisle

Re: 6601 NW 42nd St., Bethany, OK 73008

January 14, 2025

Natalie Hisle

Application for Rezoning

To Whom It May Concern,

My proposed reason for the property to be rezoned is to remodel the existing house/structure into a local bookstore. The main structure will remain in the same location as it sits now. The following items will be updated: front entrance to be fashioned into a commercial store front, bathrooms remodeled to meet commercial ADA codes/compliance, exterior freshened/painted with added, pertinent signing, interior finishes as needed for functioning retail/café space, parking lot added to east side of building to Peniel.

In honor of the family who previously owned the home, I will preserve some of the history that comes with a home like this. The owners kept impeccable records of updates to the home and materials used and their location taken from before construction. I will have photos and historical documents on display for anyone interested in learning more about the building.

Existing within the book store will be a small café and, in the east courtyard, an outdoor garden café.

The bookstore itself will be a general bookstore. No specific topics. Non-university specific. It will be marketed to the community for luncheons, parties, showers, meetings, local university student gatherings, local public school meetings, etc.... I believe it will be a lovely addition to the Bethany community and serve as a gathering place for all. I live in Bethany (a few doors down) and my children go to Bethany Public Schools. I'll be able to walk to work! We will promote book signings, local events and general goings on that are relevant to a book store.

The name of the book store will be unveiled closer to opening. Target open date is Summer 2025

We already have a running list of attendees who've requested an invitation to the grand opening!

Thank you for your consideration.

Sincerely,

Natalie Hisle

PUD may be small or large scale developments, incorporating single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites.

The specific purposes of the PUD are to:

1. Encourage comprehensive and innovative land development with appropriate limitations on the character and intensity of use that assures compatibility with surrounding uses and achieves the goals and objectives of the Bethany Comprehensive Land Use Plan
2. Encourage more efficient use of land capitalizing on optimum arrangements of buildings and uses thereby reducing infrastructural costs without sacrificing quality of service.
3. Permit flexibility within the development maximizing the unique physical characteristics of the site and respecting the natural features of the area.
4. Achieve a continuity of function and design within the development and in relation to surrounding areas
5. Provide a maximum choice of dwelling units and arrangements responsive to consumer demands.
6. Provide a mechanism for mitigating possible negative impacts of new development in transitional areas where traditional requirements are not adequate
6. **MHP Mobile Home Park.** This is a residential district to be occupied by mobile homes;
7. **C-O Commercial Office.** The district provides for office buildings, accessory uses and restricted commercial activities. Buildings and premises in this district shall be used only for the purposes hereinafter set forth and no article or material shall be kept, stored or displayed outside the confines of a building;
8. **C-R Commercial Restricted.** This district is intended for the conduct of retail trade and personal service enterprises to meet certain regular needs of the community. It does not, however, permit outside display of merchandise nor does it allow for certain uses which involve the use of heavy equipment, repair of motor vehicles or equipment, or certain other retail uses which are allowed in the Commercial General District.
9. **C-G Commercial General.** Intended for the conduct of general trade and personal service enterprises, this district meets certain regular needs and is for the convenience of residents of the community. Persons living in the community require direct and frequent access to this district. Therefore, this district should not be located in areas which will affect the internal stability of residential areas. Traffic generated by uses permitted in this district will primarily be passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods;

Larry Stein
Oklahoma County Assessor's
Office



Ownership Radius Report

This Official Report is for Account Number R170962050 and is a 300-foot radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

Oklahoma County Assessor's
300ft Radius Report
1/15/2025

R170120280	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 8 EXEMPT	4202 N COLLEGE AVE BETHANY
R170667860	MORADI MORRIS M	No Data	No Data	4306 N PENIEL AVE	BETHANY	OK	73008-2744	DAVIS SUB BETHANY	4	7	DAVIS SUB BETHANY 004 007 N50FT NORTH SIDE ADDITION BLK 002 LOT 000 PT OF LOT 1 BEG 195FT N OF SW/C LT 1 TH N47.5FT E160FT	4306 N PENIEL AVE BETHANY
R170961100	DIFFEE GAGE C & KAYLA M	No Data	No Data	4117 RAMSEY RD	YUKON	OK	73098	NORTH SIDE ADDITION	2	0	847.5FT W160FT TO BEG	4308 N COLLEGE AVE BETHANY
R170666950	EVERITT CURTIS W	No Data	No Data	4309 N DONALD AVE	BETHANY	OK	73008-2725	DAVIS SUB BETHANY	4	0	OF LOT 1 & N21.5FT LOT 2	4309 N DONALD AVE BETHANY
R170961800	LAMB JEREMY B & LAURIE ANN	No Data	No Data	4307 N PENIEL ST	BETHANY	OK	73008	NORTH SIDE ADDITION	2	6	000 LOT 6 & S10FT OF LOT 5	4307 N PENIEL AVE BETHANY
R170962600	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	3	0	4 & 5	4309 N COLLEGE AVE BETHANY
R170961300	HUBBERT LISA G	HUBBERT TANNER JAMES	No Data	4310 N COLLEGE AVE	BETHANY	OK	73008	NORTH SIDE ADDITION	2	0	GIN OF LOT 1 & S47FT 6IN OF LOT 2	4310 N COLLEGE AVE BETHANY
R170666900	COX STEVEN TRS	COX PAULETTE NARUE TESTAMENTARY TRUST	No Data	562 TURKEY HOLLOW TRL	PIEDMONT	OK	73078	DAVIS SUB BETHANY	4	8	DAVIS SUB BETHANY 004 008	4308 N PENIEL AVE BETHANY
R170120120	BETHANY NAZARENE COLLEGE	No Data	No Data	1328 NW 92ND ST	OKLAHOMA CITY	OK	73114	DAVIS SUB BETHANY	4	1	DAVIS SUB BETHANY 004 001 N54FT	4311 N DONALD AVE BETHANY
R170120320	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 4 EXEMPT	4207 N PENIEL AVE BETHANY
R170962500	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	3	3	NORTH SIDE ADDITION 003 003	4311 N COLLEGE AVE BETHANY
R170721520	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N130FT OF S150FT OF W 1/2 EXEMPT	0 UNKNOWN BETHANY
R170722250	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N50FT OF S150FT OF E168 1/2FT	4213 N DONALD BETHANY
R170120090	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 3 EXEMPT	4211 N PENIEL AVE BETHANY
R170120360	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 10 EXEMPT	4296 N COLLEGE AVE BETHANY
R170120600	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	2	0	BETHANY CITY ADD 002 000 S80FT OF LOTS 1 THRU 3 EXEMPT	0 UNKNOWN BETHANY

X

City of Bethany
Planning & Zoning Staff Report

March 6, 2025

PC 25-02

Discussion and Possible Action on a Traffic
Impact Study Ordinance

Discussion:

Staff were directed to present a possible the possible adoption of a Traffic Impact Study Ordinance for Commission discussion and possible action.

Discussion question: *Should the City of Bethany adopt an ordinance requiring a Traffic Impact Study on potential development?*

Background & Analysis:

A Traffic Impact Study (TIS), also sometimes known as a Traffic Impact Analysis, is a development tool that cities can utilize when determining the impact a possible development may have on a community. A TIS is completed before a project begins construction and should be prepared and submitted along with a preliminary plat plan or preliminary construction documents for a potential project. The submitted TIS helps cities and engineers determine whether additional traffic control standards need to be instituted on the proposed development.

Often, the TIS is a requirement for the developer to complete and is not a cost to the city. The developer is required to use an approved method to count vehicles going in each direction and/or in-and-out of the proposed development site. This process can take multiple weeks to understand traffic volumes during both weekdays and weekends, as well as during both high-volume and low-volume traffic times. To determine increased traffic volumes based off development type and gathered data, developers can consult the most recent volume of the Trip Generation Manual as published by the Institute of Transportation Engineers.

WARR ACRES, OKLAHOMA ORDINANCE

POPULATION: 10,472 – AREA: 2.838mi²

19.39.060: REVIEW AND APPROVAL:

A. The PUD application will be considered by the planning commission and city council at public hearings in accordance with established review procedures for consideration of applications for rezoning. As a part of the city review, the planning commission or city council may require additional information, including, but not limited to, the following: evidence of a market feasibility study; traffic impact study; infrastructure improvements or dedication of necessary easements and rights of way; developer meetings with surrounding property owners; replatting; building elevations; specific plat restrictions, covenants, height, use, setback, or coverage requirements; standards for proposed signs, including number, size, height, method of illumination, and location; creation of a property owners' association; posting of a performance bond or other surety for required public improvements.

B. The PUD master plan shall control the development of the property, and all building permits shall be in accord with said plan until it is otherwise amended by the city council. The developer shall furnish a reproducible copy of the PUD master plan map at a scale of one inch equals one hundred feet (1" = 100') for signature by the chair of the planning commission and the mayor, with acknowledgment by the city clerk. The PUD master plan, including the signed map and all supporting data, shall be made a part of the permanent file and maintained by the city clerk.

C. Upon final approval by the city council of the PUD master plan and the appropriate ordinance of rezoning, the site shall be designated as an amendment to the official zoning districts map. The ordinance of rezoning shall adopt the PUD master plan, its commitments, and all supporting documentation by reference, and they shall be enforced by the city in the administration of the zoning ordinance.

D. No building permit shall be issued by the city for the PUD area until these requirements have been met. (Ord. 1125, 2012)

PONCA CITY, OKLAHOMA ORDINANCE

POPULATION: 24,424 – AREA: 19.21mi²

11-15-18: TRAFFIC IMPACT ASSESSMENT (TIA):

A. Generally: New development, redevelopment, expansion, or improvement of existing sites or buildings that may result in additional peak hour or average daily trips that exceed the thresholds set forth in subsection B of this section, shall include a traffic impact assessment according to the methodologies set forth in subsection C of this section.

B. Thresholds: A traffic impact assessment is required when any of the following thresholds are exceeded by a subject development:

1. The average daily trips (ADT) generated by the subject development exceeds one thousand (1,000) ADT;

2. The P.M. peak hour trip generation exceeds two hundred fifty (250) trips per P.M. peak hour;

3. A residential development includes a net of more than one hundred (100) new dwelling units;

4. In the estimation of the city the subject development will cause an adjacent street or the nearest intersection(s) to operate at level of service LOS D; or

5. The adjacent street or nearest intersection(s) currently operate at LOS D.

C. Methodologies: Traffic impact assessments shall be prepared in accordance with the city of Ponca City guidelines for traffic impact studies.

D. Required Amendment Of Traffic Assessment: The city may require an amendment of an earlier traffic impact assessment or may require a new traffic impact assessment if any of the following thresholds are met or exceeded:

1. Changes to a proposed development increases the average daily or peak hour trips by fifteen percent (15%) or more than the original assessment;

2. An earlier completed traffic impact assessment is more than two (2) years old, unless the city determines that conditions have not significantly changed; or

3. The locations, types, and/or numbers of access connections for the subject development have changed.

E. Conditions Of Approval: The city may condition the approval of a proposed or subject development to sustain the level of service standards of streets impacted by the development. The city may authorize phased development that requires street, intersection, access, signalization, or other improvements necessary to maintain a level of

EDMOND, OKLAHOMA ORDINANCE

POPULATION: 98,103 – AREA: 87.55mi²

21.01.010 Submission of Preliminary Plat.

- A. The developer shall prepare and submit a preliminary plat layout with the fees prescribed in Appendix "A", showing street(s), drainage and utility systems of any proposed subdivision for the tentative approval by the Commission. Such plat shall be required by the Plat Review Team (PRT) as defined in Chapter 21.04 to the Commission.
- B. A Traffic Impact Analysis (TIA) shall be required when as follows:
 - (1) the total potential development generates 100 or more trips (in plus out) during the adjacent roadway's peak hour; or
 - (2) the total potential development generates 100 or more trips (in plus out) during the development peak hour; or
 - (3) the total potential development generates less than 100 trips (in plus out), but the City Engineer determines there are localized safety or capacity deficiencies.

A developer should use the most recent volume of the Trip Generation Manual as published by the Institute of Transportation Engineers (ITE) for determining the number of trips a development is likely to generate. Any existing Traffic Impact Analysis shall be amended based on changes to access or if the proposed trip generation is increased by 15%. If a Traffic Impact Analysis is less than two years old, an amendment identifying and discussing any changes shall be prepared and submitted to the City for approval. If the Traffic Impact Analysis is more than two years old or no longer complies with current standards, than a new Traffic Impact Analysis shall be prepared and submitted to the City for approval. If the Traffic Impact Analysis is less than two years old and the proposed trip generation is increased by less than 15%, a letter documenting the changes shall be submitted to the City for approval.

- C. The developer shall prepare and submit a Forest Area Plan. Additionally, a Tree Planting Plan must be prepared for sites not meeting tree preservation requirements. Plans are subject to the following provisions:
 - (1) Forest Area Plans and Tree Planting Plans must be submitted at the time of the preliminary plat.
 - (2) Forest Area Plans must indicate areas where tree preservation or planting will occur. These plans must be prepared by a Landscape Architect or Professional Engineer who is licensed by the State of Oklahoma.
 - (3) Any required Tree Planting Plans must be prepared as a landscape plan in accordance with section 22.6.1(D)(2) of Edmond Municipal Code of Ordinances.

(Ord. 2696, §§ 1, 2, June 24, 2002; Ord. 3097, § 1, May 29, 2007; Ord. 3819, § 1, March 8, 2021).

GLENPOOL, OKLAHOMA ORDINANCE

POPULATION: 14,349 – AREA: 11.03mi²

12-4-4: TRAFFIC IMPACT ANALYSIS (TIA):

A. Purpose. The purpose of a TIA is to:

1. Assess the effects of a proposed development on the existing and planned roadway systems.
2. Determine improvements necessary to mitigate negative traffic impacts from a proposed development.
3. Determine roughly proportionate responsibilities for the sharing of traffic mitigation expenses to be borne by the City and the subdivider or developer.
4. Ensure that the major street network for Glenpool is based on the operational values of Level of Service Category D, or better, as a minimum criterion for design purposes. Level of Service D is the industry standard for traffic operations that balances vehicle movement, impacts on neighborhoods, and expenses to developers and the public.

B. Applicability. A TIA is required to be submitted at the time of platting or site plan review only for developments that exceed any threshold described below. The City reserves the right to require a TIA for land developments that do not meet the threshold requirements but may impact a sensitive area with traffic issues or may be a known public concern.

1. Development that generates more than 100 Peak Hour Trips (PHT).
2. Development that generates more than 5,000 vehicle trips per day (VTD).
3. Development where more than 40 acres of property are involved and impacted by the development. Minor subdivisions or low intensity developments on larger parcels do not require a TIA.
4. Development that would result in an amendment to the major street and highway plan.
5. Land uses that have unusually high traffic generation, fleet vehicle characteristics, or involve special traffic design considerations, such as regularly occurring oversized, or slow moving, vehicles that require special traffic geometry designs.

C. Required Findings of a TIA. For purposes of enforcing the requirements in this Section, the TIA shall identify the following:

1. The existing, and known proposed, background traffic not created or associated with traffic generated by the proposed development.

1. Acquisition of necessary rights-of-way and easements.
2. Relocation of utilities.
3. Obtaining approvals from Tulsa County or ODOT.
4. Entering into any legal agreement permitted by the statutes of the State of Oklahoma.

H. TIA Revisions. Periodic updates or revisions to the TIA may be required to address issues or identify changes to the Level of Service at study intersections and streets. These updates shall address modifications to the magnitude and timing of improvements recommended by the original TIA. Any TIA amendment must be acceptable to the City, and Tulsa County or ODOT, when applicable.

I. Off-Site Improvements.

1. Based on the TIA results and other instances where the City finds that public safety is at risk, the subdivider or developer may be required to make improvements to off-site streets and intersections to mitigate traffic impacts generated by the subdivision or development.

2. When off-site improvements are required, they shall be roughly proportional to the impact of the proposed subdivision or development.

3. The City may participate in the costs of oversizing public improvements with the subdivider or developer, subject to the City's cost participation policies and procedures.

J. Construction Easements. Temporary construction easements, in addition to rights-of-way, may be required when adequate width for street and/or utility construction staging is not available. The subdivider or developer is responsible for obtaining any required temporary construction easements. (Ord. 747, 11-14-2017)