

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1376  
Wednesday, September 23, 1981, 1:30 p.m.  
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Eller T. Young C. Young, Chairman Holliday, Secretary Petty Freeman Higgins Kempe, 2nd Vice- Chairman	Gardner Parmele Inhofe	Gardner Chisum Lasker	Pauling, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, September 22, 1981, at 10:29 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Carl Young called the meeting to order at 1:30 p.m. and declared a quorum present.

MINUTES:

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Eller, T. Young, C. Young, Holliday, Petty, Freeman "aye"; no "nays"; no "abstentions"; Gardner, Parmele, Higgins, Kempe, Inhofe "absent") to approve the Minutes of September 2, 1981 (No. 1373).

REPORTS:

Chairman's Report:

T. Young advised there are some discussions taking place concerning the City law suit against the TMAPC for waiving the platting requirements on Z-5517 which may resolve the matter.

On MOTION of T. YOUNG, the Planning Commission voted 5-0-1 (Eller, T. Young, Holliday, Petty, Freeman "aye"; no "nays"; C. Young "abstaining"; Gardner, Parmele, Higgins, Kempe, Inhofe "absent") to continue discussion on waiver of platting requirements for Z-5517 to October 7, 1981.

Committee Reports - Comprehensive Plan Committee:

Petty advised there will be a Comprehensive Plan Committee meeting on October 7, 1981, at 12:00 p.m., in Room 213 to discuss the Park Plan.

Director's Report:

Jerry Lasker explained that the 38th and Birmingham Downzoning was denied by the City Commission in the meeting of September 22. The area residents will probably return to the Planning Commission, since the Board offered to rezone the properties of owners desiring downzoning under one application.

Bob Gardner reviewed the cost involved. The metes and bounds descriptions would have to be published separately in the Tulsa Daily Legal News, but lots and blocks can be grouped, at a total cost of \$500 to

Director's Report: (continued)

\$1,000. This would encompass the entire square-mile area. The petition will have to be checked against a County computer print-out of the property owners in the area. If someone signed the petition without knowing exactly what was involved, they would have a chance to withdraw. There will be some staff time involved and the cost for advertising and postage, will be \$1,500 or less.

Mr. Gardner, in reply to Mr. Petty's question concerning the number of other downzoning applications already received, advised that there had been one in the area of 51st and Columbia, but it was not put in the proper format (petition).

T. Young and Freeman were concerned about this setting a precedent and that others might expect the Planning Commission to cover the cost. Mr. Gardner replied that this is a unique situation and this Commission also made the same offer in the beginning. It should not obligate the Commission to pay all costs in every instance.

Jerry Lasker added that the notice requirement might be waived for those who want their property rezoned by having them sign something similar to downzoning petition. There may be some cost savings that way.

CONTINUED ZONING PUBLIC HEARING:

Application No. Z-5575 (PUD #261) Present Zoning: CS, RM-2, RM-1  
Applicant: Roy Johnsen (Lomax Affil.) Proposed Zoning: OM  
Location: NE corner of 71st Street and Peoria Avenue

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Date of Application: May 22, 1981  
Date of Hearing: September 23, 1981  
Size of Tract: 8.5 acres, plus or minus (PUD 13.3 acres, plus or minus)

Presentation to TMAPC by: Roy Johnsen  
Address: 324 Main Mall Phone: 585-5641

Relationship to the Comprehensive Plan: Z-5575

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity -- Residential, on the portion zoned RM-2 and Low Intensity, Residential, on the portion zoned RM-1.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OM District is not in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of OM zoning for the following reasons:

The subject property is zoned a combination of RM-2 and RM-1 and is located north and east of the NE corner of 71st Street and Peoria Avenue. The applicant is requesting OM medium office zoning and has filed a companion PUD #261.

The majority of the subject property is already zoned a medium intensity zoning category, RM-2. RM-2 zoning equates to OM development under a PUD. RM-1 zoning equates to OL development at .40 floor area ratio under a PUD. The difference in square footage between OM zoning and RM-1 at .40 floor area ratio is 15,000 square feet, a rather insignificant difference when you consider that the underlying zoning permits 275,000 square feet. The likelihood of the property ever developing low intensity, given the existing zoning patterns in the area, is remote. The subject property relates to the 71st Street frontage properties, not to the single family properties to the north, zoned RM-1.

Therefore, based on the surrounding zoning patterns in the area, the Staff recommends APPROVAL of OM zoning as requested.

Staff Recommendation: (PUD #261)

The subject property is 13.34 acres in size, located north and east of the NE corner of 71st Street and South Peoria Avenue. The applicant is proposing an office park consisting of buildings which vary in height and square footage. The total square footage proposed is 290,500. The tallest of the buildings is 8 stories. The larger structure will contain facilities for meeting rooms, club and restaurant which will serve the other buildings. Peoria Avenue is to be realigned because of the 71st Street bridge over the Arkansas River and, therefore, the subject property will have frontage on both Peoria and 71st when completed.

Z-5575 & (PUD #261): (Continued)

The Staff has reviewed the PUD Text and Site Plan and find the proposal consistent with the stated purposes of the PUD Ordinance. Therefore, the Staff recommends APPROVAL of PUD #261, subject to the following conditions:

1. That the applicant's PUD Text and Site Plan be made a condition of approval unless modified herein.
2. That the maximum floor area for all buildings within the complex not exceed 290,500.
3. That total floor area be assigned each individual building prior to building permits being issued.
4. That the permitted uses be those permitted within the OM zoning district.
5. That the maximum building height be 8 stories, (96 feet) per plot plan, and said building shall be setback a minimum of 150 feet from the north property line. No other building shall be closer than 75 feet to the north boundary.
6. That the minimum parking be 1 space per 360 square feet of floor area.
7. That a minimum of 18% of the site be devoted to landscaped open space.
8. That a detailed landscape plan be approved prior to construction and that said landscaping be installed prior to occupancy of any of the buildings, or in accordance with an approved phasing schedule.
9. Sign Standards, Site Plan Review and Platting requirements as set forth in the PUD Text.
10. That one additional temporary access point be approved along 71st Street and one additional permanent access be permitted along Peoria Avenue when the realignment is completed.

Applicant's Comments:

Roy Johnsen was present, representing Lomax Affiliates. He stated the Site Plan displayed is different than the one submitted with the rezoning application, which conflicted with the proposed realignment of South Peoria Avenue and 71st Street. The revised plans were drawn up after a series of meetings with the City Engineer's Office. This Plan is consistent with the proposed realignment and has been reviewed by the City Engineer and the Traffic Engineer and they have approved the Plan.

One of the problems was to develop a plan that would work in the interim before Peoria is realigned and one that would work after the realignment. He feels this Plan is sufficient. The Staff's comments to the point of access are directed to the need for a second point to 71st Street in the interim. After the realignment, there will be a need for only one to 71st Street, but we will need two, to the realigned Peoria. With the Site Plan and the Staff Recommendations, all of that works out. He feels the Staff Recommendations concerning the zoning is appropriate and the Land Use patterns speak for themselves. The PUD is supportable and the various conditions recommended by the Staff are acceptable to the applicant, since

Z-5575 & (PUD #261): (continued)

those were derived after a series of Staff meetings and joint meetings with the applicant. He is presenting, at this time, a plan that has been mutually developed and acceptable to both the Staff and the applicant.

Protestants: None.

TMAPC Action: 8 members present. (Z-5575)

On MOTION of ELLER, the Planning Commission voted 8-0-0 (Eller, T. Young, C. Young, Holliday, Petty, Freeman, Higgins, Kempe "aye"; no "nays"; no "abstentions"; Gardner, Parmele, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OM:

Z-5575 Legal Description:

A parcel of land situated in Lot 7, Section 6, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Okla., more particularly described by metes and bounds as follows, to wit:

Commencing at the SW corner of said Lot 7; thence North  $89^{\circ}-25'-55''$  East along the South line of Said Lot 7, a distance of 795.18' to a point; thence North  $00^{\circ}-24'-39''$  West a distance of 300.00' to the point of beginning; thence North  $89^{\circ}-25'-55''$  East a distance of 275.00' to a point; thence North  $00^{\circ}-24'-39''$  West a distance of 492.00' to a point; thence South  $89^{\circ}-25'-55''$  West a distance of 275.00' to a point; thence North  $00^{\circ}-24'-39''$  West a distance of 3.60' to a point; thence South  $89^{\circ}-26'-50''$  West a distance of 495.00' to a point; thence Due South a distance of 395.73' to a point; thence North  $89^{\circ}-26'-50''$  East a distance of 105.52' to a point; thence Due South a distance of 100.00' to a point; thence North  $89^{\circ}-25'-55''$  East a distance of 393.03' to the point of beginning, said described tract containing 370,745.4 square feet, or 8.511 acres, more or less.

TMAPC Action: 8 members present. (PUD #261)

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Eller, T. Young, C. Young, Holliday, Petty, Freeman, Higgins, Kempe "aye"; no "nays"; no "abstentions"; Gardner, Parmele, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be approved PUD (#261), subject to the Staff's conditions:

TRACT "A":

A parcel of land situated in Lot 7, Section 6, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Okla., More particularly described by metes and bounds as follows, to wit:

Commencing at the SW corner of Said Lot 7; thence North  $89^{\circ}-25'-55''$  East along the South line of Said Lot 7, a distance of 600.00' to the point of beginning; thence continuing North  $89^{\circ}-25'-55''$  East along the South line of Said Lot 7 a distance of 195.18' to a point; thence North  $00^{\circ}-24'-39''$  West along a line parallel and 550.00' West of the East line of Lot 7 a distance of 795.60' to a point; thence South  $89^{\circ}-26'-50''$  West along a line parallel and 528.00' South of the North line of Said Lot 7 a distance of 589.48' to a point; thence Due South a distance of 150.00' to a point; thence South  $89^{\circ}-26'-50''$  West a distance of 200.00' to a point in the West

Z-5575 & (PUD #261): (Continued)

line of Said Lot 7; thence Due South along Said West line a distance of 60.00' to a point; thence North  $89^{\circ}-26'-50''$  East a distance of 200.00' to a point; thence Due South a distance of 185.73' to a point; thence North  $89^{\circ}-26'-50''$  East a distance of 200.00' to a point; thence Due South a distance of 200.00' to a point; thence North  $89^{\circ}-25'-55''$  East a distance of 200.00' to a point; thence Due South a distance of 200.00' to the point of beginning, Said described Tract containing 363,301.3 square feet, or 8.240 acres, more or less.

TRACT "B":

A parcel of land situated in Lot 7, Section 6, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Okla., more particularly described by metes and bounds as follows, to wit:

Commencing at the SE corner of Said Lot 7; thence South  $89^{\circ}-25'-55''$  West along the South line of Said Lot 7 a distance of 550.00' to a point; thence North  $00^{\circ}-24'-39''$  West a distance of 200.00' to the point of beginning; thence continuing North  $00^{\circ}-24'-39''$  West along a line parallel to and 550.00' West of the East line of Said Lot 7 a distance of 592.00' to a point; thence North  $89^{\circ}-25'-55''$  East along a line parallel to and 792.00' North of the South line of Said Lot 7 a distance of 275.00' to a point; thence South  $00^{\circ}-24'-39''$  East a distance of 592.00' to a point; thence South  $89^{\circ}-25'-55''$  West a distance of 275.00' to the point of beginning, Said described Tract containing 162,799.4 square feet, or 3.737 acres, more or less.

TRACT "C":

A parcel of land situated in Lot 7, Section 6, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Okla., more particularly described by metes and bounds as follows, to wit:

Commencing at the SE corner of Said Lot 7; thence South  $89^{\circ}-25'-55''$  West along the South line of Said Lot 7 a distance of 275.00' to the point of beginning; thence Continuing South  $89^{\circ}-25'-55''$  West along the South line of Said Lot 7 a distance of 275.00' to a point; thence North  $00^{\circ}-24'-39''$  West along a line parallel to and 550.00' West of the East line of Said Lot 7 a distance of 200.00' to a point; thence North  $89^{\circ}-25'-55''$  East along a line parallel to and 200.00' North of the South line of Said Lot 7 a distance of 275.00' to a point; thence South  $00^{\circ}-24'-39''$  East a distance of 200.00' to the point of beginning, Said described Tract containing 54,999.8 square feet, or 1.263 acres, more or less.

ZONING PUBLIC HEARING:

Application No. 5617 Present Zoning: RS-3  
Applicant: R. M. Preston Proposed Zoning: IL  
Location: South and West of 44th Street North and Mingo Road

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Date of Application: August 3, 1981  
Date of Hearing: September 23, 1981  
Size of Tract: 10.7 acres

Presentation to TMAPC by: Robert Preston  
Address: P. O. Box FF - 74112 Phone: 836-3521

Relationship to the Comprehensive Plan:

The District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning District," the IL District may be found in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of IL zoning, excepting that portion extending to 42nd Street (single narrow lot) and except the north 5 feet paralleling 44th Street, for the following reasons:

The subject tract of land is 13.7 acres in size, is vacant, zoned RS-3 and the applicant is requesting IL light industrial zoning.

The long-range redevelopment plan for this area is for IL light industrial; however, the existing homes are deserving of protection from heavy truck traffic and from facing into industrial uses. The southernmost lot is an integral part of the single family neighborhood and does not merit rezoning. The northernmost 5 feet of the property is directly across from Mingo School and should not be used for access for truck traffic. The property has sufficient access on both Mingo Road and 93rd East Avenue, which form the eastern and westernmost boundaries of the property.

Therefore, based on the Comprehensive Plan and existing IL zoning patterns in the area and in recognition of the existing residences in the area, the Staff recommends APPROVAL of IL zoning, except the northernmost 5 feet and the southernmost lot to remain RS-3.

Applicant's Comments:

Mr. Preston, the applicant, asked if the northern 5 feet could be used for cars. Mr. Gardner replied that it would prohibit access to 42nd Street and would also require a screening fence. Mr. Preston then agreed with the Staff Recommendation.

Mr. Preston noted that the owner will not sell the land in parcels. He initially planned to build on the 44th Street side.

Z-5617 (continued)

<u>Protestants:</u>	Alan Dankey	Addresses:	9511 East 42nd Street North
	Lillian Simms		9515 East 42nd Street North
	Tracy Begal		4132 North 96th East Avenue
	James Hancock		9514 East 42nd Street North

Protestant's Comments:

Alan Dankey was opposed to the rezoning because the neighborhood has been trying to build itself up by improving homes and property. There used to be a roofing company on 93rd and 44th that was zoned IL, but since then, the property has been sold and turned into a jet fuel storage area that is still under construction. There have been 6 large tanks installed. As far as he knows, no one in the area was advised of this taking place. He does not think it is fair to the neighborhood. If the subject tract is zoned IL, then any business can come in and the residents are faced with noise and air pollution. The airport does pollute, but several petitions have been circulated to close down the running of the engines during the evening hours. This has not been accomplished, but the residents are trying.

He continued by stating that there is a school within two blocks of the property and approximately 40% of the students are in the area to be rezoned. Some of the individuals have tried to buy plots of this property, but the owner wants to sell it in its entirety. He realized there are quite a few IL zonings in the area, but would like to see the trend discontinued.

Lillian Simms lives to the south of the subject property and strongly opposes this rezoning. Her lot is surrounded by industrial zoning. She presented a letter (Exhibit "A-1") from the principal of Mingo School opposing the rezoning, along with a letter (Exhibit "A-2") of opposition from another resident, Mr. James A. Hancock. The school is opposed because the school children walk to school in front of the property and this would make it more dangerous. The school is not in the Tulsa Public School system, but is an individual school that is being built up and there have been a lot of improvements to the school. If the neighborhood dwindles, the school will be lost.

Applicant's Comments:

Mr. Preston advised his business is not a heavy equipment business. It includes one truck and one trailer that makes deliveries to approximately 20 states. He understands the concern for the school children, but feels the fence will be adequate.

C. Young commented that there is already a lot of precedent for IL zoning in the area. However, there has not been any within this one particular residential area. He asked the Staff what uses could be made in IL zoning. Mr. Gardner replied that the general description is light manufacturing and the requirement is that the activity be conducted within an enclosed building with no open storage within 300 feet of a residence. Therefore, the area that is used for industrial would have to be screened.

C. Young brought up the comment of Mr. Dankey's that a jet fuel storage is being permitted near the school and wondered if that is a permitted use. Mr. Gardner answered that storage is permitted. The only question would be one of safety and there might be a need for heavier zoning if it is dangerous. The City Building Inspector is the enforcer of the



Z-5617 (continued)

Zoning Code and would be able to answer that question. The residents could contact the Inspections Department.

T. Young asked that the Planning Commission make the request to the Building Inspector to determine if the jet fuel storage is within the zoning limitations.

T. Young continued by stating that the Commission's practice and policies indicate that IL would be appropriate, but is not certain that this large of a tract should be zoned IL. The other tracts already zoned IL are much smaller. He is concerned about the children walking to school and the problem with the dwindling enrollment. He recognized the fact that the airport dictates this as an industrial area, but does not feel the application is timely in view of the current status of that residential area and the school itself.

MOTION was made by T. YOUNG to DENY this application. Motion died for lack of a second.

Petty questioned whether a fence would be required wherever the IL adjoins RS-3. Mr. Gardner answered that it would be required, but the applicant has planned to develop only part of the property. The part that actually develops would require a fence.

T. Young asked Mr. Dankey if the residents would accept a decision of IL on the tract that is immediately north of the current IL and immediately south of IL, which makes a C shape.

Mr. Dankey stated that they would still be faced with the purchase problems previously mentioned.

Mrs. Holliday recognized Mr. Preston, who stated that he was not talking about a drop forge or an abundance of truck traffic. He brought up the fact that the children already have to cross Mingo Road and they could walk 2 blocks around the subject property in order to get to school. He does not feel that his business' product will be any problem. The owners of the property will not sell the property in parcels. The sale of the property is contingent on rezoning. The 1st building would be approximately 24,000 square feet and will probably be added to, in the future. He feels the airport is more of a problem than his business.

T. Young recognized Mr. Dankey, who commented that his biggest concern is for the rezoning itself, not what Mr. Preston plans to do on the property. He is apprehensive about how future owners may use the property, in light of the jet fuel storage that has been installed on another property zoned IL.

MOTION was made by T. YOUNG to APPROVE IL on the tract at 44th and Mingo, less the northern 5 feet and DENIAL of the balance. Motion died for lack of a second.

C. Young opposed the application because of the size of the tract.

Instruments Submitted: Letter of Opposition from Principal of Mingo School -  
(Exhibit "A-1")  
Letter of Opposition from James Hancock, President -  
(Exhibit "A-2")

5617 (continued)

TMAPC Action: 8 members present.

On MOTION of PETTY, the Planning Commission voted 6-2-0 (Eller, Holliday, Petty, Freeman, Higgins, Kempe "aye"; C. Young, T. Young "nay"; no "abstentions"; Gardner, Parmele, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be rezoned IL, based on the Staff Recommendation:

The North (2) acres of the NE/4 of the SE/4 of the NE/4 of the NE/4; and the East 132' of the NW/4 of the SE/4 of the NE/4 of the NE/4 of Section 13, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U. S. Government Survey thereof, in Tulsa County, Oklahoma, containing approximately 3.0 acres; AND the South 2/3rds of the SE/4 of the SE/4 of the NE/4 of the NE/4 of the SW/4 of the SE/4 of the NE/4 of the NE/4 of the SE/4 of the SW/4 of the NE/4 of the NE/4 of the SW/4 of the SW/4 of the NE/4 of the NE/4; ALL in Section 13, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma; AND the East 63 1/3' of the N/2 of Lot 5; AND the N/2 of Lot 4, ALL in Block 1, Mohawk Village Addition, Tulsa County, Oklahoma, containing approximately 10.7 acres; LESS and EXCEPT the North 5' thereof.

Z-5618 C. M. Reinkemyer

Letter was presented from Jack C. Cox advising that the owner of this property requests that it be continued for October 28, 1981 (Exhibit "B-1").

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, T. Young, C. Young, Holliday, Petty, Freeman "aye"; no "nays"; no "abstentions"; Gardner, Parmele, Higgins, Kempe, Inhofe "absent") to continue Z-5618 to Wednesday, October 28, 1981, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. Z-5619 Present Zoning: RS-3  
Applicant: Patrick E. Carr Proposed Zoning: OL  
Location: 3912 East 31st Street

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Date of Application: August 6, 1981  
Date of Hearing: September 23, 1981  
Size of Tract: 75' x 135'

Presentation to TMAPC by: Patrick Carr Phone: 835-1176  
Address: 6135 East 31st Street - 74135

Relationship to the Comprehensive Plan:

The District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OL District may be found in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of OL zoning for the following reasons:

The subject tract is one lot, located east of the SE corner of New Haven Avenue and 31st Street, which contains a residence. The applicant is requesting OL, light office zoning.

The requested OL light office zoning is consistent with the OL zoning to the east and west of the subject tract. The Comprehensive Plan designation, No Specific Land Use, was in recognition of the office conversions taking place in the area.

Based on these findings, the Staff recommends APPROVAL of OL.

Protestants: None.

Applicant's Comments:

The applicant was present and agreed with the Staff Recommendation.

TMAPC Action: 8 members present.

On MOTION of HOLLIDAY, the Planning Commission voted 8-0-0 (Eller, T. Young, C. Young, Holliday, Petty, Freeman, Higgins, Kempe "aye"; no "nays"; no "abstentions"; Gardner, Parmele, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OL:

Lot 3, Block 1, Dartmoor Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Application No. Z-5620 Present Zoning: CS, RM-0 & RS-3  
Applicant: Charles Norman (Webster-Jackson Co.) Proposed Zoning: CO  
Location: SE corner of East 91st Street and South Memorial Drive

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Date of Application: August 14, 1981  
Date of Hearing: September 23, 1981  
Size of Tract: 80 acres, more or less

Presentation to TMAPC by: Charles Norman  
Address: 909 Kennedy Building - 74103 Phone: 583-7571

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity -- (10 acres, SE corner), and Low Intensity, N.S.L.U. on the balance. All of the property is designated Potential Corridor.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the CO District is in accordance with the Plan Map.

Staff Recommendation:

The subject property is 96 acres in size, located south and east of the SE corner of 91st Street and South Memorial Drive. The tract is zoned a combination of CS, RM-0 and RS-3 and the applicant is requesting CO Corridor zoning.

A substantial portion of the subject property and the 1/2 section is platted for single family development. Only the portion north of the east-half of the subject property, however, is actually developing in single family homes because of the high interest rates. A portion of the northeastern boundary contains a large detention site.

The Staff believes the portion west of the west line of the developing single family addition to be appropriate for CO zoning. However, the Staff does not support CO zoning on the portion south of the single family developing area. The Staff recommends that portion remain RS-3.

Since the CO District requires a detailed site plan be approved, the Staff believes the land use relationship can be assured through the Plan review process. The existing right-of-way along Memorial and the existing collector street right-of-way is important that it be retained by the City when the subdivision is vacated.

CO zoning is consistent with the Comprehensive Plan and, therefore, the Staff recommends APPROVAL of CO zoning, except the east approximate 1,400 feet to remain RS-3.

Applicant's Comments:

Charles Norman was present to represent Webster-Jackson Company. The property has been platted into two phases called Oak Leaf, Blocks 1-7 presently contain 12 to 15 single family homes. An existing storm water detention facility is in place at this location. The original ownership covered the entire quarter-section and was platted in 1977. The second phase, Oak Leaf Blocks 8-19, was platted in 1978, which was about the time that the single family market began to deteriorate and interest rates began to climb. Consequently, there has been only scattered development with no construction of streets or utilities in the area under

application. The property is presently in a distress condition because of the market and the expense incurred to date. The purpose of the application is to return to a more fundamental approach under the District 18 Plan. Included in the application for corridor zoning is a conversion or elimination of the CS and RM-0 and the consequent submission of detailed corridor site plans on all the property that might be improved. An application has been filed with the City to vacate the plat of Blocks 8-19, which has been circulated through the various City departments. The TMAPC Staff has written a letter to Russell Linker in the Legal Department, who is responsible for collecting the departmental answers stating that the Staff would have no objection to the vacation request, with the assurance that a new plat would be filed for processing in the near future and if the detention area that was dedicated were to be considered by the City in acting upon vacation of the plat. In making the request for the dedication of the plat, Mr. Norman asked the City to approve it, subject to the retention of the right-of-way that was dedicated for the improvement of Memorial Drive so that would not be affected by the vacation and, that it also be subject to either the retention of the east-west collector street or the dedication of an acceptable alternative in order that the collector would not be lost through the vacation. He has discussed with Charles Hardt, the City Hydrologist, the status of the undeveloped detention area and was told that in 1978 the City changed the policy of requiring numerous smaller detention facilities to accepting fees in lieu of detention facilities. This site could be released by the City and probably would be eligible for payment of fees in lieu of the construction of additional small detention facilities. There is a major facility with existing outlet structure that would remain as a detention facility. Mr. Norman feels that corridor is an appropriate zoning classification not only because the District 18 Plan recognizes this entire area as such, but also, because of the imminent improvements to Memorial Drive and the development of Memorial as a primary arterial street. This will create a true corridor on the north-south axis in the immediate future even though the Mingo Valley Expressway may be some years in the future. He has no objection to the Staff recommendation that only the western portion of the property under application be rezoned to corridor.

Interested Party: Randy Smith      Address: 8814 South 69th East Avenue

Interested Party's Comments:

Randy Smith, a resident in the area and a director of the Southeast Tulsa Homeowner's Association, questioned the traffic problems and the possibility of the Creek Expressway and 71st Street as a major highway plan. The intersection is already congested and he was wondering what will be done to help alleviate these problems. The problem would be compounded with construction on this project and construction to widen Memorial. The small bridges between 81st and 91st Streets on Memorial Drive already make traffic difficult; and, anytime an accident happens in that area, it creates a bottleneck and a safety problem for emergency vehicles. He also questioned the water runoff conditions and if the present detention facilities that have been allocated under residential zoning would handle the runoff from a higher intensity of a corridor zoning.

C. Young advised that there is a detention facility required in the engineering study, drainage plan and earth change permit and under CO zoning they are required to come back before the Commission with a detailed site plan.

Z-5620 (continued)

T. Young responded to the question concerning the highways. A decision was made last year that 71st Street would not be a state highway as one concept that was proposed and would extend from Broken Arrow to West Tulsa. A portion of 71st Street has been placed on a state highway system in the immediate area of the 71st Street Bridge. It is possible that a section of 71st Street, particularly between Memorial Drive and the Mingo Valley Expressway, might be placed on the system at some point, provided the Creek Expressway is extended to Memorial Drive. Once the Mingo Valley extends down to 71st Street, it might be necessary for the State highway designation to go down the Mingo-Creek Freeway to Memorial and south. The Sales Tax money for Memorial is for right-of-way purchase only. The State will finance the construction. He believes some construction will begin on Memorial within the next 18 months. The Creek Expressway is a doubtful construction; however, the State has been discussing the extension of the Mingo Valley Expressway from 51st Street to 96th Street and a small leg of the Creek Expressway west to Memorial.

Mr. Gardner continued by stating that all of the potential corridor between the Creek Freeway and 91st Street was designated in the planning process, which does not mean it will develop that way. Corridor zoning has been used a lot along the north leg of the Mingo Valley Expressway and on the curve at 96th Street. West of the subject property on Sheridan Road was zoned corridor, but the owners chose not to develop corridor.

Applicant's Comments:

Charles Norman had not reviewed the drainage plans, but it is a major excavation and a major concrete outlet work was a part of the overall drainage plan for the two subdivisions. If it is not adequate, the Staff reports indicate that an earth change permit and a drainage permit will be required as a part of the replatting of the property. He cannot answer as to what the design standards were originally. It appears the property break in several directions. On a tract of this size, there is plenty of room to plan whatever facility is required by the Engineering Department. He concurred with T. Young's comments concerning the Creek Expressway. Mr. Norman feels this is an appropriate place for the type of uses the owner proposes, but does not consider corridor zoning as appropriate for major commercial concentration which already exists at 71st and Memorial. There could be a combination of moderate commercial, office parks and higher intensity residential.

Interested Party's Comments:

Mr. Smith asked if the owner has a plan in mind for this property and how would this be affected by a reduction of 1,400 feet on the east. He wondered if this would still be zoned RS-3.

Applicant's Comments:

Mr. Norman stated that if the Commission approved the Staff Recommendation, the east 1,400 feet will remain RS-3 and the property owner could submit a PUD utilizing the RS-3 density or could ask for rezoning for a combination of lower intensity residential.

Protestants: None.

Z-5620 (continued)

TMAPC Action: 8 members present.

On MOTION of ELLER, the Planning Commission voted 8-0-0 (Eller, T. Young, C. Young, Holliday, Petty, Freeman, Higgins, Kempe "aye"; no "nays"; no "abstentions"; Gardner, Parmele, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be rezoned CO, except the east approximate 1,400 feet to remain RS-3, based on the Staff Recommendation:

The NW/4 of Section 24, Township 18 North, Range 13 East, LESS the East 1,400' thereof; and LESS that portion dedicated for right-of-way purposes.



Application No. Z-5621 Present Zoning: AG  
Applicant: Claude Stamper (Williams) Proposed Zoning: IM  
Location: West Side of Sheridan Road, South of 36th Street North.

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Date of Application: August 18, 1981  
Date of Hearing: September 23, 1981  
Size of Tract: 1.8 acres, more or less

Presentation to TMAPC by: Greg Williams  
Address: 1640 South Boston Avenue Phone: 583-2624

Relationship to the Comprehensive Plan:

The District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity--Industrial.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the IM District is not in accordance with the Plan Map. IL zoning is in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends DENIAL of IM and APPROVAL of IL zoning, for the following reasons:

The subject property is located on the west side of Sheridan Road, south of 36th Street North. The tract contains a residence zoned AG and the applicant is requesting IM, medium industrial zoning.

The predominate industrial zoning pattern in the area is IL light industry, consistent with the Comprehensive Plan for District 16. IM zoning is inconsistent with the Comprehensive Plan and incompatible with the aircraft industry in the area, which relies on sensitive electronic equipment.

Based on the existing zoning patterns and the Comprehensive Plan for the area, the Staff recommends APPROVAL of IL zoning.

Applicant's Comments:

Greg Williams with Gene Howard and Associates, represented the applicant, Claude Stamper, who is engaged in the business of housemoving. His proposed purchase of the property, subject to zoning, is to use the property for storage of his equipment and to remodel houses on the property. Mr. Williams asked if the proposed use is within the IL zoning.

Mr. Gardner replied that the storage aspect is permitted in the IL zoning, as is warehousing and wholesaling. If he is going to store what is considered "junk", then he is going to need more than IM. But the remodeling would be permitted in IL.

Protestants: None.

TMAPC Action: 8 members present.

On MOTION of ELLER, the Planning Commission voted 8-0-0 (Eller, T. Young, C. Young, Holliday, Petty, Freeman, Higgins, Kempe "aye"; no "nays"; no "abstentions"; Gardner, Parmele, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be rezoned IL, per Staff Recommendation:

Z-5621 (continued)

A tract of land containing the South 120.8 feet of the North 281.8 feet of the NE/4 of the SE/4 of the NE/4, Section 22, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the United States Government Survey thereof, containing 1.8 acres, more or less.

Application No. Z-5622 Present Zoning: AG  
Applicant: Bob Latch (Dorsell Company) Proposed Zoning: RM-1  
Location: 880' East of 91st Street and South Yale Avenue on the North side

Date of Application: August 21, 1981  
Date of Hearing: September 23, 1981  
Size of Tract: 13.962 acres, more or less

Presentation to TMAPC by: Bill Doyle  
Address: 520 South 25th West Avenue Phone: 582-1621

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the RM-1 District may be found in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends DENIAL of RM-1 or RM-0 and APPROVAL of RS-3, for the following reasons:

The subject tract is approximately 14 acres in size, located 330' north of 91st Street and 900' east of Yale Avenue. The applicant is requesting RM-1 Apartment zoning.

The subject request for RM-1 zoning beyond the intersection node is contrary to the adopted Development Guidelines. In addition, the subject tract as it is requested will isolate a tract of land 500' x 330' paralleling 91st Street, which will become a candidate for office or strip commercial zoning. There are no zoning patterns or other physical features unique to the subject tract which would support a departure from the Guidelines. RS-3 zoning is consistent with the Development Guidelines, is in conformance with the Comprehensive Plan and, accordingly, the Staff recommends DENIAL of the requested zoning change and APPROVAL of RS-3.

Applicant's Comments:

Bill Doyle was present to represent Bob Latch. He stated that this tract is almost 1/4 mile deep and 587.18 feet wide and Mr. Latch has all of the tract under option to buy. There is a piece on 91st Street that 507 feet wide and 329 feet deep that is not included in the application.

There is extensive CS zoning and apartment complexes in the mile section. The roads are curving and contain numerous hills. He felt the RM as requested is not an intensive use and does fit within the Guidelines. There is no specific land use as designated under District 18 for this particular tract and the RM-1 could be found in accordance with the Plan Map if the developments surrounding are taken into consideration. The most important consideration is the relationship of this tract with the topography of the corner, which is zoned CS, OL and RS-3. There is a ravine which moves to the northeast that is overgrown with trees and Mr. Doyle was confident that the CS, OL and RS-3 area would be subject to a PUD in the future. When this happens, the ideal buffer would be the apartment zoning requested in this application. He concluded that this is a good transition use and is one that could very well fit within the guidelines of the District 18 Plan.

Z-5622 (continued)

MOTION was made by Kempe to approve the Staff recommendations. Motion died for lack of a second.

Protestants: None.

Discussion:

T. Young asked the Staff if this would be in violation of the Development Guidelines as indicated in the recommendation. Mr. Gardner answered that it would be because it was beyond the node and no other physical facts support RM-1. The distinction between this particular property and the other examples of development that the applicant raised is that this property is outside the node and the others weren't. The subject property has two handles extending to 91st Street as access. The Staff is concerned that the 300' x 500' tract not under application is being set-up for higher intensity. If the apartments were wrapped around it, what can it be used for? This tract is within Mr. Latch's option to buy, but is not included in the application for rezoning.

T. Young wondered if the corridor zoning pattern were to continue along 96th Street from 91st, what would that do to the property across 91st Street which would be adjacent to potentially greater intensity development as CO. Mr. Gardner replied that the Staff has pointed out before that the street physically separates the zoning pattern. Obviously, no commercial, signage or lights would be approved across from the undeveloped property. Single family could be permitted on one side and multifamily on the other within the Guidelines because one is in a corridor and the other is not.

Petty requested Mr. Gardner to comment on Mr. Doyle's theory that the area would be a possible buffer zone due to the fact that the CS, OL and RS-3 areas are under a common ownership. Mr. Gardner stated that regardless of how the node develops, the end result would be compatible with single family.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 5-2-0 (T. Young, C. Young, Holliday, Higgins, Kempe "aye"; Petty, Freeman "nay"; no "abstentions"; Eller, Gardner, Parmele, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RS-3, based on the Staff Recommendation:

A part of the S/2 of the SW/4 of Section 15, Township 18 North, Range 13 East of the Indian Base and Meridian in Tulsa County, Oklahoma, described as follows: Beginning at a point on the South line of Section 15, which point is North 89°-49' East, a distance of 880.77' from the corner of Sections 15, 16, 21 and 22. Thence North 00°-02' West parallel to the West line of Section 15, a distance of 1,320' to a point; thence North 89°-49' East parallel to the South line of Section 15, a distance of 587.18' to a point; thence South 00°-02' East a distance of 1,320' to a point on the South line of Section 15; thence South 89°-49' West a distance of 40'; thence North 00°-02' West a distance of 329'; thence South 89°-49' West a distance of 507.18'; thence South 00°-02' East a distance of 329'; thence South 00°-02' East a distance of 40' to a point of beginning, containing 13.962 acres, more or less.

Z-5622 (continued)

Additional Discussion:

Petty was concerned because Tulsa is not getting any apartment complexes built and thinks they are needed. He can understand the Staff's recommendation, but feels the RM-1 zoning is justified in this case.

T. Young, in defense of the motion, stated that he agrees with Petty that there is a sudden surge for apartments, but believes the greater consideration of the Commission in this case is the Development Guidelines. The apartments will be built within the City, but he thinks it is important not to deviate from the adopted plan. C. Young agreed.

Petty agreed the Development Guidelines are important, but does not think the Guidelines are so rigid that they cannot be deviated from at given times and feels this is one of those times.

Mrs. Holliday asked if the applicant would be satisfied with the RS-3 zoning. Mr. Doyle replied that Mr. Latch could not do anything with the RS-3.

Application PUD #265

Present Zoning: RM-T, RS-3

Applicant: Robert J. Nichols (Crews)

Proposed Zoning: PUD

Location: 1500 Block East, 6700 Block South of Trenton Avenue and 67th Street South

Date of Application: August 21, 1981

Date of Hearing: September 23, 1981

Size of Tract: 9.3 acres, more or less

Presentation to TMAPC by: Robert Nichols

Address: 111 West 5th Street

Phone: 582-3222

Staff Recommendation:

The applicant is proposing to build 72 single family detached dwellings on 9.3 acres of land located at Trenton Avenue and 67th Street South. The tract is zoned a combination of RM-T and RS-3. The streets are to be dedicated to the public; however, the lots are substantially less in area than RS-3 minimums (6900 sq. ft.). The smallest lot contains 3570 sq. ft. and the minimum size proposed dwelling, including garage, contains 1300 sq. ft. The development will consist of both one and two-story construction.

The Staff has reviewed the applicant's PUD Text and Site Plan and find the proposal consistent with the purposes and intent of the PUD Ordinance and, therefore, recommend APPROVAL of PUD #265, subject to the following conditions and modifications:

1. That the maximum number of dwelling units shall not exceed 72, and that all other conditions of the Text shall apply unless modified herein.

2. That single family detached units be permitted utilizing the zero lot line concept and having a minimum of 1300 square feet of floor area, including garage area.

3. Minimum yard (building setback)

Front	_____	18 feet
Rear	_____	20 feet
Side (one side)	_____	0 feet

4. Maximum building height \_\_\_\_\_ 26 feet

5. Minimum separation between structures, including roof-hangover \_\_\_\_\_ 6 feet

6. Minimum of 2 off-street parking spaces per dwelling unit.

7. Minimum livability space per unit \_\_\_\_\_ 1,400 sq. ft.

8. Average livability space per unit, (60 units at 1,400 and \_\_\_\_\_ 2,067 sq. ft. 12 units at 4000)

9. That a subdivision plat be approved by the TMAPC and filed of record in the County Clerk's Office, the restrictive covenants to include the PUD conditions of approval and the City of Tulsa shall be made beneficiary to said covenants.

PUD #265 (continued)

Applicant's Comments:

Mr. Gardner advised that Mr. Nichols would not be present, but requested the application be heard. He continued by stating that this application is unique in terms of trying to meet the housing need. This is an alternative to the high interest costs and large lots. The developer is using a minimum size lot and utilizing the lot for one and two-story detached structures.

Protestants: None.

TMAPC Action: 6 members present.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (T. Young, C. Young, Holliday, Petty, Freeman, Kempe "aye"; no "nays"; no "abstentions"; Gardner, Parmele, Eller, Higgins "absent") to recommend to the Board of City Commissioners that the following described property be approved, subject to the Staff conditions:

A tract of land described as follows: Beginning at a point in the Easterly boundary of said W/2, SE/4, NE/4, SW/4, 25.00' from the NE corner thereof; (NW corner of Block 5, Collegiate Square, according to the Official Recorded Plat); thence South  $0^{\circ}-03'-46''$  West along the Easterly boundary of said W/2, SE/4, NE/4, SW/4; (West boundary of Block 5, Collegiate Square) a distance of 636.72' to the SE corner thereof; (Southwest corner of Block 5, Collegiate Square); thence South  $89^{\circ}-55'-38''$  West along the Southerly boundaries of said W/2, SE/4, NE/4, SW/4 and the E/2, SW/4, NE/4, SW/4 (North boundaries of Block 6, Collegiate Square and Block 5, Sans Souci according to the Official Recorded Plat) a distance of 660.12' to the SW corner of said E/2, SW/4, NE/4, SW/4 thereof; thence North  $0^{\circ}-03'-54''$  East along the Westerly boundary of said E/2, SW/4, NE/4, SW/4 a distance of 483.84' to a point 177.97' from the NW corner thereof; thence North  $89^{\circ}-55'-38''$  East a distance of 102.98'; thence North  $0^{\circ}-16'-13''$  East a distance of 152.96' to a point 25.00' from the Northerly boundary of said E/2, SW/4, NE/4, SW/4 thereof; thence North  $89^{\circ}-56'-06''$  East 25.00' from and parallel to the Northerly boundaries of said E/2, SW/4, NE/4, SW/4 and the W/2, SW/4, NE/4, SW/4 and the W/2, SE/4, NE/4, SW/4 a distance of 556.57' to the point of beginning, containing 404.539 square feet, or 9.28694 acres, ALL lying in Section 6, Township 18 North, Range 13 East, and being located approximately in the 1500 Block East and 6700 Block South, Trenton Avenue and 67th Street, in the City of Tulsa, Tulsa County, Oklahoma.

Application No. Z-5623 Present Zoning: RS-1  
Applicant: Tom Yancy Proposed Zoning: OL  
Location: South of 21st Street, on 87th East Avenue

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Date of Application: August 24, 1981  
Date of Hearing: September 23, 1981  
Size of Tract: 1/2 acre, more or less

Presentation to TMAPC by: Tom Yancy Phone: 742-0821  
Address: 3319 South Harvard Avenue

Relationship to the Comprehensive Plan:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OL District is not in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends DENIAL of OL zoning for the following reasons:

The subject property is located 800 feet south of 21st Street and 87th East Avenue. The tract is vacant, zoned RS-1 and the applicant is requesting OL office zoning.

The subject tract is interior in location, surrounded by residential zoning. Although the streets are dedicated they are unimproved and do not extend to the subject property. Water and sewer facilities do not extend to the subject tract. The request does not meet the office location criteria established by the Development Guidelines and does not meet the Comprehensive Plan for District 17. The request is "spot zoning" and, accordingly, the Staff recommends DENIAL of the requested zoning change.

The applicant was not present.

The Staff presented a letter (Exhibit "C-1") from Theodore L. and Bernice M. Vaverka requesting approval of the application.

Protestants: None.

Instruments Submitted: Letter of support from Mr. & Mrs. Vaverka  
(Exhibit "C-1")

TMAPC Action: 6 members present.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (T. Young, C. Young, Holliday, Petty, Freeman, Kempe "aye"; no "nays"; no "abstentions"; Eller, Higgins, Gardner, Parmele, Inhofe "absent") to recommend to the Board of City Commissioners that the application for OL zoning on the following described property be DENIED:

The East 132' of the S/2 of the N/2 of the SW/4 of the NE/4 of the NW/4; LESS the East 20' for road, Section 13, Township 19 North, Range 13 East, Tulsa County, Oklahoma, containing 1/2 acre, more or less, according to the U. S. Government Survey thereof.



PUD #266 William Doyle (Hinkle, Johnson, Arend)

TMAPC Action: 6 members present.

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, T. Young, C. Young, Holliday, Petty, Freeman "aye"; no "nays"; no "abstentions"; Gardner, Parmele, Higgins, Kempe, Inhofe "absent") to continue the public hearing for PUD #266 to September 30, 1981, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

Laurenwood Addition (683) NW corner of 71st Street and South Utica Ave. (OM)

The Staff advised the Commission that all approval letters had been received and that final approval and release was recommended.

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Kempe, T. Young, C. Young, Holliday, Petty, Freeman "aye"; no "nays"; no "abstentions"; Gardner, Eller, Higgins, Parmele "absent") to APPROVE the Final Plat and Release on Laurenwood Addition.

The Vinyard Amended (PUD #252) (3293) East 55th Place and South Atlanta  
(RM-T and RS-3)

Bloss Addition (3194) NE corner of 59th Street and Mingo Road (IL)

Eaglebrook (183) SE corner of 61st Street and South Memorial Drive (CS)

The Chair, without objection, tabled the above items.

PUD #190 Ridge Park Apartments 77th Street and South Yale Avenue

Staff Recommendation: Site Plan Approval

The applicant has submitted an amended Site Plan for the Ridge Park Apartments to be located at 76th Street and South Yale Avenue. The units have been rearranged on the tract in order to break up the straight line effect of the original plat. The net result is more open space, less paving and better circulation.

Therefore, the Staff recommends APPROVAL, subject to the following conditions:

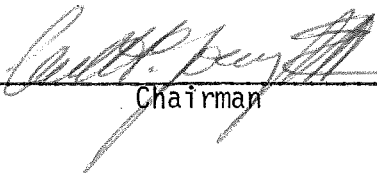
1. That the development be restricted to 100 dwelling units.
2. That the storm water detention facility meet the approval of the City Hydrology Department.
3. That if the units are to be sold, that a homeowner's association be created for the maintenance of the detention area, parking lots, clubhouse and other common areas.
4. That the landscaping as shown on the Plot Plan be representative of the amount of landscaping to be used.
5. That the clubhouse as shown on the Site Plan be accessory to the apartment project. The RS-3 zoning does not permit a business establishment. Private Clubs, as defined by Title 21, Chapter 21, Section 401 are not permitted.
6. All permanent project identification signs shall meet Section 420.2 (d) 2 of the Tulsa Zoning Code.
7. That the above conditions be made a part of the Restrictive Covenants of the subdivision Plat and filed of record in the County Clerk's Office per Section 1170.5 (c) of the Tulsa Zoning Code.

PUD #190 (continued)

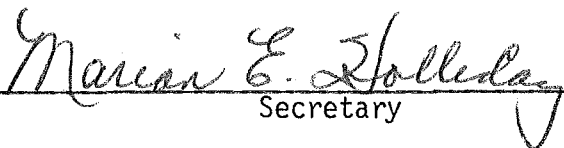
On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (T. Young, C. Young, Holliday, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; Eller, Gardner, Parmele, Inhofe "absent") to approve the amended Site Plan for PUD #190, subject to Staff conditions.

There being no further business, the Chair adjourned the meeting at 3:35 p.m.

Date Approved October 7, 1981

  
Chairman

ATTEST:

  
Secretary

