

TULSA METROPOLITAN AREA PLANNING COMMISSION
 MINUTES of Meeting No. 1401
 Wednesday, April 7, 1982, 1:30 p.m.
 Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Gardner	Freeman	Compton	Linker, Legal Department
Higgins	Hennage	Gardner	
Hinkle	Petty	Lasker	
Kempe, 1st Vice- Chairman	Young	Martin	
Parmeale, Chairman	Inhofe		
Rice			

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, April 6, 1982, at 10:05 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Parmeale called the meeting to order at 1:45 p.m.

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmeale, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to approve the minutes of March 10, 1982 (No. 1398) and March 17, 1982 (No. 1399).

The Chair, without objection, tabled consideration of the minutes for March 24, 1982 (No. 1400).

REPORTS:

Director's Report:

Mr. Lasker advised the INCOG Staff is putting together the work program and budget for next year. Any project the Planning Commissioners would like to consider should be made known to the Staff. One of the major considerations is the reevaluation of the Transportation Plan and would probably receive the highest priority.

SUBDIVISIONS:

For Preliminary Approval

Gleneagles, Block 1 (PUD #281) (183) 900 Block of East 64th Street (RS-3)

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmeale, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to continue consideration of this item to April 21, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Farmington (3693) NE corner of 61st Street and South 89th East Avenue (RM-T)

The Staff presented the plat with the applicant represented by Ted Sack.

Farmington (3693) (continued)

Note that this tract was once known as DEJARNETT PLAZA which had a final approval and release, but was never filed of record and now has expired. The property has been rezoned RM-T for townhouse development, (Z-5594). This plat of FARMINGTON is a new application.

No plot plan was provided to the T.A.C. and this is essential in determining location of utilities. A tentative plot plan was shown by Mr. Meyer. The Traffic Engineer was concerned about the number of driveways into 89th East Avenue. This could be reduced by reversing every other unit so driveways were combined. Additional utility easements will be required after review of the site plan.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Farmington Addition, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to approve the Preliminary Plat for Farmington Addition, subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
2. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
3. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
5. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
6. Access points shall be approved by the City and/or Traffic Engineer.
7. It is recommended that the developer coordinate with Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
8. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
9. The key or location map shall be complete.

Farmington Addition (continued)

10. In covenants, either include Cable TV in deed of dedication or change "telephone" to "communications," which should cover both TV and telephone. Also on page 3, paragraph "D" add that..."The property owner's association shall be responsible for maintenance and repair of paving within said Lot 29."
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. All (other) Subdivision Regulations shall be met prior to release of final plat.

Mid-America Office Park Amended (PUD #276) (2293) NE corner of 41st Street and South Hudson Avenue (CS and OM)

The Staff presented the plat with the applicant not represented.

This property includes all of Mid-America Office Park plus an additional tract that was unplatted. It is being replatted to include the PUD conditions as well as the additional land.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Mid-America Office Park Amended, subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to approve the Preliminary Plat for Mid-America Office Park Amended Addition, subject to the following conditions:

1. Show building lines on plat in accordance with PUD #276, as amended on March 17, 1982.
2. Correct PUD number to read 276, not 279. Also complete the easement shown near the NE corner of Lot 2. Dimension storm water detention areas. (was also left off previous plat.)
3. All conditions of PUD #276 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants. (Make sure covenants reflect the amended building lines.)
4. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. (17½' on Lot 3 parallel to I-44) Existing easements should be tied to, or related to property and/or lot lines.
5. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
6. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s). (if applicable?)

Mid-America Office Park Amended Addition (PUD #276) (continued)

7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat. (if required?)
8. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
9. Access points shall be approved by the City and/or Traffic Engineer.
10. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. All Subdivision Regulations shall be met prior to release of the final plat.

Witt Center Addition (2793) South side of Skelly Drive, South of 41st Street
(CH)

The Staff presented the plat with the applicant not represented.

This is part of a larger tract which had been rezoned to RD and RM-T, as well as the portion within this plat zoned CH. CH zoning has no requirements for setback, frontage, coverage or height. The 25-foot building line on the service road is volunteered since there is no setback other than to avoid encroachment on utility easements, in this case, ten (10) feet. Some mutual access easement may be necessary to provide access to the property in the rear, so this may need to be shown on this plat, or in connection with additional platting to the south. The northerly portion of this tract was already zoned CH and not subject to platting until the applicant included it in the new application for zoning to the south.

The Technical Advisory Committee requested a plot plan for more detailed review before final approval.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Witt Center Addition, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to approve the Preliminary Plat for Witt Center Addition, subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required, after review of plot plan. Existing easements should be tied to, or related to property and/or lot lines.

Witt Center Addition (continued)

2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (if required)
3. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat. (if required)
5. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission. (On-site stormwater detention is required.)
6. All adjacent streets and/or widths thereof should be shown on the final plat. (Show a tie to 41st Street.)
7. Access points shall be approved by the City and/or Traffic Engineer. (Move access point southwesterly to avoid conflict with I-44 off-ramp.)
8. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
9. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged.)
10. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
11. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Yorktown Place (793) SE corner of 15th Street and Yorktown Place (OL and RS-3)

The Staff presented the plat with the applicant not represented.

This plat has a sketch plat approval, subject to conditions. A copy of the minutes of January 28, 1982, was provided to T.A.C. with Staff comments as applicable.

The applicant will request waiver of the Major Street Plan requirement on 15th Street. The T.A.C. would not recommend waiver, but no specific objections were indicated.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Yorktown Place Addition, subject to the conditions.

Z-5545 & Z-5677 (continued)

The applicant has accomplished or is in the process of completing all of the above requirements and is agreeable to those conditions.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5545 and Z-5677 as recommended by the Staff.

On MOTION of RICE, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to approve the request to waive plat on Dixie Hill Center Addition, subject to the conditions listed above.

Z-5678 Jennings Robards Addition (3093) 1315 East 41st Place (RM-2 pending)

The applicant is requesting waiver of plat on Lots 18-20, Block 1 of the above subdivision since it is already platted, and improvements are in place. Property is already zoned RM-1, which permits apartments so the zoning change is only to allow less restrictive setbacks and livability space.

The applicant was not present.

The Technical Advisory Committee and Staff recommended APPROVAL of the waiver of plat on Z-5678.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to approve this request to waive plat for Jennings Robards Addition.

LOT-SPLITS:

For Ratification of Prior Approval:

L-15437 (1783)	Quik-Trip, Corp.	L-15444 (1082)	Bernice Parker
15438 (3692)	Teresa Marrs, et al	15445 (2392)	Landmark Land
15439 (2294)	James Crane	15446 (192)	Tulsa Union Dept, Inc.
15441 (3293)	Mark Leighty	15447 (583)	Bank of Oklahoma
15443 (2502)	T. U. R. A.	15448 (2692)	Sulton Company

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") that the approved lot-splits listed above be ratified.

Lot-Split for Waiver:

L-15410 Lloyd Mihoover (2492) North and East of 35th Place and South
Norfolk Avenue (RS-3)

The T.A.C. reviewed this split on March 11, 1982, and made a recommendation for approval, pending determination of sewer service and subject to approval of the Board of Adjustment waiver of bulk and area requirements. When the lot-split was reviewed by the Planning Commission, a plot plan was then available, which showed that the westerly lot being created contained an existing duplex. The split would place the property line 1.7 feet from the east line of the existing duplex. There were protests to

L-15410 (continued)

the application and the Planning Commission voted to return the request to the T.A.C. for further review, since a plot plan had been submitted. It should be noted that there is a discrepancy shown, and certified to by the surveyor, that the described legal description shows a total of 87.5 feet of width and the actual field measurement shows a distance of 85.7 feet total width.

Based on this information, the Staff makes the following alternate recommendation. There are duplexes in the neighborhood on lots of approximately 7,000 square feet, which have Board of Adjustment approval. Therefore, the Staff would recommend that the split be amended to provide a MINIMUM of a five foot side yard on the east of the existing duplex, which would mean the west 39 feet of the lot by actual measurement. The Staff would further recommend that in the Planning Commission approval and in Board of Adjustment review, that any new construction on the remainder of the lot (the east 48.5' by description or east 46.7' by survey) provide the required zoning side yards of 5 feet on each side of the structure, and further, that the structure on the easterly lot be limited to a single-family house and not another duplex, since the lot would not meet any criteria for a duplex. The 5-foot side yards are consistent with the RS-3 zoning and would provide the proper separation of dwelling units. The Staff emphasizes that the side yards for any new structure shall be FIVE FEET BY ACTUAL MEASUREMENT, not by description.

The applicant, Lloyd Mihoover was present and had no objection to the Staff Recommendation.

The Technical Advisory Committee had voted to amend the previous recommendation and concur with the Staff, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to approve the Staff Recommendations, subject to the following conditions:

- (a) Board of Adjustment approval including;
 1. that any new structure on the easterly lot be single-family and field measured to provide 5 feet of actual side yard on each side, and
 2. that the lot-split be amended to show the existing duplex on the west 39' by actual measurement.
- (b) An 11' utility easement on the north side of the lot to cover existing sewer.

PUD #281 (continued)

Minimum Building Setback:

From Mingo Road (right-of-way)	35 feet
From 64th Street (right-of-way)	25 feet
From North Boundary	20 feet
Between Buildings	15 feet
Between Parking and Building	20 feet

Minimum Livability Area Per Dwelling Unit: 1,000 sq. ft.

Minimum Off-Street Parking Ratio: 1.5 for each efficiency or one-bedroom unit and 2.0 for each two-and three-bedroom units.

Development Area "B"

Gross Land Area:	672,802.8 sq. ft.	15.45 acres
Net Land Area:	596,779.3 sq. ft.	13.70 acres

Permitted Uses: Attached residential dwelling units and related accessory uses such as jogging paths, off-street parking, covered parking, open space areas, etc.

Maximum Dwelling Units: 262

Maximum Density: 16.95 DU's/Acre

Maximum Building Height: 2 stories

Minimum Building Setback:

From Mingo Road (right-of-way)	35 feet
From 64th Street or 93rd E. Ave. (right-of-way)	25 feet
From South Boundary	20 feet
Between Buildings	15 feet
Between Parking and Building	20 feet

Minimum Livability Area Per Dwelling Unit: 1,100 sq. ft.

Minimum Off-Street Parking Ratio: 1.5 for each efficiency or one-bedroom unit and 2.0 for each two-and three-bedroom units.

Development Area "C"

Gross Land Area:	260,177.8 sq. ft.	5.97 acres
Net Land Area:	238,697.8 sq. ft.	5.48 acres

Permitted Uses: Attached residential dwelling units* and related accessory uses such as jogging paths, off-street parking areas, open space areas, drainageway, etc.

Maximum Dwelling Units: 52

Maximum Density: 8.71 DU's/Acre

PUD #281 (continued)

Mr. Crawford summarized by stating the residents would like to see this area developed, but in a manner compatible with the existing structures and the plats already filed. He requested that a certain area be restricted to single-family homes as a buffer represented in the adjoining plat.

Applicant's Comments:

Mr. Norman mentioned this is not like other multifamily developments. The typical multifamily rental projects are ranging in density from 25 to 40 units per acre and this proposal would be attached, single-family homes in building types that are suitable to today's economics. This would include four-plexes and townhouses with the interior two-story flats for sale to homeowners. These would not be apartments. The situation that has developed in a square mile area is one of long history. He worked with Mr. Wardell during the construction of Woodland Hills Mall and there will never be a connection between this neighborhood and the Mall. The purpose of the residential collector streets is to reach the arterial streets. 64th Street, which stubs into this project, is there because of previous approvals by this Commission in accordance with the Comprehensive Plan, which calls for internal collector streets for all neighborhoods to reach the adjacent arterial streets. The densities have been approved for several years and are consistent with approvals in adjacent areas. These situations are there according to the Comprehensive Plan and these are the elements to which the applicants must conform.

This subdivision has developed with back-up lots in a number of locations directly adjacent to land that is zoned for multifamily. This property can be developed at 25 dwelling units per acre with a 25-foot building setback. The developer is trying to allocate the permitted densities at a much lower level than a typical, multifamily project with much higher requirements of livability space in every instance.

Four-plexes and townhouses have been extensively developed throughout Tulsa in the last few years and are the most economical developments. In his opinion, these are not unacceptable adjacent to residential single-family homes. The question for the Commission's consideration is whether or not the developer has dealt with the transition. There are only three dwelling units on either side that are directly adjacent to the project and there is 150' of separation.

This plan has been conceived and executed with a tremendous amount of skill. It is a complex piece of property and this project is well-planned. The Staff and T.A.C. has reviewed it extensively and he requested this be approved.

Commissioner Rice asked if the traffic pattern would be the same under this proposal as it was with the previously approved PUD. Mr. Norman's answer was in the affirmative. The street is a collector street and has to be built no matter what is developed.

Commissioner Higgins did not feel this project would be detrimental to the value of the existing homes and thought the design concepts were compatible with the area as opposed to possible high-rise buildings. Her only concern is that the PUD was approved 10 years ago and requested the Staff to explain why this can be changed. Mr. Gardner stated a PUD is subject to change and there is a provision in the ordinance for amendments.

PUD #281 (continued)

Some amendments are minor, but in this instance the developer wants to start all over again. A portion of the PUD approved was for detached, single-family dwelling units. If any portion of this had been developed, the lots would have sold, the covenants would have been in effect, and the PUD could not have been changed. Originally, the Staff had taken a conservative approach to this section; however, this was before the Commission had approved non-single-family detached housing in interiors of sections. At the time of the original PUD, multifamily was restricted to major streets. The original developer did not have a specific plan.

Mr. Gardner explained there was one other condition that was not listed, but was understood and the applicant repeated it. The Staff would not allow or recommend double compensation. The plan is predicated on the basis that the park and drainage area is dedicated to the City of Tulsa.

Commissioner Rice asked if the water retention facility had to be in place before the building permit would be issued and Mr. Gardner replied this would have to be done before building. The City had considered condemning this land and would have had to pay RM-1 price for it. There would be a great deal of money tied up in the project in that case. A facility is needed no matter what, because it is the regional site and there would be no street through that area.

Instruments Submitted: Protest Petition containing 481 signatures
Plat of Burning Tree South Add. (Exhibit "A-1")
Aerial Photo (Exhibit "A-2")
Map of the area (Exhibit "A-3")
(Exhibit "A-4")

TMAPC Action: 6 members present.

On MOTION of KEMPE, the Planning Commission voted 5-1-0 (Gardner, Higgins, Kempe, Parmele, Rice, "aye"; Hinkle, "nay"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for PUD, subject to conditions stated in the Staff Recommendation:

All of Glenhaugen, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof, being Plat No. 3450 in the Office of the County Clerk of Tulsa County, Oklahoma.

PUD #179-I Charles E. Norman (Guardian Development) South of 71st Street and West of South Mingo Road (RM-0, RM-1 and RS-3)

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Gardner, Hinkle, Higgins, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to continue consideration of PUD #179-I until May 5, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

PUD #207 - Minor Amendment - Holmes - Lot 8, Block 3, Mill Creek Pond Addition

Staff Recommendation:

Planned Unit Development No. 207, Mill Creek Pond, is located approximately 1/4 mile north of the northwest corner of 101st Street South and Sheridan Road. The applicant is requesting a minor amendment to permit building a front-opening garage within 20 feet of the front property line.

The PUD conditions require a 25-foot setback on all front-opening garages and a 20-foot setback on all side-opening garages. However, the Staff has field checked this area and found several of the adjacent homes with front-opening garages that are setback less than the required 25 feet. Aesthetically this has not created a problem, because all of the cars can be parked within the 20-foot setback.

Therefore, the Staff recommends APPROVAL of the requested minor amendment, per the Plot Plan submitted.

TMAPC Action: 6 members present.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to approve this minor amendment to PUD #207 per the submitted Plot Plan.

PUD #204 Arnold (Soule) - Lot 18, Block 1, Sycamore Hills Addition

Staff Recommendation:

Planned Unit Development No. 204, Sycamore Hills Addition, is located 1/4 mile south of the southwest corner of 91st Street South and Harvard Avenue and the applicant is requesting a minor amendment to allow a 912 square-foot garage to be built in the side yard.

The Staff has reviewed the request and considers the request minor in nature because all other bulk and area requirements have been met, the subject tract is in excess of 1.5 acres in size, and the primary residence being constructed on the tract will be approximately 5,600 square feet in size.

Therefore, the Staff recommends APPROVAL of the requested minor amendment, per submitted Plot Plan.

Instruments Submitted: Letter from Design Properties, Inc. requesting this minor amendment (Exhibit "B-1")
Plot Plan (Exhibit "B-2")

TMAPC Action: 6 members present.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to approve this minor amendment to PUD #204 per Plot Plan submitted.

PUD #117 Schultz (Outrigger Apartments) Lots 1 & 2, Block 3, Crown Imperial Addition

Staff Recommendation:

Planned Unit Development No. 117 is located at 88th Street South, between Delaware and Lewis Avenues. It is commonly known as the Outrigger Apartments and the applicant is requesting permission to install two (2) 8' x 10' size signs identifying the apartment complex. One sign to be installed at 88th Street and Delaware Avenue and one to be installed near 88th Street and Lewis Avenue.

The PUD contains two perimeter streets which permits two (2) 32 square-foot signs (4' x 8'). However, based on the size of the project and the description of the sign construction, the Staff feels that the request is minor in nature and recommends APPROVAL of the request, subject to the signs being located on private property and not on City right-of-way.

Instruments Submitted: Letter from Tulsa Sign Company requesting this minor amendment (Exhibit "C-1")

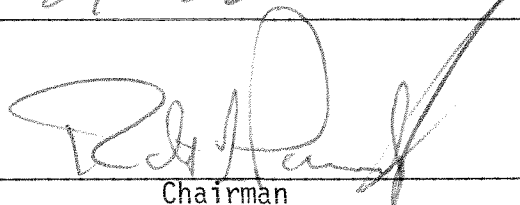
TMAPC Action: 6 members present.

On MOTION of RICE, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Hennage, Petty, Young, Inhofe, "absent") to approve this request for minor amendment to PUD #117, subject to the signs being located on private property and not on City right-of-way.

There being no further business, the Chair adjourned the meeting at 3:40 p.m.

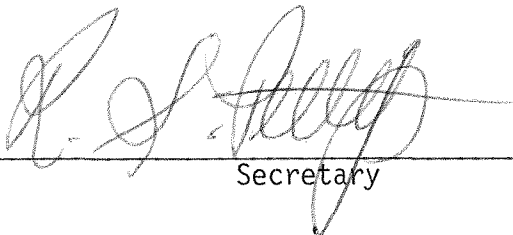
Date Approved _____

4-21-82



Chairman

ATTEST:



Secretary

