

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1487  
Wednesday, December 21, 1983, 1:30 p.m.  
Langenheim Auditorium, City Hall  
Tulsa Civic Center

| MEMBERS PRESENT  | MEMBERS ABSENT                | STAFF PRESENT                                     | OTHERS PRESENT              |
|--|-------------------------------|---|-----------------------------|
| Beckstrom<br>Connery<br>Flick<br>Hinkle, Secretary<br>Kempe, Chairman<br>Woodard<br>C. Young, 1st<br>Vice-Chairman<br>T. Young | Draughon<br>Higgins<br>Inhofe | Compton<br>Gardner<br>Lasker<br>Martin<br>Wilmoth | Linker, Legal<br>Department |

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on December 20, 1983, at 11:40 a.m., as well as in the Reception Area of the INCOG Offices.

After declaring a quorum present, Chairman Kempe called the meeting to order at 1:32 p.m.

MINUTES:

On MOTION of FLICK, the Planning Commission voted 6-0-0 (Connery, Flick, Hinkle, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Higgins, Kempe, Inhofe, "absent") to approve the Minutes of December 7, 1983 (No. 1485).

REPORTS:

Comprehensive Plan Committee Report:

Mrs. Hinkle stated that there was a Comprehensive Plan Committee meeting prior to this hearing which was used as a briefing on the amendments to the District 6 Plan.

RESOLUTION: Amending the District 4 Comprehensive Plan

Mrs. Dane Matthews of the INCOG Staff submitted Resolutions amending the District 4 Plan as instructed by the Commission during the meeting of December 7, 1983. The Resolution has been reviewed by the Staff who finds it to be in order.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Beckstrom, Connery, Flick, Hinkle, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Kempe, Inhofe, "absent") to adopt the following Resolution:

RESOLUTION AMENDING THE DISTRICT 4 PLAN A PART  
OF THE COMPREHENSIVE PLAN FOR THE TULSA METRO-  
POLITAN AREA BY ADOPTING THE EXPO SQUARE PLAN  
(FAIRGROUND'S COMPREHENSIVE PLAN)

WHEREAS, pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolution on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt, and amend, as needed in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 23rd day of January, 1980, this Commission, by Resolution No. 1294:516 did adopt the District 4 Plan and Map as part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, this Commission did call a public Hearing on the 4th day of November, 1983, for the purpose of considering amendments to the District 4 Plan by adopting the Expo Square Plan (Fairground's Comprehensive Plan) and Public Notice of such meeting was duly given as required by law; and

WHEREAS, a Public Hearing was held on the 23rd day of November, 1983, and after due study and deliberation this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 4 Plan by adopting the Expo Square Plan (Fairground's Comprehensive Plan) and Plan Map.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 4 Plan, Expo Square Plan and Map (Fairground's Comprehensive Plan), as attached hereto, be and is hereby adopted as part of the District 4 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa, County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption thereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 21st DAY OF DECEMBER, 1983

SUBDIVISIONS:

Strawberry Creek (PUD #131-C) (794) NW corner of 14th Street and South Garnett  
Road (RM-1, OL, CS)

The Staff presented the plat with the applicant represented by Bill Lewis.

This plat was reviewed on November 8, 1983, but since the plat submitted did not coincide with the PUD requirements it was continued to allow the developer and his engineer to work out the PUD details. It has been revised and there are still some minor discrepancies between the plat and the PUD. These are being worked out at this time. Requirement: The plat should meet all the conditions of the PUD or the PUD amended (minor) to fit the plat. All this should be done prior to final approval. (Amendments to PUD were approved December 14, 1983.)

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Strawberry Creek, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Higgins, Inhofe, "absent") to approve the Preliminary Plat of Strawberry Creek, subject to the following conditions:

1. The covenants should be re-arranged to put all the PUD conditions in one section; the utility and right-of-way grants in another section and any private deed restrictions in another. The section that includes the utility and right-of-way grants should not be subject to any time limitations. Include language required by the Water and Sewer Department.
2. In title block PUD number should be 131-C. Also show a block number.
3. All conditions of PUD #131-C shall be met prior to release of the 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.
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. 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. (Include language in covenants regarding water and sewer services.)
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).
7. 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. (Relocate existing sewer line.)
8. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change

Strawberry Creek (continued)

Permit where applicable, subject to criteria approved by the City Commission.

9. A topo map shall be submitted for review by the T.A.C. (Subdivision Regulations) (Submit with drainage plans)
10. Access points shall be approved by the City and/or Traffic Engineer. (Show on plat on I-44) (Access points on Garnett O.K. as shown.)
11. It is recommended that the developer coordinate with the 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 the plat.)
12. 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.
13. 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.)
14. All (other) Subdivision Regulations shall be met prior to release of the final plat.

6000 Garnett Park (3294) NE corner of 61st Street and South Garnett Road (IL)

The Staff presented the plat with the applicant represented by Bill Lewis.

This plat has a SKETCH PLAT approval, subject to conditions. A copy of the Minutes of November 8, 1983, was provided, with Staff comments as applicable.

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of 6000 Garnett Park, subject to the conditions.

On MOTION of FLICK, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the Preliminary Plat of 6000 Garnett Park, subject to the following conditions:

1. Show City Limits of Tulsa and Broken Arrow. Show a graphic scale. Show access points and/or mutual access easements parallel to 61st Street in accordance with the Traffic Engineer's recommendation.
2. 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.

6000 Garnett Park (continued)

3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (Show all waterline easements on the plat.) (Include pavement repair clause in covenants.) (Applies to condition #4 also.)
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. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
6. 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.
7. Street names shall be approved by the City Engineer. Show on the plat as required.
8. All adjacent streets and/or widths thereof should be shown on the final plat.
9. Access points shall be approved by the City and/or Traffic Engineer. Some access points may be "right-turn only" due to median. See Traffic Engineer for specific recommendations.) (O.K. as shown.)
10. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
11. Covenants include drainageway easement, but none is shown on the plat.
12. Legal in Covenants should be "metes and bounds" description. If legal doesn't include 50' on 61st Street and Garnett Road, Show Book and Page numbers of dedication. If none found, extend boundaries of plat to provide dedication for these streets.
13. P.S.O. portion of Covenants is repeated. Also check/P.S.O. regarding underground services since this is an industrial plat.
14. Identify the curve at the NE corner of 61st and Garnett as "additional dedication", unless boundary of plat is extended to centerline.
15. Building lines of 40' on interior lots are volunteered. The zoning permits 25' building line. 50' on arterials O.K. as shown.
16. 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.)
17. All (other) Subdivision Regulations shall be met prior to release of the final plat.

6200 Yorktown South Addition (683) 6200 Block of South Yorktown Avenue (RM-T)

The Staff presented the plat with the applicant represented by Mike Taylor.

Not a condition for approval of plat, but developer should assure himself that all lots and the development can meet the livability and setback requirements under the RM-T zoning. The plat as submitted will not show the buildings, so it will be up to the developer to assure himself that his project meets all the zoning requirements. (This is NOT a PUD, so this plat can stand "as is", subject to the usual requirements of the various T.A.C. agencies.)

Further note that the small parcel on the east is being purchased from the Park Department and is included in Zoning Application Z-5904. Final plat should not be released until the sale with the Park Department is completed and the zoning is completed. (See Condition #10 also.)

Mr. Taylor provided the T.A.C. with revised copies of Covenants which meet most of Condition #1 below. Not a condition of approval, but the applicant is advised that during rainfall, this area is subject to sewer backups. (#5 below)

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of 6200 Yorktown South Addition, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the Preliminary Plat of 6200 Yorktown South Addition, subject to the following conditions:

1. Covenants: Section I is repetitious and it appears that 1.1, 1.2 and 1.4 could be combined. Omit paragraph 1.5 since this is not an arterial street. The items under "Reciprocal Easements and Obligations" (1.6) might be put in a better understanding in a separate section, or with the private restrictions. In Section V the City of Tulsa may not need to be included because this is not a PUD. The expirations or dates of extensions should not apply to utility easements and/or dedications, so would not require approval of the City if these are private agreements and/or restrictions. Revise accordingly.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. (on adjacent plat also) Existing easements should be tied to, or related to property and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
4. Pavement repair or landscape repair within restricted waterline or sewer easements as a result of line repairs due to breaks and failures shall be borne by the owner of the lot(s).
5. 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.

6200 Yorktown South Addition (continued)

6. 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. (Drain to Joe Creek or on-site storm water detention.)
7. Street names shall be approved by the City Engineer. Show on plat as required. (If street name is shown, designate "Private".)
8. It is recommended that the developer coordinate with the 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 the plat.)
9. 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.
10. The Zoning Application (Z-5904) shall be approved before final plat is released, or if not approved for RM-T, a revised plan(s) should be submitted conforming to the applicable zone. (This Zoning Application only covers a small parcel on the east.)
11. 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.)
12. All (other) Subdivision Regulations shall be met prior to the release of the final plat.

Newhart-Hutson Addition (684) 6200 Block of South Mingo Road (CO)

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 November 9, 1982, was provided, with Staff comments as applicable.

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Newhart-Hutson Addition, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the Preliminary Plat of Newhart-Hutson Addition, subject to the following conditions:

1. All conditions of CO zoning shall be met prior to release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include site plan approval date and references to Sections 800-850 of the Zoning Code, in the covenants, as follows:

Newhart-Hutson Addition (continued)

- (a) Covenants: All dates need to be corrected relating to approvals of Site Plan. On page 2 include maximum wall height (24'), correct setback from centerline of Mingo to 240'. Check item "E" regarding coverage. Minimum parking spaces is 128. Item "G" change date to November 9, 1983, and add..."date of landscape and sign approval by TMAPC on November 9, 1983". On page 4, last paragraph: Make sure that it is not implied that the utility grants expire.
- (b) Show all building lines on plat as approved by Site Plan Review (Z-5773-SP-1).
2. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional perimeter easements as required. (17½') Existing easements should be tied to, or related to property and/or lot lines. (PSO - Show "overhead" on south and east.)
3. Pavement repair within restricted waterline easements as a result of waterline 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. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required) (Drainage easement may be needed.)
6. 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.
7. A topo map shall be submitted for review by the Technical Advisory Committee. (Subdivision Regulations) (Submit with drainage plans)
8. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by the City Engineer.
9. Access points shall be approved by the City and/or Traffic Engineer. (Show on plat) (one tentatively recommended, subject to site plan review of two.)
10. 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 the plat on any wells not officially plugged.)
11. Show Mingo Valley Expressway and adjacent subdivisions in the Northeast Quarter on location map. Identify Tulsa/Broken Arrow City Limits.



Newhart-Hutson Addition (continued)

12. Include acreage on the face of the plat.
13. Engineering Department may require a "metes and bounds" description in addition to the "lot/block" legal on the plat. (Subject to the City Engineer's approval.)
14. It is recommended that the Covenants be divided into two sections: SECTION I dealing with the utility and right-of-way dedications and SECTION II, which will include all the provisions of the CO Site Plan Review by the Planning Commission and City Commission. Any private deed restrictions could be included in a third Section if desired. Also see #1 (a) above.
15. Show a "land-tie" to 1/4 Section and/or nearest street. (City Engineer)
16. Be sure and include "Cable TV" in Covenants as applicable.
17. 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.)
18. All Subdivision Regulations shall be met prior to release of the final plat.

Harvard Point Addition (1583) 87th Street and South Harvard Avenue (RS-2, RS-3)

The Staff presented the plat with the applicant represented by Jack Cox and Ed Schermerhorn.

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Harvard Point Addition, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the Preliminary Plat of Harvard Point Addition, subject to the following conditions:

1. The north 290' of this property has been rezoned RS-2 with the remainder RS-3. All the lots meet or exceed RS-2 area and widths. The 25' building lines and 15' building lines will require Board of Adjustment approval. (The Staff sees no objection to the lines shown, except lot 20, Block 4 and Lot 2, Block 7, which conflict with the adjacent lots.)
2. Covenants: Add language for Limited Access and for drainage easements as directed by the Traffic Engineer and City Engineer.
3. Include brief legal under title block. Show number of lots and acreage on face of the plat. Identify Forest Creek to the north, and the unplatted area to the east. Show a graphic scale.
4. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is

Harvard Point Addition (continued)

- planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines. (Overhead poles on "perimeter", P.S.O.)
5. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
  6. 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.
  7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
  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. (Check or verify drainageway on the east edge of the plat.)
  9. Street names shall be approved by the City Engineer. Show on plat as required. (Correct the names on the east/west streets, etc.)
  10. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
  11. It is recommended that the developer coordinate with the 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 the plat.)
  12. If the entry street on 87th Street at Harvard Avenue is going to have a landscaped island it may need to be shown as a reserve and its maintenance done by the homeowners. (Check with the City Engineer.?)
  13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
  14. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
  15. The key or location map shall be complete. (Show Red Oak Bluff.)
  16. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
  17. The Zoning Application (Z-5892) shall be approved before final plat is released, or if not approved for RS-2/RS-3, a revised plan(s) should be submitted conforming to the applicable zone.

Harvard Point Addition (continued)

18. 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.)
19. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Star Center II Addition (1683) NW corner of 91st Street and South Yale Avenue  
(CS)

The Staff presented the plat with the applicant represented by Phil Smith.

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Star Center II Addition, subject to the conditions.

Mr. Wilmoth advised the subject property will be used as a service station site for Texaco. The Traffic Engineering Department had suggested that the second portion of Condition #8 be withdrawn which provided a condition to eliminate both inside driveways, subject to review of the site plan. The Staff was in agreement to that portion being withdrawn.

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the Preliminary Plat of Star Center II Addition, subject to the following conditions, with deletion of the second portion of Condition #8:

1. Legal description doesn't include right-of-way on either street. ~~If dedicated by separate instrument show book and page number.~~  
If not, revise legal and also include "and streets" in Section I, paragraph A of the Covenants. Section III (B) refers to expiration date on restrictions. If there are no restrictions then why an expiration date? The utility grants in Sections I and II should not expire.
2. Correct title to show this is in the City of Tulsa. (not Broken Arrow) Show number of lots and acres on face of the plat. Identify SE corner of Section 16.
3. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required.\* (\*Perimeter by separate instrument? 11' each side.) Existing easements should be tied to, or related to property and/or lot lines.
4. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (if required?)
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required for drainage) (See #6)
6. 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. (Drainageway may be required at the SE corner of the plat.)

Star Center II Addition (continued)

7. A topo map shall be submitted for review by the Technical Advisory Committee. (Subdivision Regulations) (Submit with drainage plans)
8. Access points shall be approved by the City and/or Traffic Engineer.
9. 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.
10. The key or location map shall be complete. (Show Red Oak Bluff.)
11. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
12. 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.)
13. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Forest Park South (2783) 107th Street and Sheridan Avenue

(RS-2)

The Staff presented the plat with the applicant represented by E. O. Smuner.

This plat has a SKETCH PLAT approval, subject to conditions. A copy of the Minutes of November 8, 1983, was provided, with the Staff comments as applicable.

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Forest Park South, subject to the conditions.

Mr. Wilmoth reminded the Commission that Zoning Application Z-5899 was continued to this hearing to allow the preliminary plat and zoning to be considered at the same time. He stated he had no problems with the Subdivision Regulations, percolation tests or access. All of the lots in this tract will be half-acre lots because of the septic tanks to be placed on the lots.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the Preliminary Plat of Forest Park South, subject to the following conditions:

1. Show 106th Place on the east side of Sheridan Road in dashed lines for reference. Also show number of lots and acres on the face of the plat. Update location map and show "Steeplechase".
2. 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.

Forest Park South Addition (continued)

3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
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. Street names shall be approved by the City Engineer. Show on plat as required.
7. All adjacent streets and/or widths thereof should be shown on the final plat. (See #1 above.)
8. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
9. Access shall be approved by the City and/or Traffic Engineer. (O.K.)
10. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. (O.K. - received release letter.)
11. The owner or owners shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in the restrictive covenants.)
12. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
13. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
14. Covenants - Section III, 1st paragraph, 4th line - omit "and the City of Tulsa" - since this is not a PUD. Section IV (B) - add notation that time limit doesn't apply to Sections I and II.
15. The Zoning Application (Z-5899) shall be approved before the final plat is released, or if not approved for RS-2, a revised plan(s) should be submitted conforming to the applicable zone.
16. 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.)
17. All Subdivision Regulations shall be met prior to release of the final plat.

Interchange Business Park (3104) East Marshall Street and North Garnett Road  
(IL)

The Staff presented the plat with the applicant represented by Henry Daubert.

This plat has a preliminary approval under title "Mingo Valley Business Park". It has been revised and is being resubmitted with a name change. A number of the requirements made on the previous approval will not apply now since the new plat has less lots and fewer areas that might be a problem.

In discussion, the Traffic Engineering Department recommended that the intersections of 108th at Marshall and at Independence be modified. The modifications would be worked out between the applicant and Traffic Engineering Department and shown on the final plat. (Traffic Engineer will submit release letter when approved.)

Oklahoma Natural Gas Company advised that they may need front easements. (Subject to Subsurface Review Committee's review) City Engineering Department indicated that Lot 1, Block 1 might be in a floodplain area. (Approval would be covered in Item #6 below.)

The Technical Advisory Committee and Staff recommended approval of the PRELIMINARY PLAT of Interchange Business Park, subject to the conditions.

On MOTION of HINKLE, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the Preliminary Plat of Interchange Business Park, subject to the following conditions:

1. Covenants: Include drainageway language as needed by the City Engineer. Title of plat should be the same in both covenants and on the face of the plat. In the dedication of easements and streets, paragraphs 2 and 3 should meet the approval of the Utilities and City Engineer if this statement is left in covenants. Item 3.4: Add...."and the Tulsa Metropolitan Area Planning Commission in accordance with the applicable regulations".
2. 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.
3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
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. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
6. 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.

Interchange Business Park (continued)

7. The Zoning Ordinance (Z-5625) shall be published before the final plat is released.
8. 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.)
9. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Final Approval and Release:

Waterbridge (3593) SW corner of 53rd Street and South Memorial Drive  
(OL)  
Pinnacle Estates (1583) 8500 Block, West side of South Sheridan Road  
(RS-1)  
Gleneagles North (183) West side of South Mingo at East 63rd Street  
(AG)  
Hall Brothers Subdivision (194) NE corner of Admiral Place and South  
177th East Avenue (CS)

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

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the final plat for Waterbridge, Pinnacle Estates, Gleneagles North and Hall Brothers Subdivision and release same as having met all conditions of approval.

CHANGE OF ACCESS:

Crosstown Center (694) NW corner of Admiral and Mingo Valley Expressway  
(CS)

The purpose of this request is to align existing actual access driveway with plat. No new access is being granted. This is only a correction so that actual driveway agrees with platted access points. The Traffic Engineer and Staff has approved the request.

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the requested change of access for Crosstown Center.

REQUEST TO WAIVE PLAT:

Z-5223 Mingo Addition (1203) North of the NW corner of East 46th Street  
North and North Mingo Road (IL)

This is a request to waive the plat on the east 50' of the west 100' of Lot 1 and all of Lot 2 in Mingo Addition. The Staff notes that

Z-5223 (continued)

the property to the south on the corner of Mingo and 46th Street was granted a waiver of plat, subject to dedication of the necessary right-of-way to meet the Major Street Plan. A plat was also filed west of this request titled "Davis Acres". It is further noted that there is no sewer to the property in this request, so it will be subject to approval of the septic or disposal system by the City-County Health Department. (This current application does not include Lot 3, which is also "subject to a plat".) An approval of waiver of plat would be subject to:

- (a) Health Department approval of septic or disposal system.
- (b) Dedication of right-of-way to meet the Major Street Plan (15' on Mingo to total 50' from centerline and 30' on East 46th Street North to total 60' from centerline.) (If dedications are already made, the applicant must furnish Book and Page of recording.)
- (c) Grading plans through the permit process (City Engineer). (On-site detention may be required.)
- (d) Access control agreement required by the Traffic Engineer.
- (e) 11' utility easement on north and will be west perimeter.

The applicant was NOT represented.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Z-5223, subject to the conditions.

On MOTION of HINKLE, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the request to waive the platting requirements for Z-5223, subject to the completion of the five conditions listed above.

Z-5874 Oliver's Addition (1993) North side of East 35th Street, East of Peoria Avenue (P)

This is a request to waive plat on Lot 11, Block 2 of the above named plat. The use will be restricted to a parking lot only under the "P" zoning. The Staff recommends approval, subject to Grading Plan approval through the permit process and any requirements of the utilities.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Z-5784.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the request to waive the platting requirements for Z-5874.



LOT SPLITS:

FOR RATIFICATION OF PRIOR APPROVAL:

L-15893 (2994) Grant/Trerice-Tandem III  
15978 ( 183) Never Fail, Jr.  
15979 ( 183) Never Fail, Jr.  
16025 (1194) John Gillum  
16030 (1692) James Nantz  
16055 (3113) Clyde Page  
16057 ( 592) Sherman Miller  
16062 ( 129) Gregory Richey  
16063 ( 314) R. H. Siegfried, Inc.  
16064 ( 883) Guier Woods Four East Development  
16049 (1082) Darrell Inbody  
16059 (3094) William Myers  
16052 (1783) Dan Stefanoff  
16056 ( 283) Al Hartshorne  
16054 (1093) Ind. Properties  
16051 ( 894) Herchel Wilkinson

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") that the approved lot splits listed above be ratified.

FOR WAIVER OF CONDITIONS:

L-16037 Scott Gardner (2983) 4110-12 South Florence Court (RS-3)

This is a request to split Lot 4, Block 1, Sunnybrook Acres 2nd Addition into two tracts down the party wall of an existing duplex. This lot is already a "flag lot" with a 15' handle for access to 41st St. The access will still be the same over the existing driveways. The approval of the Board of Adjustment will be required to permit the split. Also a common wall and/or utility agreement will be necessary.

The applicant was NOT represented.

The Technical Advisory Committee and Staff recommended approval of L-16037, subject to the conditions:

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the request to waive the lot split requirements for L-16037, subject to the following conditions:

- (a) Board of Adjustment approval and,
- (b) common wall/utility maintenance agreement.

L-16042 Gerald Snow (1193) South of the SW corner of 13th Street and South 74th East Avenue (RS-3)

This is a request to split 4' from the south side of Lot 2, Block 12, Eastmoor Park and add it to Lot 3, thus creating a 46' wide lot with 6,216 square feet of area and a 54' wide lot with 7,298 square feet

L-16042 (continued)

of area. The new structure on Lot 2 was built within all the required setbacks under the RS-3 zoning and will still meet these requirements. The encroachment is for the older, existing building. The four feet being transferred to Lot 3 will result in the older building being less than 5' from the property line, but this is included in the applicant's Board of Adjustment request. Most of the lots in this area are 50' wide and since these are two existing residences, the Staff sees no objection to the request.

The applicant was NOT represented.

The Technical Advisory Committee and Staff recommended approval of L-16042.

On MOTION of FLICK, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the request to waive the lot split requirements for L-16042.

L-16048 Jack Stacy (2293) SW corner of 32nd Street and South Irvington Avenue (RS-3)

This is a request to split Lot 1, Block 3, Lorraine Heights Addition into the east 85' and west 75' to permit construction of a duplex with separate ownership on each side. Since this is new construction (pending approval of duplex use by the Board of Adjustment), the Staff sees no objection, provided the applicant be aware that some utility extensions might be required. Also, a grading plan would be required in the permit process. The Staff recommends approval, but further recommends that the deeds not be released until a stem wall survey is available, so that the exact party wall will be established and if any minor correction is needed, the lot split and legals can be adjusted. (Reference: BOA #12941)

Water and Sewer Department advised they would need a short sewer main extension and easement.

The applicant was NOT represented.

The Technical Advisory Committee and Staff recommended approval of L-16048, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the request to waive the lot split requirements for L-16048, subject to the following conditions:

- (a) Board of Adjustment approval,
- (b) sewer main extension,
- (c) 11' utility easements on the south and west, and
- (d) the duplex must be approved by the Board of Adjustment and under construction prior to release of the deed.

L-16045 Bill Harvey (793) South of the SW corner of 13th Street and  
Troost Avenue (RM-2)

This is a request to split a duplex down a common wall. This split will result in an 87' x 50' Lot (W/2), and a 74' x 50' Lot (E/2). In order to allow such a split a variance of the Bulk and Area Requirements will be required by the Board of Adjustment. There are other lots in the area that are close to the same size as the proposed lot split. Further, the density will not be increased. The RM-2 zoning would allow 5 units. Based on these facts, the Staff recommends that this lot split be approved, subject to the approval of the Board of Adjustment, but no deeds be released until stem-wall survey is provided. (The structure in front is existing and the structure in back will be added, creating the duplex.)

The applicant was NOT represented.

Water and Sewer Department advised that both water and sewer was available on Troost, so a "handle" will be necessary for access to those utilities. Also P.S.O. requested a 5' easement along the south property line.

The Technical Advisory Committee and Staff recommended approval of L-16045, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye::; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the request to waive the lot split requirements for L-16045, subject to the following conditions:

- (a) Board of Adjustment approval,
- (b) 5' utility easement along the south line,
- (c) ownership "handle" for access to Troost Avenue for water and sewer,
- (d) no deeds to be released until stem-wall survey is submitted and,
- (e) BOA approval is required and no deeds will be released until the duplex is under construction.

LOT SPLIT FOR WAIVER:

L-15963 Stacy Stevens (2674) East of South 161st East Avenue on U. S.  
Highway #64 (Leonard) (AG)

This split has been in process for quite some time because of problems in meeting the minimum Health Department standards. Numerous lot configurations have been proposed and the map is the final result. The 1.53 acre tract is being split into two tracts, #1 containing an existing house and #2, the .50 acre tract, being added to the property next door, creating a tract of land 3.13 acres in size. The remainder of property to the southeast was included in a previous split #13824 and is not part of this application. The Staff recommends approval based on approval of the Health Department and requirement of waiver of lot width (190') and size (1.03 acre) by the County Board of Adjustment.

L-15963 (continued)

On MOTION of FLICK, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the request to waive the lot split requirements for L-15963, subject to the following condition.

(a) Board of Adjustment approval.

PUBLIC HEARING AND RESOLUTION: Amending the District 6 Comprehensive Plan

Mr. Brierre advised that the recommendations of the Brookside Special District were presented to the Planning Commission approximately two months ago and the action today is to amend the District 6 Plan by establishing a special consideration area. A Resolution is before the Commission with a map indicating the designated area under consideration. The special district is identical with the recommendation in the Brookside Special Study. The recommendation for the Plan Amendment is to designate the area as low intensity, no specific land use and that the uses within the area should be limited to off-street parking or low intensity residential; that new parking lots should be adjacent to existing commercial zoning and/of existing parking lots with residences not to be isolated between parking lots or commercial establishments and parking lots; and finally that the parking lots be zoned "P".

There are additional recommendations that have gone before the Comprehensive Plan Committee which are as follows. One recommendation was to the Board of City Commissioners that the moratorium be extended for 90 days as it relates to the licensing of clubs in CH zoned districts in the Brookside Special Study District. There were additional recommendations relating to amending the Zoning Code which will tentatively be scheduled before the Planning Commission for January 18, 1984. This will involve creating a new zoning district for the highest intensity area within the present CH zoning classification and to institute parking requirements on the remaining CH area.

It was asked that the moratorium be extended for 90 days to allow consideration of the amendments to the Zoning Code. The Comprehensive Plan Committee is asking that the Staff file a Board of Adjustment application with the owners' consent to remove or limit the parking to employee parking or employee and customer parking in a given establishment. It will remove the restriction on employee parking within the special consideration area and the legal impediment be removed by making the parking available to all in order to help solve the parking problems in the area.

Commissioner Terry Young asked that Mr. Brierre describe and point out the special consideration area and Mr. Brierre did so. Commissioner Young felt that the public hearing request in 1980 which addressed adult center use units should have been included in the Brookside Area Special Study to have avoided some of the problems which were encountered.

Mr. Harold Grimmer, 2140 E. 31st Place, asked a question concerning the establishment of a parking area which limits parking to day time hours only in the special consideration area. Mr. Brierre answered the question by pointing out the two lots in the Brookside area limited to day time hours

Public Hearing and Resolution: (continued)

which includes the Brookside Bank and a parking lot for employees and customers of a car dealership located on the northeast corner of 36th and Peoria.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to close the public hearing.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to recommend to the Board of City Commissioners that there be a 90 day extension of the moratorium relating to the licensing of clubs in the area from the present expiration date.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to instruct the Staff to file a Board of Adjustment application with the property owners consent to remove the restrictions for day time parking only for the two lots in question.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Inhofe, "absent") to approve the District 6 Plan Amendments as proposed and to approve and adopt the following Resolution:

Resolution No. 1487:583

A RESOLUTION AMENDING THE DISTRICT  
6 PLAN A PART OF THE COMPREHENSIVE  
PLAN FOR THE TULSA METROPOLITAN AREA

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission did by Resolutions on the 29th day of June 1960 adopt a "Comprehensive Plan, Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed in whole or in part, an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 9th day of June 1976 this Commission did call a Public Hearing for the purpose of considering the District 6 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, Public Hearings were held on the 23rd day of June 1976, the 21st day of July 1976, the 18th day of August 1976, and the 25th day of August 1976; and

WHEREAS, on the 25th day of August 1976 this Commission by Resolution No. 1126:438 did adopt the District 6 Plan, pages 6-7 through 6-22 and the District 6 Plan as a part of the Comprehensive Plan of the Tulsa Metropolitan

12.21.83:1487(21)

PUBLIC HEARING AND RESOLUTION: (continued)

Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, On the 29th day of October 1976 the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, did consider Resolution 1126:438; for the purpose of approving the District 6 Plan as adopted by the Tulsa Metropolitan Area Planning Commission, and approved the District 6 Plan; and

WHEREAS, on the 10th day of November 1976 the Board of County Commissioners of Tulsa County, Oklahoma, did consider Resolution 1126:438, for the purpose of approving the District 6 Plan as adopted by the Tulsa Metropolitan Area Planning Commission, and approved the District 6 Plan; and

WHEREAS, on the 6th day of December 1983 this Commission did call a Public Hearing for the purpose of considering an amendment to the District 6 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, a Public Hearing was held on the 21st day of December 1983 and after due study and deliberation this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 6 Plan as follows:

1. Plan Text

The District 6 Plan Text should be modified by adding the following paragraph to Section 3:

There is also one Special Consideration Area, designated Low Intensity--No Specific Land Use, which lies in the Brookside Commercial Area. Its boundaries are as indicated on the Plan Map and lie within the area bounded by Rockford Avenue on the east, Madison Avenue on the west, 32nd Place on the north, and 38th Street on the south. Policies regarding this area are to alleviate parking problems and potentially conflicting land uses.

The Text should further be modified by adding a new Section 3.4, entitled Special Consideration Area One--Brookside Commercial Area, and the following policy statements:

- 3.4.1 Uses within this area should be limited to off-street parking or low intensity residential.
- 3.4.2 New parking lots should be adjacent to existing commercial zoning and/or existing parking lots. Residences should not be isolated between parking lots or commercial establishments and parking lots.
- 3.4.3 These lots should be zoned "P" (parking).

2. Plan Map

The District 6 Plan Map shall be modified to show the Special Consideration Area One--Brookside Commercial District as Low Intensity--No Specific Land Use. This area lies generally within the boundaries of Rockford Avenue on the east, Madison Avenue on the west, 32nd Place on the north, and 38th Street on the south.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 6 Plan, Brookside Commercial Area (Attachment A), be and is hereby adopted as parts of the District 6 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 21st DAY OF DECEMBER 1983.

Bill Jones for Grupe Properties      91st Street and Delaware Avenue

Request waiver of Section 3.6.3(g) of the Subdivision Regulations requiring location of proposed freeway on the final plat per TMAPC amended policies.

Commissioner T. Young inquired as to the correct procedure to be followed in this request. There was discussion concerning the Planning Commissions newly adopted policy relating to the delineation of proposed freeways on the face of subdivision plats. It was the Planning Commissions policy to have the wording stamped on the face of the plat which was to be followed by a document or affidavit being filed which included a map exhibit. Commissioner T. Young stated that the Planning Commission did not amend the Subdivision Regulations and he did not feel that the affidavit could be inserted and be made a part of the Subdivision Regulations unless the Regulations are amended through the proper public hearing process. Therefore, he did not feel this action was a waiver of the Subdivision Regulations.

Russell Linker, Assistant City Attorney, advised that the Legal Department made an opinion that stated that the Subdivision Regulations require the delineation of the freeways across the face of the plat and anything short of that would not be in compliance with the Regulations. It was the determination of the Planning Commission that the stamping of the freeway notation on the face of the plat along with the small location map on the corner of the plat which also indicates the approximate location of the proposed freeway together with the affidavit and exhibit map meet the spirit and intent of the Regulations.

Mr. Gardner stated that this item was placed on the agenda even though the plat does not have the notation referring to the freeway on the actual face

Bill Jones for Grupe Properties: (continued)

of the plat. The applicant plans to include the wording on the plat and the key map delineation as required by the Planning Commission per the new policy adopted, but Mr. Jones is requesting the second document or what was referred to as the affidavit not be required to be filed for this plat. (Woodside Village).

Mr. Jones addressed the Commission and proceeded to inform the Commission of the background information pertinent to their decision. The Grupe Co. filed a zoning and PUD application on the subject tract and the Planning Commission voted to approve the PUD as submitted and the zoning as requested with certain modifications in the PUD to accommodate residences to the east.

Mr. Jones stated that the Grupe Development Company employed experts on how the subject property could be best developed when contemplating the purchase of the tract. An indepth study of the area was completed including an acquisition study on a portion of Riverside Drive and the Creek Freeway proposal which would bypass the subject tract. The City Engineer and INCOG Staff was contacted and they were advised that the Creek Freeway and Riverside Freeway would be constructed across the subject property. It was also advised that they had been on the plan since 1959 but there was no implementation of the plan and probably never would be. Grupe Development Company then contemplated the purchase of the property and filed a zoning and PUD request with the TMAPC.

Mr. Jones proceeded to read from the Staff Recommendation and some of his statements in the public hearing of January 12, 1983. Mr. Jones read directly from the January 12, 1983 Minutes which read as follows: "The property is in the area proposed for the Creek Freeway. The real estate broker retained in Tulsa advised the applicants to consult with an engineer concerning the floodplain and the plans for the freeway. The engineer advised them there are existing housing additions that are within the proposed right-of-way of the freeway, making the construction of the freeway in that location doubtful. Various City officials also conveyed the impression it is too late to develop the freeway because of existing development. However, there is the possibility that the freeway will be relocated. If it is relocated, all developers along the proposed relocation will be requesting Corridor zoning. The Plan presented to the Commission assumes that the freeway will not be built and presents a low to medium density residential development."

The zoning application then went before the City Commission at which time the Mayor stated he had received several calls from adjoining property owners concerning the Creek Freeway. He stated it seems it will be taken off present location and if relocated it will traverse the property to the south.

The next public hearing was before the Planning Commission on April 6, 1983, and Mr. Jones proceeded to read pertinent information contained in those Minutes. The Commission voted 7-0-0 to approve the sketch plat and the requested waivers.

Following the Planning Commission hearing, the engineer contacted the Grupe Development Company and advised them of the Planning Commission's action to waive the Major Street Plan as was requested. The Grupe Development Company then entered into a contract for public improvement and a dedication of a right-of-way going from 91st Street through the project down to Delaware



Bill Jones for Grupe Properties: (continued)

which was a 72' collector street. The Company then expended the funds to build this major improvement including the relocation of all the utilities and installation of water and sewer and made a major shift in their position in reliance on what the City Commission and Planning Commission had acted upon.

When the public hearing was held in September concerning the delineation of proposed expressways on subdivision plat the Grupe Development Company was caught in the middle of the process. Mr. Jones stated he had no problem with placing the notation on the face of the plat with the location map shown indicating the expressway location but requested an exception to filing the affidavit. He did not feel it to be equitable and because the Grupe Company is having trouble with the underwriters on the selling of the limited partnership interest.

Commissioner C. Young inquired as to the reason for the request and Mr. Jones stated he was present during some of the hearing concerning the delineation process. He stated he was in support of the affidavit being filed but was not in full agreement to the language as approved by the Planning Commission.

Legal Council Linker felt that Mr. Jones got caught in the middle of the process and his PUD had already been approved. The Commission must now decide if they should grant an exception to plats which were caught in the process when the change was made.

TMAPC Action: 8 members present.

On MOTION C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Draughton, Higgins, Inhofe, "absent") to allow the waiver of Section 3.6.3(g) of the Subdivision Regulations requiring location of proposed freeway by not requiring the affidavit and map exhibit to be filed and only the notation of notice on the face of the plat and the key map delineation is necessary on the final plat per TMAPC amended policies.

Special Discussion for the Record:

Commissioner T. Young raised a concern with the affidavit being filed and he felt that it could be a potential danger to the process.

Mr. Linker stated that it was the Legal Departments concern that until the Street Plan is amended we must bring it to the peoples attention in the beginning of the platting process that a freeway is planned and it could be built in the future unless the plan is amended to exclude the freeway.

Mr. Gardner stated that when a plat has a freeway bisecting that plat and the waiver is granted you do not waive the Street and Highway Plan but merely the Subdivision Regulations requiring that an individual dedicate the land within the freeway to the City. In this instance the Planning Commission is waiving the dedication of land without compensation for the

Bill Jones for Grupe Properties: (continued)

freeway which may not be built for a long time. The Commission is not removing the freeway from the Plan. That is another procedure and requires an advertised public notice and hearing to do so.

CONTINUED ZONING PUBLIC HEARING:

Application No. PUD #128-C Present Zoning: PUD #128 - RM-1  
Applicant: Chadsey (Ramsey)  
Location: South of the SE corner of East 71st Street South and Trenton Ave.

Date of Application: October 20, 1983  
Date of Hearing: December 21, 1983  
Size of Tract: Slightly less than one acre

Presentation to TMAPC by: Fred Chadsey  
Address: 4606 South Garnett Road Phone: 663-3200

Staff Recommendation:

The subject tract is slightly less than one-acre in size and located at the NE corner of 73rd Street and South Trenton Avenue. It is part of the original PUD #128 and designated for office use on the northern portion and duplex use on the southern portion. The applicant is now requesting to make a parking lot of the southern duplex lot to serve an office structure on the northern lot.

Section 1680.1 (g) gives the Board of Adjustment the power to grant an exception for parking in a residential district if it is adjacent to an office district. Since this area is covered by the controls of a PUD the Planning Commission under a major amendment can look at the appropriateness of the same request.

The Staff has reviewed the proposal and find that the request is (1) consistent with the Comprehensive Plan, (2) in harmony with the existing and expected development of the surrounding area, (3) a unified treatment of the development possibilities of the project site, and (4) consistent with the stated purposes and standards of the PUD Chapter.

In addition, the Staff feels that the specific attention and care should be given to the compatibility of the project with the duplex area south of the subject tract. For this reason additional review and special protection conditions were recommended to insure compatibility.

Based upon the above review, the Staff recommends APPROVAL of PUD #128-C, subject to the following conditions:

(1) That the applicant's Outline Development Plan be made a condition of approval.

(2) Development Standards:

Land Area (Gross): 33,604 sq. ft.  
(Net): 29,907 sq. ft.

Permitted Uses: General Office as permitted within the OL District.

Maximum Floor Area: 9,800 sq. ft.  
(.292 FAA)

Maximum Height: 35 feet/1-story  
eave height 20 feet

Minimum Building Setbacks:

From South Property Line: 100 feet

Application PUD #128-C (continued)

From East Property Line: 25 feet  
From North Property Line: 15 feet  
From Centerline of 73rd Street: 55 feet

Minimum Off-Street Parking: 1 space for each 280 sq. ft. of floor area

Minimum Open Space: 7,000 sq. ft.

- (3) Signs shall be permitted as identified in Section 1130.2 of the Zoning Code, except that building identification, shall be limited to one ground sign not to exceed 20 feet in height or 32 square feet of display surface area and if illuminated it shall be by constant light. Such ground sign to be located on the OL zoned portion of the project.
- (4) That a Detail Landscape Plan be approved by the TMAPC and installed prior to occupancy, including a 6-foot high solid wood fence with a minimum 15-foot landscaped buffer area along the south property line and 3-to 5-foot high berming on the entire west boundary, except for access drive (condition #5) within a minimum 20-foot wide landscaped buffer area.
- (5) That a Detail Site Plan be approved by the TMAPC prior to the issuance of a building permit including the entry drive for the parking lot being located no farther south than the existing 73rd Street.
- (6) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's Office, incorporating within the restrictive covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said covenants.

Applicant's Comments:

Mr. Gardner briefly explained the fourth condition of the PUD. He stated that the 3-to 5-foot high berming on the entire west boundary of that portion zoned RM-1 would be required except for the driveway which is located by the 5th condition. Most of the duplex lot lines up directly across from the end of 73rd Street. The Staff wanted to be assured that the driveway will be on the north part and the berming will be along the south part so that no part of the duplex across the street will be looking into the parking lot.

Mr. Fred Chadsey represented the applicant, Chuck Ramsey, and stated he was in concurrence with the Staff Recommendation.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, C. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for Planned Unit Development, subject to the conditions set out in the Staff Recommendation:

Lot 1, Block 3, Kensington II Amended and the South 123.22 feet of Block 2, Kensington II Amended Addition to the City of Tulsa, Okla.

Application No. Z-5899

Applicant: Sumner (Koury, Abdo)

Location: West side of South Sheridan Road at 106th Place South

Present Zoning: AG

Proposed Zoning: RS-2

Date of Application: October 24, 1983

Date of Hearing: December 21, 1983

Size of Tract: 43.33 acres

Presentation to TMAPC by: Mr. E. O. Sumner

Address: 8173 East 31st Place

Phone: 627-4442

Relationship to the Comprehensive Plan: Z-5899

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity--Residential and Development Sensitive on the western portion of the tract and Special District 1 on the eastern portions of the tract.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the requested RS-2 District is in accordance with the Plan Map designation for low Intensity--Residential and may be found in accordance with the Special District designation.

Staff Recommendation:

Site Analysis -- The subject tract is approximately 43.33 acres in size and located 1/2 mile south of the southeast corner of 101st Street and South Sheridan Road. It is partially wooded, sloping steeply, contains two single-family dwellings and zoned AG.

Surrounding Area Analysis -- The tract is abutted on the north by vacant land zoned AG, on the east by single-family neighborhoods zoned a combination of RS-3 and RS-2, on the south by large lot single-family dwellings zoned AG and on the west by vacant land zoned AG.

Zoning and BOA Historical Summary -- Past zoning actions have established the area as low intensity residential.

Conclusion -- The Comprehensive Plan's designations for the tract point out that significant physical environmental problems exist on the subject tract and within the surrounding area. The Plan supports low intensity residential, but points out that the western portion is sensitive to development and specifically calls the eastern portion out for the following special considerations.

1. Uses allowed in Special District 1 shall be limited to low intensity residential (RS-1) if conventional zoning is requested, but other types of land use could be accommodated under a planned unit development application.
2. Development intensities shall be consistent with the ability of the land to accommodate individual sanitary sewer systems as approved by the Tulsa City-County Health Department.
3. Special care should be taken in the design and scheduling of development within Special District 1. In particular, attention should be given to minimizing the disturbance of the natural vegetation and soil profiles due to the highly erosive nature of the soils.

Z-5899 (continued)

In addition, the surrounding area has developed at a very low density even the single-family east of the tract that is zoned RS-3 and RS-2 has developed to RS-1 Standards.

Because of the above mentioned reasons, the Staff recommends APPROVAL of RS-1 zoning on the subject tract.

We would note that the physical problems on the tract will require portions to remain undeveloped and that if the RS-1 zoning were combined with a PUD 117 lots could be constructed on the developable portions of the tract and probably would be RS-2 densities.

Applicant's Comments:

The Staff advised that this zoning application was before the Commission last week and the Staff Recommendation was for denial of RS-2 zoning and approval of RS-1. Mr. Sumner, the applicant, had stated that his subdivision plat with the exception of the front setback exceeded RS-1 standards. The Planning Commission gave preliminary approval on the subdivision plat today based on the size of the lots. The compromise should be considered by the Commission to determine if it meets the spirit and intent of the Comprehensive Plan. The only requirement needed from the RS-2 zoning was the front setback. The applicant wanted the lots to meet RS-1 standards, but needs relief on the change from 35' to 30' on the setback which is now covered under the preliminary plat approval.

Mr. E. O. Sumner requested that the property be rezoned under RS-2 standards because of the building setback which would allow 30' front setback instead of 35' setback.

The Staff then advised that there is RS-2 and RS-3 zoning located across from the subject property. That zoning is now developed at RS-2 or RS-3 standards, but at RS-1 standards or greater.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, C. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RS-2:

The South 440 feet of the SE/4, NE/4 and the North 3/4 of the NE/4, SE/4 of Section 27, Township 18 North, Range 13 East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma, containing 43.33 acres, more or less.

ZONING PUBLIC HEARING:

|  |                      |
|--|----------------------|
| Application No. Z-5903   | Present Zoning: RS-3 |
| Applicant: Lewis, James F.                                     | Proposed Zoning: CO  |
| Location: South of the SE corner of 63rd Street and Mingo Road |                      |

Date of Application: November 4, 1983  
Date of Hearing: December 21, 1983  
Size of Tract: 8.37 acres

Presentation to TMAPC by: James Lewis  
Address: 9936 East 55th Place  
Phone: 665-2513

Relationship to the Comprehensive Plan: Z-5903

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 and Corridor.

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

Staff Recommendation:

Site Analysis -- The subject tract is approximately 8.37 acres in size and located at the NE corner of 65th Street and South Mingo Road. It is partially wooded, flat, contains three single-family structures and several accessory buildings and is zoned RS-3.

Surrounding Area Analysis -- The tract is abutted on the north and east by several single-family dwellings zoned RS-3, on the south by an OL zoned tract and on the west by a multifamily condominium project zoned RS-3, RM-1 and PUD.

Zoning and BOA Historical Summary -- Past zoning actions have supported Corridor zoning to the north of the subject tract.

Conclusion -- Based upon the Comprehensive Plan and past zoning actions, the Staff recommends APPROVAL of CO zoning.

For the record, approval of corridor zoning does not guarantee a specific type of development. Each proposal will be evaluated based on the surrounding land use and status of the freeway designed to serve the corridor.

Applicant's Comments:

Mr. James Lewis stated he was in agreement with the Staff Recommendation and stated that there would be a utility plan forthcoming on the lots in question.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of FLICK, the Planning Commission voted 7-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, C. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned CO:

Application No. Z-5903 (continued)

Lots 12, 13, 14, 15, Block 7, Union Gardens, Tulsa County, Oklahoma.



Application No. Z-5904 Present Zoning: RS-2  
Applicant: Wilson (City of Tulsa Park Dept.) Proposed Zoning: RM-T  
Location: East side of Yorktown Avenue, West of Joe Creek

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Date of Application: November 7, 1983  
Date of Hearing: December 21, 1983  
Size of Tract: .3109 acres

Presentation to TMAPC by: Charles Gilmore  
Address: 6106 South Memorial Drive Phone: 252-5623

Relationship to the Comprehensive Plan: Z-5904

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 requested RM-T District may be found in accordance with the Plan Map.

Staff Recommendation:

Site Analysis -- The subject tract is approximately .3109 acres in size and located just east of the northeast corner of 63rd Street and South Yorktown Avenue. It is wooded, gently sloping, vacant, and zoned RS-2.

Surrounding Area Analysis -- The tract is abutted on the north by Cambridge Square Condominium Town Homes zoned RD/PUD, on the east by Joe Creek and then several commercial uses zoned CS, on the south by Graham Park zoned RS-2 and on the west by mostly vacant land zoned RM-T.

Zoning and BOA Historical Summary -- Past zoning actions have established RM-T as an appropriate land use west of the subject tract.

Conclusion -- The proposed zoning would allow approximately 3 to 4 more units to be constructed in conjunction with the existing RM-T. The proposed RM-T is consistent with the existing zoning in the area and is consistent with the Comprehensive Plan.

Therefore, the Staff recommends APPROVAL of the requested RM-T.

Applicant's Comments:

The applicant had no comments.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, C. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RM-T:

A tract of land, containing 0.3109 acres, that is part of Lot 8 and Lot 23 of "Pecan Acres", a subdivision in the NE/4 of Section 6, Township 18 North, Range 13 East, in the City of Tulsa, Tulsa County, Oklahoma, said tract of land being described as follows, to-wit: Beginning at a point on the northerly line of Lot 8, said point being

Application No. Z-5904 (continued)

531.00' easterly of the northwest corner thereof; thence South  $89^{\circ}-51'-53''$  East along said Northerly line for 20.00' to the Northeast corner of Lot 8; thence Southeasterly along a curve to the right, with a central angle of  $12^{\circ}-49'-31''$  and a radius of 432.96', for 96.92' to a point on the Southerly line of Lot 8'; thence North  $89^{\circ}-51'-53''$  West along said Southerly line for 82.59' to a point that is 531.00' Easterly of the Southwest corner of Lot 8; thence due North and parallel to the Westerly line of Lot 8 for 200.00' to the "Point of Beginning" of said tract of land.

Application No. Z-5905 Present Zoning: RM-2  
Applicant: Voss (Smith) Proposed Zoning: IL  
Location: East of the SE corner of 1st Street and Peoria Avenue

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Date of Application: November 8, 1983  
Date of Hearing: December 21, 1983  
Size of Tract: 1 Lot in size (more or less)

Presentation to TMAPC by: B. N. Voss  
Address: 505 South Quaker Avenue Phone: 584-1341

Relationship to the Comprehensive Plan: Z-5905

The District 4 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Special District-- Industrial.

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

Staff Recommendation:

Site Analysis -- The subject tract is one lot in size and located just east of the southeast corner of 1st Street and Peoria Avenue. It is non-wooded, flat, contains one vacant single-family structure and zoned RM-2.

Surrounding Area Analysis -- The tract is abutted on the north by 1st Street and the Crosstown Expressway, on the west by two duplex structures zoned CH and on the south and east by single-family structures zoned RM-2.

Zoning and BOA Historical Summary -- Past zoning actions have allowed spots of industrial and commercial zoning east and southeast of the subject property.

Conclusion -- Given the surrounding zoning patterns and the Comprehensive Plan designation, the Staff recommends APPROVAL of the requested IL zoning.

For the record, this tract cannot be developed without Board of Adjustment waiver of the building setback.

Applicant's Comments:

The applicant had no comments.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, C. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned IL:

Lot 7, Block 13, Lynch and Forsythe Addition to the City of Tulsa, Tulsa County, Oklahoma.

Application No. Z-5906 and PUD #347 Present Zoning: RS-3  
Applicant: Crosby (Ed Black Const., Inc.) Proposed Zoning: RM-T  
Location: South of West 61st Street, East of 33rd West Avenue

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Date of Application: November 10, 1983  
Date of Hearing: December 21, 1983  
Size of Tract: 28.9 acres

Presentation to TMAPC by: Bland Pittman Phone: 665-8800  
Address: 4505 East 68th Street

Relationship to the Comprehensive Plan: Z-5906

The District 8 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 requested RM-T District may be found in accordance with the Plan Map.

Staff Recommendation:

Site Analysis -- The subject tract is approximately 4 acres in size and located south and east of 61st Street and 33rd West Avenue at the end of 64th Street. It is partially wooded, gently sloping, vacant and zoned RS-3.

Surrounding Area Analysis -- The tract is abutted on the north by vacant land which is part of the Page Belcher Golf Course zoned AG, on the east by vacant land zoned RS-3, on the south and west by a developing patio home single-family subdivision zoned RM-T and RS-3.

Zoning and BOA Historical Summary -- Past zoning actions have established RM-T zoning abutting the tract on the north and west.

Conclusion -- The subject tract is one of the last tracts in the immediate area left to be zoned and developed and since it is abutted by RM-T on two sides, existing conditions support the request.

Therefore, based upon the above factors and that the requested zoning is consistent with the Comprehensive Plan, the Staff recommends APPROVAL of RM-T zoning.

Staff Recommendation: PUD #347

Planned Unit Development No. 347 is located on the Page Belcher Municipal Golf Course south of 61st Street at the end of 28th West Avenue. It is 28.9 acres in size, vacant, and the applicant is requesting a combination of Patio Home, Duplex, and Townhouse uses. The subject tract has access through and is abutted on the north by a developing patio home project.

The Staff has reviewed the submitted Outline Development Plan and find the proposal to be: (1) consistent with the Comprehensive Plan, (2) in harmony with the existing and expected development of the surrounding area, (3) a unified treatment of the development possibilities of the project site, and (4) consistent with the stated purposes and standards of the PUD Chapter.

Therefore, the Staff recommends APPROVAL of PUD #347, subject to the following conditions:

Application No. Z-5906 and PUD #347 (continued)

(1) That the applicant's Outline Development Plan be made a condition of approval.

(2) General Development Standards:

|                                     |   |
|-------------------------------------|---|
| Land Area (Gross):                  | 28.9 acres  |
| Permitted Uses:                     | Patio Homes, Duplexes, Townhomes, and accessory residential uses. |
| Maximum Number of Units:            | 175 units   |
| Maximum Building Height:            | 35 feet   |
| Minimum Livability Space (Project): | 15.63 acres   |
| Minimum Off-Street Parking:         | 3 spaces per unit including garage.                               |

(3) Specific Development Standards:

Patio Home Areas

|                            |                  |
|----------------------------|------------------|
| Maximum Land Area:         | 12 acres*        |
| Maximum Number of Units:   | 59 units         |
| Maximum Density:           | 5 units per acre |
| Minimum Lot Area:          | 3,500 sq. ft.    |
| Average Lot Width:         | 35 feet          |
| Average Lot Depth:         | 100 feet         |
| Minimum Building Setbacks: |                  |

|                    |         |
|--------------------|---------|
| Front Yard,        | 20 feet |
| One Side Yard,     | 0 feet  |
| Other Side Yard,   | 10 feet |
| Rear Yard,         | 15 feet |
| Between Buildings. | 10 feet |

Patio Home/Duplex Areas

|                            |                  |
|----------------------------|------------------|
| Maximum Land Area:         | 8.8 acres*       |
| Maximum Number of Units:   | 52 units         |
| Maximum Density:           | 6 units per acre |
| Minimum Lot Area:          |                  |
| Patio Homes,               | 3,500 sq. ft.    |
| Duplexes.                  | 4,000 sq. ft.    |
| Average Lot Width:         |                  |
| Patio Homes,               | 35 feet          |
| Duplexes.                  | 40 feet          |
| Average Lot Depth:         |                  |
| Patio Homes,               | 100 feet         |
| Duplexes.                  | 100 feet         |
| Minimum Building Setbacks: |                  |
| Front Yard,                | 20 feet          |

Application No. Z-5906 and PUD #347 (continued)

|                    |                           |
|--------------------|---------------------------|
| Side Yard;         |                           |
| Patio Homes,       | One 10 feet, other 0 feet |
| Duplexes.          | 5 feet                    |
| Rear Yard;         | 15 feet                   |
| Patio Homes,       | 20 feet                   |
| Duplexes.          | 20 feet                   |
| Between Buildings: | 10 feet                   |

Townhome Areas

|                            |                  |
|----------------------------|------------------|
| Maximum Land Area:         | 8.1 acres*       |
| Maximum Number of Units:   | 64 units         |
| Maximum Density:           | 8 units per acre |
| Average Lot Width:         | 24 feet          |
| Average Lot Depth:         | 100 feet         |
| Minimum Building Setbacks: |                  |
| Front Yard,                | 20 feet          |
| Side Yards,                | 0 feet           |
| Rear Yard,                 | 10 feet          |
| Between Buildings.         | 15 feet          |

Drainageway Area

|                |                     |
|----------------|---------------------|
| Land Area:     | unknown*            |
| Permitted Use: | open space/drainage |

\*Final Land Area will be determined in the Detail Site Plan stage because of the need to determine actual boundaries of required drainage areas.

(4) That Signs shall meet the requirements of Section 420.2 (d) (2) of the Code.

Application No. Z-5906 and PUD #347 (continued)

- (5) That a Detail Site Plan be approved by area or phase prior to the issuance of a building permit, including the identification of any floodplain areas which shall become a part of the Drainage Area.
- (6) That a Detail Landscape Plan be approved by the TMAPC and installed prior to occupancy for all Townhome Areas.
- (7) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied and submitted to and approved by the TMAPC and filed of record in the County Clerk's Office, incorporating within the restrictive covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said covenants.

Applicant's Comments:

Mr. Pittman represented the applicant and reviewed with the Commission a soil analysis, slope analysis, the designated floodplain, the development plan and the illustrated site plan. Mr. Pittman pointed out the dedicated streets and private streets on the site plan. The private streets will be maintained by the property owners association.

Mr. Gardner stated one condition on the PUD was inadvertently left off the list. He stated that one additional condition should be that the homeowners association be formed to maintain the private streets and common open space.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of FLICK, the Planning Commission voted 6-1-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, "aye"; T. Young, "nay"; no "abstentions"; Draughon, Higgins, C. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RM-T:

Z-5906 Legal:

A tract of land situated in Section 3, Township 18 North, Range 12 East, Tulsa County, State of Oklahoma. Commencing at the SE corner, SW/4, NE/4; thence North  $89^{\circ}58'26''$  West on the South line of the SW/4, NE/4 a distance of 570.76'; thence North  $20^{\circ}22'17''$  West a distance of 160 feet; thence North  $40^{\circ}32'17''$  West a distance of 700'; thence North  $12^{\circ}52'17''$  West a distance of 153'; thence North  $66^{\circ}02'17''$  West a distance of 315.00'; thence North  $42^{\circ}52'17''$  West a distance of 208.00'; thence North  $63^{\circ}12'17''$  West a distance of 160.00' to the point of beginning; thence North  $63^{\circ}12'17''$  West a distance of 488.06' to the NE corner of Lot 15, Block 15, Golf Estates II; thence South  $26^{\circ}47'43''$  West a distance of 230' to the NW corner of Lot 2, Block 3, Golf Estates II; thence South  $63^{\circ}12'17''$  East a distance of 110' to the NE corner of Lot 3, Block 3, Golf Estates II; thence South  $34^{\circ}00'00''$  East a distance of 530.84' to the SE corner of Lot 10, Block 3, Golf Estates II; thence North  $16^{\circ}54'02''$  East a distance of 496.40' to the point of beginning, containing 3.93 acres more or less.

Application No. Z-5906 and PUD #347 (continued)

TMAPC Action: 7 members present.

On MOTION of FLICK, the Planning Commission voted 7-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, C. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for Planned Unit Development #347, subject to the conditions set out in the Staff Recommendation with the addition of the following condition:

- (8) That a Homeowners Association be formed to maintain the private streets and common open space.

PUD #347 Legal:

A residential subdivision situated in Section 3, Township 18 North, Range 12 East, Tulsa County, State of Oklahoma, more particularly described as follows:

Commencing at the SE corner, SW/4, NE/4; thence North  $89^{\circ}-58'-26''$  West on the South line of the SW/4 NE/4 for 570.76' to the Point of Beginning; thence North  $20^{\circ}-22'-17''$  West for 160'; thence North  $40^{\circ}-32'-17''$  West for 700'; thence North  $12^{\circ}-52'-17''$  West for 153'; thence North  $66^{\circ}-02'-17''$  West for 315.00'; thence North  $42^{\circ}-52'-17''$  West for 208.00'; thence North  $63^{\circ}-12'-17''$  West for 648.06' to the NE corner of Lot 15, Block 2, Golf Estates II; thence Southwesterly for 230' to the NW corner of Lot 2, Block 3, Golf Estates II; thence Southeasterly for 110' to the NE corner of Lot 3, Block 3, Golf Estates II; thence Southeasterly for 530.84' to the SE corner of Lot 10, Block 3, Golf Estates II; thence Southwesterly for 640.32' to the SW corner for Reserve "B", Golf Estates II; thence South  $66^{\circ}-52'-32''$  East for 701.35'; thence South  $89^{\circ}-58'-28''$  East for 1,113.93' to the Point of Beginning, containing 28.9 acres, more or less.



Application No. Z-5907  
Applicant: Cox (Crowder)

Present Zoning: RS-3  
Proposed Zoning: CS

Location: North of the Northeast corner of 49th Street and South Union Avenue

Date of Application: November 10, 1983  
Date of Hearing: December 21, 1983  
Size of Tract: 1.5 acres

Presentation to TMAPC by: Ken Cox  
Address: 4100 Bank of Oklahoma Tower

Phone: 588-4068

Relationship to the Comprehensive Plan: Z-5907

The District 9 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 requested CS District is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis -- The subject tract is approximately 1.5 acres in size and located at the northeast corner of 48th Street and South Union Avenue. It is partially wooded, flat, vacant and zoned RS-3.

Surrounding Area Analysis -- The tract is abutted on the north by three single-family dwellings zoned OL, on the east by a single-family neighborhood zoned RS-3, on the south by a car wash, gas station and convenience store zoned CS and on the west by a strip commercial center zoned CS.

Zoning and BOA Historical Summary -- Past zoning actions have allowed commercial zoning uses to encroach farther north than 48th Street which is the cut-off for medium intensity uses according to the Comprehensive Plan. However, OL zoning has been approved to the north as a buffer against stripping and should remain intact.

Conclusion -- Given the Existing zoning patterns and surrounding land uses, the Staff feels the Comprehensive Plan is no longer appropriate for this area and would recommend amending the Plan and APPROVAL of the requested CS zoning.

Applicant's Comments:

Mr. Ken Cox represented Gerald Snow who is the contract purchaser for the subject property. Mr. Cox presented the Commission with a colored map which illustrates the appropriateness of CS zoning on the subject tract. (Exh. A-1)

The property under application is abutted on the south by CS zoning which goes across the street west of the property. North of the property is an OL buffer. Mr. Cox suggested that the CS zoning would fit in with the zoning pattern of the area and that the current RS-3 zoning category is inappropriate. If the RS-3 zoning is retained on the property it will cause deterioration. The subject tract is not currently developed under RS-3 standards

Commissioner T. Young inquired about the proposed use of the subject tract and Mr. Cox explained that Mr. Snow intends to erect a 300' x 60' building to be used as a strip shopping center. Mr. Snow further explained that the building will be divided into 30' wide rental spaces with each space containing 1,800 square feet.

Protestants: Gerald Bilby Address: 4760 So. Tacoma

Protestant's Comments:

Mr. Bilby stated that he came before the Board of Adjustment or Planning Commission concerning the gas station located on the corner of 49th Street and South Tacoma. There were restrictions placed on that approval which are now being violated such as the hours of operation which were to be restricted to 7:00 a.m. to 10:00 p.m. and that a privacy fence was to be constructed between the car wash and the house located behind the car wash. Mr. Bilby expressed a real concern with the drainage and stated that water from the subject property would drain onto his property. Mr. Bilby was also fearful that if the zoning were approved a bar or other undesirable uses would be included in the strip shopping center. There was also a concern raised that traffic would increase and that activity on the property would take place at all hours of the night. He felt if the property were rezoned CS it would be an injustice to everyone in the immediate area.

The Staff suggested that the applicant write a letter to the Mayor and Board of City Commissioners concerning the illegal uses with a copy sent to the Building Inspector. Commissioner T. Young requested that the Staff give notice to the Building Inspector concerning the 24-hour operation of the service station at the corner of 49th Street and So. Tacoma and the privacy fence which was required.

Applicant's Rebuttal:

Mr. Gerald Snow, 800 No. Lynn Lane, stated he has developed two other similar strip shopping centers and he assured the Commission that he does not intend to include a bar or other similar operations. Mr. Snow stated he had conversation with two elderly women who own adjoining property to the subject tract and they both stated they have no objection to the zoning request as long as the property is kept clean. Mr. Snow advised he would keep the property very clean and he felt it would be an asset to the neighborhood.

Chairman Kempe assured Mr. Bilby that the applicant is required to submit drainage plans to the City Hydrology Department and the drainage concern which was expressed would be addressed.

Commissioner T. Young suggested that the property be rezoned CS on a portion of the tract to allow the proposed use but to limit the CS approval. He also suggested that CS be approved on a designated area and allow the applicant time to refile for a PUD application to allow the Commission to place some restrictions on the operation of the business such as the hours of operation and the lighting on the subject tract.

Mr. Snow was asked if it would jeopardize the proposed use if only a portion of the tract were rezoned CS. Mr. Snow informed the Commission that it would not be worth the time and money spent to develop the tract if all of it were not zoned CS. He also addressed the drainage concern and stated that he would be willing to build a small retaining wall to prevent the water flow.

Z-5907 (continued):

Instruments Submitted:

Colored map showing the appropriateness of CS zoning (Exh. A-1)

TMAPC Action: 7 members present.

On MOTION of FLICK, the Planning Commission voted 5-2-0 (Beckstrom, Flick, Hinkle, Kempe, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, C. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned CS:

The North 227 feet of Lot 3 and all of Lot 13, Block 3, Suburban Highlands Addition, Tulsa, Oklahoma.

PUD 342 Johnsen (Letney) Southwest corner of 71st Street and So. Mingo (CS & OL)

First Vice-Chairman C. Young advised the Commission of a written request from Mr. Roy Johnsen, attorney representing the applicant, requesting that the zoning application be continued. (Exh. B-1)

TMAPC Action: 6 members present.

On MOTION of WOODARD, the Planning Commission voted 6-0-0 (Connery, Flick, Hinkle, Woodard, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Higgins, Kempe, Inhofe, "absent") to continue consideration of PUD 342 until Wednesday, January 4, 1984, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

PUD #339 (Development Area "A")

Staff Recommendation - Detail Site Plan Review:

The subject tract is approximately 1-acre in size and located at the NE corner of 101st Street and South Sheridan Road. It is vacant and approved for CS uses, except taverns. The applicant is now requesting Detail Site Plan approval.

After review the Staff identified a concern about the safety of travel through the proposed parking area and would, at a minimum, recommend the deletion of six parking spaces as identified on the site plan. Our review of the remainder of the PUD conditions are as follows:

| <u>Item</u>                         | <u>Approved</u>                    | <u>Submitted</u> |
|-------------------------------------|------------------------------------|------------------|
| Land Area (Net):                    | .918 acres                         | .918 acres       |
| Permitted Uses:                     | CS, except taverns                 | Same             |
| Maximum Floor Area:                 | 17,000 sq. ft.                     | 6,500 sq. ft.    |
| Maximum Building Height:            | 40 feet                            | 1-story (less)   |
| Minimum Parking Lot Setbacks:       |                                    |                  |
| From North and East Boundary Lines: | 5 feet                             | 5 feet           |
| From South and West Boundary Lines: | 0 feet                             | 2 feet           |
| Minimum Building Setbacks:          |                                    |                  |
| From Centerline Sheridan Rd:        | 100 feet                           | 139 feet         |
| From Centerline 101st St.           | 100 feet                           | 102 feet         |
| From North and East Boundary Lines: | 10 feet                            | 45 feet          |
| Minimum Off-Street Parking:         | 1 space per 225 sq. ft. floor area | 67 spaces*       |

\*Includes Staff's reduction and equals 1 space per 98 square feet of floor area.

Based upon the above review the Staff recommends APPROVAL, subject to the Plan submitted as amended by the Staff.

There was limited discussion concerning the number of parking spaces and the open space allowed for on the tract.

Mr. Bill Jones was present and stated he was in concurrence with the Staff Recommendation.

TMAPC Action: 7 members present.

On MOTION of WOODARD, the Planning Commission voted 7-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, C. Young, Inhofe, "absent") to approve the submitted site plan as amended by the Staff.



PUD #292-3 Bateman Lot 15, Block 1, Guier Woods IV East Amended Addition  
Minor Amendment to permit a lot split.

Mr. Compton advised that this item needs to be continued. The applicant asked for a minor amendment, but after looking at the application the Staff determined that the request needs to be continued to allow time for advertising of a major amendment rather than a minor amendment. The building has already been constructed.

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-1 (Beckstrom, Flick, Hinkle, Kempe, Woodard, T. Young, "aye"; no "nays"; Connery, "abstaining"; Draughon, Higgins, C. Young, Inhofe, "absent") to continue consideration of PUD #292-3 until January 18, 1984, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center to allow for advertising of a major amendment.

PUD #278

Staff Recommendation - Sign and Landscape Plan Review:

The subject tract is three acres in size and located at the southwest corner of 55th Street and South Lewis Avenue. It is approved for an office use and the applicant has received Detail Site Plan approval. He is now requesting approval of the Signage and Landscape Plans.

The Staff has reviewed the plans submitted for the signs and for the landscaping and find that they meet the conditions approved by the TMAPC and that they also meet the intent of the PUD Chapter of the Zoning Code.

Therefore, we recommend APPROVAL of the Signage and Landscape Plans, subject to the Plans submitted.

TMAPC Action: 7 members present.

On MOTION of FLICK, the Planning Commission voted 7-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, T. Young "aye"; no "nays"; no "abstentions"; Draughon, Higgins, C. Young, Inhofe, "absent") to approve the Signage and Landscape Plan, subject to the Plans submitted.

PUD #281-3 (Development Area A--Phase I and Development Area B--Phase II)

Staff Recommendation - Minor Amendment:

Planned Unit Development No. 281 is 90.48 acres in size. Development Areas "A and B" are located on the west side of Mingo Road halfway between 61st and 71st Streets. These two development areas have been combined into one area with three phases of development and all phases have received Detail Site Plan approval. The applicant is now requesting to delete the Site Plan for Phase II and lot-split it to be sold.

Since no units have been constructed in Phase II, and Phase I can function as built, the Staff can support the minor amendment to delete the Detail Site Plan for Phase II. In addition, the applicant wishes to legally split Phase II from Phase I to provide for separate ownership which the Staff can support as being minor, also. However, the legal lot-split line is slightly different than the original phase line which reduces the area of Phase II and as a result would require

a reduction of units allocated to Phase II.

Therefore, the Staff recommends APPROVAL of the minor amendment for the deletion of the Detail Site Plan for Development Area "A"--Phase I and Development Area "B"--Phase II and for the lot-split of Phase II from Phase I, subject to the following conditions:

- (1) That a new Detail Site Plan be approved by the TMAPC for the new Phase II.
- (2) Development Standards:

Development Area "A"--Phase I

|                                |  |
|--------------------------------|--|
| Land Area (Net):               | 5.52 acres, more or less   |
| Permitted Uses:                | Attached residential and accessory uses.                                 |
| Maximum Units:                 | 144 units  |
| Maximum Building Height:       | 2 stories  |
| Minimum Building Setbacks:     |  |
| From 65th Street (ROW)         | 25 feet  |
| From North Boundary:           | 20 feet  |
| Between Buildings:             | 15 feet  |
| Between Parking and Buildings: | 20 feet  |
| Minimum Livability Space:      | 3.12 acres   |
| Minimum Parking Spaces:        | 1.5 spaces for 1 bedroom or less, or<br>2 spaces for 2 or more bedrooms. |

Development Area "B"--Phase II

|                                |  |
|--------------------------------|--|
| Land Area (Net):               | 2.25 acres, more or less   |
| Permitted Uses:                | Attached residential and accessory uses.                                 |
| Maximum Units:                 | 40 units*  |
| Maximum Building Height:       | 2 stories  |
| Minimum Building Setbacks:     |  |
| From 65th Street (ROW):        | 25 feet  |
| From South Boundary:           | 20 feet  |
| Between Buildings:             | 15 feet  |
| Between Parking and Buildings: | 20 feet  |
| Minimum Livability Space:      | 1.10 acres   |
| Minimum Off-Street Parking:    | 1.5 spaces for 1 bedroom or less, or<br>2 spaces for 2 or more bedrooms. |



PUD #281-3 (continued)

\*The eight units lost because of the area loss might be picked up in the new Phase I which now has greater area.

Chairman Kempe read a letter written by Mr. Never M. Fail, Jr., who is the owner of the property in question (Exhibit "C-1"). The letter stated that the straightening out of the "zig-zag" line separating Phases I and II will require the submission of a new detailed site plan on Phase II. The letter also stated that a new site plan for the remaining units must meet all conditions of the PUD approval with regard to parking ratios, open space requirements, etc.

The Staff advised that the attorney representing the applicant was present and they wanted it to be stated that the developer loses 8 dwelling units based on this amendment. The lot-split changes the area of the two resulting lots and cost the loss of the 8 units. The Staff also wanted something in writing from the owner stating that the detail site plan approval is no longer valid with the lot-split.

TMAPC Action: 7 members present.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Beckstrom, Connery, Flick, Hinkle, Kempe, Woodard, T. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, C. Young, Inhofe, "absent") to approve the minor amendment for the deletion of the Detail Site Plan for Development Area "A"--Phase I and Development Area "B"--Phase II and for the lot-split of Phase II from Phase I, subject to the conditions setforth in the Staff Recommendation.

PUD #142-4 Nichols East of 66th Street South and South Louisville Avenue  
Minor Amendment to permit 1.5' encroachment.

Mr. Compton advised that this item needs to be continued. The applicant asked for a minor amendment, but after looking at the application the Staff determined that the request needs to be continued to allow time for advertising of a major amendment rather than a minor amendment. The building has already been constructed.

Mr. Robert Nichols, attorney, represented the builder in this instance. This application was made to satisfy the title requirements. Mr. Nichols stated that his client had no knowledge of the problem which existed and that a major amendment would require the application to be continued for advertisement (20 days) and this will hold up the conveyance of the property for an additional month. Mr. Nichols reminded the Commission that the requirement of a major amendment is a newly adopted policy of the Planning Commission and he requested that this be considered today.

Mr. Gardner advised that the purpose of the policy was to require the builder to build the structure on the lot and not on someone else's lot, or on the open space which was done in this instance. When this occurred the Planning Commission has required that the builder advertise properly or either tear off a portion of the structure to comply with the setbacks or lot lines. Even though what was built was minor in nature it was constructed inside the setback and inside the next lot. The applicant is also seeking a lot-split to permit the structure on the next lot.

There was limited discussion as to what the correct procedure should be in this instance. This builder was caught in the middle of the policy as adopted, but the Commission must determine their standing on this issue.

PUD 142-4 (continued)

Mr. Gardner suggested that if this minor amendment is granted the Commission should change their policy for those caught in the transition period.

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-1 (Beckstrom, Flick, Hinkle, Kempe, Woodard, T. Young, "aye"; no "nays"; Connery, "abstaining"; Draughon, Higgins, C. Young, Inhofe, "absent") to continue consideration of PUD #142-4 to allow for advertising of a major amendment, until January 18, 1983, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

There being no further business, the Chair adjourned the meeting at 4:25 p.m.

Date Approved January 11, 1984

Cherry Kempe  
Chairman

ATTEST:

Marilyn L. Hinkle  
Secretary