

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1515
Wednesday, August 1, 1984, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

| MEMBERS PRESENT | MEMBERS ABSENT | STAFF PRESENT | OTHERS PRESENT |
|--|------------------|--|-----------------------------|
| Connery Draughon Higgins Hinkle, Secretary Kempe, 1st Vice Chairman Paddock Wilson Woodard C. Young, Chairman | Rice T. Young | Compton Jones Martin Matthews | Linker, Legal Department |

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, July 31, 1984, at 11:17 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Young called the meeting to order at 1:33 p.m.

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 8-0-1 (Connery, Draughon, Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; Paddock, "abstaining"; Rice, T. Young, "absent") to approve the Minutes of July 18, 1984 (No. 1513).

REPORTS:

Chairman's Report:

Chairman C. Young introduced Mr. Bob Paddock who will be taking Mr. Bob Beckstrom's place on the Commission.

Chairman C. Young also reminded the Commission of the Fourth Annual Zoning Institute which will be conducted on September 23-25 in New York and encouraged any of the Commission members to attend.

Director's Report:

Request to amend Chapters 10 and 14 of the Zoning Code pertaining to requiring termination of nonconforming uses within a FD District and provisions for the amortization of said uses.

Request to amend Chapter 15 of the Zoning Code pertaining to responsibility of enforcement and penalties of violation.

Chairman C. Young advised the Commission that he had received a letter from Mayor Young (Exhibit "A-1") requesting that the Planning

Director's Report: (continued)

Commission set a public hearing on an amendment to the Zoning Code providing for amortization and termination of non-conforming uses located in floodways and zoned FD.

The Staff advised that the Mayor has set up a new department that is specifically going to be in charge of enforcement of the Zoning Code which will relieve the Building Inspection Department of that responsibility. Because of the development of the new division the Commission needs to amend Chapter 15 of the Zoning Code which states that the Building Inspector is the enforcer of the Zoning Code.

On MOTION of KEMPE, the Planning Commission voted 9-0-0 (Connery, Draughon, Higgins, Hinkle, Kempe, Paddock, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Rice, T. Young, "absent") to instruct the Staff to set up a public hearing on Chapter 15 amendments of the Zoning Code as stated above.

Resolution to Amend Comprehensive Plan by adopting the Regional Industrial Land Use Plan: Year 2000.

Mrs. Dane Matthews presented the Commission with the Resolution and advised that it has been reviewed by the Legal Department.

On MOTION of KEMPE, the Planning Commission voted 9-0-0 (Connery, Draughon, Higgins, Hinkle, Kempe, Paddock, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Rice, T. Young, "absent") to approve and adopt the following Resolution:

RESOLUTION NO: 1515:591

A RESOLUTION
AMENDING THE COMPREHENSIVE PLAN
OF THE TULSA METROPOLITAN AREA
BY ADDING THERETO THE INDUSTRIAL PLAN,
YEAR 2000 AND PLAN MAP

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, This Commission did call a Public Hearing on the 25th day of July 1984 for the purpose of considering portions in its jurisdiction of the Regional Industrial Plan, Year 2000 and Plan Map; and

Resolution No. 1515:591 (continued)

WHEREAS, A Public Hearing was held on the 25th day of July 1984 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 Comprehensive Plan for the Tulsa Metropolitan Area by adding thereto portions within its jurisdiction of the Regional Industrial Plan, Year 2000 and Plan Map.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that portions within its jurisdiction of the Regional Industrial Plan, Year 2000 and Plan Map be and is hereby adopted as 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 1st day of August 1984.

CONTINUED ZONING PUBLIC HEARING:

PUD 369 Johnsen (Bellaman Com. Dev.) N. of NW/c of 101st & Mingo (RS-3)

Chairman Young advised that the Staff received an oral request asking that PUD 369 be continued for one week.

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Connery, Draughton, Higgins, Hinkle, Kempe, Paddock, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Rice, T. Young, "absent") to continue consideration of PUD 369 until Wednesday, August 8, 1984, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

For Final Approval and Release:

Hickory Hollow Patio Homes (494) SE/c E. 7th St. & So. 131st E. Ave.

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

On MOTION of KEMPE, the Planning Commission voted 9-0-0 (Connery, Draughton, Higgins, Hinkle, Kempe, Paddock, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Rice, T. Young, "absent") to approve the final plat of Hickory Hollow Patio Homes and release same as having met all conditions of approval.

Fox Pointe (PUD 354) (1583) 91st & So. Fulton Avenue (RM-1)

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

On MOTION of KEMPE, the Planning Commission voted 9-0-0 (Connery, Draughon, Higgins, Hinkle, Kempe, Paddock, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Rice, T. Young, "absent") to approve the final plat of Fox Pointe and release same as having met all conditions of approval.

For Extension of Approval:

Lansing Industrial Park I (3602) SW/c Lansing & Marshall (IM)

The Staff received a request from the applicant requesting an extension of time. The Staff has no objection to an extension of one year.

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Connery, Draughon, Higgins, Hinkle, Kempe, Paddock, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Rice, T. Young, "absent") to approve a one-year extension for the plat of Lansing Industrial Park I.

Twenty-Two-Twenty-One Centre (3093) 2221 E. 51st Street (CO, CS)

The Staff received a request from the applicant requesting an extension of time. The Staff has no objection to an extension of one year.

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Connery, Draughon, Higgins, Hinkle, Kempe, Paddock, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Rice, T. Young, "absent") to approve a one-year extension for the plat of Twenty-Two-Twenty-One Centre.

OTHER BUSINESS:

Progress Report on District 8 Proposed Amendments.

Mrs. Matthews submitted a copy of the compromise proposals which have been discussed with the Mayor (Exh. A-1). After the amendments were first presented on July 11, 1984, the name was been changed from Turkey Mountain Urban Center Special District to Turkey Mountain Special District. Some new policies have also been added which call for some kind of park land protection or acquisition without specifying where that park land is to be other than within the special district and not specifying how it is to be obtained. There is also a concern reflected in the amendments dealing with design. She felt that the whole special district designation reflects an interest in the whole area developing as a unit. As a result the Staff has called for a Planned Unit Development where appropriate. There will also be an entire site design completed when appropriate.

Progress Report (continued)

Mrs. Matthews advised that the Mayor agrees with the submitted language to date. There is one landowner which has raised concerns with Section 4.1.1.3. The landowner is concerned that the word "existing" before high intensity might restrict any future development in those areas to nothing more than medium or low intensity. She stated that she has no problems with deleting the word "existing".

The proposed amendments to District 8 are scheduled for public hearing on August 8, 1984, but if the Commission is not prepared to hear the item at that time it could be continued to a date certain. The Commission is prepared to hear the item next week.

There being no further business, the Chair adjourned the meeting at 1:49 p.m.

Date Approved September 26, 1984
Maureen Ginkle
Chairman
Acting

ATTEST:

Maureen L. Nelson
Acting Secretary

