

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1711
Wednesday, September 7, 1988, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Coutant, Secretary	Carnes	Frank	Linker, Legal
Doherty	Harris	Gardner	Counsel
Draughon	Randle	Matthews	
Kempe, Chairman		Setters	
Paddock, 2nd Vice- Chairman		Wilmoth	
Parmeale, 1st Vice- Chairman			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, September 6, 1988 at 10:45 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 1:35 p.m.

MINUTES:

Approval of the Minutes of August 17, 1988, Meeting #1709:

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Randle, "absent") to **APPROVE** the **Minutes of August 17, 1988, Meeting #1709.**

Approval of the Minutes of August 24, 1988, Meeting #1710:

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Randle, "absent") to **APPROVE** the **Minutes of August 24, 1988, Meeting #1710.**

REPORTS:

Committee Reports:

Mr. Paddock advised the Rules & Regulations Committee had met this date to review amendments to the Tulsa County Zoning Code as relates to wild and exotic animals. The Committee would be meeting again on September 21st to continue this review.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

New Bedford (1793) East 25th Street & South Columbia Avenue (RS-2)

Staff advised that this plat is NOT a PUD and does not require rezoning. The Staff presented the plat with the applicant represented by Dan Tanner and Don Austin.

A revised plan was submitted with adjustments in some lot frontages and the building lines so the plat complies with the zoning. Building line along 25th may be established by averaging under Section 241 of the Zoning Code.

ONG advised that it may be more economical to provide service from the front. In that case a utility easement will be required parallel to the street.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of New Bedford, subject to the following conditions:

1. Waiver of scale is recommended to permit 1"=50' as shown due to small size of plat.
2. Alignment of South Columbia Avenue shall meet the approval of Traffic and City Engineers. Verify street name with Engineering Department. (OK as per revised drawing)
3. Corner radius at property line is 25' on non-arterial streets, so these may be reduced.
4. The key map should be complete and updated. Show number of lots and acreage under location map or in the general vicinity of that part of the drawing.
5. Not a condition for approval of plat, but applicant is reminded that the underlying plat of J.P. Harters should be properly vacated in accordance with the acceptable legal procedures.
6. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines. (Overhead pole lines on "perimeter").
7. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. Include language for Water and Sewer facilities in covenants.
8. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).

New Bedford - Cont'd

9. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
10. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
12. All curve data, including corner radii, shall be shown on final plat as applicable.
13. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by City Engineer.
14. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
15. It is recommended that the developer coordinate with Traffic Engineer during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
16. 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.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
19. Covenants: Complete the Water/Sewer section. Also add landscaping repair paragraph as follows:

THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER OR SEWER MAINS, ELECTRIC, NATURAL GAS, COMMUNICATIONS OR TELEPHONE SERVICE.
20. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat. Including documents required under 3.6-5, Subdivision Regulations.
21. All (other) Subdivision Regulations shall be met prior to release of final plat.

New Bedford - Cont'd

Comments & Discussion:

In reply to Mr. Paddock, Mr. Wilmoth clarified that this case did not involve a lot split and was not associated with the application listed under Lot Splits for Ratification of Prior Approval, as the locations were different. He further explained that New Bedford was the name of the corporation submitting both applications. [NOTE: See page 9 and the 9/21/88 TMAPC Minutes cross-referencing this application to L-17085 New Bedford.]

In regard to drainage concerns submitted in petition form by interested parties, Mr. Wilmoth advised that the Department of Stormwater Management (DSM) representatives were at the TAC meeting, and condition #10 addressed drainage plans.

Applicant's Comments:

Mr. Dan Tanner (1400 South Boston), representing the applicant, advised that he had just learned of the petition with suggestions handed out to the TMAPC. In response to Ms. Wilson, Mr. Tanner commented that the applicant shared concerns regarding drainage and was very aware of the needs in this area. He stated they have discussed this issue with DSM on several occasions.

Interested Parties:

Ms. Kathleen Page (2534 South Columbia Place), who resides adjacent to the subject tract, spoke on behalf of her neighborhoods regarding concerns as to increased density. She pointed out the large lots existing in this neighborhood, and that the proposed development would increase the density by approximately 60%. Ms. Page requested that the number of homes be limited to ten with an average lot size of 11,000 square feet. She stated the residents also had concerns regarding the building height of the new structures, as the existing homes were all one story houses. Ms. Page also spoke on their concerns regarding fence height and construction schedule and hours for development.

Mr. Martin Bernert (2533 South Birmingham Place) advised he was the party submitting the petition with suggested requirements. He mentioned that some of the neighborhood had also met with DSM regarding their drainage concerns. In regard to the interested parties' suggestion for restrictive covenants, Mr. Doherty advised that this was outside the jurisdiction of the TMAPC authority.

Mr. George Sanderson (2643 East 26th Street) advised his property abutted the south perimeter of the subject tract, and that the preliminary plat of the subject property indicated an encroachment of approximately 5'. He stated this has been a long-standing situation, and he inquired as to the developer's intent to remedy this encroachment.

Chairman Kempe requested the applicant come forward to address this issue. Mr. Tanner confirmed that in surveying the property it became apparent that all of the south lots did, in fact, encroach. He advised that the applicant decided to set the boundaries of this subdivision in such a way

New Bedford - Cont'd

that the encroachments would not be included. Mr. Tanner added that the applicant will be deeding those areas back to the property owners, as it was not their intention to contest the encroachments.

Ms. Helen Geary (2545 South Birmingham Place) reiterated concerns as to density and agreed with the suggested limitation to ten homes. She stated that she currently was not experiencing flood problems, but had concerns that she may in the future due to the proposed development. Ms. Geary also inquired as to the price range of the new homes.

Ms. Madeleine Hare (2521 South Birmingham Place) reviewed photos of her patio and back yard area showing the increase in erosion and damage over the years due to water drainage and/or flood problems. She spoke on the problems with mold and mildew in her home due to these water problems. Ms. Hare also expressed concern about the increased density.

Chairman Kempe reviewed the recommended conditions for this application requiring permits from DSM, which might improve the situation for the entire neighborhood. Mr. Draughon encouraged Ms. Hare to attend the DSM meetings in her neighborhood regarding Master Drainage Plans, waterflow, drainage, etc.

Applicant's Rebuttal:

Mr. Tanner reiterated this was a straightforward subdivision application. He stated that the applicant would be working with the neighborhood on the drainage to make it work for the benefit of the residents as well. Mr. Tanner commented on the work done with DSM, and he urged the protestants to keep track of the watershed work done as the applicant would be expending ample dollars to make improvements that should benefit the entire area. In reply to Ms. Wilson, Mr. Tanner advised they had several options available per DSM in regard to improvements. He pointed out that their proposed improvements would help, but reminded the Commission that this neighborhood has had water problems since the mid-1950's.

Mr. Paddock confirmed that the direction of the overland waterflow would be toward 25th Street. In reply to Mr. Paddock, Mr. Tanner advised the anticipated price range of the home would be \$200,000 - \$300,000. In response to Mr. Draughon, Mr. Tanner further reviewed the applicant's work with DSM regarding the watershed plans.

For the benefit of the interested parties, Mr. Doherty remarked that the Commission was following the correct process in reviewing in detail the proposed drainage plans in this preliminary plat stage, before going on to zoning, final plat, etc. He added that, in regard to density, the applicant was entitled to it by right, and the proposal looked very well engineered.

TMAPC Review Session:

Mr. Paddock inquired as to the RS-2 zoning supporting the number of dwelling units and the average lot size. Mr. Gardner stated this development does meet the RS-2 requirements.

New Bedford - Cont'd

Mr. Parmele suggested a copy of these minutes be forwarded to DSM so as to advise of the concerns of the interested parties. He added that condition #10 adequately addressed the requirements for DSM review; therefore, he moved for approval of the application.

Mr. Paddock stated that he felt one of the main reasons for such a detailed review and discussion of this case was that this application was a very good example of in-fill without the assistance of a PUD. Mr. Draughon requested Staff "red flag" this case regarding the drainage and waterflow development concerns for DSM, and he stated he would not vote on the final plat until a letter from DSM was in the file stating the stormwater requirements had been met.

TMAPC ACTION: 8 members present

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Randle, "absent") to **APPROVE** the **Preliminary Plat of New Bedford**, subject to the conditions as recommended by the TAC and Staff.

[NOTE: See page 9 and the 9/21/88 TMAPC Minutes cross-referencing this application to L-17085 New Bedford.]

FINAL PLAT APPROVAL & RELEASE:

Golf Estates II Amended, Resub, Blk 3 (PUD 313-4) (382)

(RMT)

West 64th Place & South 28th West Avenue

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Randle, "absent") to **APPROVE** the **Final Plat of Golf Estates II Amended**, and release same as having met all conditions of approval.

EXTENSION OF APPROVAL:

Little Light House (PUD 410)(2293) SE/c of East 36th & South Yale (RM-1, RD)
(First request; Staff recommends a one year extension.)

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Randle, "absent") to **APPROVE** a One Year Extension of Plat Approval for the Little Light House, as recommended by Staff.

REQUEST FOR WAIVER (Section 260):

Z-6203 East Tulsa Medical Group Center (PUD 439)(1293) (CS)
NE/c of South 89th East Avenue & East 21st Street

Staff requested a two week continuance as the associated PUD was still pending City Commission review.

TMAPC ACTION: 8 members present

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Randle, "absent") to **CONTINUE** Consideration of the Waiver Request for Z-6203 East Tulsa Medical Group Center until Wednesday, **September 21, 1988** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

* * * * *

BOA-14897 Unplatted (2493) 8906 East 34th Street (RS-3)
(Robert Fulton Elementary School)

BOA-14906 Eastmoor Park (1193) 1423 South 74th East Avenue (RS-3)

BOA-14747 & 14921 Woodward Park (YWCA)(793) 2227-31 East 20th Street (RS-3)

BOA-14896 Unplatted (1193) SE/c of East 15th & South 71st East Avenue (RS-3)
(Jones Elementary School)

Staff advised three of the above requests were for day care centers in existing facilities and no changes were proposed. Two were requests for related YWCA activities in existing facilities. Therefore, Staff recommends APPROVAL.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Randle, "absent") to **APPROVE** the Waiver Requests for the Above Listed Applications, as recommended by Staff.

LOT SPLITS FOR WAIVER:

L-17089 6000 Garnett Park (3294) W of NW/c of East 61st & So 116th E Ave (IL)

This is a request to split the west 95' from Lot 5 and attach it to Lot 4. The east 65' of Lot 5 is to be attached to the west 35' of Lot 6. The access point (east side of Lot 5) has been moved to the east in order to line up with the proposed lot. No additional access is required. All easements by plat.

The Staff, after examining the merits of this application, recommends APPROVAL, subject to the following conditions:

- 1) Approval from the City Board of Adjustment for a variance of the frontage requirement (Case #14924).
- 2) A tie agreement will be required to tie the parts of Lot 5 to the abutting lots; the west 95' of Lot 5 to Lot 4; and the east 65' of Lot 5 to be attached to the west 35' of Lot 6, Block 1, 6000 Garnett Park.

Comments & Discussion:

Mr. Gardner explained that the BOA took action on this case prior to the TMAPC because the delay would have caused the applicant a financial hardship with a delayed closing. He added that, normally, the BOA policy would have been to follow the TMAPC review.

Mr. Paddock commented that he felt the BOA took action on an issue that was not properly before it. He questioned how the BOA could grant a variance when they did not know if the TMAPC would grant the lot split. Mr. Parmele confirmed with Staff that the Board took their action subject to the TMAPC's approval. Mr. Gardner added that should the TMAPC not approve the request, then the BOA action would be void, and he reiterated the BOA waived their usual policy due to the extenuating circumstances of this particular case.

Mr. Linker stated that he has advised the TMAPC in the past that, legally, there was no problem with going either way: BOA approval, subject to TMAPC approval; or TMAPC approval, subject to BOA approval.

TMAPC ACTION: 8 members present

On MOTION of PARMELE, the TMAPC voted 7-1-0 (Coutant, Doherty, Draughon, Kempe, Parmele, Wilson, Woodard, "aye"; Paddock, "nay"; no "abstentions"; Carnes, Harris, Randle, "absent") to APPROVE the Lot Split Waiver for L-17089 6000 Garnett Park, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17083 (1783) Williams
L-17084 (1694) Morris
L-17085 (2093) New Bedford *

L-17086 (274) Weaver
L-17087 (1804) Grocery Inc.

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Randle, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

- * See the 9/21/88 TMAPC minutes which corrects statements in these minutes. The TMAPC action of 9/21/88 nullifies the approval as listed above as L-17085 was inadvertently listed under Lot Splits for Ratification of Prior Approval.

ZONING PUBLIC HEARING:

Application No.: **Z-6185** Present Zoning: AG
Applicant: **Norman (Elson Oil Company)** Proposed Zoning: CS/OL
Location: NW/c of East 95th Street & South Delaware Avenue (Jenks Bridge)
Date of Hearing: September 7, 1988
Presentation to TMAPC by: Mr. Charles Norman, 909 Kennedy Building (583-7571)

Relationship to the Comprehensive Plan:

The District 18 and 26 Plans, parts of the Comprehensive Plan for the Tulsa Metropolitan Area, designate the subject property Low Intensity - No Specific Land Use and Development Sensitive.

According to the Zoning Matrix, the requested CS District is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 19 acres in size and is located between the Arkansas River and South Delaware Avenue on the north side of East 95th Street South (Jenks Bridge). It is partially wooded, flat, vacant, except for soccer fields, and is zoned AG.

Surrounding Area Analysis: The tract is abutted on the north by mostly vacant property zoned OL and AG; on the east by vacant property zoned RM-1; on the south, across East 95th Street South, by a PSO substation zoned FD; and on the west by the Arkansas River zoned AG.

Zoning and BOA Historical Summary: Two recent zoning cases and PUD 306-B have been continued to allow time for the final alignment of the proposed Riverside Parkway to be determined.

Conclusion: The amount of requested commercial zoning is inconsistent with the Comprehensive Plan for this area. The Staff considers this application inappropriate in the absence of the completion of the proposed roadway or at the very least, determination of the final alignment of the roadway and right-of-way being acquired by the City. Also, the alignment of the Riverside Parkway extension, according to preliminary plans, will divide the subject tract approximately in half on a northwest/southeast diagonal. Zoning the future right-of-way commercial will frustrate, if not eliminate, the City's ability to complete the Parkway extension.

The intersection of the Jenks River Bridge Roadway (East 95th Street) and Delaware Avenue could qualify as a Type I Node (467' x 467') for medium intensity development irrespective of the Riverside Parkway. Therefore, if the TMAPC is supportive of some commercial zoning at this time; a maximum of five acres of CS zoning could be granted subject to publication of the ordinance being withheld until a legal description is provided which reflects that no portion of the final right-of-way for the Riverside Parkway and associated improvements is included in the area to be zoned commercial.

Notice would include consideration of OL zoning on the balance of the tract, consistent with OL zoning on property to the north (Z-5615). OL zoning is a may be found in accordance with the Comprehensive Plan for this area.

NOTE: Approval of this case will require an amendment to the Comprehensive Plan. Reference is also made to a letter dated February 17, 1988 from Jackie Bubenik, Executive Director of the River Parks Authority regarding provision of a 150' minimum width public access corridor along the Arkansas River north of the Jenks Bridge and west of the Riverside Parkway.

Comments & Discussion:

Mr. Gardner summarized the facts presented at the previous hearings on the applications in this general area, which are located in the path of the Riverside Parkway extension. He reviewed Staff's recommendation that no portion of the final right-of-way of the Riverside Parkway be included in the five acres under consideration for CS zoning.

Applicant's Comments:

Mr. Charles Norman, representing Elson Oil Company, reviewed the history of this particular tract in regard to the Riverside Parkway. He requested the Commission approve CS zoning for five acres fronting on Delaware Avenue, lying to the east of the "take line" for the extension of the Riverside Parkway, with the remainder of the property to be rezoned OL. He stated the OL zoning was in accord with surrounding zoning patterns. Mr. Norman referred to the two previous zoning applications in this area, and suggested the CS rezoning be subject to withholding publication of the ordinance until such time that a legal description can be provided showing no portion of the CS zoning was within the "take line" of the Parkway.

In reply to Mr. Doherty, Mr. Norman clarified that the requested OL zoning included the area to be taken for the right-of-way. After discussion, Mr. Gardner confirmed that OL zoning was a "may be found" in accordance with the Plan. He added that a question previously brought up was what should the City pay for that right-of-way property. Obviously not AG prices when the surrounding areas have already been zoned OL and OM, and Staff has always maintained the City should not pay commercial prices if it could be avoided. Mr. Parmele commented that, in regard to condemnation prices, appraisers look at the highest and best use of the property, regardless of the zoning. If, in the appraiser's opinion, the surrounding lands were zoned OL or CS, then the highest and best use would obviously be OL or CS. Therefore, the value would be determined by the adjoining properties.

Mr. Paddock inquired if the applicant was planning to dedicate the necessary right-of-way for the Parkway through the subject tract. Mr. Norman pointed out that this would ordinarily not be required, and the applicant was not intending to do so in this case. He added that the exact design or final location was still unknown, and he reminded the Commission that there has been OL zoning immediately to the north that was in the right-of-way for many years.

Ms. Wilson asked if the applicant would object to a lesser zoning category between the two "take lines" for the Parkway wherever the final determination may be made. Mr. Norman stated he would object, and he explained that, if the right-of-way was ignored, the maps indicate all of the properties in the area zoned higher than AG or RS-3. Mr. Norman continued by commenting that, if this was a straightforward zoning request, an applicant could argue that something higher than OL might be proper, at least on part of the property. He agreed that, as stated by Mr. Parmele, there was no question that the City would ultimately pay on the basis of light office value. Therefore, he felt it entirely appropriate to zone the tract for the proper use. Mr. Norman stated he has worked with Staff for many months on the CS issue, and the applicant was not attempting to gain any economic advantage in the process by the CS zoning request at the node. Mr. Gardner added that Staff would be concerned if the right-of-way were not zoned OL for the same reasons stated by Mr. Parmele.

Mr. Coutant stated the TMAPC has recently approved similar zoning for five acre nodes at this intersection, and it was his opinion that the TMAPC, as a practical matter, had little choice but to honor this application. Therefore, he was in favor of the application as presented.

In regard to a letter submitted by the River Parks Authority last February requesting a provision for a 150' minimum width public access corridor, Ms. Wilson inquired of the applicant's perspective in regard to River Parks. Mr. Norman advised that Mr. Elson and his family have permitted this property to be used as a park for many years. He stated he was not sure how this might change as development occurred, and added that the request made by the River Parks Authority was a different issue which he did not feel was appropriate in conjunction with this zoning matter.

TMAPC Review Session:

Mr. Paddock inquired if there was any portion of the subject tract that might be affected by the access for the Jenks Bridge. Mr. Gardner advised that, based on the preliminary plans, it was possible to zone five acres CS, adjacent to Delaware, north and east of the right-of-way line and not interfere with the operation of the bridge. Mr. Norman further clarified that the new bridge would be located south of the old bridge, therefore, the subject tract would not be adversely affected or required for the new Jenks Bridge. Mr. Gardner added that the City would have to buy the majority of this property, and Staff was wanting to assure that the five acres requesting commercial zoning was outside the area the City would have to purchase.

Mr. Coutant commented he was uncomfortable with the way the discussion was going in regard to this application. He explained that, although the Commission might have legitimate concerns about costs to the City, he felt conversations of this type did nothing more than to make a record for the applicant to suggest, upon appeal, that the TMAPC denied an otherwise worthy application based upon reasons that the Commission had no discretion in and could not legitimately base their decisions upon. Mr. Coutant suggested the Commission give some thought to the propriety of the open dialogue on these issues, and perhaps some schooling from the Legal Counsel would be well advised on such matters.

Based on the physical facts of the surrounding zoning patterns, Mr. Parmele moved for approval of five acres of CS on the east side of the "take line" for right-of-way of the Riverside Parkway, with OL zoning on the balance of the tract, all subject to withholding of the publication of the ordinance until such time that a legal description could be provided. Mr. Linker commented that he had a problem with the wording for withholding "publication" of the ordinance, in that you either had zoning or you did not. He further explained that the reason he did not mention this earlier was that the applicants were asking for this type of relief. He compared this situation to instances where floodplains were involved. Mr. Norman suggested a better condition might be "preparation of the ordinance be withheld". Mr. Parmele amended his motion to substitute the word "preparation" for "publication".

TMAPC ACTION: 8 members present

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Randle, "absent") to **APPROVE** Z-6185 Norman (Elson Oil Company) for five acres of CS zoning (fronting Delaware Avenue and lying to the east of the "take line" for the Riverside Parkway Extension), with OL zoning on the remainder of the tract, subject to withholding preparation of the ordinance until such time that a legal description can be provided.

Legal Description:

NOTE: Per TMAPC action, preparation of the ordinance is to be withheld until such time as a legal description can be provided on the abutting parkway; therefore, no legal description is available at this time on the subject tract.

* * * * *

Application No.: **PUD 306-B** (Related to **Z-6178**) Present Zoning: See Note
Applicant: **Jones (Grupe Development Company)** Proposed Zoning: See Note
Location: NE & SE corners of East 95th Street & South Delaware
Date of Hearing: September 7, 1988
Presentation to TMAPC by: Mr. Bill Jones, 3800 First Nat'l Tower (581-8200)

NOTE: The TMAPC approved the related Z-6178 on August 24, 1988 for five acres of CS zoning on the northeast corner and five acres at the southeast corner of 95th Street & South Delaware per Staff's recommendation. City Commission approval is pending.

Staff Recommendation: PUD 306-B

Development Area E of PUD 306-B is located at the northeast and southeast corners of East 95th Street and South Delaware and has underlying zoning of RM-1 and RS-3. The subject tract has been approved for 390 apartment units and 175,000 square feet of office space with development permitted at RM-2 Bulk and Area Standards. On August 24, 1988 the TMAPC recommended approval of two Type I Nodes (467' x 467' each) to be located at the northeast and southeast corners of East 95th Street and South Delaware Road, subject to the rezoning ordinance not being published until it is demonstrated that no portion of the area to be rezoned CS is within the "take line" for the extension of the Riverside Parkway and its alignment with the new Jenks Bridge/East 95th Street and South Delaware Avenue Intersection.

Based on TMAPC support of Z-6178, Staff recommends the following Development Standards for PUD 306-B:

1) That an Illustrative Site Plan be prepared and approved by the TMAPC for all of Development Area E prior to approval of any Detail Site Plans, and that the submitted information be a condition of approval.

2) **Development Standards:**

Land Area (Gross): 25.08 acres
(Net): 21.76 acres

Principal & Accessory Uses: CS zoning pending TMAPC recommendation on Z-6178. As permitted by right in an OL and CS District except approval of the Illustrative Site Plan shall be conditioned upon demonstration of compatibility of uses, building heights, setbacks, parking areas and drives with abutting and adjacent residential areas. *

Maximum Building Floor Area: Commercial - 217,000 sf
Office - 133,000 sf

* Subject to being established by TMAPC approval of an Illustrative Site Plan prior to approval of a Detail Site Plan.

Minimum Off-Street Parking:	As required by the applicable Use Units
Minimum Building Setbacks:	Established at the time of approval of the Illustrative Site Plan
Maximum Building Height: Commercial & Office	3 stories (exclusive of mezzanines and below grade levels or floors) *
Minimum Landscaped Open Space:	10% of net area (shall include internal and external landscaped open areas, parking lots islands and buffers, but shall exclude pedestrian walkways and parking areas designed solely for circulation)

- * Subject to being established by TMAPC approval of an Illustrative Site Plan prior to approval of a Detail Site Plan.
- 3) That all trash, mechanical and equipment areas shall be screened from public view.
 - 4) That all parking lot lighting shall be directed downward and away from adjacent residential areas.
 - 5) All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation and in accordance with Section 1130.2(b) of the PUD Chapter of the Zoning Code. Further detailed sign standards shall be subject to approval of the TMAPC in conjunction with an Illustrative Site Plan prior to approval of Detail Site Plan.
 - 6) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continued condition of the granting of an Occupancy Permit.
 - 7) That a Detail Site Plan shall be submitted to and approved by the TMAPC prior to issuance of a Building Permit.
 - 8) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has 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. Bill Jones, representing Grupe Development, stated agreement to the conditions of the Staff recommendation.

TMAPC ACTION: 8 members present

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Randle, "absent") to **APPROVE PUD 306-B Jones (Grupe Development Company)**, as recommended by Staff, subject to withholding preparation of the ordinance until such time that a legal description can be provided.

OTHER BUSINESS:

PUD 267-5: **Minor Amendment for a Sign**
 SE/c of East 101st & South Sheridan

TMAPC ACTION: **8 members present**

On **MOTION** of **WILSON**, the TMAPC voted **8-0-0** (Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Harris, Randle, "absent") to **CONTINUE Consideration of PUD 267-5** until Wednesday, **September 14, 1988** at 1:30 p.m. In the City Commission Room, City Hall, Tulsa Civic Center.

* * * * *

PUD 309-1: **Minor Amendment and Detail Sign Plan**
 8309 East 68th Street

Staff Recommendation:

The subject tract is located at 8309 East 68th Street and developed for an office/retail shopping center called The Market. The applicant is requesting approval of a sign which will function as a shopping center identification sign and include tenant information. PUD 309 limits ground signs at the proposed location, which is at the approximate midpoint on the south boundary of The Market and its frontage with Woodland Hills Mall, to a maximum of 6' x 15' or 90 square feet of display surface area. A much smaller ground identification sign is presently in place.

The proposed sign is 29'8" tall with a sign face which is 14' wide x 17'6" tall for a total display surface area of 245 square feet. The proposed sign exceeds the original PUD standards by almost three times and also exceeds the maximum 25' height which would be permitted by the PUD Chapter of the Zoning Code at this location. Signage for the Woodland Hills Mall Regional Shopping Center is limited to wall signs on the building facades at this general location and similar wall signs are also characteristic of retail and office buildings to the west on the mall ring road. A large business sign does exist just to the west of the subject property for Service Merchandise which is conventionally zoned CS. Examination of the proposed sign location indicates that there is no visual competition for the eye of either the driving or pedestrian public and the speed limit on the ring road is quite low. The proposed sign height and area is characteristic of what would be placed on a major arterial street.

Staff would be supportive of an amended application in only if it adhered to the original 6' x 15' dimensions making 6' the width and 15' the height, but treating it as a ground sign.

If the Commission is supportive of the Staff recommendation, this application should be continued to allow time for the sign to be redesigned and resubmitted for review. In the absence of a redesign with the PUD 309 standards, Staff recommends DENIAL of this application.

September 7, 1988: The applicant has submitted a revised plan to Staff. The proposed sign height is 24'6" and display surface area is 88 square feet. Staff would be supportive of the proposed plan. This would cause the sign height to be the same as the building height of the shopping center.

Comments & Discussion:

Mr. Frank reviewed Staff's discussions with the applicant in regard to the new proposal for a 24'6" sign. He indicated Staff could support the revised plan as the sign was of comparable height to the building, which was 25'. Mr. Frank commented the character of signage around Woodland Hills Mall has been very conservative monument type signage, but the Commission could anticipate future request for larger signs in this area similar to that at the Tulsa Promenade. Mr. Parmele inquired as to what heights could be anticipated for the 71st and Memorial area. Mr. Frank stated 25' maximum in PUD's, and the Mall could request 30' by right with CS zoning. Mr. Gardner pointed out that only a portion of Woodland Hills was under PUD 309, with the remainder having conventional zoning.

TMAPC ACTION: 8 members present

On MOTION of WOODARD, the TMAPC voted 8-0-0 (Coutant, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; Doherty, "abstaining"; Carnes, Harris, Randle, "absent") to APPROVE the Minor Amendment and Detail Sign Plan for PUD 309-1 to allow a 24'6" maximum height, as recommended by Staff.

PUBLIC HEARING & RESOLUTIONS:

Resolution No. 1707:664	District 5 Plan Map
Resolution No. 1707:665	District 6 Plan Map & Text
Resolution No. 1707:666	District 8 Plan Map
Resolution No. 1707:667	District 9 Plan Map
Resolution No. 1707:668	North Tulsa County Plan Map (including a portion of District 13)
Resolution No. 1707:669	District 16 Plan Map
Resolution No. 1707:670	District 18 Plan Map
Resolution No. 1707:671	District 24 Plan Map
Resolution No. 1707:672	District 26 Plan Map

Comments & Discussion:

Ms. Dane Matthews reviewed the amendments to the above listed District Plan Maps and/or Text resulting from approval of zoning ordinances affecting changes in the Plans, various related text amendments, redefinition of selected special districts, revising certain arterial and other street designations, and related matters. She noted the resolutions were also included at this time for these annual housekeeping-type amendments.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Coutant, Doherty, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; Draughon, "abstaining"; Carnes, Harris, Randle, "absent") to **APPROVE** the Amendments to the Above Listed District Plan Maps and/or Texts, and the related Resolutions as outlined above.

There being no further business, the Chairman declared the meeting adjourned at 3:34 p.m.

Date Approved September 21, 1988
Cheryl Kempe
Chairman

ATTEST:

Kevin C. Coutant
Secretary

**A RESOLUTION AMENDING
THE DISTRICT 5 PLAN MAP,
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 (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan of the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC 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

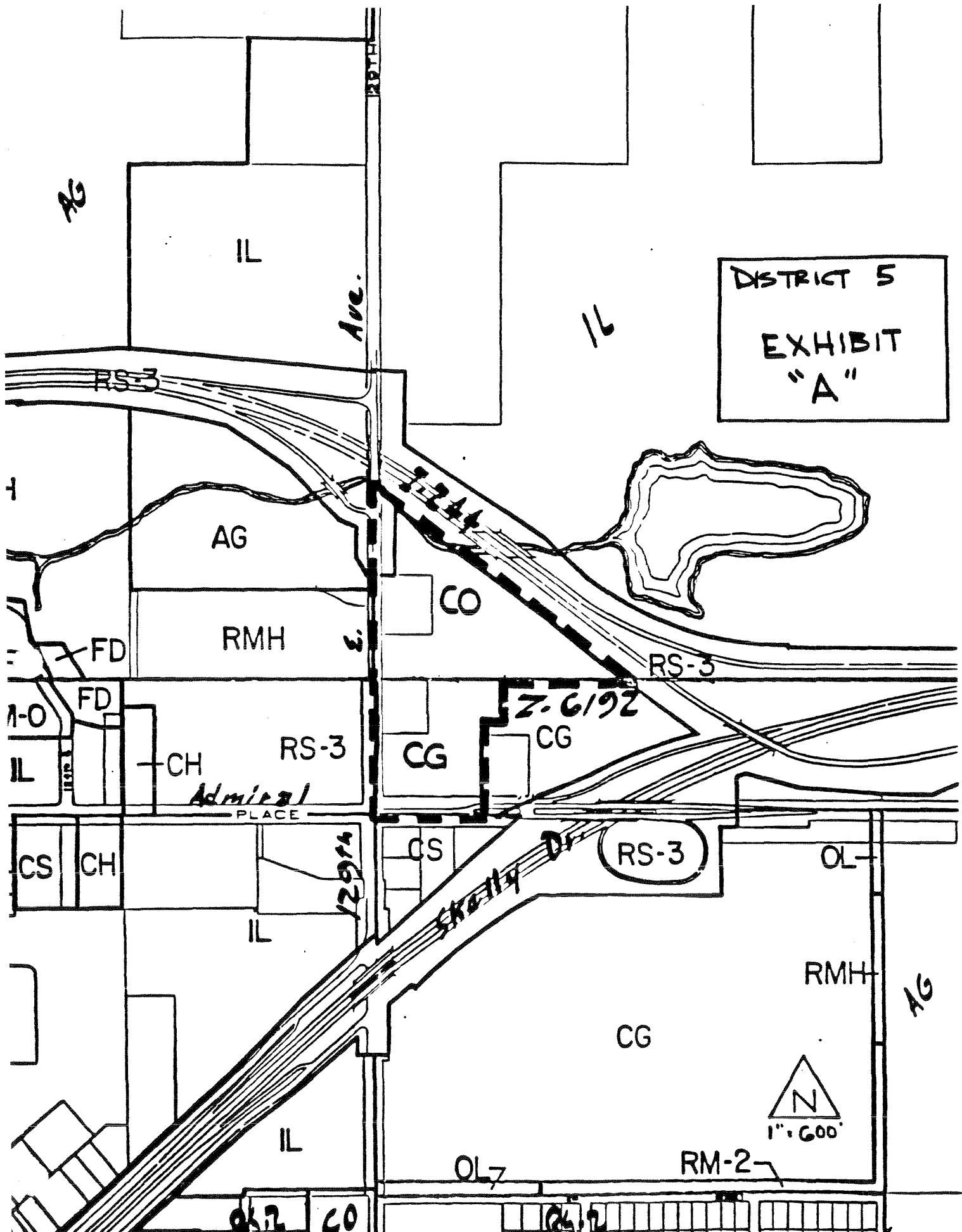
WHEREAS, on the 21st day of April, 1976 this Commission, by Resolution No. 1109:425, did adopt the District 5 Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, this Commission did call a Public Hearing on the 3rd day of August, 1988 for the purpose of considering amendment(s) to the District 5 Plan Map, and public notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 7th day of September, 1988, 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 863.7, to modify its previously adopted District 5 Plan Map, as follows:

PLAN MAP: Change the Plan Map designation from Low Intensity - No Specific Use, Corridor to Medium Intensity - No Specific Land Use, Corridor on a tract located at the northeast corner of East Admiral Place and North 129th East Avenue per Z-6192.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendment(s) to the District 5 Plan Map as above set out and attached hereto as Exhibit A, be and is hereby adopted as part of the District 5 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.



DISTRICT 5
EXHIBIT
"A"



3304/494

**A RESOLUTION AMENDING
THE DISTRICT 6 PLAN MAP & TEXT,
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 (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a "Comprehensive Plan of the Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC 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 25th day of August, 1976 this Commission, by Resolution No. 1126:438, did adopt the District 6 Plan Map and Text as a 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, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, this Commission did call a Public Hearing on the 3rd day of August, 1988 for the purpose of considering amendments to the District 6 Plan Map and Text, and public notice of such meeting was duly given as required by law; and

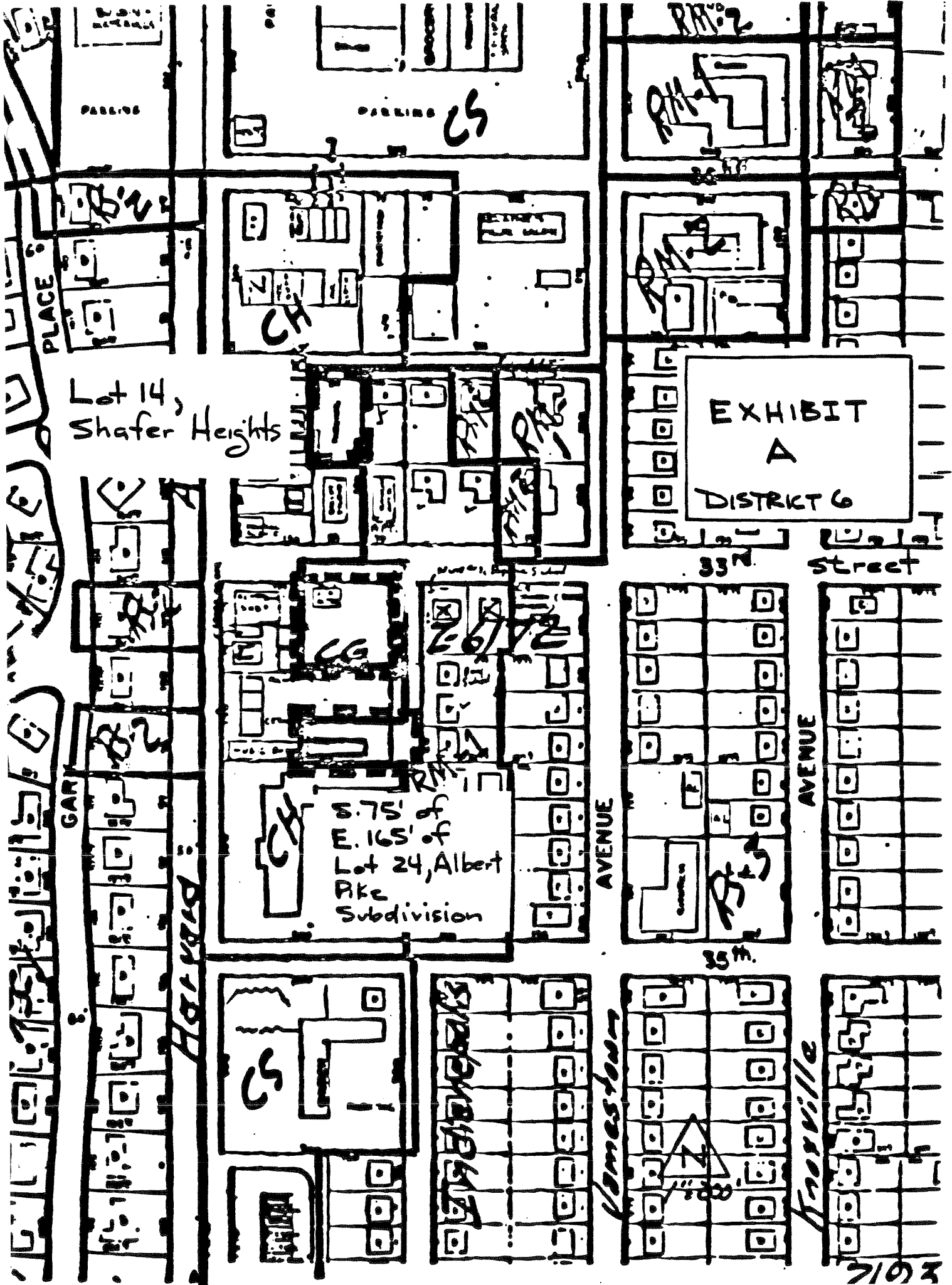
WHEREAS, A Public Hearing was held on the 7th day of September, 1988 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District 6 Plan Map and Text, as follows:

PLAN TEXT: Change the references in 3.4.3.1 and 3.4.3.2 from "Tulsa Neighborhood Conservation Commission" to "Tulsa Preservation Commission".

PLAN MAP: Amending the Plan Map designation, as follows:

- 1) Change from Medium Intensity - Residential to Medium Intensity - Commercial per Z-6172; Lot 14, Shafer Heights; and south 75' of the east 165' of Lot 24, Albert Pike Subdivision per Exhibit A.
- 2) Change from Low Intensity - Residential to Low Intensity - No Specific Land Use for Lot 3, Block 1, Cedar Haven Resubdivision; Lots 5 & 12, Block 1, Olivers Addition; Lot 5 and the east 50' of Lot 12 and Z-6170, being Lot 11, all in Block 2, Olivers Addition; and Lots 5, 6 and 12, Block 3, Olivers Addition per Exhibit B.
- 3) Change from Low Intensity - Residential, Area D (Residential) to Low Intensity - No Specific Land Use, Area G (Low Intensity Subarea) per Z-6193 and Z-6195 per Exhibit C.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 6 Plan Map and Text, as above set out and attached hereto as Exhibits A through C, be and are hereby adopted as part of the District 6 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.



PLACE

Lot 14,
Shafer Heights

GARY

BARKLEY

8.75' of
E. 165' of
Lot 24, Albert
Pke
Subdivision

35th

Street

AVENUE

AVENUE

35th

Limesford

Lorville

EXHIBIT
A
DISTRICT 6

2/10/23

SCOUTS OF AMERICA

PLACE

32nd & PLACE

33rd & S DEPT

33rd

EXHIBIT B DISTRICT 6

REST. GOLF SHOP

PARKING

34th

Z-6170

35th

ST.

SHOPPING CENTER

STONE HORSE

TILE

FURN. REST. ANTIQ.

AVENUE

35th

PEORIA AVE.

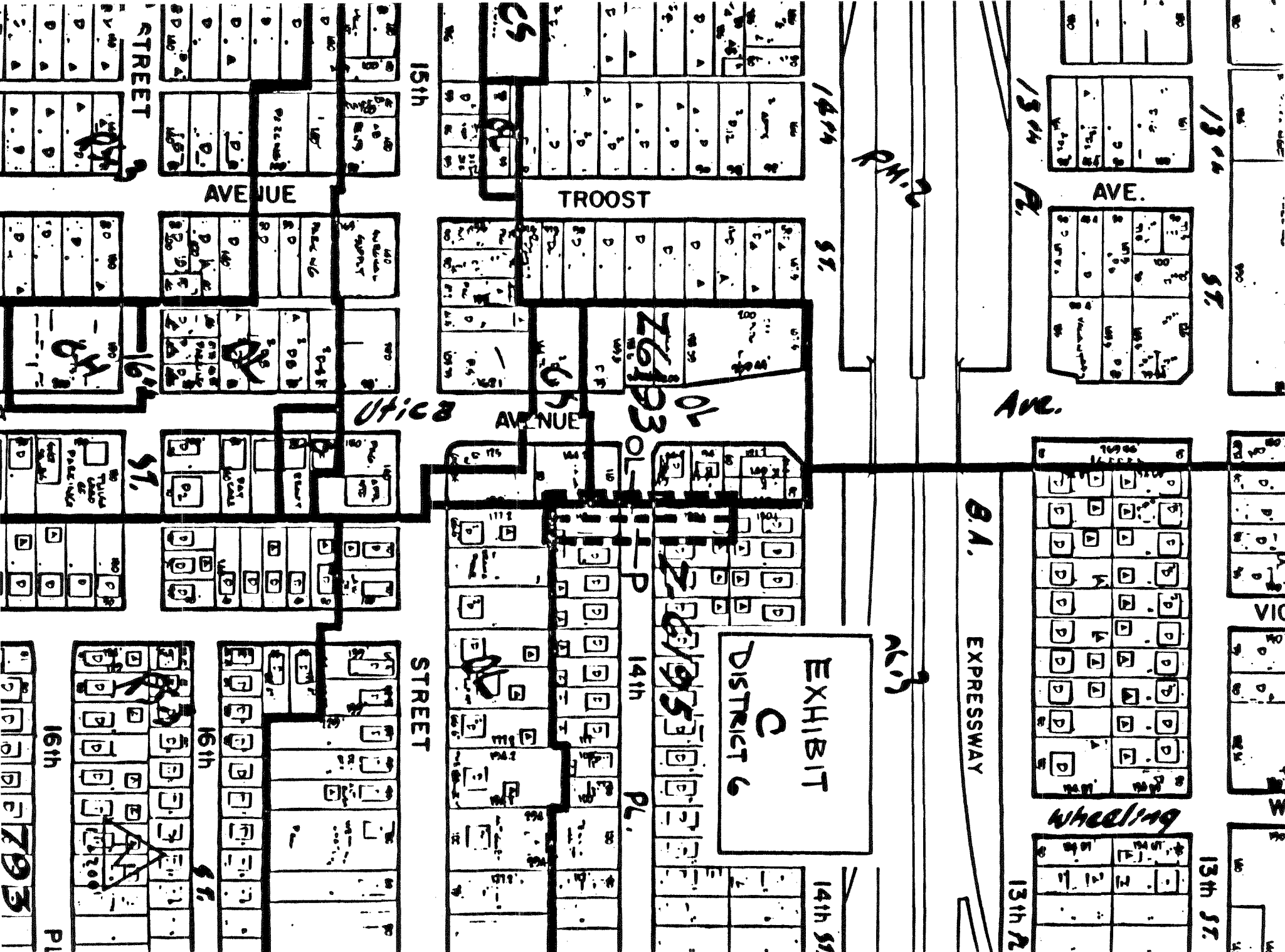
USE OF GOLF

OL

Elliot Elementary School
N
1"=200'

36th

1993



STREET

AVENUE

TROOST

15th

14th

ST

13th

AV.

AVE.

13th

ST

AVENUE

76123
OL

76123
PL

14th

PL

EXHIBIT
C
DISTRICT 6

14th ST

B.A.

EXPRESSWAY

AV.

13th

AV

Wheeling

13th ST

16th PL

16th

16th

ST

**A RESOLUTION AMENDING
THE DISTRICT 8 PLAN MAP
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 (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a "Comprehensive Plan of the Tulsa Metropolitan Area", which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC 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, by Resolution No. 1115:428, did adopt the District 8 Plan Map and Text as a 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 by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, this Commission did call a Public Hearing on the 3rd day of August, 1988 for the purpose of considering amendments to the District 8 Plan Map, and public notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 7th day of September, 1988, 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 863.7, to modify its previously adopted District 8 Plan Map, as follows:

PLAN MAP: Delete the north/south collector street designation between West 71st Street & West 81st Street South.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 8 Plan Map, as above set out, be and is hereby adopted as part of the District 8 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

**A RESOLUTION AMENDING
THE DISTRICT 9 PLAN MAP,
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 (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan of the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC 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 24th day of November, 1976 this Commission, by Resolution No. 1139:445a, did adopt the District 9 Plan Map and Text as a 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 by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, this Commission did, on the 3rd day of August, 1988, call a Public Hearing for the purpose of considering amendments to the District 9 Plan Map, and public notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 7th day of September, 1988 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 863.7, to modify its previously adopted District 9 Plan Map, as follows:

PLAN MAP: Change from Low Intensity - Residential to Medium Intensity - No Specific Land Use per Z-6161/Z-6169 located north and east of the intersection of South Union and West 41st Street South, per Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 9 Plan Map, as above set out and attached hereto as Exhibit A, be and are hereby adopted as part of the District 9 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

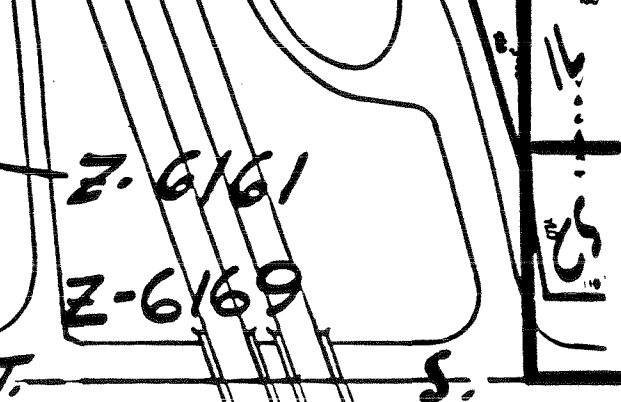
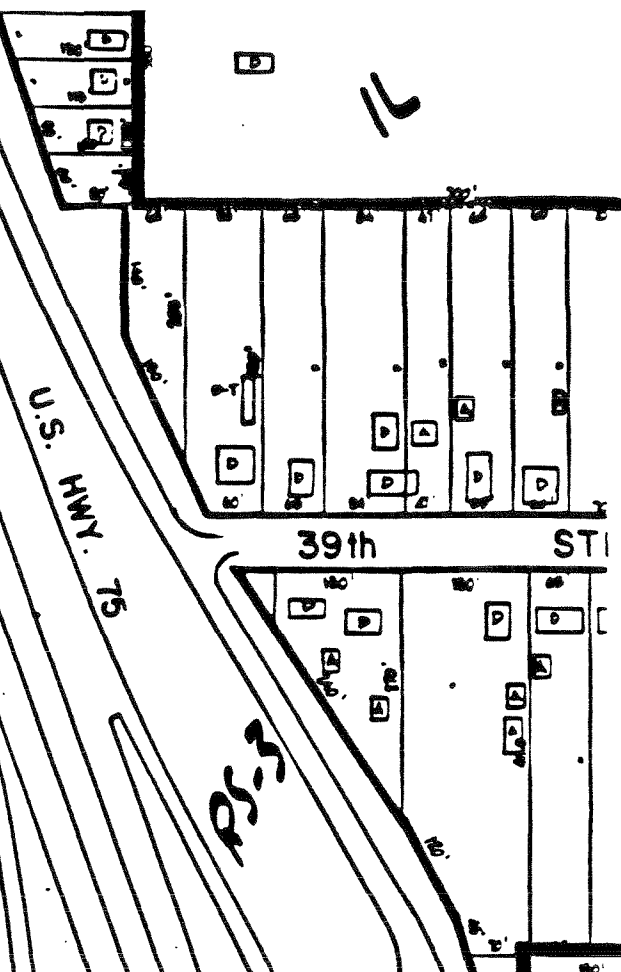
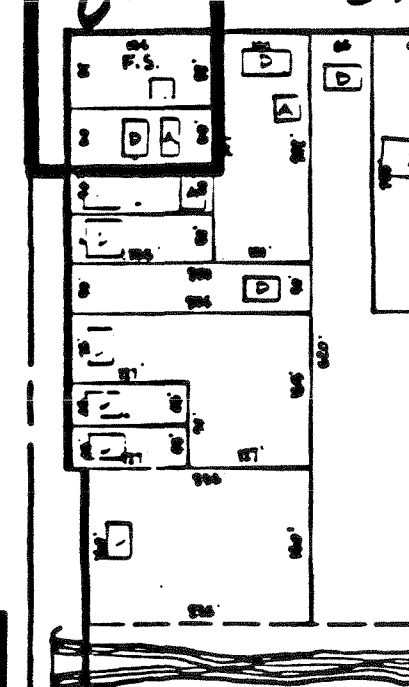
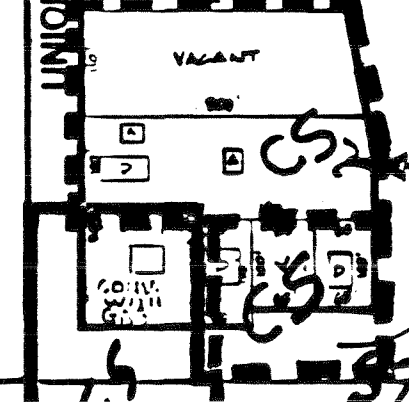
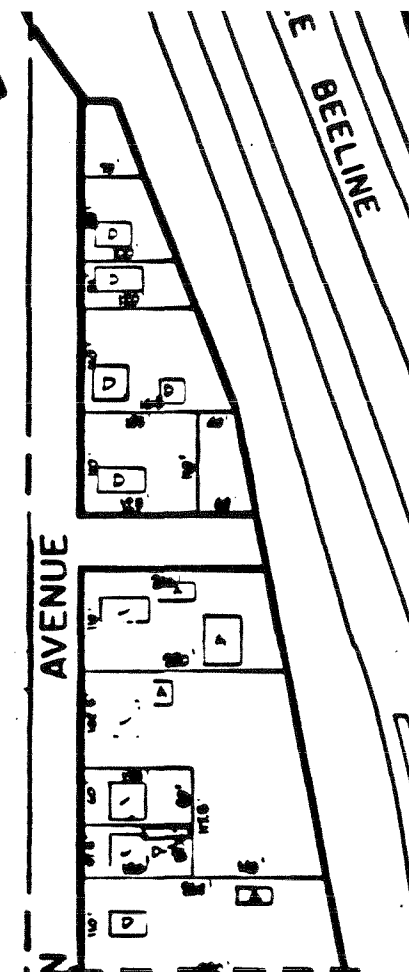
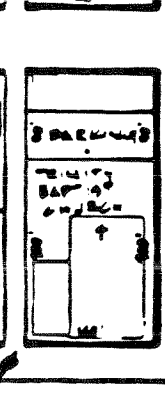
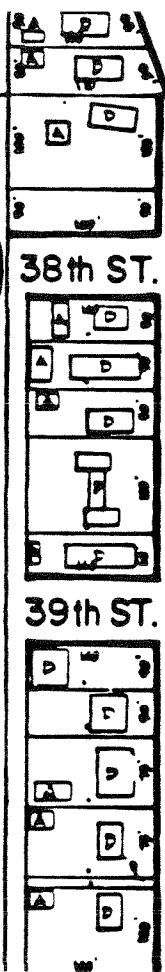
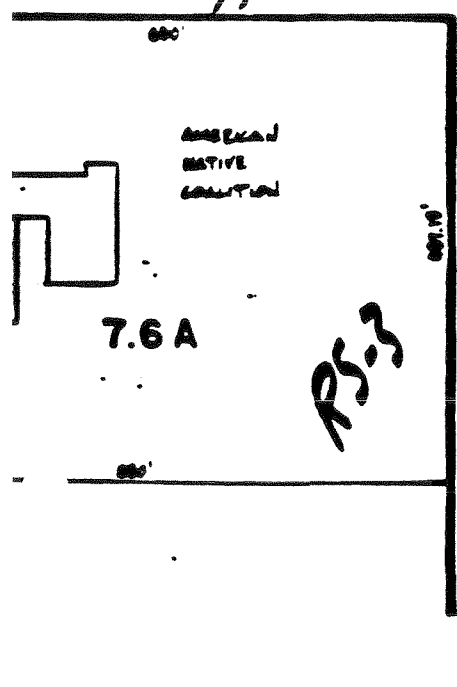
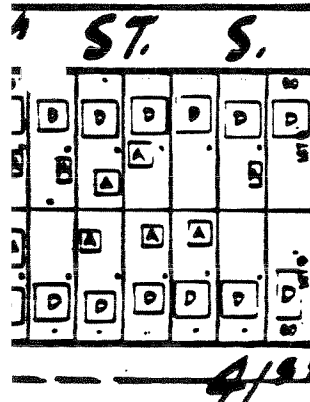
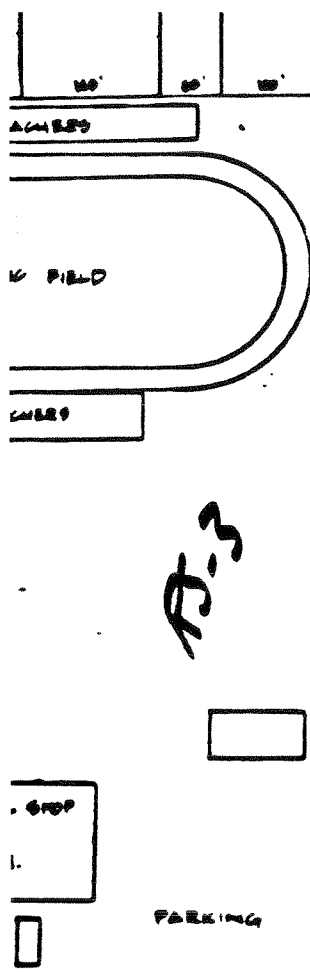
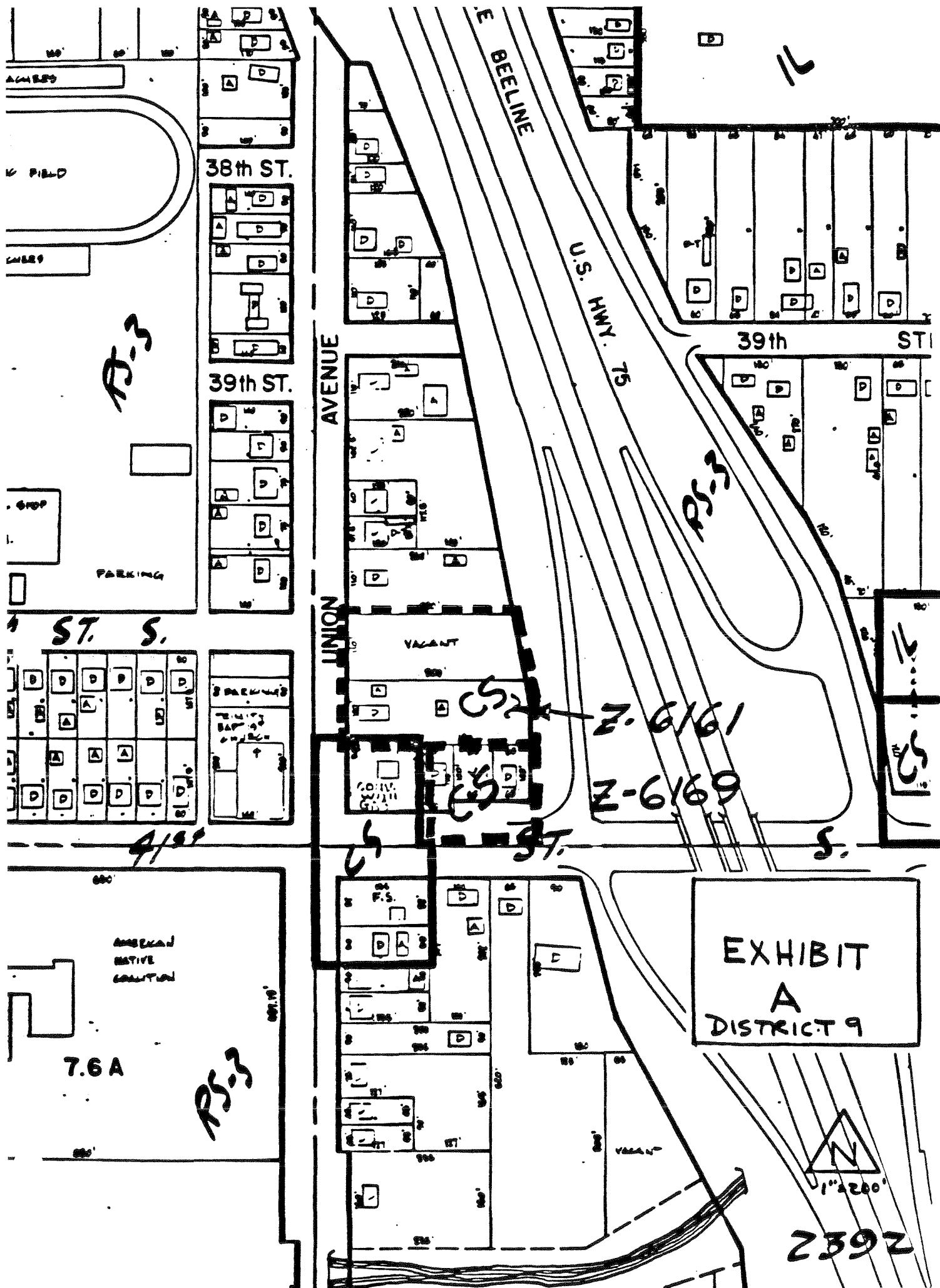


EXHIBIT
A
DISTRICT 9



2392

**A RESOLUTION AMENDING
THE NORTH TULSA COUNTY PLAN MAP,
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 (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan of the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC 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 5th day of November, 1980 this Commission, by Resolution No. 1333:528 did adopt the North Tulsa County Comprehensive Plan as a 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 by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, this Commission did, on the 3rd day of August, 1988, call a Public Hearing for the purpose of considering amendments to the North Tulsa County Plan Map. Public notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 7th day of September, 1988, 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 863.7, to modify its previously adopted North Tulsa County Plan Map, as follows:

PLAN MAP:

- 1) Designate as Secondary Arterials East 156th Street North, East 166th Street North and East 176th Street North between Harvard and Yale Avenues; and
- 2) Change from Medium Intensity - Corridor/Office and Medium Intensity - Agricultural and Rural Residential to Medium Intensity - Commercial/Office per CZ-164.

as indicated on Exhibit A, attached and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 13 Plan Map, as above set out and attached hereto as Exhibit A, be and are hereby adopted as part of the North Tulsa County Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

**A RESOLUTION AMENDING
THE DISTRICT 24 PLAN MAP,
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 (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan of the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC 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 1st day of December, 1976 this Commission, by Resolution No. 1140:446, did adopt the District 24 Plan Map as a 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 by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, this Commission did, on the 3rd day of August, 1988, call a Public Hearing for the purpose of considering amendments to the District 24 Plan Map and public notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 7th day of September, 1988 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 863.7, to modify its previously adopted District 24 Plan Map, as follows:

PLAN MAP:

- 1) Delete Lewis Avenue between 66th Street North and 77th Street North; and
- 2) Delete 76th Street North between Peoria Avenue and Harvard Avenue.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 24 Plan Map, as above set out, be and are hereby adopted as part of the District 24 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

**A RESOLUTION AMENDING
THE DISTRICT 26 PLAN MAP,
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 (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan of the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC 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 13th day of December, 1978 this Commission, by Resolution No. 1241:487, did adopt the District 26 Plan Map and Text as a 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 by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, this Commission did, on the 3rd day of August, 1988, call a Public Hearing for the purpose of considering amendments to the District 26 Plan Map, and public notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 7th day of September, 1988 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 863.7, to modify its previously adopted District 26 Plan Map, as follows:

PLAN MAP: Clarify that East 131st Street South is a Collector west of Sheridan Road to the Arkansas River.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 26 Plan Map, as above set out, be and are hereby adopted as part of the District 26 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

TULSA METROPOLITAN AREA PLANNING COMMISSION
Wednesday, August 31, 1988, 1:30 p.m.

NO MEETING THIS DATE - FIFTH WEDNESDAY

