

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2124

Wednesday, August 13, 1997, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Midget	Almy	Linker, Legal
Carnes		Jones	Counsel
Dick		Stump	
Doherty			
Gray			
Horner			
Jackson			
Ledford			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, August 8, 1997 at 3:05 p.m., in the Office of the City Clerk at 2:58 p.m., as well as in the office of the County Clerk at 1:53 p.m.

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

Reports:

Committee Reports:

Rules and Regulations Committee:

Mr. Boyle stated there will be a work session next week to discuss several Rules and Regulations Committee items.

Director's Report:

Mr. Stump stated there is one zoning case on the August 14, 1997 City Council agenda.

Subdivisions:

Final Approval:

The Parke (PUD-236-C) (1183) (PD-18) (CD-8)
West of the northwest corner of East 76th Street South and South Memorial Drive

Staff Comments:

Mr. Jones presented the final subdivision plat for The Parke with Bill Lewis present.

Mr. Jones stated everything is in order and all release letters have been received. He noted that there are two homeowner's papers forthcoming and the filing of the final plat will be after receipt of said papers. Therefore, staff recommends approval of the final plat for The Parke, subject to Legal Department's approval of the Deed of Dedication Restrictive Covenants language.

TMAPC Action; 9 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **9-0-0** (Boyle, Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Westervelt "aye"; no "nays"; none "abstaining"; Midget, Pace "absent") to **APPROVE** the final plat for The Parke, subject to Legal Department's approval of the Deed of Dedication Restrictive Covenants language.

Lot-Split for Waiver of the Subdivision Regulations:

L-18495 Crystal City Shopping Center (2792) (PD-9) (CD-2)
4200 Southwest Boulevard

Staff Comments:

Mr. Jones stated Mr. Coutant is present and is requesting a two-week continuance for L-18495 lot-split request. He stated the continuance is to resolve some concerns with the Legal Department, staff and the applicant.

Mr. Jones stated there are no interested parties present and requested a continuance.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Westervelt "aye"; no "nays"; none "abstaining"; Midget, Pace "absent") to **CONTINUE** the Lot-Split for Waiver of the Subdivision Regulations for L-18495 to August 27, 1997.

Lot-Split for Ratification of Prior Approval:

L-18384 Jeanne Edwards (3393) (PD-18b) (CD-7)
4138 East 53rd Place

L-18520 Robert Bunch (3473) (PD-20) (County)
17824 South Sheridan

L-18522 E. S. Kelley (293) (PD-5) (CD-3)
500 block South Memorial Drive

Staff Comments:

Mr. Jones stated these lot-splits are in order and meet the Subdivision Regulations; therefore, staff recommends approval.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Westervelt "aye"; no "nays"; none "abstaining"; Midget, Pace "absent") to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

Continued Zoning Public Hearing:

Application No.: Z-6174-SP-3 (PD-18) (CD-8)

Applicant: Craig Heidinger

Location: 10507 East 81st Street South
(Northwest corner Mingo Valley Expressway and 81st Street South)

(Corridor Site Plan for an outdoor advertising sign.)

Staff Recommendation:

The Corridor Site Plan proposes a 672 SF outdoor advertising sign 50' high and ten feet from the west right-of-way line of the Mingo Valley Expressway. The sign would be 300' south of the undeveloped land that can be expected to

develop residentially. Staff recommends **APPROVAL**, subject to complying with all the requirements of Section 1221.F. "Use Conditions for Outdoor Advertising Signs."

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **9-1-0** (Boyle, Carnes, Dick, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; Doherty "nay"; none "abstaining"; Midget "absent") to recommend **APPROVAL** of Z-6174-SP-3, subject to the conditions as recommended by staff.

Legal Description for Z-6174-SP-3:

A tract of land in the E/2, SW/4, Section 7, T-18-N, R-14-E of the IBM, Tulsa County, State of Oklahoma, according to the U. S. Government survey thereof being more particularly described as follows to-wit: beginning at the Southeast corner of the E/2, SW/4 of said Section 7, thence N 0°10'02" E along the East line of said E/2, SW/4 a distance of 534.00'; thence N 89°35'17" W, parallel to the South line of said E/2, SW/4, a distance of 322.58'; thence S 0°06'35" E, a distance of 534.02' to a point on the South line of said E/2, SW/4, thence S 89°35'17" E along the South line of said E/2, SW/4, a distance of 320.00' to the point of beginning, less the S 24.75' for roadway purposes, less and except a strip, tract or parcel of land lying in and being a part of the E/2, SW/4, Section 7, T-18-N, R-14-E, Tulsa County, Oklahoma, and more particularly described as follows: beginning at the Southeast corner of said E/2, SW/4; thence Northwesterly along the East line of said E/2, SW/4 a distance of 534.00'; thence Southwesterly on a line parallel to the South line of said E/2, SW/4, a distance of 104.05'; thence S 19°37'54" W a distance of 30.34'; thence S 02°16'48" E a distance of 400.00'; thence S 83°06'34" W a distance of 213.65'; thence Southerly a distance of 83.50' to a point on the South line of said E/2, SW/4; thence Easterly along said South line a distance of 320.00' to the point of beginning, and located on the northwest corner of U. S. Highway 169 and East 81st Street South, Tulsa, Oklahoma.

Zoning Public Hearing:

Application No.: Z-5722-SP-10/PUD-405

(PD-18) (CD-8)

Applicant: David Brown

Location: West of southwest corner 91st Street and South Memorial Drive

(Corridor Site Plan/PUD Site Plan.)

(Applicant requests continuance to August 27, 1997.)

Staff Recommendation:

The applicant is requesting a minor amendment to combine Lots 8 and 9 into a new development area. The current site/corridor site plan does not meet floor

area, parking and lot coverage standards of the PUD Development Plan and requires a minor amendment. The minor amendment will be heard on August 27, 1997.

Staff, therefore, recommends **CONTINUANCE** of PUD-405/Z-5722-SP-10 until August 27, 1997 to be heard concurrently with minor amendment PUD-405-13.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **9-0-0** (Boyle, Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Westervelt "aye"; no "nays"; none "abstaining"; Midget, Pace "absent") to **CONTINUE** the zoning public hearing for Z-5722-SP-10/PUD-405 to August 27, 1997.

Application No.: CZ-236

Applicant: Steve Compton

Location: 7400 North Highway 169 (Owasso)

RE to IL
(PD-15) (County)

Staff Recommendation:

Relationship to the Comprehensive Plan:

The Owasso Comprehensive Plan designates the property as Special District 4 - Industrial and Development Sensitive.

According to the Zoning Matrix the requested IL zoning **is** in conformance with the Comprehensive Plan.

Staff Comments:

Site Analysis: The subject property is approximately five acres in size and is located south and west of the southwest corner of East 76th Street North and North Highway 169. It is flat, non-wooded, vacant and is zoned RE in the County.

Surrounding Area Analysis: The subject tract is abutted on the north by an industrial business, zoned IL; to the east by vacant land and a single-family dwelling, zoned RE; to the south and west by vacant land, zoned IL and IL/PUD.

Zoning and BOA Historical Summary: The property abutting the subject tract on the north and south have been rezoned from RE to IL.

Conclusion: Based on the Comprehensive Plan and the existing zoning and development, staff recommends **APPROVAL** of IL zoning for CZ-236.

There were no interested parties wishing to speak.

TMAPC Comments:

Mr. Doherty questioned whether the subject property will derive access from the frontage road or from crossing residential land. Mr. Compton replied the subject property will derive access from the service road.

TMAPC Action; 10 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-0** (Boyle, Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Midget "absent") to recommend **APPROVAL** of IL zoning for CZ-236 as recommended by staff.

Legal Description for CZ-236:

The W/2, NE/4, SW/4, NW/4, Section 32, T-21-N, R-14-E, of the IBM, Tulsa County, State of Oklahoma, and located south of the southeast corner of East 76th Street North and North U. S. Highway 169, Owasso, Oklahoma.

* * * * *

Application No.: PUD-482-A **OL/OMH to OL/OMH/PUD**
Applicant: Charles E. Norman (PD-18) (CD-9)
Location: South of southeast corner 51st Street South and South Lewis
Presented to TMAPC: Charles E. Norman
(Planned Unit Development for elderly housing and office uses.)

Staff Recommendation:

The applicant is proposing to change the uses permitted in PUD-482. Currently the PUD allows a 39-unit motel with no more than eight units per building. The motel buildings were allowed to be up to three stories high but were to be of a residential architectural style. The major amendment proposes two development areas. The first (Tract A) would allow three-story elderly/retirement housing and life care retirement center for persons requiring assistance or special care as permitted under Use Unit 8 and customary accessory uses. The second (Tract B) located at the northwest corner of the PUD would permit office use.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD 482-A to be: (1) consistent with the Comprehensive Plan; (2) in

harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends APPROVAL of PUD-482-A subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

Tract A

Land Area (Gross): 190,669 SF

Permitted Uses:

Elderly/retirement housing and life care retirement center for persons requiring assistance or special care as permitted under Use Unit 8 and customary accessory uses.

Maximum Number of Dwelling Units: 113

Maximum Building Floor Area: 68,000 SF

Maximum Building Height: 3 stories and 40 FT

Off-Street Parking:

As required by Use Unit 8 of the Tulsa Zoning Code for elderly/retirement housing and life care retirement centers.

Minimum Building Setbacks:

From centerline of South Lewis Avenue:	200.0 FT
From north property line:	17.5 FT
From the south property line:	
More than 330' from the centerline of Lewis	30.0 FT
Less than 330' from the centerline of Lewis	75.0 FT
From the east property line:	75.0 FT

Minimum Parking Lot and Access Drive Setbacks:

From south and east property line	25.0 FT
From other PUD boundaries	5.0 FT

Maximum Livability Space Per Dwelling Unit: 600.0 SF

Signs:

one ground sign not to exceed 32 square feet of display surface area or 8 feet in height.

Tract B

AREA: (Gross) 0.998 Acres 43,479 SF

PERMITTED USES:

Uses permitted as a matter of right under Use Unit 11 and customary accessory uses.

MAXIMUM BUILDING FLOOR AREA: 12,000 SF

MAXIMUM BUILDING HEIGHT: 30 FT

OFF-STREET PARKING:

As required by Use Unit 11 of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the centerline of South Lewis Avenue: 100.0 FT
From the north property line: 17.5 FT
From the south property line: 5.0 FT
from the east property line: 17.5 FT

MINIMUM PARKING LOT SETBACK:

From R/W of Lewis Avenue: 5.0 FT
From south and east boundary 5.0 FT

MINIMUM LANDSCAPED OPEN SPACE: 15%

SIGNS:

One ground sign not to exceed 32 square feet of display surface area or 12 feet in height.

3. A screening fence or wall shall be provided along the east and south boundaries of both development areas.

4. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and requiring parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

5. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
6. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
7. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level. No bulk trash container shall be within 100' of the east or south boundaries of Tract A.
8. All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 12 feet. No free standing lights shall be within 50' of the east or south boundaries of Tract A.
9. The Department Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit
10. No Building Permit shall be issued until the requirements of Section 1170E 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 beneficiary to said Covenants.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

Applicant's Comments:

Charles Norman, 2900 Mid-Continent Tower, 74103, stated he is representing Marriott Senior Living Services. The company is proposing to construct an assisted living facility and a light office building on the subject one-acre property.

Mr. Norman stated he is in agreement with the changes made to the development standards as recommended by staff. The changes have been reviewed with the design architect and management and are acceptable.

Mr. Norman stated Marriott Senior Living Services have constructed 79 facilities in 21 states and this is the first project in the City of Tulsa and Oklahoma. He stated the subject property has been before the Planning Commission previously for rezoning and land use.

Mr. Norman presented an enlarged copy of the site plan and noted the plan will need to be modified to reflect the changes to the development standards as recommended by staff. He stated the particular use is light in intensity and that it permits the designer some flexibility. He noted the only parking allowed in the single-family residential area to the east of Atlanta Avenue will be six employee parking spaces. He stated the other development standards are consistent with those which are accepted and are included in the staff recommendation.

In regard to drainage, Mr. Norman noted the property slopes in two directions, the front portion to Lewis Avenue and an existing stormwater drain. The back or eastern portion of the property flows directly to the south through a low area which runs between two homes that front 53rd Street. He noted the TAC and Stormwater Management Department require on-site detention and no increase in the flow on the properties to the south. The civil engineer for the project has advised the applicant that all water from the roofs of the buildings and parking lots will be diverted to Lewis Avenue and the stormwater drain. This will result in less stormwater going to the south. This will be further addressed during the detail site plan and final plat approval process.

Mr. Norman presented a picture of the typical Marriott/Brighton Garden-type project. It is residential in character. In regard to parking, the plan is submitted with the present requirement of .75 spaces for each dwelling unit. He stated he submitted a study made by the American Senior Housing Association in regard to parking requirements of assisted living facilities and evaluation of four existing Marriott Assisted Living Facilities. The studies indicate that fewer than ten percent of the residents in such facilities drive or own vehicles. He proposed changing the parking requirements for assisted living facilities to .5 spaces for each dwelling unit.

In regard to this project, Mr. Norman feels if the parking requirement is reduced as proposed, it would preserve more trees and green space.

Interested Parties Comments:

Lloyd Beaver, 5205 South Atlanta Avenue, 74105, requested clarification of the difference between PUD-482 and PUD-482-A, the fencing requirement on the east side of the proposed project, emergency access drive, and the water line location. He also requested that all construction equipment and material delivery vehicles enter from Lewis Avenue and keep the construction traffic out of the neighborhood.

Verne Wiggin, 5310 South Atlanta Avenue, 74105, expressed concern with existing stormwater runoff problems in the area. He stated the City Engineers feels there is already too much water on Lewis Avenue. He stated drainage is a big problem especially during flash-flooding.

Mr. Wiggin stated he is not opposed to the proposed development, but feels something needs to be done to address the current stormwater runoff problems in this area.

Applicant's Rebuttal:

Mr. Norman stated that unless there were any questions, he had nothing further to add with respect to the application.

TMAPC Comments:

Mr. Westervelt suggested when there are differences between the applicant's submittal and staff's recommendation on a PUD, having a column showing both the applicant's submittal and staff's recommendation. He feels this would better prepare the Commission for the hearing. Mr. Stump stated staff would attempt to prepare a format.

Mr. Doherty explained to Mr. Beaver the difference between PUD-482 and PUD-482-A in that "A" stands for an amendment. Mr. Doherty stated in this particular application it is for a change in the use with new specifications.

In regard to Mr. Beaver's question on fencing, Mr. Doherty replied a six-foot privacy feet is required by code on the entire east side of the property. The north side abuts the apartment complex and no fencing or screening is required.

Mr. Doherty stated that the emergency access drive that ties onto East 52nd Street would have to be wide enough to accommodate a fire truck and be addressed during the platting process. The emergency access drive will be gated, locked and restricted to access by emergency vehicles.

Chairman Carnes stated the water lines and their locations have to comply with all the requirements of the Utilities Department.

Chairman Carnes stated the Planning Commission has no authority to restrict the construction vehicles to a certain roadway. Mr. Doherty feels the construction vehicles would have to access from Lewis Avenue.

Mr. Westervelt suggested that Mr. Wiggin contact Paul Zachery, Public Works Department, in regard to his concerns on the stormwater runoff problems.

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT**, the TMAPC voted **10-0-0** (Boyle, Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Midget "absent") to recommend **APPROVAL** of Major Amendment PUD-482-A to allow elderly/retirement housing and life care retirement center and office uses, subject to the conditions as recommended by staff.

Legal Description for PUD-482-A:

A tract of land being a part of the SW4, NW4, NW4, and a part of the NW/4, NW/4, NW/4, Section 32, T-19-N, R-13-E, of the IBM, Tulsa County, State of Oklahoma being described by metes and bounds as follows, to wit: commencing at the Northwest corner of Section 32, T-19-N, R-13-E, said point being the centerline of the intersection of E. 51st Street South and South Lewis Avenue, thence S 00°08'35" W along the West line of Section 32 and the centerline of S. Lewis Avenue a distance of 527.35' to the Point of Beginning; thence S 89°58'46" E a distance of 329.39' to a point on the West line of Lot 1, Block 1, Spanish Gardens Addition, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma; thence S 00°00'36" W along the West line of said Lot 1, Block 1, Spanish Gardens Addition a distance of 132.00' to the Southwest corner of said Lot 1, Block 1, Spanish Gardens Addition; thence S 89°58'45" E along the South line of Lot 1, Block 1, Spanish Gardens Addition a distance of 329.54' to a point, said point being the Southeast corner of Lot 1, Block 1, Spanish Gardens Addition and on the West line of the Resubdivision of Columbia Terrace 2nd Addition an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, said Point being on the centerline of East 52nd Street South; thence S 00°03'47" W along the West line of the Resubdivision of Columbia Terrace 2nd Addition, a distance of 329.75'; thence N 89°58'26" W a distance of 329.77'; thence N 00°08'35" E a distance of 81.00'; thence N 89°58'26" W a distance of 329.77' to a point on the West line of Section 32; thence N 0°08'35" E along the West line of said Section and the centerline of S. Lewis Avenue a distance of 380.69' to the point of beginning, and located south of the southeast corner of East 51st Street South and South Lewis Avenue, Tulsa, Oklahoma.

Application No.: Z-6598

Applicant: Tulsa Development Authority

Location: East of Boulder, North of Burlington Railroad, to IDL

IL to CBD
(PD-1) (CD-4)

Staff Recommendation:

Relationship to the Comprehensive Plan:

The District 1 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the western most tracts of the subject property as Retail Center; the property to the east along the north and south side of Archer and on the east side of Main Street is designated as being a part of the Expanded Core of the District 1 Plan, and the eastern most tracts are designated as being a part of the Greenwood District.

According to the Comprehensive Plan for the Tulsa Metropolitan Area the requested CBD District is in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 14 acres in size and located east of Boulder Avenue, north of the Burlington Railroad to the IDL on the north. The property is flat, non-wooded, contains various established commercial and industrial businesses and empty commercial/industrial buildings and warehouses, and is zoned IL.

Surrounding Area Analysis: The subject tracts are abutted on the north by the I-244 freeway, by commercial, industrial uses and active and vacant warehouses. Many lots in this area are vacant or are parking lots. There are also restaurants and community assistance facilities.

Zoning and BOA Historical Summary: The history of zoning actions in this area indicates that TMAPC has recommended approval of CBD zoning within the industrial area of downtown. High intensity zoning inside the IDL is encouraged by the Comprehensive Plan and eventually all properties within the CBD are envisioned to be zoned CBD.

Conclusion: Based on the Comprehensive Plan and the existing zoning and uses in this area, staff recommends **APPROVAL** of CBD zoning for Z-6598.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **DICK**, the TMAPC voted **10-0-0** (Boyle, Carnes, Dick, Doherty, Gray, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Midget "absent") to recommend **APPROVAL** of CBD zoning for Z-6598 as recommended by staff.

Legal Description for Z-6598:

All of Block 45 and part of Block 24, Original Town, now City of Tulsa, and part of Block 23, North Tulsa Addition, Tulsa County, State of Oklahoma, being more particularly described as follows: beginning at the Southwest corner of Block 45, thence Northerly along the East line of Elgin Street to the South line of the expressway; thence Easterly along the Southern line of the expressway to a point on the East line of the 20' alley; thence Southerly along the East line of said alley to a point abutting the boundary of the MKT Railroad Company ROW; thence Southeasterly along the MKT ROW to a point on the East line of Lot 4, Block 24, Original Town; thence Southerly to the Southeast corner of Lot 3, Block 45, Original Town; thence Southwesterly parallel to East Archer Street, a distance of 300' to the POB; and that portion of N. Frankfort Avenue lying between East Brady Street and East Archer Street abutting the East boundary of Block 45, Original Town and the West boundary of Block 45, Original Town; and all of Lot 4, and parts of Lots 2, 3, 5, and 6, Block 46, Original Town, now City of Tulsa, Tulsa County, State of Oklahoma according to the recorded Plat thereof, more particularly described as follows: a part of the N/2 of Lot 5 and all that portion of the MKT Railroad Company ROW lying in and being a part of Lot 6 and the N/2 of Lot 5 all in Block 46, Original Town, more particularly described as follows: beginning at a point on the West line of said Lot 5, said point being N 24°28'38" W 14.51' distance from the Southwest corner of the N/2 of said Lot 5, said point being a steel rail marking said MKT Railroad Company's ROW; thence S 24°28'38" E along the Easterly line of N. Frankfort Avenue and along said ROW a distance of 14.51' to the Southwest corner of the N/2 of said Lot 5, thence N 65°31'22" E a distance of 140.00' to the Southeast corner of the N/2 of said Lot 5; thence N 24°28'38" W along the West line of a 20' alley a distance of 10.37' to the Northerly line of said MKT ROW; thence N 67°13'38" W along said Northerly line a distance of 190.25' to a point on the North line of said Lot 6; thence S 65°31'22' W along last said North line a distance of 10.86' to the Northwest corner of said Lot 6; thence S 24°28'38" E along the Easterly line of N. Frankfort Avenue a distance of 135.57' to the POB; and the S/2 of Lot 5 and all of Lot 4, Block 46, Original Town; and all that portion of the following described MKT Railroad Company ROW lying in and being a part of Lot 2 and 3, Block 46, Original Town, more particularly described as follows: beginning at the Southwest corner of said Lot 3; thence N 24°28'38" W along the Easterly line of a 20.00' alley a distance of 138.81' to a point on the West line of said Lot 2, said point being N 24°28'38" W 38.76' distance from the Southwest corner of said Lot 2 and said point being on the Northerly line of said MKT ROW; thence S 67°13'38" E along said ROW a distance of 189.04' to a point on the South line a distance of 128.32' to the POB and all of the alley between Lots 3 through 5 of Block 46, Original Town, now City of Tulsa, Tulsa County, State of Oklahoma; and all of Block 40, and 20 foot alley, Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; the South 50' of Lot 2 and all of Lot 3, Block 41, Original Town now City of Tulsa, Tulsa

County, State of Oklahoma according to the recorded Plat thereof; and all of Block 59, and of the 20 foot alley, Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; and all of Block 60, and 20 foot alley, Original Town, now City of Tulsa, Tulsa County, State of Oklahoma according to the recorded Plat thereof; all of Lots 1 thru 4, Block 54, and 20 foot alley abutting Lot 3 & 4 to the Railroad company's ROW, Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; part of Block 53, Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, more particularly described as follows; all of Lot 4, Block 53, Original Town; and portions of Lots 3, 5, 6, Original Town, more particularly described as follows: all that portion of the following described MKT Railroad Company ROW lying in and being a part of Lots 5 and 6, Block 53, Original Town, more particularly described as follows: beginning at a point on the West line of said Lot 6, said point being S 24°28'38" E 19.18' distance from the Northwest corner of said Lot 6; thence S 67°13'38" E along the Northerly line of said railroad company's ROW a distance of 163.56'; thence S 65°31'22" W parallel to and 39.28' distant from the North line of said Lot 5 a distance of 111.02' to a point on the West line of said Lot 5; thence N 24°28'38" W along the West line of said Block 53 a distance of 120.10' to the POB; and all that portion of the following described MKT Railroad Company ROW lying in and being a part of Lots 4 and 5, Block 53, Original Town, more particularly described as follows: beginning at the Southeast corner of said Lot 4, thence S 65°31'22" W along the South line of said Lot 4 a distance of 16.59' to the Northerly line of said railroad company's ROW ; thence N 67°13'38" W along said ROW a distance of 181.80' to a point on the West line of said Lot 5; thence N 24°28'38" W along said West line a distance of 27.22'; thence N 65°31'22" E parallel to and 39.28' distant from the North line of said Lot 5 a distance of 111.02' to a point on the Northerly line of said railroad company's ROW; thence S 67°13'38" E along said ROW a distance of 42.69' to a point on the East line of said Lot 5; thence S 24°28'38" E along the West line of a 20.00' wide alley a distance of 129.37' to the POB; and All that portion of the following described MKT Railroad Company ROW lying in and being a part of Lot 3, Block 53, Original Town, more particularly described as follows: beginning at the Southwest corner of said Lot 3; thence N 24°28'38" W along the Easterly line of a 20.00' alley a distance of 100.00' to the Northwest corner of said Lot 3; thence N 65°31'22" E along the North line of said Lot 3 a distance of 7.15' to a point, said point being a steel rail marking said railroad company's Northerly ROW; thence S 67°13'38" E along said ROW a distance of 136.18' to a point on the South line of said Lot 3 a distance of 99.59' to the POB and all or the 20 foot alley abutting Lots 3, 4, & 5 to the railroad company ROW, and located north of the Burlington Northern Railroad; east of N. Boulder to the IDL on the north, Tulsa, Oklahoma.

Executive Session:

TMAPC Personnel Matters:

Mr. Linker, Legal Council, stated since the TMAPC has no personnel, then personnel matters cannot be discussed in executive session. He noted that an executive session has to be posted and the agenda must cite the State Statute which entitles the executive session.

Mr. Boyle asked whether the TMAPC staff personnel matters could be discussed outside of an executive session. Mr. Linker replied in the affirmative. Mr. Boyle requested the item be placed on next week's agenda.

Chairman Carnes feels there is a need to update the Commission on who is performing what duties for the Planning Commission.

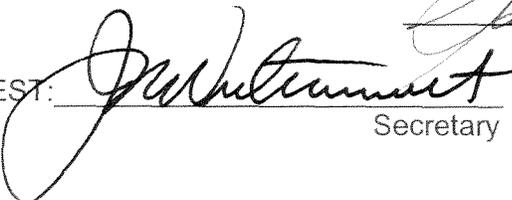
No action was taken on this item.

In closing, Mr. Doherty stated there are some questions about the cellular tower ordinances in regard to what types of structures the antennas could be placed on. He requested this be placed on next week's Rules and Regulations Committee meeting.

Mr. Doherty stated the outdoor advertising industry has submitted a final proposal in regard to outdoor advertising signs and requested a committee meeting be held on August 27, 1997.

There being no further business, the Chairman declared the meeting adjourned at 2:10 p.m.

Date Approved: 8/27/97

ATTEST:  Secretary
 Chairman