

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2181

Wednesday, November 4, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Boyle	Selph	Beach	Romig, Legal
Carnes		Dunlap	Counsel
Harmon		Huntsinger	
Hill		Stump	
Horner			
Jackson			
Ledford			
Midget			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, November 2, 1998 at 9:38 a.m., posted in the Office of the City Clerk at 9:27 a.m., as well as in the office of the County Clerk at 9:23 a.m.

After declaring a quorum present, Chairman Boyle called the meeting to order at 1:30 p.m.

### **Minutes:**

#### **Approval of the minutes of October 21, 1998, Meeting No. 2179:**

On **MOTION** of **HORNER** the TMAPC voted **8-0-1** (Carnes, Harmon, Hill, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; Boyle "abstaining"; Midget, Selph, "absent") to **APPROVE** the minutes of the meeting of October 21, 1998, Meeting No. 2179.

### **REPORTS:**

#### **Chairman's Report:**

Mr. Boyle reported that the committee assignments have been distributed and assignments have been made for Planning District liaison positions. He requested staff to distribute the new assignments and the list of appointments to the Planning Commissioners.

**Committee Reports:**

**Comprehensive Plan Committee**

Mr. Ledford reported that the committee did have a briefing today regarding the Tulsa Metropolitan Area Trails Master Plan which looked very impressive. He stated that the Master Plan will be coming back to the committee for a recommendation to the Planning Commission sometime in early 1999.

**Rules and Regulations Committee**

Mr. Westervelt reported that the committee has a meeting immediately following the Planning Commission meeting. He stated that political signs in street rights-of-way will be discussed.

**Director's Report:**

Mr. Stump reported that there is no need to attend the City Council meeting on Thursday evening.

**Mr. Midget in at 1:32**

**LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:**

- L18720 – Roy D. Johnsen (983)** (PD-18) (CD-8)  
West of northwest corner of 81<sup>st</sup> Street and Yale Avenue
- L18732 – Terry Lee Addington (3194)** (PD-18) (CD-5)  
5950 South Garnett Road
- L18736 – White Surveying Company** (PD-18) (CD-5)  
10910 & 10980 East 56<sup>th</sup> Street South
- L-18737 - City of Tulsa (1083)** (PD-18) (CD-8)  
5808 East 71<sup>st</sup> Street
- L-18738 Terry V. Hazen (983)** (PD-18) (CD-8)  
7209 South Richmond
- L-18739 – Tulsa Development Authority (2402)** (PD-2) (CD-1)  
2792 North Peoria
- L-18740 – Dwight Barnes (824)** (PD-15) (County)  
16917 North Garnett
- L-18743 – City of Tulsa (2483)** (PD-18) (CD-8)  
9113 East 91<sup>st</sup> Place

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES** the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **RATIFY** these lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

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**FINAL PLAT:**

**Nordam East III (3104)**

(PD-16) (CD-6)

South of the southwest corner of East Pine Street and North Garnett Road

**Staff Recommendation:**

Mr. Beach stated that this final plat is subject to final Legal review and staff recommends approval.

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **MIDGET** the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the Final Plat for Nordam East III subject to final legal review as recommended by staff.

\*\*\*\*\*

**QuikTrip #90 Commercial Center (693)**

(PD-4) (CD-4)

Northwest corner East 11<sup>th</sup> Street and South Utica Avenue

**Mr. Westervelt announced that he will be abstaining from this application.**

**Staff Recommendation:**

Mr. Beach stated that everything is in order and staff recommends approval subject to final legal review.

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **MIDGET** the TMAPC voted **9-0-1** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; Westervelt "abstaining"; Selph "absent") to **APPROVE** the Final Plat for QuikTrip #90 Commercial Center subject final legal review as recommended by staff.

\*\*\*\*\*

**Riverport (1282)**

(PD-8) (CD-2)

East of the southwest corner West 71<sup>st</sup> Street and South Elwood Avenue

**Staff Recommendation:**

Mr. Beach stated that everything is in order and staff recommends approval subject to final Legal review.

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **HORNER** the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the Final Plat for Riverport subject to final Legal review as recommended by staff.

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**REVISED PRELIMINARY PLAT:**

**Albertson's (893)**

(PD-6) (CD-4)

Northeast corner East 15<sup>th</sup> Street and South Lewis Avenue

**Staff Recommendation:**

This is a revision to the land area to be developed as a retail grocery. The plat has been through the process and approved by the City Council July 23, 1998. Since that time the "Impressions Restaurant" parcel was acquired and added to the plat.

The applicant is now requesting simultaneous approval of the preliminary and final plats.

The Technical Advisory Committee had the following comments:

1. Eshelman, Traffic, stated that dedication of right-of-way is needed to make Lewis 35 feet wide east of the centerline. He also stated that additional right-of-way is needed to make a triangle with 28' sides at the southwest corner and a 30' radius at the southeast corner. In addition, access limits need to be shown along Lewis Avenue.

**Staff recommends approval** of the preliminary plat and the final plat subject to the following:

1. Waiver of the Subdivision Regulations that require dedication of right-of-way to meet the Major Street and Highway Plan on East 15<sup>th</sup> St. and on S. Lewis Ave.
2. Dedication of right-of-way as described above under TAC Comments.

3. 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 shall be tied to or related to property line and/or lot lines.
4. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
5. 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).
6. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
7. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
9. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
10. Street names shall be approved by the Department of Public Works and shown on plat.
11. All curve data, including corner radii, shall be shown on final plat as applicable.
12. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
13. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
14. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
15. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
16. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

17. 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.
18. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
19. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
20. The method of water supply and plans therefor shall be approved by the City/County Health Department.
21. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
22. The key or location map shall be complete.
23. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
24. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
25. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
26. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
27. If the owner is a Limited Liability Corporation (L.L.C.) a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.
28. All other Subdivision Regulations shall be met prior to release of final plat.

**TMAPC Comments:**

Mr. Ledford asked Mr. Beach if the Planning Commission has the ability to waive the Subdivision Regulations that requires dedication of right-of-way to meet the Major Street and Highway Plan. In response, Mr. Beach stated that he believes that the Planning

Commission can waive the requirement, because it is a Subdivision Regulations requirement. Mr. Stump agreed with Mr. Beach's statement and stated that the Planning Commission cannot waive the requirement that structures are prohibited from the Plan right-of-way.

Mr. Stump informed the Planning Commission that the applicant would like to change the name of the plat to include the store number. He explained that the recorded plat will have the name and store number.

Ms. Pace asked Mr. Beach if there were any plans to add additional lanes on 15<sup>th</sup> and Lewis. In response, Mr. Beach stated that the Traffic Engineer was aware of the subject plat and site plan and did not have a problem with waiving the requirement.

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **MIDGET** the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the Revised Preliminary Plat for Albertson's subject to waiver of the Subdivision Regulations that require dedication of right-of-way to meet the Major Street and Highway, which would widen 15<sup>th</sup> and Lewis; subject to the dedicated right-of-way at the corners of the intersections to accommodate the curbs as recommended by Technical Advisory Committee and staff; noting the recorded plat will include the name and store number.

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**PRELIMINARY PLAT:**

**Hill Vision (1282)**

(PD-8) (CD-2)

Southeast corner West 71<sup>st</sup> Street and South Elwood Avenue

**Staff Recommendation:**

This is a one-lot, one-block subdivision of 0.99 acres. It is zoned CS (Commercial Shopping Center) and will be developed with commercial uses.

The Technical Advisory Committee had the following comments:

2. Somdecerff, Transportation, stated that a 28' triangular dedication of right-of-way needs to be made at the northwest corner of the property and enforcement language for the limits of access needs to be included in the Deed of Dedication.
3. Lee, Water, stated that water and sewer language needs to be included in the Deed of Dedication.
4. Bolding, Wastewater, stated that no septic systems are allowed on commercial projects in the City.
5. Beach, staff, noted that the legal description is inadequate.

**Staff recommends approval** of the preliminary plat subject to the following:

1. All requirements of the Technical Advisory Committee.
2. 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 shall be tied to or related to property line and/or lot lines.
3. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
4. 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).
5. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
8. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
12. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
13. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
14. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.



15. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
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. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
18. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
19. The method of water supply and plans therefor shall be approved by the City/County Health Department.
20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
21. The key or location map shall be complete.
22. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
23. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
24. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
25. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
26. If the owner is a Limited Liability Corporation (L.L.C.) a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.
27. All other Subdivision Regulations shall be met prior to release of final plat.

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **MIDGET** the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the Preliminary Plat for Hill Vision subject to Technical Advisory Committee's recommendations and as recommended by staff.

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**Shamrock Industrial Park Extended (2103)** (PD-2) (CD-3)  
Southwest corner North Toledo Avenue and Gilcrease Expressway

**Staff Recommendation:**

This is a one-lot, one-block subdivision of 9.66 acres to be developed as an extension of the Shamrock Industrial Park abutting to the south.

The Technical Advisory Committee had the following comments:

1. Smith, Applicant, stated that the existing easements on the north and west sides of the original Shamrock Industrial Park will be vacated.
2. Lee, Water, stated that a water line extension might be required for fire protection.

**Staff recommends approval** of the preliminary plat subject to the following:

1. All requirements of the Technical Advisory Committee.
2. 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 shall be tied to or related to property line and/or lot lines.
3. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
4. 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).
5. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.

6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
8. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
12. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
13. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
14. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
15. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
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. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
18. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

- 19. The method of water supply and plans therefor shall be approved by the City/County Health Department.
- 20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
- 21. The key or location map shall be complete.
- 22. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
- 23. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
- 24. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
- 25. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
- 26. If the owner is a Limited Liability Corporation (L.L.C.) a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.
- 27. All other Subdivision Regulations shall be met prior to release of final plat.

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **MIDGET** the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the Preliminary Plat for Shamrock Industrial Park Extended subject to all the standard requirements and conditions of the Technical Advisory Committee and as recommended by staff.

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**Helschel Industrial Center (3214)** (PD-15) (County)  
 1/2 mile south of the Southeast corner East 76<sup>th</sup> Street North and U.S. Highway 169

**Staff Recommendation:**

This is an industrial development, which is part of PUD 475 in Tulsa County. It consists of seven lots in two blocks on 10.72 acres.

The proposal was first presented as a sketch plat and followed by a preliminary plat. Discrepancies between the PUD and the plat were identified and the applicant was advised to resolve those before the TMAPC would be asked to approve the preliminary plat. The plat being presented today is the revised version.

The Technical Advisory Committee had the following comments:

1. Rains, County Engineering, stated that no access will be permitted at 71<sup>st</sup> St. N. He also wants to see a drainage plan and wants the proposed street to be 60' right-of-way instead of the 50' shown.
2. Beach, Staff, noted that there are a considerable number of discrepancies between the plat and the PUD, including land area, boundary dimensions and allocation of permitted uses. This needs to be resolved before this plat will be presented to the Planning Commission.
3. It was noted that this project would be served by Owasso utilities. The Owasso City Planner requested inclusion of the first three conditions of approval listed below.

**Staff recommends approval** of the preliminary plat subject to the following:

1. Installation of water and sewer facilities shall satisfy the standards of the City of Owasso. All appurtenances to said installation shall conform to the material specifications of the City of Owasso. The installation of said facilities shall be approved by the City of Owasso before the issuance of any building permit within the PUD.
2. The development shall conform to the City of Owasso Subdivision Standards for streets and drainage facilities.
3. Acceleration / deceleration lanes shall be constructed for ingress / egress to the service road that lies on the western edge of the property.
4. All conditions of PUD-475 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
5. 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 shall be tied to or related to property line and/or lot lines.
6. Water and sanitary sewer plans shall be approved by the County Engineer prior to release of final plat. (Include language for W/S facilities in covenants.)
7. 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).

Staff administratively waived formal review by TAC because the property was recently platted. Utilities and streets are adequate to support the proposed development and the property is properly described with the necessary easements filed of record.

**Staff recommends approval of the plat waiver.**

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

***A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:***

- |  | YES                                 | NO                       |
|--|-------------------------------------|--------------------------|
| 1) Has property previously been platted?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Are there restrictive covenants contained in a previously filed plat?             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Is property adequately described by surrounding platted properties or street R/W? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

***A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:***

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
| 4) Is right-of-way dedication required to comply with major street and highway plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Will restrictive covenants be filed by separate instrument?                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) Infrastructure requirements   |                          |                                     |
| a) Water   |                          |                                     |
| i) Is a main line water extension required?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system or fire line required?                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer  |                          |                                     |
| i) Is a main line extension required?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system required?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
8. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
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25. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
26. If the owner is a Limited Liability Corporation (L.L.C.) a letter from an attorney stating that the L.L.C. is properly organized to do business in Oklahoma is required.
27. All other Subdivision Regulations shall be met prior to release of final plat.

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **MIDGET** the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the Preliminary Plat for Shamrock Industrial Park Extended subject to all the standard requirements and conditions of the Technical Advisory Committee and as recommended by staff.

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**Helschel Industrial Center (3214)** (PD-15) (County)  
 1/2 mile south of the Southeast corner East 76<sup>th</sup> Street North and U.S. Highway 169

**Staff Recommendation:**

This is an industrial development, which is part of PUD 475 in Tulsa County. It consists of seven lots in two blocks on 10.72 acres.



The proposal was first presented as a sketch plat and followed by a preliminary plat. Discrepancies between the PUD and the plat were identified and the applicant was advised to resolve those before the TMAPC would be asked to approve the preliminary plat. The plat being presented today is the revised version.

The Technical Advisory Committee had the following comments:

1. Rains, County Engineering, stated that no access will be permitted at 71<sup>st</sup> St. N. He also wants to see a drainage plan and wants the proposed street to be 60' right-of-way instead of the 50' shown.
2. Beach, Staff, noted that there are a considerable number of discrepancies between the plat and the PUD, including land area, boundary dimensions and allocation of permitted uses. This needs to be resolved before this plat will be presented to the Planning Commission.
3. It was noted that this project would be served by Owasso utilities. The Owasso City Planner requested inclusion of the first three conditions of approval listed below.

**Staff recommends approval** of the preliminary plat subject to the following:

1. Installation of water and sewer facilities shall satisfy the standards of the City of Owasso. All appurtenances to said installation shall conform to the material specifications of the City of Owasso. The installation of said facilities shall be approved by the City of Owasso before the issuance of any building permit within the PUD.
2. The development shall conform to the City of Owasso Subdivision Standards for streets and drainage facilities.
3. Acceleration / deceleration lanes shall be constructed for ingress / egress to the service road that lies on the western edge of the property.
4. All conditions of PUD-475 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
5. 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 shall be tied to or related to property line and/or lot lines.
6. Water and sanitary sewer plans shall be approved by the County Engineer prior to release of final plat. (Include language for W/S facilities in covenants.)
7. 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).

8. Paving and drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and other permits where applicable) subject to criteria approved by the County Commission.
9. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
10. Street names shall be approved by the County Engineer and shown on plat.
11. All curve data, including corner radii, shall be shown on final plat as applicable.
12. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
13. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
14. Limits of Access or LNA as applicable shall be shown on plat as approved by the County Engineer. Include applicable language in covenants.
15. It is recommended that the Developer coordinate with the County Engineer during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
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. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. (Percolation tests required prior to preliminary approval of plat.)
18. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
19. The method of water supply and plans therefor shall be approved by the City/County Health Department.
20. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
21. The key or location map shall be complete.

- 22. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
- 23. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
- 24. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
- 25. All other Subdivision Regulations shall be met prior to release of final plat.
- 26. Applicant is advised to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
- 27. If the owner is a Limited Liability Corporation (L.L.C.) a letter from an attorney stating that the L.L.C. is properly established to do business in Oklahoma is required.

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **HORNER** the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the Preliminary Plat for Henschel Industrial Center subject to conditions as recommended by the Technical Advisory Committee and as recommended by staff.

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**Mr. Westervelt announced that he will be abstaining from Z-6647.**

**PLAT WAIVER:**

**Z-6647 - Lot 6, Block 1, QuikTrip Commercial Center (294)** (PD-17) (CD-6)  
 16114 East Admiral Place

**Staff Recommendation:**

This property was rezoned IL and will be redeveloped as a car wash with related uses. It is Lot 6, Block 1, QuikTrip Commercial Center, which was recently platted. The rezoning triggered the platting requirement.

Staff administratively waived formal review by TAC because the property was recently platted. Utilities and streets are adequate to support the proposed development and the property is properly described with the necessary easements filed of record.

**Staff recommends approval of the plat waiver.**

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

***A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:***

- |  | YES | NO                       |
|--|-----|--------------------------|
| 1) Has property previously been platted?   | ✓   | <input type="checkbox"/> |
| 2) Are there restrictive covenants contained in a previously filed plat?             | ✓   | <input type="checkbox"/> |
| 3) Is property adequately described by surrounding platted properties or street R/W? | ✓   | <input type="checkbox"/> |

***A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:***

- |  |                          |   |
|--|--------------------------|---|
| 4) Is right-of-way dedication required to comply with major street and highway plan? | <input type="checkbox"/> | ✓ |
| 5) Will restrictive covenants be filed by separate instrument?                       | <input type="checkbox"/> | ✓ |
| 6) Infrastructure requirements   |                          |   |
| a) Water   |                          |   |
| i) Is a main line water extension required?  | <input type="checkbox"/> | ✓ |
| ii) Is an internal system or fire line required?                                     | <input type="checkbox"/> | ✓ |
| iii) Are additional easements required?  | <input type="checkbox"/> | ✓ |
| b) Sanitary Sewer  |                          |   |
| i) Is a main line extension required?  | <input type="checkbox"/> | ✓ |
| ii) Is an internal system required?  | <input type="checkbox"/> | ✓ |
| iii) Are additional easements required?  | <input type="checkbox"/> | ✓ |

- c) Storm Sewer
  - i) Is a P.F.P.I. required?  ✓
  - ii) Is an Overland Drainage Easement required?  ✓
  - iii) Is on-site detention required?  ✓
  - iv) Are additional easements required?  ✓
  
- 7) Floodplain
  - a) Does the property contain a City of Tulsa (Regulatory) Floodplain?  ✓
  - b) Does the property contain a F.E.M.A. (Federal) Floodplain?  ✓
  
- 8) Change of Access
  - a) Are revisions to existing access locations necessary?  ✓
  
- 9) Is the property in a P.U.D.?  ✓
  - a) If yes, was plat recorded for the original P.U.D.? **N/A**
  
- 10) Is this a Major Amendment to a P.U.D.?  ✓
  - a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? **N/A**

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office.

**There were no interested parties wishing to speak.**

**TMAPC Action; 10 members present:**

On **MOTION** of **HORNER** the TMAPC voted **9-0-1** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; Westervelt "abstaining"; Selph "absent") to **APPROVE** the Plat Waiver for Z-6647 as recommended by staff.

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**Continued Zoning Public Hearings:**

**Z-6661 - R.L. Reynolds**  
 Northeast corner East 11<sup>th</sup> Street South and South 145<sup>th</sup> East Avenue

**AG to CS & IL**  
**(PD-17) (CD-6)**

**Staff Recommendation:**  
Relationship to the Comprehensive Plan:

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Special District - Low/Medium Intensity Mixed Use Development. The Comprehensive Plan indicates this area is generally suited for low intensity development. However, some medium intensity uses may be appropriate, and medium intensity zoning may be appropriate if accompanied by a Planned Unit Development (PUD) which would establish appropriate uses and adequate buffering from residential development.

According to the Comprehensive Plan the requested CS or IL zoning is **not** in accordance with the Plan Map. This request is not accompanied by a Planned Unit Development.

Staff Comments:

**Site Analysis:** The subject property is approximately 20 acres in size and is located on the northeast corner of East 11<sup>th</sup> Street South and South 145<sup>th</sup> East Avenue. The property is flat, non-wooded, vacant, and is zoned AG.

**Surrounding Area Analysis:** The subject tract is abutted on the north and east by vacant property, zoned AG; to the south by vacant property, zoned CS; to the southeast by single-family dwellings, zoned RS-3; to the west by single-family dwellings, zoned CS and RS-3; and to the southwest by a convenience store, zoned CS.

**Zoning and BOA Historical Summary:** The most recent rezoning activity in this area approved IL zoning on a 119-acre tract located north of the subject tract in the southwest corner of East Admiral Place and S. 145<sup>th</sup> East Avenue from AG.

**Conclusion:** The applicant, at the October 28, 1998 TMAPC meeting, amended his request to four acres of CS at the northeast corner of East 11<sup>th</sup> Street South and South 145<sup>th</sup> East Avenue. The requested CS would extend no farther north than the existing CS at the northwest corner of the intersection nor any farther to the east than the existing CS at the southeast corner of the intersection. The balance of the subject tract would remain AG. Based on the existing zoning, staff recommends approval of the amended request and recommends that the Comprehensive Plan be amended to remove a Type II node at the northeast corner of East 11<sup>th</sup> Street South and South 145<sup>th</sup> East Avenue from the Special District and designate the node as medium intensity.

**TMAPC Comments:**

Mr. Boyle asked staff if the Planning Commission could amend the Comprehensive Plan today. In response, Mr. Stump stated that the Planning Commission would need to instruct staff to begin the amendment process on the Comprehensive Plan. Mr. Boyle instructed staff to begin the amendment process on the Comprehensive Plan in the housekeeping amendments.

Mr. Westervelt asked staff if the Comprehensive Plan amendment will include the special district details. In response, Mr. Stump stated that amendment will be taking the subject node out of the special district and replacing it with a medium intensity node at the corner.

**There were no interested parties wishing to speak.**

**Mr. Reynolds indicated his agreement with the staff's recommendation.**

**TMAPC Action; 10 members present:**

On **MOTION** of **Midget** the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Horner, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to recommend **APPROVAL** of the CS zoning for Z-6661 as recommended by staff.

**Legal Description for Z-6661:**

The south 286' fo the west 537.72' of the W/2, SW/4, SW/4, Section 3, T-19-N, R-14-E, Tulsa County, State of Oklahoma.

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**Zoning Public Hearings:**

**PUD-567-B/Z-4789-SP-6b – Charles Norman**

(PD-18) (CD-8)

East of southeast corner East 71<sup>st</sup> Street and South 108<sup>th</sup> East Avenue  
(Minor Amendment and Corridor Site Plan)

**Staff Recommendation:**

The subject tract is described as Lot 1, Block 2, Woodland Park Center. The tract is part of Development Area C of PUD-567. The existing PUD permits the following uses:

- 1) Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Offices and Studios; 12, Entertainment Establishments and Eating Establishments other than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 19, Hotel, Motel and Recreation Uses; and uses customarily accessory to permitted principal uses, and
- 2) Display, sale and servicing of scientific, business and office machines, equipment, furnishings and supplies, including occupancies such as cameras and photographic supplies, computers and data processing equipment, office furniture and equipment and dealer showrooms, office supplies and storage systems, computer software and servicing companies, medical and clinical equipment and supplies, mail services, telephone and communications systems supplies and services, banking support services such as clearing houses, business forms, dental supplies, decorating fabrics, wall coverings and accessories, gourmet food preparation supplies.

The applicant requests approval of an additional permitted use within Use Unit 17 to permit an automobile tire and wheel store, suspension and muffler repair and service.

The existing PUD permits a Maximum Building Floor Area of 130,000 square feet for Development Area C. The applicant requests approval of an amendment to increase the maximum building floor area within Development Area C from 130,000 square feet to 200,000 square feet. The requested increase in the maximum building floor area would permit approximately 165,000 square feet of hotel floor area on the rear approximately seven acres of the block and still allow approximately 35,000 square feet of building floor area along the approximately four acres fronting on East 71<sup>st</sup> Street.

Staff finds the uses and intensities of development proposed, and as modified by staff, to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-567-B/Z-4789-SP-6b 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-567-B/Z-4789-SP-6b subject to the following conditions:

**Development Standards:**

1. All existing requirements of PUD-567 shall continue to apply unless modified below.
2. Add the following permitted uses to the North 275' of Lot 1, Block 2, Woodland Park Center:  

Automobile tire and wheel store, suspension and muffler repair and service and customary accessory uses.
3. No wrecked or disabled vehicles shall be stored on Lot 1, Block 2, Woodland Park Center.
4. Maximum Building Floor Area for Lot 1, Block 2, Woodland Park Center: 200,000 SF\*
5. Outside storage of used tires shall be screened from view at ground level.
6. No tractor-trailers shall be allowed for tire storage on the premises.

\*Lot 1, Block 2, Woodland Park Center shall not be subdivided unless Building Floor Area is allocated to each new lot through a Minor Amendment.



**Applicant's Presentation:**

**Charles Norman**, 2900 Mid-Continent Towers, stated that the application involves the center parcel in PUD-567-B. He explained that to the east there is an existing Albertson's store and a convenience store. The middle parcel fronts on 71<sup>st</sup> Street and was previously proposed as a general commercial use area. He commented that there might be a market for the smaller suburban-size hotels in this location. He explained that the market is developing more strongly than anticipated.

Mr. Norman stated that the only way the extra floor area requested could be used is if it is developed for two or more hotels. If the hotels should not materialize, then the general commercial development usually results in floor area ratios of less than 25 percent because of the parking and landscaping requirement.

Mr. Norman stated that the other use is one that the Planning Commission has approved in Corridor Districts. Mr. Norman reminded the Planning Commission of previous applications where the requested automobile services have been allowed. He requested that the Planning Commission approve the staff's recommendation.

**Interested Parties:**

**Craig Abrahamson**, 35 East 18<sup>th</sup>, representing Hampton South Home Owners' Association. Mr. Abrahamson stated that the Hampton South Home Owners' Association is located south of the development. He requested that the same restrictions and requirements for the motorcycle business be implemented in the Development Area C, Use Unit 17 application.

Mr. Abrahamson expressed concerns with the hours of operation, noise and the possibility of a fire in a tire store. He suggested that the hours of operation for the automobile services be limited to 7:00 a.m. to 7:00 p.m. and that it should have an enclosed work place. He further suggested that there be no outdoor sales or storage allowed and a screening fence installed.

Mr. Abrahamson commented that the subject application for automobile services is not in harmony with the surrounding area.

**TMAPC Comments:**

Mr. Boyle asked Mr. Abrahamson if he is requesting a screening fence. Mr. Abrahamson stated that he is not asking for a screening fence, because of his prior opposition regarding the apartments. Mr. Abrahamson explained that there will be a screening fence between the apartments and theater. Mr. Abrahamson reminded the Planning Commission that he was against the proposed apartments and is not asking for a screening fence for the apartments; however, it would seem that there should be a screening fence. Mr. Abrahamson stated that whether there is a screening fence or not, it does not have any impact on his clients.

**Interested Parties:**

**Jeannine Simmonds**, 10927 East 74<sup>th</sup> Street, stated she is surprised that the subject proposal is before the Planning Commission. She commented that a tire store can fit into any development. She explained that she would prefer to see a restaurant or something in harmony with the development.

Ms. Simmonds stated that she would question who would pay high rent to look at the back of a tire store. She expressed the same concerns as Mr. Abrahamson.

**TMAPC Comments:**

Mr. Harmon asked Ms. Simmonds how she felt about limiting the automobile services to 7:00 a.m. to 7:00 p.m. In response, Ms. Simmonds stated that 7:00 a.m. is early, but seems reasonable. She commented that currently there is noise pollution from the bulldozers, heavy equipment for the development.

Mr. Harmon asked Ms. Simmonds what her opinion was regarding a privacy fence. Ms. Simmonds responded that she is more concerned with noise pollution.

**Applicant's Rebuttal:**

**Charles Norman** stated that the proposed activity is more than 1,000 feet from the nearest single-family residence. That is the equivalent of three city blocks away. He reminded the Planning Commission that the PUD requires a double row of trees at a certain height to be planted along the entire south boundary. The landscape plan has been approved and it was intended to be a visual, as well as a sound barrier.

Mr. Norman stated that he is surprised that the interested parties have suggested that a tire store has characteristics different from general commercial usage. He commented that there are several tire stores throughout the city that are either adjacent to or across from residential neighborhoods.

Mr. Norman commented that when one waits in the waiting room of the tire store, the noise is minimal. He stated that the suggestion of a fire hazard is somewhat farfetched and certainly a stretch with the distance. He explained that there are fire protections required under the building code for any type of occupancy that results in a hazard.

Mr. Norman stated that service stations are allowed in the Use Units presently. Service stations have as a matter of tradition sold and installed tires. He explained that, within the Use Units permitted, three-bay automobile tune-up shops, are also being developed. He stated that the tire and suspension store has been classified as a Use Unit 17. This particular activity, which is found all over the city, would have been grouped and categorized with automobile dealerships and used car lots, which would allow outdoor display, sales and service. These kinds of operations are conducted in closed buildings.

Mr. Norman stated that a good developer and property owner would not allow an unsightly and inappropriately designed tire and suspension store to be located in the frontage. He reminded the Planning Commission that there will be a detail site plan review and landscape review before the proposal can be introduced to the subject area. He requested the Planning Commission to approve the staff's recommendation.

**TMAPC Comments:**

Mr. Boyle asked Mr. Norman if he agreed with the operating hour restrictions. In response, Mr. Norman stated that he does have a problem with the limitation because he does not think, except for restaurants and nightclubs, that the Planning Commission has restricted the hours of operations of legitimate businesses. He commented that Albertson's is a 24-hour business, as is the convenience store on the corner. He stated that with the distance of 1,000 feet and the property to the north entirely in the Corridor zone and likely not developed into single-family residential, there is no need to be concerned with noise.

Mr. Boyle stated that the Planning Commission has limited hours of operation with this type of use when it is close to residential. Mr. Norman reiterated the spacing of 1,000 feet from the nearest residential area being equivalent of three city blocks.

Mr. Midget suggested that the outside storage of used tires should not be allowed. Mr. Norman agreed that the used tires should not be kept outside of the storage area. Mr. Norman stated that if the used tires are stored outside there should be a requirement that they be screened from view from anyone standing at ground level.

Mr. Boyle asked Mr. Norman if he would have a problem with a provision that storage of tires outside would not be allowed. In response, Mr. Norman stated that he would like a provision that stated outside storage of tires would be allowed with the provision that a person standing at ground level screened them from view. Mr. Norman stated that if there is a place that the used tires are stored outside before being hauled off, it should be screened from view.

Mr. Midget stated that he can support this application, but opposes restricting operation hours. He commented that the conditions of the proposal does not warrant the operating hours restriction. He reminded the Planning Commission that the proposal is located three city blocks from the residential area. He stated that the proposal is located along a major business corridor and is appropriate for the area. Mr. Midget concluded that the only concern he does have is with the outside storage of used tires because it can become very unsightly. He stated that the screening of the used tires would be necessary.

Mr. Harmon commented that it is slightly inappropriate to suggest that there is no difference from a tire store and a florist or bookstore. He stated that there is a difference in the uses and tire stores are noisier and dirtier. He explained that in this case, because of the 1,000-foot spacing, the proposal is appropriate.

Mr. Westervelt stated that when a developer looks at a project he takes his best guess at the market that he envisions being available. It is a normal course of events to have markets continue to be dynamic and change. The Planning Commission should not look at the changes as negative simply because it is different from the original proposal.

Ms. Hill asked what type of screening would be required to screen the used tire storage from view. In response, Mr. Midget stated that the screening is whatever is appropriate so that it is not visible to the eye from ground level. Mr. Stump informed Ms. Hill that there are standards for screening walls.

Ms. Pace requested that there be a stipulation that semi-trailers will not be allowed on the premises to store used tires.

**TMAPC Action; 10 members present:**

On **MOTION** of **MIDGET** the TMAPC voted **10-0-0** (Boyle, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph "absent") to recommend **APPROVAL** of the Major Amendment to the PUD and a Minor Amendment to the Corridor Site Plan for PUD-567-B/Z-4789-SP-6b subject to the outside storage of used tires being screened from view at ground level, no tractor-trailers being allowed for tire storage on the premises and subject to the conditions as recommended by staff. (Language deleted by TMAPC is shown as ~~strikeout~~, language added or substituted by TMAPC is underlined.)

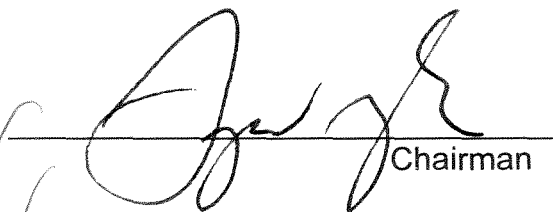
**Legal Description for PUD-567-B/Z-4789-SP-8b:**

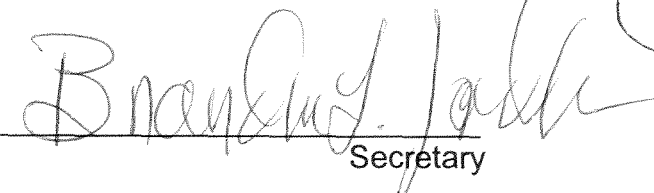
Lot 1, Block 2, Woodland Park Center, an Addition to the City of Tulsa, according to the recorded Plat thereof.

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There being no further business, the Chairman declared the meeting adjourned at 2:05 p.m.

Date approved: 11-18-98

  
\_\_\_\_\_  
Chairman

ATTEST:   
\_\_\_\_\_  
Secretary