

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2200

Wednesday, April 14, 1999, 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>
Carnes	Boyle	Bruce	Swiney, Legal
Dick	Westervelt	Dunlap	Counsel
Harmon		Huntsinger	
Hill		Matthews	
Horner		Stump	
Jackson			
Ledford			
Midget			
Pace			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, April 12, 1999 at 9:25 a.m., posted in the Office of the City Clerk at 9:22 a.m., as well as in the office of the County Clerk at 9:19 a.m.

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

### **Minutes:**

#### **Approval of the minutes of March 24, 1999, Meeting No. 2198:**

On **MOTION** of **HORNER** the TMAPC voted **8-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Pace "aye"; no "nays"; none "abstaining"; Boyle, Midget, Westervelt "absent") to **APPROVE** the minutes of the meeting of March 24, 1999 Meeting No. 2198.

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### **REPORTS:**

#### **Committee Reports:**

##### **Comprehensive Plan Committee**

Mr. Ledford reported that there are two items on the agenda; proposed amendments to the Major Street and Highway Plan and a resolution amending The University of Tulsa Campus Master Plan.

**Policies and Procedures Committee**

Mr. Carnes reported that there will be a work session immediately following the TMAPC meeting in the Francis Campbell City Council Room. He requested that all of the Commissioners attend the meeting.

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**Director's Report:**

Mr. Stump stated that there is a zoning item and a related PUD on the City Council agenda for April 15, 1999. He indicated that Mr. Westervelt will be attending the City Council meeting to represent the Planning Commission.

Mr. Stump reported that Kathleen Page, Chairman of the Infill Task Force, met with the Mayor on April 13, 1999 and gave a briefing on the recommendations of the draft report. He indicated that the Planning Commission will hear this briefing on May 5, 1999.

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**PRELIMINARY PLAT:**

**Jim Norton Center West (2383)**  
9900 South Memorial Drive

(PD-26) (CD-8)

**Staff Recommendation:**

This is a subdivision of 2.5 acres into one lot, one block. The site is a portion of PUD-603 and will be used for retail auto sales use. The PUD allows 12,500 SF of floor area. A 15' heavily-landscaped strip is required along the west boundary. A screening fence was to be in place by April 1; the fence has been constructed.

The following were discussed **April 1, 1999** at the Technical Advisory Committee meeting:

**1. Streets/access:**

- Bruce, staff, noted the location of the access in the southeast corner, indicating that this was the approved location per the PUD. Bruce also noted that this was a joint access with the property to the south. A representative from Sack and Associates indicated that an agreement had been signed with the property owner to the south and that a copy would be made available.
- Eshelman, Traffic, indicated that the right-of-way as shown was acceptable with proper documentation.
- Stout, Transportation, requested complete dimensioning of the access.

**2. Sewer:**

- Bruce, staff, noted that sanitary sewer was available in the addition to the west.

**3. Water:**

- Bruce, staff, noted there was water available on the north side of the 101<sup>st</sup> ROW. Lee indicated that water was also available on the east side of the Memorial ROW, as far north as a point even with the southern boundary.
- Applicant (Sack representative) indicated an understanding that water was available on the east side of Memorial across the entire frontage.

**4. Storm Drainage:**

- Payne, Development Services, indicated that fees-in-lieu would be allowed for and that any on-site facilities would have to tie into the Audubon Park storm sewer system. Run off will not be allowed to sheet-flow onto adjacent residential property. PFPI is required for drainage or any work involving a public street.

**5. Other:**

- Pierce, PSO, indicated that a 17.5' easement would be required along the Memorial frontage with an 11' easement on along the north and south boundaries. Language in the covenants should be reworked to give PSO approval authority for overhead electric facilities (approved in franchise agreement).

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

**Waivers of Subdivision Regulations:**

1. None needed.

**Special Conditions:**

1. A 17.5' utility easement should be shown along the east property line.
2. An 11' easement for utility purposes should be shown along the north and south property lines.
3. The access point off of Memorial Drive in the southeast corner should be completely dimensioned; a copy of the joint access agreement with the southern property owner should be submitted to staff.
4. All drainage facilities must tie into the Audubon Park System; a PFPI will be required for drainage facilities.

**Standard Conditions:**

1. All conditions of PUD-603 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.

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. Any 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. Any 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 (if applicable) are 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 stormwater 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 of his responsibility 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.

The applicant indicated his agreement with staff's recommendation.

**TMAPC Action; 8 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Pace "aye"; no "nays"; none "abstaining"; Boyle, Midget, Westervelt "absent") to **APPROVE** the Preliminary Plat for Jim Norton Center West subject to conditions as recommended by staff.

\* \* \* \* \*

**Midget in at 1:35 p.m.**

**Restoration Church (0494)**  
764 South 145<sup>th</sup> East Avenue

(PD-17) (CD-6)

**Staff Recommendation:**

This is a subdivision of 8.8 acres into one lot, one block. The site is located in an RS-3 district north of the northwest corner of 11<sup>th</sup> Street and 145<sup>th</sup> Street. A special exception has been approved for the site, allowing church use.

The following were discussed **April 1, 1999** at the Technical Advisory Committee meeting:

**1. Streets/access:**

- Bruce, staff, noted that parking setbacks from the RS-3 district were 50'. A parking setback of 25' from the front property line would also be required.
- Eshelman, Traffic, indicated that the access points as shown were acceptable. He also noted that as a general rule, indication of access areas did not guarantee left turn access as per median cuts. There was no need to extend 7<sup>th</sup> Street to the east.

**2. Sewer:**

- Bruce, staff, noted that sanitary sewer was not available in the area. The applicant indicated that there was a usable septic system on the site.

**3. Water:**

- Lee, Water, indicated that a 12" water main was available either to the north at the Albertson's site or to the south at 11<sup>th</sup> Street. In response to a question from the applicant (Sack representative), he indicated that a main line extension would be required if the site were platted.

#### **4. Storm Drainage:**

- Payne, Development Services, indicated that fees-in-lieu would be allowed for and that any on-site facilities would have to tie into a public area. A PFPI is required for drainage or any work involving a public street. A Stormwater Pollution Prevention Plan required.
- McCormick, Stormwater, indicated in a written comment that there are currently no public facilities in which to drain. The engineer was requested to provide additional information. Easement locations for overland and/or storm sewer improvements will be needed.

#### **5. Other:**

- Pierce, PSO, indicated that a 17.5' easement would be required along the 145<sup>th</sup> Street frontage. Language in the covenants (section B1) should be amended to allow overhead facilities along 145<sup>th</sup> East Avenue.

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

#### **Waivers of Subdivision Regulations:**

1. None needed.

#### **Special Conditions:**

1. A 17.5' utility easement should be shown along the east property line.
2. Parking setbacks should be shown on the plat.
3. The project engineer will be required to meet with Stormwater Design to determine an appropriate method for handling stormwater in view of the lack of public facilities; a PFPI and Stormwater Prevention Pollution Plan will be required.

#### **Standard Conditions:**

1. 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.
2. 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.)
3. 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).

4. Any 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.
5. 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.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Department of Public Works and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
11. 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.
12. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
13. 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.
14. 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.)
15. 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.
16. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]



17. 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.)
18. The method of water supply and plans therefor shall be approved by the City/County Health Department.
19. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
20. The key or location map shall be complete.
21. 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.)
22. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for stormwater facilities, and PUD information as applicable.)
23. 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.)
24. Applicant is advised to of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
25. 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.
26. All other Subdivision Regulations shall be met prior to release of final plat.

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

**The applicant indicated his agreement with staff's recommendation.**

**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Westervelt "absent") to **APPROVE** the Preliminary Plat for Restoration Church subject to conditions as recommended by staff.

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**Angel Wing (PUD-606) (1082)**

(PD-8) (CD-2)

South of the southwest corner West 71<sup>st</sup> Street and South Union Avenue.

**This item was stricken from the agenda.**

**PLAT WAIVER:**

**Z-6141 (994)**

(PD-17) (CD-6)

13148 East 11<sup>th</sup> Street

**Staff Recommendation:**

A zone change from CS /RS-2 to CS was approved on January 14, 1987. The zone change triggered the platting requirement. The waiver is requested for the purpose of adding a garage onto an existing structure on the site. A previous similar structure on the site was destroyed by wind.

**Staff comments and recommendation:**

The subject parcel is approximately .5 acres in size. The subject parcel is bounded on the south by 11<sup>th</sup> Street and on the east by 133<sup>rd</sup> East Avenue. Water is available in 11th Street; sanitary sewer is not available. The proposed structure is a building of approximately 22' x 45' to be added to the east side of the existing structure.

At the TAC meeting of April 1, 1999 the Street Department requested dedication of 25.25' of right-of-way on 11th Street, a secondary arterial on the Major Street and Highway Plan. The department also requested dedication of five feet of right-of-way on 133<sup>rd</sup> East Avenue and a 30' radius at the curb return from 11<sup>th</sup> to 133<sup>rd</sup>. The department indicated that deeds of dedication would be acceptable. The Development Services Department indicated that fees-in-lieu of on-site detention will be acceptable.

Based on the checklist below which reflects the policies of TMAPC, **staff recommends approval** of the plat waiver subject to:

1. Dedicating street right-of-way by separate instrument as outlined above.
2. A release letter indicating Public Works Stormwater Management approval of the fees-in-lieu.
3. Filing of an ALTA/ACSM/NSPS Land Title Survey.

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3) Is property adequately described by surrounding platted properties or street RW? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

- |   |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
| 1) Is right-of-way dedication required to comply with Major Street and Highway Plan?        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2) Will restrictive covenants be filed by separate instrument?                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3) 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"/> |
| c) Storm Sewer  |                                     |                                     |
| i) Is a P.F.P.I. required?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) Is an Overland Drainage Easement required?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Is on-site detention required?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Are additional easements required?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4) Floodplain   |                                     |                                     |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain?                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain?                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5) Change of Access   |                                     |                                     |
| a) Are revisions to existing access locations necessary?                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6) Is the property in a PUD?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a) If yes, was plat recorded for the original PUD?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 7) Is this a Major Amendment to a PUD?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a) If yes, does the amendment make changes to the proposed physical development of the PUD? | 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.**

**The applicant indicated his agreement with staff's recommendation.**

**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Westervelt "absent") to **APPROVE** the Plat Waiver for Z-6141 subject to 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 as recommended by staff.

\* \* \* \* \*

**BOA-17585 (1293)**  
8611 East 21<sup>st</sup> Street

(PD-5) (CD-5)

**Staff Recommendation:**

A Special Exception to allow church use on a parcel in the RS-3 district was approved on December 10, 1996. The Special Exception triggered the platting requirement. The waiver is requested for the purpose of allowing the construction of a church on the site.

**Staff comments and recommendation:**

The subject parcel is approximately 4.4 acres in size. The subject parcel is block 10 of the O'Connor Park Addition and is bounded on the north by 19<sup>th</sup> Street and on the south by 21<sup>st</sup> Street. Water is available on 21<sup>st</sup> Street; sanitary sewer is available on the east side of the property. The proposed structure is a church with related parking.

At the TAC meeting of April 1, 1999 the Street Department requested dedication of 10' of right-of-way on 21<sup>st</sup> Street, a primary street on the Major Street and Highway Plan. The department indicated that a deed of dedication would be acceptable. The Development Services Department indicated that on-site detention and a PFPI will be required. An overland drainage easement is possible.

Based on the checklist below which reflects the policies of TMAPC, **staff recommends approval** of the plat waiver subject to:

- 1) Dedicating street right-of-way by separate instrument as outlined above.
- 2) A PFPI agreement and approved detention/drainage plans.

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall 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 type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> | <input 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"/> |
| c) Storm Sewer   |                                     |                                     |
| i) Is a P.F.P.I. required?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) Is an Overland Drainage Easement required?                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Is on-site detention required?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Are additional easements required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 7) Floodplain  |                                     |                                     |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain?                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain?                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- 8) Change of Access
  - a) Are revisions to existing access locations necessary?  ✓
- 9) Is the property in a PUD?  ✓
  - a) If yes, was plat recorded for the original PUD?  ✓
- 10) Is this a Major Amendment to a PUD?  ✓
  - a) If yes, does the amendment make changes to the proposed physical development of the PUD? **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.

**APPLICANT'S COMMENTS:**

**Alvin McCreary**, 2501 East 51<sup>st</sup>, Tulsa, Oklahoma 74105, stated he is the architect for the church. He commented that his client has less than five acres and will be able to give the 10-foot easement with no problem; however, there is a problem with giving 25% of the property to the City of Tulsa for a floodplain. He stated that this is not acceptable. He explained that the church paid for the property and it seems unreasonable for the City to ask for the church to give them this property.

**TMAPC COMMENTS:**

Mr. Horner pointed out that even though the property is not in a floodplain, the City wants the property for a detention area. In response, Mr. McCreary stated that according to the drawings by the Civil Engineer, the City is requiring a detention facility for control of the flow of water off of the subject property. He indicated that the detention area will take approximately 25% of the 4.4 acres. His client has no problem with building the detention pond and controlling the water, but there is a problem with giving this property to the City of Tulsa. He stated that anytime the church would like to use the detention area for a ball game or anything else his client will have to have permission from the City.

Mr. Horner suggested that this item be continued in order to allow the applicant to discuss the detention area with Stormwater Management and his Engineer.

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

**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Dick, Carnes "absent") to **CONTINUE** BOA-17858 to April 21, 1999 at 1:30 p.m.

\*\*\*\*\*

Southeast corner 1<sup>st</sup> Street and Cincinnati Avenue

**Staff Recommendation:**

A Special Exception to allow a mechanical plant (cooling) in the CBD and IL districts will be heard by the Board of Adjustment on April 13, 1999. If the Special Exception is approved it will trigger the platting requirement. The waiver is requested for the purpose of allowing the construction of a mechanical plant in conjunction with the proposed addition to the Williams Center.

**Staff comments and recommendation:**

The subject parcel is approximately 0.3 acres in size (100' x140'). The subject parcels are Lots 8 and 9 of the Original Town Plat. It is bounded on the north by 1<sup>st</sup> Street and on the west by Cincinnati Avenue. Water is available on Cincinnati Avenue and 1st Street; sanitary sewer is available on 1<sup>st</sup> Street. The proposed construction will be a cooling plant, back-up generators and other mechanical facilities to support the Williams Center expansion. Large amounts of water will not be required.

At the TAC meeting of April 1, 1999 there were no requirements for right-of-way dedication, main line extension or on-site detention.

Based on the checklist below which reflects the policies of TMAPC, **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 shall 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 type="checkbox"/>            | <input checked="" 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"/> | ✓   |
| 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?  | <input type="checkbox"/> | ✓   |
| ii) Is an Overland Drainage Easement required?  | <input type="checkbox"/> | ✓   |
| iii) Is on-site detention required?   | <input type="checkbox"/> | ✓   |
| iv) Are additional easements required?  | <input type="checkbox"/> | ✓   |
| 7) Floodplain   |                          |     |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain?                       | <input type="checkbox"/> | ✓   |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain?                               | <input type="checkbox"/> | ✓   |
| 8) Change of Access   |                          |     |
| a) Are revisions to existing access locations necessary?                                    | <input type="checkbox"/> | ✓   |
| 9) Is the property in a PUD?  | <input type="checkbox"/> | ✓   |
| a) If yes, was plat recorded for the original PUD?  | <input type="checkbox"/> | ✓   |
| 10) Is this a Major Amendment to a PUD?   | <input type="checkbox"/> | ✓   |
| a) If yes, does the amendment make changes to the proposed physical development of the PUD? |                          | 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.

**The applicant indicated his agreement with staff's recommendation.**

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



**TMAPC Action; 9 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Westervelt "absent") to **APPROVE** the Plat Waiver for BOA-18379 subject to conditions as recommended by staff.

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**CONTINUED ZONING PUBLIC HEARING**

**CZ-251 – Dennis L. Hodo**

East of southeast corner East 76<sup>th</sup> Street North & North 129<sup>th</sup> East Avenue

**AG to RS**  
(PD-15) (County)

**Staff Recommendation:**

Relationship to the Comprehensive Plan:

The Owasso Comprehensive Plan designates the subject tract as Rural Residential Intensity – Development Sensitive.

According to the Owasso Comprehensive Plan's Land Use – Intensity Policies, (3, pg. 5) the areas designated rural-residential intensity may be transitional and may be redeveloped to low intensity uses upon the availability of public services.

The requested RS zoning classification **is not** included in the rural-residential intensity but **would be** included in the low intensity category.

Staff Comments:

**Site Analysis:** The subject property is approximately 60 acres in size and is located east of the southeast corner of East 76<sup>th</sup> Street North and North 129<sup>th</sup> East Avenue. The property is sloping, partially wooded, vacant, and zoned AG.

**Surrounding Area Analysis:** The subject tract is abutted on the north by scattered single-family dwellings, zoned RE; to the east by single-family homes and vacant land, zoned AG; to the south by vacant property, zoned AG; and to the west by single-family homes, zoned AG and RE.

**Zoning and BOA Historical Summary:** The most recent rezoning activity in this area rezoned a 40-acre tract south of the subject tract on the north side of E. 66<sup>th</sup> Street North, from RMH to RE.

**Conclusion:** The existing Owasso Comprehensive Plan's Land Use policies state that low intensity development may occur when public services are available. The subject tract is served by Rogers County Water District 3. While septic is now available, a sanitary sewer interceptor is to be extended into this area. It appears that Owasso has

planned for the area to be developed at the density requested by having allocated an appropriate number of sewer taps and by the extension of the sewer interceptor. For this reason, staff recommends **APPROVAL** of the requested RS zoning for that portion of the area outside the Elm Creek floodway and FD zoning for that portion within the floodway.

**APPLICANT'S COMMENTS:**

**Dennis L. Hodo**, 8555 North 117 East Avenue, Owasso, Oklahoma 74055, stated that he agrees with staff's recommendation.

**INTERESTED PARTIES COMMENTS:**

**Arley Owens**, 13217 East 73<sup>rd</sup> North, Owasso, Oklahoma 74055, stated that he does not oppose the request. He expressed concerns with controlling the flooding and requested that the applicant build a water detention pond.

**TMAPC COMMENTS:**

Mr. Carnes explained to Mr. Owens that the Planning Commission deals with land use issues only and that he would need to contact the County Engineer regarding flooding issues.

Ms. Pace asked staff to provide Mr. Owens the information received from the County Inspector regarding this property. Mr. Stump provided the information to Mr. Owens.

**TMAPC Action; 9 members present:**

On **MOTION** of **DICK**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Westervelt "absent") to recommend **APPROVAL** of the RS zoning for that portion of the area outside the Elm Creek floodway and FD zoning for that portion within the floodway as recommended by staff.

**Legal Description for CZ-251:**

The Northeast Quarter of the Northwest Quarter and the North Half of the Southeast Quarter of the Northwest Quarter of Section 33, T-21-N, R-14-E, IBM, Tulsa County, State of Oklahoma.

\* \* \* \* \*

**PUD-557-2 – Charles Norman**

(PD-6) (CD-9)

Southeast corner East 93<sup>rd</sup> Street and South Memorial Drive  
(Minor Amendment)

**Staff Recommendation:**

The applicant is requesting Minor Amendment approval to allow wall signs on north-facing building walls. The approved outline development specifications expressly prohibit any north-facing building wall signage. The Detail Sign Plans submitted as part

of the application indicates four non-illuminated wall signs identifying garage door service entry bays totaling 52.6 SF of display surface area on a 56-foot building wall. A second area along the northwest corner of the building proposes a single 60 SF illuminated sign to identifying "pre-owned" vehicle sales.

Staff has examined the request and finds the service entry signs are recessed 70 feet between the showroom building and a parts and service structure. The four signs identifying different service bay entry doors are 250 feet from the north property boundary. Staff is of the opinion that the four non-illuminated signs will be barely visible from multifamily dwellings to the north and across East 93<sup>rd</sup> Street South and not visible from vehicles moving along East 93<sup>rd</sup> due to the setback and recess of the proposed signage.

The 60 SF "pre-owned" illuminated sign proposed for the northwest corner of the showroom on a north building wall will be located 190 feet south of the center line of East 93<sup>rd</sup> Street. Staff notes that seven wall signs ranging from 16 SF to 111 SF have received prior staff approval for all west-facing building walls. The average size of these signs is 43 SF.

Based on the foregoing analysis and evaluation staff recommends the following modification to the approved outline development standards for wall signage within Development Area A of PUD-557:

**Wall Signs** - Shall be permitted on the west- and south-facing building walls not to exceed 2 SF of display surface area per lineal foot of building wall to which attached.

North-facing building wall signage shall be permitted on the service bay entry garages at least 250 feet from the north property boundary not to exceed 53 SF of display surface area.

A single wall sign shall be allowed along the westernmost portion of the north building wall of the showroom not more than 305 feet from the west boundary of the PUD nor closer than 190 feet from the centerline of East 93<sup>rd</sup> Street. The sign shall not exceed 60 SF of display surface area. No other signage shall be allowed along any north-facing building walls.

**NOTE:** Minor Amendment approval does not constitute Detail Sign Plan approval.

**The applicant indicated his agreement with staff's recommendation.**

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

**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Westervelt "absent") to **APPROVE** the Minor Amendment for PUD-557-2 subject to modification of

the approved outline development standards for wall signage within Development Area A as recommended by staff.

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## **ZONING PUBLIC HEARING**

**CZ-252/PUD-607 – Dennis Hodo**  
7272 North 117<sup>th</sup> East Avenue

**RE to RE/OL/PUD**

### **Staff Recommendation for CZ-252:** **Relationship to the Comprehensive Plan:**

The Owasso Comprehensive Plan designates the subject tract as Rural Residential. The requested OL zoning **is not** included in the rural residential intensity. However, the Plan text indicates that this may be transitional and that low intensity development **may be appropriate** if utilities are available.

### **Staff Comments:**

**Site Analysis:** The subject property is approximately 20' x 660' in size and is located one-quarter mile south of the southwest corner of East 76<sup>th</sup> Street North and North 117<sup>th</sup> East Avenue. The property is flat, non-wooded, contains a single-family dwelling, and is zoned RE.

**Surrounding Area Analysis:** The subject tract is abutted on the north, south and east by single-family dwellings, zoned RE; to the west by vacant property, zoned IL; and an industrial use abutting the tract on the northwest corner, zoned IL.

**Zoning and BOA Historical Summary:** The most recent zoning activity in this area approved CS zoning on the southeast corner of East 76<sup>th</sup> Street North and North 117<sup>th</sup> East Avenue. In 1997 approval was granted to rezone a five-acre tract, abutting the subject tract on the west, from RE to IL.

**Conclusion:** The Owasso Comprehensive Plan designates the subject tract as Rural Residential. The Owasso Comprehensive Plan's Land Use policies also state that low intensity development may occur when public services are available. The subject tract is served now by the City of Owasso for water although the tract is on septic systems.

The requested OL zoning **may be found** to be appropriate for a low intensity designation, and staff recommends **APPROVAL** of CZ-252, provided that it is accompanied by a PUD that would afford protection and restrictions for the low intensity residential development on the north, south and east. The most appropriate location for OL would be adjacent to the IL zoning along the west portion of the property. A strip of

OL that is 20' by 660' along the western boundary of the property would give the applicant more floor area than he has requested.

**AND**

**Staff Recommendation PUD-607:**

The PUD proposes three residential lots and one office lot or residential lot on 5.02 acres located north of East 72<sup>nd</sup> Street North on the west side of North 117<sup>th</sup> East Avenue. The tract has 660 feet of frontage on 117<sup>th</sup> East Avenue. The subject tract is abutted on the north, south and east by single-family dwellings, zoned RE; to the west by vacant property, zoned IL; and by an industrial use on the northwest corner, zoned IL. The PUD proposes office or residential use on Lot 2 and single-family dwellings on the other three lots. Concurrently an application has been filed (CZ-252) to rezone a small portion of the PUD tract from AG to OL.

If CZ-252 is approved as recommended by staff, 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-607 as modified by staff 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-607 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:**

**LOTS 1, 3 AND 4**

Land Area:	134,055 SF	3.08 acres
Permitted Uses:		As permitted by right within the RE district.
Maximum Number of Lots :		Three
Maximum Number of Dwelling Units per Lot:		One
Minimum Lot Width:		135 FT

Minimum Number of Enclosed Parking Spaces Per Lot:	Two
Maximum Building Height:	35 FT
Other Bulk and Area Requirements:	As permitted within the RE district.

**LOT 2**

Land Area:	84,405 SF	1.94 Acres
Permitted Uses:		As permitted by right within the OL or RE districts*.
Maximum Number of Lots:		One
Maximum Number of Dwelling Units per Lot:		One
Maximum Floor Area:		
Office Uses:		3000 SF
Minimum Setback of Parking Areas for Office Uses		
From north and south lot boundaries:		25 FT
Minimum Number of Parking Spaces:		
Residential Uses		two
Office Uses		As required by the Tulsa Zoning Code.
Minimum Building Setbacks for Office Uses		
From north and south lot boundaries:		35 FT
From centerline 117 <sup>th</sup> East Avenue		60 FT
Other Bulk and Area Requirements:		
Residential Uses:		As provided within the RE district.
Office Uses:		As provided within the OL District.
Signs:		There shall be no ground signs permitted. A wall

sign is permitted for Office Uses on the east-facing wall only, not to exceed 16 SF of display surface area.

Screening:

Office Uses shall be screened from an abutting R district by the erection and maintenance of a six-foot high screening wall or fence along the lot line or lines in common with the R district.

\*Lot 2 may not contain more than one use. Uses within the same Use Unit in the Tulsa County Code are considered the same use.

3. No Zoning Clearance Permit for other than single-family residential, shall be issued for a lot within the PUD until a Detail Site Plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. No sign permits shall be issued for erection of a sign on a lot within the PUD until a Detail Sign Plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
5. All trash, mechanical and equipment areas, other than in a single-family residential area, shall be screened from public view by persons standing at ground level.
6. All non-residential parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. No light standard nor building-mounted light shall exceed 25 feet in height and all such lights shall be set back at least 25 feet from an R district.
7. No building permit shall be issued until the requirements of Section 1170.5 of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval and making the County beneficiary to said Covenants that relate to PUD conditions.

8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC
9. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during Detail Site Plan review or the subdivision platting process.
10. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks, truck-trailers or containers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers or outside containers shall not be used for storage.

**The applicant indicated his agreement with staff's recommendation.**

**THE FOLLOWING NAMES REPRESENT INTERESTED PARTIES OPPOSING CZ-252/PUD-607:**

**James Williams**, 7430 North 117<sup>th</sup> East Avenue, Owasso, Oklahoma 74055; **Jan Gaylord**, 11618 East 69<sup>th</sup> North, Owasso, Oklahoma 74055, submitted a petition, letters of opposition and photos (Exhibits A-1 and A-2); **Joyce Snider**, 11618 East 69<sup>th</sup> North, Owasso, Oklahoma 74055; **Allen Ervin**, 11644 East 69<sup>th</sup> Street North, Owasso, Oklahoma 74055.

**THE FOLLOWING CONCERNS AND OPPOSITIONS WERE EXPRESSED BY THE ABOVE INTERESTED PARTIES:**

The subject property should remain zoned residentially and retain its rural atmosphere; failing septic systems and the subject property has been unable to perc in the past; intrusive to the neighborhood; the Owasso Comprehensive Plan does not indicate this type of development for the subject area, and the roads are not able to handle the increase in traffic that the OL zoning would generate; the subject property should be left residential and houses developed on it; the subject area is a neighborhood of families; an OL zoning is not a good buffer between IL zoning and RE zoning; concern with the number of employees and parking for the proposed office; an office will change the appearance of the neighborhood; streets are too narrow to accommodate commercial use; OL zoning is spot zoning.

Ms. Gaylord asked that the Planning Commission have someone report how many phone calls and letters were received regarding this application. Mr. Stump stated that the INCOG staff provides the Planning Commission with all letters and faxes received regarding TMAPC cases. Mr. Stump explained that staff does not typically total the number of calls and letters received because the decision is not a popularity contest, but by the substance of the argument. In response, Ms. Gaylord stated that the number of calls and letters are not for popularity, but to let the Planning Commission know how the neighbors feel. In response, Mr. Stump stated that the Planning Commission is provided with the neighbors' concerns if they are in writing.

Mr. Dunlap informed Ms. Gaylord that all the faxes and letters received at the INCOG office have been provided to the Planning Commissioners.



Ms. Gaylord requested the neighbors from the subject area to stand up in order to show the number of interested parties present.

**INTERESTED PARTIES IN SUPPORT OF CZ-252/PUD-607:**

**Steven Compton**, owner of the subject property, no address given, stated that he supports Mr. Hodo's request and did not realize this would cause problems with the neighborhood. Mr. Compton submitted photographs of existing businesses along 117<sup>th</sup> Street (Exhibit A-3).

Mr. Compton stated that all of the area west of the subject tract is zoned IL and is in the process of being developed for industrial use. He explained that he split the subject five acres off of the front of the IL tract because he recognized that industrial use and access for trucks on 117<sup>th</sup> Street is not an appropriate use.

**Applicant's Rebuttal:**

**Dennis Hodo**, 8555 North 117<sup>th</sup> East Avenue, Owasso, Oklahoma 74055, stated that of the four lots, three will remain residential. He indicated that the sewer line has been brought across Highway 169 and he agrees to a condition that sewer be brought to the subject property.

Mr. Hodo stated that he employs two full-time employees and two part-time employees. He explained that his employees work indoors on computers and people come by to pick up the plans generated. He commented that he has been in business for nine years and he has an average of 40 customers per year. He indicated that the traffic would be very light.

Mr. Hodo indicated that he intends to use the existing home for an office and he is not requesting to build a new building or alter the existing building except for what is required to accommodate the parking. The parking will be approved at the detail site plan level.

Mr. Hodo explained that he owns a small engineering firm and does not create any noise, pollution, etc.

**Commissioner Dick announced that after reviewing the petition he will have to abstain from this item.**

**TMAPC COMMENTS:**

Mr. Midget stated that he is familiar with this area and rezoning this subject property is not a good idea. He commented that this is spot zoning and he opposes rezoning the subject property. He stated that the OL zoning would encroach on the residential area and more buffering would need to be provided to protect them.

Ms. Pace asked the applicant where he would access the proposed office. Mr. Hodo explained that the application is for office use only and requested that he be allowed to use the existing driveway to the existing house.

Ms. Pace asked the applicant why he did not go to the County Board of Adjustment for a use variance. In response, Mr. Hodo stated that he was advised by staff to rezone with a PUD because he did not have a hardship. Mr. Stump commented that staff could not see any hardship that was unique to this property that would allow the County Board of Adjustment to grant a use variance.

Mr. Horner stated that the proposal seems to fit the subject property and supports the staff recommendation.

Ms. Pace stated that the area seems to be in transition. She commented that it appears that several homeowners are operating non-conforming businesses in the residential area. She stated that there appears to be mixture of uses in the subject area. Mr. Stump stated that there are several businesses being operated out of the homes of the resident in the subject area and adding a 3,000 SF office will not significantly alter the nature of the area.

Mr. Harmon stated that after hearing the neighbors and the information they have submitted, he believes it is not appropriate for a business to move into a residential neighborhood.

Mr. Jackson stated that the information submitted by Mr. Hodo and his associate indicates that some of the residents on the petition are advertising in the Yellow Pages for home businesses. He indicated that there are four businesses operating in the subject area currently. He questioned how the residents feel about the existing businesses in that are currently in the neighborhood.

Mr. Jackson recognized Ms. Gaylord.

Ms. Gaylord stated that the sign business abuts commercially-zoned property on 76<sup>th</sup> Street. She explained that the other businesses are hobbies and are part-time uses. She stated that all of the businesses are one-person operated businesses and are operated out of the home. She commented that the traffic is not impacted in the neighborhood by these businesses because the owners go to the site to do the business. Ms. Gaylord stated that her husband owns a small business that he operates from their home and he has no customers come to the home. She indicated that all of the home business owners petitioned the neighborhood in order to operate out of their homes.

Ms. Pace stated that home occupation businesses are not allowed to have signs advertising the business. She indicated that there are several signs displayed for the current home businesses. She stated that it would seem that the home businesses would be more of a detriment to the residential nature of the neighborhood than would an office that is restricted to one sign. Ms. Pace concluded that if the requested PUD were approved and the applicant decided to add more office space, he would have to file a Major Amendment to the PUD and everyone would be re-notified. Mr. Stump stated that any addition that is over 15% would require a Major Amendment, which

would trigger a notice sent out to the neighborhood. Mr. Stump further stated that no ground signs would be permitted, but a 16 SF wall sign would be allowed. Ms. Pace commented that there are a lot of restrictions with this PUD application and the IL tract to the west is going to develop. Ms. Pace stated that the office would be a more tasteful buffer than some of the signage already in the neighborhood.

Mr. Midget stated that by rezoning the subject property it will not buffer the residential area because it is in the middle of the residential area. He commented that there may be other businesses in the subject area and they are either violating the Code or may be home occupation businesses, which are allowed. He stated that this application is spot zoning and it will be encroaching the neighborhood.

**TMAPC Action; 9 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **4-4-1** (Harmon, Hill, Ledford, Midget "aye"; Carnes, Horner, Jackson, Pace, "nays"; Dick "abstaining"; Boyle, Westervelt "absent") to recommend **DENIAL** RE/OL/PUD zoning for CZ-252/PUD-607 finding that this would be spot zoning.

**Due to the tie vote, CZ-252/PUD-607 will be transmitted to the Board of County Commissioners without a recommendation from the Planning Commission.**

**TMAPC COMMENTS:**

Commissioner Dick stated that he will pass on the comments regarding the roads in the subject area to Commissioner Collins. He reminded the interested parties that he will have to abstain from this application when it appears before the Board of County Commissioners, which will result in a two-person hearing board.

**Legal Description for CZ-252/PUD-607:**

Beginning at the Southeast corner of the N/2, SW/4, NW/4, of said Section 32, Thence N 00°01'38" W a distance of 659.93', thence S 89°58'05" W a distance of 331.33', thence S 00°02'09" E a distance of 660.03', thence N 89°57'03" E a distance of 331.33'; to the point of beginning.

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**PUD-516-A – Roy Johnsen**

(PD-26) (CD-8)

Southeast corner East 101<sup>st</sup> Street and South Yale  
(Major Amendment)

**Staff Recommendation:**

PUD-516 as amended pursuant to PUD-516-1 (TMAPC 3/1/95) designated a development area of retail and/or office use which was subsequently platted as Lots 18 and 19, Block 1, 101 Yale Village and designated a development area of office use which was subsequently platted as Lots 16 and 17, Block 1, 101 Yale Village. Lot 18 is developed as the F & M banking facility. Lot 19 has been acquired by Springer Clinic

and is planned for medical offices. PUD-516-6 was approved by TMAPC on March 3, 1999. This Minor Amendment approved attaching a portion of Lot 17 to Lot 19.

This amendment proposes the designation of Lot 16 as a retail development area and the reallocation of previously approved retail and office floor area. The amendment further proposes the allocation of previously unallocated office floor area permitted by the existing underlying CS and OL zoning. The proposal would divide Lot 17, which is part of Development Area B, into four development areas as depicted on the attached conceptual site plan as Development Areas I, II, III and IV. Development Area I is planned for additional parking for Lot 19 (The Springer Clinic facility) and Development Areas II, III and IV are planned as office parcels intended for individual ownership in an office park setting with common parking areas and mutual access drives. It is also proposed that Development Area I not be required to have mutual access with Development Areas II, III, IV and Lot 16, but staff does not support this.

The existing allocation of floor area for Lots 16, 17, 18 and 19 is currently as follows:

	<b>Office</b>	<b>Retail/Office</b>	<b>Total</b>
Lot 16	7,756 SF	0	7,756 SF
Lot 17	10,494 SF	0	10,494 SF
Lot 18	4,710 SF	10,598 SF	15,308 SF
Lot 19	<u>5,290 SF</u>	<u>11,902 SF</u>	<u>17,192 SF</u>
<b>Total:</b>	28,250 SF	22,500 SF	50,750 SF

The amendment proposes the reallocation of this existing floor area and the allocation of 3,652 SF of previously unallocated office floor area from Lot 18 as permitted by the existing underlying CS and OL zoning. Lot 16, which currently only allows office use would also be designated as a retail development area. Retail uses currently allowed in Lot 19 would be eliminated. The proposed allocation of floor area is as follows:

	<b>Office</b>	<b>Retail/Office</b>	<b>Total</b>
Lot 16	0	11,902 SF	11,902 SF
Lot 17	10,000 SF	0	10,000 SF
Lot 18	4,710 SF	10,598 SF	15,308 SF
Lot 19 and Development Area I	<u>17,192 SF</u>	<u>0</u>	<u>17,192 SF</u>
<b>Total:</b>	31,902 SF	22,500 SF	54,402 SF

It is proposed that Lot 17 be divided into four parcels and the building floor area be allocated as follows:

Development Area I	0 SF
Development Area II	3,000 SF
Development Area III	2,500 SF
Development Area IV	<u>4,500 SF</u>
<b>Total:</b>	10,000 SF

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-516-A as modified by staff 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-516-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:**

**LOT 19 AND DEVELOPMENT AREA I**

Permitted Uses:	Use Unit 10 and 11 uses.
Maximum Building Floor Area:	17,192 SF
Maximum Building Height:	30 FT but not to exceed two stories.
Minimum Building Setbacks:	
From centerline of 101 <sup>st</sup> Street	100 FT
From east boundary of Development Area	20 FT
From south boundary of Development Area	50 FT
Minimum Landscaped Open Space:	15% of net lot area

**DEVELOPMENT AREA II**

Permitted Uses:	Use Units 10 and 11 uses.
Maximum Building Floor Area:	3,000 SF

Maximum Building Height:	30 FT not to exceed two story.
Minimum Building Setback: From south boundary of Development Area	20 FT
Minimum Landscaped Open Space:	15% of net lot area

**DEVELOPMENT AREA III**

Permitted Uses:	Use Units 10 and 11 Uses.
Maximum Building Floor Area:	2,500 SF
Maximum Building Height:	30' not to exceed two story.
Minimum Building Setback: From south boundary of Development Area	20 FT
Minimum Landscaped Open Space:	15% of net lot area

**DEVELOPMENT AREA IV**

Permitted Uses:	Use Units 10 and 11 uses.
Maximum Building Floor Area:	4,500 SF
Maximum Building Height:	30 FT not to exceed two story.
Minimum Building Setback: From centerline of Yale Avenue From south boundary of Development Area	108 FT 20 FT
Minimum Landscaped Open Space:	15% of net lot area

**LOT 16**

Permitted Uses:

Use Units 10 and 11 and the uses included within Use Unit 13 Convenience Goods and Services (but excluding the establishment commonly known as a convenience grocery and excluding any food establishment as therein set forth); and the uses included within retail trade establishments within Use Unit 14 Shopping Goods and Services (no Retail Building Material Establishments nor Service Establishments within Use Unit 14 are permitted) as set forth within the Tulsa Zoning Code. There also shall be no drive-in windows permitted.

Maximum Building Floor Area:	11,902 SF
Maximum Building Height:	30 FT not to exceed two story.
Minimum Building Setbacks:	
From centerline of Yale Avenue	
North 52 FT of Lot 16	108 FT
Remainder of Lot 16	100 FT
From north boundary of Lot 16	10 FT
North 47.37 FT of east boundary of Lot 16	15 FT
From east boundary of Lot 16 abutting a residential lot:	20 FT
From south boundary of Lot 16	20 FT
Minimum Landscaped Open Space:	15% of net lot area

**LOT 18**

Permitted Uses:

Use Units 10 and 11 and the uses included within Use Unit 13 Convenience Goods and Services (but excluding the establishment commonly known as a convenience grocery and excluding any food establishment as herein set forth); the uses included within Use Unit 14 Shopping Goods and Services (but excluding automobile parts and accessory stores, pawn shops, retail building material establishments and self-service laundromats as herein set forth) as such use units are described and set forth within the City of Tulsa Zoning Code.

Maximum Building Floor Area:	15,308 SF*
------------------------------	------------

Maximum Building Height:	30 FT not to exceed two story.
Minimum Building Setbacks:	
From centerline of East 101 <sup>st</sup> Street South	100 FT
From centerline of South Yale Avenue	108 FT
From other lot boundaries	20 FT
Minimum Landscaped Open Space:	15% of net lot area.

\*(Within Lot 18 Retail Floor Area shall not exceed 10,598 SF)

Parking adjacent to arterial streets shall be set back at least ten feet from the street right-of-way and shall be screened from view from the street by landscaping or berming to a minimum height of three feet. Parking adjacent to the east boundary of the PUD shall be set back at least five feet from that boundary.

3. A five-foot landscaped buffer strip and a six-foot or higher screening fence shall be provided along any boundary adjoining a residential lot or 102<sup>nd</sup> Street South, except where mutual access is permitted.
4. All buildings shall have pitched roofs and an architectural style that will be compatible with the surrounding residential structures. Elevation drawings of the office and retail buildings shall be submitted with the detail site plans. Variations in rooflines, brick or stone façades, and buildings with offset rather than straight exterior walls are encouraged.
5. Signs shall comply with the requirements of Section 1103.B.2 of the Tulsa Zoning Code, except wall signs shall not exceed one square foot linear foot of building wall to which affixed and no wall signs shall be permitted on walls facing the residential lots in Development Area C of PUD-516. Within Lot 19, ground signage shall be limited to one sign along east 101<sup>st</sup> Street South. Within Lot 18, ground signage shall be limited to one sign along South Yale Avenue. No ground sign shall exceed a display surface area of 100 SF nor eight feet in height. There shall be no ground signs in Lots 16 or 17.
6. No Zoning Clearance Permit shall be issued for a lot within the PUD until a Detail Site Plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
7. A Detail Landscape Plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. 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 the lot, 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.

8. No sign permits shall be issued for erection of a sign on a lot within the PUD until a Detail Sign Plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
9. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level. Within Lot 16 or Development Areas I, II, III and IV, bulk trash containers shall be set back a minimum of 50 feet from residential lots.
10. All parking lot lighting shall be shielded and directed downward and away from adjacent residential areas. No parking lot light standard shall exceed 15 feet in height.
11. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot.
12. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval and making the City beneficiary to said Covenants that relate to PUD conditions.
13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
14. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during Detail Site Plan review or the subdivision platting process.
15. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks, truck-trailers or containers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers or outside containers shall not be used for storage.

**APPLICANT'S COMMENTS:**

**Roy D. Johnsen**, 201 West 5<sup>th</sup> Street, Suite 501, Tulsa, Oklahoma 74103, stated that in the initial approval, this PUD had two lots (18 and 19), which are adjacent to 101<sup>st</sup> Street and are identified as retail/office lots. This application proposes reallocating the commercial floor area that had been allocated to Lot 19, which is the Springer lot and is office space.

Mr. Johnsen stated that the staff has created a new record for this PUD and imposed some additional standards that had not been originally imposed. He explained that he is not in the position to accept or agree to additional requirements on the Springer tract, which has already been sold and closed. He stated that Springer purchased the lot relying on the standards that were already imposed and the same is true on the F&M tract. The staff recommendation standards do not distinguish between the lots his client does not presently own.

Mr. Johnsen proposed that the staff recommendation states that in regard to the Springer and F&M lots, the restrictions previously imposed remain applicable to Lots 18 and 19, except for the reallocation of the floor area, to which the owners of Lots 18 and 19 agreed.

**TMAPC COMMENTS:**

Mr. Carnes suggested that the applicant and staff review the new proposal and move the case further down the agenda. Mr. Stump stated that the proposal is complicated and he would prefer to continue this application in order to review this proposal thoroughly. Mr. Johnsen requested that the Planning Commission hear interested parties who are present for today's hearing.

**INTERESTED PARTIES COMMENTS:**

**Patrick Flynn**, 4940 East 102<sup>nd</sup> Street, Tulsa, Oklahoma 74137, stated that his homeowners association has worked closely with Mr. Johnsen and Mr. Johnsen's client. He indicated that he has no objection to the Springer Clinic or the three areas that are supposed to be sold for office use. He stated that he has no objections to the changes to Lot 16 to commercial property. He expressed concerns regarding what type of businesses would be allowed in the commercial property. He requested that restrictions be placed on the subject property in order to restrict bars, laundromats, automotive, pawnshops and restaurants.

**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle Westervelt "absent") to **CONTINUE** PUD-516-A to April 21, 1999 at 1:30 p.m.

\*\*\*\*\*

**PUD-417-5 – Pamela Deatherage** (St. John Medical Center) (PD-6) (CD-4)  
1717 South Utica  
(Minor Amendment)

**Staff Recommendation:**

The applicant is requesting Minor Amendment approval to modify one of the two permitted ground signs within Development Area I. The PUD sign standard allows two

ground signs with a maximum height of six feet and a display surface area of 32 square feet. The applicant is proposing the removal of an existing ground sign at Utica and 17<sup>th</sup> Street and replacement with a sign 12 feet in height containing 42 SF of display area. The new and larger pylon style sign will be positioned 100 feet south of 17<sup>th</sup> Street along South Utica.

The compelling reason given for the modification of the signage allowed in Development Area I is the desire to have the sign conform to other signs already installed on the St. John Campus. The applicant has also represented to staff that the increase in sign height will allow adequate line-of-sight visibility for vehicles exiting the facility to South Utica Avenue.

Staff has examined the request and finds the request is reasonable in that other signage installed along Utica matches the proposed pylon style. Staff finds the request minor in nature and does not substantially alter the character or intent of the original approval.

Staff, therefore recommends **APPROVAL** of PUD-417-5 as submitted modifying the development specifications for Development Area I as follows:

**SIGNS:**

Two ground identification signs will be allowed. Signs placed along 17<sup>th</sup> Street or 17<sup>th</sup> Place shall not exceed six feet in height or 32 square feet of display surface area.

Signs placed along South Utica Avenue shall not exceed 12 feet in height or 42 square feet of display surface area. Signs along Utica shall be pylon style allowing line of sight visibility for vehicles exiting Development Area I.

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

**The applicant indicated his agreement with staff's recommendation.**

**TMAPC Action; 9 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Westervelt "absent") to recommend **APPROVAL** the Minor Amendment for PUD-417-5 subject to conditions as recommended by staff.

\*\*\*\*\*

## **PUBLIC HEARING ON COMPREHENSIVE PLAN AMENDMENTS:**

**Proposed amendment for the Major Street and Highway Plan Map, a Part of the Comprehensive Plan for the Tulsa Metropolitan Area, to create the new classification – Urban Arterial, establish standards for the new arterial street and designate certain streets as urban arterial streets. Also to reclassify certain major streets.**

### **Staff Recommendation:**

Staff recommends the following amendments to the Major Street and Highway Plan:

1. That a new category of major street be created and named Urban Arterial.
2. That the enclosed standards be adopted for such arterial.
3. That the following streets be designated as Urban Arterial:

Pine Street from Highway 75 to Lewis Avenue  
Archer Street from Highway 75 to Peoria Avenue  
Charles Page Boulevard from Houston Avenue to 65<sup>th</sup> West Avenue  
11<sup>th</sup> Street from 10<sup>th</sup> and Elgin Avenue to Harvard Avenue  
15<sup>th</sup> Street from Denver Avenue to Harvard Avenue  
Boulder Park Drive/18<sup>th</sup> Street from 21<sup>st</sup> Street to Boston Avenue  
21<sup>st</sup> Street from Boulder Avenue to Yorktown Avenue  
31<sup>st</sup> Street from Riverside Drive to Harvard Avenue  
41<sup>st</sup> Street from 33<sup>rd</sup> West Avenue to Union Avenue and Riverside  
Parkway to Lewis Avenue  
33<sup>rd</sup> West Avenue from 41<sup>st</sup> Street to 51<sup>st</sup> Street  
Union Avenue from Southwest Boulevard to 51<sup>st</sup> Street  
Houston Avenue from 12<sup>th</sup> Street to Riverside Drive  
Denver Avenue from 13<sup>th</sup> Street to Riverside Drive  
Peoria Avenue from Highway 75 to 39<sup>th</sup> Street South  
Utica Avenue from Pine Street to 21<sup>st</sup> Street  
Lewis Avenue from SW/c, NW/4, NW/4, Section 29, T-20-N, R-13-E  
(approximately 550 feet south of Highway 75) to 41<sup>st</sup> Street

4. That the following streets be downgraded from secondary arterial to commercial collector:

Archer Street from I-244 to Highway 75  
Cheyenne Avenue from Fairview Street to Edison Street  
Edison Street from Denver Avenue to Cheyenne Avenue  
Houston Avenue from 3<sup>rd</sup> Street to IDL  
10<sup>th</sup> Street from Denver east to IDL  
7<sup>th</sup> Street from Southwest Boulevard to Houston Avenue

**TMAPC Action; 9 members present:**

On **MOTION** of **LEDFORD**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Westervelt "absent") to direct the staff to prepare a resolution adopting the amended Major Street and Highway Plan Map, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

\*\*\*\*\*

**Mr. Ledford stated that he will be abstaining from Resolution No. 2199-821.**

**OTHER BUSINESS:**

**Resolution Amending the University of Tulsa Major Plan Map, a Part of the Comprehensive Plan for the Tulsa Metropolitan Area.**

**Staff Recommendation:**

Ms. Matthews stated that this is the resolution to approve the amendments that were discussed and approved at the April 7, 1999 TMAPC meeting.

**RESOLUTION No.: 2199-821**

**A RESOLUTION AMENDING  
THE UNIVERSITY OF TULSA MASTER PLAN  
MAP, A PART OF THE COMPREHENSIVE PLAN  
FOR THE TULSA METROPOLITAN AREA**

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

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

**WHEREAS**, on the 28th day of October, 1987 this Commission, by Resolution No. 1667:649, did adopt the University of Tulsa Master Plan Map and Text as a part of the Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

**WHEREAS**, a public hearing was held on the 7th day of April, 1999 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose

of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted University of Tulsa Master Plan Map by relocating the proposed student housing development to south of East Fourth Place and north of East Fifth Street between Columbia and Delaware Avenues, and by relocating the proposed detention and sports facilities to south of East Fifth Street and north of East Tenth Street between Columbia and Delaware Avenues.

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

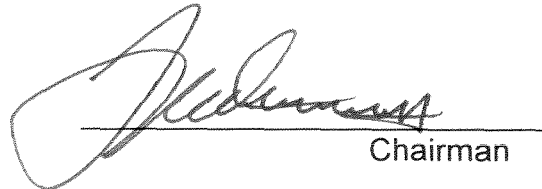
**TMAPC Action; 9 members present:**

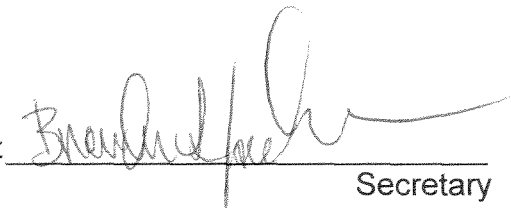
On **MOTION** of **MIDGET**, the TMAPC voted **8-0-1** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Midget, Pace "aye"; no "nays"; Ledford "abstaining"; Boyle, Westervelt "absent") to **ADOPT** Resolution No. 2199-821 amending the University of Tulsa Master Plan Map, a Part of the Comprehensive Plan for the Tulsa Metropolitan Area.

\*\*\*\*\*

There being no further business, the Chairman declared the meeting adjourned at 2:50 p.m.

Date approved: May 5<sup>th</sup>, 1989

  
Chairman

ATTEST:   
Secretary

172988

IK

**TMAPC  
REQUEST FOR CITY COUNCIL ACTION**

**RECEIVED ON  
MAY 17 1999  
BY CITY COUNCIL**

For Council Agenda: As Soon As Possible

For Information Contact: Jim Dunlap

Address: TMAPC 201 W. Fifth, Suite 600

Telephone: 584-7526

Subject: A Resolution Amending the Tulsa Metropolitan Major Street and Highway Plan, A Part of the Comprehensive Plan for the Tulsa Metropolitan Area.

Council District(s) N/A

**RESOLUTION NO. 19387**

**SUMMARY**

On April 21, 1999, the TMAPC voted 9-0-0 to adopt Resolution No. 2200:822 amending the Tulsa Metropolitan Major Street and Highway Plan, A Part of the Comprehensive Plan for the Tulsa Metropolitan Area.

Resolution No. 2200:822 is to create the new classification – Urban Arterial, establish standards for the new arterial street and designate certain streets as urban arterial streets.

**Note: According to O.S. Title 19, § 863.7, the City Council must act on this item within 45 days of receipt. If no action is taken, the amendment will be officially approved.**

**REQUEST FOR ACTION:**

**APPROVED BY MAYOR**

Adopt Resolution No. 2200-822 amending the Tulsa Metropolitan Major Street and Highway Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

For City Council Office Use:

Date Received: 5-17-99

Approved: \_\_\_\_\_

First Agenda Date: ~~5-27-99~~ 6-3-99

Second Agenda Date: \_\_\_\_\_

Hearing: \_\_\_\_\_

Ordinance/Resolution: \_\_\_\_\_

99-385

Urban 5-25-99

*(delayed at request of TMAPC)*

*(w) 5-25-99*

**Approved By  
City Council On  
JUN 03 1999**





**RESOLUTION NO. 2200-822**

**A RESOLUTION AMENDING  
THE TULSA METROPOLITAN MAJOR STREET AND HIGHWAY PLAN,  
A PART OF THE COMPREHENSIVE PLAN  
FOR THE TULSA METROPOLITAN AREA**

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

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

WHEREAS, on the 28th day of February, 1968 this Commission, by Resolution No. 696:289, did adopt the Tulsa Metropolitan Major Street and Highway Plan as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 14th day of April, 1999, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted Tulsa Metropolitan Major Street and Highway Plan for the Tulsa Metropolitan Area as follows:

1. Create a new category of Major Street named Urban Arterial.
2. Adopt the following standards for such arterial:  
70-foot minimum right-of-way width\* (See attachment A.)

\*80-foot minimum right-of-way (40 feet on each side of centerline) required for an urban arterial street at the intersection with another arterial to extend a distance of 388 feet measured from the section line.

3. The following streets shall be designated as Urban Arterials:  
Pine Street from Highway 75 to Lewis Avenue  
Archer Street from Highway 75 to Peoria Avenue  
Charles Page Boulevard from Houston Avenue to 65<sup>th</sup> West Avenue  
11<sup>th</sup> Street from 10<sup>th</sup> and Elgin Avenue to Harvard Avenue  
15<sup>th</sup> Street from Denver Avenue to Harvard Avenue



Boulder Park Drive/18<sup>th</sup> Street from 21<sup>st</sup> Street to Boston Avenue  
 21<sup>st</sup> Street from Boulder Avenue to Yorktown Avenue  
 31<sup>st</sup> Street from Riverside Drive to Harvard Avenue  
 41<sup>st</sup> Street from 33<sup>rd</sup> West Avenue to Union Avenue and Riverside  
 Parkway to Lewis Avenue  
 33<sup>rd</sup> West Avenue from 41<sup>st</sup> Street to 51<sup>st</sup> Street  
 Union Avenue from Southwest Boulevard to 51<sup>st</sup> Street  
 Houston Avenue from 12<sup>th</sup> Street to Riverside Drive  
 Denver Avenue from 13<sup>th</sup> Street to Riverside Drive  
 Peoria Avenue from Highway 75 to 39<sup>th</sup> Street South  
 Utica Avenue from Pine Street to 21<sup>st</sup> Street  
 Lewis Avenue from SW/c, NW/4, NW/4, Section 29, T-20-N, R-13-  
 E (approximately 550 feet south of Highway 75) to 41<sup>st</sup> Street

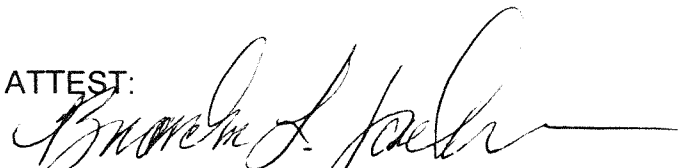
4. That the following streets be downgraded from secondary arterial to commercial collector:
- Archer Street from I-244 to Highway 75
  - Cheyenne Avenue from Fairview Street to Edison Street
  - Edison Street from Denver Avenue to Cheyenne Avenue
  - Houston Avenue from 3<sup>rd</sup> Street to IDL
  - 10<sup>th</sup> Street from Denver east to IDL
  - 7<sup>th</sup> Street from Southwest Boulevard to Houston Avenue

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the Tulsa Metropolitan Major Street and Highway Plan Map and Text, as above set out, be and are hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this 21 day of April, 1999.

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

  
Chair

ATTEST:  
  
Secretary



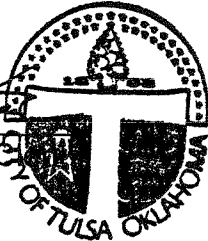
APPROVED by the City Council of the City of Tulsa, Oklahoma this 3rd day of June, 1999.

M. Herman Savage  
Mayor

Art Justice  
Council Chair

ATTEST:


APPROVED AS TO FORM:

[Signature]  
City Clerk  


[Signature]  
SR. ASST. City Attorney

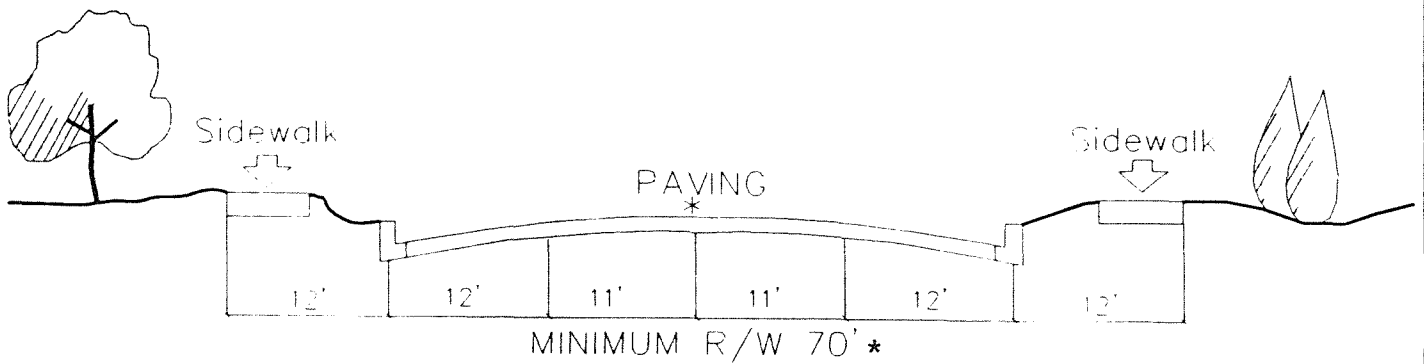
APPROVED by the Board of Commissioners of the County of Tulsa, Oklahoma this 6th day of JULY, 1999.

Robert White  
Chairman

ATTEST: Joan Hastings, Tulsa County Clerk  
[Signature]  
County Clerk  


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TULSA CITY - COUNTY  
TRAFFICWAY RIGHT - OF - WAY STANDARDS  
URBAN ARTERIAL



URBAN ARTERIAL

\*80-foot minimum right-of-way (40 feet on each side of centerline) required for an urban arterial street at the intersection with another arterial to extend a distance of 388 feet measured from the section line.

Exhibit "A"





## **PUBLIC HEARING ON COMPREHENSIVE PLAN AMENDMENTS:**

**Proposed amendment for the Major Street and Highway Plan Map, a Part of the Comprehensive Plan for the Tulsa Metropolitan Area, to create the new classification – Urban Arterial, establish standards for the new arterial street and designate certain streets as urban arterial streets. Also to reclassify certain major streets.**

### **Staff Recommendation:**

Staff recommends the following amendments to the Major Street and Highway Plan:

1. That a new category of major street be created and named Urban Arterial.
2. That the enclosed standards be adopted for such arterial.
3. That the following streets be designated as Urban Arterial:

Pine Street from Highway 75 to Lewis Avenue  
Archer Street from Highway 75 to Peoria Avenue  
Charles Page Boulevard from Houston Avenue to 65<sup>th</sup> West Avenue  
11<sup>th</sup> Street from 10<sup>th</sup> and Elgin Avenue to Harvard Avenue  
15<sup>th</sup> Street from Denver Avenue to Harvard Avenue  
Boulder Park Drive/18<sup>th</sup> Street from 21<sup>st</sup> Street to Boston Avenue  
21<sup>st</sup> Street from Boulder Avenue to Yorktown Avenue  
31<sup>st</sup> Street from Riverside Drive to Harvard Avenue  
41<sup>st</sup> Street from 33<sup>rd</sup> West Avenue to Union Avenue and Riverside  
Parkway to Lewis Avenue  
33<sup>rd</sup> West Avenue from 41<sup>st</sup> Street to 51<sup>st</sup> Street  
Union Avenue from Southwest Boulevard to 51<sup>st</sup> Street  
Houston Avenue from 12<sup>th</sup> Street to Riverside Drive  
Denver Avenue from 13<sup>th</sup> Street to Riverside Drive  
Peoria Avenue from Highway 75 to 39<sup>th</sup> Street South  
Utica Avenue from Pine Street to 21<sup>st</sup> Street  
Lewis Avenue from SW/c, NW/4, NW/4, Section 29, T-20-N, R-13-E  
(approximately 550 feet south of Highway 75) to 41<sup>st</sup> Street

4. That the following streets be downgraded from secondary arterial to commercial collector:

Archer Street from I-244 to Highway 75  
Cheyenne Avenue from Fairview Street to Edison Street  
Edison Street from Denver Avenue to Cheyenne Avenue  
Houston Avenue from 3<sup>rd</sup> Street to IDL  
10<sup>th</sup> Street from Denver east to IDL  
7<sup>th</sup> Street from Southwest Boulevard to Houston Avenue



**TMAPC Action; 9 members present:**

On **MOTION** of **LEDFORD**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Westervelt "absent") to direct the staff to prepare a resolution adopting the amended Major Street and Highway Plan Map, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

\* \* \* \* \*

**Mr. Ledford stated that he will be abstaining from Resolution No. 2199-821.**

**OTHER BUSINESS:**

**Resolution Amending the University of Tulsa Major Plan Map, a Part of the Comprehensive Plan for the Tulsa Metropolitan Area.**

**Staff Recommendation:**

Ms. Matthews stated that this is the resolution to approve the amendments that were discussed and approved at the April 7, 1999 TMAPC meeting.

**RESOLUTION No.: 2199-821**

**A RESOLUTION AMENDING  
THE UNIVERSITY OF TULSA MASTER PLAN  
MAP, A PART OF THE COMPREHENSIVE PLAN  
FOR THE TULSA METROPOLITAN AREA**

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

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

**WHEREAS**, on the 28th day of October, 1987 this Commission, by Resolution No. 1667:649, did adopt the University of Tulsa Master Plan Map and Text as a part of the Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

**WHEREAS**, a public hearing was held on the 7th day of April, 1999 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose



**G. General Procedures**

- 1. The latest edition of *Robert's Rules of Order* shall govern all TMAPC proceedings to which they are applicable and where they do not conflict with other adopted rules herein.

**TMAPC COMMENTS:**

Mr. Carnes stated that it has been the policy in the past that the outgoing Commission elects the new officers because the incoming new Commissioners will not know the people. He asked Mr. Stump how the fourth Wednesday will coincide with the new appointments for the Commission. He suggested that the elections be moved to the first Wednesday in January of each year. In response, Mr. Stump agreed that the election of new officers should be on the first Wednesday of January.

**TMAPC Action; 9 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Westervelt "absent") to **APPROVE** the modifications to the Policies and Procedures and Code of Ethics as modified by the Planning Commission.

\*\*\*\*\*

**Resolution No. 2200-822 Amending the Tulsa Metropolitan Major Street and Highway Plan, a Part of the Comprehensive Plan for the Tulsa Metropolitan Area**

**Staff Recommendation:**

Mr. Stump stated that the submitted resolution implements the action taken by the Planning Commission adopting urban arterials into the Major Street and Highway Plan during the public hearing April 14, 1999.

**TMAPC COMMENTS:**

Mr. Midget asked staff if this resolution will go directly to the City Council and if it will coincide with the recommendations from the Infill Task Force Study. In response, Mr. Stump answered affirmatively.

**TMAPC Action; 9 members present:**

On **MOTION** of **LEDFORD**, the TMAPC voted **9-0-0** (Carnes, Dick, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Boyle, Westervelt "absent") to **ADOPT** Resolution No. 2200-822 Amending the Tulsa Metropolitan Major Street and Highway Plan, a Part of the Comprehensive Plan for the Tulsa Metropolitan Area as submitted.

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**A RESOLUTION AMENDING  
THE UNIVERSITY OF TULSA MASTER PLAN  
MAP, A PART OF THE COMPREHENSIVE PLAN  
FOR THE TULSA METROPOLITAN AREA**

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

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

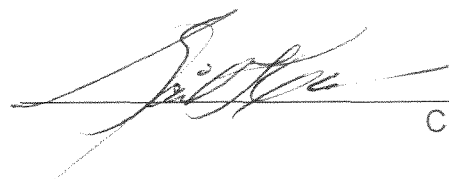
**WHEREAS**, on the 28th day of October, 1987 this Commission, by Resolution No. 1667:649, did adopt the University of Tulsa Master Plan Map and Text as a part of the Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

**WHEREAS**, a public hearing was held on the 7th day of April, 1999 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted University of Tulsa Master Plan Map by relocating the proposed student housing development to south of East Fourth Place and north of East Fifth Street between Columbia and Delaware Avenues, and by relocating the proposed detention and sports facilities to south of East Fifth Street and north of East Tenth Street between Columbia and Delaware Avenues.

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

**DATED** this 14 day of APRIL, 1999.

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

  
Chair

RESOLUTION NO. 19375





RESOLUTION NO: 2199-821

ATTEST:

[Signature]  
Secretary

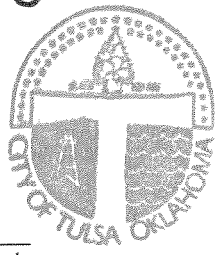
APPROVED by the City Council of the City of Tulsa, Oklahoma this 6th day of May, 1999.

M. Susan Savage  
MAY 10 1999 Mayor

[Signature]  
Council Chair

ATTEST:

[Signature]  
City Clerk



APPROVED AS TO FORM:

[Signature]  
City Attorney

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# 1998 Land Use & Buildings

9 February 1998

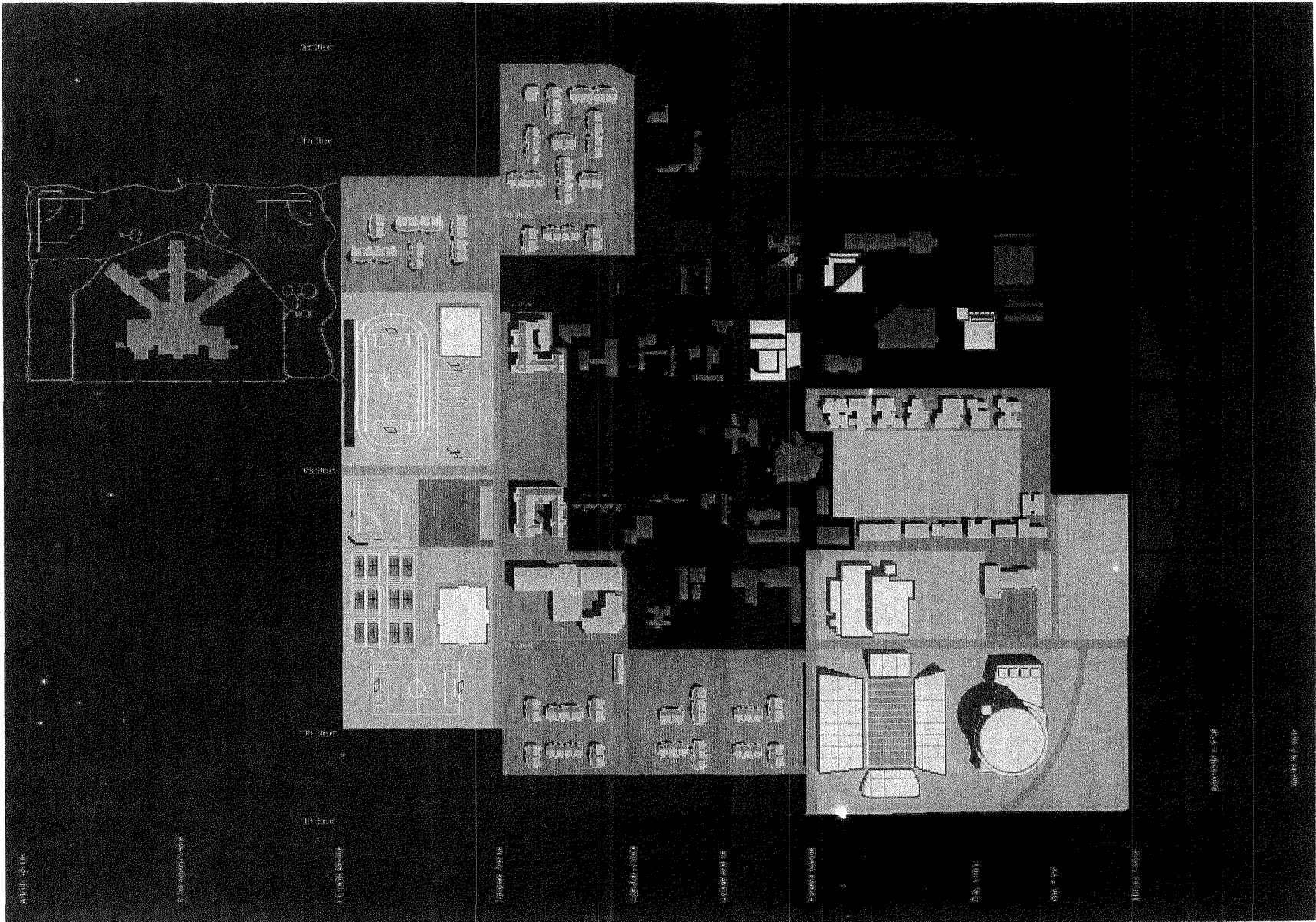


- Academic and Academic Support
- Housing
- Recreation
- Commercial
- Music Building
- Engineering Building
- Legal Information Center
- Donald W. Reynolds Center
- University School

Robert Lawton Jones Urban Design / Architecture / Planning







# Proposed Land Use & Buildings

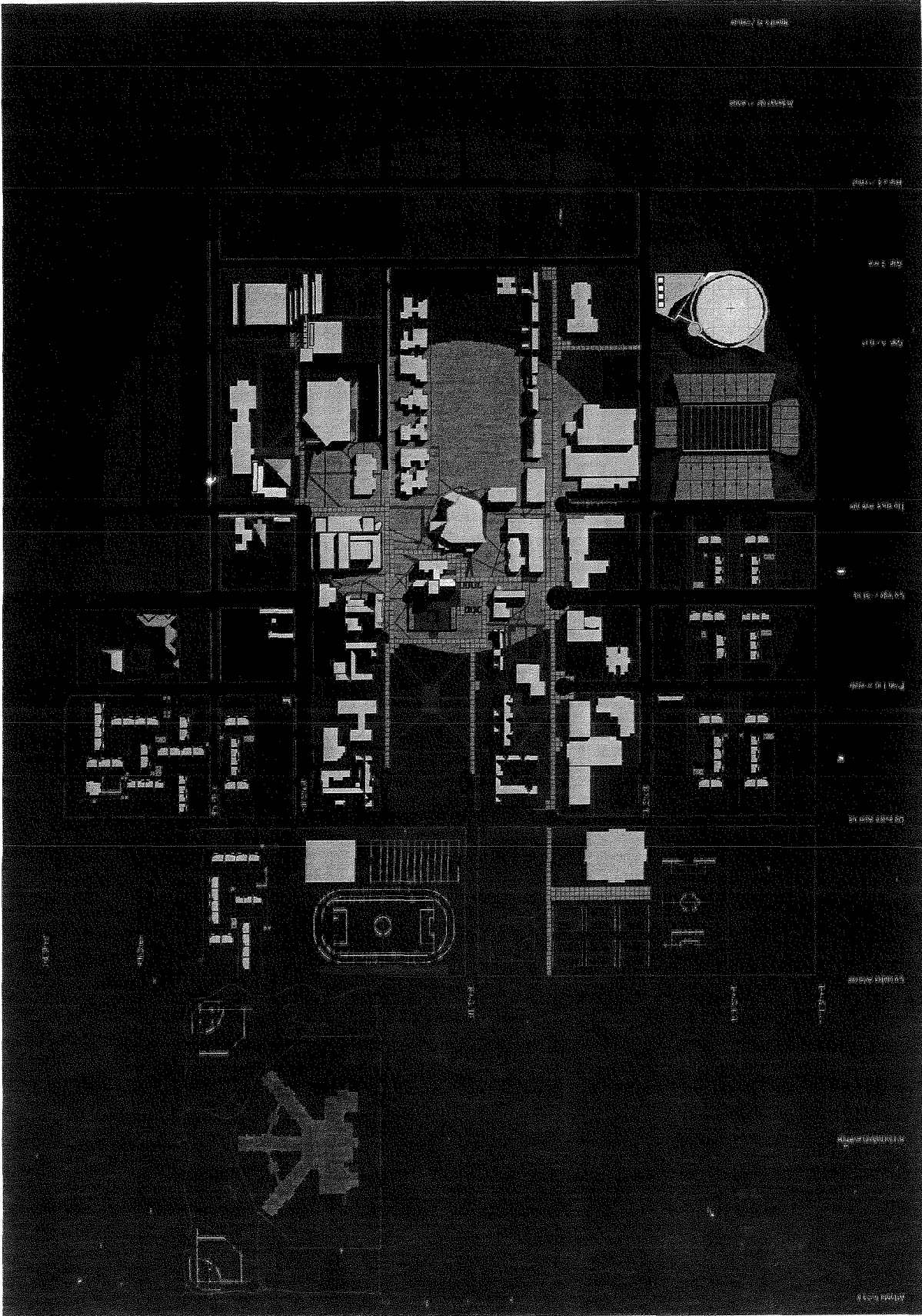
2 February 1999



- Academic and Academic Support
- Housing
- Recreation
- Commercial
- Music Building
- Engineering Building
- Legal Information Center
- Donald W. Reynolds Center
- Fitness/Tennis Center







2 February 1999

# Proposed Campus Plan







**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **9-0-0** (Boyle, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Dick "absent") to **APPROVE** the Minor Amendment for PUD-541-4 reducing the required front yard setback from 25 feet to 24 feet for 1342 East 43<sup>rd</sup> Court South per the submitted Plat of Survey dated 3/9/99 as recommended by staff.

\*\*\*\*\*

**PUBLIC HEARING ON COMPREHENSIVE PLAN AMENDMENTS:**

**Proposed Amendments to TU Campus Master Plan.**

A part of the Comprehensive Plan for the Tulsa Metropolitan Area.

**Mr. Ledford stated that he will be abstaining from this item.**

**Staff Recommendation:**

Ms. Matthews stated that the Comprehensive Plan Committee was briefed on this proposal on March 17, 1999. She explained that the current proposal to amend the University of Tulsa Campus Master Plan involves relocation of proposed student housing from an area west of Delaware immediately north of the Bama Pie property to an area farther north, east of the new park and school site. While this is not necessarily an optimal land use relationship, discussions with University representatives, their engineer and architects have revealed that there are no feasible alternatives, given the presence of the floodplain in the area. In addition, multifamily zoning, which would allow the student housing by right, is already in place in the area proposed for the new units.

Ms. Matthews stated that the neighborhood associations and school representatives have asked to be allowed to participate in planning for landscaping and screening adjacent to the park/school site and that the planned pedestrian system be extended from the site onto the campus. She indicated that the University representatives have expressed a willingness to accommodate these requests. Staff therefore recommends approval of the proposed amendments to the University of Tulsa Campus Master Plan.

**APPLICANT'S COMMENTS:**

**Charles Norman**, 2900 Mid-Continent Tower, Tulsa, Oklahoma 74103, Mr. Norman submitted maps (Exhibit "B") indicating the changes proposed. He reviewed the proposed amendments and explained that the changes are due to the 10<sup>th</sup> Street detention facility. He indicated that the floodplain on the subject property runs south to north towards I-244 and the overland flow is wider than was expected. He explained that the stormwater system in the area was smaller than it should be due to being constructed in the 1930's and 1940's and its capacity is limited. He stated that more stormwater overflows and creates a wide path through the proposed recreation area. He indicated that in order to remove the overflow it is necessary to construct the stormwater detention facility at the south end to receive and hold stormwater until it can



**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **9-0-0** (Boyle, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Dick "absent") to **APPROVE** the Minor Amendment for PUD-541-4 reducing the required front yard setback from 25 feet to 24 feet for 1342 East 43<sup>rd</sup> Court South per the submitted Plat of Survey dated 3/9/99 as recommended by staff.

\*\*\*\*\*

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A part of the Comprehensive Plan for the Tulsa Metropolitan Area.

**Mr. Ledford stated that he will be abstaining from this item.**

**Staff Recommendation:**

Ms. Matthews stated that the Comprehensive Plan Committee was briefed on this proposal on March 17, 1999. She explained that the current proposal to amend the University of Tulsa Campus Master Plan involves relocation of proposed student housing from an area west of Delaware immediately north of the Bama Pie property to an area farther north, east of the new park and school site. While this is not necessarily an optimal land use relationship, discussions with University representatives, their engineer and architects have revealed that there are no feasible alternatives, given the presence of the floodplain in the area. In addition, multifamily zoning, which would allow the student housing by right, is already in place in the area proposed for the new units.

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be absorbed into the existing storm sewer system. He commented that this issue was a surprise to the developers when the detailed engineering was completed.

Mr. Norman stated that the detention facility will be approximately 300 feet by 600 feet. This will provide 32-acre feet of stormwater storage capacity. The stormwater detention facility site is shown on the approved District Four maps as the location of additional student housing. The detention facility is being sized and designed to permit the detention area to be used as the practice soccer and athletic field that was previously located north of East 6<sup>th</sup> Street. The Tennis Center will be located north of the detention facility/practice athletic field. The softball field is proposed to be located at the southeast corner of East 6<sup>th</sup> Street and South Columbia Avenue with parking to these uses and others at the southwest corner of East 6<sup>th</sup> Street and South Delaware Avenue.

Mr. Norman stated that the University tract and competition soccer field and the student fitness center will be located to the north of East 6<sup>th</sup> Street.

He explained that the student housing area approved in 1998 in the southern part of the west of Delaware Avenue campus was approximately 600 feet by 600 feet and was planned for approximately 150 student housing apartment units. The University proposes to relocate the student housing area from the detention facility site to the northern area of the campus west of South Delaware Avenue. The proposed area for student housing apartment units at the northern end of the west of Delaware campus is approximately 350 feet by 600 feet and will permit approximately 100 student housing apartment units.

Mr. Norman stated that in order to permit the development of The University of Tulsa campus west of Delaware Avenue, the University requests that the enclosed maps entitled "Proposed Land Use and Buildings," dated February 2, 1999 and "Proposed Campus Plan," dated February 2, 1999 be approved as amendments to The University of Tulsa Master Plan as a part of the District Four Comprehensive Plan.

Mr. Norman assured the Planning Commission that representatives of The University of Tulsa will be available to meet with the TMAPC, neighborhood associations and groups, and other interested parties.

Mr. Norman addressed concerns of the Kendall-Whittier Task Force. He stated that there was a suggestion that there be no Board of Adjustment requests for any parking reductions. He explained that there will be no requests for parking reductions with respect to the housing units. The parking requirements for the University are established by the sum of the number of dormitory beds and the sum of square footage of all of the classroom space on campus. He stated that the University cannot agree with the suggestion that there not be any requests for parking reductions before the Board of Adjustment. He explained that the parking issues will be addressed in a case-by-case situation.



**TMAPC COMMENTS:**

Mr. Boyle recognized receiving a letter from the Kendall-Whittier Task Force (Exhibit "A"). He asked Mr. Norman if the University plans to involve the neighborhood association with the planning process. In response, Mr. Norman stated that everything proposed, except the apartments, have to go before the Board of Adjustment and this process will provide for staff review and participation of the neighborhood association. He commented that TU has designated a representative to the Kendall-Whittier Task Force and he attends the meetings.

**INTERESTED PARTIES COMMENTS:**

**Chris Smith**, 2312 East 5<sup>th</sup> Street, Tulsa, Oklahoma 74104, Kendall-Whittier Ministry, stated that this is not the best use of the land that anyone could hope for. He commented that he and the neighborhood representatives have come to an agreement with TU that will allow everyone to work together.

**TMAPC COMMENTS:**

Mr. Boyle thanked Mr. Smith, TU and the neighborhood representatives for their ability to work together and resolve issues.

**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **8-0-1** (Boyle, Harmon, Hill, Horner, Jackson, Midget, Pace Westervelt "aye"; no "nays"; Ledford "abstaining"; Carnes, Dick "absent") to recommend **APPROVAL** of the Proposed Amendments to TU Campus Master Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area and direct staff to prepare a resolution.

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**Resolution No. 2199-820 - for the Tulsa Trails Master Plan**

**Staff Recommendation:**

Mr. Stump stated that the resolution accurately reflects the TMAPC's action during the March 24<sup>th</sup> meeting. If the TMAPC finds this resolution in order it would be appropriate to adopt the resolution.

**TMAPC COMMENTS:**

Mr. Boyle asked the Commissioners to comment on the accuracy of the resolution. In response, the Planning Commission stated that it is accurate.

**TMAPC Action; 9 members present:**

On **MOTION** of **WESTERVELT**, the TMAPC voted **9-0-0** (Boyle, Harmon, Hill, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Dick "absent") to **ADOPT** Resolution No. 2199-820 for the Tulsa Trails Master Plan.

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