

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1351
Wednesday, March 25, 1981, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Avey Eller Freeman Holliday, Secretary Kempe, 2nd Vice- Chairman Parmele, 1st Vice- Chairman T. Young	Gardner Inhofe Petty C. Young	Alberty Howell Lasker Matthews	Jackere, Legal Dept.

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, March 24, 1981, at 12:07 p.m., as well as in the Reception Area of the INCOG Offices.

Vice-Chairman Parmele called the meeting to order at 1:40 p.m. and declared a quorum present.

MINUTES:

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to approve the Minutes of March 11, 1981 (No. 1349).

REPORTS:

Report of Receipts and Deposits:

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to accept the Report of Receipts and Deposits for the Month ended February 28, 1981 (Exhibit "A-1").

DIRECTOR'S REPORT:

The Staff presented the Resolutions amending the District Plan Maps, Plan Text and the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to adopt the following Resolutions Amending the District Plan Maps 2, 4, 5, 6, 9, 16, 17, 18, & 26, A Part of the Official Comprehensive Master Plan for Development of the Tulsa Metropolitan Area.

A RESOLUTION
AMENDING THE DISTRICT 2 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 did by Resolutions on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area," which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed in whole or in part, an Official Master Plan to guide the Physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 14th day of April, 1976, this Commission, by Resolution No. 1108:423 did adopt the District 2 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing for the purpose of considering an amendment to the District 2 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of March, 1981, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 2 Plan as follows:

Amend the Plan Map land use designation, on a 140-foot wide strip of land located east of Pittsburg Avenue, between the Gilcrease Expressway and A.T. & S.F. Railroad (Z-5369) to High Intensity -- Industrial.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 2 Plan, be and is hereby adopted as part of the District 2 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 25th day of March, 1981.

A RESOLUTION
AMENDING THE DISTRICT 4 PLAN A PART
OF THE COMPREHENSIVE PLAN OF THE
TULSA METROPOLITAN AREA

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

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed in whole or in part, an Official Master Plan to guide the Physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 23rd day of January, 1980, this Commission, by Resolution No. 1294:516 did adopt the District 4 Plan, Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 20th day of February, for the purpose of considering amendments to the District 4 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of March, 1981, and after due study and deliberation this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 4 Plan as follows:

Plan Text

The District 4 Plan Text shall be modified by revising the indicated portions as follows:

2.1.3.1 Redevelopment activities within the District will be accomplished through the private sector to the maximum extent possible. The public sector will continue to provide the infrastructure for basic utility services, along with traffic control, transportation systems, and other public services and facilities in accordance with the specific policies contained in this document, and within the City's fiscal ability, as reflected in its annual budget.

4.2.6 Development within the low and medium intensity areas east Utica and west of Lewis Avenue shall be limited to residential low and medium intensity only, except for the designated service strips.

And by adding the following:

3.4 Hillcrest Hospital Special District

The boundaries of the Hillcrest Hospital Special District are 11th Street on the north, the alley east of St. Louis on the west, the alley east of Victor Avenue on the east to 12th Street, then west along 12th Street to the alley east of Utica, then south along the alley east of Utica to the south lot line of Lot 15, Block 2, Ridgedale Terrace, then west to Utica Avenue and again west along the south lot lines of Lots 7 & 8 of Benedict Park Addition, south along the vacated Troose Avenue right-of-way to 13th Street, and west to the alley east of St. Louis. That is, beginning at a point on East 11th Street and the alley between St. Louis and Trenton Avenue; thence south 1320' on said alley to East 13th Street; thence easterly along East 13th to a point which is 550'; more particularly described as a point being 154' east of the alley east of Trenton; thence northerly 180'; thence easterly 420' to a point at the centerline of Utica Avenue; thence southerly 50'; then easterly 175'; thence northerly to the centerline of East 12th Street; thence easterly 500' to a point that is the east boundary line of Perryman Heights Addition; thence northerly along said line to a point on East 11th Street; thence westerly along East 11th Street to Point of Beginning.

- 3.4.1 Existing residential land use in this area should be protected from potentially adverse effects of adjacent medium and high intensity uses by screening and buffering.
- 3.4.2 Development within this area should be limited to residential, health and health-related uses.
- 3.4.3 Development of Hillcrest Hospital should be in accord with their Hillcrest Hospital Master Plan and should include only properties located within the Special District boundaries as delineated in 3.4 above.
- 3.4.4 Adequate off-street parking facilities, in conjunction with health and related uses, should be attractively landscaped and maintained.

Plan Map

The District 4 Plan Map shall be modified as follows:

Southwest corner of Yale Avenue and 4th Place, amended from Low Intensity-Residential to Low Intensity-No Specific Land Use (Z-5224).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 4 Plan, be and is hereby adopted as parts of the District 4 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 25th DAY OF MARCH, 1981.

A RESOLUTION
AMENDING THE DISTRICT 5 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 did by Resolution on the 29th day of June, 1960, adopt "Comprehensive Plan, Tulsa Metropolitan Area," which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, all according to law; and

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

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

WHEREAS, This Commission did call a Public Hearing on the 20th day of February for the purpose of considering amendments to the District 5 Plan and Public Notices of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of March, 1981, and after due study and deliberation this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 5 Plan as follows:

Plan Text

The District 5 Plan Text should be modified by revising the indicated portions as follows:

5.3 Pedestrianway/Bikeways

5.3.1 PEDESTRIANWAYS/BIKEWAYS GOAL

The provision of an aesthetically pleasing and safe pedestrian and bicycle pathway system throughout the District.

5.3.2 PEDESTRIANWAY/BIKEWAYS OBJECTIVES

5.3.2.1 Provide pedestrian and bicycle pathways to connect commercial areas, schools, parks, and other similar activity areas.

5.3.2.2 Provide pedestrian and bicycle pathways as a place for social interaction and as a safe pathway for all citizens.

5.7 Bikeways

(See Pedestrianways/Bikeways 5.3)

6.2 Recreation--Open Space

6.2.1 RECREATION--OPEN SPACE GOAL

The provision of a quality system of parks and recreation facilities for all residential areas and for all ages of participants.

And by adding the following policies:

5.3.3 PEDESTRIANWAYS/BIKEWAYS POLICIES

5.3.3.1 Aesthetically pleasant and functional pedestrian and bicycle pathways will be constructed or designated to the maximum extent possible throughout the District, with minimum interruptions from vehicular movement.

5.3.3.2 A system of pedestrian and bicycle pathways is to be developed as indicated on the Plan Map and in the Cooley Creek Master Drainage Plan.

6.2.3 RECREATION--OPEN SPACE POLICIES

6.2.3.3 The Recreation--Open Space system should be developed as shown on the Plan Map and in the Cooley Creek Master Drainage Plan.

6.6 Public Utilities

6.6.3 PUBLIC UTILITIES POLICIES

6.6.3.2 Develop and maintain adequate drainage facilities, including detention facilities to be located as indicated on the Plan Map and by the Cooley Creek Master Drainage Plan.

Plan Map

The District 5 Plan Map shall be modified as follows:

- (1) All lots abutting Memorial Service Road, between I-44 on the south and commercial zoning on the north, amend from Low Intensity-Residential to Low Intensity-No Specific Land Use (Z-5330).
- (2) East of northeast corner of 10th Street and Sheridan Road, amend from Low Intensity-No Specific Land Use to Medium Intensity-No Specific Land Use (Z-5402).
- (3) Northeast corner of Mingo Valley Expressway and 11th Street, amend from Medium Intensity-Commercial to Medium Intensity-No Specific Land Use (Z-5462).
- (4) North of South 20th Street at 116th East Avenue, amend from Low-Intensity-No specific Land Use to Medium-Intensity-No specific Land Use (Z-5402).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 5 Plan, be and is hereby adopted as parts of the District 5 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa, County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 25th DAY OF MARCH, 1981.

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

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed in whole or in part, an Official Master Plan to guide the Physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 17th day of November, 1976, this Commission, by Resolution No. 1126:438 did adopt the District 6 Plan Map, as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing for the purpose of considering amendments to the District 6 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of March, 1981, and after due study and deliberation this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 6 Plan as follows:

- (1) Amend the Plan Map land use designation on all properties fronting Wheeling Avenue and properties on the west side of Xanthus Avenue, between 19th Street and the Commercial zoned properties on 21st Street (Z-5270) to Low-Intensity -- No Specific Land Use, Special District 1.
- (2) Amend the Plan Map land use designation on property located on the southwest corner of Toledo Avenue and 21st Street South (Z-5287) to Medium-Intensity -- Office.
- (3) Amend the Plan Map land use designation on property located on the northeast corner of Utica Avenue and 19th Street (Z-5348) to High-Intensity -- No Specific Land Use and, amend property on the southwest corner of Victor Avenue and 17th Place to Medium-Intensity -- Office, Special District 1.
- (4) Amend the Plan Map land use designation on property located one lot east of the southeast corner of 32nd Place and Peoria Avenue (Z-5446) to Low-Intensity -- No Specific Land Use.
- (5) Amend the Plan Map land use designation on property located north and east of the northeast corner of 41st Street South and Hudson Avenue (Z-5445) to Medium-Intensity -- No Specific Land Use.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 6 Plan, be and is hereby adopted as part of the District 6 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 25th DAY OF MARCH, 1981.

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

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed in whole or in part, an Official Master Plan to guide the Physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 24th day of November, 1976, this Commission, by Resolution No. 1139:451 did adopt the District 9 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing for the purpose of considering an amendment to the District 9 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of March 1981, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 9 Plan as follows:

- (1) Amend the Plan Map land use designation for property located at Yukon Avenue and Southwest Boulevard (Z-5276) to High Intensity -- Corridor.
- (2) Amend the Plan Map land use designation for property located between I-44 and 51st Street east of 28th West Avenue, extending east to Waco Ave. (Z-5295) to Low-Intensity -- No Specific Land Use.
- (3) Amend the Plan Map land use designation for property located at 48th Street South and Union Ave., extending 400 feet north on either side of Union Ave. (Z-5237) to Low-Intensity -- No Specific Land Use.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 9 Plan, be and is hereby adopted as part of the District 9 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 25th day of March, 1981.

A RESOLUTION
AMENDING THE DISTRICT 16 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 did by Resolutions on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area," which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and was filed of record in the office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt, and amend, as needed in whole or in part, an Official Master Plan to guide the Physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 29th day of October, 1975, this Commission, by Resolution No. 1087:406 did adopt the District 16 Plan, Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing on the 20th day of February, 1981, for the purpose of considering amendments to the District 16 Plan and Public Notices of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of March, 1981, and after due study and deliberation this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 16 Plan as follows:

Plan Text

The District 16 Plan Text shall be modified by revising the indicated portions as follows:

5.3 Pedestrianways/Bikeways

5.3.1 GOAL

The provision of an aesthetically pleasing and safe pedestrian and bicycle pathway system throughout the District.

5.3.2 OBJECTIVES

5.3.2.1 Provide pedestrianways/bikeways as a place for social interaction of neighbors and a safe pathway for all citizens.

5.3.2.2 Encourage the design and development of a system of pathways that would connect schools, parks, and other similar activity areas.

5.3.3 POLICIES

5.3.3.1 Aesthetically pleasant and functional pedestrian and bicycle pathways will be constructed or designated to the maximum extent possible throughout the District, with minimum interruptions from vehicular movement.

5.3.3.2 A system of pedestrian and bicycle pathways is to be developed as indicated on the Plan Map and in the Cooley Creek Master Drainage Plan.

6.2.1 RECREATION--OPEN SPACE GOAL

To ensure that the recreational and open space needs of the citizens throughout the District are satisfied.

6.2.3 RECREATION--OPEN SPACE POLICIES

6.2.3.1 Mohawk Park should be improved in condition and in access via Yale Avenue.

6.2.3.2 Ross and Norvell Parks should be upgraded in terms of equipment and aesthetics.

6.2.3.3 The open-space system should be developed as shown on the Plan Map and in the Cooley Creek Master Drainage Plan.

6.6.3 PUBLIC UTILITIES POLICY

6.6.3.1 Provide utility service to all areas of this District that so desire such services.

6.6.3.2 Develop and maintain adequate drainage facilities, including detention facilities to be located as indicated on the Plan Map and by the Cooley Creek Master Drainage Plan.

Plan Map

The District 16 Plan Map shall be modified as follows:

Northeast corner of Sheridan Road and Reading Street, amended from Medium Intensity-Commercial to Medium Intensity-No Specific Land Use (Z-532C)

NOW THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 16 Plan, be and he hereby adopted as parts of the District 16 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 25th DAY OF MARCH, 1981.

A RESOLUTION
AMENDING THE DISTRICT 17 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 did by Resolution on the 29th day of June 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area," which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

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

WHEREAS, On the 3rd day of December, 1975, this Commission did call a public hearing for the purpose of considering the District 17 Plan and Public Notice of such meeting was duly given as required by laws; and

WHEREAS, Public Hearings were held on the 10th day of December, 1975; the 7th day of January; and the 28th day of January, 1976; and this Commission did adopt by Resolution No. 1097:416; and

WHEREAS, On the 28th day of January, 1976, this Commission did adopt the District 17 Plan, pages 17-7 through 17-21 and the District 17 Plan, Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved in part by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma; and

WHEREAS, On the 25th day of May, 1976, the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma did consider Resolution 1097:416, for the purpose of approving the District 17 Plan as adopted by the Tulsa Metropolitan Area Planning Commission, and approved the District 17 Plan; and

WHEREAS, On the 20th day of February, 1981, this Commission did call a Public Hearing for the purpose of considering an amendment to the District 17 Plan and public notices of such meeting were duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of March, 1981, and after due study and deliberation this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA Section 863, to modify its previously adopted District 17 Plan as follows:

Plan Text

The District 17 Plan Text should be modified by revising the indicated portions as follows:

5.3 Pedestrianway/Bikeways

5.3.3 POLICIES

- 5.3.3.1 Aesthetically pleasant and functional pedestrian and bicycle pathways will be constructed or designated to the maximum extent possible throughout the District, with minimum interruptions from vehicular movement.
- 5.3.3.2 A system of Pedestrian-Bicycle Trails is to be developed as indicated on the Plan Map and in the Cooley Creek Master Drainage Plan.
- 5.3.3.3 Existing rights-of-way and streets will be used whenever possible to connect this District's pathway system with those of other Districts.

6.2 Recreation/Open Space

6.2.3 POLICIES

- 6.2.3.3 When possible, all major park facilities will be linked by the District's pedestrian and bicycle circulation system.
- 6.2.3.4 A major recreational area should be developed around the Lynn Lane Reservoir.
- 6.2.3.5 An open space system should be acquired along the creeks and the Development Sensitive Areas as shown on the Plan Map.
- 6.2.3.6 The District's Recreation/Open Space system shall be developed as shown on the Plan Map and in the Cooley Creek Master Drainage Plan.

6.6 Public Utilities

6.6.3 POLICIES

- 6.6.3.4 Development of drainage Detention Facilities will be located as indicated on the Plan Map and in the Cooley Creek Master Drainage Plan.
- 6.6.3.5 Efforts will be directed to providing an alternative to septic tank sewage disposal in the developing areas of District 17, especially east of Mingo Creek ridge line.

And by adding the following policy:

- 6.6.3.6 Development in the areas of the District not serviceable by sewer system will be carefully coordinated with the future availability of public sewer facilities.

Plan Map

The District 17 Plan Map shall be modified as follows:

- (1) Northeast corner of 51st Street South and 129th East Avenue amended from Low Intensity-No Specific Land Use to Special District 2 (Z-5409).
- (2) Northeast corner of 41st Street South and the Mingo Valley Expressway amended from Low Intensity-No Specific Land Use to Medium Intensity-No Specific Land Use (Z-5413).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 17 Plan, be and is hereby adopted as parts of the District 17 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 25th DAY OF MARCH, 1981.

A RESOLUTION
AMENDING THE DISTRICT 18 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 did by Resolutions on the 29th day of June, 1960, adopt a "Comprehensive Plan, Tulsa Metropolitan Area," which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa County, Oklahoma, all according to law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed in whole or in part, an Official Master Plan to guide the Physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 27th day of August, 1975, this Commission, by Resolution #1078:403 did adopt the District 18 Plan Map, as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing for the purpose of considering an amendment to the District 18 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of March, 1981, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 18 Plan as follows:

Plan Text

The District 18 Plan Text shall be modified by revising the portions indicated as follows:

6.2 Recreation/Open Space

6.2.3 POLICIES

- 6.2.3.5 When possible, all Park and Open Space areas will be linked by the District's pedestrian and bicycle pathway system.
- 6.2.3.6 Natural open area will be maintained throughout the District by preserving Development Sensitive areas.
- 6.2.3.7 A system of pedestrian and bicycle pathways is to be developed as indicated on the Plan Map and in the Vensel Creek Master Drainage Plan.

And by adding the following:

5.3 Pedestrianways/Bikeways

5.3.3 POLICIES

5.3.3.1 Aesthetically pleasant and functional pedestrian and bicycle pathways will be constructed or designated to the maximum extent possible throughout the District, with minimum interruptions from vehicular movement.

5.3.3.2 A system of pedestrian and bicycle pathways is to be developed as indicated on the Plan Map and in the Vensel Creek Master Drainage Plan.

Plan Map

The District 18 Plan Map shall be modified as follows:

- (1) Amend the Plan Map land use designation for property located on the north side of 71st Street at 90th East Avenue (Z-5258) to Special District 3.
- (2) Amend the Plan Map land use designation for property located on the east side of Memorial Drive at 73rd Street (Z-5358) to Medium-Intensity-- No Specific Land Use.
- (3) Amend the Plan Map land use designation for property located on the south side of 91st Street South and College Avenue (Z-5390) to Medium-Intensity -- Residential.
- (4) Amend Comprehensive Plan Map by expanding Special District 4 (Oral Roberts University) to include University owned property on the west side of Lewis Avenue, extending west to the Joe Creek relocation channel and deleting from SD-4 property developing duplexes no longer owned by the University at 81st Street South and Delaware Ave., (Z-5171).
- (5) Amend the Plan Map land use designation for property located on the north side of 71st Street South at Granite Avenue, extending east (Z-5466) to Low-Intensity -- No Specific Land Use (includes all property within the S/2 of the SW/4, except portion designated Special District 2 and includes all property within the S/2 of the SE/4, except portion designated Medium-Intensity, all in Section 3, Township 18 North, Range 13 East).

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 18 Plan, be and is hereby adopted as part of the District 18 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 25th DAY OF MARCH, 1981.

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

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed in whole or in part, an Official Master Plan to guide the Physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 13th day of December 1978, this Commission, by Resolution #1241:476 did adopt the District 26 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing for the purpose of considering an amendment to the District 26 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of March, 1981, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted District 26 Plan as follows:

Amend the Plan Map land use designation for property located on the west side of Delaware Avenue and South of Jenks Bridge (Z-5283) to Medium-Intensity -- Office.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 26 Plan, be and is hereby adopted as part of the District 26 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 25th DAY OF MARCH, 1981.

RESOLUTION No. 1351:540, AMENDING THE "MATRIX ILLUSTRATING DISTRICT PLAN MAP CATEGORIES RELATIONSHIP TO ZONING DISTRICTS," A PART OF THE COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA, BY ADDING THERETO AG-R, RE, RM-T and OMH ZONING DISTRICT CLASSIFICATIONS.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "ays"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to adopt the Resolution (No. 1351:540) Amending The Comprehensive Plan For The Tulsa Metropolitan Area as follows:

RESOLUTION NO. 1351:540

A RESOLUTION
AMENDING THE COMPREHENSIVE PLAN FOR
THE TULSA METROPOLITAN AREA

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

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed in whole or in part, an Official Master Plan to guide the Physical development of the Tulsa Metropolitan Area; and

WHEREAS, On the 27th day of August, 1975, this Commission, by Resolution #1078:403 did adopt the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts, hereafter referred to as Zoning Matrix, as a part of the Comprehensive Plan of the Tulsa Metropolitan Area which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, This Commission did call a Public Hearing for the purpose of considering an amendment to the Zoning Matrix and Public Notices of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 11th day of March, 1981, and after due study and deliberation this Commission deems it advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to modify its previously adopted Zoning Matrix to include Zoning Districts: AG-R, RE, RM-T and OMH.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the Zoning Matrix, be and is hereby adopted as part of the Comprehensive Plan of the Tulsa Metropolitan Area, and filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed as public record in the Office of the County Clerk, Tulsa County, Oklahoma.

APPROVED AND ADOPTED THIS 25th DAY OF MARCH, 1981.

PUBLIC HEARING:

PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE TULSA CITY-COUNTY MAJOR STREET AND HIGHWAY PLAN

Director Jerry Lasker presented the 30 proposed amendments to the Tulsa City-County Major Street and Highway Plan noting that they were the result of Comprehensive Plans which have been developed for the surrounding cities and for some of the District Plans for the Tulsa Area. Action on amendments 9 and 10, involving extensions to Avery Drive, are recommended for deferral at the request of the Sand Springs Planning Commission. All other proposals are consistent with the Tulsa Metropolitan Area Comprehensive Plan and the comprehensive plans of area communities, cities and towns. The TMATS, Technical Advisory Committee and Policy Committee have reviewed the proposed amendments and presented their recommendations. The TMAPC Comprehensive Planning Committee reviewed the amendments and recommended their adoption.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to close the Public Hearing and direct the Staff to prepare a Resolution adopting the Amendments to the Tulsa City-County Major Street and Highway Plan, excluding items #9 and #10.

CONTINUED ZONING PUBLIC HEARING:

Z-5492 John R. Shelton (Guy T. Irvirie) South of the SE corner of 71st Street and Peoria Avenue RD to OL

The Staff advised that the applicant had been contacted and he requested this item be withdrawn.

The Chair, without objection, withdrew Z-5492.

ZONING PUBLIC HEARING:

Z-5512 Roy Hinkle (McQuaig) East of the SE corner of 51st Street and Delaware Place RS-2 to OM, or RM-2

Mr. Hinkle was present at the meeting and requested the application be continued for one week.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to continue Z-5512 to April 1, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Z-5513 James McCarty & R. Bradley Jones North of the NE corner of 22nd Street and Lewis Avenue RS-3 to RM-T

A letter (Exhibit "B-1") was received from Robert Paddock, Chairman of the District 6 Steering Committee, advising that the Committee would not be able to review the application prior to the TMAPC meeting and requesting a continuance of Z-5513.

Z-5513 (continued)

In addition, a letter (Exhibit "B-2") was presented from the South Lewis Homeowners Association. The Homeowners requested a delay of the hearing to allow time to meet with the applicant and review the proposed development of the subject tract.

The applicant, Brad Jones, advised that he had met with several property owners in the area and agreed to attend the District 6 Steering Committee meeting on March 26, 1981 and advise them of the development plans.

C. O. Clark, 2121 East 22nd Place, attended the meeting on behalf of Roy Stockton, President of the South Lewis Homeowners Association. He stated that it would be highly inappropriate to consider this application before the District 6 Steering Committee had reviewed the plans.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to continue Z-5513 to April 1, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. Z-5514 Present Zoning: AG
Applicant: Jon Comstock (James Britt) Proposed Zoning: RD
Location: W of the NW/c of 11th & 177th E. Ave.

Date of Application: February 12, 1981
Date of Hearing: March 25, 1981
Size of Tract: 10 acres

Presentation to TMAPC by: Jon Comstock
Address: 1810 East 15th Street Phone: 744-5757

Relationship to the Comprehensive Plan: The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low-Intensity -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the RD District may be found in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends DENIAL of RD zoning and APPROVAL of RS-3 for the following reasons:

The subject property is located on the north side of 11th Street, midway between 161st and 177th East Avenues. The property is zoned AG Agriculture and contains a single-family dwelling. The applicant is requesting RD zoning to permit the development of duplexes.

The subject property is within an area that is not served by sanitary sewer and the water service to the subject property is questionable. The Staff can find no zoning or land use reason to increase the density of the surrounding area. Duplex zoning, in the Staff's opinion, would permit a higher density than can be serviced at the present time, and RD zoning is not justified by the surrounding zoning. RS-3 zoning, under the Development Guidelines, is the highest density residential zoning that should be considered on the subject property. Even though the RS-3 zoning could not develop at the present time, the Staff believes that the highest and best zoning classification on the subject property is RS-3.

Therefore, the Staff recommends APPROVAL of RS-3 zoning and DENIAL of RD.

Applicant's Comments:

Jon Comstock, representing the owner of the property, advised that the area is basically made up of large residential houses on large lots. Some of the residences are mobile homes converted to permanent dwellings. There is a salvage yard on the north side of 11th Street, a very large house and barns which give the appearance of a farm, and other residential structures which are some distance apart.

Mr. Comstock noted that the bulk and area requirements are basically the same for RS-3 and RD. He advised that his client understood that he would have to resolve the problems with sewage if he was going to build duplexes according to an RD zoning classification. There is an existing lagoon on the subject tract which will have to be moved and also enlarged.

Z-5514 (continued)

Protestants: Richard Johnson Address: 17006 East 11th Street
 John Edmondson 17317 East 14th Street

Protestant's Comments:

Richard Johnson advised that he resides across the street from the subject tract. He pointed out two major concerns about the requested duplex zoning - sewage and streets. There is no way of disposing of sewage in the area and the odor is particularly offensive in the summer-time. The existing lagoon seeps into a drainage area which runs through the Lynn Lane Elementary School yard. Mr. Johnson expressed concern for children in the area since the fence around the lagoon was down. In the event that another lagoon is put in there would be no place to pump the sewage out. Mr. Johnson stated that the area does not have adequate streets. Another concern was that the water pressure would be overburdened with the additional duplexes.

John Edmondson advised that he lives one-fourth mile south of the subject tract and the odors from the existing lagoon drifts to his property. It was Mr. Edmondson's opinion that there will not be room to put in the size lagoon which will be needed if the duplexes are constructed. He urged that something be done about the sewer system in the area before any further construction is allowed.

Special Discussion for the Record:

Commissioner T. Young questioned who was responsible for maintaining and operating the lagoon. Mr. Johnson stated that the City of Tulsa collects the sewer fees, keeps a percentage of the money, and turns the balance over to Mr. McKee whose charge it is to maintain the existing lagoon.

Jon Comstock advised that his client understood that he would have to comply with the requirements which are imposed by the Health Department. Mr. Comstock urged that the applicant not be held responsible for the fact that someone else has not properly maintained their lagoon.

Commissioner T. Young pointed out that it was the discussion surrounding a zoning case near 11th Street and Lynn Lane which was considered by the Planning Commission last year, that led to the revision of the Subdivision Regulations concerning lagoons vs. septic systems. He asked if it would be possible for the TMAPC to be more restrictive as to the sewer system construction on the subject tract.

Jerry Lasker stated that the policy has been to tie into an existing sewer system if there is one in the area. He advised that to require construction of a package treatment plant on a small tract such as this one, could price the developer out of business. The problem with private lagoons develops when they are not properly maintained and the City must bear the burden of their maintenance.

Commissioner T. Young pointed out a problem faced by the Commission when zoning is routinely approved which ultimately leads to development in areas where services are not available to support the addition.

Commissioner T. Young made a motion to deny the application.

Z-5514 (continued)

Commissioner Parmele's opinion was that the platting stage is the proper place to determine the conditions that must be met. He noted that denial of the application would put the Commission in the position of requiring basic services to be in place before zoning is granted rather than considering the actual use of the land itself. On that basis, he was opposed to the motion for denial.

Commissioner T. Young agreed with Commissioner Parmele; however, he cast votes on zoning applications based upon the reasonable time-frame in which those services can be put in place, either by the public sector or private sector, to support development which will occur. He pointed out that there is no indication that adequate sewer systems will be available in this area within a reasonable time-frame.

Commissioner Eller then offered a substitute motion for approval, subject to the Staff Recommendation.

TMAPC Action: 7 members present.

ON MOTION of ELLER, the Planning Commission voted 5-2-0 (Avey, Eller, Freeman, Kempe, Parmele "aye"; Holliday, T. Young "nay"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RS-3 and DENIAL of RD, as per Staff Recommendation:

The W/2 of the W/2 of the SW/4 of the SE/4 of Section 2, Township 19 North, Range 14 East, Tulsa County, Oklahoma.

Application No. Z-5515
Applicant: Cliff Wilson
Location: North of 91st Street and East of Memorial Drive

Present Zoning: AG
Proposed Zoning: CS & FD

Date of Application: February 13, 1981
Date of Hearing: March 25, 1981
Size of Tract: 20 acres, more or less

Presentation to TMAPC by: Cliff Wilson
Address: P. O. Box 35401

Phone: 492-0913

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low-Intensity -- No Specific Land Use and Development Sensitive.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the CS District is not in accordance with the Plan Map.

The Staff recommends DENIAL of the CS zoning and APPROVAL of the FD and that portion required for the Floodway District, for the following reasons:

The subject property is 20 acres in size, is located on the north side of 91st Street, east of Memorial Drive. The property is zoned Agricultural, contains a single-family dwelling and is presently being used for open air storage for circus trucks and equipment. The application is for CS and FD zoning.

The subject property is outside the intensity node where commercial zoning is considered appropriate. The subject property is located within a sub-district and commercial zoning is not appropriate within the subdistrict. Commercial zoning has been approved on 3 of the 4 intersection corners at 91st Street and Memorial Drive. Commercial zoning would be appropriate at the intersection corner. Approval of commercial zoning on the subject property would lead to strip commercial zoning along the north side of 91st Street to the detriment of the developing single-family properties to the south, and would violate the Development Guidelines. A portion of the commercial use on the property to the east is nonconforming and a portion of that use may be in violation. Approval of commercial zoning on any part of the subject tract is in direct violation of the Comprehensive Plan.

Based on these reasons, the Staff recommends DENIAL of the CS and APPROVAL of FD on that portion required for floodway on the subject property.

Protestants: None.

Applicant's Comments:

Cliff Wilson advised that he owns the 20-acre subject tract. Approximately 12 acres of the tract is located within the flood zone. There are two pipe lines which cut across the subject property, one close to the road and the second pipe line sets back 30 feet. Other commercial uses in the area include the Gaslight Dinner Theatre and a western apparel store.

Z-5515 (continued)

Special Discussion for the Record:

Commissioner Parmele questioned if the Gaslight Dinner Theatre and the western apparel store were nonconforming uses. The Staff advised that the Gaslight Dinner Theatre was in operation prior to annexation by the City of Tulsa and, therefore, was a legal nonconforming use. However, the western apparel store might be found to be nonconforming and the Staff was directed to consult the Building Inspector concerning this.

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to recommend to the Board of City Commissioners that the following property be rezoned FD on that portion required for floodway and DENIAL of CS.

The W/2 of the SE/4 of the SW/4 of Section 13, Township 18 North, Range 13 East of the Indian Base and Meridian, City of Tulsa, Okla.

Application No. Z-5516 Present Zoning: RS-2
Applicant: William Wiles (Turner) Proposed Zoning: RM-T
Location: North of 56th Place and East of Lewis Avenue

Date of Application: March 20, 1981
Date of Hearing: March 25, 1981
Size of Tract: 165' x 200'

Presentation to TMAPC by: William Wiles
Address: 9726 East 42nd Street, Suite #136 Phone: 664-5561

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low-Intensity -- Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the RM-T District may be found in accordance with the Plan Map.

The Staff recommends DENIAL of the requested RM-T zoning for the following reasons:

The subject property is located at the end of Lewis Place, between 55th Place and 56th Place. The property is zoned RS-2, is vacant, and the applicant is requesting RM-T zoning to permit the development of town-houses.

The subject property is interior in location and is totally surrounded by RS-2 single-family zoning and development. There is no justification from a zoning standpoint to increase the density on the subject property to the requested RM-T. Increased density on the subject property would grant a use prerogative not afforded the surrounding properties. Lewis Place is the only point of ingress and egress to the subject property. The density requested on the subject property would place a greater traffic burden on Lewis Place, past the 3 single-family homes.

For these reasons, the Staff feels that RM-T zoning is not justified, and therefore recommends DENIAL of the requested RM-T zoning.

Applicant's Comments:

Bill Wiles advised that if a policy is pursued that allows single-family densities greater than the traditional allowable uses it will help to achieve several highly desirable goals; i.e., better use of the existing infrastructure, enhances the economic justification for providing more mass transportation facilities, increased use of the existing municipal facilities such as parks and some of the City's growth can be redirected towards the urban core and away from the urban sprawl. Mr. Wiles pointed out that the requested RM-T zoning would be compatible with the surrounding area and would accomplish the aforementioned goals.

Commercial uses, apartments, duplexes and single-family residences are found in the area surrounding the subject tract. Mr. Wiles presented pictures (Exhibit "C-1") of the area and noted that there will be setbacks on the subject property which will not interfere with any of the surrounding single-family neighborhoods. There is a great deal of natural growth on the subject tract which shields the site from the single-family areas to the south and east. The construction budget allocates \$10,000 for additional landscaping on the site.

Z-5516 (continued)

In regard to streets, Mr. Wiles noted that Lewis Place, which deadends at the subject tract, is curbed and guttered, concrete and constructed to City standards. There will be no traffic generated by the proposed townhouses through the existing residential area.

An 18-foot wide private street will circle the development. There will be adequate turn-around space for emergency and trash vehicles.

There is sewer on the east line of the subject tract and a line which runs the full length of the south property line. An existing 6" water line runs across 51st Street and a 4" line, down Lewis Place, serve the subject tract. The applicant stated that he proposed to install an 8" water line and an additional fire hydrant to upgrade the water and fire protection in the area.

The proposed seven, two-story townhouses will contain 1,600 square feet each. They will be brick construction, individual private courtyards and attached two-car garages with a proposed sale price of \$90,000 per unit. It is the opinion of several residential real estate brokers, that the proposed units would increase the property values of the existing single-family residences from \$5,000 - \$8,000 each. Mr. Wiles stated that the addition of these attached single-family residences would help to offset the concentration of existing duplexes and provide a buffer to the single-family residential areas to the south and east.

Mr. Wiles advised that he was not aware of any objections to the proposed development. He pointed out that much time and thought has gone into the design of this project and it was his opinion that this would be one of the most compatible ways to develop the area.

Protestants: None.

Interested Party: F. H. Hollingsworth Address: 2454 East 56th Place

Interested Party's Comments:

F. H. Hollingsworth, representing several of the area residents, noted that the proposed change of zoning would benefit the entire neighborhood. Mr. Hollingsworth requested that the applicant enter into a covenant with adjacent landowners to assure that the development of the subject tract be limited to the construction of the proposed townhouses.

Instruments Submitted: Pictures (Exhibit "C-1")

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to recommend to the Board of City Commissioners that the following property be rezoned RM-T:

Beginning at the northwest corner of the SW/4 of Section 32, Township 19 North, Range 13 East; thence East along the North line of said SW/4 a distance of 460' to the point of beginning; thence continuing East a distance of 200'; thence South a distance of 165'; thence West 200'; thence North a distance of 165' to the point of beginning, City of Tulsa, Oklahoma.

Z-5517 Charles E. Norman (Helmerich & Payne, Inc.) North side of East 21st
between Utica Avenue and St. Louis Avenue CH to OL or P, OL to
CH

A letter (Exhibit "D-1") was presented from Stephen R. Clark, President of the Swan Lake Homeowners Association, requesting a continuance of this application. A continuance would allow Mr. Clark and Lee Selby, past president of the Homeowner's Association, to be present for the hearing.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to continue Z-5517 to April 1, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. Z-5518

Applicant: Ernest L. Moody

Location: SE corner of East 51st Street and South Columbia Place

Present Zoning: RS-2

Proposed Zoning: OM, RM-T

Date of Application: March 20, 1981

Date of Hearing: March 25, 1981

Size of Tract: 5 acres, more or less

Presentation to TMAPC by: Ernest Moody

Address: 5200 South Harvard Avenue, Suite 8-G

Phone: 749-2231

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low-Intensity -- No Specific Land Use and Low-Intensity -- Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OM District is not in accordance with the Plan Map, and the RM-T may be found in accordance with the Plan Map.

The Staff recommends APPROVAL of the OM on the north 200', measured from the centerline and DENIAL of the balance of the application, for the following reasons:

The subject property is located on the east side of ^{Columbia} 20th Place, south of 51st Street. The tract is presently zoned RS-2, contains 4 single-family dwellings and the applicant is requesting OM Office medium intensity and RM-T Townhouse zoning.

The frontage properties along 51st Street have been zoned a combination of light & medium office, or multifamily uses. The Staff feels that the front 200' measured from the centerline does merit consideration for office medium intensity zoning. This would allow the continuation of that OM line to the west of Columbia Place to include the one property on the SW corner of Columbia Place and 51st Street. The Staff can see no justification for extending the office district further west, or further south into the single-family residential neighborhood. That would permit higher intensity, nonresidential uses to intrude into the section across from single-family residential homes. OM zoning on the entire property in the Staff's opinion, would make it impossible to control the zoning intensity in the general area.

For these reasons, the Staff recommends APPROVAL of OM on the north 200' measured from the centerline of 51st Street, and DENIAL of the balance.

For the record, the Staff as an alternative would support OL zoning on the northernmost property, north approximately 275 feet (centerline). The Staff sees no reason to buffer the office zoning with RM-T zoning, nor have we determined that the area needs redeveloping.

Mark Skof, representing Tyron Elias, a land owner who will be affected by the proposed development, requested that the application be continued to allow further study of the proposed changes.

Bob Selman, a protestant in the case, pointed out the number of interested residents in attendance at the meeting and indicated that it would be an imposition for these people to continue the application.

Z-5518 (continued)

The applicant, Mr. Moody, advised that he had no reason to continue the application.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to hear the zoning application, Z-5518, as scheduled.

Applicant's Comments:

Ernest Moody advised that his family had moved to the subject tract 22 years ago. He expressed an interest in maintaining the character and aesthetics of the residential neighborhood. The applicant stated he had originally planned to construct luxury homes on the subject property; however, found this would not be economically feasible. Mr. Moody presented pictures (Exhibit "E-1") of the surrounding area and pointed out that the owner of the adjacent tract to the east has leveled the ground and removed all of the existing trees. The applicant stated that he was very much against destroying any trees on the subject tract.

Mr. Moody presented a letter (Exhibit "E-2") from Mrs. Barbara D. Evans, an adjacent property owner, stating that she concurs with the proposed development. She stated that the office buildings and apartments in the area have not affected the traffic situation and there have never been any drainage problems. Concerning the proposed plan, Mrs. Evans stated she would be proud of the attractive office buildings and townhouses. She urged comparison of the proposed development with the existing apartment house next door to her residence and across the street.

The proposed 21 townhouses will be developed with a swimming pool, putting greens, jogging track and all of the amenities of luxury homes. The complex will have ingress and egress from 61st Street; however, for protection and other reasons, access to Columbia Place will be provided. Covered parking, adequate parking spaces and elaborately landscaped courtyards will be developed. It was Mr. Moody's opinion that this garden complex will be a credit to this section of Tulsa.

David Detrick advised that several zoning alternatives for the site have been considered. One alternative would be for OM zoning on the north 200' with a step-down to OL zoning and RM-T on the adjacent area. A second alternative would utilize OL on the north 275' with townhouse development on the next two lots. The proposed development would include a 49,000 sq. ft. office complex with 21 townhouse units.

Bob Swanson, architect, addressed the drainage issue, pointing out that there are two storm sewers available, one approximately 250' east on 51st Street and the other 250' south on Columbia Place. These sewers would provide the runoff and drainage necessary for the subject tract.

In regard to traffic, Mr. Swanson advised that all cars can get from the area to 51st Street without using Columbia Place. An alternative would be to close the access point between the office use and the townhouse development and allow only the traffic to the proposed 21 townhouse units to have access to Columbia Place. There is 304 feet of frontage on 51st Street, therefore, the office park can be completely enclosed with no access to Columbia Place. In Mr. Swanson's opinion, the traffic generated by the 21 townhouse units would not present a problem, since the area

Z-5518 (continued)

residents have told him that the traffic generated onto Delaware Place by the 45 adjacent apartments has not caused a significant impact on neighborhood traffic.

Protestants: David Madden Addresses: 5202 South Columbia Place
 Bob Selman 5212 South Columbia Place
 Mark Skof 3139 East 4th Street

Protestant's Comments:

David Madden, attorney representing other neighborhood property owners as well as himself, presented a protest petition (Exhibit "E-3") with 37 signatures of area residents. Mr. Madden pointed out that 8 of the 11 homeowners whose property is located on Columbia Place have signed the petition as well as many others who feel this development will adversely affect their property.

Mr. Madden also presented a letter (Exhibit "E-4") from Nelson Little, State Representative of the District and a resident of the 5300 Block of South Columbia Place. Mr. Little noted that this is a quiet, secluded neighborhood and the proposed zoning change will create a burden and a hardship on the surrounding area.

The protestant advised that the character of the neighborhood is strongly residential. Every age group is represented in the makeup of the area. He advised that this neighborhood presents a suitable environment for family life and preserves open living areas without overcrowding.

Area residents in protest of the application feel that the granting of the proposed rezoning would be arbitrary, unreasonable and would be antagonistic to the public welfare.

Bob Selman, reviewing the history of the area, advised that Bethel Union Heights Addition was platted in 1902 and zoning was revised in 1980. Two items concerning zoning, access to a residential street and office use across the street from residential property, were of particular concern. The protestant stated that Mr. Hunter, who has lived across the street from the subject tract for a number of years, would be forced to move from his property if the proposed density on the subject tract was approved.

Regarding streets, Mr. Selman pointed out that the use of the street, parking on the street, and additional traffic which increases the maintenance on the streets were concerns of the protestants. Another potentially negative affect is the water drainage runoff. The streets are filled during any rain at the present time, and the protestant was concerned with the affects of further development. Mr. Selman agreed that this problem could be resolved - it would depend on how it was handled by the applicant.

Mr. Selman pointed out the problems in serving the area with sanitary sewers and noted that the homes presently on their own septic systems was the best use for the land.

The potentially negative affects, streets, drainage and sewer, cause one major problem - costs. Mr. Selman expressed concern that the additional costs for dealing with these problems would be reflected in cutbacks in space and materials of the building.

Mr. Selman noted the change in density, both in people and vehicles, congestion, and visual affects: i.e., more cars, noise; and people will not get out and visit with their neighbors in the yard as they do now. The children play in the large front yards and sometimes run into the streets. Mr. Selman expressed concern for their safety with the increased traffic which would be generated with the proposed development.

Z-5518 (continued)

Commissioner T. Young asked Mr. Moody, if a compromise was to be made, which was of greater importance to him - the residential aspect or the office complex.

Mr. Moody stated that the development hinges on both the residential and the office working together in order to be financially feasible. A high-rise office building would utilize a smaller tract of land; however, the applicant stated that he would prefer a one-story building.

Wayne Alberty advised that the proposed office project could be developed on the portion that they are requesting OM with OL zoning, provided a PUD or Board of Adjustment application is filed.

Mr. Detrick stated that the OM zoning would be preferred rather than file the PUD or Board of Adjustment application.

In answer to Commissioner T. Young's question, if the Staff would consider CO Corridor zoning appropriate, Mr. Alberty advised that the Comprehensive Plan did consider corridor zoning between 51st Street and I-44. However, the CO District and the intensity it would allow would be much greater than the requested OM. The Staff would not recommend CO zoning on the subject tract.

Commissioner Parmele questioned if a PUD could be a condition of a zoning recommendation. Alan Jackere, Assistant City Attorney, advised that it would not be possible; however, the zoning could be approved in such a manner that the applicant would be unable to develop the property according to his plan without filing a PUD. Mr. Jackere also stated that it would not be appropriate to hold up the zoning action until a PUD was filed.

The protestants advised they would prefer a decision be made on the zoning application at this time.

Mr. Moody stated that he was willing to accept the zoning designation that would require a PUD to be filed.

In response to Commissioner Parmele's question concerning the Staff Recommendation, Mr. Selman advised that, in his opinion, OL zoning would be the best use for Mr. Moody's home. It is a beautiful home, white, stately, and set back with lots of trees surrounding it. He pointed out that if the Moody home were allowed to be used as an office it would be an example of good practical zoning. In addition, the applicant could construct another home similar to it and realize a very good financial return on the property.

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young, "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to recommend to the Board of City Commissioners that the following property be rezoned OL on the north 399', RM-T on the next two (2) lots and DENIAL of the balance:

OL: The North 399' of Lot 3 and Lot 4, Bethel Union Heights; AND

RM-T: The § 200' of Lot 3 and Lot 4, Bethel Union Heights, ALL in Tulsa, Tulsa County, Oklahoma.

Z-5519 Robert J. Nichols (Ira Crews) 55th Place, East of Lewis Avenue
RS-3 to RD

PUD #252-A Robert J. Nichols (Ira Crews) 55th Place, East of Lewis Avenue
(RS-3)

A letter (Exhibit "F-1") from the applicant, Robert J. Nichols, was presented. Due to a conflict in scheduling, Mr. Nichols found that he would be unable to attend the meeting and had notified, by letter, each of the individuals who had previously reviewed notice of this hearing.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young "absent") to continue Z-5519 and PUD #252 to April 1, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application PUD #254 Present Zoning: (OM)
Applicant: Charles Norman (L & S Development Corp.)
Location: SW corner of East 68th Street South and South Canton Avenue

Date of Application: March 20, 1981
Date of Hearing: March 25, 1981
Size of Tract: 5 acres, more or less

Presentation to TMAPC by: Charles Norman
Address: 909 Kennedy Building Phone: 583-7571

Staff Recommendation:

Planned Unit Development #254 is located on the southwest corner of 68th Street and Canton Avenue. The property is approximately 5 acres in size and zoned OM. The applicant is requesting the approval of a PUD to permit the development of two office buildings with a maximum height of 7 stories. The Staff has reviewed the applicant's Text and Site Plan and find that the PUD meets the stated purposes of the PUD Chapter. Therefore, the Staff recommends APPROVAL of PUD #254, subject to the following conditions:

- 1) That the applicant's Text and Site Plan be incorporated as a condition of approval, unless modified herein.
- 2) Development Standards:
 - a. Site Area----- 249,540 sq. ft. (gross)
----- 218,100 sq. ft. (net)
 - b. Permitted Uses----- Those uses permitted as a matter of right in the OM District and beauty and barber shops.
 - c. Maximum Floor Area----- 127,770 sq. ft.
 - d. Maximum Building Height----- 7 stories.
 - e. Building Setbacks----- Per applicant's Text.
 - f. Parking Ratio per 1,000 sq. ft. of floor area---3.5.
 - g. Minimum Landscaped Open Space-- 23% of net site area.
 - h. Signs----- As permitted by right in the OM District.
- 3) That a detailed site plan and landscape plan be submitted to the TMAPC for review and approval prior to the issuance of a building permit.
- 4) That an amended plat or amended deed of dedication to the existing plat, incorporating the conditions of the PUD approval be approved by the TMAPC and filed of record in the County Clerk's Office, making the City of Tulsa beneficiary to said Covenants, prior to development.

PUD #254 (continued)

Applicant's Comments:

Charles Norman advised that the text had been filed with all of the documents and setbacks which would require the buildings to be constructed on the site as located on the site plan. The entire area is zoned for office development. The purpose of the PUD is to permit a seven-story office structure in the southwest corner, the highest part of the subject tract and also a one-story building on the property. Mr. Norman had no objections to the conditions recommended by the Staff.

Protestants: None.

TMAPC Action: 6 members present.

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young, T. Young "absent") to recommend to the Board of City Commissioners that the following property be APPROVED, subject to the conditions:

All of Lot 2, a part of Lot 1, Block 2, Burning Hills, an Addition in the City of Tulsa, Tulsa County, according to the Official Recorded Plat thereof; more particularly described as follows, to-wit: Beginning at a point in the Easterly line of said Lot 1, 512.76' from the Southeast corner thereof; thence North $89^{\circ}-49'-53''$ West a distance of 300.01' to a point in the Westerly line of said Lot 1, 512.74' from the Southwest corner thereof; thence North $00^{\circ}-00'-17''$ East along the Westerly line of said Lot 1 and Lot 2 a distance of 748.06 feet to the Northwest corner thereof; (southerly right-of-way line East 68th Street) thence South $89^{\circ}-50'-02''$ East a distance of 0.00 feet; thence along the Northerly line of said Lot 2 (southerly right-of-way line East 68th Street South) on a curve to the right having a radius of 170.00' a distance of 44.51'; thence South $74^{\circ}-50'-02''$ East a distance of 63.26'; thence on a curve to the left having a radius of 230.00' a distance of 60.21'; thence South $89^{\circ}-50'-02''$ East a distance of 135.48' to the Northeast corner of said Lot 2; thence South $0^{\circ}-00'-22''$ West along the Easterly line of said Lot 2 and Lot 1, a distance of 718.07' to the point of beginning.

PUD #255 Ralph L. Jones (Wallace) North of the NE corner of 64th Street and Peoria Avenue (CS & RM-2)

Ralph L. Jones advised that the drainage problems on the subject tract are more complex than originally thought to be. He requested a continuance of the application to allow more time to study the PUD. Mr. Jones stated that his engineer has been working with the City concerning the drainage problems. The delay, in no way, represents an effort to evade or avoid any drainage requirements, but to determine specifically what is required to resolve the problems.

C. H. Medearis, 1359 East 64th Street, objected to the continuance of the hearing until the Planning Commission resolves the problem of drainage and makes a recommendation to the City Commission on zoning applications Z-5503 and PUD #255. Mr. Medearis recommended the Planning Commission act on the PUD before the zoning application is transmitted to the City Commission. In addition, he requested that the City Commission be notified that the requirements set forth in the February 25, 1981, TMAPC meeting have not been met. He further requested that the City Commission defer action on the zoning application until action is completed by the Planning Commission.

Other Protestants present at the meeting included:

Carson Medearis	Addresses:	1359 East 64th Street
Marie Medearis		" " " "
Bill Morrow		1413 East 64th Street
Pauline Morrow		" " " "
Raymond Neighbors		1411 East 64th Street
Oneida Neighbors		" " " "

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Freeman, Holliday, Kempe, Parmele, T. Young, "aye"; no "nays"; no "abstentions"; Gardner, Inhofe Petty, C. Young "absent") to continue PUD #255 to April 15, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

PUD #166 Chuck Wilbanks South side of 91st Street, at 69th East Avenue

Request for approval of Minor Amendment to permit 15 feet and 10 feet setbacks and site plan approval for Development Area "C".

Charles Wilbanks, representing Russell L. Magee and Associates, Inc., advised that the original PUD did not plan for independent driveways at each dwelling unit; the proposed amendment would provide an 18-foot driveway for adjacent off-street parking for each dwelling unit. This coupled with the large natural gas easement on the property necessitates a further 5-foot setback reduction.

The developer of the subject tract, Ernest R. Coleman Company, will provide a continuous brick masonry/wood screen wall privacy fence at the north property line, as well as other areas fronting public streets. Within the space remaining between the dwelling unit and privacy fence, a landscaped buffer will be provided by planting trees and planting for accoustical and visual aesthetic considerations.

Mr. Wilbanks presented a Site Development Plan (Exhibit "G-1") and advised that the additional reduction of five feet to the previously approved twenty-foot setback will still afford the desired residential appearance of the PUD, while further aiding off-street parking for each condominium purchaser.

Wayne Albery advised that the reason for the Staff Recommendation of denial of the minor amendment was that the typical setback on 91st Street would be 35 feet. This setback was waived 20 feet through the PUD and now the developer is requesting relief to 15 feet. The units were staggered on the oridinal PUD and some of the units meet the 35-foot setback requirement.

Two additional approvals would be needed: 1) Two units are setting 10 feet from the interior street; and 2) there is another portion on the north line of units which would not comply with the 10-foot unit separation.

The Staff did not recommend approval of the requested minor amendment.

Mr. Wilbanks advised that the nature of the off-street parking problems associated with high density neighborhoods is greatly reduced with the requested amendment.

Mr. Albery stated that, in terms of the interior space, this is a better design; however, the Staff does not believe that a recommendation can be made to encroach upon the livability of those units which will back to 91st Street. The Staff's position is that 20 feet should be the minimum setback from an arterial street.

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Avey, Ellier, Freeman, Holliday, Kempe, Parmele, "aye"; no "nays"; no "abstentions"; Gardner, Inhofe, Petty, C. Young, T. Young, "absent") to approve a Minor Amendment to permit 15-foot and 10-foot setbacks and Site Plan approval for Development Area "C" of PUD #166.

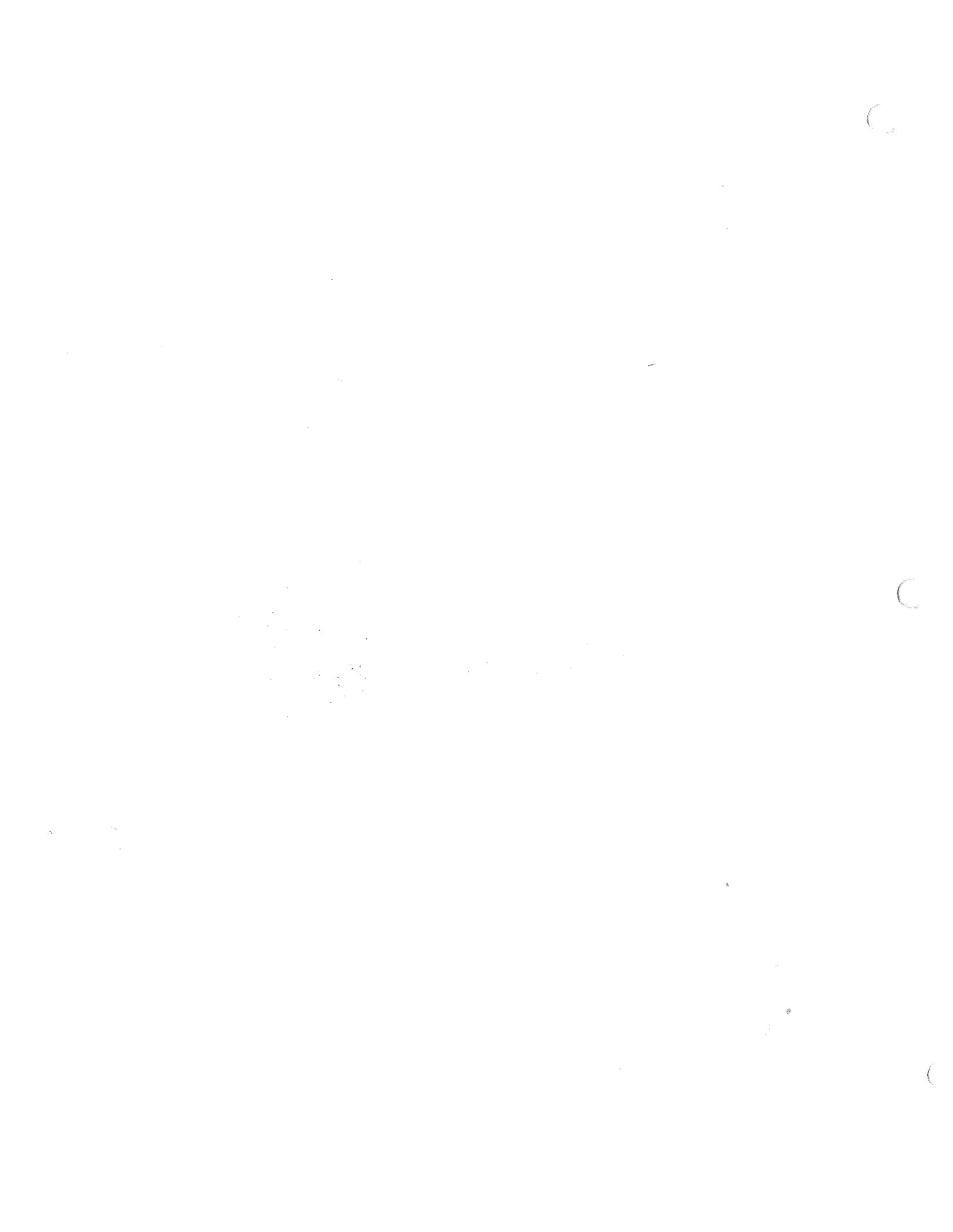
There being no further business, the Chair adjourned the meeting at 4:30 p.m.

Date Approved April 8, 1981

Chery A. Kempe
Chairman

ATTESTED:

Chery A. Kempe
Secretary



TMAPC RECEIPTS
MONTH OF FEBRUARY, 1981

ZONING

City Zoning Fees	(21)	\$2,415.00	
Fee Waived	(0)		
			\$2,415.00

LAND DIVISION

Subdivision Preliminary Plats	(8)	\$ 450.00	
Subdivision Final Plats	(6)	277.00	
Lot-Splits	(23)	140.00	
Fee Waived	(6)		
			\$ 867.00

BOARD OF ADJUSTMENT

		\$2,100.00	
Fee Waived	(2)		
			\$2,100.00
			<u>\$5,382.00</u>

Depository Ticket

City Receipt

742	009805	\$ 811.00	
743	009897	790.00	
744	010115	1,090.00	
745	010833	2,791.00	
		\$5,482.00	
	*Less:	(100.00)	
			<u>\$5,382.00</u>

CITY BOARD OF ADJUSTMENT \$1,610.00

COUNTY BOARD OF ADJUSTMENT \$ 490.00

CITY SHARE \$1,641.00

COUNTY SHARE \$1,641.00

*Less: Final Plat Fee - "Oxford Place (LTD)" - \$50.00 - Receipt #27977 -
Deposit #008523
County Board of Adjustment Filing Fee - Earl M. Anderson - \$50.00 -
Receipt #27966 - Deposit #007859

