

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1408
Wednesday, May 26, 1982, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Hennage, 2nd Vice-Chairman Hinkle Kempe, 1st Vice-Chairman Parmele, Chairman Petty, Secretary Rice	Freeman Gardner Higgins Young Inhofe	Chisum Compton Gardner	Jackere, Legal Department

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, May 25, 1982, at 10:10 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Parmele called the meeting to order at 1:40 p.m.

REPORTS:

Director's Report:

RESOLUTION NO. 1408:553

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

Resolution No. 1408:553 (continued)

WHEREAS, A Public Hearing was held on the 19th day of May, 1982, 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:

1. Changing the Plan Map designation from Low Intensity, Residential to Medium Intensity, Industrial for property located north of Pine Street, between Utica Avenue and Victor Avenue and extending north to the Atchison-Topeka & Santa Fe Railroad right-of-way (Z-5495).
2. Changing the Plan Map designation from Low Intensity, No Specific Land Use to Medium Intensity, Industrial for property located north of Apache Street, between Pittsburg and Toledo Avenues, extending north to future Gilcrease Expressway, and for property one lot east of Toledo Avenue, north of Apache Street (Z-5548, Z-5500).
3. Changing the Plan Map designation from Low Intensity, No Specific Land Use to Medium Intensity, No Specific Land Use for property located north of Apache Street and east of Pittsburg Avenue, extending north to align with existing IL Industrial zoning.

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 26th day of May, 1982.

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 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 21st day of April, 1976, this Commission, by Resolution No. 1109:425, did adopt the District 5 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 5 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 19th day of May, 1982, 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 5 Plan as follows:

1. Changing the Plan Map designation from Low Intensity, Residential to Low Intensity, No Specific Land Use for property (4 lots) located west of Darlington Avenue and south of 21st Street (District Court action February 1982).
2. Changing the Plan Map designation from Low Intensity, No Specific Land Use to Medium Intensity, Commercial for property located east and north of the northeast corner of 11th Street and the Mingo Valley Expressway (Z-5484).
3. Changing the Plan Map designation from Low Intensity, No Specific Land Use to Medium Intensity, Office for property located between I-44 and 22nd Place South and between 91st and 92nd East Avenues (Z-5652).
4. Changing the Plan Map designation from Low Intensity, No Specific Land Use to Medium Intensity, No Specific Land Use for property located between I-244 and Admiral Place and between the half section line and 129th East Avenue (Z-5574, Z-5600).

Resolution No. 1408:554 (continued)

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 part 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 26th day of May, 1982.

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 19th day of May, 1982, 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:

Amending the Plan Map designation from Low Intensity, Residential to Medium Intensity, No Specific Land Use for property (one block) located between 50th Street and 51st Street and between 33rd West Avenue and 32nd West Avenue.

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 26th day of May, 1982.

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 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 10th day of December, 1975, this Commission, by Resolution No. 1097:416, did adopt the District 17 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 17 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 19th day of May, 1982, 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 17 Plan as follows:

1. Changing the Comprehensive Plan Map designation from Low Intensity, No Specific Land Use to Medium Intensity, No Specific Land Use for property located east of Garnett Road and south of I-44 (Z-5569).
2. Changing the Comprehensive Plan Map designation from Low Intensity, No Specific Land Use to Medium Intensity, No Specific Land Use for property located south of I-44 and west of 127th East Avenue (Z-5599).

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 part 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 26th day of May, 1982.

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 No. 1078:403, did adopt the District 18 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 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 19th day of May, 1982, 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:

1. Changing the Comprehensive Plan Map designation from Low Intensity, No Specific Land Use to Medium Intensity Office for property located on the east side of Lewis Avenue, extending 400 feet to the east and between 57th Street and 59th Court (Z-5577).
2. Changing the Comprehensive Plan designation from Medium Intensity, Residential to Medium Intensity, No Specific Land Use for property located on the east side of Peoria Avenue, between 58th Street and 60th Street (Z-5593).
3. Changing the Comprehensive Plan Map designation from Low Intensity, Residential to Special DISTRICT I for property located on the west side of Mingo Road and extending south from 56th Street to 61st Street (Z-5553, Z-5670).
4. Changing the Comprehensive Plan Map designation from Medium Intensity, Residential and Low Intensity, Residential to Medium Intensity Office for property located north and east of the northeast corner of 71st Street and South Peoria Avenue (Z-5575).

Resolution No. 1408:557 (continued)

5. Changing the Comprehensive Plan Map designation from Low Intensity, No Specific Land Use to Medium Intensity Office for property located on the north side of 71st Street, east side of Joe Creek channel (Z-5583, Z-5549).
6. Changing the Comprehensive Plan Map designation from Low Intensity, No Specific Land Use to Medium Intensity, No Specific Land Use for property located on the south side of 61st Street, between Joe Creek channel and Zunis Avenue (Z-5601).
7. Changing the Comprehensive Plan Map designation from Low Intensity, Residential to Low Intensity, No Specific Land Use for all property north of 71st Street and west of Sheridan Road, except platted residential subdivisions (Z-5497, Z-5565).
8. Changing the Comprehensive Plan designation from Low Intensity and Medium Intensity, Residential to Medium Intensity, Commercial for all property fronting Peoria Avenue, between 61st and 71st Streets South (Z-5503, Z-5540).
9. Changing the Comprehensive Plan Map designation for Medium Intensity, No Specific Land Use to Medium Intensity, Office for all property located between I-44 and 51st Street except for intersection nodes at Lewis Avenue and Harvard Avenue; and changing the Comprehensive Plan Map designation from Low Intensity, No Specific Land Use to Medium Intensity, Office for properties on south side of 51st Street, between Columbia Place and Evanston Avenue (Z-5512, Z-5518).

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 26th day of May, 1982.

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 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, 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 26th day of April, 1982, for the purpose of considering amendments to the District 5 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 19th day of May, 1982, 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 Text as follows:

5.3 Pedestrianways/Bikeways

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

6.2 Recreation/Open Space

6.2.3.3 The Recreation/Open Space System should be developed as shown on the Plan Map, in the Cooley Creek Master Drainage Plan, and in the Mingo Creek Master Drainage Plan.

6.6 Public Utilities

6.6.1 Provide a system of public facilities that will serve all land activities, improve the quality of life, and ensure proper utilization of tax dollars by utilizing facilities for more than one use, e.g., joint park/school use and multiple use of detention sites.

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.

Resolution No. 1408:558 (continued)

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 26th day of May, 1982.

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 law; 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 the District 17 Plan 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, This Commission did call a Public Hearing on the 26th day of April, 1982, for the purpose of considering amendments to the District 17 Plan and Public Notice of such meeting was duly given as required by law; and

WHEREAS, A Public Hearing was held on the 19th day of May, 1982, 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 Text as follows:

5.3 Pedestrianways/Bikeways

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

6.2 Open Space

6.2.3.6 The District's Recreation/Open Space System shall be developed as shown on the Plan Map, in the Cooley Creek Master Drainage Plan and in the Mingo Creek Master Drainage Plan.

Resolution No. 1408:560 (continued)

6.6 Public Utilities

6.6.3.5 Development of detention facilities will be located as indicated on the Plan Map, in the Vensel Creek Master Drainage Plan and the Mingo Creek Master Drainage Plan.

And by adding the portion as follows:

6.6.3.6 Detention facilities should be designed and utilized as open space and recreation areas whenever feasible and desirable.

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 26th day of May, 1982.

SUBDIVISIONS:

For Final Approval and Release:

Yorktown 71 (683) West of the NW corner of 71st Street and South Lewis Avenue (OM)

The Staff advised the Commission that all letters of approval had been received and final approval and release was recommended.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Young, Inhofe, "absent") to approve the final plat of Yorktown 71 Addition and release same as having met all conditions of approval.

CONTINUED ZONING PUBLIC HEARINGS:

Application No. Z-5684

Present Zoning: RS-3

Applicant: Springer (Eimer)

Proposed Zoning: IL

Location: NW corner of Victor Avenue and Queen Street

Date of Application: February 24, 1982

Date of Hearing: May 26, 1982

Size of Tract: .46 Acre, more or less

Presentation to TMAPC by: Roy Springer

Address: 1719 East Queen Street - 74110

Phone: 592-5004

Relationship to the Comprehensive Plan:

Mr. Gardner advised that this is an amended Staff Recommendation. This case has been presented to the Planning Commission before. The Health Department has informed the Staff that 80% of the problem on the tract has been cleaned up and the Health Department will continue to monitor the progress until all of the tires are off the ground and cleaned.

The District 2 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- No Specific Land Use, Special District 2, and potential Corridor.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the IL District is in accordance with the Plan Map.

Staff Recommendation:

The subject tract is located on the northwest corner of Queen Street and Victor Avenue and contains a single-family residence. It is approximately 1/2 acre in size, zoned RS-3 and the applicant is requesting IL zoning.

Victor Avenue is unimproved and, therefore, access to the subject tract most likely must come from Queen Street and Utica Avenue. The tract is abutted on the north by a single-family dwelling zoned IL, on the west by three single-family dwellings zoned RS-3, on the south by vacant land zoned RS-3, and on the east by several single-family residences zoned RS-3. The houses to the east from Wheeling Avenue make Victor Avenue the most appropriate place to draw the zoning line between residential and industrial.

Based on the Comprehensive Plan, zoning patterns and existing land uses, the Staff recommends APPROVAL of IL zoning as requested.

Applicant's Comments:

Mr. Roy Springer stated he has been operating on this property for the last three or four years and would like to continue to do so.

Protestants: Tom Suber
Joe Palovik

Addresses: 724 South Norfolk Avenue
Rt. 1, Box 138, Park Hill, Ok.,
74451

Protestant's Comments:

Mr. Tom Suber explained there is a drainage problem in the area because there is no storm sewer and all the water goes into his yard. He cannot see how a business could operate in this area because of the existing conditions and the fact that the only entrance is up Utica Avenue.

Z-5684 (continued)

Mr. Joe Palovik stated the property owners in the area are trying to clean up the area and they do not want this to be a junk yard. His objection is that the people who operate on the subject property are not fulfilling their part in keeping the area clean. Mr. Palovik has had several offers to buy his property, but the contracts did not go through due to the condition of surrounding properties, so his lots remain vacant. No matter how the tires are stacked, they will retain water. Mr. Palovik previously wrote a letter of objection to the Planning Commission (Exhibit "A-1").

Applicant's Comments:

Mr. Springer submitted four (4) letters of support for the requested zoning (Exhibits "A-2, A-3, A-4 and A-5"). This property is not a junk yard. This lot is cleaner now than when he moved to this location. The metal company in the area is moving to another location and he feels property in the area would sell easier if it were rezoned.

Instruments Submitted: Letter of Protest from Joe Palovik (Exhibit "A-1")
Letters of Support from:
Nikla Moreno (Exhibit "A-2")
Viola V. Page (Exhibit "A-3")
Mrs. O. E. Dykes (Exhibit "A-4")
Adolph Crisp, Premium
Processed Metals (Exhibit "A-5")

TMAPC Action: 6 members present:

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned IL:

Lots 9, 10, 11, Block 1, Elm Motte Addition, Tulsa County, Oklahoma.

CZ-52 Laramie Development Company North side Wekiwa Road, between 193rd
Street and 209 West Avenue AG to RMH

A letter was presented from Roy Johnsen, attorney for the applicant, requesting this case be continued for two weeks (Exhibit "B-1"). Tom Tannehill, attorney for the protestants, had informed the Staff he has no objection to the continuance.

Instruments Submitted: Letter from Roy Johnsen, attorney for the applicant,
(Exhibit "B-1").

TMAPC Action: 6 members present.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Young, Inhofe, "absent") to continue Case No. CZ-52 until June 9, 1982, at 1:00 p.m. in Langenheim Auditorium, City Hall, Tulsa, Oklahoma.

PUD #288 (continued)

Applicant's Comments:

Mr. Charles Norman submitted copies of the architect's Concept Plans (Exhibit "C-1") and development Text (Exhibit "C-2"). Mr. Norman has no objections to the Staff Recommendation. Cotton Properties, Inc., has contracted to buy the Holland Hall Middle School property and has proposed this development for 3 purposes: 1) To provide for private streets within the project itself for security purposes; 2) for approval of a portion of the property to be used as a gatehouse, a reception area and a small maintenance building; and 3) to request that the front yard on the interior lots be 30 feet instead of 35 feet. Each of the lots within the development exceeds the area requirement under RS-1, some by almost 50%.

If the area were platted conventionally, it would produce between 18 and 22 lots. The emergency access easement in the northwest corner has been deleted. The cul-de-sacs are very short; and, because of the construction of the screening fence, access to each of the homes will be relatively easy. It is not required and he does not believe it is necessary. The cul-de-sacs are extra wide and would permit emergency vehicles to turn-around.

A copy of the plans was sent to each of the property owners within 300'.

Protestants: None.

Instruments Submitted: Architect's Concept Plans (Exhibit "C-1")
Development Text (Exhibit "C-2")

TMAPC Action: 6 members present.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for PUD, subject to the conditions stated in the Staff Recommendation:

All of Lots 1, 2, 9, 10, Block 2, Woody-Crest Subdivision, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; LESS and EXCEPT the following:

Beginning at the Northwest Corner of said Lot 2; thence North $89^{\circ}-30'$ East along the North line of said Lots 2 and 1, a distance of 280.00'; thence South $0^{\circ}-30'$ East a distance of 122.99'; thence South $56^{\circ}-55'-24''$ West a distance of 232.02'; thence North $83^{\circ}-34'-44''$ West a distance of 85.77'; thence North $82^{\circ}-38'-06''$ West a distance of 30.00' to the Southwest Corner of said Lot 2; thence North-easterly along the West line of said Lot 2 to the Northwest Corner of said Lot 2 and the point of beginning; the remaining parts of said Lots 1, 2, 9, and 10, containing 7.38 acres, more or less.

PUD #289 (Staff Recommendation) continued)

Therefore, we would recommend APPROVAL, subject to the following conditions and modifications:

- 1) That the applicant's Development Plan and Text be made conditions of approval as being representative of the character of the development.
- 2) That no building permit shall be issued until a Detail Site Plan has been submitted to and approved by the TMAPC, including:
 - (a) A redesign of the traffic flow from the west parking lots where all traffic feeds into the single access road at the same point. We think the traffic can be dispersed more efficiently by establishing additional access points to the single access road;
 - (b) Design the intersection of East 71st Street South and the single access road to promote traffic flow by the addition of an internal left turning-lane onto 71st Street and ample traffic stacking area;
 - (c) Design the intersection of South Yale Avenue and the southernmost access road to promote traffic flow by the addition of an internal left turning-lane onto Yale Avenue and ample traffic stacking area;
 - (d) The "breaking-up" of the northernmost parking lot by the addition of landscaped areas, and
 - (e) To the extent possible, the elimination of the need for all pedestrians to move from their car to the buildings by traveling between parked cars or through parking lanes by providing walkways at locations to serve smaller defined parking areas.
- 3) Design Standards:

Development Area One:

Area (Gross): 136,750 sq. ft.
(Net) : 121,090 sq. ft.

Permitted Uses: Principal and accessory uses permitted as a matter of right in the OM District, restaurants and private clubs enclosed in the principal building,* and barber and beauty shops.

*Amount of floor area permitted as per Chapter 6 of the Tulsa Zoning Code.

Maximum Floor Area: (Building under construction),
75,000 sq. ft.

Maximum Building Height: 85 feet

Minimum Building Setbacks:

From the centerline of South Yale Ave. 110 feet

PUD #289 (continued)

From the south property line 130 feet
From the west boundary of
Development Area One 240 feet
Parking Ratio Per 1,000 feet of floor area 3.3
Minimum Internal Landscaped Open Space;
(Gross) 22% 30,085 sq. ft.**
Signs: As permitted by the PUD Chapter
of the Tulsa Zoning Code.

**Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas, but does not include any parking, building or driveway areas.

Development Area Two:

Area (Gross): 267,220 sq. ft.
(Net) : 209,930 sq. ft.

Permitted Uses: Principal and accessory uses permitted as a matter of right in the OM District, restaurants and private clubs enclosed in the principal building;* and barber and beauty shops.

*Amount of floor area permitted per Chapter 6 of the Tulsa Zoning Code.

Maximum Floor Area: 110,000 sq. ft.
Maximum Building Height 120 feet
Minimum Building Setbacks:
From the centerline of South Yale Ave. 110 feet
From the centerline of East 71st St. 190 feet
From the west boundary of Development
Area Two 240 feet
Parking Ratio Per 1,000 ft. of floor area 3.3
Minimum Internal Landscaped Open Space;
(Gross) 19% 50,700 sq. ft.**
Signs: As permitted by the PUD Chapter of the Tulsa
Zoning Code.

**Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas, but does not include any parking, building or driveway areas.

Development Area Three:

Area (Gross): 51,950 sq. ft.
(Net) : 47,400 sq. ft.

Permitted Uses: Open space and access driveways only,
(no parking).

Minimum Internal Open Space (Gross) 91% 47,200 sq. ft.

PUD #289 (continued)

- 4) That a Detailed Landscape Plan be submitted to and approved by the TMAPC prior to occupancy.
- 5) That no building permit shall be issued until the property has been included within a subdivision plat submitted to, and approved by the TMAPC, and filed of record in the County Clerk's Office, incorporating within the restrictive covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said covenants.

Applicant's Comments:

Mr. Charles Norman, attorney for C. B. Self and Company, submitted copies of the proposed Development Text (Exhibit "D-1"). There is also a request on the agenda for this meeting to consider a minor amendment to PUD #136, Silver Oaks, Lot 1, Block 1, which is requested to be included in this proposal.

A building is presently under construction on the southwest corner of South 71st Street and Yale Avenue, which is owned by his client. When Silver Oaks was platted for PUD several years ago, the property owner did not own the north 320 feet immediately adjacent to 71st Street. Consequently, the only permitted use was duplex, which resulted in an extremely long cul-de-sac and never developed. This is an extremely low area, almost a sump, and is brushy. His client has contracted to acquire this north 300 feet and the south 360 feet from Silver Oaks. This proposal is to provide a unified plan for the corner property.

There are major improvements planned for the intersection of 71st and Yale, which will take about two years. As a part of the plans, a median will be installed limiting access from 71st to a point approximately 530 feet west of Yale and full access on Yale about 600 feet south of 71st Street. There will be a right turn permitted into the property, southbound on Yale Ave.

The requested zoning is for the west 248 feet and plan to amend the plat of Executive Center to add this to it, then to subject all this area to the PUD Covenants. There are three, single-family homes to the west. The proposal is to not open the stub-street from this addition into the proposed development.

Development Area I includes the area presently under construction, which includes enough parking for that particular building. Development Area II is the balance of the property, except for the west 175 feet, and would include another building. Development Area III would be the west 75 feet. In the plat and PUD of Silver Oaks, there was a requirement that this 75 feet remain open space and this proposal would maintain that restriction and extend it to the north 320 feet. This is the reason for establishing Development Area III. The engineers for this project feel this is necessary due to the sloping topography.

There will be a considerable amount of fill work needed prior to the improvements on 71st Street to accommodate the new grades. The heavily wooded area would remain. The only specific use requested on the west 248 feet is parking, which will not be visible to the adjacent homes because of the trees and change in grade.

PUD #289 (continued)

Mr. Norman has discussed the Staff's requirement for a second access with the architect. This could occur where the grades cross. They can comply with all Staff conditions regarding access in the Detail Site Plan. Set-backs have been imposed in the Development text. He had no objection to OL zoning because it would permit the building to be constructed as proposed.

Protestant: Larry Hoberock Address: 4355 East 72nd Street.

Protestant's Comments:

Mr. Larry Hoberock lives next to the proposed addition and was confused by the meaning of open space and if that would permit a road. Mr. Gardner explained that the property on the north, next to Mr. Hoberock's property, has been restricted to green space in this plan, except for the small portion where the road comes up the hill and will have to jog because of the steep incline.

Based on this explanation, Mr. Hoberock stated he could support the Staff Recommendation.

Instruments Submitted: Development Text (Exhibit "D-1")

TMAPC Action: 6 members present. (Z-5707)

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be denied OM zoning, and approve OL zoning on all except the west 75 feet, based on the Staff Recommendation:

A tract of land located in Section 9, Township 18 North, Range 13 East, Tulsa County, Oklahoma, more particularly described as follows:

Beginning at a point 410 feet west of the northeast corner of Section 9; thence West 248.96 feet; thence South along the East boundary of SOUTHRIDGE ESTATES SECOND ADDITION a distance of 329.40 feet; thence East 248.12 feet; thence North 329.40 feet to the point of beginning; and the North 363.38 feet of Lot one, Block 1, of Blocks 1 through 5, SILVER OAKS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; LESS and EXCEPT the West 75 feet thereof.

TMAPC Action: 6 members present: (PUD #289)

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Young, "absent") to recommend to the Board of City Commission that the following described property be approved for PUD, based on the Staff's conditions and modifications:

A tract of land located in Section 9, Township 18 North, Range 13 East, Tulsa County, Oklahoma, more particularly described as follows:

Beginning at a point 410' west of the NE corner of Section 9; thence West 248.96'; thence South along the East Boundary of SOUTHRIDGE ESTATES SECOND ADDITION, a distance of 329.40'; thence East 248.12'; thence North 329.40' to the point of beginning; and the North 363.38' of Lot 1, Block 1, of Blocks 1-5, SILVER OAKS, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof; and
5.26.82:1408(25)

PUD #289 (continued)

Lot 1, Block 1, EXECUTIVE CENTER, an Addition to the City of Tulsa,
Tulsa County, Oklahoma, according to the recorded Plat thereof.

OTHER BUSINESS:

PUD #166 Clayton Morris "The Enclave" East of the SE corner of 91st Street and Sheridan Road

Staff Recommendation:

Planned Unit Development No. 166 is located east of the southeast corner of 91st Street and South Sheridan Road. The applicant has recently requested and was granted two minor amendments to the Site Plan. One amendment was to detach their condominiums to become zero lot-line units and at the same time, decrease their density and the second amendment was to reattach all but two of their units into a duplex configuration and straighten the private drive through the complex.

This subject request is to realign the private drive into the original curvilinear form and detach a total of 6 units, with the remaining units staying as duplex use.

The Staff feels this is a minor amendment and recommends APPROVAL as submitted with the addition of one parking space left off this new plan.

TMAPC Action: 6 members present.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Young, Inhofe, "absent") to approve the requested minor amendment to PUD #116, subject to the condition stated in the Staff Recommendation.

PUD #136 Silver Oaks, Lot 1, Block 1, Minor Amendment

Staff Recommendation:

Planned Unit Development No. 136 is located approximately 400' west of South Yale Avenue, just south of East 71st Street South. Forty-four (44) dwelling units were allocated to the Plat of Silver Oaks, Lot 1, Block 1. This Plat is approximately 250' in width and more than 1,000' in length creating an extremely long cul-de-sac in the northernmost Section of the PUD. It is the applicant's intention to reduce the cul-de-sac length by deleting the north 363.38' of Lot 1, Block 1, and incorporating this section into PUD #289, also on today's agenda.

The Staff has reviewed this request and find that the deletion of 363.38' would simply reduce the length of the cul-de-sac by that amount and reduce by 10 the allocated number of dwelling units. Therefore, the Staff recommends APPROVAL of the request, subject to a maximum of 34 dwelling units allocated to the remaining portion of Silver Oaks, Block 1, Lot 1.

(This request was discussed with Z-5707 and PUD #289 earlier in the meeting.)

TMAPC Action: 6 members present.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Young, Inhofe, "absent") to approve this request for minor amendment to PUD #126, subject to the conditions set out in the Staff Recommendation.

PUD #187 Brumble Shadow Mountain, Lot 14, Block 8

Staff Recommendation:

Planned Unit Development No. 187 is located approximately 1/2 mile south and west of the southwest corner of East 61st Street South and Memorial Drive. This PUD is commonly referred to as Shadow Mountain (Lot 14, Block 8).

The subject lot is located on the northwest corner of South 76th East Avenue and East 65th Street South and the applicant is requesting to build 10' into the required 25-foot side yard requirement along 76th East Avenue and to build 2' into the front yard along 65th Street with a second story balcony.

The Staff considers this request minor, and therefore, recommends APPROVAL per site plan, subject to the balcony on the front not being enclosed now, or in the future.

TMAPC Action: 6 members present.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Young, Inhofe, "absent") to approve the requested minor amendment to PUD #187, subject to the conditions stated in the Staff Recommendation.

PUD #187 Gene Oliver Shadow Mountain, Lot 7, Block 17

Staff Recommendation:

Planned Unit Development No. 187 is located approximately 1/2 mile south and west of the southwest corner of East 61st Street South and Memorial Drive. This PUD is commonly referred to as Shadow Mountain.

The subject lot is located on the southwest corner of South 73rd East Ave. and East 65th Place South and the applicant is requesting to build 5' into the 25-foot side yard requirement from 73rd East Avenue.

The Staff considers this request minor in nature and therefore, recommends approval.

TMAPC Action: 6 members present.

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Higgins, Young, Inhofe, "absent") to approve the requested minor amendment to PUD #178.

There being no further business, the Chair adjourned the meeting at 2:30 p.m.

Date Approved _____

6-14-82



Chairman

ATTEST:



Secretary