

TULSA METROPOLITAN AREA PLANNING COMMISSION
 MINUTES of Meeting No. 1513
 Wednesday, July 18, 1984, 1:30 p.m.
 Langenheim Auditorium, City Hall
 Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Connery Higgins Hinkle, Secretary Kempe, 1st Vice- Chairman Wilson Woodard C. Young, Chairman	Beckstrom Draughon Rice T. Young	Compton Gardner Martin Matthews	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Monday, July 16, 1984, at 11:06 p.m., as well as in the Reception Area of the INCOG offices.

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

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, T. Young, "absent") to approve the Minutes of June 27, 1984, (No. 1511).

REPORTS:

Report of Receipts and Deposits

The Commission was advised this report is in order.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, T. Young, "absent") to approve the Report of Receipts and Deposits for the month ending June 30, 1984.

Committee Reports:

Marilyn Hinkle, Chairman of the Comprehensive Plan Steering Committee advised that the Committee met today to review the Regional Industrial Land Use Plan which will be presented to the Commission next week in the form of a public hearing. The Committee also set up a work session for August 1, 1984, to discuss amendments to the District 8 Plan. That work session will be for all of the members of the Planning Commission and will be held after the regular scheduled meeting on August 1.

Director's Report:

Resolutions Amending District Plans for Districts 3, 4, 10 and 26; Resolution Amending INCOG Regional Park and Recreation Plan; and Resolution Amending the Major Street and Highway Plan.

Mrs. Dane Matthews advised that the above stated matters were heard and approved by the Planning Commission on July 11, 1984, and the Resolutions which have been checked by the Legal Department are before the Commission at this time.

On MOTION of KEMPE, the Planning Commission voted 6-0-1 (Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; Connery, "abstaining"; Beckstrom, Draughon, Rice, T. Young, "absent") to approve the Resolutions Amending the District Plans for Districts 3, 4, 10 and 26 as follows:

RESOLUTION NO: 1513:585

A RESOLUTION
AMENDING THE DISTRICT 3 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 4th day of May 1976, this Commission, by Resolution No. 1160:457 did adopt the District 3 Plan Map and Text 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 25th day of June 1984, for the purpose of considering amendments to the District 3 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 July 1984, 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 3 Plan Text and Map as follows:

Plan Text: The District 3 Plan Text shall be modified by revising the indicated portions as follows:

Resolution No. 1513:585 (continued)

5.3 Pedestrianways/Bikeways

5.3.1 Add, "... in accord with the adopted Open Space Plan and the adopted INCOG Regional Park and Recreation Plan".

6.2 Recreation/Open Space

6.2.2 POLICIES

6.2.2.3 Change to, "Neighborhood park facilities will be provided as recommended by the adopted INCOG Regional Park and Recreation Plan".

6.4 Public Safety

6.4.2 POLICIES

6.4.2.1 Add, "... and in accord with the adopted Fire Protection Plan".

6.6 Public Utilities

6.6.1 GOAL

Change "sewage" to "sewerage".

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 3 Plan be and is hereby adopted as part of the District 3 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 18th day of July, 1984.

A RESOLUTION
AMENDING THE DISTRICT 4 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 23rd day of January 1980, this Commission, by Resolution No. 1294:516 did adopt the District 4 Plan Map and Text 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 25th day of June 1984, 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 July 1984, 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 Text and Map as follows:

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

3.3 Development Policies Within the Special District - Expo Square #3

3.3.1 Change to, "Future development within the Expo Square Special District will be in accordance with the adopted Expo Square Comprehensive Plan".

3.3.3 Delete

3.3.4 Renumber to 3.3.3.

3.3.5 Change to, "Pedestrianways should be developed as recommended in the adopted Expo Square Comprehensive Plan". Renumber to 3.3.4.

Resolution No. 1513:586 (continued)

3.3.6 Renumber to 3.3.5.

3.3.7 Delete.

3.3.8 Renumber to 3.3.6.

3.3.9 Change to, "Auto racing is incompatible with the goals of this Plan and of the Expo Square Comprehensive Plan".
Renumber to 3.3.7.

5.3 Pedestrianways/Bicycleways

5.3.1 GOAL

Change to, "To provide an aesthetically pleasing and safe pedestrian and bicycle pathway system throughout the District which connects with major metropolitan pathways, as recommended in the adopted Open Space Plan and the adopted INCOG Regional Park and Recreation Plan".

6.2 Recreation/Open Space

6.2.2 OBJECTIVES

6.2.2.1 Change to, "To develop additional public park and recreational areas, over a period of time, within the various residential areas, as recommended by the adopted Open Space Plan and the adopted INCOG Regional Park and Recreation Plan".

6.2.3 POLICIES

6.2.3.5 Change "Fair Trust Authority" to "Tulsa County Public Facilities Authority" and add, "... in accordance with the adopted Expo Square Comprehensive Plan".

6.2.3.7 Add, "... in accordance with the adopted Open Space Plan and the adopted INCOG Regional Park and Recreation Plan".

6.4 Public Safety

6.4.3 POLICY

Add, "... in accord with the adopted Fire Protection Plan for the City of Tulsa".

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 part 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

Resolution No. 1513:586 (continued)

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 18th day of July 1984.

RESOLUTION NO: 1513:587

A RESOLUTION
AMENDING THE DISTRICT 10 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 31st day of March 1976, this Commission, by Resolution No. 1106:421 did adopt the District 10 Plan Map and Text 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 25th day of June 1984, for the purpose of considering amendments to the District 10 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 July 1984, 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 10 Plan Text and Map as follows:

Plan Text: The District 10 Plan Text shall be modified by revising the indicated portions as follows:

3. SPECIFIC AREAS

Change to: "Two special districts are indicated on the District Plan Map. The Special Industrial District, located between the Keystone Expressway and the Arkansas River in the eastern portion of District 10, was so designated because of existing industrial activities. Lake Station Special District, located south of Charles Page Boulevard and west of Black Boy

Resolution No. 1513:586 (continued)

Creek, was designated because of the existing mixture of industrial, commercial and residential activities which do not conform to the existing Development District Guidelines. The Corridor designated on the west side of the Gilcrease and the Keystone Expressways interchange has also been designated as a specific area within District 10".

3.1 Central Core Area Special District.

Delete and renumber 3.2, 3.3, and 3.4 accordingly.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 10 Plan be and is hereby adopted as part of the District 10 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 18th day of July 1984.

RESOLUTION NO: 1513:588

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 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 13th day of December 1978, this Commission, by Resolution No. 1241:487 did adopt the District 26 Plan Map and Text 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

7.18.84:1513(7)

Resolution No. 1513:588 (continued)

WHEREAS, This Commission did call a Public Hearing on the 25th day of June 1984, for the purpose of considering amendments 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 July 1984, 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 26 Plan Text and Map as follows:

Plan Text: The District 26 Plan Text shall be modified by revising the indicated portions as follows:

3.4 Consideration Area-Panhandle

Correct to, "The Panhandle area is generally described as being bounded by Memorial Drive on the west, Mingo Road on the east, the proposed Mingo Valley Expressway on the north, and 101st Street on the south. This sector of the District is expected to develop including all of the components of urban development, corridors, nodes, and sub-districts, as directed in the Development Guidelines, a part of the Comprehensive Plan for the Tulsa Metropolitan Area".

6.2 Recreation/Open Space

6.2.1 GOAL

Add, "... in accord with the adopted Open Space Plan and the INCOG Regional Park and Recreation Plan".

6.4 Public Safety

6.4.1 GOAL

6.4.1.1 Change to, "Provide adequate police and fire protection for residents and property owners in the District, in accord with the adopted Fire Protection Plan and Police Department policies.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the District 10 Plan be and is hereby adopted as part of the District 10 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 18th day of July 1984.

Director's Report and Motions (continued)

ON MOTION of HIGGINS, the Planning Commission voted 6-0-1 (Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; Connery, "abstaining"; Beckstrom, Draughon, Rice, T. Young, "absent") to approve the Resolution Amending the INCOG Regional Park and Recreation Plan as follows:

RESOLUTION NO: 1513:589

A RESOLUTION
AMENDING THE PARK AND RECREATION 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 or 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 30th day of November 1981, this Commission, by Resolution No. 1381:547 did adopt the Park and Recreation Plan Map and Text 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 25th day of June 1984, for the purpose of considering amendments to the Park and Recreation 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 July 1984, and after due study and deliberation of 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 Park and Recreation Plan Text and Map as follows:

Plan Text: The Park and Recreation Plan Text shall be modified by revising the indicated portions as follows:

Collinsville: Delete Policy 3: "Ol'Skoven Park should continue to be maintained and upgraded".

Sand Springs: Delete Objective 3: "Lease or acquire a neighborhood park in the vicinity of Oak or Pecan Street".

Modify Policy 2 by deleting reference to Estill Park.

Resolution No. 1513:589 (continued)

Delete Policy 4: "The feasibility of acquiring the land adjacent to and south of Cedar Ridge Park should be explored."

Delete Policy 5: "The feasibility of acquiring the land adjacent to Limestone South Park should be explored."

Delete Policy 7: "Parking, possibly at the east end and southwest end, should be acquired and/or developed at Angus Valley Park."

Modify Policy 14 by deleting "particularly Spring Lake Park" and replacing with "in the park system".

Sapulpa: Modify Policy 2 by changing "Tiger Park" to "Hollier Park".

Owasso: Add Policy 11: "The neighborhood park in Ator Heights Addition should be developed and equipped with play-ground facilities."

Glenpool: Delete Policy 3: "Nichols Park should be developed more fully."

Pawhuska: Delete Policy 5: "The wading pool at the Kiwanes Park should be upgraded, so that it can be reopened."

The following Map amendments will be considered:

Delete 01'Skoven, Estill, and Alsuma Parks.

Add three (3) additional parks in the Glenpool area.

Add neighborhood park in Ator Heights Addition in Owasso.

Change location of Lyons Park to south of East 91st Street, south between 145th East Avenue and 161st East Avenue in Broken Arrow.

Name unnamed Glenpool park between 131st Street South and 141st Street South, and Elwood Avenue and the Okmulgee Expressway to "Appaloosa Park.

Add a proposed community park at the southeast corner of 101st Street South and South Peoria Avenue, in Jenks.

Change name of "Tiger Park" to "Hollier Park" in Sapulpa.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the Park and Recreation Plan be and is hereby adopted as part of the Park and Recreation 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

Resolution No. 1513:589 (continued)

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 18th day of July 1984.

On MOTION of HINKLE, the Planning Commission voted 6-0-1 (Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; Connery, "abstaining"; Beckstrom, Draughon, Rice, T. Young, "absent") to approve the Resolution Amending the Major Street and Highway Plan as follows:

RESOLUTION NO: 1513:590

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

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission 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 28th day of February 1976, this Commission, by Resolution No. 696:287 did adopt the Major Street and Highway 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 25th day of June 1984, for the purpose of considering amendments to the Major Street and Highway 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 July 1984, 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 Major Street and Highway Plan Text and Map as follows:

Plan Text: The Major Street and Highway Plan Text shall be modified by revising the indicated portions as follows:

Resolution No. 1513:590 (continued)

Delete 65th West Avenue between Edison and Newton Streets.

Amend the Sand Springs portion in Osage County to conform to the adopted Sand Springs Major Street and Highway Plan..

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION that the amendment to the Major Street and Highway Plan be and is hereby adopted as part of the Major Street and Highway 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 18th day of July 1984.

CONTINUED ZONING PUBLIC HEARING:

Z-5950 Union Properties (Richardson, Dryden) East 61st Street South and 99th
East Avenue (OL to IL)

Chairman Young advised that the applicant submitted a letter requesting that the zoning application and accompanying PUD #368 be continued to July 25, 1984, (Exhibit "A-1").

There were several protestants present but had no objection to the continuance request.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, T. Young, "absent") to continue consideration of Z-5950 until Wednesday, July 25, 1984, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

ZONING PUBLIC HEARING:

Application No. Z-5968 Present Zoning: AG
Applicant: Armstrong (Nassif) Proposed Zoning: RS-1
Location: East of the SE corner of 101st Street and Yale Avenue

Date of Application: May 18, 1984
Date of Hearing: July 18, 1984
Size of Tract: 51.94 acres

Presentation to TMAPC by: Jay Shields
Address: 2121 South Columbia Avenue

Phone: 745-6625

Relationship to the Comprehensive Plan:

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Special District 2 "Sump Area" -- Low Intensity -- Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the requested RS-1 District is in accordance with the Plan Map.

Staff Recommendation:

Site Analysis -- The subject tract is 51.94 acres in size and located 1320' east of the southeast corner of 101st Street and Yale Avenue. It is partially wooded, rolling, contains an accessory building and zoned AG.

Surrounding Area Analysis -- The tract is abutted on the north and south by vacant property zoned AG, on the west by a church and church school facility and single-family dwellings on large lots zoned AG, RS-2 and RS-1.

Zoning and BOA Historical Summary -- Previous zoning cases in the area have been restricted to low intensity residential uses because this plateau has been defined as a "sump area" by the City Hydrologist.

Conclusion -- After review of the request and subject tract, the Staff finds the application to be consistent with surrounding development patterns. Based on this finding and the Comprehensive Plan, the Staff recommends approval of the RS-1 request.

Applicant's Comments:

Mr. Shields was in concurrence with the Staff Recommendation.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, T. Young, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RS-1:

The East-Half (E/2) of the Northwest Quarter (NW/4) of Section 27, Township 18 North, Range 13 East, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof; LESS and EXCEPT: A tract of land lying in the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 27, Township 18 North, Range 13 East. more particularly described as follows. to wit:

Z-5968 (continued)

The POINT OF BEGINNING being the NE corner of the NW/4 of Section 27, Township 18 North, Range 13 East; thence North $89^{\circ}-51'-03''$ West along the North line of Said Section 27, a distance of 925.15'; thence South $00^{\circ}-17'-23''$ West a distance of 1,321.14'; thence South $89^{\circ}-51'-37''$ East a distance of 925.45' to a point which is the Southeast corner of the NE/4 of the NW/4 of Section 27, Township 18 North, Range 13 East; thence North $00^{\circ}-16'-36''$ East a distance of 1320.99' to the POINT OF BEGINNING, containing 28.06 acres, more or less.

Z-5969 Pitcock SE corner of Apache Street and Urbana Avenue (RM-1 to CG)

Chairman Young advised that the Commission is in receipt of a letter from Mr. Pitcock requesting that the Commission withdraw the application at this time and refund a portion of the fees (Exhibit "B-1").

Mr. Birmingham represented the applicant, Mr. Pitcock, who requested that the Commission proceed with the hearing as scheduled.

Mr. Jackere, Assistant City Attorney, stated he was concerned that proper notice had not been given because the agenda as posted noted that the zoning matter would be withdrawn. He suggested that the Commission continue the item to allow for readvertising.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, T. Young, "absent") to continue consideration of Z-5969 until Wednesday, August 15, 1984, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. Z-5970 Present Zoning: RS-3, RM-2 & OL
Applicant: Frank Wallace Proposed Zoning: CO
Location: North side of East 71st Street South, adjoining west side of Mingo
Valley Expressway Extension

Date of Application: May 24, 1984
Date of Hearing: July 18, 1984
Size of Tract: 80 acres

Presentation to TMAPC by: Frank Wallace
Address: 4610 South Zunis Avenue - 74105 Phone: 742-6775

Relationship to the Comprehensive Plan:

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

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

Staff Recommendation:

Site Analysis -- The subject tract is approximately 80 acres in size and located between 66th Street and 71st Street abutting the proposed Mingo Valley Expressway to the west. It is partially wooded, rolling, vacant and zoned a combination of RS-3, RM-2 and CO.

Surrounding Area Analysis -- The tract is abutted on the north by scattered single-family dwellings zoned RS-3, on the east by the proposed Mingo Valley Expressway zoned AG, on the south by vacant property and scattered single-family dwellings zoned OL and CS, and on the west by vacant property zoned CO.

Zoning and BOA Historical Summary -- Past zoning actions in the area have allowed medium intensity zoning including CO.

Conclusion -- Based on the Comprehensive Plan and the existing zoning patterns, the Staff can support the CO request and accordingly recommend APPROVAL.

Applicant's Comments:

After reading the Staff Recommendation, Mr. Gardner advised that after advertisement was done for the CO zoning the Staff received a report from the Hydrology Department stating that there is a potential floodway for the subject property. Since the application was not advertised in the alternative the Commission cannot consider FD zoning at this time. It was suggested that the Commission act on the CO zoning request and require that the Staff advertise for the FD designation prior to the zoning matter being heard by the City Commission.

Mr. Frank Wallace, the owner of the property, stated that he was in concurrence with the Staff Recommendation.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young. "aye"; no "nays"; no "abstentions";

Z-5970 (continued)

Beckstrom, Draughon, Rice, T. Young, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned C0, LESS and EXCEPT that portion that may be determined to be in the floodway:

E/2 of the SW/4 of Section 6, Township 18 North, Range 14 East, Tulsa County, Oklahoma, LESS a tract of land commencing at a point on the South line of Section 6, Township 18 North, Range 14 East, Tulsa Co., Oklahoma: Beginning 330' East of the SW corner of the E/2 of the SW/4 of Said Section 6; thence East along Said South Line to a point 150' West of the SE corner of Said SW/4; thence North and parallel to the East Line of the SW/4 to a point 250' North and 150' West of Said East Line; thence Northeasterly to a point 700' North and 50' West of the SE corner of Said SW/4; thence West and parallel to the South Line of Said Section 6 to a point on the East Line of the W/2 of the W/2 of the SE/4 of the SW/4; thence South along Said East Line to a point of beginning, containing approximately 13 acres.

Application No. Z-5971

Present Zoning: AG and RM-0

Applicant: Jones (Perkins)

Proposed Zoning: CS, RM-2, RM-1 & RS-3

Location: SW corner of 101st Street and South Memorial Drive

Date of Application: May 30, 1984

Date of Hearing: July 18, 1984

Size of Tract: 10.757 acres

Presentation to TMAPC by: Bill Jones

Address: 201 West 5th Street - 74103

Phone: 581-8200

Relationship to the Comprehensive Plan:

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property High, Medium and Low Intensities -- No Specific Land Use.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the applicant's proposed tracts 1 and 6 are in accordance with the Plan Map, the proposed tract 5 may be found in accordance with the Plan Map and the proposed tracts 2, 3 and 4 are not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis -- The subject tract is 10.757 acres in size and located at the southwest corner of 101st Street and Memorial Drive. It is wooded, gently sloping, contains a single-family dwelling, and zoned RM-0 and AG.

Surrounding Area Analysis -- The tract is abutted on the north by vacant property zoned AG, on the east by vacant property and two structures currently being razed zoned CS, on the south by vacant property zoned AG, and on the west by a large single-family subdivision zoned RS-1.

Zoning and BOA Historical Summary -- Past zoning cases have allowed the typical nodal zoning pattern for the intersection. The City of Bixby, east of Memorial, has allowed commercial zoning not only at the corner but along Memorial Drive as well.

Conclusion -- Based on the Comprehensive Plan and trying to stay consistent with the established zoning pattern to the east, the Staff recommends APPROVAL of a 660' x 660' node of CS zoning on the corner (panhandle) portion of the subject tract. Also, the Staff recommends a 300' buffer adjacent to the CS on the west and the balance of the subject tract RS-2.

For the record, the Staff would note that a 350' strip of RM-1 zoning paralleling Memorial Drive as a buffer between the commercial zoning on the east side and the single-family residential on the west would be an appropriate future zoning pattern for the area.

Applicant's Comments:

Mr. Bill Jones represented the applicant, Mr. Perkins, and presented the Commission with a drawing depicting what has transpired in the area since the initial zoning of this corner. It was originally zoned CS for a strip of 660' on 101st Street by 610' on Memorial with a 50' strip to the south as a buffer with RM-0 zoning adjacent to the CS zoning. Mr. Jones then presented a map which he received from the State Highway Department showing the land which the State took for the additional right-of-way from the property. It was then advised that the original application included plans to extend the CS another 230' west of the existing CS then 165' of RM-2 and

Z-5971 (continued)

165' of RM-1 and leave 100' buffer strip of RS-3 along the west. This zoning proposal was filed with the idea that a PUD would later be filed. After reviewing the Staff Recommendation and submitting that proposal to his applicant for their consideration, Mr. Jones felt that the project could be accomplished under the Staff's Recommendation. Therefore, the applicant is amending his application and is willing to conform to what the Staff has recommended.

<u>Protestants:</u>	Tony Solo	Addresses:	10400 South Memorial Drive
	Robert Ogilvie		10142 South 77th East Avenue
	Mrs. Charles Tolbert		10127 South 77th East Avenue
	John Laplant		10197 South 77th East Avenue

Protestants' Comments:

Mr. Solo stated he owns property immediately to the south of the subject property. He advised the Commission of the history of the property prior to Mr. Jones client's acquisition of the land. Mr. Solo stated he was extremely concerned with the drainage problems in the area and the steep grade. Mr. Solo stated that when District 26 Plan was created originally there was a provision for only a 5-acre node at the intersection. He felt that this zoning would in fact increase the size of the node. He felt that the extension of that density of development considering the grade and the soil type, which is the most highly errodible soil in Tulsa County, would not be appropriate.

Mr. Ogilvie stated that the creek in question crosses into his property. He expressed his concern with the potential flooding in the area and the drainage aspect which was expressed by Mr. Solo. He felt that if the Commission zones the property as requested without considering the drainage aspect numerous problems would be created. He asked that the Commission consider the future for this area because he did not feel that this area needs any more commercial developments.

Mrs. Charles Tolbert stated that she was extremely concerned with the drainage and flooding in the area.

Mr. John Laplant asked the Staff the difference in the density requirements in an RS-1 and RS-2 zoning. The proposed zoning density would contain much smaller lots than is presently in this area, and Mr. Laplant was concerned with that aspect.

Applicant's Rebuttal:

Mr. Jones stated that the question of flood control and detention on this property is not a matter of zoning or land planning but will be addressed in the platting stage. The applicant will be required to file with the City and obtain approval of drainage plans and off-site detention plans so that would be a part of the development stage itself. This request is consistent with the Comprehensive Plan and the Development Guidelines. Mr. Jones stated he felt that the proposal is a low density type of use and provides a buffer to the west. The applicant will submit an application for the development of a PUD.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 6-1-0 (Connery, Higgins, Hinkle, Kempe, Woodard, C. Young, "aye"; Wilson "nay"; no "abstentions"; Beckstrom, Draughon, Rice, T. Young, "absent") to recommend to the Board of

Z-5971 (continued)

City Commissioners that the following described property be rezoned 660' x 660' node of CS zoning on the corner, then a 300' strip of RM-1 west of the CS and the remainder of the tract RS-2:

The NW/4, NE/4, NE/4 AND the South 50.00' of the NE/4, NE/4, NE/4, LESS and EXCEPT that portion thereof, more particularly described as follows, to wit: Commencing at the SE corner of Said NE/4, NE/4, NE/4; thence West along the South line of Said NE/4, NE/4, NE/4 a distance of 120.00' to a point; thence North 05°-53'-33" East to a point that is 50.00' North of the South line of Said NE/4, NE/4, NE/4; thence East and parallel to the South line of Said NE/4, NE/4, NE/4 to a point on the East line of Said Section 26; thence South along the East line of Said Section 26 a distance of 50.00' to the point of beginning, ALL in Section 26, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

Z-5972 (continued)

All of the W/2, W/2, E/2 of Lot 1, of Section 6, Township 19 North, Range 14 East, City of Tulsa, Tulsa County, Oklahoma, LESS and EXCEPT the Southerly 75.00 feet thereof; AND

All of the E/2, E/2, W/2 of Lot 1 of Section 6, Township 19 North, Range 14 East, City of Tulsa, Tulsa County, Oklahoma, LESS and EXCEPT the Southerly 75.00 feet thereof; AND

The Northerly 17.00' of the W/2, E/2, W/2 of Lot 1 of Section 6, Township 19 North, Range 14 East, City of Tulsa, Tulsa County, State of Oklahoma.

Application No. CZ-111 Present Zoning: AG
Applicant: Overall/Thomas Proposed Zoning: CG
Location: SE corner of 241st West Avenue and Highway #51

Date of Application: June 7, 1984
Date of Hearing: July 18, 1984
Size of Tract: 2.2 acres

Presentation to TMAPC by: Jerry Overall
Address: 26209 West 20th Street, Sand Springs - 74063 Phone: 363-7746

Relationship to the Comprehensive Plan:

The District 23 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area does not cover the subject tract, however, the Development Guidelines would support some commercial at the section corner.

Staff Recommendation:

Site Analysis -- The subject tract is approximately 2.2 acres in size and located east of the intersection of State Highway #51 and #151. It is partially wooded, gently sloping, vacant and zoned AG.

Surrounding Area Analysis -- The tract is abutted on the north, east, south, and on the west by vacant property zoned AG.

Zoning and BOA Historical Summary -- None.

Conclusion -- Since the Comprehensive Plan does not cover the subject tract and there is no commercial zoning patterns in the area, the Development Guidelines should be used in the decision process. The subject tract is located at a section line intersection and the physical configuration of the highway and topography prohibits development any closer to the intersection of the two highways. Upon a field check of the property it was noted there is a median cut directly north of the subject tract to accommodate west bound traffic. Although the Staff can support commercial zoning, CG is believed to be too intensive for this rural location, therefore, we recommend APPROVAL of CS zoning and denial of CG zoning.

For the record, any specific use requiring CG zoning can also be considered by the County Board of Adjustment if the use is considered appropriate for the location.

Applicant's Comments:

Mr. Overall stated he was in concurrence with the Staff Recommendation.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, T. Young, "absent") to recommend to the Board of County Commissioners that the following described property be rezoned CS:

A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 16, Township 19 North, Range 10 East, Tulsa County, Oklahoma and containing 2.2 acres, more or less, and further described as follows: Commencing at the Northwest corner of Said Section 16;

CZ-111 (continued)

thence South $00^{\circ}-03'-00''$ East a distance of 980.12 feet to the point of beginning; thence South $00^{\circ}-03'-00''$ East along the West Section line, Said Section 16 a distance of 342.91 feet; thence South $89^{\circ}-53'-30''$ East a distance of 264.32 feet; thence North $00^{\circ}-03'-00''$ West a distance of 370.33 feet; thence South $83^{\circ}-50'-18''$ West a distance of 0.00 feet; thence on a curve to the right (Radius, 21,650.93' along the South Right-of-Way line of Highway #51 a distance of 265.99 feet to the point of beginning.

PUD #368 Richardson (Dryden) North of 61st Street, West of South 99th East
Avenue (OL)

Chairman Young advised that the applicant submitted a letter requesting that the PUD be continued to the July 25, 1984, hearing.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, T. Young, "absent") to continue consideration of PUD #368 until Wednesday, July 25, 1984, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD #369 Johnsen (Bellaman Commercial Development Co.) North of the NW corner
of 101st Street and Mingo Road (RS-3)

Chairman Young advised that the Commission was in receipt of a letter from the attorney representing the applicant requesting that the item be continued for a period of two weeks (Exhibit "C-1").

TMAPC Action: 7 members present.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, T. Young, "absent") to continue consideration of PUD #369 until Wednesday, August 1, 1984, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. Z-5973 and PUD #370 Present Zoning: AG
Applicant: Boyd (Eastern OK Presby. Housing Corp.) Proposed Zoning: RM-1
Location: SW corner of 106th Street South and Memorial Drive

Date of Application: June 7, 1984
Date of Hearing: July 18, 1984
Size of Tract: 10 acres, more or less

Presentation to TMAPC by: Charles Chief Boyd
Address: 502 South Main Street - 74103 Phone: 582-8771

Relationship to the Comprehensive Plan:

The District 26 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 requested RM-1 District may be found in accordance with the Plan Map.

Staff Recommendation: Z-5973

Site Analysis -- The subject tract is approximately 10 acres in size and located 1/2 mile south of the southwest corner of 101st Street and South Memorial Drive. It is non-wooded, flat, vacant, and zoned AG.

Surrounding Area Analysis -- The tract is abutted on the north by vacant land zoned AG, on the east by a horticultural nursery and sales zoned CS, on the south by large acreage lots with single-family dwellings zoned AG, and on the west by a developed large lot single-family subdivision zoned RS-1.

Zoning and BOA Historical Summary -- Past zoning actions by the City of Bixby have allowed CS stripping along the east side of Memorial from 101st Street and 111th Street.

Conclusion -- Given the fact that CS has been allowed along the east side of Memorial, consideration of a zoning district greater than RS densities is appropriate. Even with the existing CS to the east neither the Comprehensive Plan nor the Development Guidelines would support similar non-residential districts on the west side, but support the area as being the buffer area or transition area for the properties farther to the west. The Staff sees RM-1 as the appropriate buffer along this portion of Memorial Drive because it maintains a residential zoning pattern consistent with the Comprehensive Plan but also allows an applicant to file a PUD for office use which can be restricted. Therefore, the Staff recommends APPROVAL of RM-1 to a depth of 350 feet and RS-2 on the remainder of the tract.

For the record, the Staff considers the recommended RM-1 (350') and RS-2 zoning categories as appropriate for this area regardless of the outcome of the accompanying PUD.

Staff Recommendation: PUD #370

The subject tract is located 1/2 mile south of the southwest corner of 101st Street and South Memorial Drive. It is approximately 10 acres in size and vacant, except for two accessory buildings.

The applicant has filed a companion zoning application (Z-5973) which the Staff has recommended a zoning pattern that would support the concept of

PUD #370 Staff Recommendation: (continued)

the proposed PUD. The applicant is proposing that a church be built on the east end of the project adjacent to Memorial Drive. Behind the church a 96 unit senior citizens housing project would be developed with a small open-space park on the extreme western end of the tract adjacent to the existing single-family neighborhood.

As previously stated the Staff can support the concept, but not the specific plan. The applicant is proposing in his site plan to push 106th Street up along the north side of the tract and provide for what appears to be only 1/2 of the right-of-way. This type of proposal is inconsistent with the established policies approved as a part of the Subdivision Regulations and the Comprehensive Plan Map for District 26 which depicts the collector street extending east through the subject tract. The adopted Major Street and Highway Plan also requires the collector street be carried through to Memorial Drive.

The planned traffic system when completed will allow access in all directions to the surrounding arterial streets. This interlocking interior street system provides for balanced traffic flows in all directions and allows for shorter convenience trips to be traveled on the system. The connection to Memorial Drive is even more important in this instance because there is no bridge to the west of Bridal Trail Estates extending the collector street west to Sheridan Road.

Because of these reasons the Staff cannot support the site plan as designed and recommend DENIAL in its present form. We would be supportive of a continuance of the application if the Commission agrees the layout needs to be redesigned.

Applicant's Comments:

Mr. Boyd stated that he is representing the Eastern Oklahoma Presbyterian Housing Corporation who owns the subject property. The Housing Corporation is proposing a senior citizen housing facility located next to the church which is presently under construction. The project will establish senior citizen housing next to the church for the ministry of the church and as a mutual benefit of both parties. Mr. Boyd presented the Commission with a detailed plan of the proposed facility which will include 96 units. The applicant has met with the local neighborhood who have had some input into the plan as proposed.

<u>Protestants:</u>	Tony Solo	Addresses:	10400 South Memorial Drive
	John Laplant		10197 South 77th East Avenue
	Robert Ogilvie		10142 South 77th East Avenue

Protestant's Comments:

Mr. Solo advised that the applicant does not own the entire portion of the tract under application. Mr. Solo expressed his concern that there would not be a connecting street to Memorial, and he advised that he had talked with the City Engineering Department who expressed that they did not feel the street should go through this area, but if a street were built it should be curbed and guttered to meet the specifications of City standards. Mr. Solo stated he also spoke on behalf of Mr. A. E. Reynolds and Mr. Frank Meyers who share the same concerns.

Mr. Ogilvie stated that he wished to reiterate the same concerns of Mr. Solo. He stated he was concerned about the street going through and was

Z-5973 and PUD #370 (continued)

opposed to the connection between the proposed development and Bridal Trail Estates and was concerned as to whether there is a need for the street.

Mr. Laplant stated he was concerned with the amount of traffic which would be imposed if the project is developed. He stated he was also concerned about the density of the area.

Applicant's Rebuttal:

Mr. Boyd stated that the neighborhood has expressed a concern about the street going through and the Housing Corporation has to have proper access to the proposed site. The Housing Corporation is prepared to provide proper access from Memorial Drive.

Chairman Young advised that there was a note in the file pertaining to these two cases stating that the plot plan does not include the whole 330' of the legal description. The note also stated that the west end is incorrect in that 106th Street stubs into the property 199.59' north of the southwest corner. It was also noted that there must be provisions made for the continuance of the street. It was then suggested that both the zoning and PUD be continued to allow the applicant time to submit a correct legal description and a correct plot plan and meet with the Staff and immediate property owners concerning the redesign of the site plan.

TMAPC Action: 6 members present.

On MOTION of WILSON, the Planning Commission voted 6-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, Woodard, T. Young, "absent") to continue consideration of Z-5973 and PUD #370 until Wednesday, August 8, 1984, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. Z-5974 Present Zoning: RS-2
Applicant: King (Cerchie, Moss) Proposed Zoning: CS
Location: South of the SW corner of 61st Street and South Lewis Avenue

Date of Application: June 7, 1984
Date of Hearing: July 18, 1984
Size of Tract: 3 acres, more or less

Presentation to TMAPC by: Stephen King
Address: 3227 East 31st Street - 74105 Phone: 744-1404

Relationship to the Comprehensive Plan:

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

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

Staff Recommendation:

Site Analysis -- The subject tract is approximately 3 acres in size and located south of the southwest corner of 61st Street and Lewis Avenue. It is non-wooded, flat, contains two single-family dwellings and zoned RS-2.

Surrounding Area Analysis -- The tract is abutted on the north by apartments and a service station zoned CS and RM-2, on the east by Southern Hills Country Club zoned RS-1, on the south by a commercial establishment zoned CS, on the west by apartments and a single-family dwelling zoned RM-2 and RS-2.

Zoning and BOA Historical Summary -- Past zoning cases have allowed medium intensity uses including residential, office and commercial on the corner. The majority of the Lewis Avenue frontage properties between 61st and 71st Streets on the west side is zoned CS.

Conclusion -- Based on the Comprehensive Plan, the existing zoning patterns and surrounding uses, the Staff can support commercial zoning along Lewis and, therefore, recommend approval of CS zoning as requested.

Applicant's Comments:

Mr. Stephen King stated he has this property under contract subject to the zoning to allow for the construction of a retail shopping center consisting of 23,000 square feet with some floor area designated for office space and the remainder for retail use. The proposed architecture of the structure will be single-family in nature. Mr. King stated he has received letters from the two present property owners stating that since the drainage ditch has been completed for Joe Creek there has been no flooding on the property.

The applicant proposes to save 2 of the 3 rows of pecan trees located on the subject property. The applicant also plans to build a minimum of a 6' high stockade fence on three sides to buffer the sound from the adjoining neighbors and to cover up the debris of the Creek from the individuals who will be using the shopping center.

Z-5974 (continued)

Protestants: Michael Skaistis Address: 1239 South Columbia Place

Protestant's Comments:

Mr. Skaistis stated that he was representing the Southern Hills United Methodist Church which is located south of the subject property. The church feels that the proposed use is not compatible with the use in the area. They also expressed a concern about the growth and effectiveness of the church, and it is their opinion that a commercial use to the north of the church would be a hinderance to that cause.

TMAPC Action: 6 members present.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, Woodard, T. Young, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned CS:

Lots 5 and 6, Block 1, Resub. of Lot 1 of Pecan Acres Addition,
City of Tulsa, Tulsa County, Oklahoma.

Z-5975 Brasselton (Chon Inv. Co.) North of East 71st Street, between Harvard
and Yale Avenues (RS-1 to RS-3)

PUD #371 Brasselton (Chon Inv. Co.) North of East 71st Street, between Harvard
and Yale Avenues (RS-1)

Chairman Young advised that the applicant timely filed a continuance request for these two matters to July 25, 1984, (Exhibit "D-1").

TMAPC Action: 7 members present.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, T. Young, "absent") to continue consideration of Z-5975 and PUD #371 until Wednesday, July 25, 1984, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. Z-5976
Applicant: Glover
Location: NW corner of 29th West Avenue and 51st Street

Present Zoning: RS-3
Proposed Zoning: OL

Date of Application: June 7, 1984
Date of Hearing: July 18, 1984
Size of Tract: .439 acre

Presentation to TMAPC by: Wanda Glover
Address: 2903 West 51st Street - 74107

Phone: 445-1672

Relationship to the Comprehensive Plan:

The District 9 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 requested OL District is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis -- The subject tract is .439 acre in size and located at the northwest corner of West 51st Street and 29th West Avenue. It is non-wooded, flat, contains two single-family dwellings and zoned RS-3.

Surrounding Area Analysis -- The tract is abutted on the north, east, south and west by single-family dwellings zoned RS-3.

Zoning and BOA Historical Summary -- A similar application was requested for property abutting the OL zoning southeast of the subject tract in which OL was approved, except for the east 60' which was rezoned for Parking.

Conclusion -- The Staff feels that this case is significantly different than the above mentioned case in that the subject tract only abuts residential zoning and the area south of 51st Street should serve as the termination point for office zoning in the area. In addition, it should be noted that in this location 51st Street is not designated as a part of the arterial system, but is considered by the Major Street and Highway Plan to be a two lane residential collector street.

Based on the Comprehensive Plan and existing zoning patterns, the Staff cannot support the OL request. It is considered by the Staff that residential is the highest and best use for the property and approval of this application would be spot zoning.

Applicant's Comments:

Mrs. Wanda Glover stated that she owns the subject property and wants to use her residence as a tax accounting service.

First Vice-Chairman Kempe suggested that Mrs. Glover seek approval for a home occupation from the Board of Adjustment. The Staff then advised Mrs. Glover of the requirements for having a home occupation. The Commission did not feel that they could rezone this property OL because the surrounding uses would not be compatible with the proposed zoning.

Protestant: Wanda Tiller

Address: 5017 South 28th West Avenue

Z-5976 (continued)

Protestant's Comments:

Mrs. Tiller stated that she lives in the area and owns three rent houses in the area. She was concerned that her property values would decrease if the proposed zoning were approved.

TMAPC Action: 6 members present.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, Woodard, T. Young, "absent") to DENY the request for OL zoning on the following described property:

Lots 14, 15, 16, Block 13, Carbondale Addition to the City of Tulsa, Oklahoma.

Application No. Z-5977

Applicant: INCOG

Location: The area inside the Inner Dispersal Loop

Present Zoning: CH
Proposed Zoning: CBD

Date of Application: June 18, 1984

Date of Hearing: July 18, 1984

Size of Tract: 650 acres

Presentation to TMAPC by: Bob Gardner

Address: 707 South Houston Avenue - 74127

Phone: 584-7526

Relationship to the Comprehensive Plan:

The District 1 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Central Business District.

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

Staff Recommendation:

Site Analysis -- The subject tract is approximately 650 acres in size and located inside the Inner Dispersal Loop. It is non-wooded, flat, contains a mixture of high intensity residential, office and commercial uses and zoned CH. The proposed zoning change is the result of the recent amendment to the City Zoning Code creating a CBD zoning classification.

Surrounding Area Analysis -- The subject tract is abutted on all sides by interstate highways zoned RS-3 and by similar high intensity uses zoned IM, IL, RM-2, RM-1, RD and RS-3.

Zoning and BOA Historical Summary -- Past rezoning in the area has encouraged high intensity zoning inside the Inner Dispersal Loop, primarily CH.

Conclusion -- Based on the recent Zoning Code Amendment, the Comprehensive Plan, and due to the fact the request is a name change only (no change in bulk and area requirements) the Staff recommends APPROVAL of the CBD zoning.

Applicant's Comments:

Mr. Gardner advised that this application is an outgrowth of the special study conducted by the Staff in the Brookside area. One of the recommendations made in that study in order to deal with the parking problem in the underlying area within the CH District would be to require parking for all of the zoning districts within the City including the downtown area or to create a new district for the downtown area. The staff choose to go along with the latter and, therefore, created the Central Business District zoning classification. Several thousands of property owners within this area received notice that those properties that are presently zoned CH would be changed to CBD. Other than a name change there is absolutely no change. This process had to be followed in order to correct the parking problems in other areas of the City where CH zoning does not require parking at the present time. The Ordinance has already been amended and has been published. The Commission now needs to act on this request so any individual wanting to build in the Central Business District would not have to increase their parking. At present an individual would have to

Z-5977 (continued)

add parking in the Central Business District unless it was zoned CBD. A map was shown which indicated that area proposed for CBD which is presently zoned under the CH classification.

<u>Protestants:</u>	Prier Price	Addresses:	200 Center Plaza
	Don Cummings		48 East 16th Street
	Norman Turnbo		1822 South Cheyenne Avenue
	Tony Solo		10400 South Memorial Dr.
	Fran Pace		Unknown

Protestant's Comments:

Mr. Price stated he is a property owner in Elm Park and he requested that the area from 11th to 13th Street located within this area be removed from the Commission's consideration. He stated that he was advised that if this zoning category is approved for this area the residents at this location will be taxed in a special tax assessment district because of Downtown Tulsa Unlimited. This would be unfair for this area because most of the residents in Elm Park have limited incomes and are senior citizens.

The Staff advised Mr. Price that Downtown Tulsa Unlimited does not have anything to do with this application because the only thing that will be accomplished by this proposed change is a name change. If this area were to remain under the CH classification it would have to meet all parking requirements. Under the proposed change when there is a change in use that individuals would have to comply with the parking requirements even though we were not changing the zoning. If the zoning classification is changed to CBD the property will remain as before.

Mr. Don Cummings represented Mr. Harold Boren who owns Boren, Inc., located at 408 North Boston Avenue. He, too, was under the impression that this change was brought about by Downtown Tulsa Unlimited. He did not feel that they need their CH zoning jerked out from under them to where it will undermine the entire operation. He wanted to be assured that Boren, Inc. would not be adversely affected by this change of zoning. The Commission stated that he could obtain a copy of the Ordinance stating the zoning change. Mr. Jackere, Assistant City Attorney, stated that he would write him a letter stating that the CBD zoning would put the company back into the same position as they were under with CH zoning.

Mrs. Turnbo, District 7 representative, stated that she was supportive of the zoning request. She informed some of the interested parties who they could contact concerning the Downtown Tulsa Unlimited question as that issue is separate and apart from this matter. She then asked for a clarification of the legal description included in the proposed zoning change.

Mr. Tony Solo and Mrs. Fran Pace were present and voiced their support of the application.

TMAPC Action: 6 members present.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughton, Rice, Woodard, T. Young, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned CBD:

Z-5977 (continued)

Original Townsite of the City of Tulsa

Block 3, Lots 4 & 5, Block 4, Lots 3 & 4; All of Blocks 7, 8, 9; Block 10, LESS Lots 4 & 5 and the S/2 of Lot 3 and Lot 6; All of Blocks 19, 20, 21, 22, 24; Block 25, Lots 1, 2, 3; All of Blocks 26, 27, 28; Block 41, Lots 1 & 6, and the N/2 of Lots 2 & 5; Block 42, Lots 1 & 7, and the N/2 of Lots 2 & 6; Block 43, Lots 1 & 6, and the N/2 of Lots 2 & 5; Block 44, Lots 1 & 6, and the N/2 of Lots 2 & 5; Block 46, Lots 1 & 2, and part of Lots 3 & 6; Block 47, Lot 5; Block 53, Lots 1 & 2, and part of Lots 3 & 6; All of Blocks 58, 70, 71, 72, 73; Block 74, the W/2 of Lots 3 & 4; All of Blocks 75, 76, 77, 78, 83, 84, 85; Block 86, LESS the N/2 of Lot 5, and the W/2 of Lot 6; Block 87, LESS Lots 1, 2, 3; All of Blocks 88, 89, 90; Block 91, LESS Lot 7; All of Blocks 97, 98, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110; Block 114, Lots 5, 6, 7, 8; All of Blocks 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140; Block 144, Lots 4, 5, 6; All of Blocks 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166; Block 167, Lots 4, 5, 6; Block 169, Lots 4, 5, 6, 7; All of Blocks 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 209, 210.

Owens Addition to the City of Tulsa

All of Blocks 42, 43, 44 and 45

Friends Addition to the City of Tulsa

Lot 1, Block 1

Kirkwood Place Addition to the City of Tulsa

All of Blocks 1, 2, 3, 5 and 6

George Perryman Addition to the City of Tulsa

All of Blocks 1, 2, 3 and 4

Bliss Addition to the City of Tulsa

All of Blocks 1, 2, 3 and 4

Lindsey Addition to the City of Tulsa

All of Blocks 1, 2, 3, 4, 6, 7 and 8

Lindsey 2nd Addition to the City of Tulsa

Lots 1, 2, 11, 12, Block 9; Lots 1, 12, Block 10; Lot 1, Block 11

Richards Subdivision to the City of Tulsa; a Resub. of Block 5 of Lindsey Addition

Riverview Addition to the City of Tulsa

All of Blocks 1, 2, 3, 4, 5, 6 and 7

Grandview Addition to the City of Tulsa

All of Blocks 1 and 6

Hodge Addition to the City of Tulsa

Lots 4, 5, 6, 7, 8, 9, Block 12; and all of Block 13

Z-5977 (continued)

Burnett Addition to the City of Tulsa

All of Block 2; Lots 1, 2, 3, Block 3; All of Blocks 6, 7, and 10; Block 11, LESS Lots 13 and 14; and the W/2 of Lot 15

Elmpark Addition to the City of Tulsa

All of Blocks 2, 3, 4, 5, 6; Block 7, LESS Lot 3; All of Blocks 8 and 9

Brennan Reed Addition to the City of Tulsa

All of Block 2

Locust Grove Addition to the City of Tulsa

All of Blocks 3 and 4

Oak Grove Addition to the City of Tulsa

All of Blocks 1, 2; Lots 1, 2, 3, 4, Block 3; Lot 1 and part of Lot 2, Block 5; Lots 1, 2, 3, and part of Lot 4, Block 6

Friends and Gillette Addition to the City of Tulsa

All of Blocks 1, 2, 3, 4, 5, 6 and 7

Horner Addition to the City of Tulsa

Lots 1, 2, 3, Block 1; Lots 1, 2, 9, 10, Block 2; Lot 1, Block 3

A triangle piece of land east of the Midland Valley Railroad between 9th Street and 11th Street AND, west of the Midland Valley Railroad and east of Elgin Avenue between 9th Street and 11th Street.

SUBDIVISIONS:

Final Approval and Release:

Burgundy Estates (2683) East 103rd Street and South 69th East Ave. (RS-1, FD)

Oxford Place (383) West side of South Sheridan Road at East 66th Street (OL)

Snowcrest West (3492) North of West 53rd Street and South 32nd West Place
(RS-3)

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

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Connery, Higgins, Hinkle, Kempe, Wilson, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, Woodard, T. Young, "absent") to approve the Final Plat of Burgundy Estates, Oxford Place and Snowcrest West and release same as having met all conditions of approval.

OTHER BUSINESS:

PUD #325 (Development Area "C"):

Staff Recommendation - Detail Site and Landscape Plans

Development Area "C" of PUD #325 is approximately 3 acres in size, located at the northeast corner of 54th Street and South Harvard Avenue, and approved for a private lodge facility.

The Staff has reviewed the approved PUD Conditions and compared them to the submitted plans and find the following:

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
Land Area (Gross):	3.63 acres	3.63 acres
(Net):	3.00 acres	3.00 acres
Permitted Uses:	Private Lodge Facility and Accessory Uses.	Same
Maximum Floor Area:	30,000 sq. ft.	18,394 sq. ft.
Maximum Building Height:	35 sq. ft.	18 ft. 2 inches
Maximum Building Setback:		
From Harvard Avenue:	50 ft.	262 ft.
From 54th Street:	25 ft.	56 ft.
From North Boundary Line:	10 ft.	14 ft.
From East Boundary Line:	50 ft.	147 ft.
Minimum Internal Open Space:	10 Percent	Exceeds
Minimum Off-Street Parking:	1 space/200 sq. ft.	1 space/109 sq. ft.

Based upon the above review, the Staff recommends APPROVAL of the Detail Site Plan for PUD #325, subject to the plans submitted.

In addition, the applicant is requesting Detail Landscape Plan review. The Staff finds that the plans submitted address only the perimeter fencing and landscaping, both of which meet the requirements of the PUD

PUD #325 (continued)

conditions, and the Staff would recommend APPROVAL of this portion of the requirements. We would note that the applicant is still required to get approval of the internal landscaping and sign location and design prior to occupancy.

TMAPC Action: 6 members present.

On MOTION of HINKLE, the Planning Commission voted 6-0-0 (Connery, Higgins, Hinkle, Kempe, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Beckstrom, Draughon, Rice, Wilson, T. Young, "absent") to approve the Detail Site and Landscape Plans, subject to the applicant receiving approval of the internal landscaping and sign location and design prior to occupancy.

There being no further business, the Chair adjourned the meeting at 4:15 p.m.

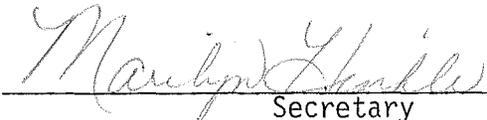
Date Approved

August 1, 1984



Chairman

ATTEST:



Secretary