

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2015

Wednesday, March 22, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Boyle
Carnes,
Chairman
Doherty, 1st Vice
Chairman
Gray, Secretary
Horner
Ledford
Midget, Mayor's
Designee
Pace
Selph

Members Absent

Ballard
Taylor

Staff Present

Gardner
Hester
Stump

Others Present

Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, March 21, 1995 at 11:49 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:34 p.m.

Minutes:

Approval of the minutes of March 8, 1995, Meeting No. 2013:

On **MOTION** of, **BOYLE** the TMAPC voted 7-0-1 (Boyle, Carnes, Doherty, Gray, Horner, Midget, Pace "aye"; no "nays"; Ledford "abstaining"; Ballard, Selph, Taylor "absent") to **APPROVE** the minutes of the meeting of March 8, 1995 Meeting No. 2013.

REPORTS:

Chairman's Report:

Mr. Carnes announced that he will be filling the vacancy of the Chair and appointed Jim Doherty 1st Vice Chair. He announced that the 2nd Vice Chair will be appointed at a later date.

Mr. Carnes welcomed Mr. Ledford to the Planning Commission.

Reports:

Rules and Regulations Committee

Mr. Doherty reported that the Commission as a whole met at 11:30 a.m. to complete the training session presented by Russell Linker regarding statutory authority for TMAPC, Titles 11 and 19. He announced receipt of a request from River Parks Authority to streamline the tent permitting process for their special events.

ZONING PUBLIC HEARING:

Application No.: **Z-6481**

Present Zoning RM-2

Applicant: TMAPC

Proposed Zoning: RS-4

Location: Some of the area between East 7th Street South and approximately 150' north of East 11th Street South and approximately 130' west of South Quaker Avenue to approximately 250' east of South Troost Avenue.

Date of Hearing: March 22, 1995

Presentation to TMAPC: Darin Akerman

Relationship to the Comprehensive Plan:

The District 4 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property as Low Intensity - No Specific Land Use.

According to the Zoning Matrix the requested RS-4 is in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 58 acres in size. It is non-wooded, flat, contains single-family dwellings, a community service agency office and facility, several apartment complexes and is zoned RM-2.

Surrounding Area Analysis: The subject tract is abutted on the north by commercial uses and some single-family dwellings, zoned CH, IL, and CS; to the south and west by commercial businesses, zoned OL and CH; to the east by a variety of single-family dwellings along with commercial uses with a mixture of CS and CH zoning.

Zoning and BOA Historical Summary: The history of zoning actions in this area indicate that this area is primarily single-family dwellings and was zoned RM-1 through a blanket zoning in 1970. There has not been any recent rezoning in this area.

Conclusion: The Comprehensive Plan designates the subject tract as Low Intensity - No Specific Land Use. Staff recommends **APPROVAL** of RS-4 zoning for this area in order to preserve the single-family character of the neighborhood.

Staff Comments

Darin Akerman presented the application and displayed maps of the area depicting support and opposition to the application. He informed of informational meetings conducted with area property owners and the strong support expressed for rezoning by the residents of approximately a 6:1 ratio. Mr. Akerman answered questions from the Planning Commission

regarding indicated areas of opposition and residents requesting to be excluded from the blanket rezoning.

Interested Parties

Gary Watts

200 Civic Center 74103

Councilor Watts conveyed the importance of blanket rezoning of this area for the revitalization of mid-town neighborhoods. He declared that the current multifamily zoning of this predominantly single-family neighborhood is deterring its redevelopment and continued maintenance of the area. Councilor Watts urged support of rezoning the area as recommended by Staff.

Ann Thrasher

2447 East 56th Place 74105

Ms. Thrasher, president of Central Park Neighborhood Association (NA), disclosed work performed over the years to develop a neighborhood that would be attractive for investors. She informed that this effort is being made to stabilize a mid-town neighborhood before it deteriorates to the point of loss.

Ms. Thrasher informed that plans for the entire community hinge on redevelopment of Longfellow School and in the Oak Lawn area in order to attract more retail business to the area and attract home buyers. She expressed reservations upon learning the School Board denied three bids offered on Longfellow School, indicating that they would go into private negotiations on bid. Ms. Thrasher was concerned because if Longfellow School does not attract retail business then there is the chance that the type of development needed in Oak Lawn will not occur and property values will decline. She asked that the Planning Commission approve the blanket rezoning and asked for favorable consideration should Longfellow and Oak Lawn appear before the Planning Commission in the future.

Farrell Thrasher

2447 East 56th Place 74105

Mr. Thrasher, President of the Sixth Street Merchants Association, discussed the tract on the western border of the proposed area which is currently a commercial use and the owner has asked to be excluded from the rezoning. He conveyed strong support for rezoning, noting that many of the votes for opposition are currently multifamily uses. Mr. Thrasher also urged favorable consideration of future development of Longfellow School and the Oak Lawn neighborhood, declaring that these are critical issues in successful redevelopment of the area.

There was discussion over excluding the Taylor's Pie property from rezoning; it is presently zoned RM-2. It was determined that if this property is included in the rezoning it would be a legal nonconforming use, as it currently is.

Mr. Gardner explained that existing zoning for Taylor's Pies does not permit commercial use; it exists because it was there prior to zoning control. He explained that the business is presently nonconforming and can continue to be nonconforming, regardless of what residential zoning classification might be imposed on the property.

Dave Strader

812 South Quincy 74120

Mr. Strader supports the rezoning stating that it is consistent with plans for the area, and urged Planning Commission support of the rezoning.

Janice Zehren**8805 South Urbana Place 74137**

Ms. Zehren requested that her property at 1003 and 1007 South Quaker be excluded from the proposed change in zoning. She informed that the property was purchased in 1979 with the intent to construct a duplex or four-plex on the property. Ms. Zehren informed of research she conducted at the County Assessor's office, indicating that out of 123 residences in the area, 76% of those properties were not owner-occupied.

It was noted that a duplex on each of these lots could be allowed if approved by the Board of Adjustment.

Khaled Rahhal**1812 South Cheyenne 74119**

Mr. Rahhal, owner of 16 properties in the subject area, one of them being Taylor Pies, considers this area to very important to the development of business and retail in the area. He has noticed that Habitat for Humanity has several homes in the area and questioned how this could be good for attracting single-family investors into the area. Mr. Rahhal pointed out that no one has attempted to erect apartment houses in the area over the past years. He also noted that property owners residing in the area are a small percentage. Mr. Rahhal questioned whether single-family is what is really wanted in this area, surmising that it may decrease property values and prohibit commercial business from entering the area. He stated opposition to the proposed rezoning.

TMAPC Review

Mr. Gardner informed that if Taylor Pies, which is a nonconforming commercial property, were to remain RM-2, that would give them the opportunity to seek office use through Board of Adjustment when it is no longer viable for commercial use, since it is on the perimeter of the area proposed for rezoning. He pointed out that the property on Rockford adjacent to commercial on two sides and an apartment on the third side makes it unique. Mr. Gardner pointed out that this area was blanket zoned 40 years ago by the government with no notice given. This area has had 40 years to develop for apartments and is currently predominantly single-family. Mr. Gardner perceives that the reason the residences are not owner-occupied is because the area is zoned for apartments, and when the previous rezoning was accomplished, the area began to change in character. He deemed that the area is deserving of an opportunity to see what happens if the area does stabilize as expected.

Mr. Doherty revealed that there appear to be three tracts the Planning Commission should debate whether or not to include in the rezoning: one on the northeast corner of 8th and Troost, one on the east side of Rockford approximately three lot lines in from 11th Street that Staff referenced as being surrounded by nonresidential uses, and the third being the tract that fronts Peoria on the west at 8th.

Mr. Midget expressed support of Staff recommendation with the amendment of excluding two of the three properties Mr. Doherty mentioned. He supports excluding the 8th and Peoria property which is an existing legal nonconforming use, and rather than have the line intrude farther into the neighborhood, leave it as it is.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Selph "aye"; no "nays"; none "abstaining"; Ballard, Taylor "absent") to recommend **APPROVAL** of Z-6481 for RS-4 zoning for the designated area and excluding the property on the east side of Rockford, north of 11th Street, and the property at the northwest corner of 8th and Troost.

LEGAL DESCRIPTION

A tract of land located between East 7th Street South and approximately 150' north of E. 11th Street South, approximately 130' west of S. Quaker Avenue to approximately 250' east of S. Troost Avenue, and described as Lots 1 - 9 of Block 1; All of Block 2; Lots 1 - 8 of Block 3; all of Blocks 4, 5, & 6; Lots 1 - 3 of Block 7; Lots 1 - 3 and 11 - 14 of Block 8; Lots 1 - 4 and 11 - 14 of Block 9; All of 2.79 acre Reserve Tract of Block 11; Lots 1 - 9 of Block 11 of East Lynn Addition; Lots 17 - 25 of Block 1; Lots 17 - 30 of Block 2; All of Blocks 3, 4, 5, 6, & 7; Lots 7 - 26 of Block 8; Lots 7 - 16 of Block 9; Lots 1 - 6 and 21 - 28 of Block 10; Lots 1 - 9 and 21 - 28 of Block 11; Lots 1 - 9 of Block 12 of Park Dale Amended.

Application No. : **Z-6484**

Applicant: Dixit Kadakia

Location : South of southeast corner of 103rd East Avenue & East 63rd Place South.

Date of Hearing: March 22, 1995

Presentation to TMAPC: Dixit Kadakia

Present Zoning: RS-3

Proposed Zoning: CO

Relationship to the Comprehensive Plan:

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

According to the Zoning Matrix the requested CO is in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 6.7 acres in size. It is wooded, gently sloping, vacant and is zoned RS-3.

Surrounding Area Analysis: The subject tract is abutted on the north and west by a single-family dwellings, zoned RS-3; to the south by vacant land, zoned CO; and to the east by the Mingo Valley Expressway, zoned AG.

Zoning and BOA Historical Summary: Similar corridor zoning has been approved in the immediate area.

Conclusion: It is clear that the subject tract is part of an area in transition from residential to more intense land uses. Staff can support the requested rezoning due to that fact and to the Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of CO zoning for Z-6484.

Applicant's Comments

Mr. Kadakia explained that he was in the process of purchasing the property and presently has no specific plan for its use.

Interested Parties

Leon Luce

6364 South 103rd East Avenue 74133

Mr. Luce expressed concern over more development in the area adding to existing traffic congestion on already-narrow, overcrowded streets. He cited instances of traffic parking on both sides of 105th and 63rd Streets while baseball fields are in use in that area. Mr. Luce requested denial of the change of zoning until traffic problems are addressed.

Mr. Gardner advised of informing the applicant that other than for single-family development, access to the west would not be permitted.

TMAPC Action; 9 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Selph "aye"; no "nays"; none "abstaining"; Ballard, Taylor "absent") to recommend **APPROVAL** of Z-6484 for CO zoning as recommended by Staff.

LEGAL DESCRIPTION

A tract of land described as Lots 5, 6, and 7, Block 6, Union Garden Addition, Tulsa County, City of Tulsa, State of Oklahoma, and located south of the southeast corner of 103rd East Avenue and East 63rd Place South, Tulsa, Oklahoma.

* * * * *

Application No.: **PUD-166-G**

Applicant : Jeffery Levinson

Location: South of the southeast corner of East 91st Street South & South Sheridan Road.

Date of Hearing: March 22, 1995

Chairman Carnes announced that the applicant has requested continuance of this item.

There were no interested parties in attendance.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Ballard, Selph, Taylor "absent") to **CONTINUE** PUD 166-G to April 5, 1995.

* * * * *

Minor Amendments PUD 235-A-4 and PUD 235-A-5 and PUD 235-A Detail Site Plan were heard simultaneously.

Application No.: **PUD-235-A-4 & -5 Minor Amendments**

Applicant: Don M. Flynn and Charles Norman

Location: West of the northwest corner of East 71st Street South and South Mingo Road
Block 1 of Flynn Plaza.

Date of Hearing: March 22, 1995

Presentation to TMAPC: Charles Norman

The applicant is requesting approval of a minor amendment which would allow the following:

Maximum Floor Area - (235-A-4)

Lot 4 reduction	from 9,200 SF to 8,500 SF (-700 SF)
Lot 1 increase	from 6,050 SF to 6,125 SF (+75 SF)
Lot 2 increase	from 43,700 SF to 44,325 SF (+625 SF)

Setbacks - (235-A-4)

Reduce setback in Lot 1 from 15' to 11' along the easterly border of the PUD.

Development Areas - (235-A-5)

Combine Development Areas 2 and 3 as a single development area under common ownership for purposes of combining allowed floor area and for compliance with parking, open space and development requirements.

Staff has reviewed the request and finds that the proposed reallocation of square footage will not increase the overall total. Staff also finds that the location of the proposed structure (straddling the line between Lots 2 and 3) effectively ties the two together. The reduction of setback from 15' to 11' is within the intent of the PUD.

Therefore, Staff recommends **APPROVAL** of the reallocation and the reduction in setback as previously described (PUD-235-A-4).

Staff also recommends **APPROVAL** of the combination of Development Areas 2 & 3 for purposes as previously described (PUD-235-A-5).

AND

PUD-235-A: Detail Site Plan Review - west of the northwest corner of East 71st Street South and South Mingo Road - Block 1 of Flynn Plaza.

The applicant is requesting site plan approval for Phase II development of Lots 2 and 3, Block 1 of Flynn Plaza.

Staff has reviewed the request and finds it contingent upon Minor Amendments 235-A-4 and 235-A-5. With the approval of the above amendments, Staff finds that the plan as proposed conforms to access, coverage, parking, landscaping, setback and circulation requirements of the PUD.

Therefore, Staff recommends **APPROVAL** subject to the following:

1. Commission approval of Amendments 235-A-4 and 235-A-5.

Applicant's Comments

Mr. Norman expressed agreement with Staff recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-1** (Boyle, Carnes, Doherty, Gray, Horner, Midget, Pace, Selph "aye"; no "nays"; Ledford "abstaining"; Ballard, Taylor "absent") to **APPROVE** PUD 235-A-4 and PUD 235-A-5 **MINOR AMENDMENTS** and PUD 235-A **DETAIL SITE PLAN** as recommended by Staff.

Application No.: **PUD-455-A-1**

Applicant: Jerry W. Ledford, Jr

Location: North of the northeast corner of East 71st Street South & South Yale Avenue.

Date of Hearing: March 22, 1995

Presentation to TMAPC:

The applicant is requesting approval of a minor amendment to combine the existing Development Areas 3 and 4 into one development area to be designated as Development Area 3. The request would also reduce the building setback line along the western boundary of the proposed Development Area 3 from 60' to 20'.

Staff has reviewed the request and finds that the combining of development areas is in conformance with the submitted plat map. Staff also finds that the requested setback reduction conforms to the revised access easement configuration as shown on the plat. Staff finds that the proposed amendment(s) are consistent with the spirit and intent of the original PUD.

Therefore, Staff recommends **APPROVAL** subject to the following:

1. The development area which will result as a combination of the existing areas 3 and 4 shall be designated as Development Area 5 (rather than Development Area 3) for purposes of PUD administration.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-1** (Boyle, Carnes, Doherty, Gray, Horner, Midget, Pace, Selph "aye"; no "nays"; Ledford "abstaining"; Ballard, Taylor "absent") to **APPROVE** PUD 455-A-1 as recommended by Staff.

Application No.: **PUD-532**
 Applicant: Thomas Vogt
 Location: West side of Denver Avenue between Brady and Archer Streets
 Date of Hearing: March 22, 1995
 Presentation to TMAPC: Thomas Vogt

The Salvation Army is proposing an expansion of their existing facilities at the southwest corner of Denver Avenue and Brady Street. An existing 33,000 SF complex would be enlarged by the addition of two new buildings containing a total of 66,000 SF. One new building would be a two-story reception center which would allow expansion of the existing offices, kitchen and medical clinic. The other new building would be a four- or five-story transitional living center aimed primarily at housing additional families as well as providing classrooms, a day-care center, a security office, and other related administrative services and offices.

The PUD proposes to use the former right-of-way of Elwood Avenue that was recently vacated between Archer and Brady. The Day Center for the Homeless and this PUD would then both be on the double-length block.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD-532 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends **APPROVAL** of PUD-532 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. **Development Standards:**

Land Area (Gross):		184,300 SF
(Net):		133,500 SF
Permitted Uses:	Use Unit 11 and Transitional Living Center, Emergency and Protective Shelter, Homeless Center, medical and dental clinic, and convict pre-release center.	
Maximum Building Floor Area:		99,000 SF
Maximum Building Height:		none
Minimum Building Setbacks		
From centerline of Denver Avenue:		115'
From centerline of Brady & Archer Streets:		90'
From west boundary:		
Minimum Landscaped Open Space:		10,700 SF
Minimum Off-Street Parking:	As required for existing facility plus additional spaces as required by the Tulsa Zoning Code for all new development.	

Signs:

As permitted by Chapter 11 of the Tulsa Zoning Code.

3. Construction of any new facilities is contingent upon the Board of Adjustment granting a special exception to eliminate the spacing requirements between the types of uses proposed in the PUD and similar uses off-site.
4. Sidewalks shall be extended along the entire length of the PUD where it abuts Archer and Brady Streets.
5. No buildings shall be constructed over any existing utility easements unless all lines are relocated and the easement vacated.
6. No Zoning Clearance Permit shall be issued within the PUD until a Detail Site Plan, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
7. A Detail Landscape Plan shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
8. No sign permits shall be issued for erection of a sign within the PUD until a Detail Sign Plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
9. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit.
10. No Building Permit shall be issued until the requirements of Section 1107E of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

Applicant's Comments

Mr. Vogt, attorney for the applicant, described the proposed development and gave a detailed description of the surrounding area. He advised that development would be compatible with properties adjacent to the site. Mr. Vogt described the services that will be provided by the transitional living center, noting that the program is very structured, and in addition to temporary housing, it provides job development, financial counseling and other counseling services. He disclosed that it is geared primarily toward families in a transitional period

attempting to obtain housing on a permanent basis. Mr. Vogt declared that individuals participating in this program will not be wandering through the neighborhood and the expansion will not increase vehicular traffic through the neighborhood because of careful monitoring received.

Responding to questions from the Planning Commission, Mr. Vogt explained that in the existing facility families are sometimes separated, with the fathers being required to sleep in the men's quarters. He pointed out that in the new facility families will be housed together as a family unit.

Mr. Doherty asked if there are plans to apply to the Board of Adjustment for variance of parking requirements.

Mr. Vogt explained that the exact size of the structure has not yet been determined and it is possible that a smaller building may be constructed which will comply with parking requirements.

Mr. Doherty encouraged more emphasis on adequate green space to encourage individuals to remain on the site rather than drifting across the street to homes to the north.

Commissioner Selph stated that as a member of the Salvation Army Advisory Committee, he would be abstaining from discussion.

Interested Parties

Bonnie Hutchinson

206 North Frisco 74103

Ms. Hutchinson informed that her property borders the subject property and disclosed that she did not receive written notification of this application. She declared opposition to any zoning change that would allow any expansion of social services agencies or any new social service agencies in the area. Ms. Hutchinson revealed that concentration of the many social service agencies are a threat to area residences. She informed that the amount of money offered to buy out her home was not adequate to enable her to relocate. Ms. Hutchinson conveyed concern over individuals parking cars on residential streets and sleeping inside them. She asked that area residents be aided in relocating before increasing social services in the area.

Linda Taylor

419 West Cameron 74103

Ms. Taylor declared that this area has become unsafe, unpleasant and unhealthy to reside in. She revealed that the offer made for a buy out of her property was not viable. Ms. Taylor was opposed to the expansion.

Major Glen Fite

312 West Brady Street 74103

Major Fite, Area Commander for the Salvation Army, cited figures of the number of homeless children housed by the Salvation Army over the past two years. He reported on the successful application to HUD for a three-year grant for the operating income of the proposed transitional housing facility. Major Fite disclosed that offers have been made to purchase the owner-occupied homes in the area at 25% above the appraised value of the homes, with four owners accepting those proposals. He informed that the Salvation Army wants to move ahead and help the community in filling this need with the proposed expansion. Major Fite asked that the Planning Commission support this application.

Andrew Smalley

512 West Cameron 74103

Mr. Smalley expressed opposition to the expansion. He addressed measures considered in the past to protect the neighborhood from foot-traffic which were never constructed. Mr. Smalley commented on the disproportionate number of social services in this area. He declared that area residents should be bought out at an amount which will enable them to find comparable housing. If the neighborhood is not to be bought out, he asked that improvements be made in the area to protect and separate them from social service clientele. Mr. Smalley cited instances in the area where city service to the area has been ignored; i.e. street repair, maintenance, etc. Mr. Smalley implored that residents' needs be considered. He asked that expansion be denied until the single-family residents are no longer in this area.

Applicant's Rebuttal

Mr. Vogt advised that the Salvation Army empathizes with concerns expressed by the homeowners. Regarding Ms. Hutchinson not receiving notification, he informed that she resides more than 300' from the development. Mr. Vogt pointed out that comments made by interested parties did not address the transitional living center and the impact it would have. He reiterated the Salvation Army's belief that residents and individuals receiving treatment are not the ones causing complaints from homeowners.

There was discussion as to separation of land uses by fencing along the entire length of the property with perhaps no access to the facility from Brady and possible foot traffic between the Day Center for the Homeless and the Salvation Army.

Ms. Pace declared that area residents to the north of the proposed development need relief and that having four entrances to the property seems excessive; she suggested that the western entrance be closed and would like to see the 8' section of fence which is open between the Day Center and Salvation Army be fenced to prohibit foot traffic between these two facilities.

Review Session

Mr. Boyle commented on the plight of the neighborhood, which seems to be primarily economic, and is not convinced that the proposed development will necessarily have additional negative impact on the neighborhood.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-1** (Boyle, Carnes, Doherty, Gray, Ledford, Midget, Pace, "aye"; no "nays"; Selph "abstaining"; Ballard, Horner, Taylor "absent") to recommend **APPROVAL** of PUD 532 as recommended by Staff.

Lisa Smalley

512 West Cameron 74103

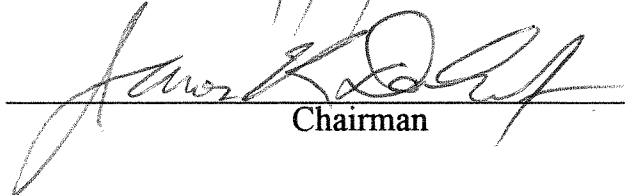
Ms. Smalley urged the Planning Commission to see that separation between the Salvation Army and area residents is achieved by adequate green space.

LEGAL DESCRIPTION

A tract of land described as: All of Block 37, and the East 65' of Lots 1, 2, and 3, Block 36, Original Town now City of Tulsa, Tulsa County, State of Oklahoma, according to the official Plat thereof; and All that portion of Elwood Avenue located between the southerly right-of-way boundary of Brady Street and the northerly right-of-way boundary of Archer Street, in the City of Tulsa, Tulsa County, State of Oklahoma, and located on the northwest corner of North Denver Avenue and West Archer Street, Tulsa, Oklahoma.

There being no further business, the Chairman declared the meeting adjourned at 3:35 p.m.

Date Approved: 4/9/95


Chairman

ATTEST:


Secretary

