

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2090

Wednesday, November 13, 1996, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Boyle
Carnes, Chairman
Dick
Doherty, 1st Vice Chairman
Horner
Midget, Mayor's Designee
Pace, Secretary
Westervelt

Members Absent

Ballard
Gray
Ledford

Staff Present

Almy
Jones
Stump

Others Present

Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, November 12, 1996 at 12:43 p.m., in the office of the County Clerk at 12:30 p.m., as well as in the Reception Area of the INCOG offices at 1:00 p.m.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:33 p.m.

REPORTS:

Chairman's Report:

Mr. Boyle informed the Commission that Mr. Edwards, the gentleman who had fallen at the previous meeting, was treated and released from the hospital.

Committee Reports:

Rules and Regulations Committee

Mr. Doherty reminded the Commission of the Special Joint Committee meeting scheduled for 11:30 a.m. on November 20, 1996 at the Downtown Doubletree.

Director's Report:

Mr. Stump presented the receipts for the month of October, 1996 and stated the amount was above average. Mr. Stump informed the Commission there are six zoning cases and one subdivision case scheduled for the November 14, 1996 City Council Meeting. Jay Stump and Gail Carnes will be in attendance.

SUBDIVISIONS:

Lot Split for Ratification of Prior Approval:

L-18372 Tulsa Development Authority (692) (PD-4) (CD-4)
500 Block South Lewis

L-18376 Tulsa Development Authority (2502) (PD-2) (CD-1)
1601 North Detroit

Staff Comments:

Mr. Jones informed the Commission that these lot-splits are for ratification of prior approval and meet Subdivision Regulations. Staff recommends approval.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford "absent ") to **RATIFY** these Lot-splits given Prior Approval, finding them in accordance with Subdivision Regulations.

Sketch Plat:

Hawthorne Estates (3483)

(PD-26) (CD-8)

North & east of the northeast corner of East 121st & South Yale Avenue

TAC Comments:

Hawthorne Estates is a proposed residential single-family subdivision which contains approximately 45 acres and 94 lots. The underlying zoning is AG, and at this time there is no pending rezoning application. The subdivision plat appears to have both public and private streets.

Staff would offer the following comments and/or recommendations:

1. Rezoning or PUD approval to permit lot sizes and private streets.
2. Waiver of the Subdivision Regulations to permit a cul-de-sac of more than 500' in length.
3. Provide address list.
4. Building lines shown are both 35' and 25'. These should match appropriate zoning requirement or PUD condition.
5. A letter from an attorney is required regarding the L.L.C.
6. Show number of acres and lots under the key map.
7. A stub street to the undeveloped property to the east is recommended.
8. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
9. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
10. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
11. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
12. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.

13. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
14. Street names shall be approved by the Department of Public Works and shown on plat.
15. All curve data, including corner radii, shall be shown on final plat as applicable.
16. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
17. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
18. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
19. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
20. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
21. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
22. The key or location map shall be complete.
23. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
24. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
25. This plat has been referred to Bixby, Broken Arrow and Jenks because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
26. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
27. All other Subdivision Regulations shall be met prior to release of final plat.

Staff Comments:

Mr. Jones reminded the Commission that this item was previously continued in order to allow time for staff and the applicant to meet with Traffic Engineering. Three issues were discussed and resolved. The first issue was that Traffic Engineering recommended that East 116th Street South be a full collector, 60 foot in width. However, Traffic Engineering was not firm in that recommendation and TMAPC waived this recommendation.

Secondly, Traffic Engineering recommended that South Erie be a full collector, 60 feet wide with 36 feet of paving. The applicant had requested the street be less than 60 feet wide. After meeting and discussing this issue, the consensus was that the street should be a full 60-foot collector with 36 feet of paving.

Mr. Jones stated there is also a waiver requested to allow South Erie to have more than the allowed and recommended eight percent or maximum 12 percent grade. Traffic Engineering recommended the grade not be waived and the grade meet the subdivision regulations. The engineer and developer have already redesigned and cut down the grade; however, the eight and 12 percent in grade cannot be met. The applicant requested approval subject to Transportation/Engineering's approval of final design.

Applicant's Comments:

Jeff Levinson, 35 East 18th Street, stated the reason he is before the Planning Commission is to obtain some guidance before going to Traffic Engineering to work out any issues of concern.

Mr. Levinson requested the Commission to approve the preliminary sketch plat as recommended by staff to allow the applicant to go back before Traffic Engineering to try and work out the details. He reminded the Commission that the application will be back before them at the preliminary and final plat stages.

TMAPC Comments:

Mr. Doherty stated that the Commission has worked for many years trying to find some accommodations between the City and the PUD process. Many times developments such as this one come in as PUDs merely to avoid the grade restrictions. Grades that are allowable on private streets are greater than grades on public streets. The difference in allowable grades have been questioned in regards to safety. He feels these questions need to be resolved with Transportation/Traffic Engineering.

Mr. Boyle clarified that the applicant, developer, staff and Traffic Engineering are in agreement with the 60-foot wide collector street. Mr. Jones replied the north/south collector will be 60 feet in width, with 36 feet of paving.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford "absent ") to **APPROVE** the Sketch Plat for Hawthorn Estates subject to conditions recommended by staff and final approval of the street layout by Traffic Engineering.

Preliminary Plat:

Hampton Oaks (3483)

(PD-26) (CD-8)

East of the northeast corner of East 121st and South Yale Avenue

TAC Comments:

Jones presented the plat with Dwayne Wilkerson and Bob Lemons in attendance.

Jones asked about the stub street and Wilkerson stated that Traffic Engineering is not requiring it.

In regards to sewer connection, Wilkerson stated that connection would be to the existing 48" line, however indirectly through a smaller line.

After considerable discussion regarding easements, it was determined that PSO would work directly with the engineer for an easement along the east side of the addition. An off-site easement may need to be obtained.

Hampton Oaks is a single-family residential subdivision which contains 43 lots and approximately 40 acres. The plat was reviewed at the October 17 TAC meeting where sketch plat approval was granted subject to a number of conditions. The applicant has resubmitted the preliminary plat with some of the requested changes.

Staff would offer the following comments and/or recommendations:

1. Stub street to the property to the east as required in the Subdivision Regulations.
2. Board of Adjustment approval to permit 25' front yard requirement.
3. Show addresses and disclaimer on face of plat.
4. Show total acres under key map.

5. Previous reports from the Corps of Engineers indicate the property contains an unnamed tributary which is regulated under Section 404.
6. A letter from an attorney is required regarding the L.L.C.
7. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
8. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
9. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
10. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
11. Paving and/or drainage plans shall be approved by the Department of Public works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
12. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
13. Street names shall be approved by the Department of Public Works and shown on plat.
14. All curve data, including corner radii, shall be shown on final plat as applicable.
15. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
16. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
17. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
18. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Pubic Works (Traffic). Include applicable language in covenants.
19. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
20. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

21. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
22. The key or location map shall be complete.
23. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
24. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
25. This plat has been referred to Bixby and Jenks because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
26. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
27. All other Subdivision Regulations shall be met prior to release of final plat.

On motion of Rains, the Technical Advisory Committee voted unanimously to recommend Approval of the preliminary plat of Hampton Oaks, subject to all conditions and recommendations listed above.

Applicant's Comments:

Jeff Levinson, 35 East 18th Street, stated he is in agreement with staff recommendation with the exception of condition 1 in regard to a stub street. He requested this condition be deleted due to the issue being resolved, and Traffic Engineering has agreed.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford "absent ") to **APPROVE** the Preliminary Plat for Hampton Oaks subject to the conditions as recommended by TAC and modified by TMAPC.

Final Approval:

Tulsa Sterling House No. 1 (1884)

(PD-18) (CD-8)

South of the southeast corner of East 81st Street South and South Mingo Road

Staff Comments:

Mr. Jones stated this final plat approval is a one-lot, one-block subdivision plat approximately two acres in size. The proposed use is an assisted living care facility. A building permit has been issued. The final plat will need to be filed prior to an occupancy permit being issued.

Mr. Jones stated everything is in order and Legal Department is in the final stages of reviewing the Deed of Dedication Restrictive Covenants. Therefore, staff recommends approval subject to Legal's final wording.

TMAPC Comments:

Mr. Doherty asked whether the last land-locked piece located at the back of the property was picked up in the plat. Mr. Jones replied this plat includes the land-locked property.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford "absent ") to **APPROVE** the Final Plat for Tulsa Sterling House No. 1 as recommended by staff.

CONTINUED ZONING PUBLIC HEARING:

Application No.: Z-6560

IM to CBD

Applicant: Stanley Synar

(PD-1) (CD-4)

Location: Northwest corner East 3rd Street and South Lansing

Presented to TMAPC: Michael Sager

Applicant's Comments:

Mr. Sager stated he is representing Stanley Synar who is formally withdrawing Z-6560.

There were no interested parties wishing to speak.

TMAPC Comments:

Chairman Carnes struck item Z-6560.

ZONING PUBLIC HEARING:

Application No.: Z-6568

Applicant: David C. Sewell

Location: Southeast corner East 54th Street and South Lewis Avenue

RS-2 to OL
(PD-18) (CD-9)

Staff Recommendation:

Relationship to the Comprehensive Plan:

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

According to the Zoning Matrix the requested OL zoning **may be found** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is located on the southeast corner of East 54th Street South and South Lewis Avenue and is 150' x 105' in size. It is gently sloping, non-wooded, vacant, and zoned RS-2.

Surrounding Area Analysis: The subject tract is abutted on the north by offices, zoned OL; to the east by single-family dwellings, zoned RS-2; to the south and southwest, by apartment complexes, zoned OM and OL/PUD-278; and to the west by single-family dwellings, zoned RS-3.

Zoning and BOA Historical Summary: The subject tract was zoned RS-2 in June, 1970 and has not been considered for rezoning since that time.

Conclusion: Because of the existing zoning and uses on property north and south of the subject tract, Staff can support the requested zoning and recommends **APPROVAL** of OL zoning for Z-6568.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford "absent ") to recommend **APPROVAL** of the OL zoning for Z-6568 as recommended by staff.

Legal Description for Z-6568:

Lot 18, Block 2, Lewis Crest Addition to the City of Tulsa, Oklahoma, and located on southeast corner of East 54th Street South and South Lewis Avenue, Tulsa, Oklahoma.

Application No.: Z-6569
Applicant: Gifford & Parrish
Location: 6310 - 6328 East Archer

RM-2/IL to CG
(PD-5) (CD-4)

Staff Recommendation:

Relationship to the Comprehensive Plan:

The District 5 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Medium Intensity - Corridor.

According to the Zoning Matrix the requested CG zoning **may be found** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is located west of the southwest corner of East Archer Street and North Sheridan Road. The property is approximately 250' x 300' in size and is flat, partially wooded, contains a single-family dwelling and accessory building, and is zoned RS-2 and IL.

Surrounding Area Analysis: The subject tract is abutted on the north by I-244, zoned RS-3; to the east by a single-family dwelling, zoned IL; to the south by commercial uses, zoned CH; and to the west by a non-conforming nursery, zoned RM-2.

Zoning and BOA Historical Summary: The west 100' has been zoned RM-2 since 1970 and the east 150' was zoned IL in 1982.

Conclusion: Based on the Comprehensive Plan the subject property is within a Medium Intensity - Corridor area. Due to the surrounding zoning patterns, staff recommends **APPROVAL** of CG zoning for Z-6569.

Interested Parties Comments:

A. C. Saint, 3921 South 96th East Avenue, stated he does not oppose the zoning change. However, he noted there is currently a water runoff problem that comes from the west to the east. He asked the Commission to address the water runoff problem.

TMAPC Comments:

Mr. Doherty stated the stormwater runoff problem is not a part of the zoning application. However, it would be addressed during the platting process. If the Commission recommends approval of the zoning application and the City Council approves the zoning, the change in zoning will trigger a replatting requirement. At that time, the applicant can request a plat waiver or replat the property. In either case, Public Works will review the situation and if there is a drainage issue, it will be addressed at that time.

Mr. Doherty informed Mr. Saint that he would be notified in either event due to being an abutting property owner.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford "absent ") to recommend **APPROVAL** of CG zoning for Z-6569 as recommended by staff.

Legal Description for Z-6569:

The West Half of Lot 16, and Lots 17 and 18, Block 2, Greenlawn Addition to the City of Tulsa, Oklahoma, and located south of the southwest corner of East Archer Street and North Sheridan Road, Tulsa, Oklahoma.

Application No.: Z-6570

Applicant: TMAPC/TCCJA

Location: North of Archer, west of Denver, South of IDL

Presented to TMAPC: TMAPC

RS-3/RM-2/IL/IM to CBD

(PD-2) (CD-1)

Staff Recommendation:

Relationship to the Comprehensive Plan:

The District 1 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Special District - High Intensity - Coliseum Area.

Staff Comments:

Site Analysis: The subject property is bordered by West Archer Street on the south, North Denver Avenue on the east and the IDL on the north and west. There are approximately 19 acres included within the tract. It is gently sloping, non-wooded, contains the Salvation Army facility and the Tulsa Community Day Center, vacated dwellings now being razed and vacant land. The area includes RS-3, RM-2, IL and IM zoned property.

Surrounding Area Analysis: The tract is abutted on the north and west by the Interstate Highway, I-244, zoned RS-3; to the east by commercial and industrial uses, zoned IL; and to the south by a community service agency and industrial warehouses, zoned CBD and IM.

Zoning and BOA Historical Summary: The City has approved similar requests for CBD on tracts that are inside the IDL.

Conclusion: The requested CBD is consistent with the District 1 Plan and Plan Implementation for this area. The Comprehensive Plan states that much of the land within the Inner Dispersal Loop is zoned CBD and it is assumed that eventually all will be zoned CBD. The Plan recommends that properties not currently zoned CBD be rezoned CBD when appropriate. The requested CBD zoning is compatible with the Comprehensive Plan, the existing uses and development, and therefore staff recommends **APPROVAL** of CBD zoning as requested for Z-6570.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-1** (Boyle, Carnes, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; Dick "abstaining"; Ballard, Gray, Ledford "absent ") to recommend **APPROVAL** of CBD zoning as requested for Z-6570 as recommended by staff.

Legal Description for Z-6570:

A tract of land containing all of Blocks 15, 32, 33, 35, and the alleyways in said Blocks and part of Blocks 11, 12, 13, 14, and 34, and all of Blocks 36, and 37, and vacated North Elwood Avenue between Blocks 36 and 37 from West Brady Street to West Archer Street, all in the Original Townsite of Tulsa, and also a part of Gordon's Subdivision; and also, all of Block 9 and the alley in Block 9 and a part of Block 10 of the Amended Plat of Owen Addition, and a part of West Easton Street, West Davenport Street, West Cameron Street, West Brady Street, west of North Denver Avenue to the Innerdispersal Loop (Interstate 244); North Lawton Avenue, North Frisco Avenue, and North Elwood Avenue, north of West Archer Street to the Innerdispersal Loop (Interstate 244); all in the City of Tulsa, Tulsa County, Oklahoma, said tract of land being described as follows: beginning at a point on the South line of said Block 36, of the Original Townsite of Tulsa, said point being 1.00' Easterly of the Southwest corner of said Block 36; thence S 65°33'56" W along the Southerly extension of said South line and along the Southerly line of Block 35, of the Original Townsite of Tulsa for

399.90' to the Southwesterly corner of said Block 35; thence S 34°57'49 W" for 16.95' to the Southeast corner of said Block 9, of Owen Addition; thence S 88°49'56 W" along the Southerly line of Block 9, and the Westerly extension thereof for 179.00'; thence N 12°08'25 W" for 477.17'; thence N 01°33'44" W for 105.99'; thence N 05°31'50" E for 77.66'; thence N 16°38'19" E for 112.27'; thence N 27°24'57" E for 268.33'; thence N 54°09'30" E for 32.20' to a point on the Easterly line of said Block 13, 190.00' Northerly of the Southeast corner of said Block 13; thence N 51°31'46" E for 30.29'; thence N 28°41'44" E for 826.98'; thence N 16°07'13 E" for 14.92'; thence N 12°24'19" W for 15.46', to a point on the Southerly line of Block 2, Original Townsite of Tulsa, thence N 65°33'56 E" along said Southerly line for 56.10' to the Southeast corner of said Block 2; thence S 24°26'04" E along the Easterly line of said Blocks 11,15, 32, and 37; for 1,480.00' to a point at the southeast corner of said Block 37, thence S 65°33'56" W parallel with and 1.00' Southerly of the Southeast corner of Block 37 for 679.00'; to the Point of Beginning of said tract of land, City of Tulsa, Tulsa County, Oklahoma, and located with the boundaries of West Archer Street on the south, North Denver Avenue on the east and the IDL (Interstate 244) on the north and west Tulsa, Oklahoma.

Application No.: Z-6571

Applicant: Vernon Dudley

Location: Northeast corner East 67th Street and South Peoria

Presented to TMAPC: Vernon Dudley

OM to CS
(PD-18) (CD-8)

Staff Recommendation:

Relationship to the Comprehensive Plan:

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

According to the Zoning Matrix the requested CS zoning **is not** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is located on the northeast corner of East 67th Street and South Peoria Avenue and is approximately 259' x 159' in size. It is flat, non-wooded, vacant and zoned OM.

Surrounding Area Analysis: The subject tract is abutted on the north and south by vacant property, zoned CS; to the southeast by vacant property, zoned OL; to the east by vacant property, zoned RM-1; to the west by an apartment complex, zoned CS/RM-2 and PUD-341-A.

Zoning and BOA Historical Summary: The subject tract was zoned OM in 1982.

Conclusion: The existing zoning patterns and development along South Peoria Avenue would support the CS zoning to a depth similar to the CS zoning to the south, although the Comprehensive Plan does not support it. Based on this fact, staff would recommend **APPROVAL** of the requested CS zoning on the west 200' of the tract and **DENIAL** of the remainder. Staff also recommends that the District 18 Comprehensive Plan be amended to reflect the change.

Applicant's Comments:

Vernon Dudley, 3363 South Braden, stated he is in agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford "absent ") to recommend **APPROVAL** of the CS zoning on the west 200' of the tract and **DENIAL** of the remainder for Z-6571 as recommended by staff.

Legal Description for Z-6571 recommended for CS zoning:

The West 200.00' of Lot 4, Block 2, all in Keim Gardens, a subdivision of the City of Tulsa, Tulsa County, State of Oklahoma.

Application No.: Z-6344-SP-7

(PD-18) (CD-8)

Applicant: Charles Norman

Location: 6229 South 107th East Avenue

Presented to TMAPC: Charles Norman

(Corridor Site Plan for an office and warehousing use.)

Staff Recommendation:

The applicant is proposing an 8,610 SF building with 3,240 SF devoted to office use and 5,370 SF devoted to warehousing. Also proposed is a 5,220 SF expansion of the warehousing area at some future time. The uses proposed are compatible with the other uses permitted on adjoining tracts. The landscaping proposed does not have enough trees in the street yard. An additional tree is needed. With the following conditions staff recommends **APPROVAL** of Corridor Site Plan Z-6344-SP-7.

1. The development standards for the building are as shown on the Corridor Site Plan, not the Development Standard on the accompanying sheet.

2. An additional tree is added within the west 25' of the lot.
3. There are no overhead power lines in the west 90' of the tract.
4. Only office and warehousing uses are permitted.
5. Sign standards are as stated in the Corridor Site Development Standard sheet.

Applicant's Comments:

Charles Norman requested approval of the application as recommended by staff and approval of the modified landscape and sign plans as submitted.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford "absent ") to recommend **APPROVAL** of Corridor Site Plan Z-6344-SP-7 as recommended by staff and approval of the modified landscape and sign plans as submitted.

Legal Description for Z-6344-SP-7:

The North 136.4' of Lot 3, Block 2, Fred C. Langenkamp Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof, and located at 6229 South 107th East Avenue, Tulsa, Oklahoma.

Items Z-6572 and PUD-552 were heard simultaneously.

Application No.: Z-6572

AG to RD

Applicant: Charles Norman

(PD-26) (CD-8)

Location: South of Southeast corner 101st Street and South Yale Avenue

Presented to TMAPC: Charles Norman

Staff Recommendation:

Relationship to the Comprehensive Plan:

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Special District 2.

According to the Zoning Matrix the requested RD zoning **may be found** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is located south of the southeast corner of East 101st Street South and South Yale Avenue and is approximately 2.4 acres in size. It is flat, non-wooded, vacant and zoned AG.

Surrounding Area Analysis: The tract is abutted on the north and east by single-family dwellings, zoned RS-4/PUD-516; to the east by a stormwater detention pond, zoned RS-2/PUD-440; to the south by single-family dwellings, zoned RS-2/PUD-440; and to the west by a school playground, zoned RM-0.

Zoning and BOA Historical Summary: Past zoning actions within this area have been to rezone AG-zoned property to RS-1 or RS-2 for low intensity residential use.

Conclusion: The Comprehensive Plan states that medium intensity land use that is consistent with the Development Guidelines may be acceptable in Special District 2 area as long as it is accompanied with a Planned Unit Development. The ability to provide adequate on-site drainage and/or retention of stormwater runoff area must be considered. Since this low intensity zoning category is accompanied by a PUD for elderly housing, and the stormwater detention facility immediately east of the site has been sized to accommodate most of the runoff from this site, staff can support the rezoning request. Therefore, staff recommends **APPROVAL** of Z-6572 if the accompanying PUD-552 is approved.

Application No.: PUD-552

AG to PUD/RD

Applicant: Charles Norman

(PD-26) (CD-8)

Location: South of Southeast corner 101st Street and South Yale Avenue

Presented to TMAPC: Charles Norman

Staff Recommendation:

The PUD covers an area of 2.1 acres south of southeast corner of 101st Street South and Yale Avenue. A concurrent rezoning request (Z-6572) has been filed for RD zoning on the entire tract. The proposed use is elderly housing for persons age 60 and older with a maximum of 20 dwelling units. The facility would be limited to one-story in height. The site is proposed to have heavy landscaping and retain the existing row of Bradford pear trees along the south boundary of the site. There are existing 6' high screening fences along the south and north boundaries of the PUD where they abut single-family dwellings. Most of the storm water runoff will be placed in the stormwater detention facility immediately east of the site.

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-552 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-552 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)	105,000 SF
(Net)	90,000 SF
Permitted Uses	Elderly housing as permitted in Use Unit 8 for persons age 62 and older or who have been medically certified as in need of an assisted living dwelling unit.
Maximum Number of Dwelling Units	20
Maximum Building Floor Area	18,000 SF
Maximum Building Height	1-story (not to exceed 25')
Minimum Building Setbacks	
From centerline of South Yale Avenue	100'
From the east boundary of PUD	20'
From the north and south boundaries of PUD	50'
Minimum Livability Space Per Dwelling Unit	2,000 SF

One non-lighted ground sign is permitted, not to exceed 32 SF of display surface area nor 4' in height.

3. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and requiring parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

4. A Detail Landscape Plan for each development area 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 for that development area 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

5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level. No bulk trash container shall be within 50' of the north or south boundary of the PUD.
7. All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of eight feet.
8. The Department 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 serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
9. No Building Permit shall be issued until the requirements of Section 1170F of the Zoning Code has 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.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

Applicant's Comments:

Charles Norman, 2900 Mid-Continent Tower, stated he is representing Tom Campbell, the owner of the property. Mr. Norman presented a history of the property and the surrounding zoning.

Mr. Norman informed the Commission that Mr. Campbell has lived in the neighborhood for twenty years and is very familiar with the concerns of the neighborhood and surrounding area. Mr. Campbell circulated information on the proposed project in the neighborhood and has met with representatives from the Wexford Association.

Mr. Norman reminded the Commission of the growing need for this type of elderly housing. The assisted living project will provide clothing, bathing, prescription management services, as well as meals and cleaning services for the frail elderly. Because each of these projects involve a bedroom, sitting room and a small kitchen, they are classified as a dwelling unit and require approval from the Commission.

Mr. Norman stated the application is for duplex zoning which would permit more than the twenty dwelling units that are requested. He feels RM-0 zoning would have been approved under the existing facts and special district and would allow thirty dwelling units. This proposal is for twenty units only.

Mr. Norman feels this is a low-density development and is designed as an upper-scale residence for relatives of people that he would expect would live in the immediate neighborhood or within a three-mile radius. These units would start at \$2,300 per month, and depending on the type of services available, could go up in cost.

Mr. Norman stated this particular site is ideally situated because it is isolated by any access to the neighborhood to the northeast and south because of the separation provided by the detention facility, the existing screening fences and heavy tree borders on the south. He stated the landscape plan was submitted to the Commission and the Wexford Association. The landscape plan provides for extensive enhancement of the landscaping on the property. The plan lists the types and numbers of trees and shrubs to be included. The landscaping will provide an attractive residence for those who live at the facility as well as be an asset to the neighborhood.

Mr. Norman feels this facility will be compatible with the school to the west, and it is designed to be served by only a single-access point from Yale. The single access will minimize any driveways onto Yale Avenue.

Mr. Norman stated the industry has determined and the City Code has recognized that people who live in these types of facilities are generally 75 to 80 years of age or older. Accordingly, there are very few automobiles. However, the proposal provides for 20 parking spaces.

Mr. Norman feels that this proposal has been extensively reviewed and he concurs with staff's recommendation. He submitted letters of support that have been gathered from the neighborhood by Mr. and Mrs. Campbell and their associates. The letters of support were signed by 108 people.

Interested Parties Comments:

Maurine Turner, 4945 East 102nd Street, stated her property is adjacent to the proposed project. She feels there is a need for these types of facilities and that they can be located in residential areas without adversely affecting property value.

Ms. Turner stated she has known Tom and Mary Kate Campbell for nine years. She feels they are wonderful, supportive residents of south Tulsa. She feels the Campbells only wants the best for the area. She supports the proposed project.

Debbie Vorpahl, 8444 East 58th, stated she has been a 20-year advocate for the elderly. She feels these types of facilities are needed for the ones who require a small amount of assistance. She supports the project and feels it will be an asset to the community.

Thomas Wingerter, 10612 South Erie Place, noted the renovation of an old, dilapidated and vacant property located at 105th Street that was undertaken by Tom and Mary Kate Campbell. Although the Campbell family were strangers to him, he was intrigued with the talent and transformation of the once-vacant eye sore into what is now two beautiful acres.

Mr. Wingerter recognized that past results do not always guarantee future performance. However, he feels the Campbells will pay attention to details of the proposed facility.

Mr. Wingerter stated he had to make living arrangements for his elderly mother recently and has recognized the need for these types of facilities. He stated he supports the proposed facility.

Richard Lowe, 10220 South Braden, stated he lives on the east side of the detention pond. Mr. Lowe addressed three points. He stated he has met with the developer and is reasonably satisfied with the landscaping plans. However, he has requested some landscaping to the east side of the property which backs up to the detention pond. This area can be seen by the residents on Braden Street due to the residents being at a higher elevation.

The second point is in regard to the detention pond. The pond has been expanded and has tripled the inlet capacity into the pond without an increase in outlet from the pond. Mr. Lowe feels the pumps are in good working condition. However, he is concerned with additional runoff in the future.

Mr. Lowe stated there is a sanitary sewer line that serves the Wexford Addition. The line is located on the perimeter of the detention pond. He expressed concern of the City not having access to the line and manholes for maintenance purposes.

John Morris, 10249 South Canton, stated this type of facility is needed and supports the project. However, he expressed concerns with the increase of traffic. He stated the traffic is horrendous at the time the school is being dismissed.

Mr. Morris stated he also has concerns with the screening on the east side of the property. He stated Mr. Campbell has assured him that it will be taken into consideration. He noted for the record that he is not satisfied with the screening at this time.

Mr. Morris commended the developer for their good work. He stated he supports the projects and would like the project to be approved with the concerns addressed.

Robert Hill, 8707 South Winston Avenue, stated he supports the proposed projects for several reasons. He stated he is familiar with the concept of assisted living and supports the idea of placing this type of facility in his neighborhood. He feels this type of project gives better access to better community facilities services, such as banking, retail and other activities involved in the elderly leading an active, independent life.

Mr. Hill stated he was working with United Way and the Adult Daycare Center. As a result he has become very sensitive to the needs of the elderly in the community. He feels there is a need for a high-quality type of senior housing that is compatible with the residential neighborhood.

Mr. Hill stated he is pleased that there is no government funding involved in this particular project. It is his understanding that the construction will be privately funded and the residences will be 100 percent private-pay with no Medicare or Medicaid sponsors or subsidies.

Mr. Hill prefers this type of low-impact usage of the property to the increased traffic that would accompany any commercial/residential-type housing on this site. He feels the heavy landscaping that is proposed will create a "park-like" setting and feels it will be a welcome addition to the neighborhood.

Applicant's Rebuttal:

Charles Norman presented a drawing of the proposed facility that was described in the application.

In regard to the detention pond, Mr. Norman stated it was sized when it was enlarged to accommodate any drainage from the subject tract. The water is taken by pumps from the detention area across and out to Yale and into concrete flumes. The flumes open into the bar ditch and create a standing condition at that location which is off-site. He stated the drainage problem occurs on Yale Avenue and is a general neighborhood problem that has to be addressed, and would occur regardless what type of development should take place on the proposed site.

Mr. Norman stated that PSO retained a 50-foot strip on the back of the proposed property to be dedicated to the City. If additional access is needed to the detention facility in order to access the sewer line and manholes, it will be addressed during the platting process. He stated there is a 50-foot building setback to provide access.

In regard to landscaping, Mr. Norman stated the final landscape plan will incorporate a row of trees along the east boundary.

TMAPC Comments:

Mr. Boyle asked whether Mr. Lowe is satisfied with the proposed landscape plan that will be facing his home. Mr. Lowe replied he has not seen the final version, but has been informed that the developer is considering their request. Mr. Boyle asked whether Mr. Lowe is satisfied with the fact that the developer is at least working with him on the landscape. Mr. Lowe replied in the affirmative.

In regard to the detention facility, Mr. Boyle asked whether Mr. Lowe feels this project will add more runoff into the detention pond or if there is a current water runoff problem. Mr. Lowe replied there is currently water standing on both side of Yale Avenue. He stated the property has not been graded to allow drainage to the pond. However, he feels the pond is large enough to carry the runoff, but feels the outlet needs to be addressed.

Mr. Doherty informed Mr. Lowe that the City will not accept the sewer line that does not have adequate easement to allow access for maintenance purposes.

Mr. Doherty asked whether any structure would be impacted in the case of power outage to the pumps at the detention pond. Mr. Norman called on Ted Sack to respond. Mr. Sack replied there is an overland relief provided to the south and he feels structures will not be impacted.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford "absent ") to recommend **APPROVAL** of RD zoning for Z-6572 and to recommend **APPROVAL** of PUD-552 subject to the conditions as recommended by staff.

Legal Description for Z-6572 and PUD-552:

A tract of land in the NW/4, NW/4 of Section 27, T-18-N, R-13-E, in the City of Tulsa, Tulsa County, Oklahoma, to-wit: Beginning at a point which is the Northwest corner of the SW/4, NW/4, NW/4 of Section 27, T-18-N, R-13-E; thence N 89°50'34" E along the Northerly line of said SW/4, NW/4, NW/4 a distance of 400.00'; thence due South along the Westerly line of Reserve A Wexford Addition, an Addition in the City of Tulsa, a distance of 300.00' to a point on the Northerly line of Block 1 of said Wexford Addition; thence S 89°50'34" W along said Northerly line a distance of 400.00' to a point on the Westerly line of said SW/4, NW/4, NW/4 of Section 27; thence due North along said Westerly line a distance of 300.00' to the Point of Beginning, less and except the Easterly 50' thereof, and located south and east of the southeast corner of E. 101st Street South and South Yale Avenue, Tulsa, Oklahoma.

Application No.: PUD-190F

(PD-18) (CD-8)

Applicant: John Bean

Location: West of southwest corner East 71st St. South & South Sheridan

Presented to TMAPC: Roy Johnsen

Staff Recommendation:

The applicant is proposing a major amendment to PUD-190 to change the permitted use on a 30-acre tract at the southwest corner of 71st Street South and Lakewood Avenue from office to an elderly assisted living center. The tract is bordered on the east by a shopping center, to the south and west by apartments, and across 71st Street by vacant land zoned OL.

Staff finds the proposed 46-unit elderly assisted living center compatible with all surrounding uses and of less intensity than the current permitted use.

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-190-F 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-190-F 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 (Net)	3.01 acres
Permitted Uses	Elderly Assisted Living Center
Maximum Building Floor Area	40,000 SF *
Maximum Building Height	1-story, not to exceed 35'
Maximum Number of Units	46
Minimum Building Setbacks	
From centerline of 71st Street	110'
From centerline of Lakewood Avenue	50'
From other PUD boundaries	10'

* **Corrected at the TMAPC meeting.**

Minimum Livability Space Per Dwelling Unit	2,000 SF
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Signage shall be limited to one monument sign not more than 5' in height nor 60 SF of display surface area.

3. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and requiring parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan for each development area 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 for that development area 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
5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

6. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
7. All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 20 feet.
8. The Department 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 serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
9. No Building Permit shall be issued until the requirements of Section 1170F of the Zoning Code has 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.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

Staff Comments:

Mr. Stump made a correction to the maximum building floor area to read 40,000 SF.

Applicant's Comments:

Roy Johnsen stated he is in agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford "absent ") to recommend **APPROVAL** of the Major Amendment to PUD-190-F to allow elderly assisted living housing subject to the conditions as recommended by staff.

Legal Description for PUD-190-F:

A tract of land, that is part of the NE/4 of Section 10, T-18-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma, said tract of land being described as follows, to-wit: starting at the Northeast corner of said Section 10, thence due West along the Northerly line of Section 10 for 1,184.68', thence due South for 60.00' to the Point of Beginning of said tract of land, thence due East for 0.00' to a point of curve, thence Easterly, Southeasterly, and Northerly, along a curve to the right, with a central angle of 89°57'03" and a radius of 30.00', for 47.10' to a point of tangency, thence S 0°02'57" E along said tangency for 71.33' to a point of curve, thence Southerly and Southwesterly along a curve to the right, with a central angle of 55°33'37" and a radius of 100.00' for

96.97' to a point of reverse curve, thence South Southwesterly along a curve to the left, with a central angle of 49°39'23" and a radius of 150.00' for 130.00', thence S 5°51'20" W for 228.61', thence N 83°15'09 W" for 199.75', thence N 0°04'09" W for 496.10', thence due East parallel to and 60.00' Southerly of the Northerly line of Section 10, for 299.88' to the Point of Beginning of said tract of land, and located West of the Southwest corner of East 71st Street South and South Sheridan Road, Tulsa, Oklahoma.

Application No.: Z-6054-SP-2

(PD-18) (CD-8)

Applicant: Dwight Claxton

Location: 85th Street and South Garnett

Presented to TMAPC: Dwight Claxton

(Corridor Site Plan for a single-family subdivision.)

Staff Recommendation:

Staff requested a continuance of this item to November 20, 1996 to obtain information from Traffic Engineering.

Applicant's Comments:

Dwight Claxton concurred with the request.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford, Midget "absent ") to **CONTINUE** the Zoning Public Hearing for Z-6054-SP-2 to November 20, 1996.

OTHER BUSINESS:

AC-007 Keith Franklin

(PD-26) (CD-2)

Northwest corner East 101st Street and South Harvard
(Alternative Landscape Compliance for Jenks School Site.)

Staff Recommendation:

The applicant is requesting Alternative Landscape Plan approval for development of the Jenks 7th & 8th Grade Center. The applicant requests that a portion of the required street yard trees along East 101st Street South be redistributed elsewhere on the site.

Staff has reviewed the request and finds that the East 101st Street yard requires 56 trees and the applicant is proposing 37 trees. The applicant is redistributing trees to four parking areas and along the building frontage during five phases of development of the site.

Staff finds, based on the requirements of the landscape ordinance, that the 53.58-acre site and related street yard and parking areas require 202 trees. The applicant is providing 202 trees throughout the site, with 62 or 31 percent being provided during Phase I development.

The landscape plan indicates that the site contains 45 existing trees at East 101st and Gary Place with 6' caliper and 263 existing trees along the Creek Turnpike. The landscape plan also indicates that, of the 45 existing trees of 6" caliper along Gary Place and East 101st, approximately eight trees fall within the street yard and contribute to almost meeting the number of required trees. Staff concludes that the proposal exceeds both the total landscaped area and the total number of trees required in the landscape chapter.

Staff review indicates that the proposed Alternative Landscape Plan is equivalent to or better than the requirements of the landscape chapter and recommends **APPROVAL** of the Alternative Compliance request.

TMAPC Comments:

Mr. Doherty noted that the alternative compliance will preserve mature trees which he feels is a nice alternative.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Boyle, Carnes, Dick, Doherty, Horner, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Ballard, Gray, Ledford "absent ") to **APPROVE** the Alternative Landscape Compliance AC-007/PUD-306-C as recommended by staff.

Determine TMAPC meeting schedule for 1997

Staff Comments:

Mr. Stump presented the proposed TMAPC meeting schedule for 1997. He pointed out that there would not be a meeting scheduled the week of Thanksgiving or Christmas.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; none "absent ") to **APPROVE** the TMAPC meeting schedule for 1997 (See attached schedule).

There being no further business, the Chairman declared the meeting adjourned at 2:40 p.m.

Date Approved: December 4, 1996



Chairman

ATTEST: Grace Pace
Secretary

1997 SCHEDULE

Tulsa Metropolitan Area Planning Commission (TMAPC)

Regular meetings of the TMAPC are held on Wednesdays at 1:30 p.m. in the Francis F. Campbell City Council Room, Plaza Level, Tulsa Civic Center.

Regular work sessions of the TMAPC Comprehensive Plan Committee, Rules and Regulations Committee, Community Participation Committee and/or Budget and Work Program Committee are held on the third Wednesday of each month following regular TMAPC business in Room 1102 of City Hall.

JANUARY

8th
15th
22nd (Work session)
29th

FEBRUARY

5th
12th
19th (Work session)
26th

MARCH

5th
12th
19th (Work session)
26th

APRIL

2nd
9th
16th (Work session)
23rd

MAY

7th
14th
21st (Work session)
28th

JUNE

4th
11th
18th (Work session)
25th

JULY

2nd
9th
16th (Work session)
23rd

AUGUST

6th
13th
20th (Work session)
27th

SEPTEMBER

3rd
10th
17th (Work session)
24th

OCTOBER

1st
8th
15th (Work session)
22nd

NOVEMBER

5th
12th
19th (Work session)

DECEMBER

3rd
10th
17th (Work session)