

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2146

Wednesday, February 11, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Horner	Beach	
Carnes	Westervelt	Huntsinger	Linker, Legal
Doherty		Matthews	Counsel
Gray		Stump	
Jackson			
Ledford			
Midget			
Pace			
Selph			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, February 2, 1998 at 10:10 a.m., in the Office of the City Clerk at 10:05 a.m., as well as in the office of the County Clerk at 10:04 a.m.

After declaring a quorum present, Chairman Boyle called the meeting to order at 1:30 p.m.

Reports:

Chairman's Report:

Mr. Boyle announced the TMAPC appointment of Chester Cadieux to the River Parks Authority Board.

Committee Reports:

Comprehensive Plan Committee:

Mr. Ledford stated there are several resolutions before TMAPC today. He explained that TMAPC has already reviewed and voted on the resolutions and are ready to be signed.

Community Participation:

Ms. Gray stated she has rescheduled the quarterly meeting to Tuesday, March 31, 1998, from 7:00 p.m. to 9:00 p.m. She indicated the meeting will be held in the Francis Campbell City Council Room. The purpose of the meeting is to train the Neighborhood Presidents on the procedures for TMAPC. Ms. Gray asked participation from everyone on the Commission.

Policies and Procedures Committee:

Mr. Carnes requested everyone on the Commission to make a list on what is encumbering the Rules and Regulations Committee. Mr. Stump indicated the next meeting will be March 18, 1998.

Director's Report:

Mr. Stump stated one subdivision, the Use Unit Study and all related housekeeping matters are on for the second reading at the City Council meeting, Thursday, February 12, 1998. The Urban Development Committee reviewed the Use Unit Study changes on Tuesday, February 10, 1998, during which various neighborhood groups proposed that Use Unit 17 uses near residential areas be put back in as requiring BOA approval. However, the committee did not go along with their proposal. There was a discussion about the possibility of looking at Use Unit 17 to determine if some of the uses that are more obnoxious could be treated differently. Mr. Stump used the example of Use Unit 12, which was split into different categories, 12 and 12a. He indicated that TMAPC might want to include this study into the work program for next year.

Mr. Stump stated there was discussion about the Neighborhood Conservation Districts, and all three Councilors seemed to be eager to adopt the proposal by the end of the fiscal year. After the adoption, it is only a matter of appropriating money for detailed studies in particular parts of the City.

Final Plat:

Brighton Gardens (PUD-482-A) (3293) (PD-18) (CD-9)
South of the southeast corner of East 51st Street and South Lewis Avenue.

Staff Recommendations:

Mr. Beach stated the subject property is a 5-acre tract, which is one-lot and one-block. He indicated he reviewed this proposal with Mr. Linker and there were several comments generated from the meeting, which were shared with the Engineer. He explained that staff is prepared to recommend approval subject to the specific comments that are noted on the plans and the Engineer has the plans.

Mr. Beach stated staff wanted the record to reflect that there were some problems with the plat and the deed of dedication language, but they will be corrected.

Applicant indicated he was in agreement with staff.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY** the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Jackson, Ledford, Pace, Selph, "aye"; no "nays"; none "abstaining"; Horner, Midget, Westervelt, "absent") to recommend **APPROVE** the Final Plat for Brighton Gardens (PUD-482-A) subject to conditions as recommended by staff.

* * * * *

Continued Zoning Public Hearing:

CZ-238 James P. Coleman

East of northeast corner 265th West Avenue and U.S. Highway 51

AG to CG

(P^{CD}-23) County

Staff Comments:

Mr. Stump stated the applicant has recently filed a Planned Unit Development on the subject property and he would like this heard concurrently with the rezoning. The applicant requested the matter to be continued to the March 25th meeting when his PUD will be heard.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY** the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Jackson, Ledford, Pace, Selph, "aye"; no "nays"; none "abstaining"; Horner, Midget, Westervelt, "absent") to recommend **CONTINUANCE** of Case CZ-238 to March 25th, 1998, at 1:30 p.m.

Other Business:

Resolution – TDA

Staff Comments:

Ms. Matthews stated this is one of TDA's projects that TMAPC reviews for compliance with the Comprehensive Plan. The staff has reviewed the proposed amendments to the University of Tulsa Urban Renewal Plan, which involves lots west of Little Reed Playground between Delaware and Columbia. There is no change in land use, but a change in the relocation plan, financing plan and the acquisition status map. This resolution is in accord with the Comprehensive Plan and has been presented to the Task Force. Ms. Matthews concluded staff recommends that TMAPC find it in accord.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY** the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Jackson, Ledford, Pace, Selph, "aye"; no "nays"; none "abstaining"; Horner, Westervelt, Midget, "absent") to recommend **APPROVE** the TDA Resolution as recommended by staff.

Resolution No. 2146-808

Staff Comments:

Ms. Matthews stated that the three following resolutions are related to the amendments heard by the TMAPC on February 4, 1998. She explained that this is simply to adopt and sign the resolutions to reflect the approval on February 4, 1998.

RESOLUTION NO. 2146-808

**A RESOLUTION AMENDING
THE DISTRICT 8 PLAN MAP,
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 (TMAPC) did, by Resolution on the 29th day of June 1960 adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC 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 9th day of June, 1976, this Commission, by Resolution No. 1115:428, did adopt the District 8 Plan Map and Text as a part of the Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a public hearing was held on the 4th day of February, 1998, 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 863.7, to modify its previously adopted District 8 Plan Map by extending the Medium Intensity designation at the intersection of West 71st Street and Union Avenue eastward from its current eastern boundary to the Okmulgee Beeline right-of-way; and by reducing the Medium Intensity designation at the northeast, northwest, southeast and southwest corners to line up with existing Medium Intensity zoning boundaries.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC that the amendment to the District 8 Plan Map, as set forth above, be and is hereby adopted as part of the District 8 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **LEDFORD** the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Jackson, Ledford, Midget, Pace, Selph, "aye"; no "nays"; none "abstaining"; Horner, Westervelt, "absent") to recommend **APPROVAL** for Resolution No. 2146-808 as recommended by staff.

Resolution No. 2146-809:

Staff Comments:

Ms. Matthews stated the resolution is to move the Corridor designation west to the drainage area boundary.

RESOLUTION NO. 2146-809

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

WHEREAS, the TMAPC 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 for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a public hearing was held on the 4th day of February, 1998 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 863.7, to modify its previously adopted District 26 Plan Map by extending the Corridor designation currently surrounding Memorial Drive between the Creek Turnpike and East 101st Street South westward from its existing western boundary to the eastern boundary of the drainage area, omitting the Medium Intensity node at the northwest corner of the intersection of Memorial and 101st Street.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC that the amendment to the District 26 Plan Map, as set forth above, be and is hereby adopted as part of the District 25 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **LEDFORD** the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Jackson, Ledford, Midget, Pace, Selph, "aye"; no "nays"; none "abstaining"; Horner, Westervelt, "absent") to recommend **APPROVAL** for Resolution No. 2146-809 as recommended by staff.

Resolution No. 2146-807

Staff Comments:

Ms. Matthews stated this resolution is to designate Delaware from I-244 to 11th Street as a secondary arterial.

RESOLUTION NO. 2146-807

**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 (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC 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, 1968, this Commission, by Resolution No. 696:289, did adopt the Tulsa Area Major Street and Highway Plan as part of the Comprehensive Plan for the Tulsa Metropolitan Area; and

WHEREAS, a public hearing was held on the 4th day of February, 1998 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 863.7, to amend the Tulsa Area Major Street and Highway Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, by designating South Delaware Avenue a secondary arterial street between I-244 and East 11th Street.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendment to the Tulsa Area Major Street and Highway Plan, as set out above, be and is hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **LEDFORD** the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Jackson, Ledford, Midget, Pace, Selph, "aye"; no "nays"; none "abstaining"; Horner, Westervelt, "absent") to recommend **APPROVAL** for Resolution No. 2146-807 as recommended by staff.

* * * * *

PUD-441 Jon Brightmire

(PD-11) (CD-1)

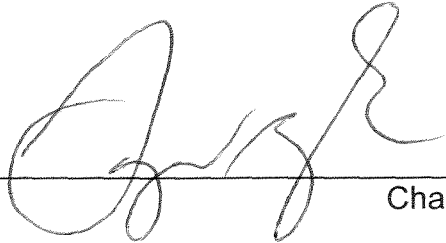
Northeast corner West Pine Street and North Union.
(Detail Site Plan)

Staff Comments:

Mr. Stump informed TMAPC that the applicant has withdrawn PUD-441.

There being no further business, the Chairman declared the meeting adjourned at 1:41 p.m.

Date approved: 2-25-98



Chairman

ATTEST: 
Secretary

TULSA METROPOLITAN AREA PLANNING COMMISSION

The undersigned hereby certifies that:

1. He/she is the duly qualified and acting Secretary of the Tulsa Metropolitan Area Planning Commission (hereinafter called the "TMAPC") and the custodian of the records thereof, including the minutes of its proceedings; and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution entitled:

A RESOLUTION FINDING THAT THE AMENDMENTS TO THE URBAN RENEWAL PLAN FOR THE KENDALL-WHITTIER NEIGHBORHOOD IN CONNECTION WITH FUNDING FROM THE UNIVERSITY OF TULSA ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN OF THE CITY OF TULSA.

including the recitals, adopted at a meeting of the TMAPC held on the ¹¹~~18~~th day of February, 1998.

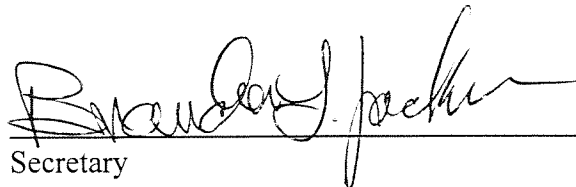
3. The resolution has been duly recorded in the minutes of the meeting and is now in full force and effect.

4. The meeting was duly convened and held in all respects in accordance with law and by-laws, due and proper notice of the meeting was given. A legal quorum of members of the TMAPC was present throughout the meeting and legally sufficient number of members of the TMAPC voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, the by-laws, or otherwise, incident to the proper adoption of the resolution, including any publication (if required by law) have been duly fulfilled, carried out and otherwise observed.

5. He/she is duly authorized to execute this certificate. The TMAPC does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto

set their hand this 11th day of February, 1998.


Secretary

RESOLUTION ____

A RESOLUTION FINDING THAT THE AMENDMENTS TO THE URBAN RENEWAL PLAN FOR THE KENDALL-WHITTIER NEIGHBORHOOD IN CONNECTION WITH FUNDING FROM THE UNIVERSITY OF TULSA ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN OF THE CITY OF TULSA.

WHEREAS, the City of Tulsa, Oklahoma, and the Board of County Commissioners of Tulsa County, Oklahoma, on August 2, 1960, and August 9, 1960, respectively, adopted a Comprehensive Plan for the orderly development of the City and County of Tulsa, Oklahoma, with subsequent amendments to date; and,

WHEREAS, said Comprehensive Plan contains sections dealing with the needs and desirability of Urban Renewal Programs; and,

WHEREAS, on November 17, 1959, The City of Tulsa appointed the Tulsa Urban Renewal Authority, now known as the Tulsa Development Authority, in accordance with house Bill No. 602, Twenty-Seventh Oklahoma Legislature (1959), now cited as the Urban Redevelopment Act Title 11, Oklahoma Statutes, 38-101 et seq.; and,

WHEREAS, said Urban Redevelopment Act requires that the Tulsa Metropolitan Area Planning Commission certify to the City of Tulsa as to the conformity of any proposed Urban Renewal Plans and/or major Plan amendments to the Comprehensive Plan of the City of Tulsa; and,

WHEREAS, the Tulsa Development Authority has prepared Amendments to the Urban Renewal Plan for the Kendall-Whittier Neighborhood area in connection with funding from the University of Tulsa; and,

WHEREAS, said Kendall Whittier Neighborhood Urban Renewal Plan Amendments for the area have been submitted to the Tulsa Metropolitan Area Planning Commission for review in accordance with the Urban Redevelopment Act.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, that:

The following revisions to the Kendall-Whittier Neighborhood Area Urban Renewal Plan in connection with funding from the University of Tulsa are hereby found to be in conformity with the Comprehensive Plan for the City of Tulsa, to-wit:

Revising Appendix I "Land Acquisition Status Maps" to reflect the additional acquisition scheduled;

Revising Appendix II "Relocation Plan" to show the feasibility of relocation and assistance to anyone displaced because of the additional acquisition. Note that anyone displaced is



Exhibit "A"

Summary of Amendments to the Urban Renewal Plan for the
Kendall-Whittier Neighborhood

The proposed amendments and modifications to the Urban Renewal Plan for the Kendall-Whittier Neighborhood area are the result of funding of additional program activities by the University of Tulsa.

The specific amendments and modifications to the Urban Renewal Plan include the following:

1. Revise Appendix I, Land Acquisition Status Map, to reflect acquisition scheduled under funding from the University of Tulsa, specifically:
 - a. The acquisition of most parcels in an area bounded on the North by East 8th Street, on the South by East 10th Street, on the West by Columbia Avenue, and on the East by the West boundary of Little Reed Park;
2. Revise Appendix II, Relocation Plan, to include additional relocation resulting from said added acquisition and showing feasibility of relocation in accordance with State and Federal law; and
3. Revise Appendix III, Financing Plan, to include the funding necessary to accomplish the aforementioned activities, specifically:

a.	Funding from the University of Tulsa:	
	Acquisition	\$ 435,000
	Relocation	<u>\$ 127,000</u>
		\$ 562,000

APPENDIX III
KENDALL-WHITTIER NEIGHBORHOOD
URBAN RENEWAL PLAN
FINANCING PLAN SUPPLEMENT

Funding from the University of Tulsa:

Acquisition	\$ 435,000
Relocation	<u>\$ 127,000</u>
	\$ 562,000

