

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2317

Wednesday, August 7, 2002, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Bayles	Westervelt	Dunlap	Romig, Legal
Carnes		Fernandez	
Coutant		Huntsinger	
Dick		Matthews	
Harmon		Stump	
Hill		Hamer	
Horner			
Jackson			
Ledford			
Midget			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, August 5, 2002 at 9:00 a.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

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

Minutes:

Approval of the minutes of July 17, 2002, Meeting No. 2315

On **MOTION** of **HILL**, the TMAPC voted 8-0-1 (Carnes, Coutant, Harmon, Hill, Horner, Jackson, Ledford, Midget, "aye"; no "nays"; Dick "abstaining"; Bayles, Westervelt "absent") to **APPROVE** the minutes of the meeting of July 17, 2002, Meeting No. 2315.

Minutes:

Approval of the minutes of July 24, 2002, Meeting No. 2316

On **MOTION** of **HORNER**, the TMAPC voted 7-0-2 (Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, "aye"; no "nays"; Coutant, Dick "abstaining";

Bayles, Westervelt "absent") to **APPROVE** the minutes of the meeting of May 22, 2002, Meeting No. 2310.

Mr. Midget out at 1:33 p.m.

REPORTS:

Director's Report:

Mr. Stump reported that there are two items on the City Council agenda for August 8, 2002. He indicated that Jim Dunlap would be attending the City Council meeting.

Mr. Stump informed the Planning Commission that the website for TMAPC has a new item. Barbara Huntsinger, Secretary of TMAPC, has worked long and hard and now has attachments to many of the agenda items, i.e. case maps, aerial maps, staff recommendations. The public will be able to consult that website at www.incog.org and pull the information directly off of the website.

Chairman's Report:

Mr. Harmon stated that he met with the City Council in a worksession to discuss the website and how it would be used to notify citizens and citizen groups on what is happening in Tulsa. He committed that the website is a very effective addition.

SUBDIVISIONS:

Ms. Bayles in at 1:35 p.m.

LOT-SPLITS FOR WAIVER OF SUBDIVISION REGULATIONS:

L-19406 – Don Boyer (3393)

(PD-18) (CD-7)

Location: 5153 South Marion Avenue

Staff Recommendation:

The applicant desires to split a triangle off from Tract A to give to Tract B in exchange for a triangle being split off from Tract B and added to Tract A. A waiver of the Subdivision Regulations would be required to approve the lot-split

because Tract A would have more than three side lot lines. Both resulting tracts meet the RS-3 bulk and area requirements.

The Technical Advisory Committee had no concerns regarding this lot-split. Staff believes this lot-split would not have an adverse effect on the surrounding properties and would therefore recommend **APPROVAL** of the waiver of Subdivision Regulations and of the lot-split.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, TMAPC voted 9-0-0 (Bayles, Carnes, Coutant, Dick, Harmon, Hill, Horner, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Midget, Westervelt "absent") to **APPROVE** the waiver of Subdivision Regulations and the lot-split for L-19406 as recommended by staff.

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

- L-19394 – Lee Somers (3324)** (PD-14) (County)
14025 East 126th Street North
- L-19409 – Butch Drake (2992)** (PD-9) (County)
4347 South 61st West Avenue
- L-19414 – Gregory Alberty (1193)** (PD-5) (CD-5)
1573 South 79th East Avenue

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Bayles, Carnes, Coutant, Dick, Harmon, Hill, Horner, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Midget, Westervelt "absent") to **RATIFY** these lot-splits given prior approval, finding them in accordance with Subdivision Regulations as recommended by staff.

FINAL PLAT:

Country Hollow West – PUD-657 (983) (PD-18) (CD-8)

Location: West of the northwest corner of South Yale Avenue and East 81st Street, one lot, one block.

Staff Recommendation:

This plat consists of one lot in one block (the western lot from the original preliminary plat which contained two lots). The property will be used for commercial types of uses.

All release letters have been received for this final plat. Staff recommends **APPROVAL** of the final plat.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, TMAPC voted 9-0-0 (Bayles, Carnes, Coutant, Dick, Harmon, Hill, Horner, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Midget, Westervelt "absent") to **APPROVE** the final plat for Country Hollow West as recommended by staff.

CHANGES TO RECORDED PLAT:

Boatmen's Bank 1 Plat – PUD-206 (2283) (PD-18) (CD-8)

Location: West of South Sheridan, south of East 91st Street

Staff Recommendation:

The applicants are requesting a change in the finished floor elevation on the recorded plat of Boatmen's Bank 1 plat from 723' to 718' because of available access to a lower elevation of sewer.

The Technical Advisory Committee reviewed this request at their July 18, 2002 meeting and the representative from Public Works for sanitary sewer issues stated that the proposed sanitary sewer main extension, which makes the change in elevation possible, must be installed prior to the release of the elevation requirement currently shown on the face of the plat.

Staff recommends **APPROVAL** of the change in finished floor elevation on the recorded plat with the condition as recommended above per the Department of Public Works.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, TMAPC voted 9-0-0 (Bayles, Carnes, Coutant, Dick, Harmon, Hill, Horner, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Midget, Westervelt "absent") to **APPROVE** the change in finished floor elevation on the recorded plat with the condition as recommended above per the Department of Public Works as recommended by staff.

Yale 101 Addition – PUD-658, OL, CS (2183) (PD-26) (CD-8)

Location: Northwest corner of East 101st Street and South Yale Avenue

Staff Recommendation:

The applicant is requesting an amendment to the deed of dedication for the Yale 101 Addition. Staff has reviewed the changes, which are mostly issues of format, and has no problem with the proposed amendment.

Staff recommends **APPROVAL** of the amended deed of dedication as submitted.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **LEDFORD**, TMAPC voted 9-0-0 (Bayles, Carnes, Coutant, Dick, Harmon, Hill, Horner, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Midget, Westervelt "absent") to **APPROVE** the amended deed of dedication as submitted and recommended by staff.

ZONING PUBLIC HEARING

APPLICATION NO.: Z-6865

RS-3 to OL

Applicant: Lloyd Caldwell

(PD-6) (CD-9)

Location: 1257 East 32nd Street

Staff Recommendation:

RELEVANT ZONING HISTORY:

Z-6756 April 2000: A request to rezone two lots located east of the northeast corner of East 34th Street South and South Peoria Avenue from RS-3 to PK. The two adjoining lots to the north had been granted a special exception to allow a parking lot and were within the parking line delineated in the Brookside study.

Z-6436 April 1994: All concurred in approval of a request to rezone two separate tracts located east of the southeast corner of East 34th Street South and South Peoria Avenue from RS-3 to PK for off-street parking.

Z-6430 January 1994: All concurred in denial of OL zoning and approval of PK zoning on a lot located east of the southeast corner of East 34th Street South and South Peoria Avenue from RS-3.

PUD-488 June 1992: All concurred in approval of a request to rezone a tract of land located at the northeast corner of East 33rd Street and South Peoria Avenue to PUD for a drive-in bank facility.

Z-6128/PUD-422 December 1986: A request to rezone a 3.2-acre tract located north and west of East 33rd Street and South Peoria Avenue from RS-3 to OL, OMH and PUD. All concurred in approval of OMH zoning on only the south 66' of the easterly 165' tract fronting South Peoria Avenue, with the balance of the tract remaining RS-3, with approval of the PUD for an office development which included the interior RS-3 lots to the west subject to the amended standards and safeguards for abutting residential uses.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is 75' x 135' in size and is on the northwest corner of East 32nd Street South and South Peoria Avenue. The property is flat, partially wooded, has a dwelling on it, and is zoned RS-3.

STREETS:

Exist. Access	MSHP Design.	MSHP R/W	Exist. No. Lanes
East 32 nd Street South	Residential street	50'	2 lanes
South Peoria Avenue	Urban arterial street	80'	4 lanes

UTILITIES: The subject tract has municipal water and sewer.

SURROUNDING AREA: The subject tract is abutted on the north and west by single-family dwellings, zoned RS-3; to the east across South Peoria Avenue by vacant land, zoned RS-3; and to the south by the Boy Scouts of America office and service center, zoned RS-3 and approved by Board of Adjustment special exception in 1962.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Low Intensity – Residential Land Use. The draft of the Brookside Infill Development Design Recommendations study, a component of the Brookside Infill Neighborhood Detailed Implementation Plan, calls for this area to remain in residential use.

According to the Zoning Matrix the requested OL **is not** in accord with the District Plan or draft Implementation Plan.

STAFF RECOMMENDATION:

Based on existing development, trends in the area and adopted and proposed plans encompassing this area, staff cannot support the requested rezoning and recommends **DENIAL** of OL for Z-6865.

Applicant's Comments:

Lloyd Caldwell, 1257 East 32nd Street, Tulsa, Oklahoma 74105, stated that he has commercial on two sides of his property. He indicated that there is a bank across the street and the Boy Scout Center. He requested that he be allowed to have an office in his home.

TMAPC Comments:

Mr. Harmon asked Mr. Caldwell if he lived in the home that he would like to rezone. In response, Mr. Caldwell answered affirmatively. Mr. Harmon asked Mr. Caldwell why he wanted to rezone it. In response, Mr. Caldwell stated that he is requesting the rezoning in order to have his office in his home. Mr. Harmon asked Mr. Caldwell what businesses are directly across the street from him. In response, Mr. Caldwell stated that the Bank of Oklahoma is on the east side and Boy Scout Center is on the south side.

Mr. Harmon asked staff if the bank office is there due to a Board of Adjustment special exception. Ms. Matthews stated that the Boy Scout Center is located there due to a BOA action, but it does not change the zoning. Mr. Stump stated that he believes that Mr. Caldwell is talking about the bank that is on the south side of the Crow Creek, which is probably 200' or 300' feet to the south of the subject property and across the creek. Ms. Matthews reminded the Planning Commission that the creek is the dividing line between residential and office and commercial uses.

Applicant's Comments:

Mr. Caldwell stated that he is located on the corner and people near him have no problems with this application. He further stated that he doesn't know who the Brookside people are. He indicated that the Brookside Neighborhood Association called him to have a meeting, but he didn't meet with them because they do not live within three or four blocks of his property. Mr. Caldwell stated that some person called who said he was the president, but he has lived there eight years and never heard of this man.

Mr. Caldwell reiterated that there is a bank across the street and a big park across the street from him. He stated that there is one home on the west and one on the north of his property.

Interested Parties Opposing Z-6865:

Barb Johnson, 3164 South Owasso, Tulsa, Oklahoma 74105, submitted photographs (Exhibit A-1); **Jim Maxey**, 1240 East 32nd, Tulsa, Oklahoma 74105; **David Paddock**, President of the Brookside Neighborhood Association, 1101 East 34th Street, Tulsa, Oklahoma 74105; **Cindy Ogle Bayles**, 1239 East 32nd Street, Tulsa, Oklahoma 74105; **Chuck Reed**, 1034 East 32nd Place, Tulsa, Oklahoma 74105; **Dave Schultz**, 3131 South Woodward, Tulsa, Oklahoma 74105; **Ruth Young**, 3139 South Owasso, Tulsa, Oklahoma 74105, submitted a petition with 81 names opposing Z-6865 (Exhibit A-2); **Mary Jane Hansel**, no address given, representing her parents; **Barbara Penny**, 1326 East 32nd Street, Tulsa, Oklahoma 74105;

Comments of Interested Parties Opposing Z-6865:

There is not enough room to be using the subject property as an office space; this is a very dangerous corner with regard to vehicles; there are cars and trucks with trailers parked along the street and this causes problems with the traffic flow; there is no room for parking on the subject property for coming and going traffic that is associated with an office; the bank that Mr. Caldwell is referring to is actually to the south a few hundred feet; there is no policing of the codes for the business properties located next to residential properties and it is up to the residents to call and complain about the problems; many of the problems happen after daylight hours and Neighborhood Inspections does not work after hours or weekends; soundproof barriers deteriorate and the landscaping burns up after the businesses are moved in; it is not safe for emergency vehicles to enter 32nd

because cars are parking on both sides of the street; the Brookside Neighborhood Association stretches from 31st to I-44, Riverside Drive to Lewis; there are 200 current members and there are approximately 30 members present today in opposition to the subject application; the applicant doesn't need to rezone his property in order to have a home office; if this is a home business then the applicant could go before the BOA and request a special exception; the Brookside Neighborhood Association does have plans in place and rezoning would not be a good idea; Brookside Neighborhood Association has a vision and is currently trying to get it approved; the vision does not suggest, nor recommend, that this area of Brookside be anything other than residential; one of the residents has her home for sale with a contingency that the subject property is not rezoned commercial; there are several vacant places along Peoria available for office space on the south side of Crow Creek and that is where the offices should remain; it is a stretch to state that the bank is across the street from the subject property; the Boy Scout office is considered in the same category as a church or something of that nature; respect for Mr. Caldwell being an independent business person, but strongly reject the use of residential for business; there is not need for rezoning to work out of your home; currently there is a reasonable balance between commercial and residential on Brookside; Crow Creek is the perfect line of demarcation between the two zonings; the zoning change would be a winning situation for the applicant, but for the residents it would be a slippery slope towards traffic congestion; there is a 25% vacancy rate in the midtown area and there is no need for another office building or beauty shop on the subject property; children in the neighborhood and there is no need for commercial zoning in a residential area; Brookside currently is a wonderful area and has a good balance and the subject property shouldn't be rezoned.

Councilor Susan Neal, (District 9), stated that this issue is very important to her because the Brookside Neighborhood Association and the Brookside Business Association have done a very good job collaborating and deciding what works well in this neighborhood. She explained that her opposition to this application is that it is spot zoning. Spot zoning changes the flavor of the neighborhood and it becomes a problem for the surrounding area. Spot zoning is not a good idea and the Planning Commission, in the past, has looked at this very carefully before taking action and usually follows staff's recommendation to deny it.

Applicant's Rebuttal:

Mr. Caldwell stated that the only thing that brings traffic to the subject area is the Boy Scout Center because they run a retail outlet, which brings people into the area during the daytime and weekends. He would use the office for his own personal use and not bring any additional traffic into the subject area. He explained that he lives on the corner and therefore there wouldn't be any traffic going down 32nd Street.

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-666 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:	10.00 Acres	430,560 SF
Net:	8.46 Acres	368,738 SF

Permitted Uses:

Those uses permitted by right in a CS district, but excluding Use Unit 12a. uses.

Maximum Building Floor Area: 108,900 SF

Maximum Building Height:

Two story, not to exceed 35 FT

Architectural elements may exceed maximum building height with Detail Site Plan approval.

Minimum Building Setbacks:

From the centerline on East 81 st Street	100 FT
From the centerline of South Garnett Road	100 FT
From the centerline of South 108 th East Avenue	55 FT
From the west boundary, not adjacent to South 108 th East Avenue	10 FT
From the north boundary	25 FT

Landscape Area:

A minimum of 10% of the net lot area shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter and PUD Chapter of the Tulsa Zoning Code and shall include at least five feet of street frontage landscaped area.

Signs:

Two ground signs shall be permitted along the East 81st Street frontage and one ground sign shall be permitted along the South Garnett Road frontage. No other ground signs shall be permitted. Each ground sign shall not exceed 125 SF of display surface area and a maximum height of 25 feet.

Wall signs shall be permitted, not exceeding 1.5 SF of display surface area per lineal foot of building of tenant space to which affixed. The length of a tenant sign shall not exceed 75% of the frontage on the tenant space.

Minimum Required Off-Street Parking:

As provided within the applicable Use Unit of the Tulsa Zoning Code.

Other Bulk and Area Requirements:

As established within the CS district.

Access:

There shall be a maximum of two access points onto South Garnett Road and a maximum of two access points onto East 81st Street South. Each lot in the PUD shall have vehicular access to all other lots in the PUD through the use of mutual access easements. All access must be approved by Traffic Engineering and the Tulsa Fire Department.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, 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 lot shall be approved by the TMAPC prior to issuance of a building permit. 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 the lot, 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 on a lot within the PUD until a detail sign plan for that lot 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, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
7. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from properties abutting the PUD. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in properties abutting the PUD or street right-of-way. No light standard nor building-mounted light shall exceed 40 feet in height.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. No building permit shall be issued until the requirements of Section 1107F 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 that relate to PUD conditions.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

12. There shall be no outside storage of retail display fixtures, merchandise, recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers shall not be used for storage.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted 9-0-0 (Bayles, Carnes, Coutant, Dick, Harmon, Hill, Horner, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Midget, Westervelt "absent") to recommend **APPROVAL** of PUD-666 subject to conditions as recommended by staff.

Legal Description for PUD-666:

The Easterly 660' of the S/2, SE/4, SE/4, Section 7, T-18-N, R-14-E, and located on the northwest corner of East 81st Street South and South Garnett Road, Tulsa, Oklahoma, **From RM-0 and CS (Residential Multifamily Lowest Density District and Commercial Shopping Center) To RM-0/CS/PUD (Residential Multifamily Lowest Density District/Commercial Shopping Center/Planned Unit Development [PUD-666]).**

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APPLICATION NO.: Z-6866

CH/RM-1 to RS-4 to CS

Applicant: Darin Akerman

(PD-2) (CD-1)

Location: Southwest corner of East Pine Street and North Cincinnati Avenue

Staff Recommendation:

RELEVANT ZONING HISTORY:

Z-6373 October 1992: All concurred in approval of a request to rezone approximately 195 acres, various lots within the Brady Heights and Cheyenne Park, from RM-1 to RS-4. The area is between East Pine Street to Fairview Street and from the Osage Expressway (L.L. Tisdale Parkway) to North Cincinnati Avenue and includes the western lots of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 3.7 acres and consists of 24 platted lots, originally platted as 50' x 137.5'. The property is located on the southwest corner of East Pine Street and North Cincinnati Avenue; it is flat, non-wooded, and vacant. The two lots fronting East Pine and four lots that front North Cincinnati are zoned CH; the remainder of the lots fronting North Cincinnati are zoned RM-1 and the balance of the tract, or those lots fronting North Boston Place, are zoned RS-4. Prior to clearance, part of this site contained offices for the Neighborhood Development Project (NDP) staff.

STREETS:

Exist. Access	MSHP Design.	MSHP R/W	Exist. No. Lanes
East Pine Street	Secondary arterial street	100'	4 lanes
North Cincinnati Avenue	Secondary arterial street	100'	4 lanes

UTILITIES: The subject tract has municipal water and sewer.

SURROUNDING AREA: The subject tract is abutted on the north by a gasoline service station/convenience store and car wash; zoned CH; on the south, west and east by single-family dwellings, zoned RM-1, RS-3 and RS-4; and to the northeast by an office/shopping center, zoned CS.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 2 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as being within Special District 1, NDP Area. The City of Tulsa, through the Tulsa Development Authority, has been an active participant for years in the redevelopment of this area.

According to the Zoning Matrix the requested CS **may be found** in accord with the Zoning Matrix. Any zoning classification **may be found** in accordance with the special district designations, provided the uses permitted by the zoning classification are consistent with the land use and other existing physical facts in the area, and supported by the policies of the District Comprehensive Plan.

STAFF RECOMMENDATION:

Based on surrounding land uses, staff cannot support the requested CS zoning on the entire subject property. However staff can support rezoning to CS of the portion (Lots 1-4, Block 1 Lloyd Addition) currently zoned CH. Staff can further support rezoning of the remainder of Block 1 Lloyd Addition to OM. Therefore, staff recommends **APPROVAL** of CS zoning for Lots 1-4, Block 1 Lloyd Addition, **DENIAL** of CS zoning for the remainder of Block 1, and **APPROVAL** of OM zoning for the remainder of Block 1, Lloyd Addition.

Applicant's Comments:

Ray Meldrum, Tulsa Development Authority, Urban Development Department, stated that he is in agreement with the staff recommendation. He explained that he has discussed this recommendation with the Tulsa Teachers' Credit Union and everything could be achieved without going to the higher zoning. He agreed that the combination of CS and OM zoning would work. This proposal would not be a high density and would be a good asset to the community.

Interested Parties Comments:

L. Riddick, 1425 South Marion Avenue, Tulsa, OK 74105, stated that she owns rental property on North Boston Place and she is concerned with traffic. She requested some traffic calming devices be implemented in order to keep traffic from cutting through her neighborhood. She commented that she would be opposed to this application unless there are dead-end streets.

Staff Comments:

Mr. Stump stated that the Zoning Code currently requires that if the subject property is developed as one large lot, that a screening fence be provided along the west and south (Boston Place and Oklahoma), with no vehicular access onto either street. All the access would have to go out to Pine or Cincinnati and wouldn't be allowed to access Boston Place or Oklahoma. Staff hopes that this proposal wouldn't have any significant impact on residential streets because the proposed development would be blocked from access.

Ms. Riddick asked what type of fencing would be required. In response, Mr. Stump stated that typically it is a six-foot wood fence or the applicant may propose an alternate with landscaping berms. The applicant and TDA have been working on ways to buffer the west and south sides. The applicant would have to go before the Board of Adjustment to have an alternate screening, but in either case, vehicular access wouldn't be allowed.

Ms. Riddick stated that she would still be opposed to this application, regardless of the screening fence and no access points onto Boston Place and Oklahoma.

Leasster Matthews, 1402 North Boston Place, Tulsa, Oklahoma 74106, stated that she is opposed to low-income housing because there is enough traffic and drug dealing going on in the subject area. She indicated that she understood the screening would be a wall instead of a fence. She would prefer a wall in order to have more privacy.

Mr. Harmon informed Ms. Matthews that a privacy fence can be wood or masonry and it is required regardless if it is wood or masonry.

Barbara Allen, 1330 North Boston Place, Tulsa, Oklahoma 74106, stated that there are existing traffic problems and she is concerned about how much traffic would be added to it. She commented that this is not a good location for the credit union because it would add too much traffic to the area.

Ms. Allen questioned if her home would be taken and if so when this would occur.

TMAPC Comments:

Mr. Harmon stated that there is nothing in the subject application that would have anything to do with taking homes on Boston. Ms. Allen again expressed concerns regarding increased traffic and questioned how much increase there would be once the credit union is in place. Mr. Harmon stated that there would be no vehicular access on Boston Place and the vehicles would have to leave the credit union property onto Pine or Cincinnati in order to come back into the neighborhood, which would be highly unlikely.

Applicant's Rebuttal:

Darin Akerman, Sisemore Weisz and Associates, Inc., 6111 East 32nd Place, Tulsa, Oklahoma 74135, stated that he is representing the applicant and working with the TDA on this application. Mr. Akerman submitted a draft site plan (Exhibit B-1). He explained that the access would be limited and there would be no access into the residential area. The hours of operation would be Monday through Friday from 9:00 a.m. to 6:00 p.m. and from 9:00 a.m. to 12:00 p.m. on Saturday. He stated that this type of use has much less traffic than with the CH and RM zoning that is currently in place.

Mr. Akerman stated that the bulk of the site would be located on the OM-zoned area, which would allow for medical or other professional types of uses to the south side of the credit union. At this particular point, the credit union realizes that there must be a screening fence and landscaping.

Mr. Akerman commented that there has been a great deal of effort by the TDA to approach the neighbors in the subject area and the vast majority are in support and realize that there is a need for this type of use.

TMAPC Comments:

Ms. Bayles requested that the applicant use similar design considerations to the bank property that exists at 31st and New Haven. She commented that the example at 31st and New Haven blends into the neighborhood perfectly.

Mr. Ledford stated that he doesn't have a problem with the zoning, but unless there are some particular restrictions on these lots and blocks, there is no way to guarantee that the applicant wouldn't have access to Boston and would install the landscaping.

Mr. Stump stated that a Board of Adjustment opinion found that if a development that requires screening from residential abuts an arterial street and has access to an arterial street, as well as a residential street where it is required to have screening, then the screening along the residential street has to be over the entirety of the frontage and no access is allowed. If the applicant wants to substitute landscaping for screening he would have to go before the BOA for a special exception. In this particular situation the TDA owns the property and could place some private restrictive covenants on the subject property.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted 9-0-0 (Bayles, Carnes, Coutant, Dick, Harmon, Hill, Horner, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Midget, Westervelt "absent") to recommend **APPROVAL** of CS zoning for Lots 1-4, Block 1 Lloyd Addition, **DENIAL** of CS zoning for the remainder of Block 1, and **APPROVAL** of OM zoning for the remainder of Block 1, Lloyd Addition for Z-6866 as recommended by staff.

Legal Description for Z-6866:

Lots 1-4 of Block 1, a part of the Lloyd Addition to the City of Tulsa, Tulsa, County, State of Oklahoma. **From CH (Commercial High Intensity District) To CS (Commercial Shopping Center District).** And All of Block 1, less and except Lots 1-4 therein, a part of the Lloyd Addition to the City of Tulsa, Tulsa County, State of Oklahoma. **From RS-4/RM-1 (Residential Single-Family Low Density District/Residential Multifamily Low Density District) to OM (Office Medium Intensity District).**

* * * * *

Mr. Horner out at 2:25 p.m.

APPLICATION NO.: Z-6867/PUD-667

AG to RS-1/PUD

Applicant: R. L. Reynolds

(PD-26) (CD-8)

Location: South of southeast corner of East 111th Street and South Delaware

Staff Recommendation Z-6867:

RELEVANT ZONING HISTORY:

Z-6829/PUD-655 September 2001: A request to rezone the subject tract, along with a forty-seven acre adjoining parcel to the northeast, from AG to RS-1 and RS-3. Staff and TMAPC recommended approval of the proposed RS-1 zoning for a single-family development with gated, private streets and recommended approval of RS-3 zoning on the subject tract for single-family development. City Council concurred in approval per TMAPC recommendation. No ordinance was published.

Z-6595 July 1997: All concurred in approval of a request to rezone a five-acre tract located west of the southwest corner of East 111th Street South and South Yale, from AG to RS-2.

Z-6534 May 1996: A request to rezone a twenty-acre tract located north of the northwest corner of East 121st Street South and South Yale from AG to RS-2. All concurred in denial of RS-2 zoning and approved RS-1 zoning on the tract.

Z-6369 October 1992: A request to rezone a thirty-acre tract located south of the southwest corner of East 111th Street South and South Yale Avenue from AG to RS-2 was recommended for denial by staff and TMAPC for RS-2; all concurred in approval of RS-1 for the property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 46 acres and is located south and west of the southwest corner of East 111th Street South and South Delaware on the east and the west side of Delaware Avenue. The property is relatively flat and partially wooded, vacant and the entire tract is zoned AG.

STREETS:

Exist. Access	MSHP Design.	MSHP R/Way	Exist. # Lanes
South Delaware Avenue (Riverside Parkway)	Parkway	150'	2 lanes

The Major Street Plan designates South Delaware Avenue as a parkway.

UTILITIES: Water and sewer are available to the subject tract.

SURROUNDING AREA: The subject tract is abutted on the north and south by single-family dwellings, zoned AG; to the west by a sand and gravel dredging business, zoned AG and to the northwest by vacant land, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract on both the east and the west side of South Delaware Avenue south of 111th Street South as Low Intensity – No Specific Land Use.

According to the Zoning Matrix the requested RS-1 is in accordance with the Plan Map.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan, the surrounding land uses, and existing zoning, staff recommends **APPROVAL** of RS-1 zoning for Z-6867 if the Planning Commission finds PUD-667 to be satisfactory.

Related:

Staff Recommendation PUD-667:

The PUD proposes single-family residential uses on 46 acres located south of the 11000 block of South Riverside Parkway on both sides of Riverside Parkway. On the east side of Riverside Parkway, 90 single-family residential lots are planned and the drainage facilities are proposed on the west side of Riverside Parkway. Private streets are proposed for the PUD.

The subject tract is zoned AG; concurrently, an application (Z-6867) has been filed to rezone the tract to RS-1. The portion of the PUD on the east side of Riverside Parkway is abutted on the north and south by AG-zoned property, each containing a single-family dwelling and on the east by vacant AG-zoned property. The portion of the PUD on the west side of Riverside Parkway is abutted on the north by vacant AG-zoned property and on the south by a sand plant zoned AG.

If Z-6867 is approved as recommended, staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-667, as modified by staff, 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-667 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): 46 Acres

Permitted Principal Uses:

Those uses included within Use Unit 6, Single-Family Dwellings.

Maximum Number of Dwelling Units: 90

Minimum Lot Width: 80 FT

Minimum Lot Area: 9,000 SF

Maximum Building Height:	35 FT
Minimum Livability Space Per Dwelling Unit Per Lot:	7,000 SF
Minimum Land Area Per Dwelling Unit Per Lot:	None

Off-Street Parking:

Two enclosed off-street parking spaces per dwelling unit and at least two additional off-street parking spaces per dwelling unit.

Minimum Depth of Required Yard:

From external boundaries of the PUD	25 FT
From the street right-of-way	25 FT
From interior rear lot lines	25 FT
From interior side lot lines	
One side yard	10 FT
Other side yard	5 FT

Signs:

One entry identification sign shall be permitted at the principal entrance from Riverside Parkway. The sign shall not exceed a maximum display surface area of 32 SF and a maximum height of four feet.

Access and Circulation:

There shall be a minimum of two access points into the PUD. All access must be approved by Traffic Engineering and the Tulsa Fire Department.

Other Bulk and Area Requirements;

As established within an RS-1 district.

Screening:

A masonry wall not less than six feet in height whose design is approved by TMAPC prior to approval of the final plat, shall be constructed and maintained along the Riverside Parkway right-of-way, except at points of vehicular access.

3. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
4. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
5. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be 10 percent.
6. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets or if the City will not inspect, then a registered professional engineer shall certify that the streets have been built to City standards.
7. No building permit shall be issued until the requirements of Section 1107F 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 that relate to PUD conditions.
8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
9. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, traffic engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, TMAPC voted 8-0-0 (Bayles, Carnes, Coutant, Dick, Harmon, Hill, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Horner, Midget, Westervelt "absent") to recommend **APPROVAL** of RS-1 zoning for Z-6867 and recommend **APPROVAL** of PUD-667, subject to conditions as recommended by staff.

Legal Description for Z-6867/PUD-667:

A TRACT OF LAND THAT IS PART OF THE SE/4, SE/4 OF SECTION 29, AND PART OF THE NE/4, NE/4 OF SECTION 32, AND PART OF THE NW/4 OF SECTION 33 T-18-N, R-13-E, OF THE IBM, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NW/4 OF SECTION 33; THENCE S 67°05'28" W FOR A DISTANCE OF 25.01' TO THE POINT OF BEGINNING; THENCE S 35°11'54" E FOR A DISTANCE OF 517.02' TO A POINT; THENCE S 41°20'06" E FOR A DISTANCE OF 1,558.88' TO A POINT; THENCE S 88°44'51" E FOR A DISTANCE OF 6.54' TO A POINT ON THE EASTERLY LINE OF SAID NW/4; THENCE S 0°09'44" W ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 375.79' TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE N/2, SW/4, NW/4; THENCE S 89°59'39" W ALONG THE SOUTHERLY LINE OF SAID N/2 SW/4 NW/4, FOR A DISTANCE OF 702.86' TO A POINT ON THE CENTERLINE OF THE PRESENT SOUTH DELAWARE AVENUE; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING FOUR (4) COURSES: ALONG A 5,000.00' RADIUS CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N 39°59'35" W, A CENTRAL ANGLE OF 0°38'45", FOR AN ARC DISTANCE OF 56.37' TO A POINT OF TANGENCY; THENCE N 40°38'20" W FOR A DISTANCE OF 291.03' TO A POINT OF CURVATURE; THENCE ALONG A 6,857.11 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 3°02'12", FOR AN ARC DISTANCE OF 363.43' TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A 3,200.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 2°31'45", FOR AN ARC DISTANCE OF 141.26' TO A POINT ON THE NORTHERLY LINE OF THE N/2 SW/4 NW/4; THENCE N 89°59'13" W ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 30.49' TO A POINT, SAID POINT BEING 25.00 FOOT SOUTHWESTERLY OF, AS MEASURED RADially TO, SAID CENTERLINE; THENCE ALONG A 3,225.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N 34°45'42" W, A CENTRAL ANGLE OF 10°39'26", FOR AN ARC DISTANCE OF 599.86' TO A POINT OF TANGENCY; THENCE N 24°06'16" W FOR A DISTANCE OF 294.15' TO A POINT; THENCE N 23°26'01" W FOR A DISTANCE OF 575.75' TO A POINT ON THE NORTHERLY LINE OF SAID NE/4, NE/4 OF SECTION 32; THENCE CONTINUING N 23°26'01" W FOR A DISTANCE OF 14.65' TO A POINT OF CURVATURE; THENCE ALONG A 675.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 5°11'30", FOR AN ARC DISTANCE OF 61.16' TO A POINT OF TANGENCY; THENCE N 18°14'31" W

FOR A DISTANCE OF 197.21' TO A POINT; THENCE N 89°46'31" E FOR A DISTANCE OF 26.29' TO A POINT ON SAID CENTERLINE; THENCE ALONG THE CENTERLINE FOR THE FOLLOWING FOUR COURSES: S 18°14'31" E FOR A DISTANCE OF 189.08' TO A POINT OF CURVATURE; THENCE ALONG A 650.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 5°11'30", FOR AN ARC DISTANCE OF 58.90' TO A POINT OF TANGENCY; THENCE S 23°26'01" E FOR A DISTANCE OF 25.45' TO A POINT ON SAID NORTHERLY LINE; THENCE CONTINUING S 23°26'01" E FOR A DISTANCE OF 224.55' TO A POINT; THENCE N 67°05'28" E FOR A DISTANCE OF 506.11' TO THE POINT OF BEGINNING; **and** A TRACT OF LAND THAT IS PART OF THE N/2, NE/4 OF SECTION 32, AND PART OF THE NW/4, NW/4 OF SECTION 33, T-18-N, R-13-E OF THE IBM, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID N/2, NE/4 OF SECTION 32; THENCE S 89°55'26" W ALONG THE SOUTHERLY LINE OF THE N/2, NE/4 OF SECTION 32, FOR A DISTANCE OF 1,213.61'; THENCE N 32°33'36" W FOR A DISTANCE OF 373.43'; THENCE N 89°55'26" E AND PARALLEL WITH SAID SOUTHERLY LINE, FOR A DISTANCE OF 1,266.28' TO A POINT ON THE PRESENT WESTERLY RIGHT-OF-WAY LINE OF SOUTH DELAWARE AVENUE; THENCE SOUTHEASTERLY ALONG SAID RIGHTOFWAY LINE ALONG A 3,225.00' RADIUS CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S 28°12'00" E, A CENTRAL ANGLE OF 6°33'43" FOR AN ARC DISTANCE OF 369.35' TO A POINT ON THE SOUTHERLY LINE OF SAID NW/4, NW/4 OF SECTION 33; THENCE N 89°59'13" W ALONG SAID SOUTHERLY LINE OF THE NW/4, NW/4 OF SECTION 33, FOR A DISTANCE OF 44.47' TO THE POINT OF BEGINNING; and located south of the southeast corner of East 111th Street South and South Delaware Avenue, on the east and west sides of South Delaware Avenue, Tulsa, Oklahoma, **From AG (Agriculture District) To RS-1/PUD-667 (Residential Single-family Low Density District/Planned Unit Development).**

APPLICATION NO.: PUD-538-4

MINOR AMENDMENT

Applicant: James A. Crowe

(PD-26) (CD-8)

Location: 10030 South Braden Avenue

Staff Recommendation:

The applicant is requesting a minor amendment to change the minimum required yard from private street right-of-way for a dwelling from 20 feet to 17 feet for the construction of a new residence on Lot 2, Block 1, Winbury Place Addition.

It is proposed that corners of the dwelling would be permitted to extend past the 20-foot building line on the southern portion of the lot and staff finds the request to be minor in nature. Therefore, staff recommends **APPROVAL** of the request per the submitted site plan.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **LEDFORD**, TMAPC voted 8-0-0 (Bayles, Carnes, Coutant, Dick, Harmon, Hill, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Horner, Midget, Westervelt "absent") to **APPROVE** the minor amendment for PUD-538-4 per the submitted site plan as recommended by staff.

APPLICATION NO.: PUD-435-D-1

MINOR AMENDMENT

Applicant: Roy Johnsen

(PD-18) (CD-7)

Location: Northeast corner of East 66th Street and South Yale Avenue

Staff Recommendation:

The applicant proposes to amend the permitted signage within PUD-435-D and Board of Adjustment #19431 has concurrently been filed which relates to this same request.

The Medical Park at Saint Francis, previously the Warren Medical Center, comprises 22 acres located at the northeast corner of 66th and Yale and immediately south of Saint Francis Hospital. The site was initially submitted as a part of PUD-435 (approved in 1987) and then-existing improvements included the Warren Professional Building, the William Building, and the Kelly Building totaling 514, 00 square feet of floor area. Thereafter, the Kelly Parking Garage (385 spaces) was constructed. New construction presently underway includes the Warren Parking Garage (937 spaces), a surgery center and medical offices (170,423 square feet) and an adjoining parking garage (511 spaces).

As an element of this expansion of the Medical Park at Saint Francis, studies have resulted in redesign of traffic circulation and parking orientation and the development of a comprehensive patient way-finding plan. The particulars of the patient way-finding plan, (sign designs and locations) are set forth in the submitted documents entitled "Medical Park at Saint Francis-Environmental Graphics Program", dated June 14, 2002 and "Medical Park at Saint Francis-Message Schedule", dated June 14, 2002.

The implementation of the plan requires a minor amendment to the sign standards imposed as a part of PUD-435 (1987), as amended by PUD-435-1 (1997) and a variance of the sign limitations (number and maximum display surface area) set forth within the PUD Chapter of the Tulsa Zoning Code.

A summary of the patient way-finding plan is as follows:

Signs along public streets:

<u>Type of Sign</u>	<u>Location*</u>	<u>Display Area</u>	<u>Height</u>
Medical Park Identification			
Yale Entry Wall Graphic (E2)	27	13 SF	6 FT (wall)
Warren Building Upper Level Wall Sign	North Wall	192 SF	Penthouse above 10 th
William Building Upper Level Wall Sign	South Wall	440 SF	Penthouse above 12 th
Directional Signs			
66 th Street Site Directional (E6)	1	33 SF	8 FT
	6	33 SF	8 FT
Site Interior Vehicular Directional (E3)	3	9 SF	5 FT
	4	9 SF	5 FT
	5	9 SF	5 FT
Freestanding Garage Entry (E5)	40	14 SF	6 FT
Freestanding Bump Bar ID (G1)	2	5 SF	10 FT

*Locations as numbered are depicted on the attached site plan.

Other Signs:

The other signs, detailed in the submitted documentation, are internal directional signs submitted as substantially not visible from public streets.

Art Structures:

At the Yale entry to the Medical Park are located two pylons, intended as artistic structures, which contain faces to literally “put a face” on healthcare, giving the institution a human quality.

The proposed signage is identification and informational only and does not advertise a product or service. Staff finds that the request is minor in nature and substantial compliance is maintained with the approved development plan and the purposes and standards of the PUD Chapter. Therefore, staff recommends **APPROVAL** of PUD-435-D-1.

Applicant's Comments:

Roy Johnsen, 201 West 5th Street, Suite 501, Tulsa, Oklahoma 74103, stated that there is one small correction to the staff recommendation. The wall sign on the Warren Building should be changed from 440 SF to 192 SF.

Mr. Dunlap stated that staff would support the change recommended by Mr. Johnsen.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, TMAPC voted 8-0-0 (Bayles, Carnes, Coutant, Dick, Harmon, Hill, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Horner, Midget, Westervelt "absent") to **APPROVE** the minor amendment for PUD-435-1, subject to conditions as recommended by staff and amended by the TMAPC.

* * * * *

OTHER BUSINESS:

INCOG

Request for letter of support for the Walkable Communities Workshop.

Applicant's Comments:

Mr. Hamer, Transportation Planner, INCOG, stated that INCOG is applying for a series of workshops on walkable communities. He requested the TMAPC's support for this proposal. He anticipates that these workshops would be for five days with eight workshops conducted. Two of those days would be in Tulsa and the remaining three days would be spread over other member agencies. Staff and elected officials would go out into the field and be shown cases or scenarios where improvements could be made for pedestrian access and amenities.

TMAPC Comments:

Mr. Harmon asked Mr. Hamer what constitutes a walkable community. In response, Mr. Hamer stated that the focus would be on pedestrian nodes or mixed-use areas; i.e., the Brady District, Cherry Street or Brookside, where there are residential areas and commercial areas together with people walking to and from residences to an eating establishment or entertainment area, and how to reduce the conflicts between vehicles and pedestrians. Mr. Harmon stated that in other words to commingle pedestrian traffic and vehicular traffic rather than shutting down streets for several hours to allow pedestrian traffic only. Mr. Hamer answered affirmatively.

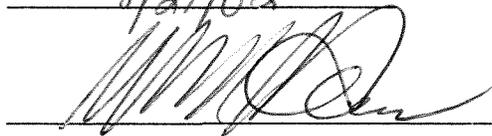
Ms. Bayles stated that the Eastern Oklahoma AIA was pleased to support INCOG's application for this grant. This is an opportunity to provide choices to the City of Tulsa, and after attending the Vision Conference, it was obvious this needs to be addressed.

TMAPC Action; 9 members present:

On **MOTION** of **COUTANT**, TMAPC voted 8-0-0 (Bayles, Carnes, Coutant, Dick, Harmon, Hill, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Horner, Midget, Westervelt "absent") to **APPROVE** and direct staff to write a letter to endorse INCOG applying for the program sponsored by the National Center for Bicycling and Walking (NCBW) on Walkable Communities.

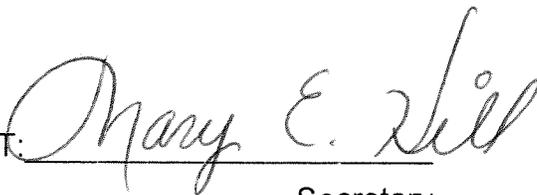
There being no further business, the Chairman declared the meeting adjourned at 2:35 p.m.

Date Approved:

8/21/02


Chairman

ATTEST:



Secretary