

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2480

Wednesday, May 16, 2007, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Cantrell	Ard	Alberty	Boulden, Legal
Harmon	Cantees	Fernandez	
Marshall	Carnes	Huntsinger	
McArtor	Miller	Matthews	
Midget		Tomlinson	
Shivel			
Wofford			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, May 10, 2007 at 3:01 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, 1st Vice Chairman Harmon called the meeting to order at 1:30 p.m.

Mr. Harmon read the opening statement and rules of conduct for the TMAPC meeting.

REPORTS:

Comprehensive Plan Report:

Mr. Wofford reported that that Steering Committee is currently requesting input from the public. He encouraged the public to attend the meetings and the schedule for the meetings can be viewed at www.planitulsa.org.

Director's Report:

Mr. Alberty reported on the BOCC and City Council agendas.

Minutes:

Approval of the minutes of April 25, 2007 Meeting No. 2478

On **MOTION** of **MIDGET**, the TMAPC voted 7-0-0 (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to **APPROVE** the minutes of the meeting of April 25, 2007, Meeting No. 2478.

Mr. Harmon stated that there are two agenda items requesting a continuance:

Shwiyat Estates – (9311)/Minor Subdivision Plat (PD-5) (CD-5)

1720 South Memorial Drive (**Applicant has requested a continuance to June 6, 2007 for subdivision redesign**)

STAFF RECOMMENDATION:

Mrs. Fernandez stated that the applicant is requesting a continuance to June 6, 2007. She explained that there are some drainage issues and the applicant is trying to decide whether to create one or two lots.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to **CONTINUE** the minor subdivision plat for Shwiyat Estates to June 6, 2006.

PUD-648-A/Z-6001-SP-2 – Roy Johnsen (PD-8) (CD-2)

Northeast corner of Highway 75 & 71st Street (Major Amendment/Corridor Plan) (**Applicant has requested a continuance to 5/23/07.**)

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to **CONTINUE** PUD-648-A/Z-6001-SP-2 to May 23, 2006.

CONSENT AGENDA

- a. **L-20093** – Johnny Davis (1304)/**Lot-Split** (County)
11804 North Yale
- b. **LC-47** – Cecil Currie (0235)/**Lot Combination** (PD 2) (CD 1)
910 North Main
- c. **LC-48** – William Ragan (9010)/**Lot Combination** (County)
East of northeast corner West 14th Street and 220th West Avenue
- d. **Ridgecrest** – (8418)/**Final Plat** (PD-18) (CD-7)
South of the southwest corner of East 81st Street South and Garnett Road

STAFF RECOMMENDATION:

This plat consists of 93 lots in three blocks on 20 acres.

All release letters have been received and staff recommends **APPROVAL**.

- e. **CBOA-2261** – (4421)/**Plat Waiver** (County)
East of northeast corner of East 86th Street North and 129th East Avenue

STAFF RECOMMENDATION:

The platting requirement will be triggered by County Board of Adjustment case # 2101 to be heard on May 15, 2007. This is a request for a fireworks stand in an AG zoning district.

It is the policy of TMAPC to waive the platting requirement for open air activities (Use Unit 2, Subsection 1202.B) such as fireworks stands. Therefore, staff recommends **APPROVAL** of the requested plat waiver for CBOA-2261 per Board of Adjustment approval of the use.

- f. **Riverfield Country Day School II** - (9234)/**Plat Reinstatement** (PD-8) (CD-2)
2433 West 61st Street South

STAFF RECOMMENDATION:

Staff does not object to the reinstatement of the preliminary plat that was approved in February of 2004. Staff recommends that the plat be reinstated for a period of one year.

- g. **Lot 3, Block 1, Burning Hills Addition - (8303) -** (PD-18B) (CD-7)
Change of Access

6767 South Yale Avenue

STAFF RECOMMENDATION:

This application is made to allow a change of access along Yale Avenue. The property is zoned OM.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

TMAPC COMMENTS:

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **McARTOR**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to **APPROVE** the consent agenda Items 2.a. through 2.g. per staff recommendation.

PUBLIC HEARING

FedEx Ground-Westmoreland – (0420)/Preliminary Plat (PD-16) (CD-6)

Northwest corner of East Apache Street and 129th East Avenue

STAFF RECOMMENDATION:

This plat consists of one lot, one block, on 15.6 acres.

The following issues were discussed May 3, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IM.

2. **Streets:** Proposed right-of-way dedications meet Major Street and Highway Plan requirements. Sidewalks are shown as commented on at pre-development meeting. Recommend deleting accesses nearest the intersection on both Apache and 129th East Avenue. Include Limits of No Access along the diagonal corner of the intersection.
3. **Sewer:** An SSID project is underway to extend sanitary sewer service to this development.
4. **Water:** Water main extension will be required.
5. **Storm Drainage:** The developer has the option of paying fees in-lieu-of-detention. Overland drainage needs to be put in an easement.
6. **Utilities: Telephone, PSO, ONG, Cable:** No comment.
7. **Other: Fire:** No comment. **GIS:** The point of beginning on the face of plat does not match that in the legal description. The right-of-way area shown to be “dedicated by this plat” is not included in the legal description; the plat and/or legal description need correction. The legal description does not match face of plat.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

Standard Conditions:

1. 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.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. 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).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. 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.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. 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.)
20. 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.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to recommend **APPROVAL** of the preliminary plat for FedEx Ground-Westmoreland, subject to special conditions and standard conditions per staff recommendation.

FedEx Ground-Westmoreland – (0420)/Authorization for Accelerated Release of Building Permit (PD-16) (CD-6)

Northwest corner of East Apache Street and 129th East Avenue

STAFF RECOMMENDATION:

The property is zoned IM (industrial medium). Full permits are requested. A preliminary plat is on the TMAPC agenda for this request and must be approved before the accelerated release of building permit is approved.

Review of this application must focus on the extraordinary or exceptional circumstances that serve as a basis for the request and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: See attached explanation.

The following information was provided by the Technical Advisory Committee in its meeting on May 3, 2007.

ZONING:

TMAPC Staff: Full permits are requested.

STREETS:

Public Works, Transportation: No comments.

Public Works, Traffic: No comments.

SEWER:

Public Works, Waste Water: Building permits will not be allowed over existing sanitary sewer lines before the lines have been abandoned by the City of Tulsa.

WATER:

Public Works, Water: No comments.

STORM DRAIN:

Public Works, Storm Water: Blocks 6 and 7 may require an approved drainage plan design of Stormwater Detention Facilities by PFPI, prior to the release of building permits.

FIRE:

Public Works, Fire: No comments.

UTILITIES:

Franchise Utilities: No comments.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits adhere to this ideal. Staff recommends approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.

Mrs. Fernandez stated that staff recommends **APPROVAL** of the accelerated building permit.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to recommend **APPROVAL** of the authorization for accelerated release of building permit for FedEx Ground-Westmoreland per staff recommendation.

Z-6503-SP-2 – Khoury Engineering, Inc.

(PD-18) (CD-8)

East of southeast corner of East 91st Street South and South Mingo Road (Corridor Site Plan for new commercial and office development.)

STAFF RECOMMENDATION:

Z-6910-AP-2 April 2006: All concurred in approval of a proposed Corridor Site Plan on a 4.45+ acre tract of land for commercial and medical office use on property located east of southeast corner of East 91st Street South and South Mingo Road and abutting the subject property on the west.

Z-6910-SP-1 December 2003: All concurred in approval of a proposed Corridor Site Plan for a four-story medical office building on property located east of southeast corner of East 91st Street South and South Mingo Road and abutting the subject property on the west.

Z-6910 November 2003: All concurred in approval of a request for rezoning from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road and abutting the subject property on the west.

BOA-19101 June 12, 2001: The Board of Adjustment approved a Special Exception to construct an 80 foot monopole cellular transmission tower on property zoned AG, per plan submitted on property located and abutting the subject property to the west.

BOA-18760 June 13, 2000: The Board of Adjustment approved a Variance of allowable height for existing outdoor advertising sign from 60' to 125', subject to meeting the spacing requirement between outdoor advertising signs on the subject property.

PUD-628/Z-6467-SP-4 March 2000: All concurred in approval of a proposed Planned Unit Development and a Corridor Site Plan on a 15.86± acre tract of land for medium density office park with assisted living facilities and elderly/retirement housing on property located on the northeast corner of Mingo Valley Expressway and South Mingo Road.

Z-6503-SP-1a June 16, 1999: All concurred in approval of a proposed minor amendment to a Corridor Site Plan to remove an existing outdoor advertising sign and erect a new sign that is within 940' of another outdoor advertising sign to the south, subject to applicant applying and receiving approval for a variance from the Board of Adjustment or applicant finding another location that will meet the spacing requirement.

PUD-559-A/Z-5888-SP-3 May 1999: All concurred in approval of a proposed Major Amendment to Planned Unit Development and a Corridor Site Plan on a 58.4± acre tract of land for outdoor advertising sign on property located on the northwest corner of East 91st Street and South Mingo Valley Expressway and abutting the subject property to the north.

PUD-559 November 1997: All concurred in approval of a proposed Planned Unit Development on a 60.9± acre tract of land for multi-use development including apartments, offices, colleges and universities was approved on property located on the northwest corner of East 91st Street and South Mingo Valley Expressway and abutting the subject property to the north.

Z-6538/Z-6538-SP-1 July 1996: All concurred in approval of a request to rezone the property abutting the subject tract on the north from AG to CO and a Corridor Site Plan for an in-line hockey facility.

Z-6523 March 1996: All concurred in approval of a request for rezoning a .87± acre tract of land from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road and abutting east of the subject property.

Z-6503-SP-1 March 1996: All concurred in approval of a proposed Corridor Site Plan on a 10.6± acre tract of land for an outdoor advertising sign subject to the requirements of Section 1221.F of the Tulsa Zoning Code, on property located south of southwest corner of East 91st Street South and South Highway 169 and a part of the subject property.

Z-6503 October 1995: All concurred in approval of a request for rezoning a 10.6± acre tract of land from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road and the subject property.

Z-6467/Z-6467-SP-1 January 1995: All concurred in approval of a request to rezone the subject property from AG and CO to CO. Approval was also granted for a Detail Corridor Site Plan to allow a golf center with driving range, practice and instruction facilities.

Z-6194 July 1988: All concurred in approval of a request to rezone a four-acre tract located east of the southeast corner of East 91st Street and South Mingo Road from CS to CO.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 8.67 acres in size and is located on the south side of East 91st Street South immediately west and adjacent to Highway 169/ Creek Turnpike. The property is vacant, generally slopes from the north and west to the south and east and is zoned CO.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 91 st Street South	Secondary Arterial	100'	four

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by U.S. Highway 169/ Creek Turnpike; on the north by East 91st Street South, adjacent to the north of which is a medical office building zoned CO/PUD; on the west by vacant property zoned CO for which a corridor site plan has been approved for an office park; and on the south by U.S. Highway 169/ Creek Turnpike and the Mingo Valley Trail, zoned CO and AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Corridor/ Low-Intensity/ Development Sensitive. According to the Zoning Matrix, the requested Corridor Site Plan Uses are **in accord** with the District 18 Plan.

STAFF RECOMMENDATION:

The applicant is proposing a new commercial and office development (Crossroad Village) on approximately 8.67 acres located on the south side of East 91st Street South, with U.S. Highway 169/ Creek Turnpike and the Mingo Valley Trail along the east and south boundaries. Adjacent to the west is an approved corridor site plan (Z-6910 SP-2) for a multi-lot office development, South Medical Properties. An approved final plat corresponding to Z-6910 SP-2 has yet to be filed at the courthouse. The existing plat for South Medical Properties, plat # 5942, corresponds with the previous (now superseded) corridor site plan, Z-6910 SP-1, which anticipated an office tower on one lot, one block.

The proposed development has 511.0 feet of frontage and one proposed secondary access on East 91st Street South. Primary access will be obtained from connection to the signalized intersection at East 91st Street South and South 101st East Avenue via access through the adjacent South Medical Properties. It is not known at this time when South Medical Properties will be developed or when the related access will be installed/ improved; however, connection from the proposed development (Crossroad Village) through South Medical Properties is ensured per either the existing South Medical Properties Plat, #5942, or through the new plat once it is filed. Access from East 91st Street South to the proposed collector within the corridor site plan (Crossroad Village) will be provided through a blanket mutual access easement. However, specific location and configuration of such access between East 91st Street South and the collector, whether through a parking lot or by a drive, shall be subject to approval of the Traffic Engineer and TMAPC at detail site plan review so as to discourage making such access a "straight shot" and thus causing it to function as a street.

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 Z-6503-SP-2 to be: (1) consistent with Corridor Zoning; (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 Corridor Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** Z-6503-SP-2 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:

PERMITTED USES:

Use Units 11, 12, 13, 14, 19 and 21 and those uses customary and accessory thereto

NET DEVELOPMENT AREA: 8.67 AC 377,782 SF

MINIMUM LOT AREA: 0.5 AC 21,780 SF

MAXIMUM LAND COVERAGE OF BUILDINGS: 30%

MAXIMUM FLOOR AREA RATIO PER LOT: 65%

MINIMUM LOT FRONTAGE:

East 91st Street South 150 FT
Collector Street 100 FT

MINIMUM BUILDING SETBACK:

From East 91st Street South R-O-W 50 FT
From South 102nd East Avenue R-O-W 25 FT
From East 91st Place South 25 FT
From South Boundary of Corridor Site Plan 10 FT
From West Boundary of Corridor Site Plan 10 FT
From East Boundary of Corridor Site Plan 50 FT

Internal Lot boundaries to be determined at detail site plan review.

MAXIMUM BUILDING HEIGHT: None

PARKING:

As required per the applicable use unit of the City of Tulsa Zoning Code.

MINIMUM NET LOT LANDSCAPED OPEN SPACE: 10 %

LANDSCAPING REQUIREMENTS:

Landscaped areas shall be provided in accord with the Landscape Chapter of the City of Tulsa Zoning Code.

LIGHTING:

Exterior light standards for Development Area A shall not exceed 25 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in

adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

All trash, mechanical and equipment areas excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), 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.

VEHICULAR AND PEDESTRIAN ACCESS:

A public collector street shall be provided with a stub to the west in anticipation of connection through South Medical Properties to the signalized intersection of East 91st Street South and South 101st East Avenue. This collector is intended to provide primary access to the corridor development (Crossroad Village). One secondary access with a maximum width of 36 feet shall be provided on East 91st Street South in substantial conformance with the concept illustration, Exhibit 'A'. Access from East 91st Street South to the proposed collector within the corridor site plan (Crossroad Village) shall be provided through a blanket mutual access easement. However, specific location and configuration of such access between East 91st Street South and the collector, whether through a parking lot or by a drive, shall be subject to approval of the Traffic Engineer and TMAPC at detail site plan review so as to discourage making such access a "straight shot" and thus causing it to function as a street.

Sidewalks shall be maintained along East 91st Street South and shall be provided on both sides of the collector street.

Access from the southeast corner (future hotel site) of the corridor site plan to the Mingo Valley Trail shall be provided.

TRANSIT:

A bus pad shall be provided along East 91st Street South, west of the vehicular access point and east of the west property line.

SIGNAGE:

One ground sign not to exceed 160 square feet of display surface area and 25 feet in height shall be permitted per lot fronting East 91st Street South. Lots with frontage on East 91st Street South shall not be permitted ground signs along the collector street frontage.

In addition, one center identification/ tenant directory sign not to exceed 250 square feet of display surface area and 25 feet in height shall be permitted along the East 91st Street frontage.

One ground sign not to exceed 40 square feet of display surface area and eight feet in height shall be permitted per lot fronting the collector street (excluding those with frontage on East 91st Street South).

One outdoor advertising sign (existing) along the U.S. 169 Highway/ Creek Turnpike right-of-way shall be permitted.

Wall signs shall be permitted not to exceed an aggregate of two square feet of display surface area per lineal foot of building wall to which attached.

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan 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 Corridor Site Plan 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 or will be installed within 30 days 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 Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan 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. 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.

8. An owners 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 Corridor Site Plan.
9. The collector street shall have a minimum right-of-way of 60' with minimum pavement width of 36 feet; in addition 12 feet of right-of-way shall be provided behind the curb of the "eyebrow". All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a collector street.
10. 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 Corridor Site Plan conditions of approval and making the City beneficiary to said covenants that relate to Corridor Site Plan conditions.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
12. 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.
13. Approval of the Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
14. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the Corridor Site Plan except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the Corridor Site Plan.

TAC COMMENTS from 4-19-07:

General: Coordination meeting was held on 4/9/07 with Development Services, owner and engineer of this project, and owner and engineer for the neighboring South Tulsa Medical Properties. Amendment of South Tulsa Medical Properties Amended Plat would be required, as well as a revision of that project's approved PFPI plans, to meet engineering needs arising from developers' interest in seeking compatibility of their projects' designs for mutual benefit. (Transportation)

Water: Existing 12" waterline on south side of East 91st Street. Provide waterline easement along east side of Lot 1.

Fire: No comments.

Stormwater: The Overland Drainage Easement for the Floodplain must be placed in a Reserve Area, and not on lots within the addition. See Exhibit B.

Wastewater: Sanitary sewer service must be provided to all lots. The mainline extension must tie in to the existing system with not less than a 12-inch line downstream.

Transportation: Drive area at easternmost access on 91st St. S. should include a Mutual Access Easement.

Traffic: Align 91st Place to the west with the existing or proposed, relocated stub in South Tulsa Medical Properties. Provide a min. 60 ft R/W for the Corridor Collector Street with 12ft R/W behind the curb of the "eyebrow". Any proposed bank drive-in shall be designed to provide adequate separation between its queue and the arterial driveway or any Mutual Access Easement (i.e. relocating the drive-in aisles to the east side of the building.).

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

MSHP: 91st St. South designated secondary arterial. Sidewalks should be included in the development per subdivision regulations.

L RTP: 91st Street South, between South Mingo Road and South Garnett Rd., existing four lanes. US-169 and 91st Street South, existing six lanes. Creek Turnpike, between Mingo Road and US-169, planned six lanes. Sidewalks should be constructed if non-existing or maintained if existing.

TMP: Access to the Mingo Valley Trail should be provided to from the development on the East side of the property, adjacent to the hotel location.

Transit: Currently, Tulsa Transit operates an existing route at this location. According to MTTA future plans, this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development through provision of a Bus Pad west of the 91st Street South Street driveway and east of 101st.

TMAPC COMMENTS:

Mr. Harmon asked if the only access would be off of 91st Street. In response, Ms. Tomlinson stated that at this time the primary access will be from the signalized intersection once the property to the west is developed. That area is

already busy with SouthCrest to the north and another office project underway, as well as U.S. 169 being close by with several ramps. The applicant is interested in doing everything possible to make sure that the connection is opened as soon as possible. However, for the time being, the only access will be off of 91st Street.

Mr. Harmon asked if there is any timeframe on when 101st will be opened. In response, Ms. Tomlinson cited the various plats that have been filed and plats that haven't been filed that would open up the 101st access in the future.

The applicant was not present.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to recommend **APPROVAL** of the Corridor Site Plan for Z-6503-SP-2 per staff recommendation.

Legal Description for Z-6503-SP-2:

All that Part of the West half of the Northeast Quarter of the Northwest Quarter (W/2 NE/4 NW/4) of Section Nineteen (19), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof being more particularly described as follows, to-wit: Starting at the Northwest Corner of the W/2 NE/4 NW/4 of said Section 19; thence South 00°11'54" East along the Westerly line of the NE/4 NW/4 of Section 19 for 60.00 feet to the Point of Beginning of said tract of land, said point also being the Southerly Right-of-Way line of East 91st Street South; thence South 89°52'18" East parallel with the Northerly line of Section 19 and along said Right-of-Way line for 318.68 feet; thence continuing along said Right-of-Way line as follows: South 68°04'08" East for 107.69 feet; thence South 89°52'18" East for 40.00 feet; Thence South 00°07'42" West for 30.00 feet; thence South 89°52'18" East for 35.73 feet to a point on the Westerly line of the E/2 NE/4 NW/4 NE/4 NW/4 of Section 19; thence South 00°12'02" East along the said Westerly line for 485.76 feet; thence South 32°29'10" West for 0.00 feet to a point of curve; thence Southwesterly on a curve to the right with a central angle of 5°13'06" and a radius of 3,569.72 feet for 325.11 feet to a point on the Westerly Right-of-Way line of the Mingo Valley Expressway; thence North 52°17'45" West for 20.00 feet; thence North 45°59'37" West for 81.08 feet; thence North 89°52'18" West for 75.21 feet; thence South 38°19'31" West for 0.00 feet to a point of curve; thence Southwesterly on a curve to the right with a central angle of 04°03'42" and a radius of 3,409.72 feet for 241.71 feet to a point on the Westerly line of the NE/4 NW/4 of Section 19; thence North 00°11'54" West along said Westerly

line for 938.21 feet to the Point of Beginning of said tract of land. AND all that part of the East Half of Government Lot 1 in Section 19, T-18-N, R-14-E of the IBM, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof being more particularly described as follows, to-wit Commencing at the Northeast Corner of Said Lot 1; thence South 00°11'54" East along the Easterly line of Lot 1 for 330.00' to the Point of Beginning of said tract of land; thence continuing South 00°11'54" East along said Easterly line for 660.00 feet; thence North 89°52'18" West parallel with the Northerly line of Section 19 for 8.02'; thence North 00°14'18" West for 660.00'; thence South 89°52'18" East and parallel with the Northerly line of Section 19 for 8.48 feet to the POB of Said tract of land.

Z-7056 – Albert J. Tocci, Jr.

RS-3 to IL

Southwest corner of East 36th Street North and North Sheridan Road (PD-16) (CD-3)

STAFF RECOMMENDATION:

Z-6283 May 1990: All concurred in approval of a request for rezoning a 7.3+ acre tract of land from AG to IL on property located south of southwest corner of North Sheridan Road and East 36th Street North for light industrial use.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately four acres in size, partially wooded and located at the southwest corner of East 36th Street North and North Sheridan Road. The property appears to be in single-family residential use and is zoned RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Sheridan Road	Secondary arterial	100'	2 (widens to 4 near intersection with East 36 th Street North)

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by airport and industrial uses zoned IL; on the north by vacant land, industrial and large-lot residential uses, zoned IL; on the south by vacant land and large-lot residential uses, zoned RS-3; and on the west by vacant land, zoned IL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 16 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Industrial land use. According to the Zoning Matrix, the requested IL zoning **is** in accord with the Plan.

STAFF RECOMMENDATION:

This area has long been designated for industrial uses and trends in the area confirm this. Proximity to the airport and its related land uses make this area especially conducive to industrial uses, and based on the Comprehensive Plan, uses in the area and surrounding zoning, staff recommends **APPROVAL** of IL zoning for Z-7056.

The applicant indicated his agreement with staff's recommendation.

INTERESTED PARTIES:

Jack T. Baker, 6405 East 36th Street North, 74115, stated that he is in favor of this proposal. Mr. Baker requested several conditions be met and requested information regarding water retention.

TMAPC COMMENTS:

Mr. Harmon informed Mr. Baker that Stormwater Management will address any water issues and the applicant will have to meet the zoning requirements for IL zoning.

Applicant's Rebuttal:

Albert Tocci, 3546 North Sheridan Road, stated that there are no hours of operation because it is not a business. Six years ago he requested a permit to have a storage building and he was allowed to put a 32' x 60' building on his property. He collects antique trucks that he takes to shows occasionally. He explained that he works at a regular job through the week. Mr. Tocci explained that it would be difficult to place hours of operation.

Ms. Cantrell encouraged Mr. Tocci to discuss these issues with Mr. Baker and be a good neighbor. Mr. Baker is in support of this zoning change.

Mr. Midget asked if all the trucks in operating condition and movable. In response, Mr. Tocci stated that all the trucks are in operating condition, tagged and insured. There are no inoperable vehicles on the subject property.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to recommend **APPROVAL** of the IL zoning for Z-7056 per staff recommendation.

Legal Description for Z-7056:

All that part of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 22, Township 20 North, Range 13 East of the Indian Base and Meridian in Tulsa County, State of Oklahoma, according to the US Government Survey thereof, described as follows, to-wit: BEGINNING at a point on the East line of said Section 22, T20N, R13E which is 208.89 feet South of the Northeast corner thereof, THENCE West parallel with the North line of said Section a distance of 35 feet to a point; THENCE South parallel with the East line of said Section a distance of 25 feet to a point; THENCE West parallel with the North line of said Section a distance of 25 feet to a point; THENCE North parallel with the East line of said Section a distance of 25 feet to a point; THENCE West parallel with the North line of said Section a distance of 625.11 feet to a point; THENCE South parallel with the East line of said Section a distance of 200 feet to a point; THENCE East parallel with the North line of said Section a distance of 685.11 feet to a point on the East line of Said Section; THENCE North along the East line of said Section a distance of 200 feet to the Point of Beginning. AND one acre in the Northeast Corner of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4 NE/4) of Section Twenty-two (22), Township Twenty (20) North, Range Thirteen (13) East, Tulsa County, State of Oklahoma according to the US Government Survey thereof. **From RS-3 (Residential Single-family District) To IL (Industrial Light District).**

* * * * *

PUD-128-6 – Joe Wells

(PD-18) (CD-2)

7324 South Wheeling (Minor Amendment to split Block 8 of the Kensington Addition into two tracts.)

STAFF RECOMMENDATION:

The applicant is requesting a minor amendment to PUD-128 for the purpose of splitting Block 8 of the Kensington Addition into two tracts. Block 8 has been developed as a 440 unit multi-family complex. Development standards for Block 8 permit a maximum of 440 dwelling units with a minimum livability space of 264,000 square feet (6.06 acres) with setback, height restrictions, etc. per RM-1 requirements. Proposed Tract 2 would contain the multi-family units; proposed Tract 1 would contain 5.06 acres of open/livability space with tennis courts at the north end.

The following conditions were approved per detail site plan of Block 8:

	Per PUD	Per Plat
Land Area	27.21 AC 1,185,267.6 SF	27.7282 AC 1,207,840.3 SF
Less Covered Area	<u>418,500.00 SF</u>	<u>418,500.00 SF</u>
Block 8 Livability Space	766,767.60 SF	789,340.30 SF

Sufficient livability space per PUD requirements would remain for proposed Tract 2 of Block 8 if the lot-split is permitted per the following calculations:

Block 8 Livability Space	766,767.60 SF	789,340.30 SF
Less Proposed Tract 1	<u>220,413.60 SF</u>	<u>220,413.60 SF</u>
Remaining Livability Space for Proposed Tract 2	546,354.00 SF	568,926.70 SF

As staff advised the applicant prior to submittal of the application, the maximum permitted dwelling units have been constructed on Block 8 and because underlying zoning is RS-3, no additional units are permitted for construction regardless if Block 8 remains as one tract or is split. Furthermore, future development of *any portion* of Block 8 will require higher density zoning and a major amendment, which may not be permissible or recommended per the Comprehensive Plan. In addition, the open space provided in the proposed Tract 1 may also be necessary to support densities in other locations of the PUD. Therefore, if the lot-split is approved, no use other than open space is or will be permitted on proposed Tract 1 (southern tract).

In keeping, staff recommends **APPROVAL** of PUD-128-6 subject to no further development being permitted on Tract 1 or Tract 2 of Block 8, with Tract 1 remaining as open space. Furthermore, future owners of Tract 1, Block 8 are hereby notified that no further development shall be permitted on Tract 1, Block 8 without TMAPC and City Council approval of a major amendment and rezoning, subject to such action being in conformance with the Comprehensive Plan.

TMAPC COMMENTS:

Ms. Cantrell stated that she is confused why the applicant would want a lot-split if the new lot could not be developed. She asked if the new lot could be sold to anyone not knowing it can't be developed. Ms. Cantrell stated that she would let the applicant answer her questions.

Philip Marshall asked if the applicant would have to come back in with a major amendment or rezoning to use the newly formed lot. In response, Ms. Tomlinson stated that open space is the only use that is permitted at this time per the development standards and would require a major amendment or rezoning.

Mr. Harmon asked if the property owners are aware that they can't develop the newly formed lot. In response, Ms. Tomlinson stated that the applicant has been informed.

Mr. Midget asked if the apartments to the north require any of the land to the south to meet the livability standards. In response, Ms. Tomlinson stated that the property proposed to be split is not needed for livability space for the property to the north. If this lot-split is approved, then the livability space requirements for the north lot are met on that north lot.

Applicant's Comments:

Chris Heroux, 502 West 6th Street, 74103, stated that he shares the same office with Mr. Joe Wells and is representing J.P. Realty (owner of the subject property). Mr. Heroux further stated that he met with Ms. Tomlinson and Joe Wells and she was most helpful. Ms. Tomlinson made it quite clear regarding the lot-split and the inability to develop the new lot.

TMAPC COMMENTS:

Mr. Harmon asked Mr. Heroux if he is still seeking a lot-split even though it can't be used for anything other than open space. In response, Mr. Heroux stated that he recognizes that per staff recommendation and the discussion today that the tract is subject to the PUD and pursuant to the terms of the PUD no further development is permitted at this time.

Mr. Marshall asked Mr. Heroux if he has any idea what the applicant plans to use the subject lot for. In response, Mr. Heroux stated that he is not personally aware of what the applicant's ultimate goals may be.

Many of the Planning Commissioners asked why the applicant would want to split a lot that is of no use other than open space. In response, Mr. Heroux stated that he doesn't know the reason for the lot-split. Pursuant to the Zoning Code his client is allowed to seek this relief and he anticipates that a major amendment may be coming forth in the future, but he has no idea what that may be. Mr. Heroux reiterated that his client understands that he has no rights under the current PUD to develop the property. Mr. Heroux pointed out that his firm does

all of the work for his applicant and if there were something planned he would be informed. At this point there are no plans that Mr. Heroux is aware of.

Mr. Harmon reiterated that if this lot-split is approved, nothing can be developed on the newly formed tract (Tract 1).

Royce Wright, 6555 South Lewis, Suite 150, 74136, stated that his company owns the property with the 440 units on the north side. Originally, his company wanted to split Tract 1 when purchasing it four years ago. He was unable to do so because Tract 1 was part of the collateral of the loan that his company assumed. Today it needs to be released so that the new loan that will be happening on the north property will not be convoluted in another loan and keep Mr. Piercy from retaining his land.

TMAPC COMMENTS:

Mr. Harmon stated that he can now see some logic for today's request.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Carnes, Cantees, Miller "absent") to **APPROVE** the minor amendment for PUD-128-6 subject to no further development being permitted on Tract 1 or Tract 2 of Block 8, with Tract 1 remaining as open space per staff recommendation. Furthermore, future owners of Tract 1, Block 8 are hereby notified that no further development shall be permitted on Tract 1, Block 8 without TMAPC and City Council approval of a major amendment and rezoning, subject to such action being in conformance with the Comprehensive Plan.

OTHER BUSINESS:

TMAPC's Liaison to the RiverParks Authority Board of Trustees

Currently Steve Bradshaw is serving as TMAPC's Liaison to the RiverParks Authority Board of Trustees. His three-year term has expired and he has expressed a willingness to serve an additional term of three years. This appointment requires approval of the City Council and Board of County Commissioners.

TMAPC COMMENTS:

Mr. Harmon stated that Mr. Bradshaw has been serving for three years on the RiverParks Authority Board of Trustees and he would like to serve an additional three years.

Mr. Harmon nominated Mr. Bradshaw to serve as the TMAPC's liaison to the RiverParks Authority Board of Trustees for a second three-year term. Mr. Bradshaw has served with distinction and a letter has been received from the RiverParks Authority indicated that he has done an excellent job.

TMAPC Action; 7 members present:

On **MOTION** of **HARMON**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to recommend **APPROVAL** of Mr. Steve Bradshaw serving as the TMAPC's liaison to the RiverParks Authority Board of Trustees for a three year term.

LEAN Report for Land Development Services, INCOG

STAFF RECOMMENDATION:

Mr. Alberty reminded the Planning Commission that this has been presented in a worksession and this is the result of the LEAN Process that staff started last year and completed in the early part of this year. The objective was to entirely review the process and Mr. Shivel presented a PowerPoint to the Planning Commission to show the process that staff went through. It is staff's intention to add these recommendations to that PowerPoint presentation. The City Council has requested for a presentation and Mayor Taylor's Administration will also have the opportunity to have that presentation.

Mr. Alberty reviewed the recommendations that have been implemented or clarified after going through the process. He requested the Planning Commission to approve these recommendations and they will be transmitted onto the City Council and Board of County Commission.

TMAPC COMMENTS:

Mr. Harmon questioned the recommendation to transmit cases without prepared minutes. In response, Mr. Alberty stated that once an application has been filed there is a lot of information that staff compiles along with a case history. Most of the information that is presented to the Planning Commission is already available. The only thing that has to be added is the action of this commission. The Zoning Ordinance only requires that the Planning Commission transmit their action to the City Council. Over the years the minutes have been added to and expanded and it takes much longer to get these minutes ready and to the City Council to meet our timeframe. Staff suggests transmitting the cases within one week of today's meeting along with the action of the Planning Commission. Once the minutes are prepared, then the draft minutes can be transmitted accordingly. The purpose of this is to shorten the process time.

Mr. Harmon requested that Item 5 be explained. In response, Mr. Alberty stated that the Zoning Code was amended due to a sexually-oriented business so that notice could be given by requiring a spacing verification. There are a number of uses in the Zoning Code that require spacing. The most benign would be a home nursery or day nursery that can be within neighborhoods that require 300-foot spacing. Anything within the Zoning Code that requires a spacing verification has to be done by the Board of Adjustment. The suggestion today is to allow the verification be done administratively. Notice would still be given and if there was any question as to regards of the validity of the verification then it would be appealed to the Board of Adjustment. Mr. Alberty indicated that 99% of the cases are required to pay a \$200.00 application fee with a 45-day wait for something that should be routinely and easily handled administratively.

Mr. Shivel stated that he would like to compliment the INCOG staff and he is delighted to see the positive movement forward with these items. He will be equally delighted on the other end of the pipe that the receiving agencies will be cooperative and helpful. This will benefit the citizens of Tulsa.

TMAPC ZONING PROCESS LEAN OFFICE STUDY RECOMMENDATIONS

1. Transmit TMAPC recommendation within one week from the public hearing of each application. This will require the application to be transmitted with a fact sheet before minutes are prepared. Currently re-zoning applications are transmitted to the City Council after preparation of draft minutes. This will require consultation with the City Council. *(This change in process could save anywhere from two to four weeks in the process.)*
2. Suggest that the City Council set applications for committee review upon receipt of transmittal. *(This policy has been adopted and should save time from past practice.)*
3. Suggest that City Attorneys Office prepare draft zoning ordinances upon receipt of transmittal of zoning applications. Currently the City Attorneys Office prepares the zoning ordinance only after the City Council approves the re-zoning application. This change in process will require concurrence by the City Attorneys Office and the City Council. *(This has been adopted and should save time in the process.)*
4. Study cut-off dates to determine if the process can be shortened by decreasing the time from application cut-off to public hearing date. This change can be made by staff with the approval of TMAPC. *(This could potentially reduce the process by one week.)*

5. Recommend the Zoning Code be amended to allow spacing verification for required uses to be accomplished administratively. This will require City Council approval as the Zoning Code is adopted by Ordinance by the City Council. *(This would eliminate a BOA application process and approximately one month time.)*
6. Create an electronic form for application filing and processing on-line. This will not necessarily reduce processing time for applications but will provide for more customer convenience.
7. Improve and increase information available on-line. TMAPC website will be enhanced.

If all of the recommended changes identified are implemented it could reduce the elapsed time for approval of zoning changes in the City of Tulsa to be reduced by 5 to 11 weeks.

INTERNAL LEAN RECOMMENDATIONS IMPLEMENTED OR IN PROCESS OF IMPLEMENTATION:

1. Scanning meeting results and minutes and send/save them electronically to cut down on unnecessary paper filing and mailing.
2. Draft of frequently asked questions (FAQ) to be placed on the website.
3. Review of cut-off dates for possible changes to reduce review time and thus shorten time for processing applications.
4. Review of all internal procedures to increase efficiency and determine possible time-saving practices.
5. Color coding files for applications submitted by applicants.
6. Color coding files for blank applications in file drawer.
7. Blank applications now located in Customer Service Room as well as the Customer Service Counter
8. Better organization of personal work spaces, i.e. added shelving and labeling.
9. Communication through email to be more efficient.
10. Zoning maps on-line.

11. Cut-down on paper waste by eliminating unnecessary copies when information has been emailed or logged.
12. BOA Agenda log with color coding.
13. Cross-training of all positions to provide consistent and better customer service.
14. In addition staff is receiving computer training.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to recommend **ADOPT** the TMAPC Zoning Process LEAN Office Study Recommendations and move them forward to the City Council and Board of County Commissioners per staff recommendation.

* * * * *

Commissioners' Comments

Mr. Wofford stated that Mr. Bradshaw was just appointed back to the RiverParks Authority Board of Trustees and he believes that the Planning Commission should ask him to give a report on a periodic basis. Mr. Wofford further stated that the report could be in written form or appear before the Planning Commission.

Mr. Harmon agreed with Mr. Wofford's comments.

* * * * *

There being no further business, the Chair declared the meeting adjourned at 2:20 p.m.

Date Approved:

6/6/07
[Signature]

Chairman

ATTEST: [Signature]
Secretary

