

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2478

April 25, 2007

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

1. Minutes of April 4, 2007, Meeting No. 2476

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may; however, remove an item by request.

2. **Change of Access** – (0420) (PD 16) (CD 6)
2807 North Garnett Road, Part of Lot 1, Block 1, Airpark
Distribution Center

3. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

COMPREHENSIVE PLAN PUBLIC HEARINGS

4. **Proposed Amendments to Districts 5, 16, 17 and 27 Plan Maps and Texts, Parts of the Comprehensive Plan for the Tulsa Metropolitan Area, to reflect adoption of the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, "412" Corridor, Resolution Nos.: 2478:883, 884, 885, and 886.**
5. **Proposed Amendments to District 3 Detail Plan, A part of the Comprehensive Plan for the Tulsa Metropolitan Area reflecting the adoption of the Sequoyah Neighborhood Implementation Plan, Resolution No.: 2478:887**

OTHER BUSINESS

6. **Refund Request for PUD-489-A/LC-46 – William B. Jones** (PD-18) (CD-8)
6910 South 101st East Avenue (Applicant is withdrawing the Major Amendment and Lot-Combination Requests.)
7. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

NOTICE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

**Francis Campbell City Council Room
Plaza Level**

Wednesday, April 25, 2007– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Report and discuss LEAN Office Recommendations for Land Development Services, INCOG (Staff)

Adjourn.

www.tmapc.org

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG

**201 West 5th, Suite 550
5th Floor Conference Room**

**Wednesday, April 25, 2007
11:00 a.m.**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Presentation by the River Parks Authority (Steve Bradshaw & Matt Meyer)

Adjourn.

Visit our website at www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement

Change of Access on Recorded Plat TMAPC April 25, 2007

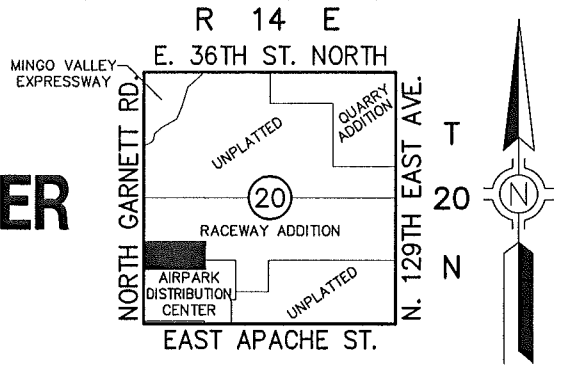
Part of Lot 1, Block 1, Airpark Distribution Center – (0420) (PD 16) (CD 6)
2807 North Garnett Road

This application is made to allow a change of access along North Garnett Road. The property is zoned IM.

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.

CHANGE OF ACCESS EXHIBIT AIRPARK DISTRIBUTION CENTER

DATE: 4/10/07
WO#14814.02



Location Map
SCALE: 1"=4000'

SCALE: 1" = 100"

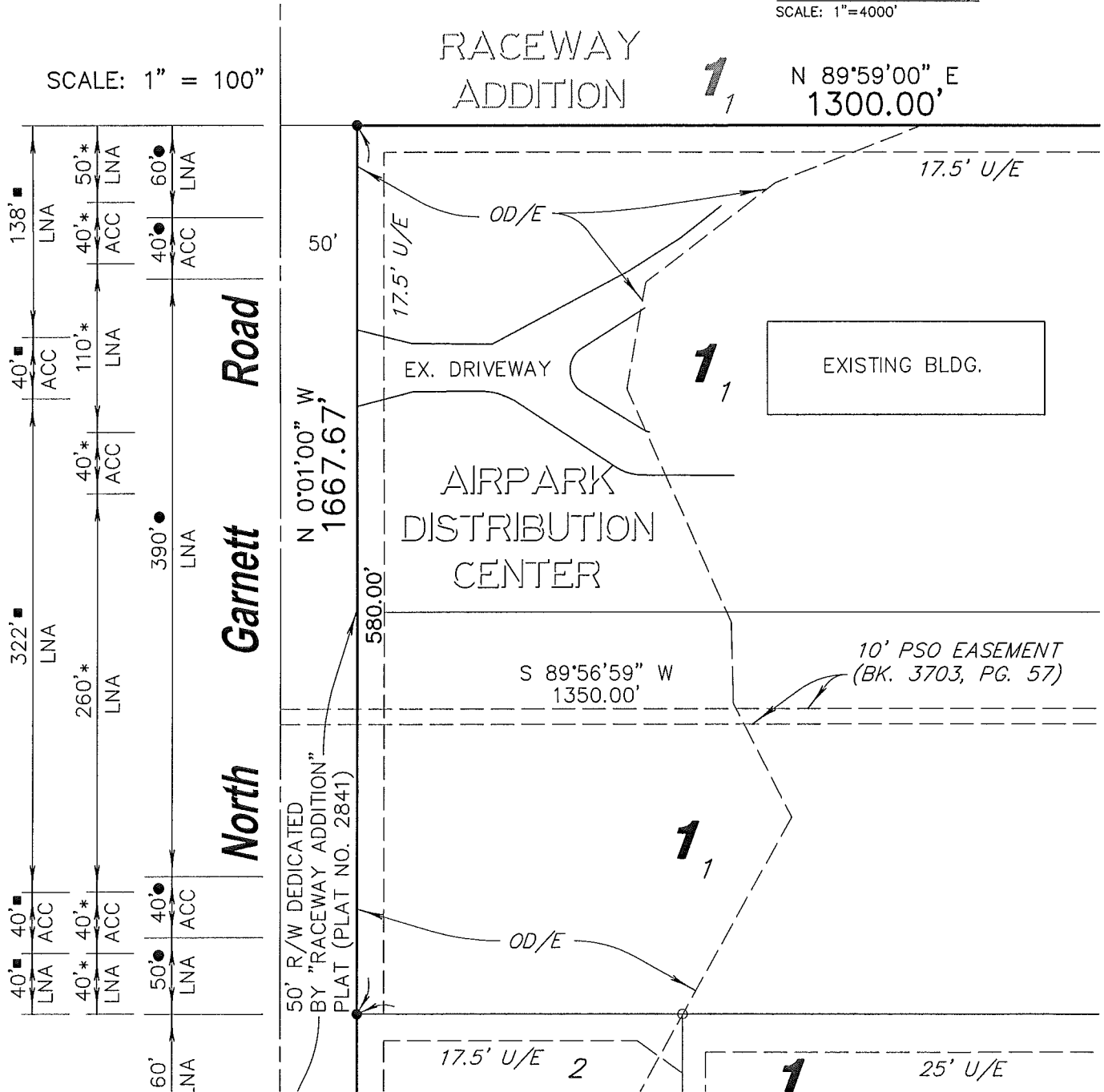
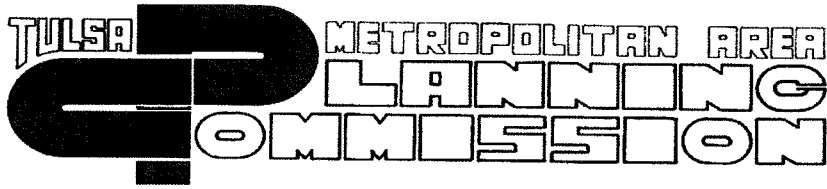


Exhibit "A"

- REQUESTED ACCESS REVISION
- * EXISTING ACCESS REVISION BY TULSA COUNTY DOC#04053078, BOOK 7288, PAGE 0488-0490
- ORIGINAL ACCESS & LNA AS SHOWN ON EXISTING PLAT OF AIRPARK DISTRIBUTION CENTER

Approved: *[Signature]*
Date: 4-11-07

Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHO: []
FAX: []
EXP: []



201 Executive Center
Suite 600
201 West 5th Street
Tulsa, Oklahoma 74103-4212
918/584-7526-Fax 918/583-1024

MEMORANDUM

TO: TMAPC MEMBERS
STEVE CARR
THERON WARLICK

FROM: DANE MATTHEWS

SUBJECT: EAST TULSA NEIGHBORHOOD DETAILED IMPLEMENTATION
PLAN, PHASE 2 PUBLIC HEARING

DATE: APRIL 25, 2007

Attached are some proposed amendments to the District Plans related to the East Tulsa Neighborhood Phase 2 Plan, which has been discussed in an earlier worksession and will be presented for public hearing on April 25. These have been reviewed by Steve Carr and Theron Warlick, lead staff members on the neighborhood plan. If you have questions or comments please feel free to call me at 579-9471.

**A RESOLUTION AMENDING
THE DETAIL PLAN MAP AND TEXT FOR PLANNING DISTRICT 5,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA TO REFLECT ADOPTION OF THE
EAST TULSA NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN,
PHASE 2, "412 CORRIDOR"**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 21st day of April, 1976, this Commission, by Resolution No. 1109:425, did adopt the Detail Plan for Planning District 5, a part of the Comprehensive Plan for the Tulsa Metropolitan Area; and

WHEREAS, a public hearing was held on the 25th day of April, 2007, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to amend the District 5 Plan Map, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, as described in Exhibit A, attached and made a part hereon.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendment to the Detail Plan Map for Planning District 5, as set out above, be and is hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this ____ day of _____, 2007.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

RESOLUTION NO.: 2478:883

ATTEST:

Secretary

APPROVED by the City Council of the City of Tulsa, Oklahoma this _____ day
of _____, 2007.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

EXHIBIT A
PROPOSED AMENDMENTS TO DISTRICT 5 PLAN RESULTING FROM THE
EAST TULSA NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN,
PHASE 2, “412 CORRIDOR”

Plan map amendments:

- Adopt that portion of study Exhibit 5, page 15, that lies within Planning District 5 as part of the District 5 Detail Plan.
- Amend existing District 5 Plan map to East Tulsa Neighborhood Plan, Phase 2 boundaries as Special District 3, East Tulsa Area Neighborhood, “412 Corridor”.

Plan text amendments:

- Change 3. Specific Areas to read: “Three Special Districts are indicated on the District Plan map. Special District 1 includes the Indian Acres Redevelopment Project Area, Special District 2 includes the Flood Area and Special District 3 includes a portion of the East Tulsa Neighborhood Implementation Plan – Phase 2 study area.
- Add as section 3.5 Special District 3, East Tulsa Area Neighborhood, “412 Corridor”: “The third Special District is a portion of the East Tulsa Neighborhood, as indicated on the Plan map. The area has been planned for development/redevelopment according to the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412 Corridor”. This plan was developed by a group of stakeholders in the area, including property owners, business and institutional representatives and others. This area is one of mixed uses and many development/redevelopment opportunities.

The TMAPC cannot legally or legislatively be responsible for implementation of many of the provisions of the Implementation Plan. Some provisions must be implemented by other government entities, while others will require private and/or nonprofit groups’ participation. By approving this Plan as part of the District 17 Detail Plan, the TMAPC is recognizing that the policies are in keeping with the overall goals of the Comprehensive Plan and are supporting efforts to implement the plan.

3.5.1 The East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412 Corridor”, together with the policies and goals of the District 17 Plan and any subsequent amendments, should be the guideline for future development within the study area, indicated on the Plan Map as Special District 3.

**A RESOLUTION AMENDING
THE DISTRICT 16 PLAN MAP AND TEXT,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA TO REFLECT ADOPTION OF THE
EAST TULSA NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN,
PHASE 2, "412 CORRIDOR"**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 29th day of October, 1975, this Commission, by Resolution No. 1087:406, did adopt the District 16 Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma; and

WHEREAS, a Public Hearing was held on the 25th day of April, 2007, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District 16 Plan Map as described in Exhibit A, attached and made a part hereon.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 16 Plan Map and Text, as above set out, be and are hereby adopted as part of the District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this ____ day of _____, 2007.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

RESOLUTION NO.: 2478:884

ATTEST:

Secretary

APPROVED by the City Council of the City of Tulsa, Oklahoma this _____ day
of _____, 2007.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

EXHIBIT A
PROPOSED AMENDMENTS TO DISTRICT 16 PLAN RESULTING FROM THE
EAST TULSA NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN,
PHASE 2, “412 CORRIDOR”

Plan map amendments:

- Adopt that portion of study Exhibit 5, page 15, that lies within Planning District 16 as part of the District 16 Detail Plan.

- Amend existing District 16 Plan map to reflect the East Tulsa Neighborhood Plan, Phase 2 boundaries as Special District 3, East Tulsa Area Neighborhood, “412 Corridor”.

Plan text amendments:

- Change 3. Specific Areas to read: “Three Special Districts are indicated on the District Plan map. Special District 1 includes the Tulsa International Airport located in the north central sector of the Plan Map. Special District 2 includes the large site east of the Mingo Valley Expressway that has multiple potential for mixed land use in support of the primary emphasized land use, that of Industrial Development. Special District 3 includes a portion of the East Tulsa Neighborhood Implementation Plan – Phase 2 study area.

- Add as section 3.3 Special District 3, East Tulsa Area Neighborhood, “412 Corridor”: “The third Special District is a portion of the East Tulsa Neighborhood, as indicated on the Plan map. The area has been planned for development/redevelopment according to the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412 Corridor”. This plan was developed by a group of stakeholders in the area, including property owners, business and institutional representatives and others. This area is one of mixed uses and many development/redevelopment opportunities.

The TMAPC cannot legally or legislatively be responsible for implementation of many of the provisions of the Implementation Plan. Some provisions must be implemented by other government entities, while others will require private and/or nonprofit groups’ participation. By approving this Plan as part of the District 17 Detail Plan, the TMAPC is recognizing that the policies are in keeping with the overall goals of the Comprehensive Plan and are supporting efforts to implement the plan.

3.5.1 The East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412 Corridor”, together with the policies and goals of the District 17 Plan and any subsequent amendments, should be the guideline for future development within the study area, indicated on the Plan Map as Special District 3.

**A RESOLUTION AMENDING
THE DETAIL PLAN MAP AND TEXT FOR PLANNING DISTRICT 17,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA TO REFLECT ADOPTION OF THE
EAST TULSA NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN,
PHASE 2, "412 CORRIDOR"**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 28th day of January, 1976, this Commission, by Resolution No. 1097:416, did adopt the Detail Plan for Planning District 17, a part of the Comprehensive Plan for the Tulsa Metropolitan Area; and

WHEREAS, a public hearing was held on the 25th day of April, 2007, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to amend the District 17 Plan Map, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, as described by Exhibit A, attached and made a part hereto.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendment to the Detail Plan Map for Planning District 17, as set out above, be and is hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this ____ day of _____, 2007.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

RESOLUTION NO.: 2478:885

ATTEST:

Secretary

APPROVED by the City Council of the City of Tulsa, Oklahoma this _____ day
of _____, 2007.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

EXHIBIT A
PROPOSED AMENDMENTS TO DISTRICT 17 PLAN RESULTING FROM THE
EAST TULSA NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN,
PHASE 2, “412 CORRIDOR”

Plan map amendments:

- Adopt that portion of study Exhibit 5, page 15, that lies within Planning District 17 as part of the District 17 Detail Plan.
- Amend existing District 17 Plan map to reflect the East Tulsa Neighborhood Plan, Phase 2 boundaries as an addition to the fifth Special District and designate as the East Tulsa Area Neighborhood, “412 Corridor”.

Plan text amendments:

- Change 3. Specific Areas to read: “The District Plan Map indicates three Special District Industrial Areas, one Special District Low/Medium Intensity Mixed Use Area and one Special District East Tulsa Neighborhood Detailed Implementation Plan.
- Change the third paragraph under 3. Specific Areas to read: “The fifth Special District is the East Tulsa Neighborhood Detailed Implementation Plan – Phases 1 and 2. The area has been planned for development/redevelopment according to the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412 Corridor”. This plan was developed by a group of stakeholders in the area, including property owners, business and institutional representatives and others. This area is one of mixed uses and many development/redevelopment opportunities.

The TMAPC cannot legally or legislatively be responsible for implementation of many of the provisions of the Implementation Plan. Some provisions must be implemented by other government entities, while others will require private and/or nonprofit groups’ participation. By approving this Plan as part of the District 17 Detail Plan, the TMAPC is recognizing that the policies are in keeping with the overall goals of the Comprehensive Plan and are supporting efforts to implement the plan.

Change 3.8.1 Development Policies as follows: “Development Policies within the Special District East Tulsa Neighborhood Implementation Plan, Phases 1 and 2 study area, should be as indicated in those plans. Together with the overall policies and goals of the District 17 Plan and subsequent amendments, Phases 1 and 2 should be the guideline for future development within the study area.

**A RESOLUTION TO AMEND
THE DISTRICT 27 PLAN MAP AND TEXT,
A PART OF THE COMPREHENSIVE PLAN FOR THE
TULSA METROPOLITAN AREA TO REFLECT ADOPTION OF THE EAST
TULSA NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN, PHASE 2,
"412 CORRIDOR"**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960 adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, a public hearing was held on the 25th day of April, 2007, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District 27 Detail Plan Map and Text as described in Exhibit A, attached and made a part hereon.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC that the amendment to the District 27 Plan Map and Text, as set forth above, be and are hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this ____ day of _____, 2007.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

RESOLUTION NO.: 2478:886

ATTEST:

Secretary

APPROVED by the City Council of the City of Tulsa, Oklahoma this _____ day
of _____, 2007.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

EXHIBIT A
PROPOSED AMENDMENTS TO DISTRICT 27 PLAN RESULTING FROM THE
EAST TULSA NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN,
PHASE 2, “412 CORRIDOR”

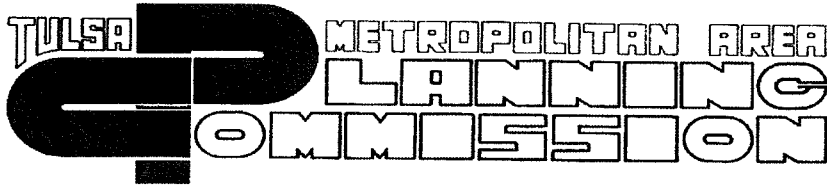
Plan map amendments:

- Adopt that portion of study Exhibit 5, page 15, that lies within Planning District 17 as part of the District 16 Detail Plan.
- Amend existing District 27 Plan map to reflect the East Tulsa Neighborhood Plan, Phase 2 boundaries as an addition to the fifth Special District and designate as the East Tulsa Area Neighborhood, “412 Corridor”.

Plan text amendments:

- Change 3. Specific Areas to read: There are two specific areas in District 27. These are as indicated on the Plan map and include the Town of Fair Oaks and the portion of the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412 Corridor” that lies within Planning District 27.
- Add as 3.1.2 Specific Areas to: “The second Special District is the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2. The area has been planned for development/redevelopment according to the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412 Corridor”. This plan was developed by a group of stakeholders in the area, including property owners, business and institutional representatives and others. This area is one of mixed uses and many development/redevelopment opportunities.

The TMAPC cannot legally or legislatively be responsible for implementation of many of the provisions of the Implementation Plan. Some provisions must be implemented by other government entities, while others will require private and/or nonprofit groups’ participation. By approving this Plan as part of the District 27 Detail Plan, the TMAPC is recognizing that the policies are in keeping with the overall goals of the Comprehensive Plan and are supporting efforts to implement the plan.



201 Executive Center
Suite 600
201 West 5th Street
Tulsa, Oklahoma 74103-4212
918/584-7526-Fax 918/583-1024

MEMORANDUM

TO: TMAPC MEMBERS
STEVE CARR
THERON WARLICK

FROM: DANE MATTHEWS

SUBJECT: SEQUOYAH AREA NEIGHBORHOOD IMPLEMENTATION PLAN

DATE: APRIL 25, 2007

Attached are some proposed amendments to the District Plan 3 related to the Sequoyah Area Neighborhood Implementation Plan, which has been discussed in an earlier worksession and will be presented for public hearing on April 25. These have been reviewed by Steve Carr and Theron Warlick, lead staff members on the neighborhood plan. If you have questions or comments please feel free to call me at 579-9471.

**A RESOLUTION AMENDING
THE DISTRICT 3 PLAN MAP AND TEXT,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA TO REFLECT ADOPTION OF THE
SEQUOYAH AREA NEIGHBORHOOD IMPLEMENTATION PLAN**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 4th day of May, 1977, this Commission, by Resolution No. 1160:457, did adopt the District 3 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma; and

WHEREAS, a Public Hearing was held on the 25th day of April, 2007, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District 3 Plan Map and Text as set forth in Exhibit A, attached and made a part hereon.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 3 Plan Map and Text, as above set out, be and are hereby adopted as part of the District 3 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this ____ day of _____, 2007.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

RESOLUTION NO.: 2478:887

ATTEST:

Secretary

APPROVED by the City Council of the City of Tulsa, Oklahoma this _____ day
of _____, 2007.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

14

EXHIBIT A

PROPOSED AMENDMENTS TO THE DISTRICT 3 PLAN RESULTING FROM THE SEQUOYAH AREA NEIGHBORHOOD IMPLEMENTATION PLAN

Plan map amendment:

Revise District 3 Plan map to show boundaries of Sequoyah Area Neighborhood as Special District 5.

Plan text amendments:

Revise 3. Specific Areas, first sentence as follows: "Five special districts are indicated on the Plan Map."

Also under 3. Specific Areas, add following existing final paragraph: "**Special District 5**, the Sequoyah Area Neighborhood Special District is generally bounded by Harvard Avenue on the west, Yale Avenue on the east, Admiral Place on the south and Pine Street on the north.

Add as 3.4 "Policies of the Sequoyah Area Neighborhood Implementation Plan, together with the overall policies of the District 3 Detail Plan should guide future development/redevelopment in the area.

The TMAPC cannot legally or legislatively be responsible for implementation of many of the provisions of the Implementation Plan. Some provisions must be implemented by other government entities, while others will require private and/or nonprofit groups' participation. By approving this Plan as part of the District 3 Detail Plan, the TMAPC is recognizing that the policies are in keeping with the overall goals of the Comprehensive Plan and are supporting efforts to implement the plan."



JONES GOTCHER
Attorneys and Counselors

April 18, 2007

Writer's email address:
BJONES@JONESGOTCHER.COM

Tulsa Metropolitan Area Planning Commission
201 West 5th Street, Suite 600
Tulsa, Oklahoma 74103

- Re (a) Withdrawal of Application PUD 489-A Major Amendment, Removal of Property from PUD 489, filed April 2, 2007, and Request for Refund of Fees; and,
(b) Withdrawal of Application for Lot Combinations, LC-46, filed March 22, 2007, and Request for Refund of Fees.

Property : Lot One (1), Block One, MINGO CENTER, an Addition to the City of Tulsa, Tulsa County, Oklahoma

Ladies and Gentlemen:

The Applicant in each of the subject applications, as attorney for Asbury United Methodist Church, following extended discussions with the staff of your Commission and Church representatives, believes it would be in the best interest of the Church and the public if the subject applications were withdrawn at this time subject to the right to refile either or both of the same should circumstances dictate. Accordingly, the Applicant does hereby withdraw each Application with the consent of the Church as Owner of the Property.

The Applicant respectfully requests that the fees it paid when filing the subject applications be refunded to it. The subject Major Amendment Application fees totaled \$1537.00 and the Lot Combination Application Fee was \$100.00.

Your favorable consideration of each of the foregoing requests would be sincerely appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "William B. Jones".

William B. Jones,
Attorney for Asbury United
Methodist Church