

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

**For Meeting No. 2530**

**October 22, 2008, 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:**

### **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.

1. **LC-128** – Tulsa Habitat For Humanity (9233)/Lot-Combination (PD-8) (CD-2)  
North of West 54<sup>th</sup> Street and West of South 37<sup>th</sup> Avenue, 3723 West 54<sup>th</sup> Street
2. **Z-6277-SP-3b – William D. LaFortune** (PD-18) (CD-8)  
Southeast corner of the southeast corner of 63<sup>rd</sup> Street South and South 101<sup>st</sup> Avenue East (Corridor Minor Amendment to add LED digital technology to an existing outdoor advertising sign/billboard.)
3. **PUD-533-B-4 – William D. LaFortune** (PD-5) (CD-5)  
Northeast corner of Skelly Drive and East 27<sup>th</sup> Street South (Minor Amendment to add LED digital technology to an existing and previously approved outdoor advertising sign/billboard.)

### **4. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

#### **PUBLIC HEARINGS**

5. **Consider Adopting the Riverwood Neighborhood Plan as an element of the District 18 Plan, an element of the Comprehensive Plan for the Tulsa Metropolitan Area (Resolution No. 2530:894)**
6. **Consider amending District 18 Plan to reflect the adoption of the Riverwood Neighborhood Plan as an element of the Comprehensive Plan for the Tulsa Metropolitan Area (Resolution No. 2530:893)**

#### **OTHER BUSINESS**

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](http://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**

### **TRAINING SESSION**

**INCOG**

**201 West 5<sup>th</sup>, Suite 550  
5<sup>th</sup> Floor Conference Room**

**Wednesday, October 22, 2008  
11:00 a.m.**

#### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

1. Discussion on TMAPC Policies and Procedures
2. Discussion on TMAPC's Community Image.

**Adjourn**

[www.tmapc.org](http://www.tmapc.org)

# **A G E N D A**

## **TULSA METROPOLITAN AREA PLANNING COMMISSION**

### **WORKSESSION**

**Francis Campbell City Council Room  
Plaza Level**

**Wednesday, October 22, 2008– 1:45 p.m.\***

**(\*Or immediately following adjournment of the TMAPC Meeting)**

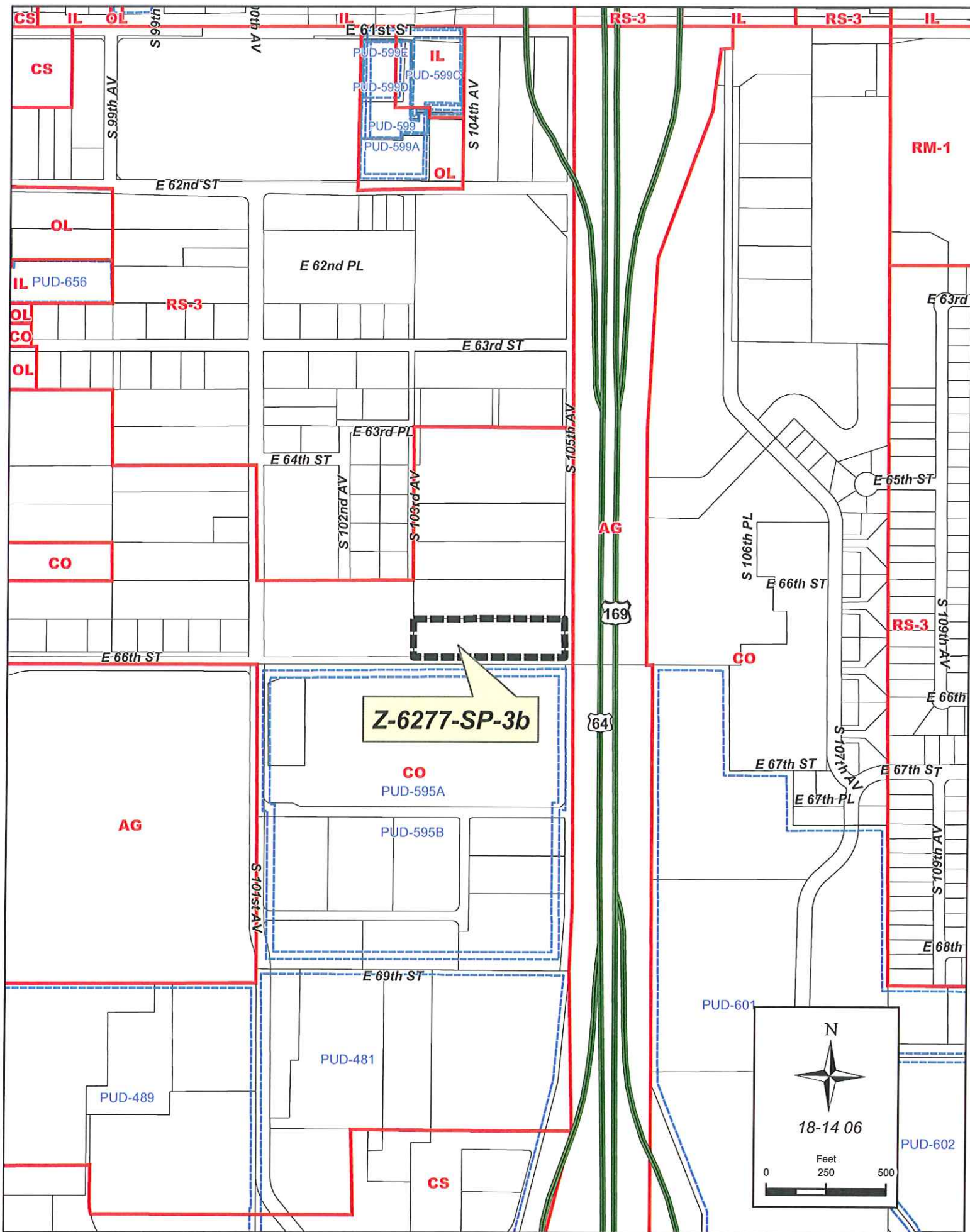
#### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

1. Consider and Discuss Ordinance No. 21898, dated August 12, 2008, Declaring a Moratorium on the Issuance of Permits, Variances, Special Exceptions, Amendments, or other Permissions allowing for the construction or use of a property located in a residential single-family zoned area for more than six individuals not related by blood or marriage; imposing a duty upon the Tulsa Metropolitan Area Planning Commission to analyze and recommend to the City Council any ordinance deem necessary to protect the public peace, health, welfare, order, morals, and safety governing the use or construction of property located in a residentially-zoned area for the purpose of providing a home for independent living that provides room and board, personal care, and/or habilitation service in a family environment as a single housekeeping unit, providing effective and repeal dates for the moratorium; providing severability; and declaring an emergency.

**Adjourn.**

**Visit our website at [www.tmapc.org](http://www.tmapc.org)**

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







N

18-14 06

**Z-6277-SP-3b**

Feet  
0 250 500

2.2





E 64th ST

E 63rd PL

S 102nd AV

S 103rd AV

S 105th AV

169

64

N

18-14 06

**Z-6277-SP-3b**

Feet

0 100 200

October 22, 2008

### STAFF RECOMMENDATION

**Z-6277-SP-3b:** Corridor Plan Minor Amendment – Southeast of the southeast corner of 63<sup>rd</sup> Street South and South 101<sup>st</sup> Avenue East; Lot 8, Block 6 – Union Gardens (being replatted as Lot 3, Block 1 – 169 Business Park); TRS 8406; CZM 54; Atlas 873; PD 8 CD 8; CO.

The applicant is requesting a minor amendment to add LED digital technology to an existing Outdoor Advertising Sign/Billboard at the above referenced location. The existing use, Outdoor Advertising Sign, under Use Unit 21 is a permitted use within major amendment #Z-6277-SP-3 on Lot 3, Block 1 - 169 Business Park (see exhibit A-1). #Z-6277-SP-3a states:

"Sign standards to remain as approved per Z-6277-SP-3 with the added provision that the existing outdoor advertising sign (672 SF) be allowed to remain in the sign easement on Lot 3, Block 1, 169 Business Park and further providing that should the outdoor advertising sign be removed, another outdoor advertising sign shall not be installed to replace it".

On June 24, 2008 the City of Tulsa Board of Adjustment (BOA) in case number 20729 approved spacing verification for the outdoor advertising sign at this location (See Exhibit B, C and D).

Staff recommends **APPROVAL** of minor amendment Z-6277-SP3b allowing LED digital technology to be added to an existing outdoor advertising sign subject to the conditions of sections 1103, B-2; 1221-C, 2; 1221-F and 1221-G attached hereto as Exhibit E and Development Standard #9 of the approval of Z-6277-SP-3 which states, "No permit shall be issued until the requirements of Section 1107-F 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 the Corridor Site Plan conditions".

*Note: Approval of a minor amendment does not constitute detail site, sign, or landscape plan approval*





**Case No. 20729**

**Action Requested:**

Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.G.9 & 1221.G.14), located: 6500 South 105<sup>th</sup> East Avenue.

**Presentation:**

**Lorenda Alazondo**, 7777 East 38<sup>th</sup> Street, Tulsa, Oklahoma, was present for Lamar Outdoor Advertising.

FILE COPY

**Board Action:**

On **Motion of White**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **ACCEPT** a Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.G.9 & 1221.G.14), based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign, on the following described property:

LT-8-BLK-6, UNION GARDENS, City of Tulsa, Tulsa County, State of Oklahoma

\*\*\*\*\*

**Case No. 20730**

**Action Requested:**

Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.G.9 & 1221.G.14), located: 8515 East Skelly Drive South.

**Presentation:**

**Lorenda Alazondo**, 7777 East 38<sup>th</sup> Street, Tulsa, Oklahoma, was present for Lamar Outdoor Advertising.

**Board Action:**

On **Motion of White**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **ACCEPT** a Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.G.9 & 1221.G.14), based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign, on the following described property:

EXHIBIT B  
2.6



**HARDEN &  
ASSOCIATES**

SURVEYING AND MAPPING, PC

2001 S. 114<sup>th</sup> East Ave.  
Tulsa, OK 74128

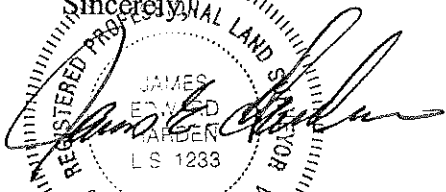
June 3, 2007

Lamar Outdoor Advertising  
7777 E. 38<sup>th</sup> St.  
Tulsa, OK 74145

Re: Existing Billboard located at 6400 S. Highway 169

Legal Description: Lot Eight (8), Block Six (6), Union Gardens, an addition in  
Tulsa County, State of Oklahoma, according to the  
Recorded Plat thereof.

We certify that there are no other outdoor advertisement structures located within  
1200 feet (as measured along the same side of the highway right-of-way) of the  
above referenced billboard.

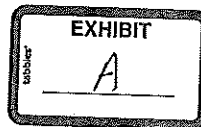
Sincerely,  
  
JAMES E. HARDEN, RPLS No. 1233



HARDEN & ASSOCIATES *Surveying and Mapping, PC*  
2001 SOUTH 114th EAST AVENUE TULSA, OKLAHOMA 74128 (918)234-4859

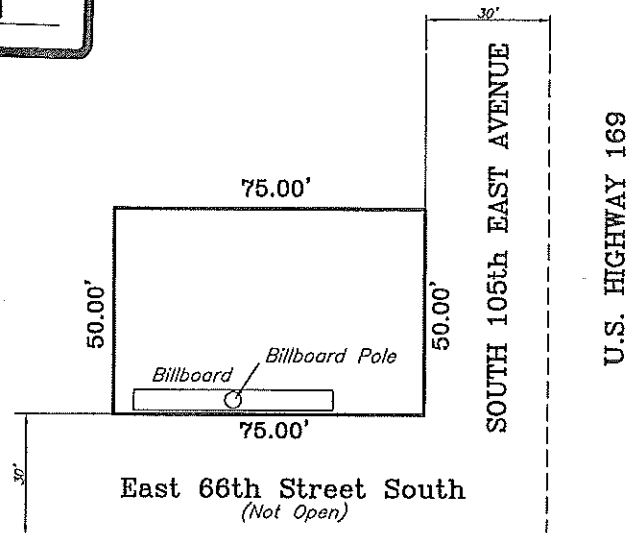
## DETAIL SIGN PLAN

Street Address: U.S. Highway 169  
DATE PREPARED: September 25, 2008



### LEGEND

U/E UTILITY ESMT  
D/E DRAINAGE ESMT  
B/L BUILDING LINE  
EM ELECTRIC METER  
B/E BURIED ELECTRIC  
SERVICE CABLE  
EASEMENT  
(APPROXIMATE  
LOCATION)



## DETAIL SIGN PLAN

Outdoor Advertising Sign  
North of Northwest Corner of U.S. Highway 169 and East 66th Street South.

Corridor Site Plan <sup>N</sup>~~E~~-6277-SP-3

Ground Signs:

Number Permitted: 2 - One Business Sign and One Outdoor Advertising Sign  
Maximum Height Permitted: Business Sign - 12 feet

Outdoor Advertising Sign - 50 feet  
Display Surface Area Permitted per Sign: Business Sign - 125 S.F.  
Outdoor Advertising Sign - 672 S.F.  
Maximum Aggregate Display Surface Area Permitted: 1297 S.F.

Outdoor Advertising Sign will meet 2006 IBC Codes

Digital on both sides of Outdoor Advertising Sign

## LEGAL DESCRIPTION OF THE REAL PROPERTY

THE EAST 75.0 FEET OF THE SOUTH 50.0 FEET OF LOT EIGHT (8), BLOCK SIX (6) IN UNION GARDENS ADDITION, AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Exhibit C





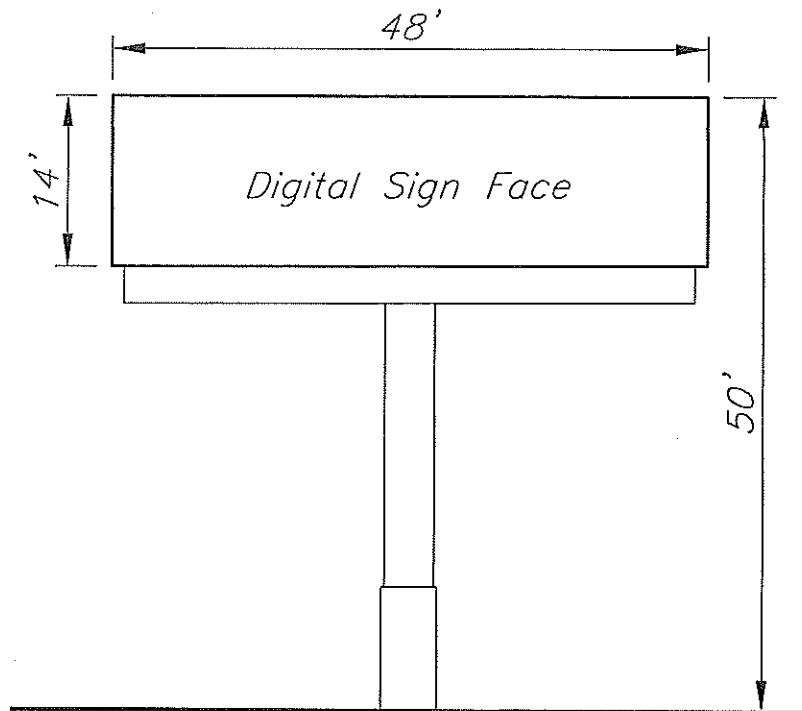
HARDEN & ASSOCIATES *Surveying and Mapping, PC*  
2001 SOUTH 114th EAST AVENUE TULSA, OKLAHOMA 74128 (918)234-4859

## DETAIL SIGN PLAN ELEVATIONS

ADDRESS: South Highway 169  
DATE PREPARED: September 25, 2008

### LEGEND

U/E UTILITY ESMT  
D/E DRAINAGE ESMT  
B/L BUILDING LINE  
EM ELECTRIC METER  
B/E BURIED ELECTRIC  
SERVICE CABLE  
EASEMENT  
(APPROXIMATE  
LOCATION)



### LEGAL DESCRIPTION OF THE REAL PROPERTY

THE EAST 75.0 FEET OF THE SOUTH 50.0 FEET OF LOT EIGHT (8), BLOCK SIX (6) IN UNION GARDENS ADDITION, AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Exhibit D

## **Section 1221, C-2, F and G:**

### **Use Conditions for Outdoor Advertising Signs**

- 1221, C-2:** Flashing signs, digital signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be subject to the following limitations.
- a.** No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection. The fifty (50) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the signalized intersection.
  - b.** No such sign shall be located within twenty (20) feet of the driving surface of a street. The twenty (20) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the street curb, or edge of the traveled roadway marked or understood as such.
  - c.** No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.
  - d.** No such sign shall exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.
  - e.** No such digital sign shall display an illuminative brightness exceeding five hundred (500) NITs at any time between one-half (1/2) hour after sunset until one-half (1/2) hour before sunrise or six thousand five hundred (6,500) NITs between one-half (1/2) hour before sunrise until one-half (1/2) hour after sunset.
  - f.** No such digital sign shall display an illuminative brightness of such intensity or brilliance that it impairs the vision or endangers the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.
  - g.** No such digital sign shall resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal or light.
  - h.** No such digital sign shall be permitted to operate unless it is equipped with:
    - (1) A default mechanism that shall freeze the sign in one position or static message if a malfunction occurs; and
    - (2) Notwithstanding paragraph 1221.C.2.e., a mechanism able to automatically adjust the display's illuminative brightness according to natural ambient light conditions by means of a light detector/photo cell by which the sign's brightness shall be dimmed.

210  
**EXHIBIT E**



## **1221-F: Use Conditions for Outdoor Advertising Signs**

1. Outdoor advertising signs shall be permitted in CS, CG, CH, CBD, IL, IM and IH zoning districts only when located within a freeway sign corridor. Outdoor advertising signs may be permitted in the CO zoning district, subject to the site plan review as provided in Chapter 8 of this code and provided it is located within a freeway sign corridor. Outdoor advertising signs may be permitted in Planned Unit Developments, in accordance with Chapter 11 of this code, so long as the same is zoned CS, CG, CH, CBD, IL, IM or IH and is within a freeway sign corridor.
2. An outdoor advertising sign shall be separated a minimum distance of one thousand two hundred (1,200) feet from any other outdoor advertising sign. Spacing limitations shall not apply between signs separated by the freeway. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of an outdoor advertising sign's structure, as located on the ground, to the center of any other outdoor advertising sign's structure, as located on the ground.
3. No outdoor advertising sign shall be located within one hundred fifty (150) feet of a public park. The one hundred fifty (150) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point on the property of the park.
4. Outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance as follows:
  - a. One hundred fifty (150) feet if the display surface area is three hundred (300) square feet or less; or
  - b. Two hundred (200) feet if the display surface area is greater than three hundred (300) square feet.
  - c. The setback requirement imposed by this paragraph 1221.F.4. shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.
5. No portion of an outdoor advertising sign shall be located within ten (10) feet of a freeway right-of-way. The ten (10) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the freeway right-of-way boundary line.
6. No outdoor advertising sign shall contain more than two (2) sides, and only one (1) side shall be included in the computation of display surface area. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).
7. An outdoor advertising sign shall be oriented to be primarily visible from the freeway.
8. No outdoor advertising sign shall contain flashing, blinking or traveling lights or reflective glitter.

9. Cutouts or extensions shall be permitted, in addition to the display surface area permitted in this section, so long as the cutouts or extensions do not exceed fifteen percent (15%) of the display surface area.
10. No outdoor advertising sign shall be supported by more than one (1) post or column unless required by site engineering considerations and is certified as such by a registered professional engineer.
11. Outdoor advertising signs which have animation, revolving or rotating components or movement shall be subject to the following limitations:
- a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection. The fifty (50) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the signalized intersection;
  - b. No such sign shall be located within twenty (20) feet of the driving surface of a street. The twenty (20) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the street curb, or edge of the traveled roadway marked or understood as such; and
  - c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.
12. Illumination on the face of outdoor advertising signs shall not be permitted to exceed seventy (70) foot candles measured at a two (2) foot distance.
13. Outdoor advertising signs shall maintain a minimum separation of thirty (30) feet from any roof, projecting or ground sign.
14. Any illumination shall be by constant light.
15. No outdoor advertising sign shall exceed fifty (50) feet in height; except when the freeway is elevated ten (10) feet or more above grade where the sign is to be located then, in that event no outdoor advertising sign height shall exceed sixty (60) feet in height.
16. The maximum number of signs on a lot of record, including outdoor advertising signs but exclusive of business wall signs and promotional business signs shall be as provided in 1221.C.8.
17. The aggregate display surface area for all ground, roof or projecting signs, whether business or outdoor advertising, shall comply with the provisions of paragraphs 1221.C.4, 1221.D.3 and 1221.E.3, as applicable; provided that in no event shall an outdoor advertising sign exceed six hundred seventy-two (672) square feet of display surface area.
18. No outdoor advertising sign shall be permitted to be located upon or constructed within a required parking space or loading berth, nor to otherwise obstruct vehicular or pedestrian

access or circulation, or pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.

19. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.

20. Signs that have not been issued a sign permit shall not be located in any district.

#### **1221-G: Additional Use Conditions for Digital Outdoor Advertising Signs**

In addition to the use conditions prescribed for outdoor advertising signs in subsection 1221.F., digital outdoor advertising signs shall also comply with the following use conditions:

1. Digital outdoor advertising signs shall only display a static message or messages..
2. Digital outdoor advertising signs which display more than one static message shall do so sequentially, with each static message having a dwell time of no less than eight (8) seconds and a transition time between static messages of no more than one (1) second.
3. Digital outdoor advertising signs shall not display an illuminative brightness exceeding five hundred (500) NITs at any time between one half (1/2) hour after sunset until one half (1/2) hour before sunrise or six thousand five hundred (6,500) NITs between one-half (1/2) hour before sunrise until one-half (1/2) hour after sunset.
4. Use conditions establishing the minimum dwell time and maximum illuminative brightness levels for digital outdoor advertising signs codified in subsection 1221.G. shall be subject to future modification and regulation in the exercise of the City's police powers and no vested right shall ever be created in these use conditions.
5. Digital outdoor advertising signs shall not display an illuminative brightness of such intensity or brilliance that they impair the vision or endanger the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.
6. Digital outdoor advertising signs shall not resemble or simulate any warning or danger signal, or any official traffic control devise, sign, signal or light.
7. Digital outdoor advertising signs shall not be permitted to operate unless they are equipped with:
  - a. a default mechanism that shall freeze the sign in one position or static message if a malfunction occurs; and
  - b. notwithstanding paragraph 1221.G.3., a mechanism able to automatically adjust the display's illuminative brightness according to natural ambient light conditions by means of a light detector/photo cell by which the sign's brightness shall be dimmed.
8. Digital outdoor advertising signs shall not display consecutive messages facing the same traveled way, which constitute a substantially similar theme or story and is a continuation of any immediately preceding message, thereby creating a storyboarding effect when viewed by



persons operating a motor vehicle. Nothing contained in this paragraph shall prohibit the display of identical consecutive messages.

9. Any digital outdoor advertising sign for which a permit has been applied for prior to January 1, 2009, and the sign has been permitted and completed constructed prior to January 1, 2010, shall be separated by a minimum distance of one thousand two (1,200) feet from any other digital outdoor advertising sign. This spacing limitation shall not apply between signs separated by the freeway. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of an outdoor advertising sign's structure, as located on the ground, to the center of any other outdoor advertising sign's structure, as located on the ground.

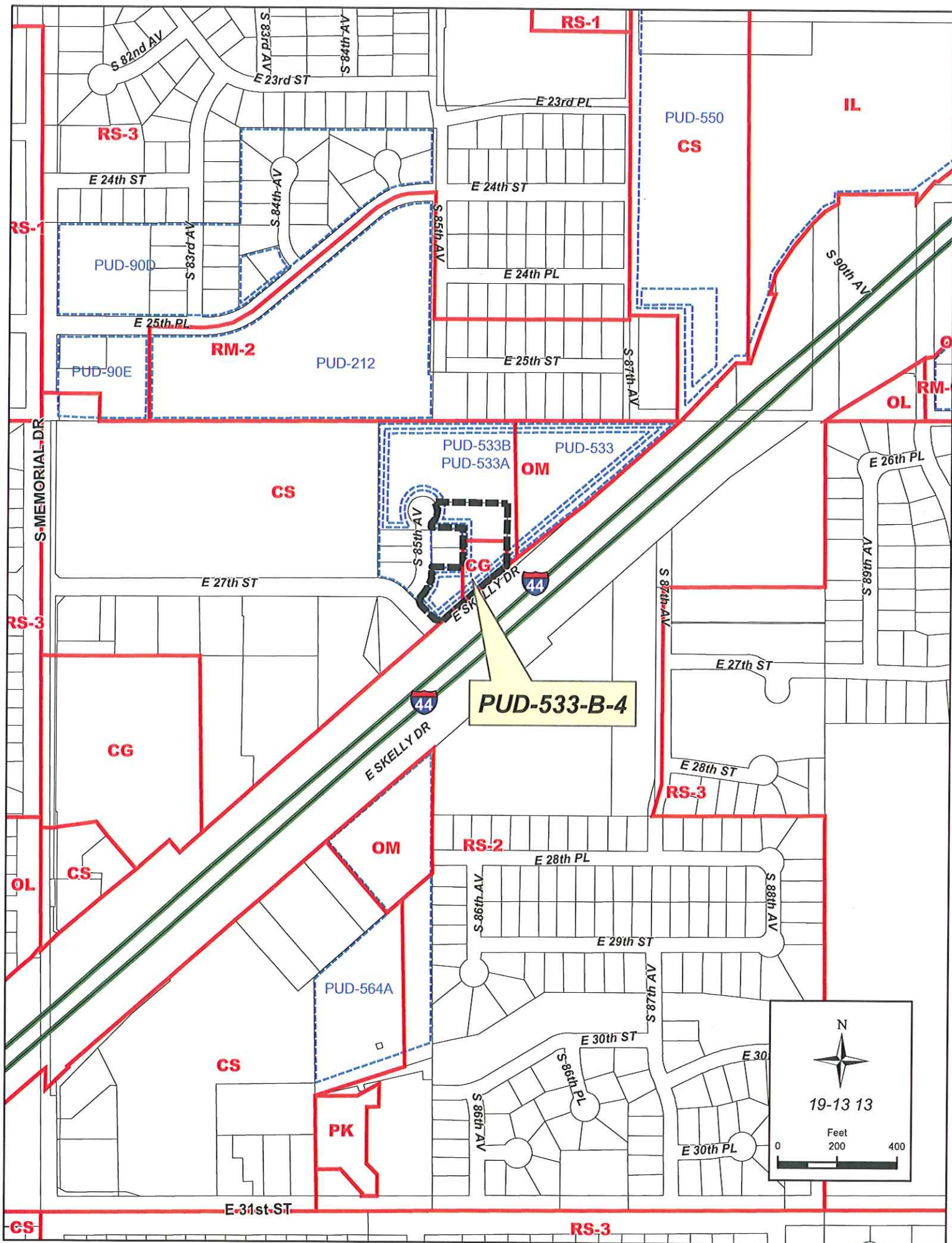
10. Except as provided in paragraph 1221.G.9., any digital outdoor advertising sign having a permit issued on or after January 1, 2009, shall be separated by a minimum distance of one thousand two hundred (1,200) feet from any other digital outdoor advertising sign facing the same traveled way. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of a digital outdoor advertising sign's structure, as located on the ground, to the center of any other digital outdoor advertising sign's structure, as located on the ground.

11. Digital outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance of two hundred (200) feet. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.

12. Prior to the issuance of any permit for the installation, testing, maintenance or use of any digital outdoor advertising sign, the operator shall provide written certification that the illuminative brightness of the display shall not exceed five hundred (500) NITs at any time between one-half (1/2) hour after sunset until one-half (1/2) hour before sunrise.

13. No lawfully existing outdoor advertising sign, whether conforming or lawfully nonconforming, which incorporates any digital sign, electronically generated display or light emitting diode (LED) on its display surface, or attached to the sign structure, shall be deemed a lawfully existing digital outdoor advertising sign pursuant to this subsection 1221.G. and no such sign shall be modified, extended, or enlarged unless and until its installation or use has been permitted as a digital outdoor advertising sign on or after May 1, 2008, in compliance with this Section 1221.

14. No outdoor advertising sign which is lawfully nonconforming as to any requirement imposed by this Zoning Code shall be modified, changed or converted into a digital outdoor advertising sign unless it shall conform to all requirements imposed by this Code and all spacing requirements have been verified as required by this Code. For purposes of this Code, no digital outdoor advertising sign shall be considered lawfully nonconforming and the conversion of an outdoor advertising sign into a digital outdoor advertising sign shall be considered a change of use.







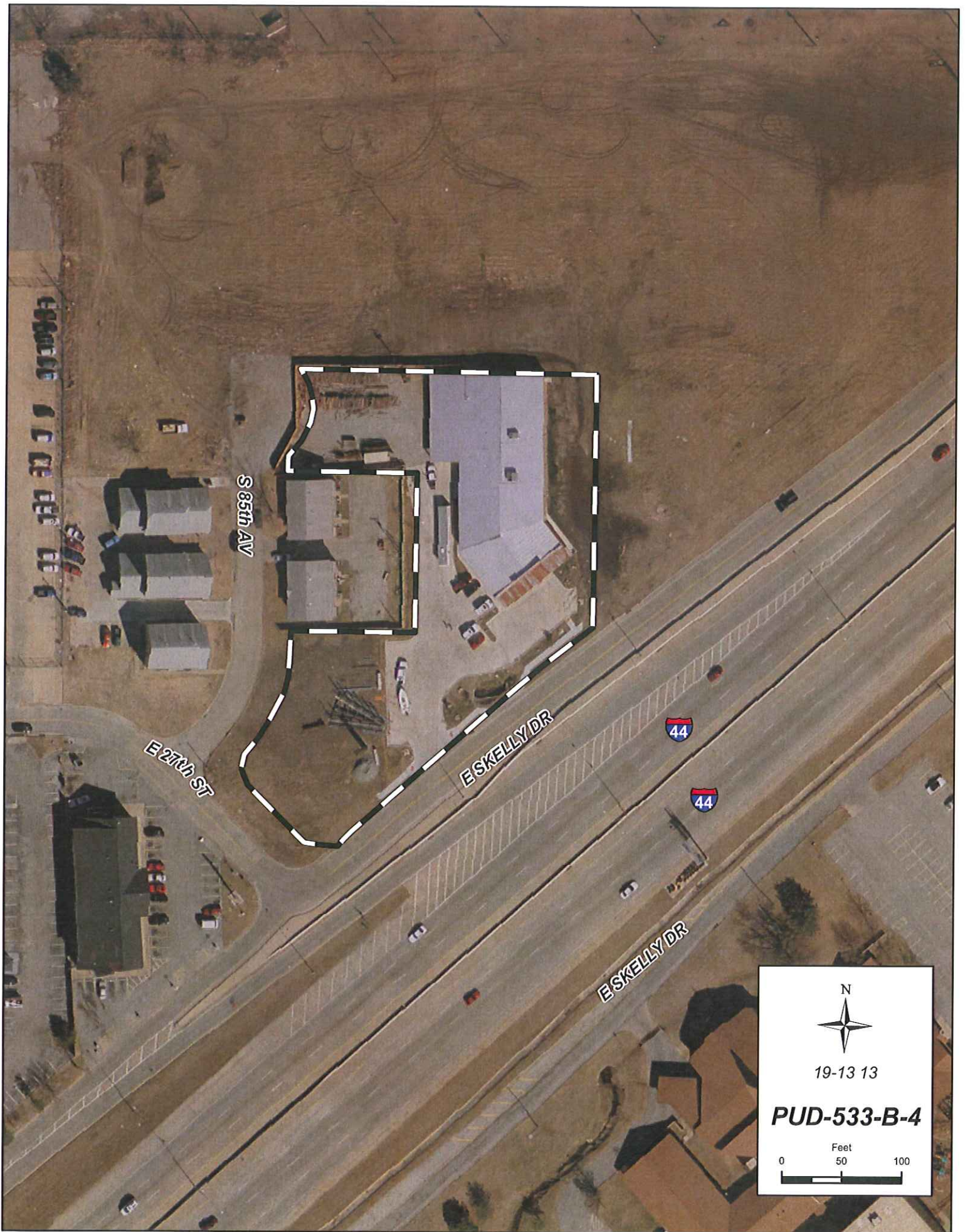
N

19-13 13

**PUD-533-B-4**

Feet  
0 200 400





N  
19-13 13  
**PUD-533-B-4**  
Feet  
0 50 100

October 22, 2008

## STAFF RECOMMENDATION

**PUD-533-B:** Minor Amendment – Northeast corner of Skelly Drive and East 27<sup>th</sup> Street South; Lot 1, Block 1 – Grizzly Mountain Mercantile; TRS 9313; CZM 38; Atlas 457; PD 5 CD 5; CG/CS/OM/PUD.

The applicant is requesting a minor amendment to add LED digital technology to an existing and previously approved outdoor advertising sign/billboard. The existing use, Outdoor Advertising Sign, under Use Unit 21 is a permitted use within Development B-1 of PUD-533-B (see exhibit A). PUD-533-B, Development Area B-1 states:

“One outdoor advertising sign as presently located along the Interstate 44 service road right-of-way, which may be relocated to another location along interstate 44, subject to review and approval of a sign plan”.

On June 24, 2008 the City of Tulsa Board of Adjustment (BOA) in case number 20730 approved spacing verification for this outdoor advertising sign at this location (See Exhibit B).

Staff recommends **APPROVAL** of minor amendment PUD-533-B-4 allowing LED digital technology to be added to an existing outdoor advertising sign subject to the conditions of sections 1103, B-2; 1221-C, 2; 1221-F and 1221-G attached hereto as Exhibit C.

*Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.*





Exhibit A 3.5





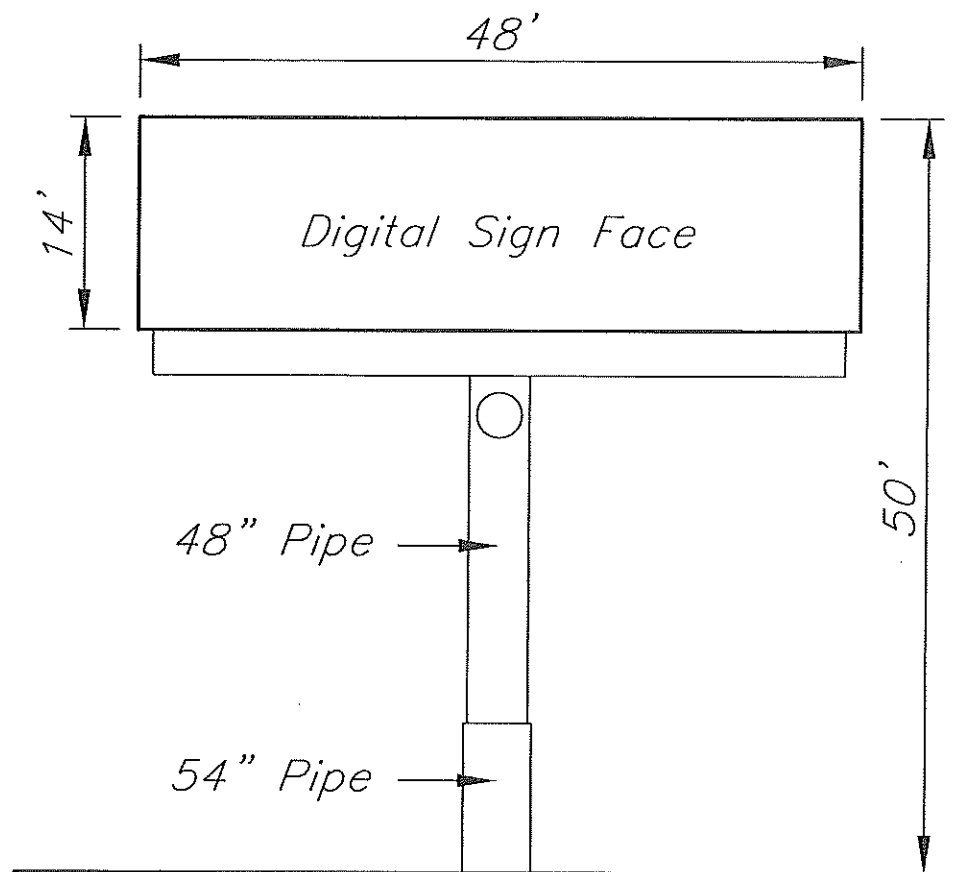
HARDEN & ASSOCIATES *Surveying and Mapping, PC*  
2001 SOUTH 114th EAST AVENUE TULSA, OKLAHOMA 74128 (918)234-4859

## DETAIL SIGN PLAN ELEVATIONS

ADDRESS: 8535 East Skelly Drive South  
DATE PREPARED: September 25, 2008

### LEGEND

U/E UTILITY ESMT  
D/E DRAINAGE ESMT  
B/L BUILDING LINE  
EM ELECTRIC METER  
B/E BURIED ELECTRIC  
SERVICE CABLE  
EASEMENT  
(APPROXIMATE  
LOCATION)



### LEGAL DESCRIPTION OF THE REAL PROPERTY

A PART OF LOT SIX (6), BLOCK ONE (1), TRI-CENTER VILLAGE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4354, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N 48°34'30" E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6 FOR 85.00 FEET TO THE POINT OF BEGINNING; THENCE N 41°25'30" W FOR 70.00 FEET; THENCE N 48°34'30" E FOR 45.00 FEET; THENCE S 41°25'30" E FOR 70.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE S 48°34'30" W FOR 45.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT A 36

**Case No. 20729**

**Action Requested:**

Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.G.9 & 1221.G.14), located: 6500 South 105<sup>th</sup> East Avenue.

**Presentation:**

**Lorenda Alazondo**, 7777 East 38<sup>th</sup> Street, Tulsa, Oklahoma, was present for Lamar Outdoor Advertising.

**Board Action:**

On **Motion** of **White**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **ACCEPT** a Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.G.9 & 1221.G.14), based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign, on the following described property:

LT-8-BLK-6, UNION GARDENS, City of Tulsa, Tulsa County, State of Oklahoma

\*\*\*\*\*

**Case No. 20730**

**Action Requested:**

Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.G.9 & 1221.G.14), located: 8515 East Skelly Drive South.

**Presentation:**

**Lorenda Alazondo**, 7777 East 38<sup>th</sup> Street, Tulsa, Oklahoma, was present for Lamar Outdoor Advertising.

**Board Action:**

On **Motion** of **White**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **ACCEPT** a Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.G.9 & 1221.G.14), based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign, on the following described property:

**EXHIBIT B**  
3.7

LT 1 BLK 1, Grizzly Mountain Mercantile, a resubdivision of part of TRI-CENTER VILLAGE ADD., City of Tulsa, Tulsa County, State of Oklahoma

\*\*\*\*\*

FILE COPY

**Case No. 20731**

**Action Requested:**

Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.G.9 & 1221.G.14), located: 9510 East Broken Arrow Expressway South.

**Presentation:**

**Lorenda Alazondo**, 7777 East 38<sup>th</sup> Street, Tulsa, Oklahoma, was present for Lamar Outdoor Advertising.

**Board Action:**


On **Motion** of **White**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **ACCEPT** a Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.G.9 & 1221.G.14), based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign, on the following described property:

BEG 1052.2N SWC E/2 E/2 NE TH N510 TO SLY R/W BA EXPY TH SE359.86 S368.79 W331 POB LESS BEG 1052.2NSWC E/2 E/2 NE TH N296.63 E20 S296.63 W20 POB SEC25 19 13 3.203ACS, City of Tulsa, Tulsa County, State of Oklahoma

\*\*\*\*\*

There being no further business, the meeting adjourned at 3:21 p.m.

Date approved: 7/22/08

  
Chair



**HARDEN &  
ASSOCIATES**  
SURVEYING AND MAPPING, PC

2001 S. 114<sup>th</sup> East Ave.  
Tulsa, OK 74128

June 3, 2007

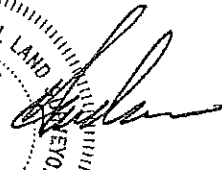
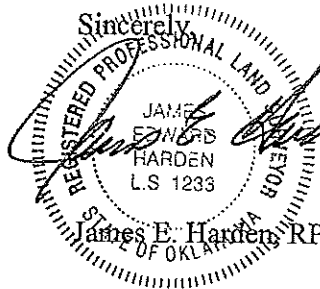
Lamar Outdoor Advertising  
7777 E. 38<sup>th</sup> St.  
Tulsa, OK 74145

Re: Existing Billboard located at 8615 E. I-44

Legal Description: A Part Of Lot One (1), Block One (1), Grizzly Mountain Mercantile, A Resubdivision Of Part Of Tri-Center Village, An Addition To The City Of Tulsa, Tulsa County, State Of Oklahoma, According To The Recorded Plat Thereof, Being More Particularly Described As Follows:

Commencing At The Southwest Corner Of Said Lot Six (6) Block One (1), Of Said Tri-Center Village; Thence N 48°34'30" E Along The Southeasterly Line Of Said Lot 6 For 23.31 Feet To A Point On The Southeasterly Line Of Lot One (1), Block One (1), Of Said Grizzly Mountain Mercantile; Thence Continuing N 48°34'30" E Along The Southeasterly Line Of Said Lot One (1) For 61.69 Feet To The Point Of Beginning; Thence N 41°25'30" W For 70.00 Feet; Thence N 48°34'30" E For 45.00 Feet; Thence S 41°25'30" E For 70.00 Feet To The Southeasterly Line Of Said Lot One (1); Thence S 48°34'30" W For 45.00 Feet To The Point Of Beginning.

We certify that there are no other outdoor advertisement structures located within 1200 feet (as measured along the same side of the highway right-of-way) of the above referenced billboard.

Sincerely,  
  
  
James E. Harden RPLS No. 1233



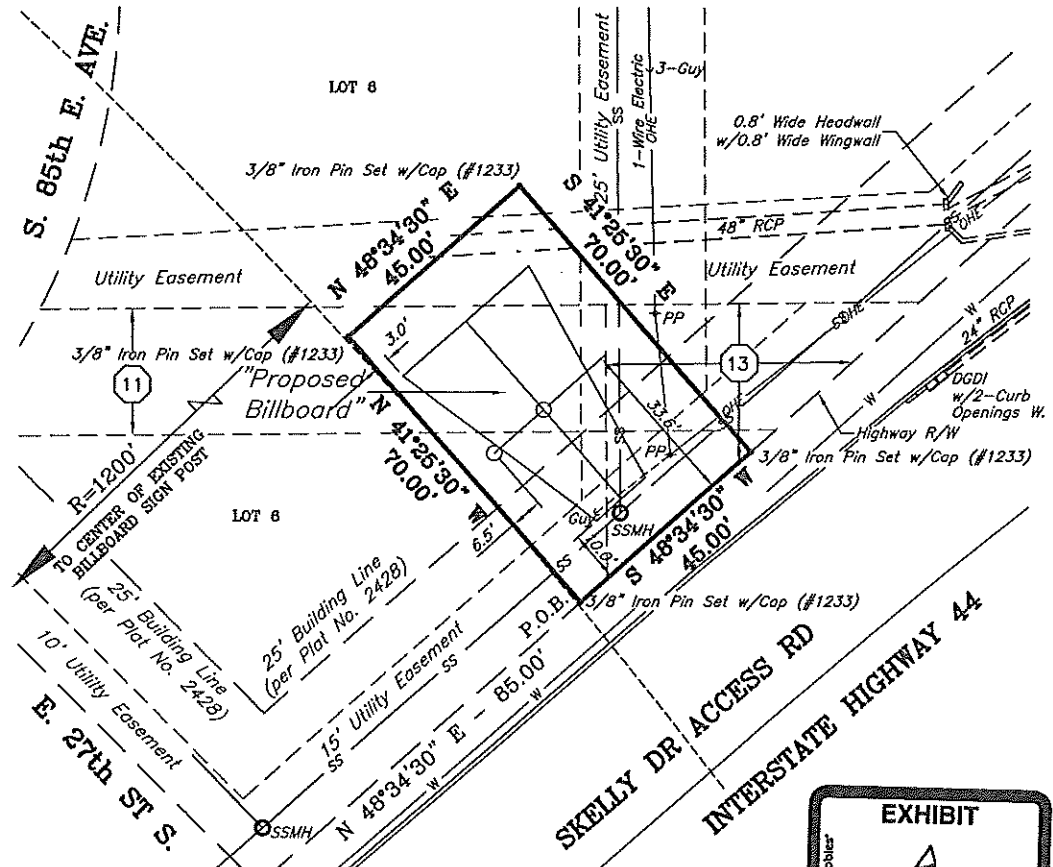
HARDEN & ASSOCIATES *Surveying and Mapping, PC*  
2001 SOUTH 114th EAST AVENUE TULSA, OKLAHOMA 74128 (918)234-4859

## DETAIL SIGN PLAN

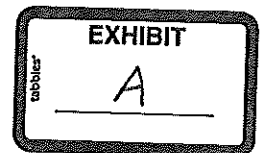
### LEGEND

U/E UTILITY ESMT  
D/E DRAINAGE ESMT  
B/L BUILDING LINE

ADDRESS: 8535 East Skelly Drive South  
DATE PREPARED: September 25, 2008



## DETAIL SIGN PLAN



Outdoor Advertising Sign  
East of Northeast Corner of I-44 and East 27th Street South

PUD ~~533-A~~ 533-B  
Development Area A ~~1-B-1~~ B-1

Ground Signs:

Number Permitted: 2 - One Business Sign and One Outdoor Advertising Sign  
Maximum Height Permitted: Business Sign - 30 feet

Outdoor Advertising Sign - 50 feet

Display Surface Area Permitted per Sign: Business Sign - 200 S.F.  
Outdoor Advertising Sign - 672 S.F.

Maximum Aggregate Display Surface Area Permitted: 872 S.F.

Minimum Setback from Development Area(s) and/or PUD boundaries: 10 feet

Outdoor Advertising Sign will meet 2006 IBC Codes

Digital on both sides of Outdoor Advertising Sign

Wall Signs: Not Applicable

## LEGAL DESCRIPTION OF THE REAL PROPERTY

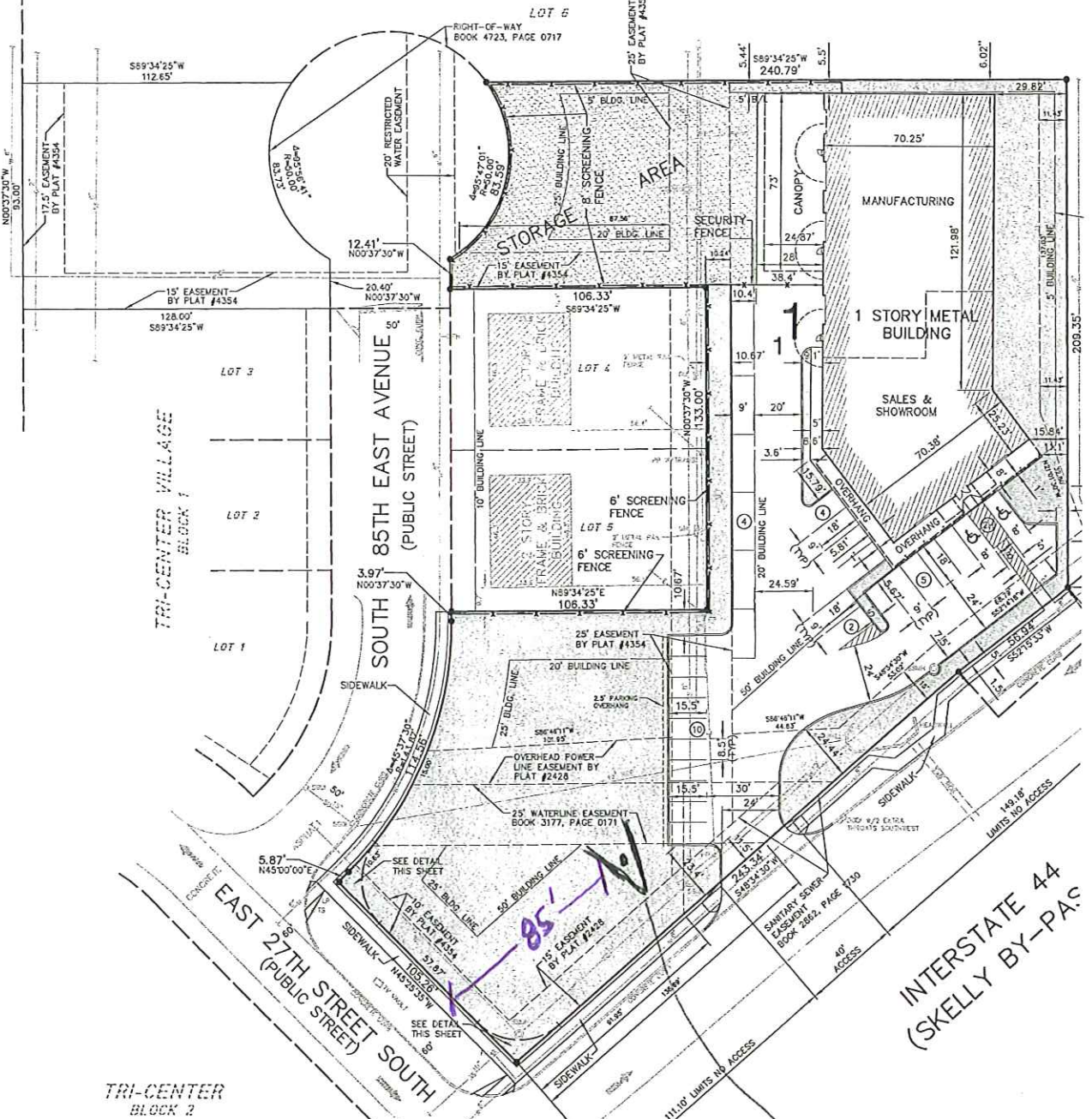
A PART OF LOT SIX (6), BLOCK ONE (1), TRI-CENTER VILLAGE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4354, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N 48°34'30" E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6 FOR 85.00 FEET TO THE POINT OF BEGINNING; THENCE N 41°25'30" W FOR 70.00 FEET; THENCE N 48°34'30" E FOR 45.00 FEET; THENCE S 41°25'30" E FOR 70.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE S 48°34'30" W FOR 45.00 FEET TO THE POINT OF BEGINNING.

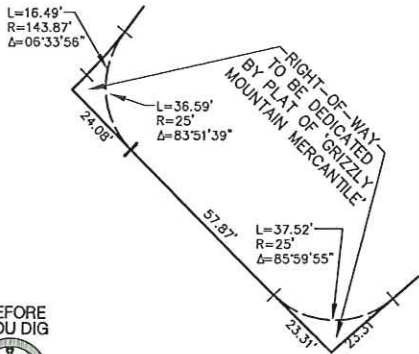


TRI-CENTER  
BLOCK 1  
LOT 1

TRI-CENTER VILLAGE



TRI-CENTER  
BLOCK 2



Detail  
NOT TO SCALE

85' From slw  
prop. Line

Approx sign  
location - see  
exhibit "A"



## **Section 1221, C-2, F and G:**

### **Use Conditions for Outdoor Advertising Signs**

- 1221, C-2:** Flashing signs, digital signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be subject to the following limitations.
- a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection. The fifty (50) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the signalized intersection.
  - b. No such sign shall be located within twenty (20) feet of the driving surface of a street. The twenty (20) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the street curb, or edge of the traveled roadway marked or understood as such.
  - c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.
  - d. No such sign shall exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.
  - e. No such digital sign shall display an illuminative brightness exceeding five hundred (500) NITs at any time between one-half (1/2) hour after sunset until one-half (1/2) hour before sunrise or six thousand five hundred (6,500) NITs between one-half (1/2) hour before sunrise until one-half (1/2) hour after sunset.
  - f. No such digital sign shall display an illuminative brightness of such intensity or brilliance that it impairs the vision or endangers the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.
  - g. No such digital sign shall resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal or light.
  - h. No such digital sign shall be permitted to operate unless it is equipped with:
    - (1) A default mechanism that shall freeze the sign in one position or static message if a malfunction occurs; and
    - (2) Notwithstanding paragraph 1221.C.2.e., a mechanism able to automatically adjust the display's illuminative brightness according to natural ambient light conditions by means of a light detector/photo cell by which the sign's brightness shall be dimmed.

**EXHIBIT C<sup>3.13</sup>**



## **1221-F: Use Conditions for Outdoor Advertising Signs**

1. Outdoor advertising signs shall be permitted in CS, CG, CH, CBD, IL, IM and IH zoning districts only when located within a freeway sign corridor. Outdoor advertising signs may be permitted in the CO zoning district, subject to the site plan review as provided in Chapter 8 of this code and provided it is located within a freeway sign corridor. Outdoor advertising signs may be permitted in Planned Unit Developments, in accordance with Chapter 11 of this code, so long as the same is zoned CS, CG, CH, CBD, IL, IM or IH and is within a freeway sign corridor.
2. An outdoor advertising sign shall be separated a minimum distance of one thousand two hundred (1,200) feet from any other outdoor advertising sign. Spacing limitations shall not apply between signs separated by the freeway. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of an outdoor advertising sign's structure, as located on the ground, to the center of any other outdoor advertising sign's structure, as located on the ground.
3. No outdoor advertising sign shall be located within one hundred fifty (150) feet of a public park. The one hundred fifty (150) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point on the property of the park.
4. Outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance as follows:
  - a. One hundred fifty (150) feet if the display surface area is three hundred (300) square feet or less; or
  - b. Two hundred (200) feet if the display surface area is greater than three hundred (300) square feet.
  - c. The setback requirement imposed by this paragraph 1221.F.4. shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.
5. No portion of an outdoor advertising sign shall be located within ten (10) feet of a freeway right-of-way. The ten (10) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the freeway right-of-way boundary line.
6. No outdoor advertising sign shall contain more than two (2) sides, and only one (1) side shall be included in the computation of display surface area. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).
7. An outdoor advertising sign shall be oriented to be primarily visible from the freeway.
8. No outdoor advertising sign shall contain flashing, blinking or traveling lights or reflective glitter.

9. Cutouts or extensions shall be permitted, in addition to the display surface area permitted in this section, so long as the cutouts or extensions do not exceed fifteen percent (15%) of the display surface area.

10. No outdoor advertising sign shall be supported by more than one (1) post or column unless required by site engineering considerations and is certified as such by a registered professional engineer.

11. Outdoor advertising signs which have animation, revolving or rotating components or movement shall be subject to the following limitations:

a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection. The fifty (50) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the signalized intersection;

b. No such sign shall be located within twenty (20) feet of the driving surface of a street. The twenty (20) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the street curb, or edge of the traveled roadway marked or understood as such; and

c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.

12. Illumination on the face of outdoor advertising signs shall not be permitted to exceed seventy (70) foot candles measured at a two (2) foot distance.

13. Outdoor advertising signs shall maintain a minimum separation of thirty (30) feet from any roof, projecting or ground sign.

14. Any illumination shall be by constant light.

15. No outdoor advertising sign shall exceed fifty (50) feet in height; except when the freeway is elevated ten (10) feet or more above grade where the sign is to be located then, in that event no outdoor advertising sign height shall exceed sixty (60) feet in height.

16. The maximum number of signs on a lot of record, including outdoor advertising signs but exclusive of business wall signs and promotional business signs shall be as provided in 1221.C.8.

17. The aggregate display surface area for all ground, roof or projecting signs, whether business or outdoor advertising, shall comply with the provisions of paragraphs 1221.C.4, 1221.D.3 and 1221.E.3, as applicable; provided that in no event shall an outdoor advertising sign exceed six hundred seventy-two (672) square feet of display surface area.

18. No outdoor advertising sign shall be permitted to be located upon or constructed within a required parking space or loading berth, nor to otherwise obstruct vehicular or pedestrian

access or circulation, or pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.

19. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.

20. Signs that have not been issued a sign permit shall not be located in any district.

#### **1221-G: Additional Use Conditions for Digital Outdoor Advertising Signs**

In addition to the use conditions prescribed for outdoor advertising signs in subsection 1221.F., digital outdoor advertising signs shall also comply with the following use conditions:

1. Digital outdoor advertising signs shall only display a static message or messages..
2. Digital outdoor advertising signs which display more than one static message shall do so sequentially, with each static message having a dwell time of no less than eight (8) seconds and a transition time between static messages of no more than one (1) second.
3. Digital outdoor advertising signs shall not display an illuminative brightness exceeding five hundred (500) NITs at any time between one half (1/2) hour after sunset until one half (1/2) hour before sunrise or six thousand five hundred (6,500) NITs between one-half (1/2) hour before sunrise until one-half (1/2) hour after sunset.
4. Use conditions establishing the minimum dwell time and maximum illuminative brightness levels for digital outdoor advertising signs codified in subsection 1221.G. shall be subject to future modification and regulation in the exercise of the City's police powers and no vested right shall ever be created in these use conditions.
5. Digital outdoor advertising signs shall not display an illuminative brightness of such intensity or brilliance that they impair the vision or endanger the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.
6. Digital outdoor advertising signs shall not resemble or simulate any warning or danger signal, or any official traffic control devise, sign, signal or light.
7. Digital outdoor advertising signs shall not be permitted to operate unless they are equipped with:
  - a. a default mechanism that shall freeze the sign in one position or static message if a malfunction occurs; and
  - b. notwithstanding paragraph 1221.G.3., a mechanism able to automatically adjust the display's illuminative brightness according to natural ambient light conditions by means of a light detector/photo cell by which the sign's brightness shall be dimmed.
8. Digital outdoor advertising signs shall not display consecutive messages facing the same traveled way, which constitute a substantially similar theme or story and is a continuation of any immediately preceding message, thereby creating a storyboarding effect when viewed by

persons operating a motor vehicle. Nothing contained in this paragraph shall prohibit the display of identical consecutive messages.

9. Any digital outdoor advertising sign for which a permit has been applied for prior to January 1, 2009, and the sign has been permitted and completed constructed prior to January 1, 2010, shall be separated by a minimum distance of one thousand two (1,200) feet from any other digital outdoor advertising sign. This spacing limitation shall not apply between signs separated by the freeway. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of an outdoor advertising sign's structure, as located on the ground, to the center of any other outdoor advertising sign's structure, as located on the ground.

10. Except as provided in paragraph 1221.G.9., any digital outdoor advertising sign having a permit issued on or after January 1, 2009, shall be separated by a minimum distance of one thousand two hundred (1,200) feet from any other digital outdoor advertising sign facing the same traveled way. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of a digital outdoor advertising sign's structure, as located on the ground, to the center of any other digital outdoor advertising sign's structure, as located on the ground.

11. Digital outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance of two hundred (200) feet. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.

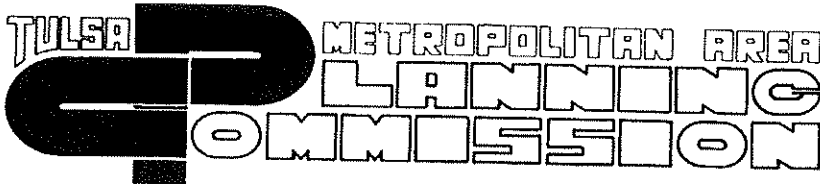
12. Prior to the issuance of any permit for the installation, testing, maintenance or use of any digital outdoor advertising sign, the operator shall provide written certification that the illuminative brightness of the display shall not exceed five hundred (500) NITs at any time between one-half (1/2) hour after sunset until one-half (1/2) hour before sunrise.

13. No lawfully existing outdoor advertising sign, whether conforming or lawfully nonconforming, which incorporates any digital sign, electronically generated display or light emitting diode (LED) on its display surface, or attached to the sign structure, shall be deemed a lawfully existing digital outdoor advertising sign pursuant to this subsection 1221.G. and no such sign shall be modified, extended, or enlarged unless and until its installation or use has been permitted as a digital outdoor advertising sign on or after May 1, 2008, in compliance with this Section 1221.

14. No outdoor advertising sign which is lawfully nonconforming as to any requirement imposed by this Zoning Code shall be modified, changed or converted into a digital outdoor advertising sign unless it shall conform to all requirements imposed by this Code and all spacing requirements have been verified as required by this Code. For purposes of this Code, no digital outdoor advertising sign shall be considered lawfully nonconforming and the conversion of an outdoor advertising sign into a digital outdoor advertising sign shall be considered a change of use.







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

## MEMORANDUM

TO: TMAPC MEMBERS

FROM: DANE MATTHEWS, AICP, ASSISTANT MANAGER FOR LAND  
DEVELOPMENT SERVICES

SUBJECT: RIVERWOOD NEIGHBORHOOD PLAN UPDATE

DATE: OCTOBER 22, 2008

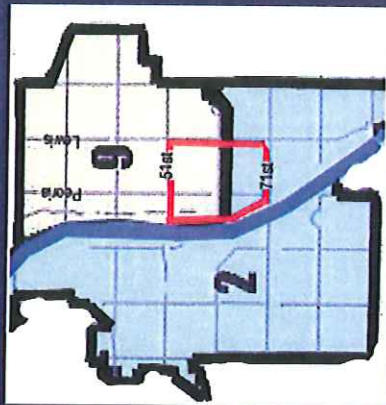
Staff has reviewed the proposed Riverwood Neighborhood Plan Update, as submitted by the neighborhood association and the City Planning Department. The proposed update builds on the previously adopted Riverwood Neighborhood Plan, developed in the 1990s by a team from the University of Georgia, and adds more design detail and facilities.

Specifically, the update includes design details for streetscaping, trail extensions and improvements in accordance with the plans for the Joe Creek Trail and linkage to River Parks, entryways into the neighborhood, traffic calming devices, landscaping and street furniture. Street improvements include a new stoplight at Yorktown Avenue and 61<sup>st</sup> Street and an improved school crossing and a new intersection at Trenton Avenue and 61<sup>st</sup> Street to improve traffic flow at Metro Christian School. Stormwater improvements include facilities to alleviate the current street flooding. Wastewater facilities are also proposed to be extended into the currently-unserved portions of the neighborhood.

An economic development/marketing component addresses assistance to the businesses in the area and others that may be attracted to the area. The proposed plan envisions creation of the new community center as a replacement for the Heller Park facility.

The attached proposed amendments to the District 18 Plan reflect these improvements to the extent of the Planning Commission's responsibilities. Staff recommends that these amendments be adopted and that the Riverwood Neighborhood Plan Update be adopted as part of the Comprehensive Plan.

## The Riverwood Neighborhood



RIVERWOOD NEIGHBORHOOD ASSOCIATION

**A RESOLUTION AMENDING  
THE DISTRICT 18 PLAN,  
A PART OF THE COMPREHENSIVE PLAN FOR THE TULSA  
METROPOLITAN AREA**

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

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

WHEREAS, on the 27th day of August, 1975, this Commission, by Resolution No. 1078:403 did adopt the District 18 Plan Map and Text, a part of the Comprehensive Plan for the Tulsa Metropolitan Area; and

WHEREAS, a public hearing was held on the 22nd day of October, 2008 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 18 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, by adopting the Riverwood Neighborhood Plan Update.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendment of the District 18 Plan by including the Riverwood Neighborhood Plan Update is hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2008.

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary



**RESOLUTION NO.: 2530:894**

**APPROVED** by the City Council of the City of Tulsa, Oklahoma this \_\_\_\_\_ day  
of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Council Chair

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

**RESOLUTION NO.: 2530:893**

**A RESOLUTION AMENDING  
THE DISTRICT 18 PLAN TEXT  
A PART OF THE COMPREHENSIVE PLAN FOR THE TULSA  
METROPOLITAN AREA**

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

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

WHEREAS, on the 27th day of August, 1975, this Commission, by Resolution No. 1078:403 did adopt the District 18 Plan Map and Text, a part of the Comprehensive Plan for the Tulsa Metropolitan Area; and

WHEREAS, a public hearing was held on the 22nd day of October, 2008 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 18 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, by the following revisions.

Item 3.1.7.11, change to: "Work with the City of Tulsa Public Works Department to improve South Peoria and the surrounding Riverwood Neighborhood by implementing roadway enhancements as contained in the Riverwood Neighborhood Plan Update."

Item 3.1.7.12, change to: "Support the efforts of the Neighborhood Inspection staff in identifying and eliminating blighting influences in this area."

Item 3.1.7.20, change to: "Coordinate with ongoing planning for Riverside Drive and the extension of River Parks, including improvements to the Joe Creek Trail system and linkages to River Parks."

Item 3.1.7.21, change to: "Coordinate land use planning efforts here with development of annual housing plans for the City."

Item 3.1.7.22, change to "The provisions of the Riverwood Neighborhood Master Plan Update, adopted as part of this Detail Plan for Planning District 18, apply to development and redevelopment in this Consideration Area."

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that these amendments to the District 18 Plan as described above and attached hereto, be hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

RESOLUTION NO.: 2530:893

DATED this \_\_\_\_ day of \_\_\_\_\_, 2008.

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

**APPROVED** by the City Council of the City of Tulsa, Oklahoma this \_\_\_\_ day  
of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Council Chair

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

6.2