

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 1982

Wednesday, July 13 1994, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Ballard
Carnes, 2nd Vice
Chairman
Doherty
Harris
Horner
Midget, Mayor's
Designee
Neely, 1st Vice
Chairman
Pace
Parmele
Chairman
Wilson

Members Absent

Broussard

Staff Present

Gardner
Hester
Stump

Others Present

Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, July 12, 1994 at 11:00 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:40 p.m.

REPORTS:

Chairman's Report

Chairman Parmele informed of a request by St. John Center to expand Special District boundaries within District 6, and he referred that request to the Comprehensive Plan Committee for review.

Chairman Parmele referred to a letter from Martin Steinmetz, President, Yorktown Neighborhood Association, informing of their opposition to the request from St. John Center for expansion or to otherwise change the District 6 St. John Center Special District boundary lines.

Chairman Parmele informed that he has instructed Staff to prepare a letter to David Pauling, City Attorney, to clarify the role of TMAPC in reviewing City Capital Improvement Projects with respect to O.S. Title 19. Additionally, he is requesting that Mr. Pauling review the statutes that apply to City Council approval of subdivision regulations for clarification and whether the City Council is required to sign off on plats or accept street dedications as part of the platting process.

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Mr. Neely requested specific review of Title 19 regarding site-specific Comprehensive Plan items also be included in the letter.

Committee Reports:

Budget and Work Program Committee

Ms. Wilson announced that the Budget and Work Program Committee met today and selected Tuesday, October 25, 1994, for the election of Planning District Chairs. She informed that the Mayor's Office of Neighborhoods is planning block parties for September 10 and the Budget and Work Program Committee hopes to coordinate with them for prepublicity in an attempt to get more information to the public and more involvement in the election process. The Budget and Work Program Committee requested that Staff review possible dates shortly after the elections to determine a suitable date for the training workshop. She informed that the workshop will focus on an introductory level for newly-elected Planning District Chairs.

Comprehensive Plan Committee

Mr. Neely informed that the Comprehensive Plan Committee met regarding additional Capital Improvement items and to determine whether they were in conformance with the Comprehensive Plan. He advised that this item will be addressed later in the agenda.

Rules and Regulations Committee

Mr. Doherty advised that the Rules and Regulations Committee met to address the proposed amendment to require a computer aided drawing (CAD) data file be submitted with all final plats. He will present it later in the agenda.

Mr. Doherty informed that the Rules and Regulations Committee also met regarding the Citizen Participation Study and that the Committee voted to present, in principal, the Staff recommendation as amended, with the notation that several details are yet to be worked out. He informed that this will be discussed when the item appears on the agenda.

Director's Report:

Mr. Gardner reported on the items which are to appear on the City Council agenda.

COMPREHENSIVE PLAN PUBLIC HEARING:

Continued Citizen Participation Study - discussion and possible action.

Staff Comments

Ms. Matthews disclosed that over the past several years, election turnouts have ranged from 200-250 throughout the city. The Planning Commission decided to include in its Work Program investigating what other cities are doing and exploring ways to improve citizen participation. She informed that the Study has been completed and there has been discussion with the Planning Commission and citizen groups. Based on these meetings some of the recommendations have been modified. Ms. Matthews reviewed the following:

REVISIONS TO TMAPC CITIZEN PARTICIPATION STUDY

July 12, 1994

Based on the comments received at the previous TMAPC meeting to discuss the results of the Citizen Participation Study, Staff recommends several modifications to its recommendations. Most of the concerns that were expressed centered around the election process for the District Chairs and Vice (formerly Co-) Chairs; therefore, most of the proposed modifications involve that area.

Many individuals expressed support for retaining the one person-one vote process, rather than having the HOAs/NAs elect the Chair and Vice Chair. Staff concurs with retaining the process as it has been, with any individual residing in or owning a business or property in the Planning District eligible to be nominated and vote. Nominations are recommended to be taken from the floor the evening of the elections, as previously, with candidates allotted time to present qualifications and position statements.

In terms of Planning Team composition, Staff recommends that, at a minimum, representatives of every registered HOA/NA in the Planning District be included as members of the Team. Additional appointments to the Team may be made by the Chair and by the TMAPC. Should a vacancy occur in the positions of Chair or Vice Chair, replacements should be elected by the Planning Team.

Each District Chair should submit to Staff a list of the Planning Team, for dissemination purposes and to facilitate mailing of meeting notices and other information. Staff can also provide mailing labels for the Chairs' own use in District matters. The District Chairs should notify Staff and the TMAPC liaison of all District meetings and agendas.

Advance notice of Planning District elections will be sent to contact persons of all registered HOAs/NAs, as well as current Planning District Chairs and Vice Chairs and any other identified interested parties. Staff will prepare press releases for the media and will use the Mayor's Block Parties to disseminate additional information.

Individuals from several umbrella organizations expressed willingness to generate increased participation in the District elections. Staff welcomes that assistance and support, and plans to depend on such organizations as TCAA, United Neighborhoods and the Kendall-Whittier Task Force to boost election turnouts.

A final, and somewhat minor, modification involves timing of the workshop. The original recommendation was to hold one approximately one month prior to the elections, in order to generate additional interest. Staff suggests that, depending on the subject matter involved, the workshop could be held either one month prior to or following them.

In all other areas, the original recommendations still stand. The Planning District boundaries have served well, with the exception of Planning District 18, which Staff recommends dividing into three subdistricts. TMAPC members should continue to serve as liaisons to the Districts. The October election date for simultaneous elections should allow enough time for preparations at this point. The League of Women Voters should be approached to again facilitate those elections.

Staff continues to support a single point of entry for HOA/NA registration, through the Mayor's office for Neighborhoods, and the broadening of the definition of HOAs/NAs as described in the original study. INCOG/TMAPC Staff should continue to have a visible presence and provide support at the Mayor's Office of Neighborhoods-sponsored meetings.

The modifications described above should result in a more structured and organized form of citizen participation. Whether it results in increased interest in the District elections will depend in large part on the assistance of the umbrella organizations, through their component members.

Interested Parties

Jane Freeman

3602 East 103 74137

Ms. Freeman, former Co-Chair for District 26, expressed concern that only individuals represented by various HOAs could be elected as District Chairs.

Chairman Parmele explained that was the original proposal; however, the current proposal now states that any qualified elector is eligible to serve. He defined an elector as any homeowner, business owner or property owner who may vote for the election of the Chair and Vice Chair. He informed that Planning Teams are composed of a representative from each registered HOA or NA or additional qualified electors that the Planning Team Chair or the Planning Commission may select.

Ms. Freeman discussed the difficulty she experienced in getting citizen participation. She suggested that developers and their attorneys not be encouraged to attend citizen meetings because she feels that citizens are intimidated by them. Ms. Freeman suggested that a subject property be represented by the owner or developer.

Dorothy Watson

4108 South St. Louis 74105

Ms. Watson, past-president of the Brookside Neighborhood Association, expressed her concern and in the absence of Pam Deatherage, Planning District 6 Chair, her concern also over the concept of citizen participation and overlapping TMAPC's right to make appointments to a Planning Team. She feels the role of the City and Mayor's Office of Neighborhoods and TMAPC should be publicizing the elections by using individuals who have organized their neighborhoods and encouraging people to participate in the elections. Ms. Watson expressed concern that the vision not be that it is being dictated by TMAPC, but rather be true citizen participation encouraged by TMAPC. She expressed interest in seeing businesses succeed, but is concerned that the citizenry might be overwhelmed by businesses and lose the benefits of the work her group has accomplished in the Brookside area by having individuals appointed to their Planning Teams. She expressed concern over the composition of the Planning Teams and the method in which it may be done. Ms. Watson was concerned over imposing a minimum number of individuals comprising a planning team.

Ms. Wilson informed that the recommendation from the Committee is that at a minimum, composition of the Planning Team will be registered HOA/NA representatives. She informed that at the Committee meeting Rich Brierre informed that there is no planning district with as few as two registered HOAs/NAs. She informed the concept is for the Planning Chair to seek out individuals in the district, whether they are residential property owners, business owners, or any individual who the Chair feels will benefit the team. She assured Ms. Watson that the Planning Commission will not insert themselves into the process by determining whether the Planning Team needs additional business or residential representation. Ms. Wilson feels that if an individual requests to be part of the team and the Chair refuses, then should that individual approach the Planning Commission, the Planning Commission would then have the right to decide whether they might want to appoint that individual to the team. She deems that this is more of a way to encourage participation and not exclude it. Ms. Wilson sees this as a safeguard to ensure that the process works and does not see the Planning Commission using it as a way to balance representation.

Ms. Watson expressed discomfort with no parameters.

Mr. Doherty expressed his hope that the Planning Commission would never have to make an appointment to the Planning Team. He pointed out that the District Planning Team is an extension of the Planning Commission and does not exist autonomously as a counter-balance to the Planning Commission, but is part of the planning process.

Ms. Freeman noted that the Planning Teams are a citizen participation team and feels that for the individual citizen this is their only participation in the process. She supports discouraging business participation in the process when they include their lawyers. She reiterated concerned over not excluding those who were not part of an HOA.

Jeannie McDaniel

Mayor's Office of Neighborhoods

Ms. McDaniel inquired if there were limitations to the number of individuals who could be on the Planning Team.

Chairman Parmele replied that there may be a minimum, but there is no maximum.

Ms. McDaniel cited instances where there are no neighborhood associations and these individuals need the opportunity to participate. She perceives that Planning Team Chairs are having difficulty in obtaining participation. Ms. McDaniel suggested that mandatory attendance of Planning Commission and Board of Adjustment meetings be required for Planning Chairs.

TMAPC Comments

Mr. Doherty reported that the Rules and Regulations Committee met today and were generally in agreement with Staff recommendation with the following additions:

- 1) absolute definition of a qualified elector in the district is a resident, property owner or business owner in that district; (Ms. Matthews noted that this is the present definition.)
- 2) composition of Planning Team is defined as "individuals eligible for Planning Team membership are qualified electors of the district;"
- 3) there is debate on whether or not it is better for the Planning Commission to participate in advance nomination of Planning Team officers;
- 4) participation of elector threshold for the formation of a Planning Team; (Is there a critical mass below which the Planning Commission does not believe the Planning Team should be recognized, constituted and in which case that district would be targeted for special organizing efforts?), and
- 5) mandatory training of Planning Team officers.

Chairman Parmele informed the major points of contention are the threshold for formation of a Planning Team and advance nomination of Planning Team officers.

Mr. Midget supports both advance nomination of Planning Team officers and nominations from the floor. He discerns that this will inform citizens of who is running their district. However, regarding the Planning Commission appointing individuals to serve on the Planning Teams, he urged reconsideration of that role. Mr. Midget suggested that rather than appoint, TMAPC should place itself in the position of hearing an appeal. If an individual has been denied the opportunity to participate that individual should appeal to the Planning Commission. He believes that this will relieve citizens' fears of the Planning Commission arbitrarily appointing members.

Ms. Wilson expressed support of a definition of a qualified elector, as in the past, and deems it to be creative to encourage advance nominations in an effort to obtain more participation, while still allowing nominations from the floor. She supports Mr. Midget's comments regarding TMAPC appointment through an appeal process.

However, she expressed uneasiness with imposing a minimum on individuals present in order to elect Planning Chairs. Ms. Wilson urged deferring that point. She supports requiring that Planning Chairs attend a mandatory number of meetings. Ms. Wilson stated that should there be a district which does not have a working Planning Chair, then the Planning Commission must determine why individuals are not participating.

Mr. Carnes reminded the Planning Commission that this is a City/County Commission and if there is no activity in an area there is no need to organize. Therefore, he feels to completely represent the area the numbers should be allowed at a minimal amount. When there is activity, in the area he feels the citizens will organize.

Ms. Pace expressed concern with the recommendation for retaining the one person-one vote process to elect the Chair and Vice Chair. She took issue with individuals owning businesses in the Planning District being eligible to vote.

Chairman Parmele informed that in the past, business owners were not restricted and chose not to participate.

Ms. Pace was concerned that each business in the Planning District could send a representative, who would have input in the election process and yet not reside in the district.

Ms. Matthews informed that, to her knowledge, in the past businesses have not sent representatives to participate in electing Planning District Chairs. She noted that under both the old rules and those being considered today, business owners would be recognized.

There was considerable discussion over how a corporation or franchise might be a participant in the election process.

Ms. Pace cited examples where Planning District 4 has experienced such problems in the past, not with participation on the Planning Team, but with electing the Planning Team Chairs and Vice Chairs. She voiced concern over business representatives being able to vote multiple times.

Ms. Freeman inquired as to the responsibility of the Chair and Vice Chair in representing the district's interest before the Planning Commission.

Ms. Wilson informed that one of the duties of the Chair and Vice Chair is to provide input at the public hearings as deemed appropriate by the District Planning Teams.

Mr. Doherty made a motion for the acceptance of Staff recommendation with the following additions and modifications:

The existing definition for qualified electors will be maintained.

The Planning Teams will be required to be composed of qualified electors with other appointment processes as delineated in the Staff recommendation to remain as is.

Mandatory attendance of all District Planning Team officers at a minimum of one training session each year.

In instances where officers are elected by fewer than five qualified electors, the Planning Commission shall be notified by Staff and conduct a review of that district and take appropriate action.

The Planning Commission will facilitate the advance nomination and publication of candidates for District Planning Team office. This does not exclude floor nominations.

The motion was seconded by Mr. Carnes.

Mr. Midget made a motion to amend the motion to include the following:

Any resident, property or business owner who is eligible for Planning Team membership and to vote during Planning Team elections and who has been denied or wishes to be considered for membership may petition TMAPC for consideration.

Ms. Wilson seconded the amendment.

Mr. Neely could not support the amendment, stating that the TMAPC needs to take a proactive stance. He believes there will be a de facto appeal process and there is no reason to formalize it at this time. Mr. Neely deems the focus needs to be centered on increasing the level of trust between citizens of the community and the Planning Commission.

There was discussion as to whether or not the amendment might be placing the TMAPC in an adversarial position with the Planning Teams.

Mr. Doherty suggested should such a situation arise where an individual approaches the Planning Commission with a request to be a member of a Planning Team, the Planning Commission should put that individual in contact with the Planning Team Chair.

Mr. Neely discerns an appeal process to be cumbersome.

Mr. Doherty suggested rephrasing the amendment to read: Additional appointments to the Planning Team may be made by the Chair or by request to the TMAPC.

Ms. Pace pointed out that the Planning Commission is trying to empower neighborhoods, contractors, and builders who live and work within those neighborhoods or own properties. The Planning Commission's goal is to facilitate the orderly growth of the City. She does not foresee any problem districts after this next election, with the commitment of the City to organize neighborhoods and with business owners being made aware that they can vote. She questioned how individuals can become a part of the Planning Team. Ms. Pace wants to see the Planning Team as an extension of the TMAPC in getting the work of the City done, but does not want to see it become a puppet of the TMAPC.

Ms. Wilson believes that it is important to have in writing a procedure to follow if membership is denied.

It was the consensus of the Planning Commission that citizens need to understand that upon request to the TMAPC, they may be appointed to a Planning Team.

Mr. Doherty agreed to incorporate the amendment in the main motion to read: Additional appointments to the team may be made by the Chair and upon request by the TMAPC.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, "absent") to **APPROVE** Staff recommendation of the Citizen Participation Study as amended.

The existing definition for qualified electors will be maintained.

The Planning Teams will be required to be composed of qualified electors with the other appointment processes as delineated in the Staff recommendation to remain as is.

Mandatory attendance of all District Planning Team officers at a minimum of one training session each year.

In instances where officers are elected by fewer than five qualified electors, the Planning Commission be notified by Staff and conduct a review of that district and take appropriate action.

The Planning Commission will facilitate the advance nomination and publication of candidates for District Planning Team office. This does not exclude floor nominations.

Additional appointments to the team may be made by the Chair and upon request by the TMAPC.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Carnes, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, "absent") to **SET** the **PLANNING CHAIR ELECTIONS** for October 25, 1994.

Review of additional CIP requests for conformance with the Comprehensive Plan and possible action.

Mr. Neely reported that the Comprehensive Plan Committee met today to review the CIP requests and unanimously voted to recommend that the Planning Commission certify these requests to be in conformance with the Comprehensive Plan.

There were no interested parties in attendance.

TMAPC Action; 9 members present:

On **MOTION** of **NEELY**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget "absent") to **FIND** the CIP requests in **COMPLIANCE** with the Comprehensive Plan.

CONTINUED SUBDIVISION REGULATIONS AMENDMENT PUBLIC HEARING:

Proposed amendment to require a computer aided drawing (CAD) data file to be submitted with all Final Plats.

Mr. Stump reviewed the following:

PROPOSED SUBDIVISION REGULATIONS AMENDMENT:

Add the following section:

3.6.6 A Computer Aided Drawing (CAD) dxf or dwg file of the final plat referenced to a section corner and compatible with TMAPC's CAD system shall be submitted with the final plat. It shall be on a 3½", 1.44mb computer disk and shall contain the following information:

- (a) lot lines;
- (b) lot dimensions, block numbers and lot numbers;

- (c) boundary of the subdivided area, block boundary, street, and other right-of-way lines with distances, angles, and/or bearings, and where these lines follow a curve, the central angle, the radius, points of curvature, length of curve, and length of intermediate tangents shall be shown;
- (d) the names of all adjacent subdivisions and the names, locations, and widths of all existing and proposed streets, easements, drainage ways, and other public ways adjacent to the property;
- (e) title block listing the subdivision name, surveyor's name, section, township, range, scale and north arrow;
- (f) water bodies and streams meander lines and names, easement lines and dimensions; and
- (g) other information as required by TMAPC.

If a final plat does not contain more than four (4) lots, nor any new streets, it shall be exempt from this requirement.

Interested Parties

Ted Sack, Sack Engineering, advised of having met with Staff regarding this amendment and expressed agreement with Staff recommendation.

Mr. Stump informed that discussions with Mr. Sack brought out that information from these CAD files required by TMAPC should contain a disclaimer stating that this is a graphic representation of the plat, not precise location. He informed that this will be an administrative function. Mr. Stump informed that the computer disk will be returned to the engineer once the information is transferred to hard disk.

Mr. Doherty reported that the Rules and Regulations Committee met today to discuss this item and unanimously recommends approval.

TMAPC Action; 9 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget "absent") to **APPROVE** the above-stated amendment requiring a computer aided drawing (CAD) data file to be submitted with all Final Plats.

ZONING PUBLIC HEARING:

Application No.: **PUD-411-5**

Applicant: **Sack & Associates**

Location: **Southeast corner of East 98th Street South and South Memorial Drive.**

Date of Hearing: **July 13, 1994**

Minor Amendment

The Minor Amendment requested would reallocate building floor area in Development Area 2 so that area platted as the Jim Norton Center would have a floor area ratio (FAR) of 0.1792 (33,000 SF). The remaining lot in Development Area 2 would have an FAR of 0.0445 (6,300 SF). The PUD currently requires that each lot in Development Area 2 not exceed an FAR of 0.12. With this amendment, the Jim Norton Center would exceed this FAR, but the FAR for the entire development area would only be slightly more than 0.12. Therefore, Staff recommends **APPROVAL** of PUD-411-5 as requested.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget "absent") to recommend **APPROVAL** of PUD 411-5 **MINOR AMENDMENT** as recommended by Staff.

OTHER BUSINESS:

PUD-489: Irrigation and Landscape Plan - Portion of Lot 6, Block 1, 71 Mingo Center - northeast of the intersection of South Mingo Road and East 71st Street South

The applicant has submitted an Irrigation and Landscape Plan for the above referenced lot. This Plan addresses the area of Lot 6 primarily devoted to parking and addresses the 39 parking spaces and appropriate landscaping associated with the development of Lot 4.

Staff review has determined that the proposed Plan complies with the Landscape Ordinance of the City of Tulsa; therefore, Staff recommends **APPROVAL**.

AND

PUD-489: Landscaping Plan - Lot 4, Block 1, 71 Mingo Center - northeast of the intersection of South Mingo Road and East 71st Street South

The applicant has submitted a Landscaping Plan for the above referenced lot. This Plan should be considered in conjunction with the Irrigation and Landscaping Plan for the westerly portion of Lot 6, Block 1 which addresses the 39 parking spaces associated with the Lot 4 use.

Staff review has determined that the proposed Plan substantially complies with the Landscape Ordinance of the City of Tulsa; therefore, Staff recommends **APPROVAL** with the following condition:

Applicant will revise the Plan to indicate proposed irrigation system or will annotate the Plan indicating intent to comply with the requirements of Section 1002D.1 of the City of Tulsa's Zoning Code.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to recommend **APPROVAL OF PUD 489 LANDSCAPE PLAN** as recommended by Staff.

PUD-196: Detail Sign Plan - 7110 South Memorial Drive.

The applicant is requesting approval of two 62.5 SF wall signs for California Cleaners. Both signs comply with the PUD conditions; therefore, Staff recommends **APPROVAL**.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** PUD 196 DETAIL SIGN PLAN as recommended by Staff.

PUD-405: Detail Sign Plan Review to allow the replacement of two signs at Joe Marina Honda - 9124 South Memorial Drive - Development Area 1A.

The applicant is proposing 97 SF of wall sign on the southeast wall of the structure and 51 SF of sign on the northeast wall of the structure.

The PUD standard is 1.5 square feet of sign for every linear foot of wall to which they are attached. The signs as requested comply with the PUD requirements.

Staff recommends **APPROVAL** of the Detail Sign Plan.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** PUD 405 DETAIL SIGN PLAN as recommended by Staff.

PUD-467: Detail Sign Plan - 4009 East 51st Street South - Piccadilly Cafeteria

The applicant is requesting approval of three wall signs and two ground signs for the Piccadilly Cafeteria. The wall signs will be on the east, west and south walls of the building. The 25' high ground sign will be on the I-44 frontage and the 8' high ground sign will front East 51st Street. All signs comply with the PUD conditions; therefore, Staff recommends **APPROVAL**.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** PUD 467 **DETAIL SIGN PLAN** as recommended by Staff.

PUD-364-B: Detail Site Plan - Union Elementary School - east side of Mingo Road at the 9800 Block south.

Chairman Parmele announced receipt of a request for a two-week continuance of this item. He reported being informed of a neighborhood meeting being held tonight to review the site plan and that several individuals present at the last TMAPC meeting were not notified that this item was to appear on today's agenda. These individuals have requested additional time in order to review the site plan.

Mr. Harmon, representative of Union Public Schools, informed that several of the area residents were present.

A representative in the audience advised that the primary reason for the meeting was regarding a street opening between Woodbine and Millicent Crossing, although the school site plan will probably be addressed.

Mr. Doherty advised that Councilor Cleveland contacted him, because at least one of the abutting property owners did not receive notice. He has since learned that only interested parties who have signed the sign-in sheet at TMAPC meetings are notified of detail site plan review. Mr. Doherty suggested that the procedure may need to be reviewed. He concluded that in the interest of all parties involved, further discussion will be beneficial. Mr. Doherty suggested a one-week continuance would be appropriate.

Interested Parties

Yvan Beausoleil
Carol Friesen
Ken Smith
Bob Taylor

9804 East 97th 74133
9725 South 95th East Avenue 74133
9916 East 99th Street 74133
6722 East 97th Street 74133

TMAPC Action; 9 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget "absent") to **CONTINUE** PUD 364-B to July 15, 1994.

PUD-481: Detail Landscape Plan - Lot 4, Block 1, Mingo Marketplace - northwest corner of the intersection of East 71st Street South and South 101st East Avenue

The proposed Landscape Plan is significantly similar to the plan previously approved on March 2, 1994 and conforms to the conditions of that approval. Staff therefore recommends **APPROVAL** subject to demonstration by the applicant that the location and growth characteristics of the species selected for the area along East 71st Street are compatible with the location of the existing overhead electrical transmission lines.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** PUD 481 **DETAIL LANDSCAPE PLAN** as recommended by Staff.

PUD-260-B: Detail Landscape Plan - Lot 3, Valley National Bank - east of the northeast corner of East 71st Street South and South Yale Avenue

Staff has reviewed the Landscape Plan for PUD-260-B, Lot 3 and has determined that it is in conformance with PUD conditions and the Landscape Ordinance of the City of Tulsa. Staff therefore recommends **APPROVAL** of the Landscape Plan subject to:

The applicant's demonstration that proposed tree locations are outside the 10' clear zone which is located below all overhead electrical transmission lines or that growth characteristics of selected material are compatible with transmission line placement.

TMAPC Action; 10 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-0** (Ballard, Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** PUD **DETAIL LANDSCAPE PLAN** as recommended by Staff.

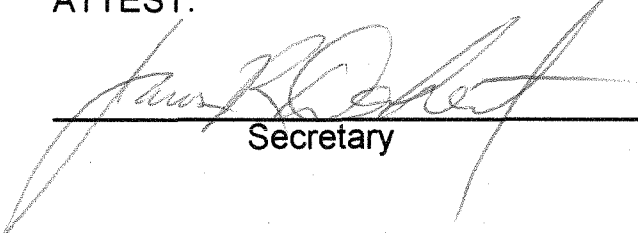
There being no further business, the Chairman declared the meeting adjourned at 3:05 p.m.

Date Approved: July 27, 1994



Chairman

ATTEST:



Secretary

