

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2031

Wednesday, August 2, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Carnes,
Chairman
Doherty, 1st Vice
Chairman
Gray, Secretary
Horner
Midget, Mayor's
Designee
Pace
Taylor

Members Absent

Ballard
Boyle
Ledford
Selph

Staff Present

Gardner
Hester
Jones
Stump

Others Present

Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Thursday, July 31, 1995 at 1:10 p.m., in the office of the County Clerk at 1:03 p.m., as well as in the Reception Area of the INCOG offices.

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

Minutes:

Ms. Pace informed that the July 19, 1995 minutes need to be corrected to reflect that she was absent and John Selph voted "aye" regarding waiver of Subdivision Regulations for L-18077.

Approval of the minutes of July 19, 1995, Meeting No. 2029:

On **MOTION** of **TAYLOR**, the TMAPC voted **6-0-0** (Carnes Doherty, Gray, Horner, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Ledford, Midget, Selph "absent") to **APPROVE** the minutes of the meeting of July 19, 1995 Meeting No. 2029 as corrected.

REPORTS:

Committee Reports:

Comprehensive Plan Committee

Ms. Gray deferred the Comprehensive Plan Committee report to the end of the agenda.

Mr. Gardner informed of receipt of a letter from Sandra Alexander, Chairperson of the City of Tulsa Utility Board, regarding the Tulsa Utility Board request to the Planning Commission to find the Turkey Mountain water storage tanks in conformance with the Comprehensive Plan. He reminded the Planning Commission that in May, 1994 the Planning Commission deemed it not to be in conformance with the Comprehensive Plan and the Plan was not amended to specifically accommodate the tanks on the west side of Elwood Avenue.

Mr. Linker informed that this request is being made in accordance with Title 19, Oklahoma Statutes, Section 863.8 which provides that after a master plan is adopted, plans for any improvements encompassed within it must be submitted to the Planning Commission for approval. He informed that it also provides that if the Planning Commission fails to take action within 45 days after submittal, the plans are deemed waived. Mr. Linker advised that it further provides that if the Planning Commission deems the proposal not in accord with the Comprehensive Plan, it can be overridden by a 2/3 vote, properly recorded, of any regularly constituted governmental legislative body or board of an official sponsoring or acting upon the proposed project.

It was the consensus of the Planning Commission to set this item for discussion at the Comprehensive Plan Committee meeting on August 9, 1995 to determine whether further action may be warranted. They also instructed Staff to place this item on the next regularly scheduled TMAPC agenda to consider the request from the City of Tulsa Utility Board and determine if the proposed location of the water storage tanks is in conformance with the District 8 Plan.

Director's Report:

The Director's report was deferred to the end of the agenda, at which time Mr. Gardner announced receipt of the *Citizen's Handbook for Neighborhood Leaders*.

Mr. Gardner announced that if the Planning Commission had no objection that Staff would like to set the public hearing for zoning code amendments regarding mini-storage facilities for September 6, 1995. There were no objections.

SUBDIVISIONS:

PRELIMINARY PLAT:

South Springs Office Park (PUD-405)(2383)

(PD-26)(CD-8)

West of the southwest corner of East 91st Street South and South Memorial Drive.

Jones presented the plat with Dan Tanner in attendance at the TAC meeting.

French recommended language be added for street dedication and that a mutual access easement may be beneficial along the north side of the lots. It was also recommended to check site distance along East 91st Street South.

Miller again recommended that the utility easement be located outside the reserve area.

Considerable discussion was given to utility easements between lot lines with it being determined that the engineer will work out with each utility company any particular needs.

South Springs Office Park is a ten-lot office subdivision plat which contains a total of 6.86 acres. The property is part of PUD-405, Development Area 6 and is approved for a 0.35 floor area ratio.

Staff would offer the following comments and/or recommendations:

1. Show 50' building line from South 73rd East Avenue.
2. Add location summary under title.
3. Identify "Reserve B" of South Springs on plat.
4. Identify owner of existing pipeline easement. A release letter will be required from pipeline.
5. All conditions of PUD-405 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
6. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
7. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
8. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).

9. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
10. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
12. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
13. Street names shall be approved by the Department of Public Works and shown on plat.
14. All curve data, including corner radii, shall be shown on final plat as applicable.
15. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
16. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
17. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
18. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
19. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
20. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
21. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
22. The key or location map shall be complete.
23. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

24. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
25. This plat has been referred to Bixby and Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
26. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
27. All other Subdivision Regulations shall be met prior to release of final plat.

On the **MOTION** of **FRENCH**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY PLAT** of **SOUTH SPRINGS OFFICE PARK**, subject to all conditions listed above.

Staff Comments

Mr. Jones informed that a representative from Tanner Engineering was present, should the Planning Commission have any questions. Mr. Jones presented a revised plat of the application depicting a nine-lot office complex. He informed that Staff recommends approval subject to conditions listed above.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Horner, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Ledford, Midget, Selph "absent") to **APPROVE** the **PRELIMINARY PLAT** of South Springs Office Park as recommended by Staff.

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PLAT WAIVER, SECTION 213 AND SECTION 260:

Z-6223 (Romoland Addition)(994)
1217 South 129th East Avenue

(PD-17)(CD-6)

Jones presented the request with Ted Sack in attendance at the TAC meeting.

Sack asked if the TAC would support the closing of East 12th Street. French recommended a joint application with the property owner to the east, and Matthews recommended that the City retain easement rights in the street.

French recommended an access control agreement.

Z-6223 rezoned the subject tract from *RM-0*, *RS-2* and *RS-3* to *CS* in 1989. Board of Adjustment case 17096 approved a special exception to permit a boat repair and industrial supply business on the tract.

Based on the property being platted and less than 2.5 acres in size, Staff can see no benefit to the City in a replat. The use was approved by the Board of Adjustment per a specific plan and any new buildings would require additional review.

Staff recommends **APPROVAL** of the plat waiver for Z-6223 subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Access control agreement, if required by Department of Public Works (Traffic Engineering).
3. Utility extensions and/or easements if needed.

On the **MOTION** of **MATTHEWS**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PLAT WAIVER** for **Z-6223**, subject to the conditions listed above.

Staff Comments

Mr. Jones announced that Ted Sack was present representing the application. Mr. Jones informed that Staff recommends approval subject to conditions.

TMAPC Action; 6 members present:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Horner, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Ledford, Midget, Selph "absent") to **APPROVE** the **PLAT WAIVER** for Z-6223 as recommended by Staff.

BOA-16706 (Victory Addition)(1903)

(PD-2)(CD-3)

Northeast corner of East 26th Street North and North Wheeling Avenue

Jones presented the application with Willie McHenry in attendance at the TAC meeting.

Board of Adjustment case 16706 approved a special exception to permit church use, per plan, on the subject tract. The applicant is now requesting to waive the platting requirement for all five lots.

Staff can see no benefit to the City with a replat and based on the size of the tract and existing plat, could support the requested waiver.

Staff recommends **APPROVAL** of the plat waiver for BOA-16706 subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.

On the **MOTION** of **CANAHL**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PLAT WAIVER** for **BOA-16706**, subject to the conditions listed above.

Staff Comments

Mr. Jones reported that this application is for the expansion of an existing church to add a parking lot. He informed that Staff recommends approval subject to conditions.

TMAPC Action; 6 members present:

On **MOTION** of **TAYLOR**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Horner, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Ledford, Midget, Selph "absent") to **APPROVE** the **PLAT WAIVER** for **BOA-16706** as recommended by Staff.

CHANGE OF ACCESS ON RECORDED PLAT:

Riverbridge West (PUD-261-C)(683)

(PD-18)(CD-6)

East of the northeast corner of East 71st Street South & South Riverside Drive.

Staff Recommendation

Mr. Jones informed that a representative from Tanner Engineering was present. Mr. Jones informed that this plat was approved by the Planning Commission approximately two months ago. It has since been determined that one of the access points from East 71st Street needed to be shifted 13.9 feet to the west. Mr. Jones advised that Traffic Engineering has signed off on the change and Staff recommends approval subject to the map submitted.

TMAPC Action; 6 members present:

On **MOTION** of **TAYLOR**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Horner, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Ledford, Midget, Selph "absent") to **APPROVE** the **CHANGE OF ACCESS ON RECORDED PLAT** for Riverbridge West as recommended by Staff.

LOT-SPLIT FOR WAIVER:

L-18101 Jake & Pansy Stigall (M. Morton)(2413)
8904 N. 97th E. Ave.

(PD-15)(County)

Staff Recommendation

It is proposed to split a 2½ acre tract from a 10 acre tract. Both tracts meet the zoning standards for the AG District. There is an existing dwelling that will be on the larger tract after the split. It is served by public sewer and a water well. The 2½ acre tract will also be served by public sewer. However, there is no public water supply available. Therefore, the applicant is asking for a waiver of the Tulsa Subdivision Regulations requiring a public water source. The applicant is also requesting waiver of the requirement to take this application before the Technical Advisory Committee. The Tulsa City-County Health Department has determined that a well for water would be acceptable and recommends approval of the waivers sought by the applicant. In addition, right-of-way was dedicated by the applicant on the 2½ acre tract but not on the 7½ acre tract. Applicant is asking for waiver of right-of-way dedication on the 7½ acre tract. Since the larger lot contains an existing single-family dwelling, Staff does not feel that density is increased sufficiently on that tract to warrant asking for right-of-way at this time, but should that tract be split in the future, Staff will seek right-of-way.

Staff recommends approval of said waivers.

Staff Comments

Mr. Jones informed that due to a time restraint, the applicant is also asking that that this request not be reviewed by the TAC. He noted that it has been the history of TAC to recommend full dedication on all tracts.

Mr. Jones answered questions from the Planning Commission regarding providing an extension to obtain water.

Applicant's Comments

J.B. Stigall

8904 North 97th East Avenue

Mr. Stigall informed of attempts to obtain both city and district water and declared that it is not attainable at this time. He answered concerns regarding dedication of right-of-way, confirming that he is willing to dedicate the frontage of the land where the 2½ acre tract is being created.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Horner, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Ledford, Midget, Selph "absent") to **APPROVE** LOT-SPLIT FOR WAIVER L-18101 as recommended by Staff.

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

<u>L-18060 DSL Capital (S. Lester)(1082)</u> Southeast & southwest corners of W. 73rd St. S. & S. 26th W. Ave.	(PD-8)(County) AG
<u>L-18118 Airport Hotel Group (M. Thetford)(3503)</u> 550 N. Memorial Dr.	(PD-16)(CD-3) CS/OL
<u>L-18121 Cotton Trusts (City of Tulsa)(1083)</u> 5106 E. 81st St. S.	(PD-18b)(CD-8) OL
<u>L-18122 Walter Reed, Inc. (City of Tulsa)(3593)</u> 5321 S. Sheridan Rd.	(PD-18c)(CD-7) CS
<u>L-18123 Keystone Development Corp. (J. Santee)(3290)</u> Southwest corner of W. 51st St. S. & S. 253rd W. Ave.	(PD-23)(County) AG
<u>L-18124 Bobby & Oleta Boman (874)</u> 12106 E. 131st St. S.	(PD-19)(County) RS
<u>L-18125 St. Bernard of Clareveaux Catholic Church (D.M. Thorton)(2183)</u> 4001 E. 101st St. S.	AG (PD-26)(CD-8)
<u>L-18126 Christview Christian Church (City of Tulsa)(1794)</u> 2525 S. Garnett Rd.	(PD-17)(CD-6) AG
<u>L-18128 St. Bernard of Clareveaux Catholic Church (J. Jarboe)(2183)</u> 4001 E. 101st St. S.	AG (PD-26)(CD-8)

Staff Comments

Mr. Jones announced that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements.

TMAPC Action; 6 members present:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Horner, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Ledford, Midget, Selph "absent") to **RATIFY** the above-listed lot-splits having received prior approval and finding them to be in accordance with subdivision regulations.

ZONING PUBLIC HEARING:

Application No.: Z-6499

Applicant: TMAPC

Location: East 27th Street - East 31st Street; South Peoria to South Utica Avenues.

Date of Hearing: August 2, 1995

Present Zoning: RS-1

Proposed Zoning: RE

Relationship to the Comprehensive Plan:

The District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Low Intensity - Residential.

According to the Zoning Matrix the requested RE zoning is in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 93 acres in size, it is gently sloping, partially wooded, contains single-family dwellings, and is zoned RS-1.

Surrounding Area Analysis: The subject property is abutted on the north and east by single-family dwellings, zoned RS-2; to the south by single-family dwellings, zoned RS-1; and to the west by single-family homes, zoned RS-3.

Zoning and BOA Historical Summary: The subject tract was originally zoned RS-1 in 1970.

Conclusion: Staff can support RE zoning in this area as the majority of the lots meet the minimum requirement of 22,500 square feet of lot area. There are approximately 68 lots within the subject tract and approximately 20 lots do not meet the minimum 150' lot width either due to the original platting of the lot or a lot-split. Therefore, Staff recommends **APPROVAL** of RE zoning for Z-6499.

Staff Comments

Mr. Gardner presented a map and described the area under consideration. He described residential estate (RE) zoning and informed that it did not exist when zoning was placed on the subject properties.

Ms. Matthews described the surrounding properties and presented a map furnished by the residents or by phone calls to INCOG indicating properties supporting the application, as well as those in opposition, neutral and properties where no contact was made.

Interested Parties

Kevin Coutant

320 South Boston

Mr. Coutant, representative for residents supporting the application, declared that there is overwhelming support among the residents that this neighborhood needs to be preserved in accordance with the existing pattern of development. He revealed that the average lot size of houses within the boundary of this application is 46,700 SF and that the infrastructure is consistent with the pattern of development in the neighborhood. Mr. Coutant informed of

inadequate water pressure and outdated electrical supply system to the neighborhood. He presented photographs of vehicles lining the streets showing overflow parking from Philbrook Museum. Mr. Coutant informed that it was the original intent to give this neighborhood the greatest protection the zoning code could provide, which was RS-1. However the creation of RE zoning in 1987 was to address neighborhoods such as this, offering maximum protection against inappropriate infill development. Mr. Coutant declared that RS-1 zoning puts this neighborhood at peril of having additional infill development inconsistent with the existing homes.

Kevin Doyle

900 OneOK Plaza 74103

Mr. Doyle, representing Charlotte Schuman, expressed opposition to the proposed rezoning. He does not feel that the map adequately represents the neighborhood since its boundary included only those houses surrounding Philbrook. Mr. Doyle pointed out the RS-2, RS-3 and RS-1 properties existing nearby, just outside of the subject area considered for rezoning, and deemed that this neighborhood already includes lots that are much smaller than RS-1 and RS-2. He also divulged that there are currently nonconforming lots existing within the depicted boundary and he deemed that RS-1 zoning is sufficient protection for the neighborhood.

Mr. Doyle answered questions from the Planning Commission regarding Ms. Schuman's lot size. It was determined that a lot-split of her property would require a variance under the RE requirements due to the location of her house on the property. Mr. Gardner noted that current zoning would allow for several possibilities, if the existing house were removed.

Charlotte Schuman

1396 East 27th Place 74114

Ms. Schuman expressed opposition to the proposed zoning noting that her house adds to the integrity and character of the neighborhood and it would be unfortunate to remove the house for commercial reasons to conform to new restrictions. She informed that this action potentially impacts her property value since she expected to sell her property either as an entire unit or give a portion of it to her children for their use, or perhaps sell it to increase income for her retirement. Ms. Schuman views the rezoning as taking her options away. She declared that many of the interested parties signing petitions for the rezoning have already split their properties. Ms. Schuman informed that exceptions to the RE zoning already exist in the subject area that are zoned RS-1 and there are no indications that these homesites degrade the neighborhood. She declared that the existence of Philbrook Art Center defies the proposed estate connotation and integrity of the neighborhood. Ms. Schuman perceives that she and her children are being penalized because they did not foresee the proposed zoning change and subdivide her property for protection. She informed of having her property surveyed and was told that she could have three lots, including her home. However if the designation is changed to RE she was told that no additional lots would be allowed unless she razed her home.

Mr. Gardner explained that presently the property could not be split if RE zoning existed because of the presence of the house; however, if the house were not there, she could split it into three lots under RE without any variances.

G. O. Nolley Jr.

1383 East 27th Place 74114

Mr. Nolley urged support of the application. He reiterated comments made regarding inadequate infrastructure to existing houses causing frequent electrical failure and poor water pressure. Mr. Nolley believes that RE zoning would enhance the value of properties.

David Singleton

2727 South Rockford 74114

Mr. Singleton, representative for Philbrook, informed that Philbrook supports the application. He presented a history of Philbrook and noted that the homes surrounding Philbrook add to the experience of visiting the museum..

Steve Gaede

2937 South Rockford 74114

Mr. Gaede expressed support of RE zoning and informed of experiencing the infrastructure problems already mentioned.

Mike Boyd

1360 East 29th Street 74114

Mr. Boyd was supportive of the rezoning and expressed concern over the possibility of splitting the lots abutting his property, thereby increasing density in the area.

Karen Sheehan

1329 East 29th Street 74114

Ms. Sheehan informed that the map depicting her approval for rezoning is incorrect. She informed that she has never been approached regarding her opinion of the RE rezoning and declared her opposition to rezoning. Ms. Sheehan deemed that RE zoning will not maintain the integrity of the neighborhood. She informed of improvements made to the area on property not meeting RS-1 requirements and questioned whether larger lot sizes may prevent upgrading of the neighborhood. She declared that current standards have served the neighborhood well and have and enhanced the integrity of the neighborhood.

Nancy Mackey and Dr. Robert Mackey

1376 East 29th Street 74114

Ms. Mackey expressed opposition to the proposed rezoning. She presented details of cooperation with Philbrook and the neighborhood regarding improvements to the area. Ms. Mackey declared that her family has no intention of lot-splitting their property. She asked that no further restrictions be placed on their property. Regarding problems with electricity, Ms. Mackey explained that interference from trees and squirrels cause most of the problem. She informed that new equipment has been installed which has alleviated the problem. Ms. Mackey declared that her family has protected the land and lots are well protected under current zoning.

Applicant's Rebuttal

Mr. Coutant explained that the perimeter of the neighborhood with the larger sized lots is included in the rezoning. He declared that this neighborhood is characterized by RE-sized lots. Mr. Coutant declared that area residents understand the implications of inappropriate zoning for the neighborhood by allowing significantly smaller lots than the existing pattern of development.

TMAPC Review

Chairman Carnes acknowledged letters received supporting the application from Ned Turnbull and Herbert C. Oven, Jr.

**Ned Turnbull
Herbert C. Oven, Jr.**

**500 South Denver 74103-3832
1615 East 29th Street 74114**

It was the consensus of the Planning Commission that RE zoning is needed to preserve the integrity of the area and prevent developers from inappropriately splitting lots. They perceived that homeowners who object to the zoning change have large enough lots to have adequate options under RE zoning.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Horner, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Ledford, Midget, Selph "absent") to recommend **APPROVAL** of RE zoning for Z-6499 as recommended by Staff.

LEGAL DESCRIPTION

All of Philbrook Addition; and Rockbridge Park Addition, Lots 1-27; and the SE/4, SW/4, SW/4 of Section 18, T-19-N, R-13-E; and NW/4, SW/4 of Section 18, T-19-N, R-13-E, less and except Sunset View Addition and the West 135' of the North 90' of Lot 4, Sunnycrest Acreage; and less and except a parcel beginning 2,210' North and 1,305' East of the southwest corner of the SW/4, thence North 100', West 195', South 100', and East 195' to POB, less the East 10' for street, all in the City of Tulsa, Tulsa County, State of Oklahoma, and located from E. 27th Street to E. 31st Street between S. Peoria Avenue to South Utica Avenue, Tulsa, Oklahoma.

PUBLIC HEARING ON COMPREHENSIVE PLAN AMENDMENT:

Proposed Amendment to the Parkway Primary Arterial & Secondary Arterial trafficway standards in the Major Street and Highway Plan to increase curb lane widths from 13 feet to 14 feet.

A RESOLUTION AMENDING
THE MAJOR STREET AND HIGHWAY PLAN MAP,
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 28th day of February, 1968, this Commission, by Resolution No. 696:289, did adopt the Major Street and Highway Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 2nd day of August, 1995, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted Major Street and Highway Plan, as follows:

To increase outside curb lane widths from 13 feet to 14 feet for Parkway, Primary Arterial, Secondary Arterial and Secondary Arterial Alternate classifications, as per the *AASHTO Guide for the Development of Bicycle Facilities*, August 1991.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the Major Street and Highway Plan Map, as above set out and attached hereto, be and are hereby adopted as part of the Major Street and Highway Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

Staff Comments

Mr. Gardner reviewed the request to increase outside curb lane widths from 13 feet to 14 feet for Parkway, Primary Arterial, Secondary Arterial and Secondary Arterial Alternate classifications, as per the *AASHTO Guide for the Development of Bicycle Facilities*, August 1991. He informed that future major improvements to the streets would be affected on

section line roads where no improvements currently exist. Mr. Gardner stated that existing streets where there are no improvement projects will not be required to meet this standard because of the cost. He informed that cost would be minor when building or improving roads as major projects.

Mr. Doherty advised that this item was reviewed by the Transportation Policy Committee which recommended approval.

Interested Parties

Herb Beattie

2445 East 36th Street 74105

Mr. Beattie, an advocate for alternate forms to single-occupancy transportation, expressed support of the amendment. He revealed that he uses a bicycle as his primary form of urban transportation. Mr. Beattie expressed concern of the lack of designated routes for individuals who walk and those who ride bicycles. He advocated the planning of designated bicycle routes.

Keith Franklin

3135 South Rockford Drive 74105

Mr. Franklin, Chairman of the Transportation Policy Committee (TPC), informed that TPC requested that the Major Street and Highway Plan (MSHP) be amended. He expressed concern over future development along the Riverside Drive Corridor, due to narrow right-of-way between 11th and 51st Street, meeting that 14' standard.

Mr. Gardner informed that a special trafficway was not included in the notice, which is the area north of I-44, and not a parkway.

Interested Parties

Cathy Voight

3145 South Rockford 74105

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Carnes, Doherty, Gray, Horner, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Ledford, Selph "absent") to **APPROVE** Resolution 2031:772 Amending the Parkway, Primary Arterial & Secondary Arterial trafficway standards in the Major Street and Highway Plan to increase outside curb lane widths from 13' to 14'.

OTHER BUSINESS:

Request by Tulsa Preservation Commission that TMAPC initiate a rezoning of the Brady Heights area for *HP* overlay zoning.

Staff Comments

Mr. Stump announced the Tulsa Preservation Commission (TPC) has recommended that the Brady Heights area is appropriate for Historic Preservation (HP) overlay zoning. He reviewed the area recommended for the overlay zoning. Mr. Stump informed that Staff recommends consideration of the request.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Horner, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Ledford, Midget, Selph "absent") to **CALL** for a public hearing to consider rezoning of the Brady Heights area for HP overlay Zoning on September 13, 1995.

There being no further business, the Chairman declared the meeting adjourned at 3:45 p.m.

Date Approved: 8-16-95


Chairman

ATTEST:


Secretary

