

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2478

Wednesday, April 25, 2007, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, April, 19, 2007 at 3:11 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Ard called the meeting to order at 1:32 p.m.

\*\*\*\*\*

### REPORTS:

#### Chairmen/Worksession Reports:

Mr. Ard reported that there will be worksession immediately following this meeting. The worksession will discuss the LEAN Office recommendations for Land Development Services and INCOG staff.

\*\*\*\*\*

#### Director's Report:

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

\*\*\*\*\*

**Minutes:**

**Approval of the minutes of April 4, 2007 Meeting No. 2476**

On **MOTION** of **CARNES**, the TMAPC voted 8-0-0 (Ard, Cantees, Cantrell, Carnes, Marshall, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Harmon, McArtor, Miller "absent") to **APPROVE** the minutes of the meeting of April 4, 2007, Meeting No. 2476.

\*\*\*\*\*

**CONSENT AGENDA**

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

**Change of Access** – (0420) (PD 16) (CD 6)

2807 North Garnett Road, Part of Lot 1, Block 1, Airpark Distribution Center

**STAFF RECOMMENDATION:**

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

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

**There were no interested parties wishing to speak.**

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, TMAPC voted **8-0-0** (Ard, Cantees, Cantrell, Carnes, Marshall, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Harmon, McArtor, Miller "absent") to **APPROVE** the consent agenda for Item 2, change of access on recorded plat for part of Lot 1, Block 1, Airpark Distribution Center per staff recommendation.

\*\*\*\*\*

## **COMPREHENSIVE PLAN PUBLIC HEARINGS**

**Proposed Amendments to Districts 5, 16, 17 and 27 Plan Maps and Texts, Parts of the Comprehensive Plan for the Tulsa Metropolitan Area, to reflect adoption of the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412” Corridor, Resolution Nos.: 2478:883, 884, 885, and 886.**

### **STAFF RECOMMENDATION:**

Attached are some proposed amendments to the District Plans related to the East Tulsa Neighborhood Phase 2 Plan, which has been discussed in an earlier worksession and will be presented for public hearing on April 25. These have been reviewed by Steve Carr, lead staff members on the neighborhood plan.

**RESOLUTION NO.: 2478:883**

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

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

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

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

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

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

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

**Plan map amendments:**

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

**Plan text amendments:**

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

The TMAPC cannot legally or legislatively be responsible for implementation of many of the provisions of the Implementation Plan. Some provisions must be implemented by other government entities, while others will require private and/or nonprofit groups’ participation. By approving this Plan as part of the District 5 Detail Plan, the TMAPC is recognizing that the policies are in keeping with the overall goals of the Comprehensive Plan and are supporting efforts to implement the plan.

3.5.1 The East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412 Corridor”, together with the policies and goals of the District 5 Plan and any subsequent amendments, should be the guideline for future development within the study area, indicated on the Plan Map as Special District 3.

**RESOLUTION NO.: 2478:884**

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

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

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

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

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

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

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

**Plan map amendments:**

- Adopt that portion of study Exhibit 5, page 15, that lies within Planning District 16 as part of the District 16 Detail Plan.
  
- Amend existing District 16 Plan map to reflect the East Tulsa Neighborhood Plan, Phase 2 boundaries as Special District 3, East Tulsa Area Neighborhood, “412 Corridor”.

**Plan text amendments:**

- Change 3. Specific Areas to read: “Three Special Districts are indicated on the District Plan map. Special District 1 includes the Tulsa International Airport located in the north central sector of the Plan Map. Special District 2 includes the large site east of the Mingo Valley Expressway that has multiple potential for mixed land use in support of the primary emphasized land use, that of Industrial Development. Special District 3 includes a portion of the East Tulsa Neighborhood Implementation Plan – Phase 2 study area.
  
- Add as section 3.3 Special District 3, East Tulsa Area Neighborhood, “412 Corridor”: “The third Special District is a portion of the East Tulsa Neighborhood, as indicated on the Plan map. The area has been planned for development/redevelopment according to the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412 Corridor”. This plan was developed by a group of stakeholders in the area, including property owners, business and institutional representatives and others. This area is one of mixed uses and many development/redevelopment opportunities.

The TMAPC cannot legally or legislatively be responsible for implementation of many of the provisions of the Implementation Plan. Some provisions must be implemented by other government entities, while others will require private and/or nonprofit groups’ participation. By approving this Plan as part of the District 16 Detail Plan, the TMAPC is recognizing that the policies are in keeping with the overall goals of the Comprehensive Plan and are supporting efforts to implement the plan.

3.5.1 The East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412 Corridor”, together with the policies and goals of the District 16 Plan and any subsequent amendments, should be the guideline for

future development within the study area, indicated on the Plan Map as Special District 3.

**RESOLUTION NO.: 2478:885**

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

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

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

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

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

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

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

### **Plan map amendments:**

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

### **Plan text amendments:**

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

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

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



**RESOLUTION NO.: 2478:886**

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

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

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

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

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

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

**Plan map amendments:**

- Adopt that portion of study Exhibit 5, page 15, that lies within Planning District 17 as part of the District 27 Detail Plan.

- Amend existing District 27 Plan map to reflect the East Tulsa Neighborhood Plan, Phase 2 boundaries as an addition to the fifth Special District and designate as the East Tulsa Area Neighborhood, “412 Corridor”.

**Plan text amendments:**

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

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

**Applicant’s Comments:**

**Steve Carr**, Planner for Urban Development, City of Tulsa, reminded the Planning Commission that they have had a presentation at a previous worksession and would be happy to answer any questions. He indicated that the members of the planning team for East Tulsa have made their wishes known.

**TMAPC COMMENTS:**

Mr. Ard stated that this is a good plan and is something that East Tulsa can be proud of and work to move forward.

Mr. Carr stated that a person in the design community is working with a potential investor in the area along Admiral Place, which is very exciting.

**INTERESTED PARTIES:**

**Councilor Troyer**, Council District 6, stated that he held a district meeting last night and he is still excited about the meeting. He indicated that East Gate Metroplex organization attended the meeting and gave their proposal for the revitalization of Eastland Mall. Councilor Troyer cited the two businesses that have committed to moving into East Gate Metroplex.

**TMAPC COMMENTS:**

Mr. Ard stated that it is amazing how the changes can be made as quickly as they have when there is a good plan in place, community and public support.

Councilor Troyer explained that recently there has been a District 6 Community Council formed and they have broken up into teams to help get the neighborhoods registered with the City to be included on the mapping for emergency services.

**Dennis & Nancy Crayton**, Western Village HOA, no address given. Mrs. Crayton stated that she doesn't have anything to add to Councilor Troyer's statements. She expressed her excitement about the plan. Mr. Crayton stated that there is a lot of excitement about East Gate, but there is a lot more area to work on.

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, TMAPC voted **8-0-0** (Ard, Cantees, Cantrell, Carnes, Marshall, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Harmon, McArtor, Miller "absent") to recommend **APPROVAL** of the proposed amendments to District 5 Plan Map and Text, part of the Comprehensive Plan for the Tulsa Metropolitan Area, to reflect adoption of the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, "412" Corridor, Resolution No. 2478:883, Exhibit A per staff recommendation

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, TMAPC voted **8-0-0** (Ard, Cantees, Cantrell, Carnes, Marshall, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Harmon, McArtor, Miller "absent") to recommend **APPROVAL** of the proposed amendments to District 16 Plan Map and Text, part of the Comprehensive Plan for the Tulsa Metropolitan Area, to reflect adoption of the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, "412" Corridor, Resolution No. 2478:884, Exhibit A per staff recommendation.

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, TMAPC voted **8-0-0** (Ard, Cantees, Cantrell, Carnes, Marshall, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Harmon, McArtor, Miller "absent") to recommend **APPROVAL** of the proposed amendments to District 17 Plan Map and Text, part of the Comprehensive Plan for the Tulsa Metropolitan Area, to reflect adoption of the East Tulsa

Neighborhood Detailed Implementation Plan – Phase 2, “412” Corridor, Resolution No. 2478:885, Exhibit A per staff recommendation.

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, TMAPC voted **8-0-0** (Ard, Cantees, Cantrell, Carnes, Marshall, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Harmon, McArtor, Miller "absent") to recommend **APPROVAL** of the proposed amendments to District 27 Plan Map and Text, part of the Comprehensive Plan for the Tulsa Metropolitan Area, to reflect adoption of the East Tulsa Neighborhood Detailed Implementation Plan – Phase 2, “412” Corridor, Resolution No. 2478:886, Exhibit A per staff recommendation.

\*\*\*\*\*

**Proposed Amendments to District 3 Detail Plan, A part of the Comprehensive Plan for the Tulsa Metropolitan Area reflecting the adoption of the Sequoyah Neighborhood Implementation Plan, Resolution No.: 2478:887**

**STAFF RECOMMENDATION:**

Attached are some proposed amendments to the District Plan 3 related to the Sequoyah Area Neighborhood Implementation Plan, which has been discussed in an earlier worksession and will be presented for public hearing on April 25. These have been reviewed by Steve Carr and Theron Warlick, lead staff members on the neighborhood plan.

**RESOLUTION NO.: 2478:887**

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

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

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

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

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

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

## EXHIBIT A

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

#### Plan map amendment:

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

#### Plan text amendments:

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

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

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

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

**Applicant's Comments:**

**Steve Carr**, Planner for Urban Development, City of Tulsa, stated that this plan has been presented during the last worksession and he would be happy to answer any questions. The "412" Corridor is a nine-mile length of the Tulsa Corporate Limits and the Sequoyah area is along that Admiral Place and "412" Corridor, but it happens to be between Harvard and Yale, North of Admiral Place to Pine Street. This proposal had a strong neighborhood commitment. The neighborhood came up with their list of partnerships, projects, programs, policies and procedures that they would like to use to implement the Tulsa Comprehensive Plan as it applies to their neighborhood.

**There were no interested parties wishing to speak.**

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Ard, Cantees, Cantrell, Carnes, Marshall, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Harmon, McArtor, Miller "absent") to recommend **APPROVAL** of the proposed amendments to District 3 Detail Plan, a part of the Comprehensive plan for the Tulsa Metropolitan Area reflecting the adoption of the Sequoyah Neighborhood Implementation Plan, Resolution No. 2478:887, Exhibit A per staff recommendation.

\*\*\*\*\*

**OTHER BUSINESS:**

**Refund Request for PUD-489-A/LC-46 – William B. Jones** (PD-18) (CD-8)

6910 South 101<sup>st</sup> East Avenue (Applicant is withdrawing the Major Amendment and Lot-Combination Requests.)

**STAFF RECOMMENDATION:**

The applicant withdrew his application prior to staff reviewing or noticing for these applications. Staff recommends a full refund.

**There were no interested parties wishing to speak.**

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Ard, Cantees, Cantrell, Carnes, Marshall, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Harmon, McArtor, Miller "absent") to **APPROVE** the refund for PUD-489-ALC-46 per staff recommendation of \$1,637.00.

\*\*\*\*\*

There being no further business, the Chair declared the meeting adjourned at 1:45 p.m.

Date Approved:

5-16-07



Chairman

ATTEST:



Secretary

