

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2545

Wednesday, April 15, 2009, 1:30 p.m.

City Council Chambers

One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Cantrell	Keith	Alberty	Boulden, Legal
Carnes	McArtor	Feddis	
Leighty	Midget	Fernandez	
Marshall		Huntsinger	
Shivel		Matthews	
Sparks		Sansone	
Walker			
Wright			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, April 13, 2009 at 9:16 a.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 Cantrell called the meeting to order at 1:30 p.m.

REPORTS:

Work session Report:

Ms. Cantrell reported that a work session will be immediately following the TMAPC regular meeting. There will be a presentation by PlaniTulsa.

Director's Report:

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

Mr. Alberty reported that on April 9, 2009 there was a good turnout for the Form Base Codes presentation and he would like to see if the Planning Commission would be interested in having the presentation at one of their training sessions.

Ms. Cantrell stated that she thought it would be an excellent idea to have a training session regarding Form Base Codes.

Minutes:

Approval of the minutes of March 18, 2009 Meeting No. 2542

On **MOTION** of **CARNES**, the TMAPC voted 6-0-1 (Cantrell, Carnes, Leighty, Shivel, Sparks, Walker “aye”; no “nays”; Marshall “abstaining”; Keith, McArtor, Midget, Wright “absent”) to **APPROVE** the minutes of the meeting of March 18, 2009, Meeting No. 2542.

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Ms. Cantrell read the opening statement and rules of conduct for the TMAPC meeting.

CONSENT AGENDA

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

2. **LC-157** – Sisemore Weisz & Associates (9228)/Lot (PD 9) (CD 2)
Combination
Northeast corner of South 34th West Avenue and West 45th Street
South, 4423 S Southwest Boulevard West
3. **LC-160** – Jerry Riley (9228)/Lot Combination (PD 9) (CD 2)
Southwest corner of West 41st Place and South 41st West Avenue
4. **LC-161** – DeShazo, Tang & Associates (9913)/Lot (PD 4) (CD 4)
Combination
Southeast corner of East 11th Street and South New Haven, 3902 East
11th Street
7. **PUD-431-A – Walter P. Moore and Associates/Hollis Allen, Jr.** (PD-26) (CD-8)
West of the southwest corner of 101st Street South and South Sheridan
Road (Detail Site Plan for an 8,800 SF Arvest Bank.)

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for an 8,800 square foot Arvest Bank. The proposed use, Financial Institution within Use Unit 11 – Offices, Studios, and Support Services, is a permitted use in PUD-431-A.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from one

point along 101st Street and two along the private street/access drive to the east. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code. All site lighting is limited to 26-feet in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the PUD. Sidewalks have not been included on the site plan and will be required per subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for the 8,800 sq Arvest Bank to be located on Lot 1, Block 1 – South Tulsa Baptist Church Extended, PUD-431-A, with the condition that sidewalks be added to the plan prior to the final processing of the approval by the TMAPC.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)

8. **PUD-761 – Sack and Associates, Mark B. Capron** (PD-6) (CD-9)

Southeast corner of East 41st Street and South Harvard Avenue (Detail Site Plan for a screening wall as required along the eastern and southern boundaries of PUD-761.)

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for a screening wall as required along the eastern and southern boundaries of PUD-761, located on the southeast corner of East 41st Street South and Harvard Ave.

The development standards for the PUD-761 screening wall, as approved by the Tulsa City Council read:

“An eight foot high pre-cast masonry screening wall will be constructed along the east boundary of Harvard Square. The screening wall will commence 50 feet south of the northeast corner of the property and continue west 50 feet along the south boundary of Harvard Square. The design of the wall will be as shown on Exhibit D-1, East Boundary Screening Wall (see attached Exhibit D-1).

A six-foot high pre-cast masonry screening fence will be constructed along the south boundary of Harvard Square beginning at the northwest corner of the Oak Plaza office building and continuing east along the south boundary of Harvard Square to where such six-foot high pre-cast masonry screening fence will connect to the eight-foot high pre-cast masonry screening fence. Such connection shall be approximately 50 feet west of the southeast corner of Harvard Square. Other than being six feet in height, the design of the southerly boundary screening fence will be the same as the screening fence shown on Exhibit “D-1” of the original PUD text.

The (six and) eight-foot high pre-cast masonry screening wall(s) will be constructed in its entirety and simultaneously with the development of the first lot within the PUD."

The proposed screening plan as submitted herein as Exhibits A and B meet the above development standards. Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed six-foot screening wall along the southern boundary of PUD-761, and the eight-foot screening wall proposed for the east boundary of PUD-761 as depicted on the attached Exhibits A and B.

9. **AC-087 – Bill Cyganovich** (PD-25) (CD-1)

Southwest of the southwest corner of 46th Street North and North Peoria Avenue (Landscape Alternative Compliance to reduce the required five-foot wide landscape to vary between one-foot wide and three-foot wide landscape areas.)

STAFF RECOMMENDATION:

The applicant is requesting TMAPC approval of an alternative compliance landscape plan. The proposed plan would reduce the required 5-foot wide landscape along the southern property line only, to vary between one-foot and three feet. The property is used as a neighborhood Child Care Center located at the address above. The use of the property, Use Unit 5 – Children’s Nursery is a permitted use on the RS-3 zoned property via two Board of Adjustment cases (see Exhibits A and B).

When the facility was constructed in 1972 the day care center was an accessory use to a church facility. In 1972, as is true today of the zoning code, there were no parking requirements for an accessory day care facility located within a church. Subsequently, when the property changed to the current ownership in 2008 and became strictly day care center with no church use, the parking requirement of one space for every 500 square feet of floor area became a requirement.

Subsequently to add the required parking to the lot the applicant needed to return to the BOA to modify a previously approved plan. A condition of the approval of that BOA case (20676) was that a six-foot solid screened fence be placed along the entirety of the south boundary of the property, rightfully providing protection for the residentially used property to the south. In requiring the screening in combination with the odd shape of the lot (particularly the south lot line), and in order to construct the new required parking area according to the required standards of Chapter 13 of the Code (Off-street Parking and Loading Requirements) meeting the 5-foot landscape requirement along the south boundary, particularly along the western half of the lot line would be near impossible. In order to stay in compliance with the parking area requirements and

meet the screening requirement imposed by the BOA, the applicant proposes the landscape plan depicted in Exhibit C as the alternative.

The Landscape chapter of the code (chapter 10) states that alternative compliance landscape plans may be approved so long as, "although not meeting the technical requirements of this chapter, it is *equivalent to or better than* the requirements of this chapter". Since the request is to reduce the landscape strip along the south boundary rather than eliminate it, and the applicant is meeting or exceeding all other landscape requirements, staff recommends **APPROVAL** of alternative compliance landscape plan LC-87.

TMAPC COMMENTS:

Ms. Cantrell stated that she has request to remove Item 5 and an interested party has signed up for Item 6. These two items will be removed from the consent agenda.

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, TMAPC voted **7-0-0** (Cantrell, Carnes, Leighty, Marshall, Shivel, Sparks, Walker "aye"; no "nays"; none "abstaining"; Keith, McArtor, Midget, Wright "absent") to **APPROVE** the consent agenda Items 2, 3, 4, 7, 8 and 9 per staff recommendation.

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CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

- 5. **Crestwood Village** – (8334) Final Plat (PD 26) (CD 8)
Northwest corner of East 121st Street South and South Sheridan Road

STAFF RECOMMENDATION:

This plat consists of 25 lots in five blocks on ten acres.

All release letters have been received and staff recommends **APPROVAL**.

There were no interested parties wishing to speak.

Mr. Walker indicated that he will be abstaining from this item.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, TMAPC voted **6-0-1** (Cantrell, Carnes, Leighty, Marshall, Shivel, Sparks "aye"; no "nays"; Walker "abstaining"; Keith, McArtor, Midget, Wright "absent") to **APPROVE** the final plat for Crestwood Village per staff recommendation.

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6. **PUD-579-A-11 – Amax Signs/Lori Worthington** (PD-18) (CD-7)

Northeast of the northeast corner of 81st Street South and Mingo Road (Minor Amendment for a wall sign on the west-facing wall of an addition currently under construction.)

STAFF RECOMMENDATION:

Minor amendment request PUD-579-A-11 is the result of a previous minor amendment allowing a wall sign for the Cancer Treatment Center of America. Approved on 2/2/05 by the TMAPC, minor amendment PUD-579-A-2 established the sign standards for the Cancer Treatment Center as follows (see Exhibit A):

1. Permitting wall signs not exceeding three square feet of display surface area per lineal foot of the building wall to which affixed;
2. Permitting the wall signage for the east, southeast and south-facing upper-level walls to be aggregated for the single southeast-facing wall sign;
3. Permitting ground signs with an aggregate display surface area of one square foot for each lineal foot of street frontage on East 79th Street (Lot 4, Block 1 has approximately 550 feet of frontage on East 79th Street);
4. Permitting one ground sign at the major entrance to the hospital with a maximum of 160 square feet of display surface area and 12 feet in height;
5. Permitting at the two secondary driveway entrances to the hospital one ground identification directional sign with a maximum display surface area of eight square feet and a maximum height of eight feet.

Minor Amendment PUD-579-A-2 was approved by the following motion:

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, TMAPC voted 9-0-1 (Bayles, Carnes, Harmon, Hill, Horner, Jackson, Ledford, Midget, Westervelt "aye"; no "nays"; Dick "abstaining"; none "absent") to **APPROVE** the minor amendment for PUD-579-A-2; **with the condition that any requests for additional signage of any type be processed through a minor amendment to the PUD** per staff recommendation.

The result of PUD-579-A-2 was that the applicant was permitted to "aggregate" the east, southeast and south-facing upper-level walls for the single 267 SF (+/-)

southeast-facing wall sign (as seen in Exhibit B). A condition of that approval was that all proposed signage in the future be reviewed/approved through the minor amendment process.

What PUD-579-A-2 did not anticipate was building additions made to the hospital. The sign being proposed here would be on a 106-foot wide, west facing wall of the addition currently under construction (see Exhibits C – E). The proposed 168 square foot sign is well within the 318 SF that minor amendment PUD-579-A-2 would permit for a 106-foot long wall at three SF of display area per lineal foot of wall to which it would be affixed. The proposed sign would be unlit.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-579-A-11 permitting a 168 SF, unlit wall sign on the west facing building wall as depicted in Exhibit E.

TMAPC COMMENTS:

Ms. Cantrell stated that Mr. Bruce Anderson has signed up to speak on this item.

Interested Parties Comments:

Mr. Anderson, 9520 East 55th Place, 74145, indicated that he is in favor of the staff recommendation.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, TMAPC voted **7-0-0** (Cantrell, Carnes, Leighty, Marshall, Shivel, Sparks, Walker "aye"; no "nays"; none "abstaining"; Keith, McArtor, Midget, Wright "absent") to **APPROVE** the minor amendment for PUD-579-A-11 per staff recommendation.

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Ms. Wright in at 1:43 p.m.

ZONING CODE PUBLIC HEARING

- 9a. **Consider proposed amendments to the Zoning Code of the City of Tulsa regarding Zoning Code Sections 1221, "Use Unit 21 Business Signs and Outdoor Advertising" and 1800, "Definitions".**

TMAPC COMMENTS:

Ms. Cantrell stated that no interested parties have signed up for this item and the public hearing was on April 1, 2009. Ms. Cantrell further stated that she will close the public hearing and entertain comments from the Planning Commission.

Ms. Cantrell stated that she will support this, but personally she doesn't like the idea of changeable signs at all, no matter how much they are regulated. In certain areas the signs are not a good thing to have due to the distraction of the changeable copy; however, if the City is going to have the business signs, she would like to at least regulate them so that they are not flashing nor have strobe lights. Ms. Cantrell concluded that she is sorry that there was no consideration of eliminating these signs altogether.

Mr. Boulden recommended that this exemption be deleted because there was no compelling State interest identified that would justify giving this form of free speech preference of other forms of speech that are more highly protected.

Mr. Leighty stated that he would be supportive of deleting the language exempting the time and temperature signs.

Ms. Cantrell explained that she understands that at one time it was considered whether or not the City wanted animated or changing signs. There were was an attempt to get rid of them and it wasn't very well received by the business owners and it didn't move forward. Changeable signs are now allowed and this is an attempt to keep them from flashing too quickly. Ms. Cantrell stated that in her opinion, she believes that changeable signs, while not everywhere, have the potential to ruin the character of an area and the very design of them is to take people's eyes off of the road, which is a safety issue. But at this time, if this is the will of the people or elected officials to allow them, then she does support putting these regulations on them.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **SHIVEL**, TMAPC voted **8-0-0** (Cantrell, Carnes, Leighty, Marshall, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Keith, McArtor, Midget "absent") to recommend **APPROVAL** of the proposed amendments to the Zoning Code of the City of Tulsa regarding Zoning Code Sections 1221, "Use Unit 21 Business Signs and Outdoor Advertising" and 1800, "Definitions", as submitted, subject to deleting the provision stating "Exempt: Time and temperature signs" as modified by the Planning Commission.

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PUBLIC HEARING

10. **LS-20096** - Joseph Wells (9404)/Lot-Split (Continued from 2-25-09) (PD 17) (CD 6)

Southwest corner of East Admiral Place and South 145th Avenue, 420 South 145th East Avenue

STAFF RECOMMENDATION:

The applicant has requested a continuance to June 24, 2009.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Cantrell, Carnes, Leighty, Marshall, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Keith, McArtor, Midget "absent") to **CONTINUE** the lot-split for LS-20096 to June 24, 2009.

11. **Heritage Landing –** (0329) Authorization for Accelerated Release of Building Permit (PD 3) (CD 3)

West of the Southwest corner of Apache and North Harvard Avenue (continued from 3/18/09 and 4/15/09)

STAFF RECOMMENDATION:

The applicant has requested a continuance to April 22, 2009.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Cantrell, Carnes, Leighty, Marshall, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Keith, McArtor, Midget "absent") to **CONTINUE** the authorization for accelerated release of building permit for Heritage Landing to April 22, 2009.

12. **Z-7130 – New Life Pentecostal Church, LLC**

AG to CS

Northwest corner of Highway 75 South and West 71st
Street South

(PD-8) (CD-2)

STAFF RECOMMENDATION:

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CS

PROPOSED USE: Uses permitted in CS, including outdoor advertising signage

RELEVANT ZONING HISTORY:

Z-7122/PUD-768 February 2009: All concurred in approval of a request for rezoning a 6.39± acre tract of land from AG to OL/CS and a proposed Planned Unit Development for mixed use development including retail/office/hotel on property located east of the northeast corner of Highway 75 South and West 71st Street.

Z-7120 December 2008: A request was made, for rezoning a 5.4± acre tract of land from AG to CS for CS uses and outdoor advertising sign, on property located south of southwest corner West 71st Street and Highway 75 South. The applicant withdrew the application prior to meeting date.

Z-7119 December 2008: A request was made, for rezoning a 2.3± acre tract of land from AG to CS for CS uses and outdoor advertising sign, on property located on the northwest corner of West 71st Street and Highway 75 South *and the subject property*. The applicant withdrew the application prior to meeting date.

BOA-20652 March 15, 2008: The Board of Adjustment approved a verification of spacing requirement for an outdoor advertising sign of 1200 feet from another outdoor advertising sign on the same side of the highway, on property located at 1415 West 71st Street South and north and west of the northwest corner of West 71st Street South and Highway 75 South.

Z-6001-SP-2/PUD-648-A June 2007: All concurred in approval of a proposed Major Amendment to a PUD on a 55± acre tract of land for a development with six development areas for office, restaurant, hotel and hospital uses on property located on the northeast corner of West 71st Street South and Highway 75 South.

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in approval of a Corridor Site Plan on 176± acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building

floor area approved at a .25 floor area ratio, on property located east of US Highway 75 between West 71st and West 81st Streets.

Z-7008 March 2006: All concurred in approval of a request to rezone a 43.6+ acre tract from AG/RS-3 to CO on property located East side of U. S. Highway 75 South between West 71st Street South and West 81st Street South for regional shopping center known as Tulsa Hills.

Z-6966 February 2005: Approval was granted on a request to rezone a 72+ acre tract located on the southeast corner of West 71st Street South and U. S. Highway 75 South from AG to CO. An accompanying recommendation was to amend the District Plan map to reflect the CO rezoning, and was done when the annual plan updates were processed.

Z-6967 February 2005: Approval was granted on a request to rezone the 62+ acre tract located on the northeast corner of West 81st Street South and U. S. Highway 75 South, from AG to CO.

Z-6001-SP-1/PUD-648 May 2001: A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56 acre parcel located on the northeast corner of West 71st Street and U. S. High 75 South. The original CO zoning for this parcel had been approved in 1984 from AG to CO.

BOA-18428 June 8, 1999: The Board of Adjustment approved a Variance to allow off-street parking on a lot other than lot containing the use; and a Variance of the required parking spaces from 67 to 18 to permit a new school and gymnasium; subject to a tie agreement, per plan submitted, on property located at 7001 South Union Avenue.

PUD-606 May 1999: All concurred in approval of a proposed Planned Unit Development a 30+ acre tract of land for single-family development of 15 dwellings on property located south of southwest corner of West 71st Street and South Union Avenue.

BOA-17960 March 10, 1998: The Board of Adjustment approved a Variance of the maximum height limit for an outdoor advertising sign from 50' to 80' for a period of not longer than 5 years or when the improvements to Highway 85 are completed, or whenever comes first, the sign will return to the height of 50' and at least 17 ½', on property located at.

Z-6614 February 1998: All concurred in approval of a request for rezoning a 4.73+ acre tract of land from AG to CS for commercial use, on property located west of the northwest corner of West 71st Street and Highway 75 South and abutting west of subject property

Z-6589 May 1997: A request to rezone a 5.8+ acre tract of land from AG to CS was approved for CS to a depth of 660' south from the center of the section line on West 71st Street South, with the balance of the tract to remain AG on property located south of the southwest corner of West 71st Street and U. S. Highway 75 South.

Z-6468 January 1995: All concurred in approval of a request to rezone a 5+ acre tract from AG to CS on property located on the southwest corner of West 71st Street and U. S. Highway 75 South.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.29+ acres in size and is located at the northwest corner of Highway 75 South and West 71st Street South. The property appears to be an undeveloped pasture and is zoned AG. It includes former ODOT right-of-way land that was acquired for the interchange but not needed.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 71 st Street South	Secondary arterial at this point and to the west	100'	4

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by U.S. 75, zoned AG; on the north by vacant land, zoned AG; on the south by West 71st Street South, zoned AG; and on the west by a commercial shopping center, zoned CS. This area is rapidly developing.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being adjacent to the existing developed ODOT right-of-way (no specific land use or intensity), includes former ODOT right-of-way and is adjacent to Corridor/Medium Intensity-No Specific land use. According to the Zoning Matrix, the requested CS zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

Staff conversations with ODOT officials (March 26, 2009) indicate that ODOT will not oppose this particular use, which includes all CS uses and Use Unit 21 (outdoor advertising). Therefore, staff supports this application and recommends **APPROVAL** of CS zoning for Z-7130.

Applicant's Comments:

Michael Joyce, 1717 South Boulder, Suite 200, 74119, representing New Life Pentecostal Church, LLC, stated that his client owns the subject tract and all of the property over to South Union Avenue. The subject property was at one time owned by ODOT, who later declared it excess property and his client then obtained the title. The church is located in the middle of the tract of land and to the west of the church is their learning center/school. They are currently in the platting process for their property including the subject property. His client is requesting to rezone CS, which is consistent with the subject area.

Mr. Joyce explained that there is currently a State permit for an outdoor advertising sign issued on the New Life property to the west of the subject property and the City of Tulsa has issued their permit for the construction of the outdoor advertising sign. The requested zoning will make the subject property consistent with all his applicant's property, adjoining property and property across the street to the south.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Cantrell, Carnes, Leighty, Marshall, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Keith, McArtor, Midget "absent") to recommend **APPROVAL** of CS zoning for Z-7130 per staff recommendation.

Legal Description for Z-7130:

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE SW/4 OF THE SW/4 OF SECTION 2, T-18-N, R-12-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE PERMANENT NORTH ROW LINE OF 71st STREET, A DISTANCE OF 340.35' W OF AND 113.96' N OF THE SE CORNER OF SAID SW/4 SW/4, THENCE N 84°39'58" E ALONG SAID ROW LINE A DISTANCE OF 91.41', THENCE N 16°06'38" E A DISTANCE OF 309.24', THENCE N 31°51'10" E A DISTANCE OF 156.52', THENCE N 01°10'16" W A DISTANCE OF 111.61', THENCE S 89°08'21" W A DISTANCE OF 268.17'; THENCE S 01°09'14" E A DISTANCE OF 546.20' TO THE POB: LESS AND EXCEPT, ALL ABUTTER'S RIGHTS, INCLUDING ALL RIGHTS OF ACCESS FROM THE ABOVE DESCRIBED LAND ONTO THE LIMITED ACCESS HIGHWAY TO CITY OF TULSA 71st STREET THAT MAY ABUT THE ABOVE DESCRIBED PROPERTY **From AG (Agriculture District) To CS (Commercial Shopping Center District).**

OTHER BUSINESS:

Commissioners' Comments

Ms. Wright requested that the presentation that Julie Hall gave to the Task Force be put on the Planning Commission work session. She wanted to know if that could be on the work session for next month.

Ms. Cantrell stated that it could be looked into and questioned who discussed this. In response, Ms. Wright stated that she guessed that there was some discussion or someone asked if the work session would include Julie Hall's presentation at the Task Force. She was wondering what the status is on that.

Ms. Wright asked Mr. Alberty if this was scheduled for next month's work session. In response, Mr. Alberty stated that it had not been scheduled, but the Planning Commission could decide to do that if they chose.

Mr. Leighty stated that he doesn't believe the Planning Commission would want to schedule this unless everyone who presented a proposal to the Task Force was invited as well. Ms. Wright stated that it would be too much for one work session. Ms. Wright proposed that they could do highlights of their presentations. Mr. Leighty stated that it would be a fairness issue.

Ms. Cantrell suggested that the Planning Commission discuss this and figure out something. She commented that she would like to see the presentation since she is unable to attend the Monday night meetings.

Mr. Leighty informed the Planning Commission that all of the presentations and minutes are on the City Council website. To invite everyone it would mean six or seven presenters already and there are two or three more meetings scheduled with more presentations. He doesn't believe it would be fair to invite one without inviting all.

Ms. Wright stated that they could give a simple summation of their presentations.

Mr. Marshall asked what task force Ms. Wright is speaking of. In response, Ms. Cantrell stated that it is the Mayor's Task Force on Land Use Development. Ms. Wright stated that this is a perfect example of bringing everyone up to speed about what is happening.

Ms. Cantrell suggested that Mr. Leighty bring this issue up at the next Task Force and see if they are opened to coming to the work session.

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There being no further business, the Chair declared the meeting adjourned at 2:55 p.m.

Date Approved: 5-6-09

Michelle Cantrell

Chairman

ATTEST: Joshua A. Walker
Secretary