

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2716

Wednesday, February 17, 2016, 1:30 p.m.

City Council Chamber

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

Members Present	Members Absent	Staff Present	Others Present
Carnes		Fernandez	VanValkenburgh, Legal
Covey		Hoyt	Southern, COT
Dix		Huntsinger	
Fretz		Miller	
Midget		White	
Millikin		Wilkerson	
Reeds			
Shivel			
Stirling			
Walker			
Willis			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Tuesday, February 16, 2016 at 1:13 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 Covey called the meeting to order at 1:30 p.m.

REPORTS:

Director's Report:

Ms. Miller reported on the TMAPC receipts and indicated that the numbers of applications are up. Ms. Miller further reported on the City Council agenda items and the River Design Overlay process. Ms. Miller reminded the Planning Commission that there would be a webinar training session today at 3:00 p.m. on the 3rd Floor in the Theater Room.

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1. **Minutes:**

Approval of the minutes of February 3, 2016, Meeting No. 2715

On **MOTION** of **DIX**, the TMAPC voted 11-0-0 (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis “aye”; no “nays”; none “abstaining”; none “absent”) to **APPROVE** the minutes of the meeting of February 3, 2016, Meeting No. 2715.

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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. **LS-20846** (Lot-Split) (County) – Location: South of the southwest corner of East 66th Street North and North 131st East Avenue
3. **LC-750** (Lot-Combination) (CD 9) – Location: Northwest corner of East 37th Street South and South Trenton Avenue
4. **LS-20849** (Lot-Split) (CD 7) – Location: South and West of the southwest corner of East 61st Street South and South Mingo Road (Related to LS-20850)
5. **LS-20850** (Lot-Split) (CD 7) – Location: South of the southwest corner of East 61st Street South and South Mingo Road (Related to LS-20849)
6. **LS-20851** (Lot-Split) (County) – Location: Northeast corner of East 156th Street North and North 137th East Avenue
7. **LC-751** (Lot-Combination) (CD 4) – Location: West of the southwest corner of East 21st Street South and South Harvard Avenue
8. **LS-20852** (Lot-Split) (County) – Location: North of the northeast corner of West 16th Street South and South 154th West Avenue
9. **LS-20853** (Lot-Split) (CD 4) – Location: Southwest corner of East 31st Street South and South Lewis Avenue
10. **LS-20855** (Lot-Split) (CD 4) – Location: Southwest corner of East 25th Street South and South Boston Place (Related to: LC-753)
11. **LC-753** (Lot-Combination) (CD 4) – Location: Southwest corner of East 25th Street South and South Boston Place (Related to: LS-20855)

12. **Crossbow Center II** – Amendment to the Deed of Dedication and Restrictive Covenants of Crossbow Center II, Northwest corner of East 41st Street South and South Garnett Road, (CD 6)
13. **The Estates at The River** – Final Plat, Location: East of southeast corner of East 121st Street and South Yale Avenue, (CD 8)

STAFF RECOMMENDATION:

This plat consists of 89 lots, five blocks on 31 acres.

Staff has received release letters for this plat and can recommend **APPROVAL** of the final plat.

- 13a.***LC-451** - Lot-Combination corrected and Corrected Declaration (CD 5) – Location: North and east of the northeast corner of East 46th Street South and South Sheridan Road

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** Items 2 through 13.a. per staff recommendation.

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COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS:

14. **CPA-41- TMAPC** – Amending the Comprehensive Plan Land Use Designation from “Neighborhood Center” to “New Neighborhood” on approximately 1.11 acres located on the northeast corner of East Queen Street and North Martin Luther King Boulevard (CD-1)

STAFF RECOMMENDATION:

**COMPREHENSIVE PLAN LAND USE MAP AMENDMENT
REQUEST**

NE/c of E. Queen St. & N. Martin Luther King Jr. Blvd. (CPA-41)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>Neighborhood Center</i>
Existing Stability and Growth designation: <i>Area of Growth</i>
Proposed Land Use: <i>New Neighborhood</i>

Location: NE/c of E. Queen St. & N. Martin Luther King Jr. Blvd.
Size: 1.11 acre

A. Background

The site that is subject to this Comprehensive Plan amendment application is a vacant residential lot, located on the northeast corner of the intersection of N. Martin Luther King Jr. Boulevard and E. Pine Street. This block, located to the north of North Pointe commercial center, north of E. Queen Street, is zoned residential and characterized by single family homes. The neighborhood has experienced significant reinvestment and stabilization over the past 20 years. Many of the lots in the immediate area have been developed with new homes

This site, as well as a significant amount of other residential lots north along Martin Luther King Jr. Boulevard and scattered in adjacent neighborhoods are owned by the Tulsa Development Authority (TDA).

On September 24, 2015, a previous applicant (same owner) submitted a rezoning application to CS (Z-7321) and proposed PUD-842 with the intent of developing a 10,000 square foot retail use (Dollar General). At a December 2, 2015 public hearing, the TMAPC voted to deny a rezoning application in a unanimous vote. At the public hearing, TMAPC expressed concerns that the existing land use designation of *Neighborhood Center* may not be appropriate if the site was not suitable for commercial development. Commissioners also expressed concerns that the existing residents had expectations that this site would be developed residentially, based on previous discussions with the Tulsa Development Authority. Both applications (Z-7321 and PUD-842) were heard by the City Council on January 28, 2016 and were denied in an 8-1-0 vote.

At their January 6, 2016 meeting, TMAPC voted to initiate this amendment to a *New Neighborhood* land use designation.

B. Existing Land Use/Area Growth Designation (Tulsa Comprehensive Plan)

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, this area was designated as an *Area of Growth*:

“The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or

redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

A *Neighborhood Center* land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“**Neighborhood Centers** are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.”

C. Proposed Land Use Designation (Tulsa Comprehensive Plan)

A *New Neighborhood* land use designation is proposed on the subject site.

“The **New Neighborhood** Residential Building Block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.”

D. Sector Plan

The subject site is within a Tulsa Development Authority (TDA) Sector Plan (Amendments to Neighborhood Development Program Area (ND-

401) for the Extension & Moton Sector, approved by City Council in 2005). This site is designated for a commercial and office use area on the Land Use and Street Plan in this document. TDA is currently engaging the consultant, Housel Lavigne, to update the Sector Plans. As of the writing of this report, staff understands that the consultant is considering a more purely residential land use designation for the subject site.

The existing Sector Plan contains several objectives regarding “rehabilitating residential properties” and “encouraging moderate to higher cost single family structures” to ensure a healthy mix of housing in the area. Other objectives for residential areas include:

1. To preserve and enhance the predominate single family residential character of the neighborhood;
2. To bring about the rehabilitation of all suitably located repairable structures;
3. To remove those structures that are no longer feasible to rehabilitate or which are inappropriately located, and to replace them where appropriate with moderate to higher cost housing units of such style, type, and size, as will complement adjacent housing units;
4. To provide for adequate traffic circulation and minimize disruptive effects of through traffic by redesigning the existing patterns of right-of-way to best serve the proposed land uses. Whenever necessary, streets, alleys and easements will be closed, widened, opened, or relocated pursuant to this objective;
5. To provide adequate park and open space areas to meet the needs of the neighborhood and surrounding community;
6. To provide a limited amount of land for convenience commercial shopping and business areas to meet the needs of neighborhood residents and adjacent areas residents;
7. To provide adequate water, storm sewer and sanitary sewer systems to the entire neighborhood sufficient for domestic uses and designed to a capacity for adequate health and safety protection. Whenever necessary the location type and size of utilities may be altered pursuant to this objective;
8. To provide adequate service of all other utilities necessary to serve the needs of the various proposed land uses;
9. To provide adequate facilities for the health and education of area residents;
10. To enhance the value of property and improve the living conditions of existing low and moderate income residents by removal of substandard structures and other blighting influences, and by encouraging new market rate residential development on cleared land where appropriate;
11. To increase the home ownership rate in the sectors; and

12.To increase the number, value, and marketability of homes in the sectors.

E. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-4	<i>New Neighborhood</i>	Growth	Single-family residential
South	CS	<i>Neighborhood Center</i>	Growth	North Pointe commercial center
East	RS-4	<i>Existing Neighborhood</i>	Stability	Single-family residential
West	RS-3	<i>Existing Neighborhood</i>	Stability	Single-family residential

F. Applicant's Justification:

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. how conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. how changes have impacted the subject site to warrant the proposed amendment; and
3. how the proposed change will enhance the surrounding area and the City of Tulsa.

Conditions in the area have evolved as reinvestment in the single family residential neighborhoods, particularly to the east continue. Options for a potential non-residential land use (*Neighborhood Center*) were most likely considered in the adoption of the 2010 Tulsa Comprehensive Plan based on the commercial and office use designation assigned in the 2005 Extension & Moton Sector Plan and the 2007 approval of OL/PUD-743. However, the Sector Plan is currently being updated and is now considering a purely residential land use for this site. Also, OL/PUD-743 no longer exists on the site as a result of a rezoning to RS-4 and abandonment of PUD-743 in 2011.

The recent reinvestment and stabilization of the neighborhood make it even more important to ensure that surrounding development is compatible, complementary and supports the ongoing revitalization of the neighborhood. The proposed change will enhance the surrounding area and the City of Tulsa by ensuring that a vibrant neighborhood can continue to thrive and enhance the north Tulsa community.

G. Staff Summary:

The subject site is currently vacant and located on a residential block with the remainder of lots having either *Existing Neighborhood* or *New Neighborhood* land use designations. The subject site is separated by E. Queen Street from a larger *Neighborhood Center* land use designation (North Pointe commercial center).

The revitalization of this residential area and the zoning history on the site (specifically since 2011) provides justification for a New Neighborhood land use designation:

- **Z-7169 July 2011:** All concurred in **approval** of a request for *rezoning* a 39,857± square foot tract of land from OL/ PUD-743 to RS-4, for single-family homes, on property located on the northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.
- **PUD-743-A July 2011:** All concurred in **approval** of a proposed *Major Amendment to Abandon* a PUD on a 39,857± square foot tract of land for future single-family home development, on property located on the northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.
- **Z-7068/PUD-743 October 2007:** All concurred in **approval** of a request for *rezoning* a 37,800± square feet tract of land from RS-4 to OL/PUD-743 for dental offices, clinics, laboratories and related dental research facilities on property located northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.
- **Z-7057 June 2007:** All concurred in **denial** of a request for *rezoning* a 37,900± square feet tract of land from RS-4 to OM on property located northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.
- **Z-6428 January 1994:** All concurred in **approval** of a “blanket *rezoning*” on lots lying between N. Cincinnati Ave. and the Missouri-Pacific Railroad right-of-way; from E. Ute Pl. on the north to E. Pine Pl. on the south, from RM-1 to RS-4. The subject property was included in this action.

The North Pointe commercial center to the south has a 6-foot screening fence along the northern property line that provides a barrier to the residential block north of E. Queen Street.



Given its location on an existing and stable neighborhood block, the *New Neighborhood* land use designation is appropriate at this location.

II. STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the *New Neighborhood* land use designation.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of amending the Comprehensive Plan Land Use Designation form "Neighborhood Center" to "New Neighborhood" for CPA-41 per staff recommendation.

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PUBLIC HEARINGS:

- 15. CVS-ERWII – Minor Subdivision Plat**, Location: Northeast corner of South Utica Avenue and East 15th Street (CD 1) (Continued from November 18, 2015, January 6, 2016, January 20, 2016) (Applicant requests continuance to April 6, 2016 to work through zoning issues.)

There were no interested parties wishing to speak.

TMAPC Action; 11 members present:

On **MOTION** of **DIX**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** the minor subdivision plat for CVS-ERWII to April 6, 2016.

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16. **PUD-636-D – Matt Christensen**, Location: South of the southeast corner of West 71st Street and South Union Avenue, requesting a **PUD Major Amendment to Abandon** portions of PUD-636, (CD 2) (Continued from December 16, 2015, January 6, 2016 and February 3, 2016.)

STAFF RECOMMENDATION:

SECTION I: PUD-636-D Abandonment (Partial)

DEVELOPMENT CONCEPT:

The applicant has requested abandonment of the PUD that was placed over existing Corridor Zoning. The current practice would not encourage a PUD over Corridor Zoning and would require a new Corridor Development Plan. The abandonment of this PUD will require a new Development Plan for any new construction on the property.

In 2003, after the Corridor Zoning and PUD were approved, the Oklahoma Department of Transportation purchased land that included part of the PUD. The parcel does not meet bulk and area requirements for any zoning classification inside the City of Tulsa and does not have access to a public street or frontage on a public street right of way.

The abandonment requested includes the applicants request plus the property that has been purchased by ODOT.

The following snippet illustrates the PUD abandonment site. The large tract outlined on the west side is part of the applicant's property. The small tracts on the east edge are owned by ODOT.



The original PUD 636 identified development areas graphically and without boundary dimensions. The land area was precisely identified however the lack of boundary information make it impossible to know precisely identify the remaining land area in the PUD. The abandonment of a portion of the PUD leaves Development Area B with 10.29 acres which has been developed with a multi family development and Development Area C with 9.92 acres which has also been developed as a multi family project. The site plans for both of those projects were approved with appropriate standards for all bulk and area requirements contained within the platted lots.

DETAILED STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of PUD-636-D Abandonment to rezone property from CO/ PUD-636 to CO/PUD-636-D.

Abandonment for the property outlined in the legal descriptions and exhibits attached. Z-5457-SP-2 and Z-4825-SP-1 will remain however staff will require a new development plan prior to any new construction activity.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Future development opportunities on this site will not be approved except after a public hearing and recommendation at the Planning Commission and then approved by City Council. Abandonment of the PUD actually provides an opportunity for reestablishing development standards that were not considered

during the original zoning and PUD that was approved prior to the adoption of the West Highlands Small Area Plan.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale; one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan:

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: West Highlands Small Area Plan

The land use map included in the West Highlands Small Area Plan illustrates this area as a Town Center with buffer and includes a visionary component for future development respecting the rural context of the area.

Strategies to maintain the existing character include:

- Retaining tree cover;
- Maintaining significant amounts of open space, through strategies such as clustering, land banking and conservation easements;

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing site is heavily wooded with some terrain. Abandonment of the PUD will provide an opportunity to establish a development plan with future development that is consistent with the West Highlands Small Area Plan.*

Environmental Considerations: None that would affect the abandonment of the PUD.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Union Avenue	Secondary Arterial with Multi Modal Overlay	100'	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by ODOT right of way for Highway 75. Further East a large parcel of CO zoned property has been established for Tulsa Hills Shopping Center; on the north by rural property, zoned AG; on the south by multifamily residential, zoned CO/PUD-636; and on the west by rural property, zoned AG.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: ZONING ORDINANCE: Ordinance number 19935 dated October 2, 2000; and 14912 dated December 5, 1980; and 13521, dated November 21, 1975 established zoning for the subject property.

Subject Property:

PUD-636/ Z-5457-SP-2/ Z-4825-SP-1 October 2000: All concurred in approval for a proposed Planned Unit Development, on a 108± acre tract of land for a mixed use development including, single-family, townhouse dwellings, multifamily and commercial uses subject to conditions of the PUD located on the northwest corner of West 81st Street South and South Highway 75 and includes the subject property.

Surrounding Property:

No relevant history on surrounding property.

Mr. Wilkerson stated that in staff's opinion there is no harm in abandoning PUD-636-D as requested. Mr. Wilkerson indicated that the applicant and the attorney for the apartments are working with Legal to come up with

some language that they all can agree to prevent any problems with the setbacks for the apartments. Mr. Wilkerson indicated that they may need to continue this application once more in order to come to an agreement on some language.

Discussion ensued regarding street impacts and the traffic congestion in the subject area. Ms. Miller indicated that she discussed traffic studies with the City of Tulsa and they stated that it is not a requirement. Mr. Willis stated that the roads and traffic are a problem in the subject area. Mr. Wilkerson stated that the current PUD doesn't take into consideration the Tulsa Hills/West Highlands Small Area Plan because the PUD was approved long before the small area plan was developed. Mr. Wilkerson further stated that by removing the PUD, any development other than single-family residential would have to come before the Planning Commission with a new development plan and at that time the Tulsa Hills/West Highland Small Area Plan would come into play as a guide to that development plan.

The Applicant, Matt Christensen, 2 West 2nd Street, 74103, stated that he is asking for a continuance to April 6, 2016 in order to work on some language with the attorney representing the apartments. Mr. Christensen stated that he is in agreement with staff's recommendation.

INTERESTED PARTIES COMMENTS:

Stuart Van DeWiele, 320 South Boston, 74103, stated that he is concerned about the setback lines and where they are measured. He commented that it is premature to be abandoning the PUD. Ms. Van DeWiele stated that the apartments have a bank loan on them and they can't become non-conforming. Mr. Van DeWiele agreed that a continuance is needed.

Kay Price, 5815 South 31st West Avenue, 74107, stated that she did receive a phone call from the applicant that he was going to request a continuance. Ms. Price expressed her concerns that the subject property would become commercial. Ms. Price stated that during the small area plan meetings the neighbors were always told that they would be protected by the PUD and that single-family residential is the only thing that could be developed.

Sylvia Powell, 8611 South 33rd West Avenue, 74132, stated that she is concerned about new development bringing in more traffic on roads that are not designed for the volume of traffic that is currently in place. Ms. Powell stated that she never wanted Tulsa Hills to be built because the subject area was rural and no one bothered them.

Discussion ensued regarding the existing PUD, the underlying zoning, and development plan that are currently on the subject property. Mr. Christensen stated that his client wants to remove the PUD to make it more marketable.

TMAPC Action; 11 members present:

On **MOTION** of **CARNES**, TMAPC voted **11-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** the major amendment for PUD-636-D to April 6, 2016.

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OTHER BUSINESS

Mr. Walker out at 2:38 p.m.

17. Consider adopting revised TMAPC Policies & Procedures

STAFF RECOMMENDATION:

Item for discussion: Adopt revised Policies and Procedures of the Tulsa Metropolitan Area Planning Commission

Background: A new Zoning Code took effect for the City of Tulsa on January 1, 2016. This necessitated several changes to the TMAPC Policies and Procedures, specifically:

- **2.4(e)(3)** amending the opening statement to simplify presentation requirements and eliminate specific mention of zoning categories;
- **3.3 (a)** eliminating language relating to use units and previous processes;
- **3.4 (a)** moving provision to a new **3.1 (d)**; and
- **3.4** eliminating the remainder of the section since it was incorporated into the new Zoning Code.

Staff recommendation: Adopt the revised *"Policies and Procedures of the Tulsa Metropolitan Area Planning Commission."*

Ms. Miller stated that this is cleanup to remove references to the old Zoning Code that no longer exists.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Reeds, Midget, Millikin, Shivel, Stirling, Willis "aye"; no "nays"; none "abstaining"; Walker "absent") to **APPROVE** the adoption of the revised TMAPC Policies and Procedures per staff recommendation.

18. Commissioners' Comments: None.

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Reeds, Shivel, Stirling, Willis "aye"; no "nays"; none "abstaining"; Walker "absent") to **ADJOURN** TMAPC meeting 2:30 p.m.

ADJOURN

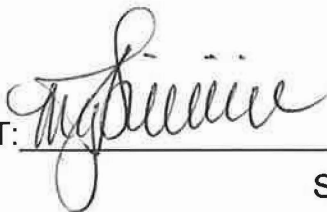
There being no further business, the Chair declared the meeting adjourned at 2:30 p.m.

Date Approved:

03-02-2016


Chairman

ATTEST:



Secretary