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FOR INFORMATION DEPARTMENT:	TMAPC	CONT	ACT NAME: Susan Miller	
ADDRESS:	Two West 2nd St, Ste 800, Tulsa (		TELE: 918-579-9470	
		0111100		PEOO #
RESOLUTION TYPE: ADDRESS:			AMOUNT:	RESO. #:
PROPERTY OWNER:			CASE #:	
PROJECT TITLE:			PROJECT #:	
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	F/BY RESOLUTION #: BLOCK:	COUNCIL DIST.: SECTION:	4 PLANNING DISTR TOWNSHIP:	RANGE:
SUMMARY:				
Resolution No.: 2668:917				M
adopting amendments to Th	tropolitan Area Planning Commission 6th Street Infill Plan.  tle 19, § 863.7, the City Council mus	*		
officially approved	, 5		THE RESERVE AND A STREET OF THE PARTY OF THE	
BUDGET:	FINAN	CE DIRECTOR APPR	DECI	EUVEM
FUNDING SOURCE:			MAR	1 7 2014
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DEPARTMENT HE	AD APPROVAL:		DATE:	
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OR CITY COUNCIL OFFIC	E USE ONLY:		DATE RECEIVED:	
COMMITTEE:	COMMITTEE DATE(S):		FIRST AGENDA DATE:	
HEARING DATE:		DATE:	APPROVED:	
For City Clerk's Office Use	Only (Agenda Date: MMDDYYYY	/; Sec #; Dept ##, Item	##, Sub-Item ##, Status: S	=Synopsis):

### **RESOLUTIONS**

Dept.

**TMAPC** 



Date Prepared:



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**OTHER** 



Pln Dist

Addtn

Coun Dist







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#### RESOLUTION

#### TULSA METROPOLITAN AREA PLANNING COMMISSION

#### Resolution No. 2668:917

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; SUPERSEDING RESOLUTION NO.: 2662:915; AMENDING THE TULSA COMPREHENSIVE PLAN BY ADOPTING AMENDMENTS TO THE 6<sup>TH</sup> STREET INFILL PLAN

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to ensure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

WHEREAS, pursuant to Title 19 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 29th of June 1960, adopt a Comprehensive Plan for 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 was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on 2<sup>nd</sup> of November, 2005, adopt The 6<sup>th</sup> Street Infill Plan as part of the District Four Plan Map and Text, both parts of the Comprehensive Plan of the Tulsa Metropolitan Area. The Plan was subsequently approved by the Tulsa City Council on the 5<sup>th</sup> of January, 2006; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 6th of July 2010, adopt an amendment to the Comprehensive Plan for the Tulsa Metropolitan Area, which pertains only to those areas within the incorporated City limits of the City of Tulsa, known as the Tulsa Comprehensive Plan, which was subsequently approved by the Tulsa City Council on the 22<sup>nd</sup> of July 2010, all according to law, and which has been subsequently amended; and

WHEREAS, The 6<sup>th</sup> Street Infill Plan was recognized in the Tulsa Comprehensive Plan as an existing neighborhood plan that should continue to serve the role of guiding development decisions in the area; and

WHEREAS, a public hearing was held on November 6, 2013, and after due study and deliberation, this Commission deemed it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt amendments to The 6th Street Infill Plan; and

WHEREAS, on November 20, 2013, this Commission approved Resolution No. 2662:915 adopting the amendments to The 6<sup>th</sup> Street Infill Plan and thereafter submitted the Resolution to the Tulsa City Council; and

WHEREAS, on January 30, 2014, the Tulsa City Council reviewed the amendments to the 6<sup>th</sup> Street Infill Plan included in Resolution No. 2662:915 and, as set forth in Title 19 Oklahoma Statutes, Section 863.7, voted to return the plan to the Commission for further consideration of two additional map amendments; and

WHEREAS, a public hearing was held by this Commission on February 19, 2014 and after due study and deliberation, this Commission deemed it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt amendments to The 6th Street Infill Plan, as hereafter described:

**CPA-19**: Amend boundaries of the Plan area and subareas on The 6<sup>th</sup> Street Infill Plan land use map; and

**CPA-20**: Reconcile titles and boundaries of subareas to conform to The 6<sup>th</sup> Street Infill Plan land use map; and

**CPA-21**: Amend text in The 6<sup>th</sup> Street Infill Plan regarding street closures, parking, housing and subarea descriptions.

NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:

- Section 1. That this Resolution shall supersede Resolution No. 2662:915.
- Section 2. That The 6<sup>th</sup> Street Infill Plan, part of the Tulsa Comprehensive Plan, as adopted by the Tulsa Metropolitan Area Planning Commission on July 6, 2010 and as amended from time to time, shall be and is hereby amended.
- Section 3. That a true and correct copy of the amendments are attached to this Resolution.
- Section 4. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the

City of Tulsa for its consideration, action and requested approval within forty-five (45) days of its submission.

Section 5. That upon approval by the Tulsa City Council, or should the City Council fail to act upon this amendment to the Tulsa Comprehensive Plan within forty-five (45) days of its submission, it shall be deemed approved with the status of an official plan and immediately have full force and effect.

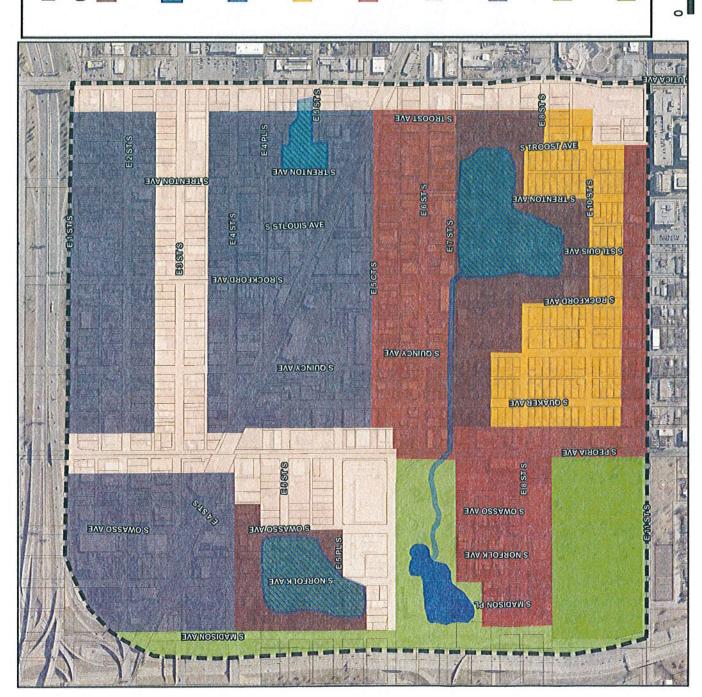
the Tulsa Metropolitan Area Planning Commission, including its ex officio members. Michael Covey, Chairman Tulsa Metropolitan Area Planning Commission ATTEST: Ryon Stirling, Secretary Tulsa Metropolitan Area Planning Commission ATTESTATION AND CERTIFICATION TULSA METROPOLITAN AREA PLANNING COMMISSION STATE OF OKLAHOMA) SS. COUNTY OF TULSA To The City Clerk of the City of Tulsa and the County Clerk of Tulsa County: I. Michael Covey, Chairman of the Tulsa Metropolitan Area Planning Commission, certify on this 19th day of February, 2014 that the foregoing Resolution and amendment to the Tulsa Comprehensive Plan attached to this Resolution are a true and correct copy of the Resolution and amendment to the Tulsa Comprehensive Plan as adopted by the Tulsa Metropolitan Area Planning Commission. Michael Covey, Chairman Tulsa Metropolitan Area Planning Commission Subscribed and sworn to before me on this 19th day of February 2014. BARBARA L. HUNTSINGER Notary Public, State of Oklahoma Commission # 13005352 My Commission Expires June 07, 2017 My Commission Expires: Commission No.:

ADOPTED on this 19th day of February, 2014, by a majority of the full membership of

### APPROVAL OF THE TULSA CITY COUNCIL

APPROVED by the City Counciday of 2014.	il of the City	of Tulsa, Oklahoma or	n this
APPROVED AS TO FORM:	Karen Gilb	ert, Chair of the City C	ouncil
Assistant City Attorney			
ATTESTATION CITY COUNCIL			
STATE OF OKLAHOMA )			
COUNTY OF TULSA ) ss.			
To The City Clerk of the City of	Tulsa and the	e County Clerk of Tuls	a County:
I, Karen Gilbert, Chair of the Citon this day of amendment to the Tulsa Comprehensive correct copy of the Resolution and an approved by the City Council of the City	201 ve Plan attach mendment to	4 that the foregoing Red to this Resolution	Resolution and are a true and
	Karen Gilbe	ert, Chair of the City C	ouncil
Subscribed and sworn to before n	me on this	day of	2014.
9		Notary Public	
My Commission Expires:			
Commission No.:			

CPA-19
Amend boundaries of the Plan area and subareas on
The 6<sup>th</sup> Street Infill Plan land use map
as attached



# 6th St. Infill Plan



Redevelopment
Large-scale, residential/mixed-use infill
developments



Existing Flood Control New urban parks that provide flood control when needed

Residential Revitalization Restoration of existing housing, introduction of small-scale, diverse, compatible infill

Residential, Commercial, Office, Manufacturing, Warehousing, Reuse of existing structures, smaller-scale, compatible infill. Mixed Use Infill

Auto-Oriented Commercial commercial, Office, high-intensity Residential, Institutional, Manufacturing and Warehousing; usually located on primary arterial streets & highways. This economic model depends on vehicular access and visitors from throughout the region.

Manufacturing, Warehousing, and Industrial uses; assembly and distribution facilities Manufacturing Warehousing

Park

non-flood control park areas and trails

Cemetery

750 375

1,125

1,500 Feet

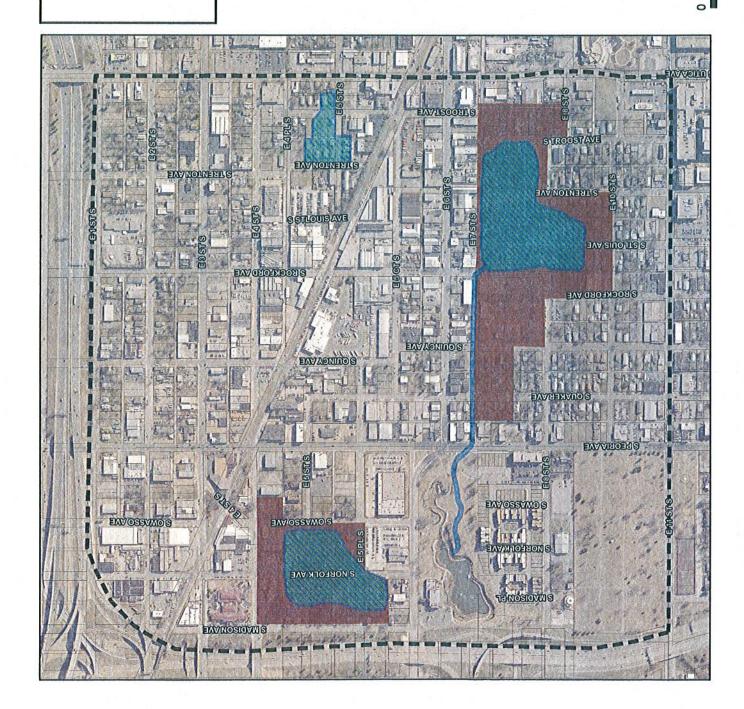
CPA-20
Reconcile titles and boundaries of subareas to conform to
The 6<sup>th</sup> Street Infill Plan land use map
as attached

6th St. Infill Plan

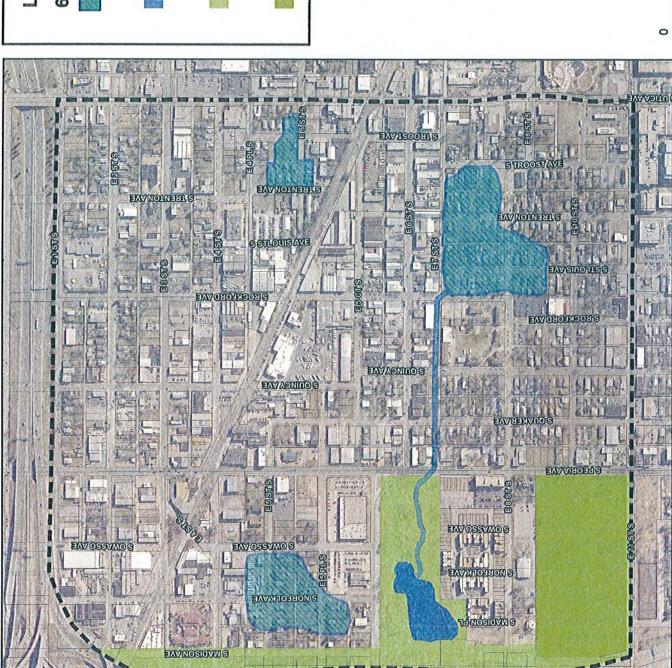
Redevelopment Large-scale, residential/mixed-use infill developments



Planned Flood Control New urban parks that provide flood control when needed



1,500 Feet 1,125 750 375



# 6th St. Infill Plan

Planned Flood Control New urban parks that provide flood control when needed



Existing Flood Control
New urban parks that provide flood
control when needed

Park non-flood control park areas and trails



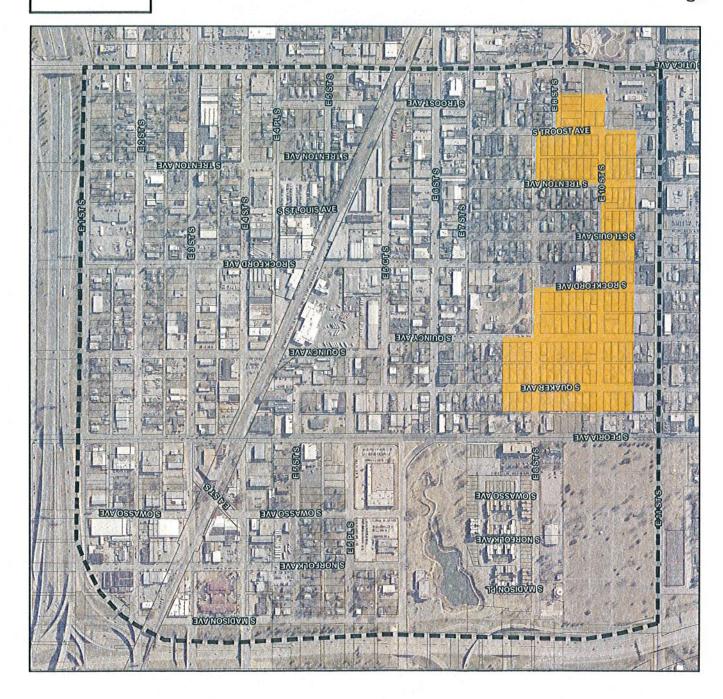
Cemetery

375 750 1,125 1,500 Feet



# 6th St. Infill Plan

Residential Revitalization Restoration of existing housing, introduction of small-scale, diverse, compatible infili



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# Legend

# 6th St. Infill Plan

Residential, Commercial, Office, Manufacturing, Warehousing, Reuse of existing structures, smaller-scale, compatible infill.

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# **Legend**

# 6th St. Infill Plan

Auto-Oriented Commercial
Commercial, Office, high-intensity Residential,
Institutional, Manufacturing and Warehousing; usually
located on primary arterial streets & highways. This
economic model depends on vehicular access and
visitors from throughout the region.

Manufacturing Warehousing Manufacturing, warehousing, and industrial uses; assembly and distribution facilities

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### CPA-21

Amendments to text in The 6<sup>th</sup> Street Infill Plan regarding street closures, parking, housing and subarea descriptions.

### 3. Recommended Changes in Development Policy, at page 14 of The 6<sup>th</sup> Street Infill Plan, is amended to read as follows:

The purpose of this Plan, above all else, is to give a voice to the people of this neighborhood and allow them to share with others that this is a neighborhood with many assets, great vision, and significant potential. But to implement this plan, fundamental changes to the way we develop in Tulsa are needed. The objective of this plan is not to alter the development "status quo" for the entire City but merely to fine tune development policy in ways that support, rather than impede, the growth and redevelopment of this area. This Plan is not regulatory in nature, rather a guide for future regulations. The Plan should also act as a policy guide for development proposals; however, each development proposal must be evaluated on its own merit based on unique site conditions.

### 16.9 Street Alignment and Streetscaping, at page 70 of The 6<sup>th</sup> Street Infill Plan, is amended to read as follows:

The 6th Street neighborhood is laid out on a grid pattern, with several local streets feeding into the arterial streets of 11th Street, 6th Street, Utica Avenue, and Peoria Avenue. The existing grid pattern efficiently promotes accessibility for both vehicles and pedestrians via many routes. As important, the rectangular blocks circumscribed by this grid provide an efficient starting point for the restoration and rebuilding of this neighborhood.

Some changes to the grid may be required to accommodate parks, ponds, paths, institutional, multifamily, and commercial uses and that this will involve the closing of some streets and introduction of a few new curvilinear streets. But it is hoped that these changes will be minimal. The streets should retain the characteristics of a traditional urban neighborhood in certain subareas. Provided however, street closures may be considered for larger-scale developments or projects that require controlled access, efficient utilization of tracts created by the creation of detention ponds, and where the impact of street closure will be minimal.

16.9.1.1.1, at page 71 of The 6<sup>th</sup> Street Infill Plan, is amended to read as follows: Whenever and wherever possible, the existing grid network of streets and sidewalks should be retained. However, street closures may be considered for larger-scale development or projects that require controlled access, creation of detention ponds, or where the impact of a street closure is minimal.

## 16.2.4 Parking Philosophy, at page 59 of The 6<sup>th</sup> Street Infill Plan, is amended to read as follows:

An area-wide parking strategy should at its core reflect the following understanding: Additional off-street parking will facilitate reuse of existing structures, and 2) On-street parking is beneficial for businesses, people in cars, and pedestrians (through indirect traffic calming effects). Generally, off-street parking areas should be located behind principal structures. Good design (access, landscaping, screening, setbacks, etc.) can provide an adequate buffer between commercial and abutting residential properties. Shared parking in a pedestrian-oriented, mixed-use area is an inherent design benefit. Commercial areas, residential developments, churches, and institutions, should work together to provide maximum efficiency and minimum amounts of land. Formal association among property owners is encouraged so that revenue and incentives can be focused on creating structured parking. There should be no reduction in required parking as specified in the Tulsa Zoning Code, unless a variance is granted by the Board of Adjustment, until such time as parking facilities or enhanced public transportation are available, or new incentives are included in the Tulsa Zoning Code.

The subarea definitions for Residential Revitalization, Mixed Use Infill, Auto-Oriented Commercial and Manufacturing Warehousing on The 6<sup>th</sup> Street Infill Plan land use map, at page 84 of The 6<sup>th</sup> Street Infill Plan, is amended to read as follows:

Residential Revitalization

Restoration of existing housing, introduction of small-scale, diverse, compatible infill

Mixed Use Infill

Residential, Commercial, Office, Manufacturing, Warehousing, Reuse of existing structures, smaller scale, compatible infill.

**Auto-Oriented Commercial** 

Commercial, Office, high-intensity Residential, Institutional, Manufacturing and Warehousing; usually located on primary arterial streets & highways. This economic model depends on vehicular access and visitors from throughout the region.

Manufacturing Warehousing

Manufacturing, Warehousing, and Industrial uses; assembly and distribution facilities.

POINT ON THE WEST LINE OF LOT 3, BLOCK 3; THENCE NORTH 1°25'42" WEST ALONG SAID WEST LINE A DISTANCE OF 35.88 FEET TO A POINT; THENCE NORTH 88°17'18" EAST ALONG THE NORTH BOUNDARY OF BLOCK 3, RIVER GROVE AND THE SOUTH RIGHT OF WAY OF EAST 75<sup>TH</sup> PLACE SOUTH A DISTANCE OF 495.00 FEET TO A POINT; THENCE SOUTH 1°25'42" EAST ALONG THE WESTERLY BOUNDARY OF BLOCK 8, KENSIGNTON II AMENDED, A DISTANCE OF 611.60 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 181,038.3 SQUARE FEET OR 4.1561 ACRES, MORE OR LESS.

Mr. Covey announced that the TMAPC will be taking a five-minute break at 2:40 pm.

Mr. Covey reconvened the TMAPC meeting at 2:45 p.m.

28. Adopt Resolution No. 2668:917 amending The 6<sup>th</sup> Street Infill Plan to supersede Resolution No. 2662:915 adopted by TMAPC on November 20, 2013

### **STAFF RECOMMENDATION:**

**Item:** Consider adoption of a Resolution amending The 6<sup>th</sup> Street Infill Plan of the Tulsa Comprehensive Plan to supersede Resolution No. 2662:915 as adopted on November 20, 2013.

**Background:** Subsequent to the TMAPC adoption of The 6<sup>th</sup> Street Infill Plan amendments on November 20, 2013, the amendments were transmitted to City Council (See **Attachment I**, TMAPC adopted Map 11/20/13). Oklahoma Statutes, Title 19, Section 863.7, provides City Council the following options regarding plan amendments:

"The council ... may approve the plan in whole or in part, or return the plan or any portion thereof to the commission for further consideration."

The 6<sup>th</sup> Street Infill Plan amendments were presented to City Council on January 30, 2014 for consideration. The Council unanimously voted to send the entirety of The 6<sup>th</sup> Street Infill Plan amendments back to the TMAPC with two suggested map revisions.

The two suggested map changes are identified on **Attachment II** of this report and are as follows:

- 1) South of E. 4<sup>th</sup> St. and west of S. Peoria Ave. This suggested revision is to change the designation on the land use map (and related subarea maps) to *Auto-Oriented Commercial*. As a result of a scrivener's error, the applicant's map extended the *Redevelopment* subarea one block east where it did not previously exist. The original land use map showed this area as *Mixed Use Infill* and it was the applicant's intent that this be changed to the *Auto-Oriented Commercial* subarea.
- 2) E. 11<sup>th</sup> St. between S. Troost Ave. and S. Peoria Ave. This suggested revision is to return the land use map designation (and related subarea maps) on E. 11<sup>th</sup> St. between S. Troost Ave. and S. Peoria Ave. to the *Mixed Use Infill* subarea, as it was on the original land use map. This change was a negotiated item between the applicant and the District Councilor during the City Council review process.

**Staff Recommendation:** Adopt attached Resolution superseding Resolution No. 2662:915.

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; SUPERSEDING RESOLUTION NO.: 2662:915; AMENDING THE TULSA COMPREHENSIVE PLAN BY ADOPTING AMENDMENTS TO THE 6<sup>TH</sup> STREET INFILL PLAN

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to ensure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

WHEREAS, pursuant to Title 19 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 29th of June 1960, adopt a Comprehensive Plan for 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 was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on 2<sup>nd</sup> of November, 2005, adopt The 6<sup>th</sup> Street Infill Plan as part of the District Four Plan Map and Text, both parts of the Comprehensive Plan of the Tulsa Metropolitan Area. The Plan was subsequently approved by the Tulsa City Council on the 5<sup>th</sup> of January, 2006; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 6th of July 2010, adopt an amendment to the Comprehensive Plan for the Tulsa Metropolitan Area, which pertains only to those areas within the incorporated City limits of the City of Tulsa, known as the Tulsa Comprehensive Plan, which was subsequently approved by the Tulsa City Council on the 22<sup>nd</sup> of July 2010, all according to law, and which has been subsequently amended; and

WHEREAS, The 6<sup>th</sup> Street Infill Plan was recognized in the Tulsa Comprehensive Plan as an existing neighborhood plan that should continue to serve the role of guiding development decisions in the area; and

WHEREAS, a public hearing was held on November 6, 2013, and after due study and deliberation, this Commission deemed it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt amendments to The 6th Street Infill Plan; and

WHEREAS, on November 20, 2013, this Commission approved Resolution No. 2662:915 adopting the amendments to The 6<sup>th</sup> Street Infill Plan and thereafter submitted the Resolution to the Tulsa City Council; and

WHEREAS, on January 30, 2014, the Tulsa City Council reviewed the amendments to the 6<sup>th</sup> Street Infill Plan included in Resolution No. 2662:915 and, as set forth in Title 19 Oklahoma Statutes, Section 863.7, voted to return the plan to the Commission for further consideration of two additional map amendments; and

WHEREAS, a public hearing was held by this Commission on February 19, 2014 and after due study and deliberation, this Commission deemed it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt amendments to The 6th Street Infill Plan, as hereafter described:

- **CPA-19**: Amend boundaries of the Plan area and subareas on The 6<sup>th</sup> Street Infill Plan land use map; and
- **CPA-20**: Reconcile titles and boundaries of subareas to conform to The 6<sup>th</sup> Street Infill Plan land use map; and
- **CPA-21**: Amend text in The 6<sup>th</sup> Street Infill Plan regarding street closures, parking, housing and subarea descriptions.
- NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:
- Section 1. That this Resolution shall supersede Resolution No. 2662:915.
- Section 2. That The 6<sup>th</sup> Street Infill Plan, part of the Tulsa Comprehensive Plan, as adopted by the Tulsa Metropolitan Area Planning Commission on July 6, 2010 and as amended from time to time, shall be and is hereby amended.
- Section 3. That a true and correct copy of the amendments are attached to this Resolution.
- Section 4. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the City of Tulsa for its consideration, action and requested approval within forty-five (45) days of its submission.

Section 5. That upon approval by the Tulsa City Council, or should the City Council fail to act upon this amendment to the Tulsa Comprehensive Plan within forty-five (45) days of its submission, it shall be deemed approved with the status of an official plan and immediately have full force and effect.

ADOPTED on this 19th day of February, 2014, by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its *ex officio* members.

Michael Covey, Chairman TMAPC

ATTEST:

Ryon Stirling, Secretary
Tulsa Metropolitan Area Planning Commission

Ms. Miller stated that Legal requested that she state the recommendation correctly: Staff's recommendation is to adopt amendments as reflected in the resolution and adopt the resolution superseding the previous resolution.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **MIDGET**, TMAPC voted **6-0-0** (Covey, Dix, Midget, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Carnes, Liotta, Perkins "absent") to recommend **APPROVAL** of The 6<sup>th</sup> Street Infill Plan amendments per staff recommendation as amended in the presentation and Resolution No. 2668:917. (Language underlined has been added and language with a strike-through has been deleted.)

\*\*\*\*\*\*\*\*