

Public Hearing Process/Notification schedule

	RDO text amendments	Comp Plan amendments	RDO map amendment
Newspaper notice	April 28, 2016	May 3, 2016	
TMAPC Public Hearing	May 18, 2016	May 18, 2016	
Transmit to Council w/draft minutes	May 23, 2016	May 23, 2016	
City Council UED & 1st reading	May 26, 2016	May 26, 2016	
City Council 2nd reading Adopt w/emergency	June 9, 2016	N/A	
Ordinance published	week of 6/13-6/17	N/A	
Newspaper notice			June 16, 2016
300' mailed notice			June 16, 2016
Signs posted			June 16, 2016
TMAPC Public Hearing			July 6, 2016
Transmit to Council w/draft minutes			July 11, 2016
City Council UED & 1st reading			July 14, 2016
City Council 2nd reading Adopt w/emergency			July 21, 2016
Ordinance published			week of 7/25-7/29

70.010-F Public Hearing Notice (p. 70-4 & 70-5)

1. Newspaper Notice

Whenever the procedures of this chapter require that newspaper notice be provided, the notice must be published in a newspaper of general circulation within the City of Tulsa.

2. Mailed Notice

a. Whenever the procedures of this chapter require that notices be mailed, the notices must be sent by United States Postal Service first class mail.

b. Addresses must be based on property ownership information from the county assessor's office. When required notices have been properly addressed and deposited in the U.S. mail, alleged failure of a party to receive the mailed notice does not constitute grounds to invalidate any action taken.

3. Posted Notice

When the procedures of this chapter require that posted notice be provided, at least one notice sign must be posted on each public street frontage abutting the subject property in locations plainly visible to passers-by. If the subject application includes an area with more than 1,000 feet of street frontage on a single street, at least one sign must be posted for each 1,000 feet of street frontage or fraction thereof on that street. If the city initiates rezoning in order to revise its comprehensive plan or official map or to identify areas which require specific land use development due to topography, geography or other distinguishing features, including but not limited to floodplain, drainage, historic preservation and blighted areas, as an alternative to the foregoing requirements, the land use administrator is authorized to designate the particular sites within the area proposed for rezoning where notice signs will be located, which must be plainly visible to passers-by and which, taken together, are determined to provide reasonable posted notice.

4. Content of Notice

All required public hearing notices must:

a. Indicate the date, time and place of the public hearing that is the subject of the notice;

b. Describe any property involved in the application by map, street address and or by legal description, provided that a map must be included in the newspaper notice for any zoning map amendment;

c. Describe the action sought in the application or proposal;

d. Identify who will conduct the hearing; and

e. Indicate where additional information on the matter can be obtained