

TULSA METROPOLITAN AREA PLANNING COMMISSION
 MINUTES of Meeting No. 1344
 Wednesday, February 4, 1981, 1:30 p.m.
 Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Avey Eller Gardner Holliday, Secretary Petty C. Young, Chairman T. Young	Inhofe Kempe Parmele	Alberty Gardner Howell Lasker Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, February 3, 1981, at 11:47 a.m., as well as in the Reception Area of the TMAPC Offices.

Chairman C. Young called the meeting to order at 1:35 p.m. and declared a quorum present.

MINUTES

On MOTION of T. YOUNG, the Planning Commission voted 6-0-1 (Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; Avey "abstaining"; Inhofe, Kempe, Parmele "absent") to approve the Minutes of January 21, 1981, (No. 1342).

On MOTION of T. YOUNG, the Planning Commission voted 6-0-1 (Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; Avey "abstaining"; Inhofe, Kempe, Parmele "absent") to approve the Minutes of Application No. Z-5490, January 28, 1981 (No. 1341).

DIRECTOR'S REPORT:

Approval of Final Merger Agreement of Tulsa Metropolitan Area Planning Commission and Indian Nations Council of Governments

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to approve the Final Merger Agreement of the Tulsa Metropolitan Area Planning Commission and the Indian Nations Council of Governments (Exhibit "A-1").

Director Lasker advised the Commission of the National Land Use Conference '81 to be held March 18-21, 1981 in San Francisco, California. This will be a four-day working conference for those involved in the land use decision-making process.

The Director also noted that the American Planning Association will hold their national conference in Boston, Massachusetts. This meeting will be in April and Mr. Lasker advised that he would provide further information on the conference as soon as it is available.

CONTINUED ZONING PUBLIC HEARING:

PUD #248 Roy Johnsen (Quatro Prop.) North side of 91st Street, between Yale Avenue and Sheridan Road (RS-3)

The Staff advised that the applicant had requested a continuance of this item to February 18, 1981.

On MOTION of PETTY, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to continue PUD #248 to February 18, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD #252 Robert J. Nichols (Ira Crews) 55th Place East of Lewis Avenue
(W/2 RM-T)
(E/2 RS-3)

Bob Gardner advised that the applicant had prepared a site plan for 22 units; however, the plan was not available for Staff review previous to the meeting.

Robert Nichols, representing the applicant, noted that the Commission had previously approved 27 units for the project. After further discussion with the Staff, it was found that parts of the Zoning Code are vague on this point. Mr. Nichols advised that he preferred to file a site plan including 22 units, at this time, rather than pursue the language of the Zoning Code, and in the future he would file a rezoning application on one-half of the subject tract to change the zoning from RS-3 to RD. At that point an amendment to the PUD, to allow 27 units, will be filed. By so doing, the applicant will be able to obtain a building permit and begin construction of the 22 units now and then add the additional 5 units after the amendment has been approved.

Bob Gardner advised that the Staff had reviewed all aspects of the PUD as to what could be permitted under the Ordinance. It was found that the livability space provides 4,000 sq. ft. in the RS-3 District - this does not change and the applicant would not be able to meet this condition. The Zoning Code is specific concerning density and does not allow the exception density.

Commissioner T. Young questioned how the proposed rezoning to the RD District would accomplish the 27 units. The Staff advised that the land area per dwelling unit for RD zoning is different and the livability space per dwelling unit is less.

The Staff recommended a one week continuance of this item to allow time for review of the 22 units proposed in the PUD.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to continue PUD #252 to February 11, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

Minshall Park Cluster Homes (PUD #190) (1083) 76th Street and South Joplin Avenue (RS-3)

The Staff presented the plat with the applicant represented by Robert Nichols.

Mr. Wilmoth pointed out that there is a discrepancy of 11 units on what is actually shown on the preliminary plat and what the PUD may allow. He noted that all conditions of PUD #190 must be met prior to release of the final plat. A redesign of the PUD or a minor amendment may be necessary to meet this condition. He suggested the Commission may want to table the plat until a definite plan for the PUD was presented, so that an approval of the plat would not be leverage for additional units in this section of the project.

The Chair, without objection, tabled Minshall Park Cluster Homes until the applicant submits an amended PUD.

Sailboat Addition (690) South 261st West Avenue and Coyote Trail

The Staff presented the plat and noted that the applicant was in attendance at the T.A.C. meeting.

The County Engineer recommended the bearings be clarified and that the Book and Page of the access easement be shown on the plat.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Sailboat Addition, subject to the conditions.

Mr. Wilmoth advised that the action on this plat was started before the County zoning jurisdiction went into effect.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to approve the Preliminary Plat of Sailboat Addition, subject to the following conditions:

1. Regarding zoning: This plat was submitted prior to any zoning being imposed on this area. Lot sizes and areas at that time did not need to comply with any sizes other than meet minimums for Health Department. Effective October 1, 1980 the property was zoned AG. Under this zoning, only one single family dwelling is allowed on each lot, so paragraph 3.02, PART THREE, IMPROVEMENT, in the restrictions will have to be revised to eliminate any references to duplex, tri-plex, etc. Zoning requirements will need to be observed. Only a zoning change or PUD would allow any residential use other than single family. The Yacht Club if not already established prior to October 1, 1980, will also require Board of Adjustment approval. AG uses are of course, by right. (For information.)
2. Common area or mutual access easement: The darkened area or taped outline obscures some dimensions and information. It is suggested that a light overlay or similar opaque shading be used over the mutual access area. That area should be designated "Private Mutual Access and Utility Easement" and the covenants should read the same.

Sailboat Addition (continued)

3. In the covenants, PART SIX, add after or as a part of paragraph "d" that the private road is to be maintained by the adjacent lot owners and not by Tulsa County. Developer may wish to elaborate on this, but we only require that it be clear that it is to be privately maintained. Also correct 1st line at top of page to read...west side of Lot 8.....etc. (Not Lot 6).
4. On the face of the plat include notaries for the owners and surveyor. Include acreage in the legal description. Be sure and include S.T.R. in legal. Omit duplicated legal description at bottom of plat.
5. Section, Township and Range is not included in legal description.
6. Show curve data on private streets as applicable.
7. Show engineers/surveyor's name and address on face of plat.
8. Private street system shall be acceptable to County Engineer. Drainage plans shall be approved by County Engineer, including storm drainage and detention design (and Earth Change Permit where applicable) subject to criteria approved by County Commission.
9. Utility easements shall meet the approval of the utility companies.
10. Water plans shall be approved by the local water authority prior to release of plat.
11. The method of sewage disposal and plans therefore, shall be approved by City-County Health Department.
12. The method of water supply and plans therefore, shall be approved by City-County Health Department.
13. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A 150' building line shall be shown on plat on any wells not officially plugged.)
14. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including miscellaneous documents required by the Subdivision Regulations.)
15. All (other) Subdivision Regulations shall be met prior to release of final plat.

East Central Park (3204, 594) East Admiral Place and South 123rd East Avenue
Tulsa Housing Authority (RM-0)

The Staff presented the plat and advised that the engineer had attended the T.A.C. meeting and was in agreement with the conditions.

The Staff advised that this plat was reviewed by the T.A.C. on September 25, 1980, and although no approval for sketch plat was made, comments were made in order to guide the developer and set forth several problems. A revision has been made and many of the same comments and/or recommendations will apply.

East Central Park (continued)

A new street layout was presented with two alternates, "A" and "B". Alternate "B" was preferred by the developer and T.A.C. so that one will be used and is the one submitted for review.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of East Central Park, subject to the conditions.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to approve the Preliminary Plat of East Central Park, subject to the following conditions:

1. Any portion of this tract abutting or within the floodplain shall show the necessary drainage easements and/or monuments, as recommended by the City Engineer. Show D. E., as required.
2. Show all easements (both public and private) that may affect this tract. (There may be a private roadway easement through the tract, which should either be shown or vacated.)
3. Utility easements shall meet the approval of the utility companies. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines.
4. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
5. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s). (Include language in covenants.)
6. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
8. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission.
9. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by City Engineer. Omit "access at street intersections" - (not needed).
10. The key or location map shall be complete. Show "Pride Manor and Springlake."
11. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A 150' building line shall be shown on plat on any wells not officially plugged.)
12. In Covenants, omit line regarding access and add Water Department language, re; maintenance.

East Central Park (continued)

13. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
14. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Caven-Wood Addition (183) SW corner of 61st Street and South 86th East Ave.
(OM & CS)

The Staff presented the plat advising that the engineer was present at the T.A.C. meeting.

Applicant was reminded to include "access relinquishment" in covenants, and that covenants should contain the underground service language.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Caven-Wood Addition, subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to approve the Preliminary Plat of Caven-Wood Addition, subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required, (17½'). Existing easements should be tied to or related to property and/or lot lines.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (12" main will need to be extended on 61st Street.)
3. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s). (Include language in covenants.)
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (For drainage if required.)
6. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
7. Access points shall be approved by City and/or Traffic Engineers. (No access to 61st Street for Lot 2, and access to Lot 1, should be on the westerly edge.)
8. In Covenants add paragraph for Water Department, re: pavement repair and maintenance.
9. A "letter of assurance" regarding installation of improvements shall

Caven-Wood Addition (continued)

be submitted prior to release of final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)

10. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Murphy-Gilbert Park (1894) 2400 Block of South Garnett Road (RS-3 & OL)

The Staff presented the plat with the applicant not represented.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Murphy-Gilbert Park, subject to the conditions.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to approve the Preliminary Plat of Murphy-Gilbert Park, subject to the following conditions:

1. Utility easements shall meet the approval of the utility companies. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
5. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission.
6. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
7. Show "9 Lots" under location map.
8. Covenants: Page 2, 1st paragraph; omit reference to the "City of Tulsa." (Not needed - this is not a P.U.D.)
Page 2: Item 1 - show one-story.
Page 2: Item 4 - add after "building lines"..."or easements."
Page 3: After 12E - add paragraph for Water and Sewer Department; re: Pavement repair and maintenance of lines, (copy furnished).
9. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Grantham Addition (1393) SE corner of 21st Street and South 92nd East Ave.
(CS)

The Staff presented the plat with the applicant represented by Bob Steele.

Mr. Wilmoth explained that it was proposed to sell a portion of the property to Fiesta Pools next door, but this would be done by lot-split after plat was recorded. Water and Sewer reminded applicant that a sewer extension would be required and the Staff advised that release letters would be required for final approval by the Planning Commission. There was also some discussion about storm drainage and street right-of-way. The T.A.C. would be consistent in its requirements, as listed.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Grantham Addition, subject to the listed conditions.

On MOTION of PETTY, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to approve the Preliminary Plat of Grantham Addition, subject to the following conditions:

1. Utility easements shall meet the approval of the utility companies. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines.
2. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
3. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission.
4. Add paragraph to Covenants for Water and Sewer Department - (see copy). Also change Section II, paragraph 1, to read "110' from centerline of 21st Street and 55' from centerline of 92nd East Avenue."
5. All (other) Subdivision Regulations shall be met prior to release of final plat.

REVISED FINAL PLAT:

De Jarnette Plaza (3693) 61st Street and South 89th East Place (RS)

The Staff presented the plat with the applicant not represented.

This plat already has a final approval (June 21, 1980) and was released on August 9, 1978, but was never filed of record. This plat is essentially the same, but one additional lot has been added and the easements have been increased to 11' to meet the current standards.

Staff already has the following release letters:

ONG - dated June 19, 1978
Water & Sewer - dated
June 23, 1978
PSO - dated June 27, 1978

Gen. Tel. - dated June 26, 1978
City Engineer - dated August 2,
1978
Agreement to construct - dated
May 16, 1978

De Jarnette Plaza (continued)

Since there are no significant changes other than creating one more lot, and that only involved moving 3 lot lines, the Staff recommends the revision be approved, subject to the approval of the previous release letters, or upon receipt of new release letters.

The Technical Advisory Committee and Staff recommended approval of the Revised Final Plat of De Jarnette Plaza, subject to one condition.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to approve the revised Final Plat of De Jarnette Plaza, subject to the following condition:

1. In Covenants add to Item #3, second line...."except where easements are greater," and include Telephone Company in the underground services section. Also include additional language requested by P.S.O.

REQUEST TO WAIVE PLAT:

Z-4756 & Z-5490 Hinderliter Corp. (3203) North Harvard Avenue at Marshall St.
IM, P & OL

The applicant was represented by Claude Hixon, LeRoy Trujillo and Dave Bagby.

The Staff advised that this request involves two previous zoning applications on properties with three zoning classifications. The Hinderliter Company is expanding their facilities, but unlike a developer, do not intend to sell or subdivide their land. It is for their own uses only. The majority of the plant is already inside an IM zone and does not require a plat, since the facility has been there many years. The Company representatives, the utilities, including Water and Sewer, City Engineering, and the Staff have met informally and reviewed the request as a prerequisite to the formal T.A.C. Review. Drainage Plans are being prepared by Mansur, Daubert and Williams and arrangements are being made with the Water and Sewer Department for changes in the water and sewer services.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Z-4756 and Z-5490, subject to the conditions outlined by the Staff.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to approve the Waiver of Plat on Z-4756 and Z-5490, subject to the following conditions:

- (a) Approval of the drainage plans through the permit process.
- (b) Satisfactory arrangements with Water and Sewer Department regarding water and sewer services.
- (c) Dedication of right-of-way on the OL and P parcels to meet the Major Street Plan on Harvard Avenue (east 10').

CZ-4 (Scottsdale Addition) (603) East 62nd Street North and North Wheeling Avenue (RMH)

The Staff advised that this is a request to waive plat on this subdivision since nothing would be gained by another plat. A large part has been rezoned RMH to permit mobile homes. No change in the plat is anticipated and all facilities and improvements are reported to be in place. Only the use will change from a single family house on each lot to a mobile home on each lot. (Staff notes that the restrictive covenants will need to be amended, but this can be done by filing an amended set of covenants by separate instrument.)

The applicant was represented by Anthony Laizure.

The only concern of the Water and Sewer Department was when the covenants were rewritten, that provisions for sewer connections and other details be included therein. Utilities advised care should be taken to prevent mobile homes from encroaching on easements and setbacks and to keep easements clear of any storage buildings.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on CZ-4, subject to the condition.

1. Review of revised covenants by the T.A.C., particularly the Water and Sewer Department.

Commissioner T. Young, recalling the discussion held during the rezoning hearing, asked Mr. Laizure if he had discussed the matter of amending the plat to close Wheeling and Xanthus Avenues with County Commissioner Harris.

Mr. Laizure advised that he had discussed the matter with Commissioner Harris and also received an opinion from the District Attorney's office. This opinion was from the Civil Division, not a formal opinion, and they felt there would be legal problems in barricading a public street such as that. They recommended the applicant not consider this course of action.

The Staff advised that the rezoning application would be considered by the County Commission on February 9, 1981 and suggested the Commission continue the item until the zoning application has been heard by the County.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to continue the request for waiver of plat on CZ-4 to February 11, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

FOR CHANGE OF ACCESS ON RECORDED PLAT:

Stonebridge Addition (3483) South of the SE corner of 114th Street and South Yale Avenue (AG)

The Staff advised that this is a request to change an access point on South Yale Avenue on one lot in STONEBRIDGE ADDITION. One access was permitted to Yale on the original plat, but it was unknown where the driveway would actually be desired. A house has been constructed and the driveway is on the north end of the lot. Since the intent was to allow one access drive, there was no objection to moving the location to fit the owner's construction. Traffic Engineer has approved the

Stonebridge Addition (continued)

the change, and it is recommended the Commission concur.

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to approve a change of access point on South Yale Avenue on one lot in Stonebridge Addition.

LOT-SPLITS:

L-15070	Kenneth West	(274)	L-15106	Dillard & Dorothy Gardner	(703)
15100	TURA	(3602)	15107	J. C. Hamilton	(192)
15102	Alma K. Knoche	(2084)	15108	Stephen & Ruth Duenner	(1284)
15103	A.T. & S.F. Railway Co.	(2003)	15112	TURA	(2502)
15104	W. O. & Kaye Smith		15113	TURA	(3602)
	d/b/a Arkansas Valley		15114	Randall & Barbara King	(3193)
	Property	(393)	15117	U-Totem, Inc.	(1593)
			15118	Gertrude M. Clift	(1503)

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") for ratification of prior approval of the above-listed lot-splits.

FOR WAIVER OF CONDITIONS:

L-14981 Ed Schermerhorn (1793) 2700 Block of East 28th Street (RS-1)

The applicant requested this item be continued since he was unable to attend the February 4, 1981 meeting.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to continue L-14981 to February 18, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD #136 Eddie Mills Lot 7, Block 1, Silver Oaks Addition

Minor Amendment to permit lot-split and development of two single family homes, per plot plan.

The Staff advised that the applicant is requesting a minor amendment to PUD #136 Development Area "C" to permit a lot-split of Lot 7 in order to build two single family homes. The lot was originally approved for duplexes so the lot-split will not increase density. The net effect of this amendment is the units will be separated rather than being connected. The Staff recommends approval of this amendment to permit the lot-split on Lot 7, Block 1. Also, due to the shape of the lots a 3-foot side yard is requested at one point on the side yard. The Staff recommended approval of the 3-foot side yard per request and per plot plan.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to approve a minor amendment to permit a lot-split on Lot 7, Block 1, PUD #136, Development Area "C", and the 3-foot side yard, per plot plan.

PUD #112 Maurice Clyma SE corner of 61st Street and 86th East Avenue

Request approval of amended site plan for Development Area "H".

Mr. Alberty presented the site plan and advised that the applicant has submitted a revised final site plan, which reflects several modifications. The number of units remain the same and the minimum required parking is met, but the planned RV parking area on the southeast section has been eliminated and the building layout for Phase 2 and parking arrangements for the whole project have been changed. The modifications made, require the approval of the amended site plan, and the Staff recommended that the Planning Commission approve the amended site plan.

On MOTION of AVEY, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele "absent") to approve the amended site plan for Development Area "H", PUD #112.

There being no further business, the Chair adjourned the meeting at 2:20 p.m.

Date Approved

February 11, 1981

Carl H. Young
Chairman

ATTEST:

Marian E. Holliday
Secretary