

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1346  
Wednesday, February 18, 1981, 1:30 p.m.  
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Gardner Holliday, Secretary Kempe, 2nd Vice Chairman Parmele, 1st Vice Chairman Petty C. Young, Chairman T. Young	Avey Eller Inhofe	Alberty Gardner Howell 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 17, 1981, at 12:35 p.m., as well as in the Reception Area of the TMAPC Offices.

Chairman C. Young called the meeting to order at 1:30 p.m. and declared a quorum present.

REPORTS:

Chairman's Report:

Chairman C. Young appointed Commissioner Petty to attend the monthly meetings of the TMATS Policy Committee as representative of the Tulsa Metropolitan Area Planning Commission.

Committee Report:

Commissioner Petty advised that the Comprehensive Plan Steering Committee met on February 16, 1981, to consider the proposed amendments to the Comprehensive Plan, Zoning Matrix Table and the Tulsa City County Major Street and Highway Plan. He noted that all of the items were recommended for approval by the Committee, with the Major Street and Highway Plan being approved, subject to the TMATS Policy Committee approval. All of the items will be heard by the Commission at the Public Hearing on March 11, 1981, with the exception of the Major Street and Highway Plan, which will be presented on March 25, 1981.

Commissioner Petty advised that it was the consensus of the Committee that consideration should be given to changing the zoning classification of RM-T to RTH due to the confusion surrounding the "M" in the RM-T designation.

Bob Gardner advised that the City and County are about to spend a great deal of money publishing the Tulsa Zoning Code. In addition, the County needs to advertise their Code in the Tulsa Daily Legal News. The change of zoning classification proposed by the Comprehensive Plan Committee would be a significant change involving a new use unit and changing all of the tables, etc. The Staff chose the RM-T zoning classification because it fit within the scheme of the Code. Mr. Gardner advised that he

Committee Report (continued)

wanted the Commission to be aware of the efforts already expended toward the publishing of these two Codes; i. e., typesetting by the Tulsa Daily Legal News and the reproduction department of the County.

Commissioner Parmele questioned why it would be a significant major change if only one letter was changed - from RM-T to RTH. Mr. Gardner stated that the Staff had first proposed RS-T, residential, single-family townhouse; however, this could not be done without creating another use unit. The definition of Use Unit 6, single-family, is "detached single-family dwelling," and the dwellings are "attached" in the townhouse use. The Staff pointed out that every section in the Code interrelates with other sections and when a change is made care must be taken to see how the change might affect another item.

Commissioner T. Young advised that one point of confusion was that with the "M" in the RM-T classification it was put into a multifamily category. The selling point on the townhouse classification was that it was single-family dwellings although they were attached.

Mr. Gardner stated that it is multifamily use - multiple families, attached dwelling units, and does not have any bearing on whether they are owned or leased. A townhouse unit would be allowed in an RM-2 District as a matter of right - a subdivision plat would not be required.

Commissioner Petty questioned why the duplex designation was RD instead of being RM-D since it was a two-family dwelling. Mr. Gardner advised that the duplex zoning had its own separate two-family use unit.

Commissioner T. Young noted that an amendment to the Zoning Code had been adopted for adult entertainment uses; however, this amendment was adopted on a temporary basis until a new use unit could be developed to cover all adult entertainment-type uses. He stated that if this directive is still pending, a new use unit will have to be created for that.

Mr. Gardner advised that if this is to be done, all work on publication of the Zoning Code would need to be stopped immediately, since it would be a waste of money to print the City and County Codes at this time with all of the changes pending. The Zoning Code is reviewed and a new Code printed every five years. The cost to the City for this printing will be approximately \$30,000 with the County cost to be somewhat lower.

Commissioner T. Young questioned if a one-page insert in each Code would cover the amendments which have occurred since the Zoning Code was officially adopted would be sufficient.

Mr. Gardner pointed out that one of the problems with the printed Code is that so many amendments are made during the course of the five years that when a Zoning Code is purchased there are numerous amendment handouts in addition to the printed text.

Commissioner Holliday noted that the Comprehensive Plan Committee had brought up the proposed change as a way to educate the public to the fact that RM-T is a townhouse, not to be confused with apartments. She was hesitant to pursue the change in light of the expense to the City and County. Mrs. Holliday also stated she felt the public would, in due time, come to an understanding of the townhouse zoning district.

Committee Report (continued)

Chairman C. Young recommended the item be continued for one week to allow time for consideration by the Staff and the Legal Department. He also suggested the Commissioners supporting the zoning district change, consult with the Staff to ascertain what changes would be feasible.

CONTINUED ZONING PUBLIC HEARING:

Application No. Z-5481  
Applicant: Patford, Inc.  
Location: 2801 East Woodrow Place

Present Zoning: RS-3  
Proposed Zoning: RM-T

Date of Application: November 10, 1980  
Date of Hearing: February 18, 1981  
Size of Tract: 295' x 128'

Presentation to TMAPC by: Patford, Inc.  
Address: 7448 South Winston Place

Phone: Unknown

Staff Recommendation:

Relationship to the Comprehensive Plan:

The District 3 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the RM-T District may be found in accordance with the Plan Map.

The Staff recommends DENIAL of the requested RM-T zoning, for the following reasons:

The subject property is located on the north side of Woodrow Place, between Delaware Avenue and Delaware Place. The property is zoned RS-3, contains a single-family dwelling on the western portion of the property. The applicant is requesting RM-T to permit townhouse development.

The subject property is located within the interior of the section and is totally surrounded by conventional single-family development. The Staff considers intensity the issue in this application. The RM-T District would permit over twice the density that would be permitted under the RS-3 category. RS-3 zoning would permit approximately 5 dwelling units on the property, while the RM-T would permit 12 dwelling units. The Staff is not necessarily opposed to the townhouse dwelling use, but we are opposed to the increased density. The Staff can find no reason to justify a density greater than twice that of the surrounding area. The area is surrounded by single-family residences and the Staff feels that the RM-T density would permit development out of character with the established neighborhood.

For these reasons, the Staff recommends DENIAL of the requested RM-T zoning.

The applicant was not present.

Instruments Submitted: Protest Petition - over 200 signatures("A-1")

<u>Protestants:</u>	Phillip D. Chamlee	Address: 2250 North Delaware Place
	Gary Matlock	2150 North Delaware Place
	Jerry Matlock	2150 North Delaware Place
	Roseanne Matlock	2150 North Delaware Place
	Martha Benight	2711 East Woodrow Place
	Mrs. Bert Rodgers	2706 East Woodrow Place
	Mrs. J. W. Matlock	2829 East Woodrow Place
	Mr. J. W. Matlock	2829 East Woodrow Place

Z-5481 (continued)

Protestants: (continued)

Roger Nickles	Address: 2149 North Delaware Avenue
Shari Grant	1542 North Delaware Place
Yvonda McKerrell	2225 North Delaware Avenue
Denise Slaven	2125 North Delaware Place
Bobby Parnell	2133 North Delaware Place

Thirteen protestants were in attendance at the meeting and a protest petition (Exhibit "A-1") bearing over 200 signatures of area residents was presented. Poor accessibility, fire hazard, safety hazard, inadequate drainage, lack of appropriate play area and the detriment to new single-family housing in the area were objections listed in the protest petition.

TMAPC Action: 7 members present.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Gardner, Holliday, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Eller, Inhofe "absent") to recommend to the Board of County Commissioners that the following described property be DENIED:

Lot 5, Block 4, City View Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the Recorded Plat thereof.

SUBDIVISIONS:

Crow-Dobbs Office Park (PUD #202) (283) 61st Street and South 76th East Avenue (CS)

AND

Baystone Addition (3193) South side of 58th Street, at Quincy Avenue (RM-2)

The Staff recommended these items be tabled.

The Chair, without objection, tabled Crow-Dobbs Office Park and Baystone.

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

Oxford Place (PUD #231) (383) 66th Place and South Sheridan Road (RS-3)

AND

The Quest (1083) NW corner of South Braden Avenue and 73rd Street (OM)

Mr. Wilmoth advised that all letters were in the file and final approval and release was recommended.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Holliday, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Eller, Inhofe "absent") for approval and release of the final plats of Murphy-Gilbert Park, Oxford Place, and The Quest.

FOR WAIVER OF PLAT:

Z-4484 Parkdale Addition (693) 1616 East 7th Street (IL)

The Staff advised that this is a request to waive plat on Lots 1 and 2, Block 2, since nothing would be gained by a new plat. Street improvements and utilities are all in place and the Board of Adjustment has approved the proposed site plan for the building including waivers of setback and screening. (Drainage Plan will be required in the permit process.)

The Technical Advisory Committee and Staff recommended approval of the waiver of Plat on Z-4484.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Gardner, Holliday, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Eller, Inhofe "absent") to approve the waiver of Plat on Z-4484.

Z-4381 Lee Richey (1293) 8544 East 11th Street (CG)

The Staff made the following report: This is a request to waive plat on Lot 5, Block 1, Amended Forest Acres, since it is already platted and nothing would be gained by a replat. Drainage and grading plans have already been approved by the Engineering Department and a floodplain development permit already issued. The proposed use includes one 60' x 40' concrete block building, with a truck washing facility. Right-of-way on 11th Street meets the Major Street Plan requirements. (Some additional right-of-way may have been dedicated when 11th Street was improved and should be shown on the applicant's plot plan.) Traffic Engineering advised that the owner should make sure that none of the actual right-of-way on 87th East Avenue is fenced in, since it was

Z-4381 (continued)

unimproved in this area. Sewer Department advised that the applicant should contact the Water and Sewer Department for an "industrial discharge permit," in the event that is required. Also, applicant may need to make a sewer extension and should consult with the Water and Sewer Department on that matter. There was no objection to the request, but the applicant should be aware of the foregoing comments.

The Technical Advisory Committee and Staff recommended approval of the waiver of Plat on Z-4381, subject to the comments above.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Gardner, Holliday, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Eller, Inhofe "absent") to approve the waiver of Plat on Z-4381, subject to the recommendation of the T.A.C. and Staff.

CHANGE OF ACCESS ON RECORDED PLAT:

Lynn Addition (1093) NW corner of 21st Street and Sheridan Road (CS)

The Staff advised that this is a request to change the platted access points on 21st Street and Sheridan Road to fit what has actually been built in the street improvement projects in the area. These are driveways to the Safeway Store. Access on 21st Street is only changed 20' and access on Sheridan Road eliminates two unused driveways. Mr. Wilmoth advised that this action would clear up any differences between the recorded plat and actual driveways. It is recommended the request be approved.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Holliday, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Eller, Inhofe "absent") to approve the change of access at 21st and Sheridan on the recorded Plat of Lynn Addition.

LOT-SPLIT FOR WAIVER:

L-15105 Billy Mecom (693) 700 Block of South Rockford Avenue (RM-2)

The Staff made the following report: This is a request to split Lots 5 & 6, Parkdale Addition, into the W/2 and E/2 to clear title on two existing residences. The original platted lots are 25' x 140', or 3,500 sq. ft. each. The new lots would be exactly the same in area except would be 50' x 70' each, so no change is actually being made in the total area. It appears that this entire block has been split, probably long before TMAPC jurisdiction, and this request is identical to what has already taken place. Therefore, the Staff sees no objection to the split on the basis of zoning and land use.

Water and Sewer Department advise that no sewer is on St. Louis Avenue and all houses are served off the main line on Rockford Avenue. An easement on the side the sewer is in should be granted, providing access to the main line on Rockford. A minimum of 5' is needed, and if space permits between building and property line, 10' would be desirable.

The Technical Advisory Committee and Staff recommended approval of L-15105, subject to the conditions outlined by Water and Sewer Department.

L-15105 (continued)

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Holliday, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Eller, Inhofe "absent") to approve the waiver on L-15105, subject to the conditions set forth by the Water and Sewer Department.

L-15110 Jim McDonald (2302) The NE corner of 91st Street North (AG)(County) Osage Drive

Mr. Wilmoth advised that this is a request to clear title on 6 tracts which have 4 existing residences on 4 existing septic systems, one tract has previously been approved (L-12741), but the rest have never been approved. The applicant is asking for waiver of the bulk and area requirements, subject to Health Department approval. The Staff notes that these tracts are 143' x 225' and contain approximately .8 acre each. Since these are existing houses and tracts, the Staff sees no additional impact on the neighborhood and has no objections to the request. (Health Department advised that percolation tests may be marginal.)

The Technical Advisory Committee voted unanimously to recommend approval of L-15109 and L-15110, subject to the two conditions.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Holliday, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Eller, Inhofe "absent") to approve L-15110, subject to the following conditions:

1. Board of Adjustment waiver of bulk and area requirements; and
2. Health Department approval of septic systems.

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

The Staff made the following report: This request was reviewed by the T.A.C. on August 14, 1980, but no action was taken, pending the applicant obtaining some additional land so that the lots could come closer to meeting the minimum requirements of the zoning district. An additional 35' was obtained to the west so the present request is to split an 18,245 sq. ft. lot into two tracts; one being 140' x 82' (11,480 sq. ft.) and the other being 94.7' x 82' (7,765 sq. ft.). The smaller lot is somewhat fixed size because of an existing house. It lies adjacent to the RS-1/RS-2 boundary on the east. Both lots will not meet the area requirements of 13,500 sq. ft. for RS-1. The Staff is still concerned about the impact of the smaller lots on the neighborhood because the square footages are significantly less than the minimums. However, the applicant has made an effort to increase the sizes, and frontages exceed the minimum on the west tract, but still do not meet the RS-1 on the east lot. The westerly lot has been brought up to a compatible size, although still less than the required 13,500 sq. ft. It is the east lot of 7,765 sq. ft. that is the most concern to the Staff, and it would be hard for the Staff to support approval of a lot that small, which is a size somewhere between an RS-3 and RS-2.

In addition to the zoning problem, the Water and Sewer Department advised that a sewer line extension will be required across the front of the east tract. A 10' utility easement will be needed by other utilities across the north side of both tracts according to previously made recommendations. (Plat shows an undefined easement line on the north side.) ONG advises



L-14981 (continued)

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Holliday, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Eller, Inhofe "absent") to approve the waiver on L-14981, subject to the following conditions:

- (a) Approval of Board of Adjustment for lot size;
- (b) approval of Water and Sewer Department relating to sewer extension;  
and
- (c) dedication of 10' general utility easement along north side of split.

OTHER BUSINESS:

PUD #179-H - Site Plan Review:

The Staff made the following report: Planned Unit Development #179-H is located east of the SE corner of 71st Street and 85th East Avenue. The amendment was recently approved by the City Commission over the unanimous recommendation by the Planning Commission for denial. Since the Staff Recommendation, as well as the Planning Commission's recommendation, was for denial there were no conditions for approval forwarded to the City Commission. The City Commission in their motion to approve the request did not set out any conditions. The motion by Commissioner Gardner was as follows, "that the recommendation of the Planning Commission be overruled, and that the appeal be granted, and that PUD #179-H be approved." (3-2-0).

Since this situation is unprecedented there are a number of questions that are raised: (1) Was it the intent of the City Commission to approve the applicant's request per the site plan submitted? (2) Could the applicant's entire proposal be approved (sign, modification of green space), since the advertising was only to permit the commercial use in place of the office use? (3) Since the City of Tulsa is beneficiary to the covenants requiring certain green space which is not provided in the PUD #179-H site plan, does the City approval abolish the covenants making the site plan and subdivision plat amendment unnecessary? (4) Who has the responsibility to file the subdivision plat amendment? (5) Should the plat amendment be processed prior to the release of the site plan?

The Staff is concerned that this action may violate the Zoning Code provision for PUD approval. The Zoning Code Section 1170.4 Board of City Commission's Action states "...Upon approval (of the Outline Development Plan) the Zoning Map should be amended to reflect the supplemental designation PUD, and the applicant shall be authorized to process a subdivision plat incorporating the provisions of the Outline Development Plan." With regard to the issuance of a building permit, Section 1170.6 states "...no building permits shall be issued on land within the PUD except in accordance with the approved plat." The approved plat for Lot 9, Block 2, El Paseo contains provisions which cannot be met by the applicant's site plan; as additional background information, the McDonalds Restaurant was also an amendment to the El Paseo PUD. Unused commercial floor area was transferred to that site and all were in agreement to the proposed amendment. The applicant and developer (Dick Wheeler) were instructed to process the subdivision plat amendments which have not yet been accomplished to our knowledge. The building permit was issued, however, without the actual subdivision plat covenants having been amended.

L-14981 (continued)

that their gas line is in the middle of the street at this location.  
(For information.)

The applicant was present and most of the discussion was regarding the sewer main extension requirement. The T.A.C. members and Staff did not wish to change their recommendations, so it would be up to the applicant to work out a solution with the applicable department and the Planning Commission itself.

The Technical Advisory Committee on a split vote, (Staff not supporting the application on the basis of zoning) approved Lot-split #14981, subject to the following conditions:

- (a) Approval of Board of Adjustment for lot size;
- (b) approval of Water and Sewer Department relating to sewer extension;  
and
- (c) dedication of 10' general utility easements along north side of split.

The applicant, Ed Schermerhorn, presented a slide presentation of homes and surrounding area of the subject tract. All of the houses on 28th Street line up with the house on the corner of Columbia and 28th Street. Mr. Schermerhorn pointed out the abundance of trees along the street noting that he felt this made a great difference in protecting the existing houses and also in the visual aspect of the neighborhood. The Tulsa Tennis Club is located to the south of the subject tract. There is an existing house on the subject property which the applicant is renovating at this time. A large acreage tract with an existing single-family dwelling abuts the rear of the subject property. Mr. Schermerhorn stated that he has contacted all of the neighboring property owners. The lady who owns the corner lot sold the applicant 35' of her property so as to cut the size of lawn she has to mow. Mr. Schermerhorn noted that this was a trend of the times, people are wanting smaller yards, and in certain areas such as this, the less yard you have the better it is. There are 10 trees on the subject property and those on the right (east) of the tract provide protection for the adjacent property.

The applicant advised that the owner of the property which abuts the rear (north) of the subject tract has approached him to purchase a street right-of-way on the subject tract in order to develop the back portion of his property. Mr. Schermerhorn stated that the adjacent property owner also needed the additional land for water and sewer easements prior to development of his tract. The surrounding neighbors are in favor of the lot-split and construction of houses rather than having a street stubbed into the tract at the rear. A dilapidated building and 30-year old swimming pool which has not been filled in are located on the adjacent rear tract.

Commissioner Petty questioned if it would be possible to purchase some frontage from the adjacent property to the east of the subject tract. Mr. Schermerhorn advised that the owner of the adjacent property was willing to sell some frontage; however, it would be an added expense and would not change the physical characteristics of the area.

Commissioner T. Young pointed out that this particular few hundred feet of 28th Street is a transition street. In addition, the Tulsa Tennis Club located across the street from the subject tract is a unique factor. He noted that the applicant's expressed intent for construction is not inconsistent with what the area would want, therefore, a motion for approval of

PUD #179-H (continued)

The Staff, therefore, is seeking advice from the Commission and the City Legal Department as to how to proceed with the applicant's request for site plan approval. Our primary concern is that we not violate any of the provisions of the PUD Ordinance.

Russell Linker, Assistant City Attorney, stated that he had been informed by the Staff, that there was a possibility the intensity of the use would not be permitted by the underlying zoning. He advised that if that was the case, the Zoning Code would prohibit an amendment such as this to be carried out. Mr. Linker stated that it was his understanding that parts of the allowable commercial zoning within the PUD has been allocated to other owners and could not be taken away, since it is a property right. Mr. Linker recommended that the Staff bring this matter to the attention of the City Commission.

In answer to Commissioner Parmele's question, Bob Gardner advised that the portion of the subject tract included in the application could be removed from the PUD.

Commissioner T. Young noted that a written response from the City Legal Department, as to the implications of what has been done with this application and also the transference of commercial usage for the McDonald's property would be in order.

Mr. Gardner advised that the applicant applied for commercial car wash, the permitted use on the tract was office. Therefore, the Staff recommended denial of the application on that basis and did not pursue the conditions which would need to be imposed for the car wash use. Prior to the hearing at the City Commission, the applicant found that he would need a sign and that the car wash would infringe into the green space. He asked for the relief of these two items at the City Commission.

Commissioner T. Young noted that if it was the intent of the City Commission, that the commercial use could be substituted for office use, the Planning Commission would still need to set the conditions for the new usage in the PUD.

Mr. Gardner stated that another question would be, what conditions are you using - when the City Commission approved the car wash specifically, there would be nothing else to review.

Noting that the Staff Report had stated that the subdivision plat covenants have not been amended, yet the building permit was issued, Mr. Linker advised that the applicant should be required to follow through and file the amendments, with the approval of the Planning Commission, on the plat when this has been accomplished.

Commissioner T. Young stated that in his opinion, if the PUD is not in violation of the PUD Ordinance and the application is allowed, then the Staff will need to start over from the first, looking at the proposed use and submit the recommended conditions for the PUD.

Mr. Gardner advised that if the Staff is not bound by previous restrictions, the application will be reviewed from a land use standpoint and the necessary conditions and restrictions will be recommended.

PUD #179-H (continued)

In the event that the Ordinance is exceeded by the additional commercial use, Commissioner T. Young requested the opinion of the Legal Department include the remedies which would be available to the applicant in construction of the car wash.

The applicant, Bob Compton, was present at the meeting, but did not make a presentation.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Gardner, Holliday, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Eller, Inhofe "absent") to continue PUD #179-H to February 25, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center, to allow the Legal Department to review the questions of the Staff and research the amount of underlying zoning; for the Staff to determine the conditions and necessary restrictions for approval and to discuss these conditions with the applicant.

PUD #128-A Wayne Hood South of 71st Street, both sides of Trenton Avenue

Request for Minor Amendment to permit a 15-foot building setback on corner lots, per plot plan.

The Staff advised that Planned Unit Development #128-A is located on the south side of 71st Street on both sides of Trenton Avenue. The property is platted Kensington II Amended and contains approximately 60 acres. The developer is requesting the 25-foot building line required on the plat for side yards on corner lots, be amended to 15 feet for side yards only. The front setback will still remain 25 feet. This amendment has been requested several times in PUD's and the Board of Adjustment routinely grants variances for the 15-foot side yard. This request is reasonable and consistent with previous actions.


The Staff, therefore, recommends that the Planning Commission approve a minor amendment to PUD #128-A to permit 15-foot side yards on corner lots, provided the garage does not open to the street on that side, on the following lots in Kensington II Amended:

- Block 3, Lots 10, 25, 32, 33, 40, 41, 46;
- Block 4, Lots 1, 7, 8, 13;
- Block 5, Lots 3, 9, 10, 17, 18, 27, 30, 31;
- Block 6, Lots 8, 9;
- Block 7, Lots 1, 6, 24, 28, 40;
- Block 8, Lots 6, 7 and 35.

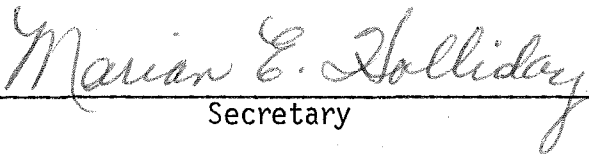
On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Gardner, Holliday, Kempe, Parmele, Petty, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Avey, Eller, Inhofe "absent") to approve a Minor Amendment to PUD #128-A to permit 15-foot side yards on corner lots, provided the garage does not open to the street on that side, on the above listed lots in Kensington II Amended.

There being no further business, the Chair adjourned the meeting at 3:00 p.m.

Date Approved March 4, 1981

  
Chairman

ATTEST:

  
Secretary



TMAPC RECEIPTS  
Month of January, 1981

ZONING

City Zoning Fees	(23)	\$2,220.00	
Fee Waived	( 0)	<u>                    </u>	\$2,220.00

LAND DIVISION

Subdivision Preliminary Plats	( 4)	\$ 200.00	
Subdivision Final Plats	( 4)	316.00	
Lot-Splits	(18)	120.00	
Fee Waived	( 1)	<u>                    </u>	\$ 636.00

BOARD OF ADJUSTMENT

		\$1,695.00	
Fee Waived	( 0)	<u>                    </u>	\$1,695.00
			<u>\$4,551.00</u>

Depository Ticket

City Receipt

738	007430	\$ 805.00	
739	007859	890.00	
740	008523	1,651.00	
741	008944	<u>1,205.00</u>	
			<u>\$4,551.00</u>

CITY BOARD OF ADJUSTMENT

\$1,425.00

COUNTY BOARD OF ADJUSTMENT

\$ 270.00

CITY SHARE

\$1,428.00

COUNTY SHARE

\$1,428.00

