

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1358
Wednesday, May 20, 1981, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Eller Freeman Gardner Higgins Holliday, Secretary Kempe, 2nd Vice- Chairman Parmele, 1st Vice- Chairman Petty T. Young	Inhofe C. Young	Alberty Howell Lasker Wilmoth	Jackere, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, May 19, 1981, at 11:45 a.m., as well as in the Reception Area of the INCOG Offices.

Second Vice-Chairman, Cherry Kempe, called the meeting to order at 1:35 p.m. and declared a quorum present.

MINUTES:

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Petty "aye"; no "nays"; no "abstentions"; Inhofe, Parmele, C. Young, T. Young "absent") to approve the Minutes of May 6, 1981 (No. 1356).

REPORTS:

Report of Receipts and Deposits:

On MOTION of PETTY, the Planning Commission voted 7-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Petty "aye"; no "nays"; no "abstentions"; Inhofe, Parmele, C. Young, T. Young "absent") to accept the Report of Receipts and Deposits for the Month ended April 30, 1981 (Exhibit "A-1").

COMMITTEE REPORTS:

Rules and Regulations Committee:

Commissioner Eller advised that the Rules and Regulations Committee met on May 7, 1981. Proposed regulations and alternatives for the installation and operation of wind powered electricity generating devices were discussed. The Staff will present a recommendation for proposed regulations at a meeting of the Committee in approximately one month.

SUBDIVISIONS:

At this point in the meeting, Commissioner Kempe relinquished the Chair to First Vice-Chairman Parmele.

Cooley Lake Mobile Addition (594, 3204) East Admiral Place and 120th East Ave.
(RMH)

The Staff presented the plat with the applicant not represented.

It was noted that this plat has a Sketch Plat approval, subject to conditions.

The Technical Advisory Committee and Staff recommended approval of the preliminary Plat of Cooley Lake Mobile Addition, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Inhofe, C. Young, T. Young "absent") to approve the preliminary Plat of Cooley Lake Mobile Addition, subject to the following conditions:

1. Show any drainage easements required by City Engineer along the north edge of plat. Be sure and include language in covenants for drainage and easement monuments.
2. Identify or tie to an adjacent street intersection for reference.
3. Utility easements shall meet the approval of the utilities. 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).
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. Street names shall be approved by City Engineer. Show on plat as required. (Show South 120th East Avenue, etc...)
10. All curve data shall be shown on final plat where applicable, (including corner radii).

Cooley Lake Mobile Addition (continued)

11. The key or location map shall be complete. "East Central Park" is still pending approval, but is not filed.
12. In Covenants: Include monument and floodway language. Also, if no private restrictions are made, omit paragraph relating to 20-year time limit. (This limit can not apply to easement grants and dedications.)
13. Omit double reference to Section, Township, and Range in Title Block.
14. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged.)
15. The Zoning Application (Z-5510) shall be approved before final plat is released, or if not approved for RMH, a revised plan(s) should be submitted conforming to the applicable zone. (Zoning approved, but make sure ordinance is published.)
16. 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.)
17. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Holiday Village Amended Addition (1393) 27th Street and South 85th East Ave.
(CS & OM)

Murrel Wilmoth presented the plat with the owner, Ed Cohen, Gary Howell, engineer and Charles Whitebook, attorney present. Mr. Wilmoth advised that this is the same plat that was previously processed, but expired due to inactivity. The underlying plat is to be vacated through the District Court and would be a condition of plat approval and the District Court. There was some discussion regarding exactly what was being vacated. The applicant should determine exactly what and make sure subtitle reflects the correct information. Some additional width may be needed on certain easements, (to be worked out with Water and Sewer Department).

The Technical Advisory Committee and Staff recommended approval of the preliminary Plat of Holliday Village Amended Addition, subject to the listed conditions.

On MOTION of GARDNER, the Planning Commission voted 8-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Inhofe, C. Young, T. Young "absent") to approve the preliminary Plat of Holliday Village Amended 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. Existing easements should be tied to or related to property and/or lot lines.

Holiday Village Amended Addition (continued)

2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Include language in covenants, if applicable.)
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).
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. (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 City Commission.
7. A topo map shall be submitted for review by T.A.C. (Subdivision Regulations) (May have with previous plans) (Submit with drainage plans)
8. Access points shall be approved by City and/or Traffic Engineer.
9. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
10. 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.)
11. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Fox Meadows Estates 2nd Addition (814) East 111th Street North and North
129th East Avenue (AG)

The Staff presented the plat. The applicant was not present.

This plat had a preliminary approval, but expired due to inactivity. It includes an additional area, but is still within the overall plan. There are also some roadwork requirements that have not been fulfilled on the first phase that should be attended to, prior to releasing this phase.

The Technical Advisory Committee and Staff recommended approval of the preliminary Plat of Fox Meadows Estates 2nd Addition, subject to the 14 listed conditions.

On MOTION of ELLER, the Planning Commission voted 8-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Inhofe, C. Young, T. Young "absent") to grant approval of the preliminary Plat of Fox Meadows Estates 2nd Addition, subject to the following conditions:

Fox Meadows Estates 2nd Addition (continued)

1. Show a 35-foot building line on west side of Lot 4, Block 3, since there will be a stub street south in the next phase development.
2. Show number of lots and acres on face of plat.
3. Utility easements shall meet the approval of the utilities. 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 Washington County Rural Water Department #3 prior to release of final plat.
5. Paving and/or drainage plans shall be approved by the County Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by County Commission.
6. Street names shall be approved by County Engineer. Show on plat as required.
7. It is recommended that the developer coordinate with County Engineering during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
8. Street lighting in this Subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix "C" of the Subdivision Regulations.
9. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
10. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department.
11. The method of water supply and plans therefore, shall be approved by the City-County Health Department.
12. This plat has been referred to Owasso because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality; otherwise only the conditions listed herein shall apply.
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)

Silver Chase Amended Addition (2183) 101st Street and South Jamestown Avenue
(RS-2)

The Staff presented the plat noting the applicant was not represented.

This plat is submitted solely for the purpose of showing the adjustments made in the floodplain easements. Changes were numerous and it is felt that an amended plat will show the changes all on one document better than doing it piecemeal on a lot-by-lot basis. The Covenants also contain one change which deals with fencing and has already been done by separate instrument in March, 1981. It does not involve anything other than private restrictive matters.

The Staff recommended approval, subject to receipt of release letters from the various agencies after their review of the plat. Applicant has requested a minimum fee for processing, since this is essentially the same plat as previously approved except for the drainageways. The Staff has no objection to a minimum fee, (\$100).

The Technical Advisory Committee and Staff recommended approval of the preliminary Plat of Silver Chase Amended Addition, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 8-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Inhofe, C. Young, T. Young "absent") to approve the preliminary Plat of Silver Chase Amended Addition, including the minimum fee (\$100), subject to the following conditions:

1. Floodplain monuments should be adjusted in the field to fit the new alignments and the old monuments should be removed.
2. Add Water and Sewer Department language in covenants.
3. Show existing PSO easements and amendments.
4. Receipt of approval letters from utilities and City Engineer.

Elmcrest Park (3293) SE corner of 51st Street and South Columbia Place
(OL, RS-2)

Mr. Wilmoth advised that this plat has been submitted as a PUD and the hearing before the Commission is scheduled for June 10, 1981. He recommended the item be continued to June 17, 1981.

On MOTION of ELLER, the Planning Commission voted 8-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Inhofe, C. Young, T. Young "absent") to continue Elmcrest Park to June 17, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

The Staff presented the plat with the applicant represented by Ted Sack.

The original plat of Glen Acres only provided 25' of right-of-way from the centerline of South Lewis Avenue. Other subdivisions in the area have provided as little as 25' and as much as 50' from the centerline. The west-half of Lewis at this point is 30' from the centerline with four lanes of paving in the 55' total right-of-way. Applicant is requesting waiver of the Subdivision Regulations requiring conformance with the Major Street Plan. The Staff has asked the applicant to provide some information regarding the actual building setbacks of the buildings along Lewis in the area. His buildings will be 50' from the centerline so that regardless of how much is dedicated, no building will be within the Major Street Plan right-of-way.

Information was presented showing other existing buildings that are 50.8' from the centerline of South Lewis. The T.A.C. did not wish to go on record as recommending waiver of the Major Street Plan requirement. However, the Staff recommends that a minimum of 5 additional feet of right-of-way be shown, which will match the west side of the street. There were no objections to the concept and the building line as shown 50' from the centerline, which doesn't encroach on the Major Street Plan setback.

The Technical Advisory Committee and Staff recommended approval of the preliminary Plat of Fountain Square, subject to the conditions; (with the notation regarding the Street Plan as a part of the record.)

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Inhofe, C. Young, T. Young "absent") for approval of the preliminary Plat of Fountain Square, including waiver of the Subdivision Regulations requiring conformance with the Major Street and Highway Plan from 50' to 30', subject to the following conditions:

1. Show an additional 5' of right-of-way as per Staff recommendation.
2. Lots 4, 5, 6 & 7, may need to be revised to fit the plot plan. Lot lines as drawn go through the garages for Lots 5 and 6.
3. Show on Plat: Adjacent subdivisions (Lewiston Gardens & Glen Acres). Show centerline of 17th Street. Show actual dashed line of 50' from the centerline for right-of-way on Lewiston Gardens.
4. Utility easements shall meet the approval of the utilities. Coordinate with the 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.
5. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (if required)
6. 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).
7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.

Fountain Square (continued)

8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required)
9. 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. (All drainage should be to South Lewis Avenue, if possible.)
10. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by City Engineer.
11. Access points shall be approved by City and/or Traffic Engineer.
12. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
13. The key or location map shall be complete.
14. 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.)
15. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Lewis Park Townhomes (3293) 5600 Block of South Lewis Place (RM-T)

The Staff presented the plat with the applicant represented by Ted Sack.

The Staff noted that Lot 8 (the mutual access area) is 30' wide by plat on the north side, but the plot plan shows 35' from the north property line to the front of the structures. This would create a 5' front building line, whereas the RM-T zoning requires a 10' front yard. It is suggested that the width of the access area be shown as 25' on the north, so it will result in a 10' building setback line. Omit the 25' building line as shown now.

For the record, Traffic Engineering stated they would prefer a dedicated cul-de-sac at the entry to the Subdivision. The City Engineer advised that some provisions shall be made to minimize the effect of development to off-site properties.

The Technical Advisory Committee and Staff recommended approval of the preliminary Plat of Lewis Park Townhomes, subject to the listed conditions.

On MOTION of HOLLIDAY, the Planning Commission voted 8-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Inhofe, C. Young, T. Young "absent") to approve the preliminary Plat of Lewis Park Townhomes, subject to the following conditions:

1. Show building lines as recommended by the Staff.
2. In Covenants, it appears that the water and sewer provisions are covered twice. Provisions on Page 1 appear to be covered on Page 2, paragraph "C".

Lewis Park Townhomes (continued)

3. Utility easements shall meet the approval of the utilities. 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).
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. (if required)
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.
10. It is recommended that the developer coordinate with Traffic Engineering during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
11. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
12. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged.)
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)

Laurenwood Addition (683) NW corner of 71st Street and South Utica Avenue (OM)

Murrel Wilmoth advised the Commission that the zoning application for this plat will be considered at the May 27, 1981, meeting. He recommended a continuance of the item.

On MOTION of ELLER, the Planning Commission voted 8-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Inhofe, C. Young, T. Young "absent") to continue Laurenwood Addition to June 3, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center

Western National Bank (3093) NW corner of 49th Street and South Lewis Avenue
(OL)

The Staff advised the Commission that this plat had a previous approval, which expired because it was not completed. The plat at that time was virtually complete and ready to release. The current plat has met all conditions of approval and all the necessary letters of release have been received. In effect, this is really nothing more than a reinstatement of a previous approval. The Staff recommended final approval and release.

On MOTION of ELLER, the Planning Commission voted 8-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Inhofe, C. Young, T. Young "absent") to approve the final plat and release same as having met all conditions on Western National Bank.

Woodland Springs (PUD #179-F) (1283) 71st Street and South 92nd East Avenue
(RM-1)

The Staff presented the plat, noting the applicant was not present.

The Staff advised the Commission that no plot or site plan was submitted with the plat and same is required for compliance with PUD conditions prior to issuance of building permit. Since the plat will only contain two lots/blocks, the drawing portion will probably have no changes. However, the site plan review and PUD conditions will have a bearing on what is to be required in the covenants. The site plan must be reviewed by the T.A.C. also. Therefore, even if the plat is granted preliminary approval, it would be to the applicant's advantage to process both plat and site plan together.

In discussion, the T.A.C., applicant and Staff agreed to review the plat as submitted, but it should be withheld from Planning Commission approval until the site plan is reviewed. (The Site Plan was approved by TMAPC 5/13/81.)

The Technical Advisory Committee and Staff recommended approval of the preliminary Plat of Woodland Springs, subject to 13 conditions.

On MOTION of HOLLIDAY, the Planning Commission voted 8-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Inhofe, C. Young, T. Young "absent") to approve the preliminary Plat of Woodland Springs, subject to the following conditions:

1. All conditions of PUD #179-F shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
2. Utility easements shall meet the approval of the utilities. 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.
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Including off-site water plans.)
4. 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).

Woodland Springs (PUD #179-F) (continued)

5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
7. 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.
8. Street name shall be approved by City Engineer.
9. Access points shall be approved by City and/or Traffic Engineer.
10. It is recommended that the developer coordinate with Traffic Engineering during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for release of plat.)
11. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
12. 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.)
13. All (other) Subdivision Regulations shall be met prior to release of final plat. (Staff)

Triangle Commercial Park (894) 19th Street and South Garnett Road (CS)

The Staff advised the Commission that all approval letters had been received and recommended final approval and release.

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty "aye"; no "nays"; no "abstentions"; Inhofe, C. Young, T. Young "absent") to approve the final plat of Triangle Commercial Park and release same as having met all conditions of approval.

Z-5534 (Cedarcrest) (1783) NE corner of 90th Street and South Delaware Ave.
(RM-T)

Mr. Wilmoth made the following report:

This request is made in order to expedite the issuance of a building permit for the first phase of a townhouse development on land already platted. All utilities are in, drainage plans completed and street improvements made. The property will be included in a plat to be submitted for processing on May 12, 1981, cut-off, and review by T.A.C. on May 28, 1981. The name of the plat will be "Delaware Crossing Patio Homes." Temporary waiver for 60 days is recommended by the Staff. It is expected that the plat will be processed and filed of record before that time.

Z-5534 (continued)

The Water Department advised there might be some difficulty with water metering since the original design was for a large lot, single family development. They would advise the Staff of any exceptional problems.

The Technical Advisory Committee and Staff recommended approval of the temporary waiver of Plat on Z-5534 for 60 days.

On MOTION of GARDNER, the Planning Commission voted 9-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, C. Young "absent") to approve the temporary waiver of Plat on Z-5534 for 60 days from today's date.

LOT-SPLITS:

L-15199	N. M. F., Inc.	(1783)	L-15206	Merle D. Martindale	(3492)
15200	N. M. F., Inc.	(1783)	15209	Harvard Terrace-	
15202	Marcella H. Griffith	(1292)		Partnership	(1693)
15203	Earl G. Conley	(604)	15211	INB Properties-South-	
15204	Professional Prop-			east, Inc.	(3094)
	erties, Ltd.	(3593)			
15205	T.U.R.A.	(3602)			

On MOTION of ELLER, the Planning Commission voted 9-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, C. Young "absent") for ratification of prior approval of the above-listed lot-splits.

L-15185 T. Clyde Turner (3293) 5600 Block of South Lewis Place (RM-T, RS-2)

The Staff advised that this split is a formality in order to clear title to land that is being platted as "Lewis Park Townhomes." In order to provide some frontage a 10' "handle" will remain for the house on the west part of the split, which is still zoned RS-2 and not a part of the plat. A larger mutual access easement is being provided along with the plat being processed, which will supplement the "handle" which has frontage at the end of Lewis Place. This will be subject to Board of Adjustment approval of a minor variance because of the frontage. (BOA pending #11479, May 28, 1981) (For the record, this includes 10' of frontage for the house on the west side and 40' of frontage for the townhouse development, both of which share common access easements.)

The Technical Advisory Committee and Staff recommended approval of L-15185, subject to the conditions.

On MOTION of HOLLIDAY, the Planning Commission voted 9-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, C. Young "absent") to approve L-15185, subject to the following conditions:

- (a) Check to make sure existing house has access to the sewer.
- (b) Board of Adjustment approval of minor variance.

OTHER BUSINESS:

PUD #128-A Charles Norman South side of 71st Street at Trenton Avenue

Request for Minor Amendment of PUD to permit the division of platted lots, and a 5-foot side yard on one side and a 0-foot side yard on the other for each divided lot.

Wayne Alberty 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 zoned RM-1 and was platted into 66 duplex lots and 136 single family lots. The applicant is requesting approval of a minor amendment to; 1) permit the splitting of the duplex lots within Development Area "B" either by lot-split or resubdividing, to provide for individual ownership of the duplex units; and 2) a 5-foot side yard on these lots. The Staff considers the request reasonable and recommends the minor amendment be approved, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, C. Young "absent") to approve the minor amendment to permit division of platted lots and a 5-foot side yard on one side and a 0-foot side yard on the other for each divided lot of PUD #128-A, Block 3 through 8, Kensington II Amended Addition, subject to the following conditions:

- 1) That the approved density of Development Area "B" (138 units) not be exceeded.
- 2) That a minimum building separation of 10 feet be maintained. This would permit a minimum 5-foot setback on each lot.

PUD #232 Lary Kester NW corner of West Pine Street and Union Avenue

Request for approval of Amended Site Plan.

The Staff made the following report:

Planned Unit Development #232 is located on the NW corner of Union Avenue and Pine Street. The property was approved for 198, two-story condominium units. The applicant had a Site Plan approval on January 14, 1981, which involved the issue of the two operating wells on site. The wells were approved and the conditions of that approval will still be valid. The applicant has moved some of the buildings around on the site and is requesting approval of the Amended Site Plan. All conditions of the PUD approval have been met or exceeded with the exception of a 50-foot setback on the north for dwelling units. The amended plan shows a 40-foot setback. There are no planning reasons to require a setback greater than the proposed 40-foot setback.

The Staff recommended APPROVAL of the Amended Site Plan and the minor amendment to permit a 40-foot building setback on the north for PUD #232.

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Eller, Freeman, Gardner, Higgins, Holliday, Kempe, Parmele, Petty, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, C. Young "absent") to approve the Amended Site Plan and the minor amendment to permit a 40-foot building setback on the north for PUD #232.

PUD #131-A Clayton Morris West side of Garnett Road, at 14th Street

Request for Site Plan and Minor Amendment approval.

The Staff recommended this item be tabled.

The Chair, without objection, tabled PUD #131-A.

There being no further business, the Chair adjourned the meeting at 1:50 p.m.

Date Approved

June 3, 1981



Chairman

ATTEST:



Secretary

TMAPC RECEIPTS
MONTH OF APRIL, 1981

ZONING

City Zoning Fees	(30)	\$2,564.00
Fee Waived	(0)	<u> </u>

\$2,564.00

LAND DIVISION

Subdivision Preliminary Plats	(8)	\$ 400.00
Subdivision Final Plats	(6)	300.00
Lot-Splits	(22)	130.00
Fee Waived	(2)	<u> </u>

\$ 830.00

BOARD OF ADJUSTMENT

\$1,875.00

Fee Waived	(0)	
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\$1,875.00

\$5,269.00

Depository Ticket

City Receipt

750	012261	\$ 495.00
751	012877	1,215.00
752	013213	420.00
753	013582	2,344.00
754	013730	850.00
		<u>\$5,324.00</u>

*Less	<u>(55.00)</u>
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\$5,269.00

CITY BOARD OF ADJUSTMENT

\$1,535.00

COUNTY BOARD OF ADJUSTMENT

\$ 340.00

CITY SHARE

\$1,697.00

COUNTY SHARE

\$1,697.00

*Less: Lot-Split Fee - Sipes and Baucom - \$5.00 - Receipt #28179 - Deposit #11594
County Board of Adjustment Application Fee - Nelsa Truax - \$50.00 -
Receipt #28229 - Deposit #12062

