

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1373
Wednesday, September 2, 1981, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Gardner Eller Kempe, 2nd Vice- Chairman T. Young Petty Freeman Higgins	C. Young Parmele Holliday Inhofe	Gardner Webb Lasker	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, the 1st day of September, 1981, at 10:50 a.m., as well as in the Reception Area of the INCOG Offices.

Vice-Chairman Kempe called the meeting to order and declared a quorum present.

MINUTES:

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve the Minutes of August 12, 1981 (No. 1370).

DIRECTOR'S REPORT:

There will be a workshop on September 10, 1981, at 6:00 p.m., for the GTC the District Chairman and the Sector Representatives to go over the zoning process. Also, letters were distributed concerning the Annual Retreat at Shangri-La.

CHAIRMAN'S REPORT:

There will be an annual short-course for Planning and Zoning Commissioners and Elected Officials at the Sheraton Crest Inn in Austin, Texas, on October 1-3, 1981.

SUBDIVISIONS:

Metro Addition (2603) SE corner of Gilcrease Expressway and North Sheridan Rd.
(IL)

The Staff presented the plat with the applicant not represented.

Previous plat titled NOVA ADDITION was processed, but expired in 1977. The applicant filed an application for IL zoning, which was approved by the Planning Commission and City Commission, but the Staff sees no evidence of an ordinance being published. The applicant should make sure this is done prior to release of the plat. (Z-5030)

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Metro Addition, subject to the conditions.

Metro Addition (continued)

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

1. Frontage between Lots 4 and 5 should be adjusted to provide a minimum of 150' of frontage per lot (IL minimum).
2. Show limits-of-no-access on expressway. Also show access points on Sheridan Road in accordance with recommendation of the Traffic Engineer. Include access relinquishment in covenants.
3. Apparently, there is a typo error in dedication for street/easements. Check language.
4. 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.
5. Show existing sewer easement on plat.
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. Show Book and Page for dedication on Sheridan Road.
8. A topo map shall be submitted for review by T.A.C. (Sub. Reg's.) (Submit with drainage plans)
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 Subdivision Regulations shall be met prior to release of the final plat.

Yorktown 71 (683) 71st Street and South Yorktown Avenue

(OM)

The Staff presented the plat with the applicant represented by Jack Cox.

(Background: When "Lewis Village" was processed, a requirement was "...a second point of access and a 60' right-of-way..." so Yorktown was stubbed to the south for an eventual 2nd point of access. The Staff has also received written requests from property owners on Yorktown Avenue in Lewis Village that the street be extended to 71st to comply with the provision for two points of access.)

The applicant's engineer, Jack Cox, stated he consulted with the City and Traffic Engineers regarding the extension of Yorktown Avenue.

Yorktown 71 (continued)

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Yorktown 71 Addition, subject to conditions.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve the Preliminary Plat of Yorktown 71 Addition, subject to the following conditions:

1. Extension of Yorktown be made, subject to the City Engineer's and Traffic Engineer's approval.
2. Show 50' building lines on 71st and 25' on Yorktown in accordance with OM zoning.
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 the final plat. (Include language in covenants relating to water and sewer.)
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 the final plat. (if required)
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 the City Commission.
9. All adjacent streets and/or widths thereof, would be shown on the final plat.
10. All curve data shall be shown on final plat where applicable. (Including corner radii.)
11. Access points shall be approved by the City and/or Traffic Engineer. (Show on plat)
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. It is recommended that the developer coordinate with Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)

Yorktown 71 (continued)

14. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
15. 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.)
16. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Southern Lakes Addition (PUD #166) (2383) 93rd Street and South 71st East Ave.
(RS-3)

The Staff presented the plat with the applicant represented by Jack Cox.

Note: This plat was previously processed as "Heatherridge 2nd", but expired due to inactivity. This is the same project being resubmitted.

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

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

1. All conditions of PUD #166 shall be met prior to release of the 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. (Covenants need to be revised slightly and include City as beneficiary thereto.)
2. 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.
3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (Include language in covenants relating to water and sewer.) (Need tie to 81st Street.)
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).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat. Show existing sewer and force main.
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 the City Commission.

Southern Lakes Addition (continued)

8. Street names shall be approved by City Engineer. Show on plat as required.
9. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
10. It is recommended that the developer coordinate with the Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the 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. The key or location map shall be complete. (Update with new subdivisions.)
13. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
14. All Subdivision Regulations shall be met prior to release of the final plat.

The Vinyard Addition (amended) (PUD #252) (3293) East 55th Place and South
Atlanta Avenue (RM-T and RS-3)

The Staff presented the plat with the applicant represented by David Hargraves.

Note: This plat has a Sketch Plat approval, subject to conditions. A copy of the minutes of July 9, 1981, was provided, with Staff comments as applicable.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of The Vinyard Addition (amended), subject to the conditions.

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

1. All conditions of PUD #252 shall be met prior to release of the final plat, including any applicable provisions in the covenants or on the face of the plat. Including 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.

The Vinyard Addition (continued)

3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (if necessary?)
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).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
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. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
8. The PUD doesn't specify the setbacks within the individual lots, and the approved site plan doesn't show this either. The applicant may need to clarify this before proceeding, since RM-T zoning requires more restrictive setbacks.
9. The written portion (D/D) should be a part of the plat on this sheet, or a second page.
10. See P.S.O. regarding their section of Covenants.
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. All (other) Subdivision Regulations shall be met prior to release of final plat.

Bloss Addition (3194) NE corner of 59th Street and South Mingo Road (IL)

The Staff presented the plat with the applicant represented by Adrian Smith.

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

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve the Preliminary Plat only of Bloss 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. Show overhead pole lines on perimeter.

Bloss Addition (continued)

2. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (Include language in Covenants relating to water and sewer.)
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required)
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 the City Commission.
6. A topo map shall be submitted for review by T.A.C. (Sub. Reg's.) (Submit with drainage plans.)
7. All curve data shall be shown on the final plat where applicable. (Including corner radii.) (Show 30' radius at corner.)
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 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 the plat on any wells not officially plugged.)
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to the release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. All Subdivision Regulations shall be met prior to release of the final plat.

Eaglebrook Addition (183) SE corner of 61st Street and South Memorial Drive
(CS)

The Staff presented the plat with the applicant represented by Adrian Smith.

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

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

Eaglebrook Addition (continued)

1. Show 50' building lines on 61st Street and Memorial Drive and 25' on 63rd Street. Identify "Caven-Wood" Addition on the face of the plat and location map.
2. 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. P.S.O. requires pole lines on north and west. General Telephone requires street side easements.
3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (Include language in Covenants relating to water and sewer.) (if required)
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).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required)
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 the City Commission.
8. All curve data shall be shown on the final plat where applicable. (Including corner radii.) (Show 30' radius at Memorial Drive and 61st Street.)
9. Access points shall be approved by City and/or Traffic Engineer.
10. 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.
11. See P.S.O. regarding language in Covenants.
12. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
13. All Subdivision Regulations shall be met prior to release of the final plat.

Western Financial Center (3093) 4800 Block of South Lewis Avenue (OL)

The Staff presented the plat with the applicant represented by Adrian Smith.

Western Financial Center (continued)

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Western Financial Center, subject to the conditions.

Mr. Wilmoth advised that all of the conditions have been met and letters of approval have been received. He is therefore recommending approval of the final plat and release.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve the Preliminary Plat, Final Plat and release of Western Financial Center.

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. (Dimension O.N.G. easement, if possible.)
2. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (Include language in Covenants relating to water and sewer.) (if required)
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 the final plat. (if required)
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 the City Commission.
6. Access points shall be approved by City and/or Traffic Engineer.
7. 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.
8. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
9. All Subdivision Regulations shall be met prior to release of the final plat.

Golf Estates Townhouses (382) SE corner of 61st Street and South 28th West Avenue (RM-T)

The Staff presented the plat with the applicant represented by Stan Ewing.

Golf Estates Townhouses (continued)

There was some discussion regarding location of utilities in the rear (or front) easements. It was suggested this be worked out with the affected parties in a coordination meeting when a plot plan was available. The Traffic Engineer was also concerned about placement of building on some corner lots, so applicant would furnish a copy of plot plan to Traffic Engineer also.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Golf Estates Townhouses, subject to the conditions.

T. Young discussed the possibility of closing 64th Place, due to the apparent increase of traffic into the abutting subdivision. The Commission was advised that a request would have to be made to the City Commission in order to close the street to through traffic, since this is a dedicated street.

On MOTION of PETTY, the Planning Commission voted 6-1-0 (Gardner, Eller, Kempe, Petty Freeman, Higgins "aye"; T. Young "nay"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve the Preliminary Plat of Golf Estates Townhouses, subject to the following conditions:

1. Eliminate Lot 1, Block 1, and combine it with Lot 2. (A 35' building line is required on 61st Street by the Zoning Ordinance on arterial streets.)
2. The applicant is reminded that the maximum size for a plat acceptable by the County Clerk is 24" x 36". This will probably require two sheets, with a match or break line shown. The Staff suggests that the plat be split rather than reduce the scale because of the detailed dimensions required. (Also, additional information in the restrictions will require more space.)
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 the final plat. (Include language in Covenants relating to water and sewer.)
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 the final plat. (Some extension required.)
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 the City Commission.
8. Access points shall be approved by City and/or Traffic Engineer. (Note: Access limitations on nonarterials are volunteered by the applicant.)

Golf Estates Townhouses (continued)

9. It is recommended that the developer coordinate with Traffic Engineering Department 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.)
10. 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.
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. The underlying plat should be properly vacated prior to filing new plat, if required. (Applicant is advised to consult his attorney. This may not be necessary if there has not been an ownership change.)
13. All Subdivision Regulations shall be met prior to release of final plat.

Cabin Place Addition (1694) East of the NE corner of 31st Street and South
129th East Avenue (RM-1)

The Staff requested this item be tabled, since the plat is not ready to be released.

The Chair, without objection, tabled this item.

Mailath-Dunavent Addition (PUD #166) (2383) South of the SE corner of 91st
Street and Sheridan Road (CS)

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve the final plat and release of Mailath-Dunavent Addition (PUD #166).

Lawton Industrial Park (3592) 5400 Block of South Lawton Avenue (IL)

The Staff requested this item be tabled until the final letter is received.

The Chair, without objection, tabled this item.

REQUEST TO WAIVE PLATTING REQUIREMENT:

Z-5517 Helmerich & Payne, Inc. (793) NW corner of 21st Street and Utica Ave.
(CH and P)

This is a request to waive plat on two small parcels which were recently rezoned. Although the H & P Properties are much larger than that outlined by the dashed lines on the map, the only part that is "subject to a plat" is what was included in the latest zoning application. Waiver of the platting requirements is requested since this only applies to the small parcels and the property is already platted. In effect, this was only a zoning "trade" to permit construction of a high-rise office build-

Z-5517 (continued)

ing on their own land. When this was originally scheduled for review, the Staff, or City Engineering Department had no new information on this tract, or request at the time of the review. It was thought that some negotiations between the City and H & P might be in progress which relates to the 21st and Utica widening project. Since the applicant was not present, the Technical Advisory Committee tabled the request without any action, on August 13, 1981.

H & P was represented by Charles Norman, attorney and Henry Daubert, engineer, as well as other interested parties. Engineering Department and Traffic Engineering Department felt the property should be platted. Water Department also stated they would like to see all the H & P property platted to clear up ownership lines on the Atlas sheets. The Staff advised that if a plat is required, the applicant would only be obligated to plat what was included in the zoning application and not much would be gained by that, since the actual building will be in a CH District and would not have any frontage, but would meet all Zoning and Subdivision Regulations. Some discussion was made regarding the widening project on 21st Street and the need for additional easements during construction. There might be some possibility of a compromise on that, but the issue was at this time, only whether to waive the plat or not. There was discussion of tabling the plat, or transmittal without a vote, but Mr. Norman preferred a definite recommendation be made at this time.

The Technical Advisory Committee recommended to DENY the request to waive the plat on Z-5517. The City Engineer, Traffic Engineer, Oklahoma Natural Gas and Water and Sewer were against the request, but the Staff felt it could be approved. If they were required to plat it, the CH has no frontage or setback requirement and could be platted as one lot.

Applicant's Comments:

Charles Norman, representing Helmerich & Payne, Inc., advised that an application covering the subject property and property to the north and west had been presented to the Board of Adjustment, at which time screening was required and the drainage plans were required to be approved by the City Engineer. He feels there would be no purpose served in platting that small of a tract.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve the waiver of the Plat on Z-5517.

Z-5598 River Grove Addition (783) South side of 75th Place, West of Trenton Avenue (AG to RM-2 pending)

This is a request to waive plat on Lots 1 and 2, Block 3, River Grove. The zoning hearing for this tract was scheduled for August 12, 1981, and the TMAPC approved an RM-2 zoning. We note that 75th Place, which runs in front of this tract, provides the only other access to the Kensington development to the east. Also, the Major Street Plan shows about half of the property to lie within the Riverside Expressway right-of-way. It may not be in the best interests of the City, Public, etc., to waive the plat until more is known about the development, what the applicant plans, and what the City Commission recommends on the zoning. No other details were available at the time of this request to T.A.C. members.

Z-5598 (continued)

The Technical Advisory Committee and Staff recommended DENIAL of the waiver of plat on Z-5598, since it was the opinion that better control could be obtained in the platting process, particularly in relation to street right-of-way and any necessary utility extensions.

Mr. Gardner advised that on this particular zoning request, the Staff advised that the zoning had been granted and no decision has been made to require right-of-way for the extension of Riverside Drive rather than the expressway. If a plat is waived in this instance, then the only opportunity to secure any right-of-way for the extension of Riverside Drive is lost.

Applicant's Comments:

John Moody, representing the applicant, did not feel the Commission could deny the waiver of plat if the only issue is the right-of-way for the Riverside Expressway.

T. Young questioned whether building permits would be issued in that area and was concerned that a substantial burden would be placed on the taxpayers if extensive building was permitted and then condemned for right-of-way.

On MOTION of PETTY, the Planning Commission voted 5-1-1 (Gardner, Eller, Kempe, Petty, Freeman "aye"; Higgins "nay"; T. Young "abstaining"; C. Young, Parmele, Holliday, Inhofe "absent") to DENY the waiver of plat for Z-5598, River Grove Addition.

REQUEST TO WAIVE PLAT:

Z-5612 Mingo Heights (3603) 8315 East Easton Avenue (IL pending)

This is an application to waive the plat on Lot 17, Block 1, since it is already platted and nothing would be gained by another plat. The applicant was not present, but there were no objections or requirements.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5612.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve the waiver of plat for Z-5612, Mingo Heights Addition.

LOT-SPLITS:

Ratification of Prior Approval:

L-15119 Robert E. Fellers (1174)	L-15286 Leon Hicks (874)
15279 Church of God	15287 T.U.R.A. (3602)
of Prophecy (2792)	15289 Charles F. Knight (894)
15280 The Koger Co. (3094)	15290 Hines Lumber Co. (3294)
15281 T.U.R.A. (3602)	15291 G. Raymond Bassmann (3612)
15282 Nilson Brothers (2283)	15277 Victor Watts (1393)
15283 Earl J. Rose (3591)	
15285 Roy L. Wilson (3303)	

15277

Mr. Wilmoth advised that this property at 21st Street and 90th East Avenue

L-15277 (continued)

does not meet regulations and is subject to a plat. However, the right of way and easements that would have been on the plat are being obtained. The owner still cannot receive a building permit without working through the City Engineer on a drainage plan. The title can be conveyed, but this would not remove the platting requirements.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve these lot-splits.

LOT-SPLIT FOR WAIVER:

L-15275 E. Lee Hunnicutt (883) The NW corner of East 74th Court and South Birmingham Avenue (RS-3)

L-15276 E. Lee Hunnicutt (1083) South of East 73rd Street South, on the West side of S. Darlington Avenue (RS-3)

These applications cover two adjacent lots in two subdivisions containing duplexes already constructed. The request is to split the existing duplexes along the common party walls to create separate ownership for each half. Because of the locations of the existing structures and the sizes of the original lots, a waiver of the frontages is requested by the applicant. The Staff emphasized the need for a document that should be filed by the applicant, which will insure the adequate maintenance of joint sewer and/or utility lines. (This procedure had been done on recently lot-splits and the necessary agreements and documentation was done by the applicant's attorney.) This will be subject to approval of the Water and Sewer Department and Board of Adjustment waiver of the frontage requirements.

The Technical Advisory Committee and Staff recommended APPROVAL of L-15275 and L-15276, subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve L-15275 and L-15276, subject to the following conditions:

- (a) Assurance made that provisions for maintenance of common sewer and/or gas lines be filed of record prior to release of any deeds.
- (b) Board of Adjustment approval of frontages.

L-15274 New Prospect Realty (2492) North side of 33rd Place, East of Cincinnati Avenue (RS-3)

The Staff advised the T.A.C. that there is a request to split an irregular shaped tract into two lots for either single family or duplex use. This is the remainder of a previous split (L-#14668) that was approved April 23, 1980. At that time, the applicant did not own this tract, but indicated that it would be included in the development plan when he obtained title at a later date. This split will create one "flag-lot" with the access "handle" paralleling the existing mutual access easement. The creation of the one flag lot and one facing 33rd Place will complete the

L-15274 (continued)

long-range plans. All of the lots in the previous split and the two in this split will share the mutual access easement. The only waiver on this application is for the access handle which will actually only have 3' of frontage on 33rd Place, but will have adequate physical access through the mutual access easement and will have sufficient area in the lot to meet the RS-3 zoning.

The Technical Advisory Committee and Staff recommended approval of L-15274, subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve L-15274, subject to the following conditions:

- (a) Granting of any additional utility easements needed,
- (b) sewer main extensions if required, and,
- (c) Board of Adjustment approval.

L-15284 Noel A. Eden (3492) 2600 Block West Skelly Drive on the south side (IL and CG)

This is a request to split Lot 1, Block 1, West Skelly Drive Industrial complex Addition into two tracts. The applicant is asking for a waiver of the frontage requirement of 150' on a Freeway service road to 75' on the west tract and 117.74' on the east tract. Drainage and utilities easements per plat would remain the same. Due to permanent drainage easements on the plat, the frontage is nothing more than access because no buildings can be built on the front of the tracts. The split line will coincide with platted access point.

The Technical Advisory Committee and Staff recommended approval of the L-15284, subject to the condition.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve L-15284, subject to the following condition:

- (a) Board of Adjustment approval.

Z-5576 Gene Buzzard (Twentieth Century Elec. Co.) West of the SW corner of 47th Place and Mingo Road RD, OM to IL

A letter was submitted from Mr. Buzzard (Exhibit "A-1") requesting the application be withdrawn.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve withdrawal of this application.

Z-5575 Roy Johnsen (Lomax Affil.) NE corner of 71st Street and Peoria Avenue
CS, RM-2, RM-1 to OM

PUD #261 Roy Johnsen (Lomax Affil.) NE corner of 71st Street and Peoria Ave.
(CS, RM-2, RM-1)

The Staff recommended continuance until September 16, 1981.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to continue consideration of these applications until Wednesday, September 16, 1981, at 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa, Oklahoma.

PUD #257 & Z-5518 (continued)

Items: (continued)

Setback from abutting R District Building height	60 feet 4-story
Ratio of parking to floor area	1 per 267 sq. ft.
Off-street parking spaces	153
Ground floor area of buildings	9,670 sq. ft.--11%
Paved off-street parking	50,450 59%
Open landscape and walkways	16,200 19%

3. That a detailed Site Plan (including ground signs) be submitted for approval in compliance with the approved Concept Plan prior to the issuance of a building permit.
4. That a detailed Landscape and Fencing Plan be submitted for approval in compliance with the PUD Text prior to occupancy.
5. That a subdivision plat be approved by TMAPC and filed of record in the County Clerk's Office, the restrictive covenants to include the PUD conditions of approval, and the City of Tulsa be made beneficiary to those covenants, prior to issuance of a building permit.

Z-5518

Concerning the balance of the zoning request for RM-T zoning, the Planning Commission recommended APPROVAL of RM-T zoning for all property north of the vacated right-of-way for 52nd Street advertised for same. The balance of the property to the north (Goswick) is advertised specifically for office and cannot be considered for RM-T zoning. The Staff recommended DENIAL of the RM-T zoning originally and see no reason to change that recommendation unless the Commission were to approve RM-T zoning on the Goswick property in the future. The Staff would then support RM-T zoning north of 52nd Street.

A letter was presented from George Goswick requesting that his property be removed from consideration in PUD #257 (Exhibit "B-1").

Charles Norman, attorney for Mr. and Mrs. Rogers stated that Mr. Goswick was present and wanted to make the point that his property be removed from the PUD only and that his application for rezoning be considered. Mr. Norman continued by saying he did not realize Mr. Goswick's property had not been advertised in the alternative. He thought it was advertised in such a way that it could be considered for office or RM-T. He stated he does not represent Mr. Goswick, but would like for this application to be heard. If the advertising is inappropriate to permit the Staff's recommendations, he requests the Board continue this matter so it can be properly advertised. He feels the entire matter should be resolved at one time in order to bring it within the scope of what everyone is trying to accomplish; which is a final decision on all the property involved.

Mr. Gardner advised that the advertising is very specific. Mr. Goswick's property could be considered for OL or Off-street Parking under the advertising, but could not be considered for Multifamily, RM-T, RD or something else.

PUD #257 & Z-5518 (continued)

Mr. Norman explained that from the Rogers' standpoint, if Office or RM-T is granted to the Goswick property, then RM-T would be appropriate on the northern portion of the Rogers' property and that is what they have applied for. He feels he cannot properly represent his client and the Commission cannot make a decision until they can consider the Goswick property. However, it is not his intention to delay consideration of the Moody property.

Mr. Gardner stated that the Moody portion could be heard separately because it is the only portion that involves the PUD. The portion to the south would have to be readvertised. The applicant would not have to pay additional filing fees, simply the advertising costs. The Commission would have the choice of giving this a different zoning number or to continue the portion of the application that is a problem.

T. Young felt the Moody tract could be acted on today and to proceed with whatever steps are necessary to readvertise, with the appropriate fees being waived.

Mr. Norman had no objection to hearing the Moody portion today and hearing the Goswick and Rogers cases at a future date.

Petty was under the impression that the City Commission asked the Planning Commission to start over on these applications. Mr. Gardner explained that the City Commission was not specific as to what they felt was appropriate south of the office tract, other than using the term "buffer". He did not know whether they meant the first tract of Mr. Goswick's property, all three of his tracts, or his three tracts and the Rogers' tract. He felt it would be best to separate that issue from the Moody property.

Interested Party: Address: 5212 South Columbia Place

Bob Sellman expressed concern of those people who are in opposition to portions of the project. He has been heard before the Planning Commission and the City Commission and feels that a continuation would be taking too much of their volunteer time. He would like for the matter to be settled. He feels Charles Norman wants to include the Goswick with the Rogers' property in order to better his chances of success.

T. Young stated he would support OM on the Moody tract based on the PUD submitted, whether it is heard today or at a future date. His support of the entire zoning application and the PUD was based on which was a coordinated development that had some value in the community. If it is segmented, he would not be able to support anything other than OM on the Moody tract and denial of everything else that has been requested, unless the Goswick tract comes in with some zoning classification that the Commission does not expect. He does not see the opportunity now for the type of development that was originally proposed in the PUD.

Chairman Kempe ruled that, in the absence of a motion to continue consideration of the Rogers' and Goswick tracts, the hearing would proceed.

Applicant's Comments:

Ernest Moody presented a new site plan (Exhibit "B-2") for development of his property exclusively. This shows a 4-story office building with 153 parking spaces and access to 51st Street only.

George Goswick would like to request that the Commission either follow the recommendation made on March 25 of OL zoning, or change it to RM-T

PUD #257 & Z-5518 (continued)

Charles Norman explained that he did not represent Mr. and Mrs. Rogers in the March 25th meeting of the Planning Commission, but did represent them at the City Commission meeting and have been advising them since that time. He feels the confusion has probably arisen due to the unusual platting of the property. One important point is that the Moody PUD has been converted from a 1-story Garden-type office project that extended back 399' and covered approximately 2/3rds of the Goswick property and now is a 4-story office building on the Moody property only. Since the Staff and Commission have tied the Rogers decision to the Goswick property, Mr. Norman wanted to comment on what would happen to the Goswick property if it has been properly advertised. Mr. Goswick owns property adjacent to OM and backs up to RM-2 and RM-1, which he believed was the reason the Planning Commission made the decision in March to recommend OL to line up the Office with the southern boundary of the RM-1 zoning immediately to the east. The logical alternative to OL and Buffer to OM zoning that is being considered would be RM-T. RM-T on the Rogers' property would permit 11 townhouse units. The balance which would remain RS-2 would permit about 4½ single family units. If the PUD was approved on the entire 282' x 300' tract, there could be a 16 unit townhouse project facing a private drive. The Goswick property could develop in the same way and could be the solution to any further changes in this particular neighborhood. Since the time the matter was sent back from the City Commission, a Petition of Agreement was circulated in the neighborhood and was presented to this Commission with 51 signatures (Exhibit "B-3") agreeing to the recommendation the Planning Commission made in March.

<u>Protestants:</u>	David Madden	Address:	5202 S. Columbia Place
	Ann Little		5248 S. Columbia Place
	Jack Hunter		5120 S. Columbia Place

Protestant's Comments:

David Madden commented that, taking the three pieces of the application as they are presented at this time, the protestants would have no objection to the Staff Recommendation with reference to Mr. Moody's application. However, he was still concerned about the density but believed the project now properly addresses the concerns with reference to traffic onto Columbia Place and also the aesthetics of the neighborhood. Commenting on Mr. Norman's proposal that the RM-T be considered on Mr. Goswick's property, the protestants would not object to that. However, his concern was to draw the line so that the depth of the neighborhood would not be further penetrated by a dense residential or commercial development. He is opposed to penetration south of 52nd Street.

Ann Little, speaking for Jack Hunter, informed the Commission that the Hunter home faces the Moody property. They do not want to be forced out by commercial development and requested that the Planning Commission follow the recommendations of the City Commission and provide a 75' appropriate residential buffer behind the commercial development.

Interested Party:

Bob Sellman asked that in any consideration taken that the controls are there as they are in Mr. Moody's project.

PUD #257 & Z-5518 (continued)

Applicant's Comments:

Mr. Moody urged approval of the PUD and has no objection to anything that was suggested for the property behind his.

Instruments Submitted: Letter from George T. Goswick (Exhibit "B-1")
Site Plan (Moody property) (Exhibit "B-2")
Petition of Agreement, 51 Signatures (Exhibit "B-3")

Charles Norman appreciated the point made by Mr. Madden that RM-T is appropriate on the Goswick property, having agreed to OM on the Moody property. However, it becomes a matter of that last 125', which was considered in March. Mr. Goswick will be the one losing density and use in the reworking of this project. He asked for approval of the Rogers' application as recommended before the continuance of the Goswick application for readvertisement.

MOTION was made by HIGGINS, SECOND by GARDNER, to approve OM on the Moody property, approve 125' of RM-T on the Rogers' property and continue the public hearing on the Goswick property, since there was an advertising problem.

Petty did not feel the Commission could approve the zoning on the Rogers' property at this time if the Goswick case is to be continued. He did not think that was good planning.

T. Young presented a substitute motion to segment the application and renumber the cases A, B & C, and to waive fees for refileing, if necessary, for legal purposes. Motion died for lack of second.

TMAPC Action: 7 members present.

Z-5518: On AMENDED MOTION of HIGGINS, the Planning Commission voted 6-1-0 (Gardner, Eller, Kempe, Petty, Freeman, Higgins "aye"; T. Young "nay"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve OM on the Moody property as described below and continue the hearing on the Goswick and Rogers' property to October 7, 1981, at 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD #257: On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be approved:

OM & PUD: TRACT 1 The North 225' of Lot 3; and the North 225' of Lot 4, Bethel Union Heights, City of Tulsa, County of Tulsa, Oklahoma.

Application No. CZ-35
Applicant: C.J. Sharp
Location: Midway between Elwood Avenue and Peoria Avenue, on East 161st St. S.

Present Zoning: AG
Proposed Zoning: IL

Date of Application: July 22, 1981
Date of Hearing: September 2, 1981
Size of Tract: 20 acres

Presentation to TMAPC by: C.J. Sharp
Address: 2416 South Utica Avenue

Phone: 587-2461

Relationship to the Comprehensive Plan:

District 21 Plan, the Comprehensive Plan for Glenpool, designates the subject property Rural Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the IL District is not in accordance with the Plan Map. The Glenpool City Council voted 4-0 on August 17, 1981, to recommend approval of the requested zoning change.

Staff Recommendation:

The subject tract is located on the north side of 161st Street, 1/4 mile east of Elwood Avenue. The tract contains a large metal building and the applicant is requesting IL light industrial zoning.

The subject property is designated as rural residential by the Glenpool Comprehensive Plan. However, the tract contains a large industrial metal building and the Glenpool City Council is supportive of industrial development at this location.

The Staff is concerned that no guide lines exist for other similar zoning requests and we have no planning basis for supporting the zoning request. The Staff recommends that the Glenpool Comprehensive Plan be amended to designate the general area for industrial development which we could support.

Applicant's Comments:

This rezoning was applied for because the County Building Inspector would not give Mr. Sharp a building permit for a building damaged during a storm, believing the building was used for industry instead of agricultural.

Mr. Sharp stated that he did get his building permit and the property is not in the City Limits of Glenpool, but is in their Fence Line.

He would like for the Commission to consider the request for rezoning to IL at this time.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of ELLER, the Planning Commission voted 4-1-2 (Gardner, Eller, Kempe, Petty "aye"; T. Young "nay"; Freeman, Higgins "abstaining"; C. Young, Parmele, Holliday, Inhofe "absent") to recommend to the Board of County Commissioners that the following described property be rezoned IL:

The S/2 of the SE/4 of the SW/4 of Section 24, Township 17 North, Range 12 East, Tulsa County, Oklahoma.

Application No. Z-5615

Applicant: Bob Latch (Richard)

Location: South and East of 91st Street and Lewis Avenue

Present Zoning: CS & AG

Proposed Zoning: OM

Date of Application: July 27, 1981

Date of Hearing: September 2, 1981

Size of Tract: 20 acres, more or less

Presentation to TMAPC by: Bob Latch

Address: 2518-A East 71st Street 74136

Phone: 496-2015

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low-Intensity, Public; Low-Intensity, No Specific Land Use and Potential Corridor.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OM District is not in accordance with the Plan Map. OL zoning may be found in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends DENIAL of OM zoning and APPROVAL of OL zoning for the following reasons:

The subject property is located south of 91st Street, on the east bank of the Arkansas River. The tract is zoned AG and the applicant is requesting OM, medium office zoning.

The requested OM zoning is inconsistent with the Comprehensive Plan for the area. CO corridor zoning is consistent, but not advertised. OL light office is consistent with the Plan and the Staff recommends APPROVAL of OL zoning. (CO zoning possesses the greatest land use potential and, also, requires site plan approval to insure good planning.)

For the record, 100 feet of right-of-way should be required in the platting process to insure that Riverside Drive will be extended in the event that Riverside Expressway is never built. The TMAPC can require the full dedication of a 100-foot arterial street, but not a 300-foot expressway.

Applicant's Comments:

Bob Latch stated they are proposing development of office park arrangement. They will put in water, streets, sewers, utilities, etc. The property will be sold on a lot basis of 1/2 acre to 2 acre size lots. He felt that with the CS in the front, an OM zoning would be a logical buffer.

Protestants: None.

MOTION was made by Eller, to approve OM. MOTION was seconded by Higgins under the condition that the corridor zoning would be a higher intensity than the OM. Petty pointed out that the corridor zoning requires approval of a site plan and provides some sort of control over development, so would be dealing with the unknown at this point. Mr. Gardner added that an OM zoning would require an amendment to the Comprehensive Plan. SECOND to the MOTION was withdrawn.

Z-5615 (continued)

TMAPC Action: 7 members present:

On MOTION of PETTY, the Planning Commission voted 6-1-0 (Gardner, Eller, Kempe, Petty, Freeman, Higgins "aye"; T. Young "nay"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to recommend to the Board of City Commissioners that the request for OM zoning be DENIED and to recommend APPROVAL of OL zoning, on the following described property, based on the Staff Recommendation:

Part of Lot 1 and Lot 2 of Section 20, Township 18 North, Range 13 East of the Indian Base and Meridian, in the City of Tulsa, Tulsa County, Oklahoma, more particularly described as follows: Beginning at a point on the North line of said Lot 1, said point lying 660' West of the NE corner thereof; thence South a distance of 1,320' to a point on the South line of said Lot 1, said point lying 660' West of the SE corner thereof; thence West along said South line a distance of 560' to a point; thence North 22° West a distance of 399' to a point; thence North 33°-40' West a distance of 469' to a point; thence North 24° West a distance of 612.7' to a point on the North line of said Section 20' thence East along said North line a distance of 1,218.6' to the point of beginning, LESS and EXCEPT that part of the above described property platted as "Garden Trails Addition," an addition to the City of Tulsa, Tulsa County, Oklahoma, containing 20.6 acres, more or less.

PUD #166-B - Site Plan Approval, Minor Amendment of Development Area C-3
Dan Mailath -

Staff Recommendation:

The applicant, Dan Mailath, is requesting Site Plan approval for Development Area "C-3" within PUD #166-A.

The Development Standards are listed below:

	<u>APPROVED</u>	<u>PROPOSED:</u>
1. Use	Office	Office
2. Footage	9,000 square feet	9,000 square feet
3. Parking Number of Spaces	1 space per 250 sq. ft. 36	1 space per 250 sq. ft. 36
4. Open Space	10,598 square feet	4,600 square feet
5. Height	NA	1-story

The open space proposed is approximately .43 the amount required; however, the proposed open space is determined to be meaningful and adequate for office development. The original open space standard was approved, based on retail commercial development. The Staff believes the difference in open space to be minor and accordingly, recommends APPROVAL of the Site Plan as submitted.

NOTE: The site is permitted one free-standing sign on Sheridan not to exceed 12 feet in height, or 32 square feet in surface area.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve Minor Amendment and Site Plan for Development Area "C-3" within PUD #166-A.

PUD #213 - Site Plan Approval, Minor Amendment of Landscape Plan (Charles Norman)

Charles Norman, applicant, is requesting Detailed Site Plan and Landscape Plan approval for PUD #213. The Detailed Site Plan is almost identical to the approved Concept Plan approved:

<u>APPROVED</u>		<u>PROPOSED</u>
N. Dwelling Units	96	96
Maximum Building Height	26 feet	26 feet
Minimum Open Space	26,639 square feet	26,416 sq. ft.
Building Setbacks:		
	South 28 feet	South 28 feet
	West 23 feet	West 23 feet
	East 20 feet	East 20 feet
	North 20 feet	North 20 feet
Parking	68 spaces	68 spaces

The open space is slightly less (26,416 square feet) than the minimum required, 423 square feet or 1% of 26,639 square feet. The change is minor and, therefore, the Staff recommends APPROVAL of the Site Plan and Landscape Plan, as submitted.

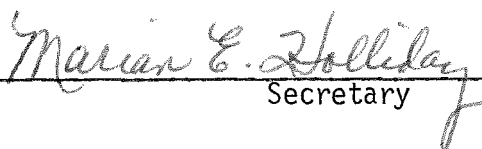
On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Eller, Kempe, T. Young, Petty, Freeman, Higgins "aye"; no "nays"; no "abstentions"; C. Young, Parmele, Holliday, Inhofe "absent") to approve a Minor Amendment and to approve the Detailed Site Plan and Landscape Plan for PUD #213, subject to staff conditions.

There being no further business, the Chair adjourned the meeting at 3:50 p.m.

Date Approved Sept 23, 1981


Chairman

ATTEST:


Secretary