

TULSA METROPOLITAN AREA PLANNING COMMISSION
 MINUTES of Meeting No. 1381
 Wednesday, October 28, 1981, 1:30 p.m.
 Langenheimer Auditorium, City Hall
 Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Eller Gardner Higgins Holliday, Secretary Kempe, 2nd Vice-Chairman Petty C. Young, Chairman	Freeman Parmele T. Young Inhofe	Chisum Compton Gardner Lasker	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, October 27, 1981, at 10:15 a.m., as well as in the Reception Area of the INCOG Offices.

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

MINUTES:

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Parmele, T. Young, Inhofe, "absent") to approve the Minutes of October 7, 1981 (No. 1378).

DIRECTOR'S REPORT:

RESOLUTION NO. 1381:547

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA BY ADDING THERETO A PARK AND RECREATION PLAN FOR THE TULSA METROPOLITAN AREA.

WHEREAS, The Tulsa Metropolitan Area Planning Commission is required to prepare and adopt an Official Master Plan to guide the physical development of the Tulsa Metropolitan Area, which Plan may subsequently be amended or extended, all as provided in Title 19, Oklahoma Statutes, Section 863.7; and

WHEREAS, Title 19, Oklahoma Statutes, Section 863.7 also requires in part that "before the adoption, amendment, or extension of the Plan or portions thereof, the Commission shall hold at least one (1) public hearing thereon..."; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission did approve and adopt on the 29th day of June, 1960, the Comprehensive Plan, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, on the 2nd day of August, 1960, and the Board of County Commissioners on the 9th day of August, 1960, all as provided by law; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission has been actively involved in the development of the Park and Recreation Plan for the City of Tulsa Park and Recreation Department, with said

Resolution No. 1381:547: (continued)

planning coordinated through citizen participation meetings; and

WHEREAS, The Tulsa Metropolitan Area Planning Commission has prepared a proposed amendment to the Comprehensive Plan in the form of a Park and Recreation Plan for the Tulsa Metropolitan Area; and

WHEREAS, The Public Hearing was held on the 21st day of October, 1981;

WHEREAS, After due study and deliberation this Commission deems advisable and in keeping with the purposes of this Commission, as set forth in Title 19, OSA, Section 863, to amend the Comprehensive Plan of the Tulsa Metropolitan Area by adding thereto:

- a) Park and Recreation Plan for the Tulsa Metropolitan Area, pp. 10-57.

NOW THEREFORE, BE IT RESOLVED BY The Tulsa Metropolitan Area Planning Commission that the amendment to the Comprehensive Plan as presented at the public hearing, a true and correct copy attached hereto as "Exhibit A" be and is hereby adopted as part of the Comprehensive Plan of the Tulsa Metropolitan Area.

BE IT FURTHER RESOLVED THAT upon adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa, Creek and Osage Counties, Oklahoma, for approval and thereafter, that it be filed as public record in the office of the County Clerk, Tulsa, Creek and Osage Counties, Oklahoma.

APPROVED AND ADOPTED this 28th day of October, 1981.

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, T. Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Parmele, T. Young, Inhofe, "absent") that the above Resolution be approved and adopted.

CONTINUED ZONING PUBLIC HEARING:

Application No. Z-5618 (PUD #268) Present Zoning: RS-3
Applicant: C. M. Reinkemyer (W. G. II Development Co.) Proposed Zoning: RM-2
Location: SW corner of East 91st Street and South Mingo Road

Date of Application: August 5, 1981
Date of Hearing: October 28, 1981
Size of Tract: 15.09 acres

Presentation to TMAPC by: Jack Cox
Address: 1323 South Baltimore Avenue Phone: 583-7588

Relationship to the Comprehensive Plan: (5618)

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

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the RM-2 District is not in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends DENIAL of the RM-2 zoning and APPROVAL of RM-1 zoning for the following reasons.

The subject tract is located south of the southwest corner of 91st Street and Mingo Road. It fronts onto Mingo Road, is zoned RS-3 and the applicant is requesting RM-2 zoning for a proposed multifamily use.

The subject tract is vacant, as are the abutting tracts to the north, south and east. The tract directly to the west is vacant, but is proposed to be a single-family/duplex use to integrate with the single-family platted area further west, all under the control of PUD #268.

The Comprehensive Plan designates the subject tract Low Intensity -- No Specific Land Use and Development Sensitive. The tract is also located in a potential Corridor District, but has not been advertised for CO zoning. The requested RM-2 zoning is not in accordance with the Low Intensity -- No Specific Land Use Plan Map designation. In recognition of the Comprehensive Plan and Development Sensitive Area, the Staff does not support RM-2 zoning. However, with the potential for higher intensity developments to occur to the east within the Corridor, to the north at 91st Street and Mingo Road and the extension of the expressway abutting the tract to the south, the Staff feels it could support RM-1 zoning which may be found in accordance with the Low-Intensity -- No Specific Land Use Plan Map designation.

Therefore, the Staff recommends DENIAL of RM-2 zoning and APPROVAL of RM-1.

Application No. PUD #268 (Z-5618)

Present Zoning: (RS-3)

Applicant: Jack Cox

Location: East of the SE corner of 91st Street and Memorial Drive

Date of Application: September 15, 1981

Date of Hearing: October 28, 1981

Size of Tract: 111.6 acres

Presentation to TMAPC by: Jack Cox

Address: 1323 South Baltimore Avenue

Phone: 583-7588

Staff Recommendation: (PUD #268)

Planned Unit Development #268 is located south and west of the southwest corner of 91st Street and South Mingo Road. The applicant has filed a companion zoning application (Z-5618) requesting RM-2 on the eastern 15.09 acres. Varied dwelling types are proposed for the property, under the controls of the PUD.

The Staff reviewed PUD #268 as if the tract under the companion zoning application (Z-5618) had been approved RM-1 zoning, per the Staff Recommendation.

The Staff finds PUD #268 appropriate, with modifications, and further find it to be:

- (1) Consistent with the Comprehensive Plan;
- (2) in harmony with the existing and expected development of the surrounding area;
- (3) a unified treatment of the development possibilities of the project site; and,
- (4) consistent with the stated purposes and standards of the PUD Chapter of the Tulsa Zoning Code.

Therefore, the Staff recommends APPROVAL of PUD #268, subject to the following conditions:

- (1) That the maximum number of dwelling units not exceed 888 per the site plan and standards submitted, as revised by the Staff to reflect RM-1 zoning.
- (2) That the maximum number of dwelling units in Development Area "C" not exceed 478, with those north of East 93rd Street not to exceed 204 and those south of East 93rd Street not to exceed 274, per the site plan and standards submitted, as revised by the Staff to reflect RM-1 zoning. Transfer of units may be made by minor amendment at the detail site design stage.
- (3) That the applicant's site plan and development plan be conditions of approval as being representative of the design and character of the development. That a detail site plan and typical buildings front and rear elevations be submitted for approval prior to the request for any building permit.
- (4) That Development Standards be as per Development Plan for Areas "A" and "B" and as follows for Area "C":

Gross Land Area:

North 8.746 acres
South 12.602 acres

Net Land Area:

North 8.323 acres
South 12.205 acres

PUD #268 Staff Recommendation: (continued)

Uses: Townhouses, patio homes or garden apartments and customary accessory uses including clubhouse, pool, tennis courts, etc.

Maximum Number of Dwelling Units North 204
South 274

Maximum Building Height: 26 feet

Minimum Open Space, exclusive of parking 600 feet per unit

Yards: 35' from the east property line,
10' from the north property line,
25' from the property line adjacent to the
proposed East 93rd Street
10' from the south property line, and
25' from the west property line.

Parking: As required by the Zoning Code of the City of Tulsa.

- (5) That the property along South Mingo Road be screened by berms and planting material or a decorative wall along the property line. The property along proposed East 93rd Street South be screened by berms and planting material or a combination of berms and decorative wall with planting material. The property along the west property line will be screened by a 6-foot high screening fence.
- (6) That a homeowner's association be created to maintain all common areas including private drives if units are sold now or in the future.
- (7) That a subdivision plat, incorporating the PUD conditions of approval within the restrictive covenants, be approved by the TMAPC and filed of record in the County Clerk's Office making the City of Tulsa beneficiary to said covenants, prior to the request for a building permit.

Jack Cox was present for the applicant, C. M. Reinkemeyer. He met with the Staff prior to filing of the PUD and the zoning and understood the recommendation would be RM-1. He had wanted to keep the 660' deep line, which would line up with the 10-acre node on the corner. However, if the RM-1 is granted, he would like to come back before the Board and expand RM-1 to the west to increase the density.

Mr. Gardner stated that the advertisement for zoning was made for RM-2 zoning on 15 acres.

Mr. Cox feels the RM-2 is appropriate because the property is isolated by the Floodway on the north and by the expressway on the south. The only reason the application was for RM-2 was to hold the line 660 feet off of the centerline of Mingo to the line up with the 10-acre node at the corner.

Mr. Gardner advised that under the circumstances, the fact that the tract is isolated by the Mingo Valley Expressway and the Floodway, there would be an approximately 88 feet additionally that would be needed of RM-1

PUD #268 & Z-5618 (continued)

zoning to accommodate the requested units. The Staff would prefer that over the RM-2.

Petty asked if the Staff Recommendation would be changed. Mr. Gardner replied that it could not be changed, since the extra footage has not been advertised. He suggested approval, per the Staff Recommendation, and let the applicant come back for the additional footage to be re-zoned. At that time, the number of units in the PUD could be amended, or, a provision could be put in the motion that the number of units could be increased from what is recommended today under the RM-1 up to the top limit as Mr. Cox has proposed. This would be subject to the applicant coming back at a later date for approval of this additional strip. That way, the PUD would not have to be amended.

Mr. Cox asked that these Minutes not be transmitted to the City until both applications have been decided.

Protestants: None

Instruments Submitted: Map of the area under PUD (Exhibit "A-1")

TMAPC Action: 7 members present. (5618)

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Gardner, Higgins, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, T. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be re-zoned RM-1, per Staff Recommendation:

A tract of land lying in the E/2, NE/4 of Section 24, Township 18 North, Range 13 East of the Indian Base and Meridian, according to the U. S. Government Survey thereof, in the City of Tulsa, Tulsa County, Oklahoma, more particularly described as follows: Beginning at a point on the East line of Said E/2, NE/4, said point lying 950.00 feet South of the Northeast corner thereof; thence South 00°-03'-20" East along Said East line a distance of 693.94 feet to a point; thence South 89°-56'-40" West a distance of 120.00 feet to a point; thence South 60°-51'-28" West a distance of 617.93 feet to a point lying 660.00 feet West of the East line of Said E/2, NE/4; thence North 00°-03'-20" West a distance of 1,395.13 feet to a point; thence South 42°-17'-29" East a distance of 62.33 feet to a point; thence South 66°-56'-21" East a distance of 203.22 feet to a point; thence South 37°-05'-22" East a distance of 174.98 feet to a point; thence South 67°-31'-15" East a distance of 352.73 feet to the point of beginning, containing 15.09 acres, more or less.

TMAPC Action: 7 members present. (PUD #268)

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Gardner, Higgins, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, T. Young, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be approved as a PUD, subject to the following changes in the Staff Recommendation:

- (1) That the Maximum Number of Dwelling Units for "Area C" be changed from 204 on the north and 274 on the south to 230 on the north and 330 on the south, if the expanded RM-1 zoning is approved

PUD #268 (continued)

that would support this density. The total number of units in "Areas A, B, & C" shall not exceed 970.

A part of the NE/4 of Section 24, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows, to wit:

Commencing at the NW corner of the NE/4 of Section 24, Township 18 North, Range 13 East, Tulsa County, State of Oklahoma; thence South $00^{\circ}01'41''$ East a distance of 25.00' to the point of beginning; thence North $89^{\circ}37'44''$ East a distance of 239.80' to a point; thence along a curve to the right, with a central angle of $29^{\circ}55'00''$ and a radius of 279.30' a distance of 145.83'; thence South $60^{\circ}27'16''$ East a distance of 6.80' to a point; thence along a curve to the left, with a central angle of $29^{\circ}55'00''$ and a radius of 329.30' a distance of 171.94' to a point; thence North $89^{\circ}37'44''$ East a distance of 79.40' to a point; thence along a curve to the left with a central angle of $23^{\circ}22'00''$ and a radius of 549.80' a distance of 224.22' to a point; thence North $66^{\circ}15'44''$ East a distance of 6.30' to a point; thence along a curve to the right, (the following curve data is necessary to mathematically close the description and meet all the conditions of the description filed in Book 545, Page 140), with a central angle of $16^{\circ}01'39''$ and a radius of 499.80' a distance of 139.81' to a point; thence North $89^{\circ}37'44''$ East a distance of 332.32' to a point; thence South $00^{\circ}02'30''$ East a distance of 33.14' to a point; thence North $85^{\circ}17'03''$ East a distance of 92.80' to a point; thence South $23^{\circ}04'09''$ East a distance of 98.45' to a point; thence South $04^{\circ}06'13''$ West a distance of 122.08' to a point; thence South $59^{\circ}43'28''$ East a distance of 251.29' to a point; thence North $88^{\circ}03'04''$ East a distance of 176.90' to a point; thence South $42^{\circ}17'28''$ East a distance of 213.28' to a point; thence South $00^{\circ}03'20''$ East a distance of 1,395.13' to a point; thence South $60^{\circ}51'28''$ West a distance of 754.92' to a point; thence South $00^{\circ}02'30''$ East a distance of 39.95' to a point; thence South $89^{\circ}37'23''$ West a distance of 1,319.74' to a point on the West line of said NE/4; thence North $00^{\circ}01'41''$ West along Said North line a distance of 2,319.15' to the point of beginning, containing 96.603 acres, more or less: AND

A tract of land lying in the NE/4 of Section 24, Township 18 North, Range 13 East of the Indian Base and Meridian according to the U. S. Government Survey thereof, in the City of Tulsa, Tulsa County, Oklahoma, more particularly described as follows:

Beginning at a point on the East line of Said NE/4, Said point lying 950.00' South of the NE corner thereof thence South $00^{\circ}03'20''$ East along Said East line a distance of 693.94' to a point; thence South $89^{\circ}56'40''$ West a distance of 120.00' to a point; thence South $60^{\circ}51'28''$ West a distance of 617.93' to a point lying 660.00' West of the East line of Said E/2, NE/4; thence North $00^{\circ}03'20''$ West a distance of 1,395.13' to a point; thence South $42^{\circ}17'29''$ East a distance of 62.33' to a point; thence South $66^{\circ}56'21''$ East a distance of 203.22' to a point; thence South $37^{\circ}05'22''$ East a distance of 174.98' to a point; thence

PUD #268 (continued)

South $67^{\circ}-31'-15''$ East a distance of 352.73' to a point of beginning, containing 15.090 acres, more or less.

ZONING PUBLIC HEARING:

Application No. Z-5626 Present Zoning: RS-3
Applicant: Earl D. Chilcoat Proposed Zoning: IL
Location: NW of Intersection of 61st Street and Garnett Road

Date of Application: September 1, 1981
Date of Hearing: October 28, 1981
Size of Tract: 2 1/2 acres, plus or minus

Presentation to TMAPC by: Earl D. Chilcoat
Address: 9729 East 12th Street 74128

Phone: 834-4171

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property -- Special District One, Industrial.

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

Staff recommendation:

The Staff recommends APPROVAL of IL zoning for the following reasons.

The subject property is located north of 61st Street, west of 107th East Avenue. The tract contains a single-family residence zoned RS-3 and the applicant is requesting IL, light industry.

The Comprehensive Plan designates the subject area Special District 1 for industrial redevelopment. The area is surrounded by industrial zoning and development to the north and east, it is bordered by the future Mingo Valley Expressway on the west and is directly west of recently approved industrial zoning. In previous cases, the Staff had stated that it would support the preservation of the residential interior of this area if the neighborhood was so inclined. However, this has not occurred; therefore, the Staff recommends APPROVAL of the requested zoning, LESS & EXCEPT that portion in the designated expressway.

Protestants: None.

The applicant was not present.

TMAPC Action: 7 members present.

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

Lot 6, Block 2, Golden Valley Addition, Tulsa County, Oklahoma.

Z-5627 T. B. Hendrix

Applicant's Comments:

A representative of Mr. Hendrix was present to ask for this item to be continued, since the applicant is out of town. One protestant was present and did not want to continue this case. Mr. Hendrix's representative stated he did not know anything about this and just came to inform the Commission that Mr. Hendrix was out of town.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Eller, Gardner, Higgins, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, T. Young, Inhofe, "absent") to continue Case No. Z-5627 to November 18, 1981, at 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. Z-5628 Present Zoning: AG
Applicant: Herman Dale Jones Proposed Zoning: IH
Location: North and East of 145th East Avenue and 46th Street North

Date of Application: September 8, 1981
Date of Hearing: October 28, 1981
Size of Tract: .95 acre

Presentation to TMAPC by: Herman Dale Jones
Address: 2126 North 75th East Avenue Phone: 835-4302

Relationship to the Comprehensive Plan:

The District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property -- Special District 2.

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

Staff Recommendation:

The subject tract is located on the southwest corner of the Port Road and 145th East Avenue. It is vacant as is the abutting tracts to the south, west and north. Located to the east approximately 300' in Rogers County is a single family residence and small salvage business. The tract is presently zoned AG and the applicant is requesting IH, heavy industrial, for an auto salvage yard use.

The Comprehensive Plan designates the subject property as Special District 2, which calls for developments to be industrial park in nature and well landscaped. The tract is directly adjacent to the Port Road and IH zoning would allow future use by right that would be inconsistent with the objectives of the Plan. It is for these reasons the Staff recommends DENIAL of the IH zoning and APPROVAL of IM zoning.

For the record, our recommendation for approval of IM zoning on the subject property carries with it a great deal of concern as to the ability of the applicant to develop this tract. The tract, as well as the surrounding area including the Port Road, is located in a "Flood Hazard Zone." According to the Hydrology Report, five (5) to eight (8) feet of fill would be necessary before a Use Permit or Building Permit would be issued and the tract would be usable. The Staff feels that this would probably make the tract economically unusable for the proposed use.

Applicant's Comments:

Applicant was not present.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Eller, Gardner, Higgins, Holliday, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Freeman, Parmele, T. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the application for IH be DENIED and the Staff recommendation for IM be approved on the following described property.

The NE/4 of the NE/4 of the SE/4 of the SE/4; LESS State Highway in Section 9, Township 20 North, Range 14 East, Tulsa County, Oklahoma.

Application No. 5629 Present Zoning: RM-2
Applicant: Alfred D. Adkins Proposed zoning: OL
Location: South of the SW corner of 16th Street and Denver Avenue

Date of Application: September 22, 1981
Date of Hearing: October 28, 1981
Size of Tract: 50' x 125'

Presentation to TMAPC by: Alfred D. Adkins, applicant, was not present.
Address: 1616 South Denver Avenue. Phone: 493-1825

Relationship to the Comprehensive Plan:

The District 7 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property -- Special District D, Professional Office.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OL District is in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of the requested OL zoning for the following reasons:

The subject property is located on the west side of Denver Avenue just south of 16th Street. The tract contains a single-family residence as do the abutting tracts in all directions. However, the tracts abutting to the south and east are zoned and used as offices. The subject tract is zoned RM-2 and the applicant is requesting OL, low-intensity office zoning.

The requested zoning is within the acceptable zoning parameters established by the Comprehensive Plan for District 7. Many of the properties are converting to office use as is evidenced by the number of recent applications. The Comprehensive Plan for this area recognized the compatibility of the mixed residential and office uses within the immediate area and has attempted to express that through the Plan Map designation.

Based on the Comprehensive Plan, the Staff recommends APPROVAL of the requested OL zoning.

Applicant's Comments:

The applicant was not present to address the Board.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Eller, Gardner, Higgins, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, T. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OL, based on the Staff Recommendations:

The South 15 feet of Lot 4 & 5, Block 5, Stonebraker Heights Addition, Tulsa County, Oklahoma.

Application No. Z-5630

Applicant: Ray Conard

Location: NE corner of Memorial Drive and Summit Road

Present Zoning: RS-3

Proposed Zoning: IL

Date of Application: September 22, 1981

Date of Hearing: October 28, 1981

Size of Tract: 6.3 acres

Presentation to TMAPC by: Ray Conard, applicant, was not present.

Address: 2743 South Memorial Drive

Phone: 664-8550

Relationship to the Comprehensive Plan:

The District 16 Plan, a part of the Comprehensive Plan for the Metropolitan Area, designates the subject property Special District One.

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

Staff Recommendation:

The Staff recommends APPROVAL of IL zoning for the following reasons:

The subject property is located north of Easton Street and east of Memorial Drive. The tract is zoned RS-3 and the applicant is requesting IL, Light Industrial.

The Comprehensive Plan designates the subject area Special District One, which calls for industrial and commercial uses. Therefore, based on the Plan and the surrounding zoning, the Staff recommends APPROVAL.

Applicant's Comments:

The applicant was not present to address the Board.

Protestants: None.

TMAPC Action: 7 members present.

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

Lots 11, 12, 13, 14, 15, 16, Block 1, Mingo Heights Addition to Tulsa County, Oklahoma.

Application No. Z-5527-SP

Present Zoning: CO & FD

Applicant: Larry Kester (Fluid Components)

Location: Between 51st Street and Broken Arrow Expressway, East of 129th E. Ave.

Date of Application: September 23, 1981

Date of Hearing: October 28, 1981

Size of Tract: 18.8 acres

Presentation to TMAPC by: Larry Kester

Address: 4960 South Memorial Drive

Phone: 665-0130

Staff Recommendation:

The Staff recommends APPROVAL of the Site Plan, per conditions, for the following reasons:

The subject property is located east of the intersection of South 129th East Avenue and East 51st Street. It is abutting the Broken Arrow Expressway on the south, there is sparse residential development on the east and northeast, it fronts East 51st Street on the north, and abuts Metropolitan Life on the west. The subject property is vacant, zoned CO, with the potential FD Floodway and the applicant is requesting Site Plan approval.

The Staff can support the location and orientation of the buildings, loading and dock area, parking, and entry drive as per the Site Plan, given the following conditions:

- (1) The height of the two buildings shown on the Plan shall not exceed two stories.
- (2) The two buildings shall remain fronted northeast toward the Metropolitan Life Building.
- (3) The shipping and loading docks shall remain behind the buildings and screened from view by the buildings.
- (4) The total floor area after expansion, shall not exceed 174,850.0 square feet.
- (5) The floor area ratio shall not exceed 19%.
- (6) The land coverage of buildings shall not exceed 14%.
- (7) The parking provided shall not be less than 92 spaces.

The Staff can also support the general landscaping as per the Site Plan, given the following conditions:

- (1) The applicant shall, to the extent the Site Plan makes possible, preserve existing natural vegetation.
- (2) The installation of new plant and landscape materials shall be not less than that graphically illustrated by the Site Plan.

In addition, the Staff would recommend that the applicant pursue an agreement with Metropolitan Life that in the case of an emergency Metro's entry drive could be used if the applicant's single entry drive were blocked because of the traffic accidents, congestion, etc.

Z-5527-SP (continued)

Applicant's Comments:

Larry Kester with Kester Architects was present and stated he had no objection to the Staff Recommendation.

Interested Party: Charles Gotwals Address: 20th Floor, 4th National Bank Building

Interested Party's Comments:

Charles Gotwals was present to represent Metropolitan Life and had no objection to the Site Plan.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Eller, Gardner, Higgins, Holliday, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Freeman, Parmele, T. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that this Site Plan be approved, subject to the Staff conditions, on the following described property:

That part of the NW/4 of Section 33, Township 19 North, Range 14 East of the Indian Base and Meridian, Tulsa County, Oklahoma, lying North and East of the Broken Arrow Expressway; LESS and EXCEPT the North 1,124.75' of the East 873' thereof, containing 57.15 acres, more or less; and LESS and EXCEPT all that part of the NW/4 of Section 33, Township 19 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, lying North and East of the Broken Arrow Expressway described as follows, to wit:

Beginning at the NW corner of Said Section 33; thence North $89^{\circ}-57'-48''$ East along the North boundary of Said Section 33, a distance of 1,614.45'; thence South $0^{\circ}-20'-27''$ East 1,569.27' to a point in the Northerly right-of-way line of the Broken Arrow Expressway; thence North $58^{\circ}-58'$ West along the Northerly right-of-way line, 210.47'; thence North $47^{\circ}-39'$ West along Said Northerly right-of-way line 255.0'; thence North $58^{\circ}-58'$ West along Said Northerly right-of-way line, 400.00'; thence North $50^{\circ}-15'$ West along Said Northerly right-of-way line 1,153.30'; thence South $89^{\circ}-52'-11''$ West 24.75' to a point in the West boundary of Said Section 33; thence North $0^{\circ}-07'-49''$ West along the West boundary of Said Section 33, a distance of 344.30' to the point of beginning, and being approximately located between East 51st Street and Broken Arrow Expressway, East of 129th East Avenue.

Application No. CZ-36 Present Zoning: AG
Applicant: Wayne McClain Proposed Zoning: IL
Location SW corner of 181st Street and Memorial Drive

Date of Application: September 24, 1981
Date of Hearing: October 28, 1981
Size of Tract: 14 acres

Presentation to TMAPC by: Wayne McClain, applicant, was not present.
Address: Route #1; Bixby, Oklahoma Phone: 366-8482

Relationship to the Comprehensive Plan:

The subject property is located south of the Bixby Fence Line, and therefore, not within an adopted Comprehensive Plan Map. The adopted Development Guidelines, a part of the Comprehensive Plan for the County, do apply and therefore, will be used to evaluate the proposed zoning change.

Staff Recommendation:

The Staff recommends DENIAL of IL zoning for the following reasons:

The subject tract is located at the southwest corner of 181st Street and Memorial Drive. It is presently zoned AG and the applicant is requesting IL zoning for a welding shop use. The tract is vacant, except for an accessory building on the southern portion. It is abutted by a single-family residence and accessory building to the east and west, a few residences to the north and a single-family residence to the south.

The Development Guidelines could support IL zoning on the immediate corner, 467' x 467', of the subject tract if the surrounding land uses supported this use. However, the surrounding land uses are residential in character and not commercial or industrial. Therefore, the Staff recommends DENIAL of the requested IL zoning.

An alternative to the requested zoning would be for the applicant to seek a home occupation as a special exception use through the Board of Adjustment. This alternative would allow the applicant to establish his business on the tract, if he and his family are the only employees. At the same time, the surrounding residences would not be hindered by a small home business located within a customary accessory building.

Applicant's Comments:

The applicant was not present, but the Board had no objection to hearing the case.

Protestants: Don Plowman Address: 7319 East 181st Street
Donna Dunsmore 7417 East 181st Street South
David Gates 7505 East 181st Street

Protestant's Comments:

Don Plowman stated there are four homes on five acres to the west of the subject strip. The homes have been built in the last five or six years. Mr. Plowman would not have bought his property six months ago if he knew that the zoning in the area was being changed to IL. The other two protestants agreed with Mr. Plowman.

CZ-36 (continued)

TMAPC Action: 7 members present.

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

The North 462' of Lot 1, Section 2, Township 16 North, Range 13 East, containing 14 acres, more or less; of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof.

Application No. Z-5631 Present Zoning: RS-3
Applicant: John Zink (Akdar Shrine) Proposed Zoning: IL
Location: North and East of 61st Street and Mingo Road

Date of Application: September 24, 1981
Date of Hearing: October 28, 1981
Size of Tract: 10 acres, more or less

Presentation to TMAPC by: John Zink
Address: 3041 South Peoria Avenue Phone: 743-7943

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property as Special District I.

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

Staff Recommendation:

The subject property is located at the NW corner of 100th East Avenue and 59th Street. The property is presently zoned RS-3, is used as a play field, and the applicant is requesting IL zoning.

The Comprehensive Plan designates the subject area Special District I for industrial redevelopment. The tract is vacant and is abutted to the north by an industrial park, to the east and west by vacant land and to the south by a single-family subdivision. Given the existing zoning and land use patterns, the Staff could support the IL zoning. But in a previous case, Z-5520, the TMAPC and City Commission set a precedent concerning access on the property abutting the subject tract to the west. Access was limited to only the extreme southwest corner of that property in order to protect the residential character of the neighborhood to the south of both properties.

Based on this precedent, the Staff would recommend DENIAL of the IL zoning at this time.

The Staff could support the IL zoning if access to the tract could be obtained through abutting IL-zoned properties, either north or west.

Applicant's Comments:

John S. Zink was present and stated there is only one access to the property. It is economically unsound to ask for access from abutting properties. This property is an internal 10 acres, 660' x 660', and 59th Street ends at the property. There is access to Mingo Road from 59th Street.

Mr. Gardner explained that there is no access through the property to the west. The purpose of the residential strip of zoning on the property immediately west was to keep any industrial traffic from coming back into that area so far as to be directly fronting and north of those residences. If there were no restrictions, there would be industrial traffic all along 59th Street and any street running north and south.

Mr. Zink pointed out that traffic did not have to go all the way west to Mingo, but could travel south on two different roads off 59th Street.

Mr. Gardner continued by stating that, like most residential areas that have been planned for industrial redevelopment, the pressure is on the

Z-5631 (continued)

remaining residential properties when interior tracts are zoned industrial. Obviously, trucks cannot be restricted from using public streets; but, if the access next to the major street is limited, the tendency would be to use Mingo as a primary access. The Staff is suggesting that Mr. Zink acquire an easement on the north end of the property.

Mr. Zink did not feel that the flow of traffic would be changed with access on the north.

Petty agreed with the point Mr. Zink made on access and did not see how the application could be denied, based on the surrounding physical facts.

Protestants: None.

TMAPC Action: 7 members present.

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

Lot 1, Block 1, Akdar Heights Addition, containing 10 acres more or less, Section 31, Township 19 North, Range 14 East, Tulsa County, Oklahoma.

Z-5632 Ray Conard 2743 South Memorial Drive

A letter was presented from the applicant, Ray Conard, requesting that this zoning matter be continued to November 18, 1981 (Exhibit "B-1").

TMAPC Action: 6 member present.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Parmele, T. Young, Inhofe, "absent") to continue Z-5632 to November 18, 1981, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. CZ-37
Applicant: Moyer (Knight)

Present Zoning: AG
Proposed Zoning: IL

Location: North of the NE corner of 131st Street and 185th East Avenue

Date of Application: September 25, 1981
Date of Hearing: October 28, 1981
Size of Tract: 15.83 acres

Presentation to TMAPC by: John Moyer
Address: 525 South Main Street, Suite 300 74103 Phone: 585-9211

Relationship to the Comprehensive Plan:

The subject property is located within District 19, Broken Arrow Comprehensive Plan. The Plan Map designates the area Low Density, Residential. The requested IL zoning is not in conformance with the adopted Plan.

The Broken Arrow Staff Planner recommended DENIAL of the IL request; however, the Broken Arrow Planning Commission by a vote of 3-1 recommends APPROVAL of IL.

Staff Recommendation:

The Staff recommends DENIAL of IL zoning for the following reasons:

The subject tract is located on the east side of 185th East Avenue just north of 131st Street South. It is presently zoned AG and the applicant is requesting IL, Light Industrial zoning.

The property is vacant, as is the abutting tracts to the north, east and south. The tracts to the west contain single-family residences on acreages. After reviewing the existing zoning and land use patterns in the area, the Staff feels that this request is a clear case of spot zoning. Therefore, the Staff recommends DENIAL of the IL zoning.

Applicant's Comments:

John Moyer, representing the applicant, advised that the Broken Arrow Planning Commission actually voted 3-0 in favor of this application, instead of the 3-1 vote mentioned in the Staff Recommendation. A letter was presented to this Board (Exhibit "D-1") from the Broken Arrow Planning Department advising that the Broken Arrow Planning Commission discussed this case on October 8, 1981, and recommended approval, but did not give a vote count. Also submitted were 2 illustrations showing the development concept and density (Exhibit "D-2").

Mr. Moyer continued by commenting that this property is located approximately 1/10th of a mile northeast of the corner of 131st Street and 185th East Avenue, which is outside the five-mile perimeter of the City of Tulsa. It is not covered by the Comprehensive Plan for the City of Tulsa and is not within the corporate limits of the City of Broken Arrow; however, it is within the Broken Arrow Fence Line and Tulsa County. In the immediate vicinity of this tract there are similar uses, if not more intense uses, than the one the applicant intends to use. There is a pipe and supply company to the north, there have been strip mining operations approximately 1/2 mile to the east and there is a welding shop within the same quarter section and a veterinarian clinic. A trash dump is directly across the street and there are several shops at the corner of 131st Street and 193rd. Directly north was a custom slaughtering business. High voltage lines cut off property to the north and directly east is an Indian cemetery. The property to the west is in a floodplain. Mr. Moyer presented a petition

CZ-37 (continued)

(Exhibit "D-3") containing 9 signatures of residents immediately adjoining the property who are in favor of this rezoning. The proposed use of this property is for constructing a welding shop that would be approximately 130' x 300' and would be for constructing gas compressors. It is not a traffic-intensive type industry and would require approximately one truck per week and the truck would use 131st Street, which is a major arterial, and would exit either to Memorial or 193rd. There would be no work conducted after dark and all work would be done inside the building. There would be no noise and no exterior storage. Access to this property would be from the south and not from the north. Water would come from a well on the site and P.S.O. has advised there is adequate electricity. O.N.G. will extend the gas line from 121st Street South along 185th East Avenue to the property, provided this application is approved. Currently, there is a 2" plastic gas line from 121st Street along 185th and the applicant has agreed to install a 4" steel line. This matter was considered by the Broken Arrow Planning Commission and the meeting took approximately two hours. The proposal was reviewed carefully. The reason the Broken Arrow Planning Commission approved the application over their staff recommendation to deny it, was because the Broken Arrow Industrial Development Criteria has four basic items that have to be met for approval. This property meets all four - it is within 500 feet of a major arterial, it is free from flooding, it is on stable soil and it is accessible to utilities. Because of the many nonconforming uses in this particular area, the Broken Arrow Planning Commission felt that this entire area might need to be rezoned. The criteria for residential use in the Broken Arrow Plan is not met by this tract of land.

Petty wanted to know what would prevent access from the north. Mr. Moyer replied that if someone wanted to go north they could, but as a practical matter the access to 131st Street is the best road in the area. There are a number of very small bridges to the north.

<u>Protestants:</u>	Stan Smith	Addresses:	12155 S. 185th Street,	Broken Arrow
	John Sexton		12401 S. 185th Street,	" "
	Carolyn Miller		12155 S. 185th Street,	" "
	Jack Wills		18519 E. 121st Street,	" "
	Beverly Allgood		12500 S. 185th Street,	" "

Protestant's Comments:

Stan Smith, a resident to the north of the subject tract, stated that the road to the north is a single lane road that has a single lane bridge on it that is barely large enough for a pickup. There are several single-family homes on either side of the road that have children living in them and animals are kept on various properties. There is no police protection and no fire protection for this area. There are no water lines or sewer lines. All are on well water and septic tanks. The industry described by Mr. Moyer does not exist, except for the pipe and supply company at Lynn Lane and 121st, about 2 or 3 miles from the property. The welding operations are home occupation uses. There is a convenience store at the corner of 131st and Tulsa County Line Road, which is the nearest industry. He has never seen the garbage dump or the strip pits. Mr. Smith felt that building gas compressors would be out of place because of the lack of police and fire protection and the limited access. Most of this is zoned agricultural and he cannot see where industrial would fit in. When this matter was to be heard before the Broken Arrow Planning Commission, the residents were not notified. Mr. Smith was concerned that if one tract is rezoned

CZ-37 (continued)

industrial, there will be a trend for more property to be zoned industrial. The only reason Mr. Smith knew about this meeting was a sign posted on the property. He was not approached to sign the petition in support of the rezoning and neither were about 10 or 15 other families.

John Sexton felt the road is the most important factor, since it is so narrow. The road is non-dedicated and belongs to the property owners. The property owners have asked the County to support the road, but the County says the taxpayers' money cannot be used on private property. The one-lane bridge has a 4-ton load limit. The County has been asked to straighten the road, but right-of-way would have to be purchased and the line would be too close to some houses.

Carolyn Miller owns a small welding shop on Tulsa County Line next to the veterinary clinic. This is a well-traveled road and both businesses have access to it. The road in front of the property under application is not only narrow, but there is a hill directly to the north that is very dangerous.

Jack Wills did not see how spot zoning could be justified and Beverly Allgood agreed with everything that was said by the other protestants.

Interested Party: Amos Bowline Address: 20200 East 129th Street, Broken Arrow, Okla.

Interested Party's Comments:

Amos Bowline advised that the garbage dump mentioned by Mr. Moyer is there and has a sign "Charge for Dumping." He ran the grocery store on the corner for 21 years and feels that any business in the area would increase the business of the store. The proposed business will not bother the people to the north because the road is too narrow and the trucks will not be traveling that way, especially when 131st Street is only 1/10th of a mile to the south. Some of the people who signed the petition in support, plan on working in the proposed business. The building will not be seen from the road. This is a very poor part of town and he would like to see money brought into the area. The welding shop mentioned earlier is not a pole barn, but a new metal building and the veterinary clinic has runs. The antique shop is a nice metal building and a new concrete business is at 181st and Lynn Lane. The land cannot be used for residential because of the power lines and the floodplain.

Applicant's Comments:

Mr. Moyer did not intend to deny the residents notice of the hearing. The fee was paid and Broken Arrow was to take care of the notice. The bridge is an obvious reason not to exit to the north and the trucks would not. The access would be in the southeast corner of the property, the closest point to the road. He will attempt to shield the building from public view by planting shrubbery and trees.

C. Young stated that this is clearly spot zoning. If this was on a corner of a mile intersection instead of the interior of a section, he could agree with the rezoning. The Tulsa County Commission might have a different opinion. He is sure businesses are needed in the area, but only if they are located in the proper place, not on the interior of a section.

Petty was concerned that the Broken Arrow Planning Commission voted in favor of this and does not feel this Commission should overrule surrounding

CZ-37 (continued)

City Planning Commissions who have more knowledge of the area. He asked the Staff what the Broken Arrow Zoning Code specifies as to notice of surrounding property owners. Gardner replied that the 300-foot radius is state law. There would be only 3 to 5 possible property owners within 300 feet because of the large tracts. Therefore, Broken Arrow did not have the benefit of hearing from these property owners to the north.

Instruments Submitted: Letter from Broken Arrow Planning Comm. (Exhibit "D-1")
2 Illustrations of Development Concept &
Density (Exhibit "D-2")
Support Petition, containing 9 signatures (Exhibit "D-3")

TMAPC Action: 6 members present.

On MOTION of HOLLIDAY, the Planning Commission voted 5-1-0 (Gardner, Higgins, Holliday, Kempe, C. Young, "aye"; Petty, "nay"; no "abstentions"; Eller, Freeman, Parmele, T. Young, Inhofe, "absent") to recommend to the Board of County Commissioners that the following described property be DENIED rezoning to IL:

A tract of land located in the SW/4 of the SE/4 of Section 1, Township 17 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof; more particularly described as beginning at a point on the Westline of the SW/4, SE/4 of Section 1, T-17-N, R-14-E, 526.35' North of the Southwest corner of the SW/4, SE/4; thence East and parallel with the South line of the SW/4, SE/4, a distance of 868.97'; thence North and parallel with the West line of the SW/4, SE/4, a distance of 793.65'; thence West and parallel with the South line of the SW/4, SE/4, a distance of 868.97'; thence South along the West line of the SW/4, SE/4, a distance of 793.65' to the point of beginning, containing 15.83 acres with the South 50' to be for Roadway Easement.

Application No. Z-5633 & PUD #269

Present Zoning: Z-5633 - RS-3 & OL

PUD #269 - OL

Proposed Zoning: Z-5633 - OL

Applicant: Jones (Lincoln Properties)

Location: Approximately 730 feet North of the Intersection of East 91st St.,
and South Yale Avenue.

Date of Application: September 25, 1981

Date of Hearing: October 28, 1981

Size of Tract: 11.97 acres

Presentation to TMAPC by: Bill Jones

Address: 201 West 5th Street, Suite #400 74103

Phone: 581-8200

Relationship to the Comprehensive Plan: (Z-5633)

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

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

Staff Recommendation:

The subject property is located 700' north of the northeast corner of 91st Street and South Yale Avenue. The tract is vacant, zoned RS-3 and the applicant is requesting OL light office and has also filed PUD #269.

The Staff cannot support OL zoning on the entire subject tract based on the Development Guidelines and existing physical facts in the area. The northern portion of the subject tract was recently denied OL zoning (Z-5456). OL zoning exists on about 1/3rd of the tract. The applicant is proposing 98,453 square feet of office space on 485,797 square feet of net land area under PUD #269. The existing OL zoning would permit 69,136 square feet, and therefore, the applicant needs enough OL zoning to build an additional 27,317 square feet.

The applicant's property is 880.77 feet deep and, therefore, 279.45 feet of OL frontage would permit the applicant's proposal of 98,453 square feet. The net difference is 17.57 feet of frontage plus 220.77 feet of depth. Since the north/south differential is so slight (17.57 feet), and since the rear interior portion would qualify as a logical extension of the existing OL zoning, the Staff could support additional OL zoning in that amount. However, without the controls of the companion PUD, the Staff would not support the slight increase in OL zoning.

Therefore, given the companion PUD, the modest increase in OL zoning necessary to accommodate the office park and the specifics of the applicant's proposal, the Staff recommends APPROVAL of OL zoning: 279.45 feet on Yale by 880.77 feet in depth, and DENIAL on the balance.

Staff Recommendation: (PUD #269)

The subject property is 11.96 acres (gross) in size located 700 feet north of 91st Street and South Yale Avenue. The property is zoned a combination of OL and RS-3 and the applicant is requesting approval of 98,453 square feet of office floor area. The office structures range in height from one-story on the interior to two stories on the Yale frontage. Approximately

Z-5633 & PUD #269 (continued)

19% of the land will be covered by buildings and approximately 58% of the net area will be preserved as open space.

The Staff reviewed the applicant's PUD Text, Site Plan and Landscape Plan and find the proposal in keeping with the purposes and standards of the PUD Ordinance. Therefore, the Staff recommends APPROVAL, subject to the following conditions:

- (1) That the PUD Text, Site Plan and Landscape Plan be made conditions of approval.
- (2) That the structures not exceed 2 stories in height.
- (3) That a minimum of 55% of the net site area be preserved as open space.
- (4) That the minimum building setbacks shall be:

From centerline of Yale Avenue	140 feet
From the south property line	50 feet
From the east property line	70 feet
From the north property line	80 feet
- (5) That off-street parking shall meet one space per 300 square feet of building area.
- (6) That a Detailed Site Plan be approved, meeting the approved Concept Plan prior to issuance of a building permit.
- (7) That a Detailed Landscape Plan be approved, meeting the landscape concept, including treed areas to be preserved, and such landscape be installed prior to occupancy of the buildings. (Special attention should be given to preserving the existing trees along Yale Avenue per Concept Plan.)
- (8) That a subdivision plat be approved by the TMAPC, incorporating within the restrictive covenants the PUD conditions of approval, and the City of Tulsa made beneficiary to such covenants and filed of record in the County Clerk's Office prior to issuance of a building permit.
- (9) That a second point of access to the south be secured in the platting process.
- (10) That no access be permitted to the north.
- (11) That the screening and landscaping be required along the north and east boundaries for those portions which contain off-street parking (parking lots) within close distance of the property line. Combination landscape berms and landscape materials in lieu of a solid fence would qualify providing they screen from site the parking lots from abutting properties.

Applicant's Comments:

Bill Jones was present to represent Lincoln Properties and requested that the Staff recommendation for parking spaces be changed from one space per 300 square feet of building area to 400 square feet of building area. He will have to negotiate with the people to the south for access as far as a second form of ingress and egress, which has been recommended to be done in the platting process.

This application has been filed on behalf of the Society of Exploration Geophysicists. Tulsa at present is their international headquarters and they presently own a building on 51st Street between Harvard and Yale Avenues, which has become inadequate. This tract has been selected by the Society and is approximately a 12-acre site located 700 feet north of the intersection of 91st Street and Yale Avenue. There is a substantial amount of native growth and the land drains primarily in a southerly direction, although it is a bowl shape. The tract lends itself desireably to a Planned Unit Development because of the topography and natural slope of the property. The plan is to build a little over 98,000 square feet of office building. Mr. Jones presented a booklet containing the Plan outline (Exhibit "C-1"). The tract will be isolated from Yale by trees. The reason Mr. Jones takes exception with the parking space requirement stated by the Staff is he wishes to leave the natural growth undisturbed. The extra parking spaces are not needed because there will be no selling done and the traffic will be limited to employees. The density is only 19% on the 12 acres, or less than 100,000 square feet on over 500,000 square feet of space. Only one access was proposed on Yale in their Plan because they did not want to cut an entrance through the heavy growth. The application requests rezoning the whole site. This is not needed to accomplish the desired development. The rezoning that is necessary, is to expand the existing OL north 17½ feet and then the extension of that line east to the back property line. With the PUD the remainder could stay RS-3. The exit to the south could be worked out in the platting process. Aside from the fact that he would like to eliminate as much concrete parking as possible, Mr. Jones agrees with the Staff recommendation and thinks it is fair and logical. He would like to have the screening done with vegetation instead of fences.

Mr. John Hayden, Executive Director of the Society, outlined the use of the tract by the Society. This is an educational, public institution that deals in publication of educational materials. No printing will be done on the property, however.

Mr. Jones continued by stating that under the existing zoning, they could build approximately 70,000 square feet of building space however, he does not feel that is an appropriate way to use this land. Basically, he is amending the zoning application to conform to what the Staff has recommended.

Two gentlemen were present as interested parties, but stated they had no objections to the Plan after hearing Mr. Jones' presentation and studying the booklet outlining the Plan.

Instruments Submitted: Booklet Outlining the Plan (Exhibit "C-1")

Protestants: None.

Z-5633 & PUD #269 (continued)

TMAPC Action: 7 members present.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Eller, Gardner, Higgins, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, T. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be APPROVED for OL zoning on 279.45 feet on Yale Avenue by 880.77 feet in depth and DENIAL of the balance, per the Staff Recommendation:

Amended Legal Description for Z-5633:

The South 279.45 feet of the North 591.88 feet of the West 880.77 feet of the S/2 of the SW/4 of Section 15, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U. S. Government Survey thereof.

TMAPC Action: 7 members present. (PUD #269)

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Eller, Gardner, Higgins, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Parmele, T. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be APPROVED for a Planned Unit Development, subject to the Staff Recommendation as stated with modifications, to include changing item (3) to read "58%" instead of "55%" and that item (5) be changed from "300 square feet" to "400 square feet:"

The North 591.88 feet of the West 880.77 feet of the S/2 of the SW/4 of Section 15, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the United States Government Survey thereof.

Application No. Z-5634 Present Zoning: RS-3
Applicant: Smith (Adams) Proposed Zoning: OL
Location: SE corner of 55th Street and Peoria Avenue

Date of Application: September 25, 1981
Date of Hearing: October 28, 1981
Size of Tract: 90' x 200'

Presentation to TMAPC by: Gene Dorsch
Address: 5553 South Peoria Avenue Phone: 749-1401

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 Density -- No Specific Land Use.

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

Staff Recommendation:

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

The subject property is located on the southeast corner of Peoria Avenue and 55th Street South. The tract contains a single-family residence and accessory building. It is presently zoned RS-3 and the applicant is requesting OL, low intensity Office.

The subject tract backs to an RS-3 zoned area and fronts onto Peoria Avenue. Most of the properties fronting on Peoria both north and south from the subject tract are zoned either CS or OL. The Staff feels that OL zoning is appropriate and in addition will serve as a buffer to the RS-3 area. The requested zoning is consistent with the Comprehensive Plan designation; and, therefore, the Staff recommends APPROVAL of the requested zoning change.

Applicant's Comments:

Gene Dorsch was present to represent the applicant and had no comments to make.

Protestants: None.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Parmele, T. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OL:

Lot 1, Block 6, J. E. Nichols Subdivision, Tulsa County, Oklahoma.



NEW APPLICATIONS:

Applications No's Z-5635 & PUD 270 Present Zoning: Z-5635 AG, PUD (AG)
Applicant: Charles Norman (Cortex Properties) for both applications.

Proposed Zoning: Z-5635 OL or RM-1

Location: Z-5635 West side of South Memorial Drive, South of East 81st Street
PUD #270 South and West of East 81st Street and South Memorial Drive

Date of Applications: Z-5635 - September 25, 1981
PUD #270 - September 25, 1981

Date of Hearing: October 28, 1981

Size of Tract: 5.7 acres

Presentation to TMAPC by: Charles Norman

Address: 909 Kennedy Building 74103

Phone: 583-7571

Relationship to the Comprehensive Plan: (Z-5635)

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

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OL and RM-1 Districts may be found in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends DENIAL of OL zoning and APPROVAL of RM-1 zoning.

The subject tract is located south of the southwest corner of 81st Street and Memorial Drive. It fronts Memorial Drive, is zoned AG and the applicant is requesting either OL or RM-1 zoning for a proposed office use. The tract is vacant, as are the abutting tracts on the north, west and south. The acreage to the east contains one single-family residence and an accessory building.

The Comprehensive Plan designates the subject tract Low Intensity -- No Specific Land Use. The requested OL and RM-1 zoning Districts may be found in accordance with the Plan Map; however, at the same time both Districts could be inconsistent with the Development Guidelines since the subject property is located in a Subdistrict. It is intended that in the application of the Guidelines an evaluation of existing conditions, including land uses, existing zoning, and site characteristics, shall be considered. The OL zoning cannot be supported by any of the existing conditions, but an RM-1 precedent outside the node has been established on the northeast corner of 81st Street and Memorial Drive. In addition, the physical characteristics of the floodplain to the west and south of the subject tract isolate the site from any single-family or low intensity areas within the Subdistrict.

Therefore, the Staff can support and recommend APPROVAL of RM-1 zoning.

Z-5635 & PUD #270 (continued)

Staff Recommendation: (PUD #270)

Planned Unit Development #270 is located south of the southwest corner of Memorial Drive and East 81st Street. The tract fronts Memorial Drive and is vacant, as are the abutting tracts on the north, west and south. The acreage to the east contains one single-family residence and an accessory building. There is a companion zoning application (Z-5635) which requests either OL or RM-1 zoning. (This PUD was reviewed as per the RM-1 zoning and the Staff has recommended APPROVAL).

The Staff reviewed the applicant's PUD proposal and find that PUD #270;

- (1) is consistent with the Comprehensive Plan,
- (2) harmonizes with the existing and expected development of the surrounding area,
- (3) is a unified treatment of the development possibilities of the project site; and
- (4) is consistent with the stated purposes and standards of the PUD Chapter of the Tulsa Zoning Code.

Therefore, the Staff recommends APPROVAL of PUD #270, subject to the following conditions:

- (1) That the applicant's site and development plans be conditions of approval as being representative of the design and character of the development. That a detailed site plan, including typical building front and rear elevations, be submitted for approval prior to the request for any building permit.

(2) Development Standards:

Area (Gross)-----	6.639 acres	289,195 sq. ft.
(Net)-----	5.696 acres	248,118 sq. ft.

Permitted Uses

Principal and accessory uses permitted as a matter of right in the OL District, and barber and beauty shops.

Maximum Floor Area----- 80,000 sq. ft.

Maximum Building Height----- 4 stories

Minimum Building Setbacks

From the north property line-----	120 feet
From the south property line-----	70 feet
From the west property line-----	15 feet
From the centerline of S. Memorial Drive---	120 feet

Parking Ratio Per 1,000 feet of floor area----- 3.5

Minimum Internal Landscaped Open Space, exclusive of Parking, Building or Drives.

(Gross)-----	37%	108,000 sq. ft.
(Net)-----	30%	75,000 sq. ft.

Signs

On ground identification sign which shall not exceed eight

Z-5635 & PUD #270 (continued)

- feet in height or 16 feet in length. The lettering on such identification sign shall not exceed 32 square feet in surface area.
- (3) That adjustment of natural floodplain be subject to the approval of the City Hydrologist, City Engineer's Office.
 - (4) That a detailed landscape plan be approved prior to occupancy of the building, including landscaped area at least 50 feet wide from the front curb line, be maintained along South Memorial Drive. This street's landscaped area will include berms, shrubbed areas and other landscape improvements. This landscape plan will also indicate the treed areas to be saved, consistent with the Concept Plan.
 - (5) That at least one landscaped parking island shall be provided for each 50 parking spaces.
 - (6) That special attention be given to retaining the natural vegetation through the use of retaining walls, tree islands, tree wells, etc., as opposed to straight filling.
 - (7) That a detailed site plan be approved, prior to the issuance of a building permit, consistent with the approved Concept Plan and requiring a redesign of the parking layout for the purpose of preserving the large sycamore and hard wood trees near the building and the front entrance.
 - (8) That a subdivision plat be approved by the TMAPC and filed of record in the County Clerk's Office, incorporating within the restrictive covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said covenants, prior to the issuance of a building permit.

Applicant's Comments:

Charles Norman, representing Cortex Properties, advised that his client has acquired all the property to the east and north of Smithfield Addition, a single-family subdivision, with the exception of a 3-acre tract at the corner of 81st Street and South Memorial Drive. Their ownership encompasses approximately 56 or 57 acres, including the property in the Zoning Application and the PUD. The Smithfield PUD #215, has allocated over 600 multi-family dwelling units so that the property under application will be separated from the single-family area to the west and south. More importantly, the Drainage Plan for this area calls for the west fork of Haikey Creek to be left in a natural state with minimal channel straightening and cleaning to accommodate the development being proposed. This tributary drains over 1,400 acres from the north of 81st Street and will require about 23 acres in this general area to be left as permanent open space for the accommodation of the 100-year flood. This tract will be isolated from Smithfield and the Smithfield multifamily areas by the drainage plain and is of no use except the tract under application. Mr. Norman has no objection to the Staff recommendation that the property be rezoned RM-1 because the office use unit would be permitted in the PUD. The project is submitted as a specific proposal for the construction of an office building for Management Planning and Systems, Inc., which is a Tulsa-based site, survey and analysis firm. The floodplain will be modified to take the portion of the site that includes the PUD out of the floodplain, providing compensatory

Z-5635 & PUD #270 (continued)

storage for what is removed. This Plan has been reviewed in detail by the City Hydrologist. Parts of the surrounding area are heavily wooded.

The amendment made after the application was filed, moved the site of the office building to the north in order to preserve the major treed areas. The Staff has recommended in items #6 & #7 that further efforts be made to preserve significant trees in the area that is the existing drainageway and proposed parking lot. Mr. Norman has no objection to the Staff recommendation, but would like to point out that the building has been pushed to the north and is limited by the width of the Memorial right-of-way. The parking meets the standards proposed, but is exactly on that amount. He conceded that they will explore ways to preserve additional trees and come back to the Commission at a later date. Some fill will be required across the parking area in order to take the area out of the floodplain. The recommendations for the PUD are acceptable with the exception of Paragraph (1) which requires as a part of the Detailed Site Plan "...typical front and rear building elevations." Mr. Norman reminded the Board that he has always objected to the Planning Commission becoming involved in architectural design of buildings unless there is some significant public purpose involved, such as the rear of a shopping center that is adjacent to a residential area. He has never objected to the requirement that rooftop mechanical equipment be screened, or that the elevation of the rear buildings be compatible, but this seems to be a requirement that the Staff and the Planning Commission have some role in approving the design of the building. He does not feel any conditions exist in this location which make that an appropriate requirement. Otherwise, he would ask that the Board approve the recommendation of the Staff. Mr. Norman would like for the second sentence in Paragraph (1) to read, "...That a detailed site plan be submitted for approval prior to the request for any building permit."

Mr. Gardner indicated that he does not have a problem with that.

Mr. Norman stated that he has submitted a lot of detailed information as a part of the PUD and would try to answer any of the Board's questions.

Mr. Gardner commented that the wording of the Staff Recommendation did not mean to suggest that they preserve all of the trees that are in the parking area, but did indicate specifically those at the entrance area, adjacent to the south end of the building, along the fringe of the parking lot, and within the open space in front of the building. Some of the trees are approximately 40 inches in diameter. Mr. Norman advised that one of the things that could be done is to decrease the 50-foot wide landscape area on the back of the curb along Memorial Drive. This will not be asked for formally, but if that could be reduced to 40 feet, he believes that more trees could be preserved. He will come back before the Board with a request if necessary.

Protestants: None.

TMAPC Action: 6 members present. (Z-5635)

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Parmele, T. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RM-1:

Z-5635 & PUD #270 (continued)

Legal Description for Z-5635:

A tract of land in the NE/4 of Section 14, Township 18 North, Range 13 East, Tulsa County, Oklahoma, being more particularly described as follows:

Commencing at the NE corner of the NE/4 of Said Section 14; thence South 0°-04'-10" West along the East line thereof, a distance of 790.00 feet to the point of beginning; thence South 0°-04'-10" West along Said East line a distance of 685.00 feet; thence South 89°-59'-50" West parallel to the North line of Said Section 14, a distance of 180.00 feet; thence North 55°-00'-00" West a distance of 205.00 feet; thence North 5°-48'-20" West a distance of 457.16 feet; thence North 30°-00'-00" West a distance of 130.00 feet; thence North 89°-59'-50" East parallel to the North line of Said Section 14, a distance of 460.00 feet to the point of beginning, containing 5.696 acres, more or less.

TMAPC Action: 6 members present: (PUD #270)

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Parmele, T. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved PUD, subject to a change in the Staff Recommendation in Paragraph (1), that the second sentence be changed to read, "...That a detailed site plan be submitted for approval prior to the request for any building permit:"

Legal Description for PUD #270:

A tract of land in the NE/4 of Section 14, Township 18 North, Range 13 East, Tulsa County, Oklahoma, being more particularly described as follows:

Commencing at the NE corner of the NE/4 of Said Section 14; thence South 0°-04'-10" West along the East line thereof, a distance of 790.00 feet to the point of beginning; thence South 0°-04'-10" West along Said East line a distance of 685.00 feet; thence South 89°-59'-50" West parallel to the North line of Said Section 14, a distance of 180.00 feet; thence North 55°-00'-00" West a distance of 205.00 feet; thence North 5°-48'-20" West a distance of 457.16 feet; thence North 30°-00'-00" West a distance of 130.00 feet; thence North 89°-59'-50" East parallel to the North line of Said Section 14, a distance of 460.00 feet to the point of beginning, containing 5.696 acres, more or less.

Application No. PUD 221-A Present Zoning: CS, RM-1, RD & RS-3
 Applicant: Charles E. Norman (First Home Service Corp.)
 Location: Southeast corner of East 41st Street and South 129th East Avenue

Date of Application: September -5, 1981
 Date of Hearing: October 28, 1981
 Size of Tract: 160 acres, more or less

Presentation to TMAPC by: Charles Norman Phone: 583-7571
 Address: 909 Kennedy Building

Staff Recommendation:

PUD #221 is a 160-acre tract of land located at the southeast corner of 41st Street and 129th East Avenue. A portion of that PUD, Development Area "A" is planned for commercial shopping. The applicant is requesting (PUD #221-A) approval of 400 apartment units within Area "A" and deletion of commercial shopping area.

The permitted commercial floor area equals to 193 apartment units and the underlying RM-1, RD and RS-3 zoning permits 1,150 units, 828 of which have been allocated within Areas "C" through "K". A surplus of 324 units exists of which the applicant is requesting to use 207, making a total of 400 units in Area "A".

The Staff has reviewed the applicant's proposal and plot plan and recommend APPROVAL, subject to the following conditions;

1. That the plot plan (Concept Plan) submitted be a condition of approval.
2. That Exhibit "C", Amended Development Area "A" Multifamily Standards be made a condition of approval, except livability shall be 866 square feet per unit.
3. That a Detailed Site Plan be approved which meets the Concept Plan submitted prior to the issuance of a building permit.
4. That a Landscape Plan be approved and landscaping in place prior to occupancy of the units.
5. That a minimum livability space be provided for the entire PUD for each area as follows:

Development Area	Minimum Livability		
	Space Per Unit	Square Feet	In Acres
A	910	346,280	7.95
B	-	112,916	2.60
C	600	392,460	9.00
D*	4,000	144,000	3.31
E*	4,000	512,000	11.75
F	2,000	278,680	6.40
G	600	30,000	.69
H	1,400	33,600	.77
I	1,400	36,400	.84
J	600	120,000	.28
K*	4,000	280,000	6.43
L	-	430,801	9.27
TOTAL			51.03

PUD #221-A (continued)

*In actuality, these development Areas will result in more than 4,000 square feet of livability space per unit on an average. At least 12-15 additional acres will exist in the single-family areas upon completion, which will more than meet the required 59.796 acres of livability space.

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.

Mr. Gardner advised that Mr. Norman has submitted calculations (Exhibit "E-1 and E-2") of the livability space using the minimums and then showing by example that the deficiency of about 7 or 8 acres of open space can be made up in the single-family area so that there is no deficiency in open space. In the reviewing of these Planned Unit Developments, the Staff needs some adopted standards to work with so that when the plan is completed it will meet the open space requirements.

Applicant's Comments:

Mr. Norman advised that Item 5 of the Staff Recommendation under Development Area "A", the Minimum Livability Space per Unit should be "866" instead of "910" and that the amount of square footage should be "346,280" instead of "364,280."

Mr. Norman stated that this is the first time he has submitted a proposal of this type to the Commission. The proposal is to convert previously approved commercial space to a development area for multifamily dwelling units. This reflects the current shortage of close-in approved tracts of land for multifamily developments that are accessible to utility systems. This particular tract is at the corner of 41st Street and 129th East Ave. There is 10 acres of underlying commercial zoning, which has been allocated in two development areas to 108,000 square feet of commercial development and 102,000 square feet of office development to the south. This tract is an odd shape because it lies to the north and west of the drainage channel which is a dry tributary of Adams Creek. The tract under consideration is 14.8 acres approved for commercial use. The particular quarter section is characterized by large areas of limestone outcropping on the surface which makes it difficult to develop. Consequently, the drainage area is intended to be left natural with only minor improvement as a channel guide at the bottom of the depression. The sides of the drainage area with the limestone outcroppings would become part of the open space. He is proposing to convert the allocated square feet of commercial area to multifamily dwelling units and then allocate 207 units from existing surplus to create a 400 dwelling unit multifamily project with this plan being submitted as the Detailed Site Plan, rather than a Concept Plan. If there are any modifications, he would come back to the Commission before a building permit would be issued. The PUD presently has multifamily approved on the opposite side of the drainage area so the land use relationships are acceptable and compatible. Across the street to the west is industrial research and commercial zoning on the two corners on the north side of 41st Street. The difficulty was calculating the amount of required livability space for the entire PUD and the amount that can be achieved. The comparison that was made which satisfied everyone involved in this proposal, is, that the platting of this number of acres has produced lots that are significantly larger than the minimum required in the PUD. There are already more than 9 acres of surplus open space generated within the single-family areas and

PUD #221-A (continued)

some duplex areas that have been platted. The amount of surplus open space will continue to grow and the requirements of the PUD and underlying zoning will be exceeded. Mr. Norman requests approval of the recommendations made by the Staff with changes in Paragraph (1) that the Concept Plan be referred to as the Detailed Site Plan. Mr. Gardner advised that if Mr. Norman is willing to accept the Plan as submitted, Item No. 1 would be changed to read: "That the Detailed Site Plan submitted be a condition of approval." Also, Item No. 3 would be stricken and 4, 5 & 6 would be numbered 3, 4 & 5.

Protestants: None.

Instruments Submitted: Calculation of the Livability Space (Exhibit "E-1")
Application for Amendment of PUD #221 (Exhibit "E-2")

TMAPC Action: 6 members present.

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Parmele, T. Young, Inhofe, "absent") to recommend to the Board of City Commissioners that PUD #221-A be approved, subject to amended Staff conditions listed below, on the following described property:

The NW/4 of Section 28, Township 19 North, Range 14 East, Tulsa County, Oklahoma, LESS and EXCEPT Quail Ridge Addition, Blocks 1 through 10, according to the Recorded Plat thereof;
and
Quail Ridge Addition, Blocks 1 through ten, according to the Recorded Plat thereof.

1. That the detailed site plan submitted be a condition of approval.
2. That Exhibit "C", Amended Development Area "A" Multifamily Standards be made a condition of approval, except livability shall be 866 square feet per unit.
3. That a Landscape Plan be approved and landscaping in place prior to occupancy of the units.
4. That minimum livability space be provided for the entire PUD for each area as follows:

Development Area	Minimum Livability Space Per Unit	Square Feet	In Acres
A	866	346,280	7.95
B	-	112,916	2.60
C	600	392,460	9.00
D*	4,000	144,000	3.31
E*	4,000	512,000	11.75
F	2,000	278,680	6.40
G	600	30,000	.69
H	1,400	33,600	.77
I	1,400	36,400	.84
J	600	120,000	.28
K*	4,000	280,000	6.43
L	-	430,801	9.27
TOTAL			51.03

SUBDIVISIONS:

For Final Approval and Release:

Blackwell-Crockett (3293) and,
Cedarcrest Park (1783)

The Chair, without objection, tabled the above items.

OTHER BUSINESS:

PUD #207 Lot 2, Block 4, Mill Creek Pond Subdivision

Staff Recommendation:

The applicant is requesting, as a minor amendment, that he be allowed to build the garage in front of the house attached only by an open breezeway. The two structures will be connected by roof, but not enclosed by walls. The garage is setback 25 feet from the front, thereby, meeting the building setback requirements.

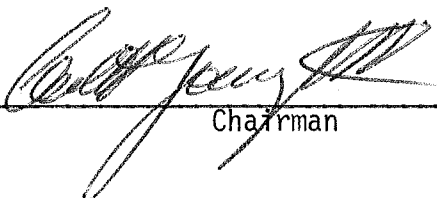
The Staff considers the amendment to be minor and, therefore, recommends APPROVAL of the Site Plan as submitted.

TMAPC Action: 6 members present.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Gardner, Higgins, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Eller, Freeman, Parmele, T. Young, Inhofe, "absent") to approve this minor amendment to PUD #207.

There being no further business, the Chair adjourned the meeting at 4:05 p.m.

Date Approved November 18, 1981



Chairman

ATTEST:



Secretary

