

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1409
Wednesday, June 2, 1982, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Hennage, 2nd Vice- Chairman Higgins Hinkle Kempe, 1st Vice- Chairman Parmele, Chairman Petty, Secretary Rice	Freeman Gardner Young Inhofe	Chisum Compton Gardner	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, June 1, 1982, at 10:00 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Parmele called the meeting to order at 1:30 p.m.

MINUTES:

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to approve the minutes of May 12, 1982 (No. 1406).

The Chair, without objection, tabled the minutes of May 19, 1982 (No. 1407).

REPORTS:

Comprehensive Plan Committee:

Commissioner Petty advised that there will be a Comprehensive Plan Committee meeting on June 16, 1982, to discuss the South Tulsa Comprehensive Plan and NDP Amendments.

Director's Report:

Bob Gardner explained that a question has been brought up again if the Planning Commission could delegate the INCOG Staff to sign plats after they have been approved by the Planning Commission. At times, there is a need to get a plat signed before the next meeting, which involves taking the plat to an officer of the Planning Commission. The plats are not ready when the Planning Commission approves them, but all release letters have been received prior to approval.

The Commissioners felt this request should be pursued and requested a report in the next meeting.

SUBDIVISIONS:

For Preliminary Approval:

One Summit Plaza (PUD #274) (3293) South Lewis Avenue at 59th Street
(OM & RS-2)

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to continue consideration of One Summit Plaza until June 16, 1982, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center, as requested by the applicant's attorney, Roy Johnsen.

Oller Ranch Estates (3190) NE corner of West 55th Street and Tower Road
(AG)

The Chair, without objection, tabled this item pending the Health Department's approval.

Tulsa Energy Center (PUD #261) (683) NE corner of 71st Street & Peoria
Avenue (CS, RM-2, and RM-1)

The Chair, without objection, tabled this item at the request of the applicant.

Life Christian Center (2783) South side of 101st Street at Canton Ave.
(AG)

The Chair, without objection, tabled this item pending the Health Department's approval.

Myrtlewood Addition (2883) 106th Street and South Louisville Ave. (RS-1)

The Chair, without objection, tabled this item pending the Health Department's approval.

For Final Approval and Release:

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

The Staff advised that this plat had already been approved and filed of record and the applicant was seeking a building permit. Building Inspection would not issue a permit since each unit was on a separate lot and they considered the project a townhouse plat even though the tract is zoned RM-2 (Multifamily) and not RM-T. The plat will be re-filed to show a minimum 1,600 square-foot lot, which means only adding about 1-1/2' to some of the lots. No easements or building placement, or anything else, is being changed. The plat is being refiled to satisfy the Building Inspection requirements. The Staff suggested for the record, that all approval letters apply to both plats, since there were no changes in the concept and the amendment was so minor.

There were no objections from the Technical Advisory Committee; therefore,

Baystone Addition (Amended) (continued)

the Technical Advisory Committee and Staff recommended APPROVAL of the Amended Plat of Baystone Addition as submitted, including acceptance of all approval letters in the current file.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to approve the Amended Plat of Baystone Addition as submitted, including acceptance of all approval letters in the current file.

The Shoals Addition (783) 81st Street and South Quincy Avenue (RM-2)

The Staff advised that all letters had been received and recommended APPROVAL.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to approve the final plat of The Shoals Addition and release same as having met all conditions of approval.

Silver Springs II (PUD #112) (183) 63rd Street and South 86th East Avenue (RM-1 and RS-3)

The Staff advised that all release letters had been received and recommended APPROVAL.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to approve the final plat of Silver Springs II Addition and release same as having met all conditions of approval.

For Extension of Approval:

Stockton Industrial Acres (3472) NW corner of 181st Street and Okmulgee Beeline (IL)

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to approve a one-year extension for the plat of Stockton Industrial Acres.

For Change of Access:

Western Village Heights Addition (594) 200 Block of South Garnett Road (CS)

This change is to relocate an access point and reduce its size from 50' to 40' wide. The Traffic Engineer has approved the request and the Staff recommends the Planning Commission concur.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to approve the request to change access in Western Village Heights Addition.

For Waiver of Plat:

The Annex Addition (PUD #273) (1392) 116th East 21st Street (RM-2, RS-2)

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to continue consideration of this matter, due to the absence of the applicant, until June 9, 1982, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

CZ-47 (Bozarth Acres Addition) (3392) South side of West 56th Street,
East of I-44 (CG)

This is a request to waive plat on Lots 3 and 4, Block 1, of the above Subdivision. The property has been rezoned CG to permit expansion of the existing motel to the west. This would be subject to approval of the County Engineer for any grading and/or drainage and any additional utility easements that might be needed.

The Technical Advisory Committee and Staff recommended APPROVAL of the Waiver of Plat on Bozarth Acres Addition (CZ-47), subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe "absent") to approve the Waiver of Plat on Bozarth Acres Addition (CZ-47), subject to the following conditions:

- (a) Approval of grading plans through the permit process, and
- (b) utility easements on the east 10' and south 11'.

LOT-SPLITS:

For Ratification of Prior Approval:

L-15492 (2502) E. P. Fortner	L-15486 (1293) S.W.P. Company
15493 (874) Daniel L. Eiler, Jr.	15485 (1694) E.R.C. Properties
15488 (2193) Meek Const. Co.	15484 (3191) Opal Rivers
15487 (1293) R. K. King	15482 (703) C. Broyles

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") that the approved lot-splits listed above be ratified.

Lot-Splits For Waiver:

L-15469 A. Perrault, Jr. (1192) The SE corner of West 14th Place and
South Frisco Avenue (RM-2)

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Rice, Young, Inhofe, "absent") to continue consideration of this matter until June 16, 1982, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center, as requested by the applicant.

L-15471 R. M. Beatt (1993) North side of East 35th Street South, between South Quincy and South Rockford Avenues (RS-3)

This is a request to split a 100' x 140' lot into two tracts, the W/2 and E/2. Review of the land use map shows that the lots on either side of the 100' lot have been split into 50' wide lots prior to TMAPC jurisdiction. A waiver of the 60-foot lot width requirement is asked. Since the lots would contain over the minimum area requirement of 6,900 square feet, the Staff recommended approval, subject to Board of Adjustment approval of a minor variance; and

the Technical Advisory Committee recommended APPROVAL of L-15471, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to approve L-15471, subject to the following conditions:

- (a) Board of Adjustment approval of 50' frontage, and
- (b) an 11' utility easement across the north, or lesser width depending on location of existing structures.

L-15478 Gary Madison (1392) The SE corner of East 24th Street South and Riverside Drive (RS-3)

This is a similar request to split Lot 7, as a previous split on Lot 8 that was reviewed by the T.A.C. on December 17, 1981. The applicant wishes to split this lot to allow him to build two single-family units. Access will be on 25th Street for both. NOTE: A plot plan given by the applicant shows a variance of the actual field measurement and the platted dimensions. Approval by the Board of Adjustment will be required. The Staff advised that a field check indicated a building already under construction as a "duplex" previously approved by the Board of Adjustment.

The Technical Advisory Committee and Staff recommended approval of L-15478, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to approve L-15478, subject to the following conditions:

- (a) Board of Adjustment approval of minimum lot size, and
- (b) utility easement on the south and west sides of Tract "B".

L-15480 Coy Colvin, et al (803) South side of East 56th Street North, 1,600' plus, and East of North Lewis Avenue (RS-3/AG)

This is a waiver of the Major Street Plan only. The applicant asks for a waiver of the additional right-of-way of 25'. The split is to clear title of a one-acre tract that was split off of a 10-acre tract. The N/2 is zoned RS-3, and the S/2 is zoned AG. No waiver of the zoning is involved, only approval of the existing septic systems, and the additional right-of-way.

In discussion, and being consistent with the previous T.A.C. recommendations on waiver of the Subdivision Regulations requiring conformance with the Major Street Plan, the T.A.C. could not recommend approval. Should

L-15480 (continued)

the Planning Commission waive the Subdivision Regulations and approve the split, the Health Department approval would be required for the existing septic systems.

The Technical Advisory Committee and Staff recommended DENIAL of L-15480 for the reason stated above.

However, Mr. Wilmoth has now received a copy of the Health Department's approval. Mr. John Denny, attorney for the applicant, stated that houses have been built on all of the ten acres since the 1950's and the right-of-way easements would come within 6 feet of one of the houses. The traffic will not be increased if this waiver is approved and due to the hardship involved, he is requesting that the Major Street Plan be waived.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to approve L-15480, based on the additional information received, waiving the Subdivision Regulations requiring conformance with the Major Street Plan.

CONTINUED ZONING PUBLIC HEARINGS:

Application No. PUD 179-I Present Zoning: (RM-0, RM-1, RS-3)
Applicant: Charles E. Norman (Guardian Development)
Location: South of 71st Street, West of South Mingo Road

Date of Application: January 27, 1982
Date of Hearing: June 2, 1982
Size of Tract: 102 acres

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

Staff Recommendation:

Planned Unit Development #179-I is approximately 102 acres in size and is located south and west of the southwest corner of East 71st Street South and South Mingo Road. The subject property has been previously considered by TMAPC as PUD #179-F and as a part of the original PUD #179.

The purpose of PUD #179-I is to divide the 1,748 residential units allocated to the property into six (6) development areas as originally planned, but revising the development area boundary lines and densities in order to accommodate the construction and financing of projects in today's market.

The applicant is proposing no changes in the previously approved maximum number of dwelling units, circulation concept, types of dwellings, and the conditions to construct 90th East Avenue as a residential collector street in its entirety prior to, or at the same time, as the final phase of residential construction, or in the alternative, that assurances acceptable to the City Attorney and City Engineer be provided to guarantee that the collector street and bridge structure over the drainageway be constructed at the time required by the City.

The Staff feels that the proposed amendments are not inconsistent with the previously approved PUD #179-F, or with the Comprehensive Plan and PUD Chapter in the Zoning Code, and therefore, recommends APPROVAL of PUD number 179-I, subject to the following conditions:

(1) SPECIFIC DEVELOPMENT STANDARDS:

Development Area "A":

Net Area:	570,636 sq. ft.	12.47 acres
Permitted Uses:	Townhouses, clustered patio homes and garden apartments, and customary accessory uses, including clubhouses, pools, tennis courts, and similar recreational uses.	
Maximum Number of Dwelling Units:		228 units
Maximum Building Height:		30 feet
Livability Space per Dwelling Unit:		600 sq. ft.
Yards:	As required in an RM-1 District.	
Off-Street Parking:	As required in an RM-1 District.	

PUD #179-I (continued)

Development Area "B":

Net Area: 475,240 sq. ft. 10.91 acres
Permitted Uses: Townhouses, clustered patio homes and garden apartments, and customary accessory uses, including clubhouses, pools, tennis courts, and similar recreational uses.
Maximum Number of Dwelling Units: 226 units
Maximum Building Height: 30 feet
Livability Space per Dwelling Unit: 600 sq. ft.
Yards: As required in an RM-1 District.
Off-Street Parking: As required in an RM-1 District.

Development Area "C":

Net Area: 1,457,082 sq. ft. 33.45 acres
Permitted Uses: Townhouses, clustered patio homes and garden apartments, and customary accessory uses, including clubhouses, pools, tennis courts, and similar recreational uses.
Maximum Number of Dwelling Units: 706 units
Maximum Building Height: 30 feet
Livability Space per Dwelling Unit: 600 sq. ft.
Yards: As required in an RM-1 District.
Off-Street Parking: As required in an RM-1 District.

Development Area "D":

Net Area: 429,501 sq. ft. 9.86 acres
Permitted Uses: Townhouses, clustered patio homes and garden apartments, and customary accessory uses, including clubhouses, pools, tennis courts, and similar recreational uses.
Maximum Number of Dwelling Units: 202 units
Maximum Building Height: 30 feet
Livability Space per Dwelling Unit: 600 sq. ft.
Yards: As required in an RM-1 District.
Off-Street Parking: As required in an RM-1 District.

Development Area "E":

Net Area: 615,938 sq. ft. 14.14 acres
Permitted Uses: Townhouses, clustered patio homes and garden apartments, and customary accessory uses, including

PUD #179-I (continued)

clubhouses, pools, tennis courts,
and similar recreational uses.

Maximum Number of Dwelling Units: 186 units
Maximum Building Height: 26 feet
Livability Space per Dwelling Unit: 1,400 sq. ft.
Yards: As required in an RM-T District.
Off-Street Parking: As required in an RM-T District.

Development Area "F":

Net Area: 490,921 sq. ft. 11.90 acres

Permitted Uses: Townhouses, clustered patio homes
and garden apartments, and custo-
mary accessory uses, including
clubhouses, pools, tennis courts,
and similar recreational uses.

Maximum Number of Dwelling Units: 200 units
Maximum Building Height: 26 feet
Livability Space per Dwelling Unit: 1,000 sq. ft.
Yards: As required in an RM-T District.
Off-Street Parking: As required in an RM-T District.

(2) GENERAL DEVELOPMENT STANDARDS:

Minimum Building Setbacks

From 71st Street and Mingo Road - 35 feet (95 feet from the
centerline of 71st Street and 85 feet from the centerline
of Mingo Road).

From 75th Street and 90th East Avenue - 25 feet (55 feet
from the centerline).

Between Buildings - 10 feet

From exterior boundary lines - 20 feet.

Minimum Off-Street Parking

1.5 per 1-bedroom dwelling unit, or efficiency.

2.0 per 2-or more-bedroom dwelling units.

- (3) That the applicant's Development Text and Conceptual Plan be incor-
porated as conditions of approval, unless modified herein.
- (4) That the maximum number of dwelling units be 1,748, provided however,
that to obtain the maximum numbers of units a Detailed Site Plan for
each development area must be submitted to and approved by the TMAPC,
meeting all the conditions of approval prior to the issuance of a
building permit. In meeting the conditions of approval a reduction
in the number of units, conceptually approved for the development
area, may be necessary. Units lost or reduced in one development
area may be transferred to another development area providing that
the conditions of that area can be met with the additional units.

PUD #179-I (continued)

methods which will counter the adverse conditions of the soil types throughout the site."

Protestants: None.

TMAPC Action: 6 members present.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to recommend to the Board of City Commissioners that the following described property be approved for PUD, based on the Staff Recommendation, deleting Item 7 and amending Item 10 to read:

10. "That due to the soil characteristics of the site, the developers should use suitable methods which will counter the adverse conditions of the soil types throughout the site."

A part of the NE/4 of Section 12, Township 18 North, Range 13 East, Tulsa County, Oklahoma, more particularly described as follows to wit:

Beginning at a point on the East line of said NE/4 said point being 60.00' North; 00°-06'-40" East of the SE corner of said NE/4; thence South 89°-58'-54" West a distance of 267.01'; thence North 71°-30'-00" West a distance of 388.99'; thence North 53°-45'-00" West a distance of 459.86'; thence North 72°-43'-00" West a distance of 308.62'; thence North 48°-14'-00" West a distance of 446.00'; thence North 74°-20'-00" West a distance of 400.00'; thence North 56°-32'-39" West a distance of 339.61'; thence South 45°-30'-00" West a distance of 115.00'; thence North 48°-10'-00" West a distance of 256.00'; thence North 00°-02'-45" East a distance of 100.00'; thence South 89°-59'-27" West a distance of 60.00' to the SW corner of the NW/4 of said NE/4; thence North 00°-02'-45" East along the West line of said NE/4 a distance of 679.46'; thence due East and parallel with the North line of said NE/4 a distance of 450.00'; thence North 00°-02'-45" East and parallel with the West line of said NE/4 a distance of 640.08' to a point on the North line of said NE/4; thence due East along the North line of said NE/4 a distance of 1,529.43'; thence South 00°-05'-41" West a distance of 659.97'; thence North 89°-59'-44" East a distance of 329.81'; thence South 00°-06'-11" West a distance of 659.94'; thence North 89°-59'-27" East a distance of 329.72' to the NE corner of the SE/4 of said NE/4; thence South 00°-06'-40" West along the East line of said NE/4 a distance of 1,269.83' to the point of beginning, containing 102.35 acres, more or less; and being approximately located on the south side of East 71st Street and west of South Mingo Road.

PUD #236-A Johnsen (Basta) 7500 Block of South Memorial Road (RS-3 & OL)

On MOTION of PETTY, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to continue consideration of PUD #236-A until June 16, 1982, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

PUD #253 Gary R. VanFossen - Country Club Plaza - 51st Street and Marion Ave.

Staff Recommendation - Site Plan Review:

Planned Unit Development No. 253 is located at the southwest corner of East 51st Street South and Marion Avenue. The tract is slightly less than an acre in size and zoned a combination of CS and OL. This PUD was approved by the City Commission on March 31, 1981, subject to;

- (a) the submitted Development Text and Plan,
- (b) that the office building be under construction before the commercial building permit is issued,
- (c) that there be no access to Marion Avenue,
- (d) that the middle access point on 51st Street may or may not be allowed per Traffic Engineering Department's recommendation, and
- (e) that a masonry wall be constructed along the south property line where it abuts residential property and that the wall design meet the approval of the neighbors.

The Staff has reviewed the submitted Detail Site Plan and find the following:

Item	Allowed by PUD		Submitted	
	<u>Development A</u>	<u>Development B</u>	<u>Development A</u>	<u>Development B</u>
Utility Services	Underground		Underground	
Storm Water	Not allowed to traverse adjacent property		Not allowed to traverse adjacent property	
Uses	Retail	Office (OL)	Retail	Office (OL)
Max. Floor Area	3,500 sq. ft.	7,000 sq. ft.	3,422 sq. ft.	5,767 sq. ft.
Max. Bldg. Hgt.	One Story	One Story	One Story	One Story
Min. Bldg. Setbacks from centerline of 51st Street	100 ft.	100 ft.	100 ft.	100 ft.
From Centerline of Marion Ave.	NA	50 ft.	NA	51 ft.
From South property line	10 ft.	10 ft.	10 ft.	10 ft.
Parking Ratio	4.25/1000	3.5/1000	4.25/1000	3.5/1000
Parking Spaces Required	39	39	43	43

PUD #253 (continued)

Item	Allowed by PUD		Submitted	
	Development A	Development B	Development A	Development B
Landscape	Well landscaped	with East berm	not shown	not shown
South Screening Fence	6' Masonry fence	6' Masonry fence	not shown	not shown
Signs	Per PUD	Per PUD	Both will comply with PUD	
Construction Schedule	Not until Area B began	First	Immediately following Area B	First
Traffic Access to Marion Ave.	Not permitted	Not permitted	None provided	None provided

We do not feel that all of the factors have been addressed adequately. The applicant was required to construct a masonry wall along the south property line, which has not been shown on the Site Plan. The design of this wall was required to be approved by the adjacent neighbors and there has been no submitted proof of this approval. Finally, the applicant has explained in his text that he expects to do extensive landscaping and berming to evoke a mature and aesthetically pleasing image to the new buildings and screen the structures from residential views.

Therefore, the Staff would recommend that the submitted Site Plan be APPROVRD for the purpose of the issuance of a building permit for the office, but require the applicant to return with a Detail Landscape Plan meeting the stated requirements prior to the occupancy of any structure.

TMAPC Action: 7 members present.

On MOTION of HIGGINS, the Planning Commission noted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to approve the Detail Site Plan for PUD #253, subject to Staff Recommendations.

Z-5498 SP Charles Norman (ORU) North and West of 81st Street and Lewis Avenue

Staff Recommendation - Corridor Site Plan Sign Review:

The subject tract is located north of the northwest corner of East 81st Street and South Lewis Avenue. The 4.9 acre tract (Phase I) is part of the 30-acre Corridor Zoning (Z-5498). The City Commission reviewed and approved the Detailed Site Plan May 5, 1981. One of the approved conditions required: "That two ground signs be permitted, one on each arterial street frontage not to exceed 25 feet in height and 12 feet in width. Internal directions signs shall not exceed 8 feet in height. All signs shall be subject to TMAPC approval prior to the installation."

Based on these standards the applicant is requesting approval of a sign that is 7 feet by 10 feet setting on a 3-foot high marble base. It will be lighted from the interior and constructed in a triangular shape. The applicant is also proposing to move the sign approximately 160 feet north of the initial location to a position adjacent to the main hotel entry.

The Staff has reviewed this request and find that it is consistent with the Corridor District purposes and the Site Plan (Z-5498 SP) conditions and therefore, recommends APPROVAL.


Z-5498 (continued)

TMAPC Action: 7 members present.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Hennage, Higgins, Hinkle, Kempe, Parmele, Petty, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Gardner, Young, Inhofe, "absent") to approve the Corridor Site Plan Sign Review for Z-5498.

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

Date Approved _____

 6-14-82



Chairman

ATTEST:



Secretary

