

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1417
Wednesday, August 4, 1982, 1:30 p.m.
Langenheimer Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Gardner Hennage, 2nd Vice- Chairman Hinkle, 1st Vice- Chairman Parmele, Chairman Rice Young	Freeman Higgins Petty Inhofe	Chisum Compton Gardner Lasker Wilmoth	Pauling, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, August 3, 1982, at 10:30 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Parmele called the meeting to order at 1:35 p.m.

MINUTES:

On MOTION of RICE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Young, Inhofe, "absent") to approve the minutes of July 21, 1982 (No. 1415).

REPORTS:

Comprehensive Plan Committee

The Comprehensive Plan Committee was to have met prior to this meeting, but did not have a quorum.

Rules and Regulations Committee

Commissioner Gardner, Chairman of this Committee, reported that the Committee did meet today and recommended to the Staff to prepare for public hearing on Wednesday, August 11, 1982, to consider proposed amendments to the City Zoning Code. Mr. Gardner explained that the Staff will prepare the proposed changes in writing for the public hearing and the Committee is supportive of the changes.

PUBLIC HEARING:

PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE SUBDIVISION REGULATIONS AUTHORIZING THE DIRECTOR OR ASSISTANT DIRECTOR TO ENDORSE FINAL PLATS THAT HAVE BEEN APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND AMENDING THE NUMBER OF SKETCH PLATS AND PRELIMINARY PLATS REQUIRED FOR PROCESSING.

Mr. Murrell Wilmoth of the INCOG Staff reviewed this request for the Commission. The main change is to allow the Director and Assistant Director of INCOG to sign Subdivision Plats after approval by the Planning Commission. This will save time and inconvenience to the Commissioners and to the owners.

Public Hearing: (continued)

The other change is for the number of copies needed for sketch plats and for preliminary plats. When the Regulations were written, only 8 copies of the sketch plat were required and 18 for the preliminary plat. However, the 8 copies are not enough and 18 are too many. The requested change is for 15 copies of each. There are 14 agencies that the plats are sent to and this would leave one extra copy for the Staff's file.

Commissioner Gardner, as Chairman of the Rules and Regulations Committee, recommended that these changes be approved and adopted as part of the Subdivision Regulations of the City of Tulsa.

Commissioner Rice advised that the Legal Department has requested a change in the proposed language under Section 2, Subsection 2.5(4) as follows:

(b)

- (2) The appropriate City or County Engineer or other party authorized in writing to sign for said City or County Engineer.

TMAPC Action: 7 members present.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to close the public hearing and to instruct the Staff to prepare a resolution making these amendments to the Subdivision Regulations and to include the change suggested by the Legal Department under Section 2, Subsection 2.5(4).

CONTINUED ZONING PUBLIC HEARING:

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

On MOTION of HENNAGE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Young, Inhofe, "absent") to continue consideration of PUD #236-A until Wednesday, August 25, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

Sketch Plat:

Innovare Park Addition (683) 67th Street and South Troost Avenue (RS-2)

The Staff presented the plat with the applicant represented by the developer, Wayne Hood, Henry Daubert, and Karen Vanschoyck, from the Engineering firm.

The Staff advised that this plat has been submitted as a demonstration project for "affordable housing". No supporting information was furnished with the plat, so a number of questions must be asked, then additional applications will be necessary for zoning and/or Board of Adjustment as needed. The following information must be determined:

- (a) What type of houses are to be built on these lots? (detached, attached, townhouse, etc.??)
- (b) Are streets to be public or private?
- (c) Does applicant intend to pursue a PUD or seek a variance through the Board of Adjustment?

Innovare Park Addition (continued)

Since the property is zoned RS-2 at this time, a zoning application must be filed to permit the density proposed. (About 3,600 square feet/unit) The applicant should allow time for processing the necessary applications for zoning and platting if a time schedule is being formulated. (An application for RD is pending City Commission approval, Z-5683, but that classification will not work for this density.)

Henry Daubert reviewed the project and the theory behind it. Also, in answer to some of the Staff's questions, he informed the TMAPC that this would be detached, single-family housing on a "zero lot line" plan. A zoning application will be filed for RM-T with a PUD to accompany it. A revised layout was furnished showing buildings in relation to lots. The Streets would be public. The Staff advised that a private street system would not pose as many problems to the T.A.C., but a homeowner's association would be needed for maintenance, and the developer wished to avoid that.

Single-trench utility construction is proposed. The T.A.C. members had indicated that they would work with the developer on this concept, but noted that this is an experimental project and this many not necessarily set any trends, or change any existing policies or rules.

Mr. Daubert explained that these will be narrower streets (22 feet) as compared to the normal 26 feet. Instead of vertical curbs and gutters, rolled curbs will be used. The houses will have two-car garages with parking space in front of the houses so there will be space for four cars. Due to the number of driveways the street parking will be reduced. Commissioner Young asked about the allowance for emergency vehicle turn-around. Mr. Daubert assured the Commission that emergency vehicles usually back out of streets, even in cul-de-sacs, instead of turning around.

This project is being built by Hood Construction Company and these will be quality homes. Chairman Parmele felt the concept of the project is good, especially if development costs can be reduced. Mr. Daubert explained this project is being handled in the normal fashion through the City Departments. The City Commission is in favor of this kind of approach and adopted a resolution to that effect. HUD is also in favor of this project and has recommended projects of this type in several cities around the country. This is a demonstration-type project, but no federal money is involved.

Mr. Gardner stated that one of the potentials of this project could be a new single-family zoning district. Such a distance would not be proposed without this type of experiment. There are some problems the Staff can foresee. At the same time, people might be willing to give up some luxuries, such as parking on the street. Traditionally, the City has gone to wider streets to accommodate extra parking. The only way to drop construction cost is to increase the density and to give up some "extras".

The T.A.C. as a whole, as well as the Staff indicated a willingness to work with the developer. However, any specific waivers of City policies, regulations and practices would have to be approved by the City Commission (or Planning Commission) in accordance with the Resolution adopted May 11, 1982, by the City Commission.

The Technical Advisory Committee and Staff recommended approval of the sketch plat of Innovare Park, subject to the following conditions, and subject to the comments made in discussion of the development:

8.4.82:1417(3)

Innovare Park Addition (continued)

1. Zoning application should be submitted for proper zoning and variances, either by PUD or Board of Adjustment and final plat shall not be released until same is approved.
2. Show all building lines and easements on the plat. Dimension all lots, easements, etc.
3. It appears that only 30' is being allowed for street. The Staff suggests a parallel MINIMUM 10' setback, designated as "Building line and Easement," which will provide the same 50' total found in an ordinary street in any subdivision. (Easement needs to be determined by utilities.)
4. Easements shown on plat should meet the approval of the utilities. Show additional easements as required.
5. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
6. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
9. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
10. Street names shall be approved by the City Engineer. Show on plat as required.
11. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
12. It is recommended that the developer coordinate with the Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
15. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. (Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.)

Innovare Park Addition (continued)

16. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.
17. All other Subdivision Regulations shall be met prior to release of the final plat.

Since the zoning application had not been reviewed by the Planning Commission, the Staff felt that a formal action of the Commission would be premature, so it was suggested that they accept this review for information purposes only, with the plat process to follow the zoning application in the normal manner.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to accept and file the information presented.

For Preliminary Approval:

C Bar C Range First (2690) Coyote Trail and South 203rd West Avenue (AG to RMH pending)

The Chair, without objection, tabled this item.

Gleneagles (PUD #281) (183) 64th Street and South 93rd East Avenue (RM-1, and RS-3)

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

GLENEAGLES has been continued numerous times since April, 1982. This is another revision which does reflect some of the changes recommended by the T.A.C. and Planning Commission. A copy of the previous review sheet was included, and both sketch and preliminary on the first phase are included. Those conditions that have already been met do not appear on the Planning Commission agenda.

The Technical Advisory Committee and Staff recommended approval of the Revised Sketch Plat of GLENEAGLES and Preliminary Plat of GLENEAGLES, Blocks 1-3, subject to the conditions as listed.

Mr. Wilmoth advised that the original plan did not have a stub street into the unplatted portion off of 61st Street. The T.A.C. recommended the street be extended for access to 61st Street and that has been done. Actually, the plat submitted is the Preliminary Plat for the first phase. There is a condition in the plat that no building permit can be issued until a detail site plan is approved by the Planning Commission.

Mr. Ted Sack had no problems with the conditions.

Mr. Dan Flick, Vice President of Burning Tree South Homeowners Association, represents the Burning Tree Subdivision. The residents are requesting that 93rd Street South be closed where it joins in the Gleneagles Subdivision. The reason is that there will eventually be a street to 71st Street on 89th East Avenue, which will give his subdivision adequate ingress and egress as well as access for emergency vehicles. They feel that if 93rd East Avenue is opened, it will give undue

Gleneagles Addition (PUD #281) (continued)

pressure to their neighborhood for traffic cutting across to Woodland Hills Mall. The increased traffic would devalue property. The developer, Never Fail, has no objection to the closing of this street. Mr. Sack would not object to leaving out the street.

Mr. Wilmoth advised this is the first the Staff had heard about this request and there is no recommendation from the T.A.C. or the Staff. In all fairness to the other members of the T.A.C., this item should be discussed before any recommendation could be made. The next T.A.C. meeting would be August 12 and the item could be brought back before the Planning Commission on the 18th of August, 1982.

Steve Carr, representing the Architects, had not heard of this request. One of the original design concepts, in working with the City Engineer, was that the street be provided. There could be some potential design changes. However, he is anticipating review of the Detail Site Plan later in the meeting and obviously a delay will set back the procedure. Mr. Sack did discuss this with the Traffic Engineer, Bill Thomas, who recommended the street be installed as a matter of public safety. The developer would be willing to put in a crash gate if necessary. At the present time, the subdivision has only one means of access. There is a provision to go to the south, but it is not in place at this time.

Mr. Wilmoth explained that the piece of property that might allow access to Woodland Hills Mall is not platted, only approved for PUD. There is a small curve in the northeast corner of Woodland Hills that brings the collector street out and will head it south to 71st Street. At the present time, there is only one access into the subdivision and the street under discussion will provide for the second point of access.

Mr. Gardner pointed out the provision of Item #12 in the T.A.C. conditions, which originally appeared in a letter from Mr. Charles Norman. There has been discussion on this request. Mr. Gardner recommended that the Board not take any action to delete the street until the Staff has had a chance to study the request. The street was stubbed into the original proposal before the PUD was amended and it was substantially greater intensity to the north of the project with high-rise buildings under the original PUD. The applicant has worked with the neighborhood to reduce the intensity by approximately 100 units around the boundaries and now the neighborhood is asking that the street not be opened. This was never a consideration.

Chairman Parmele asked the Staff if this item could be continued for less than two weeks and Mr. Wilmoth answered that the next T.A.C. meeting is the 12th of August. The only way it could be presented next week is to hand carry the request. However, several members are on vacation. Mr. Sack advised he would be happy to carry this around. Mr. Gardner remarked that the Site Plan contains the street and that is the way the Staff has evaluated the Plan. If the street is deleted from the subdivision plan, then the Site Plan cannot be reviewed today, so the developer would not be helped. The Site Plan meets the requirements of the plat and the requirements of the Technical Advisory Committee as it now stands.

Mr. Sack explained that the street has been a requirement throughout the PUD and Platting process. The Traffic Engineer would not consider closing the street.

Gleneagles Addition (continued)

Commissioner Gardner was in favor of approving the plat with the street because of the comments made by the Staff. Mr. Wilmoth advised that the previous plat, called "Glen Haugen", was filed of record with the stub street on the plat.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the Preliminary Plat of Gleneagles Addition as submitted, subject to the following conditions:

1. The underlying plat (Glen Haugen) should be properly vacated during the platting process, or as directed by the attorneys.
2. Some input from the Park Department may be desirable, since the detention area is a multiple use area.
3. Provide easements and drainageways and storm detention in accordance with the City Engineering Department.
4. Make sure buildings do not encroach on existing utilities. (Water Department recommends a 30-foot easement for the 15-inch sanitary sewer.)
5. A 12" loop water line will be required on Mingo Road and 61st Street. (This should be provided early in the development of the property.)
6. Jogging paths should not be on right-of-way of 61st Street or Mingo Road.
7. South 83rd East Avenue should be offset from the private street into the parking lot.
8. All conditions of PUD #281 shall be met prior to release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
9. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
10. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat. (Include language in covenants relating to Water and Sewer Department.)
11. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
12. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
13. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.

Gleneagles Addition (continued)

14. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable, subject to criteria approved by the City Commission.)
15. Street names shall be approved by the City Engineer. Show on plat as required.
16. All adjacent streets and/or widths thereof, should be shown on the final plat. (Show connection to 89th East Avenue.)
17. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
18. Access points shall be approved by the City and/or Traffic Engineer. (on Mingo and 61st)
19. It is recommended that the developer coordinate with Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)
20. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
21. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
22. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
23. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Baystone II Addition (3193) North side of East 60th Street, East of Peoria Ave.
(RM-2)

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

The T.A.C. indicated some minor provisions in covenants needed to be clarified. (Depending on what type of structure is planned, the owner may need Board of Adjustment approval before obtaining a building permit, but this has nothing to do with the plat at this stage.)

The Technical Advisory Committee and Staff unanimously recommended approval of the Preliminary Plat of Baystone II, subject to the conditions.

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

Baystone II Addition (continued)

1. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
2. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
3. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
5. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
6. A topo map shall be submitted for review by the T.A.C. (Subdivision Regulations) (submit with drainage plans)
7. Street names shall be approved by the City Engineer. Show on plat as required. (private?)
8. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by the City Engineer.
9. It is recommended that the developer coordinate with the Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)
10. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. All (other) Subdivision Regulations shall be met prior to release of the final plat.

West Highlands IV Addition (PUD #159) (382) 61st Street and South Waco Avenue
(RM-1, RS-3)

The Staff presented the plat with the applicant represented by Scott Morgan.

This plat has a sketch plat approval, subject to conditions.

The Technical Advisory Committee recommended approval of the preliminary plat of West Highlands IV Addition, subject to the conditions. However, Mr. Wilmoth advised that all conditions have been met and the Staff is recommending final approval and release.

8.4.82:1417(9)

West Highlands IV Addition (PUD #159)(continued)

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the Preliminary and Final Plat of West Highlands IV Addition and release same as having met all conditions of approval.

Woodland Springs I (PUD #179-F (1293) 71st Street and South 92nd East Avenue.
(RM-1, RS-3)

The Staff presented the plat with the applicant represented by Paul Gunderson.

This plat includes all of WOODLAND SPRINGS, Plat #4110, plus additional land that is part of PUD #179. The underlying plat (#4110) is in the process of being vacated. A Detail Site Plan review is still required for each individual lot/block as development proceeds before the developer may obtain a building permit. The collector street (80th East Avenue) is to be connected with the subdivision to the south across the storm water detention area as a part of the overall PUD requirement.

Utilities indicated that some additional easements may be needed. Also, no sprinkler systems should be allowed in street rights-of-way and utility easements.

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

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the Preliminary Plat of Woodland Springs I Addition, subject to the following conditions:

1. All conditions of PUD #179-F shall be met prior to release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.

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

7. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
8. A topo map shall be submitted for review by T.A.C. (Subdivision Regulations) (submit with drainage plans)
9. Street names shall be approved by the City Engineer. Show on plat as required.
10. Access points shall be approved by the City and/or Traffic Engineer. (May be "right-turn only" when medians are constructed.)
11. It is recommended that the developer coordinate with the Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)
12. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
13. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
14. All Subdivision Regulations shall be met prior to release of the final plat.

2221 Centre Addition (3093) 2221 East 51st Street (CO, CS)

The Staff presented the plat with the applicant represented by Victor Hill.

This property has two zoning classifications, the CO covering the main office building, which is subject to a plat, and the remaining area being CS and not subject to a plat. Since the parking structure covers land out to the property line, Board of Adjustment approval will be required for the waiver of setback from 51st Street. Also, the CO District is subject to a site plan review. Site Plan has been submitted with the plat for T.A.C. review.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of 2221 Centre Addition, subject to the conditions.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the Preliminary Plat of 2221 Centre Addition, subject to the following conditions:

1. Site Plan review by TMAPC and City Commission shall be completed prior to release of the final plat.
2. Board of Adjustment approval of the setbacks and/or other requirements shall be approved prior to release of the final plat.

2221 Centre Addition (continued)

3. On the face of the plat, omit all the detailed legal under title. Include the first two lines, since all the remainder will be in the written portion of the plat with the covenants and Deed of Dedication. Indicate the acreage of the plat and number of lots. Identify the land on the east and west sides as "unplatted".
4. Perimeter easements on the plat may need to be modified or some special provisions made. There is a parking structure on the lower level that extends to the property lines. If an easement is shown on the plat the applicant is advised to carefully work out the details with the applicable utilities!
5. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
6. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat. (if required?)
7. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
8. Access points shall be approved by the City and/or Traffic Engineer. Show access points on 51st Street. Show LNA on Skelley Drive.
9. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
10. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
11. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
12. All Subdivision Regulations shall be met prior to release of the final plat.

For Final Approval and Release:

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

The Staff advised that all release letters have been received and recommended final approval and release of the plat for Southern Lakes Addition.

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

Mill Creek Pond Extended Addition (2283) NW corner of 96th Street and South
Sheridan Road (RS-3)

The Staff advised that all release letters have been received. This subdivision plat was discussed in detail by the Planning Commission during preliminary approval because of the right-of-way for the Expressway that runs through the middle of the property. Copies of the Planning Commission minutes will be forwarded to the City Commission when the final plat is to be considered.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the final plat of Mill Creek Pond Extended Addition and release same as having met all conditions of approval; and, that the minutes of the Planning Commission meeting of June 16, 1982, be forwarded to the City Commissioners for consideration.

For Waiver of Plat:

Z-4804 Barrett & Evans Subdivision (1703) North side of Mohawk Boulevard, East
of Columbia Avenue (RD, CG)

The Chair, without objection, tabled this item.

Z-5714 Riverview Village Addition (2592) NW corner of 49th Street and South
Peoria Avenue (OL)

This is a request to waive the plat on Lot 16, Block 15, of the above subdivision. The property contains an existing house which will be converted to an office. Additional parking will be provided in the rear yard. Platting requirement was waived on the lot directly across the street on the southeast corner. Approval will be subject to grading plans (if any) through permit process.

The Traffic Engineering Department had objected to the 20' width of the access drive on Peoria. However, after field checking the property, it was noted that the same thing has been permitted across the street and to the south. Therefore, the Traffic Engineering Department has no objection to the drive. The Water and Sewer Department recommended an 11' easement on the north side (including existing 5').

The Technical Advisory Committee and Staff recommended approval of the Waiver of plat on Z-5715, subject to the conditions.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the waiver of plat for Z-5714, subject to the following condition:

- (a) An 11' easement along the north property line.

Z-5629 Stonebraker Heights Addition (1292) 1616 South Denver Avenue (OL)

This is a request to waive the plat on Lot 5 and the South 15' of Lot 4, Block 5 of the above subdivision. The existing structure is to be used as an office and has also been approved by the Board of Adjustment to permit a 43% lot coverage in the OL District - (#12019). The plat requirement has been waived on several lots along Denver in the past year,

Z-5629 (continued)

the latest being the two lots at the SW corner of 15th Street and Denver Avenue. Any grading plans will need to be approved by the City Engineer through the permit process and the driveway location will be subject to approval by the Traffic Engineering Department.

The Technical Advisory Committee and Staff unanimously recommended approval of the waiver of plat on Z-5629, subject to the condition.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the waiver of plat for Stonebraker Heights Addition, subject to the following condition:

- (a) Access agreement as per Traffic Engineer.

LOT-SPLITS:

For Ratification of Prior Approval:

L-15534	(393)	J. N. & N. J. Mahmood
15535	(3193)	Toby & Laura Powell
15537	(3692)	Gilbert Duff
15539	(3602)	TURA
15540	(3093)	Colonial Manor Nursing Home, Inc.
15542	(1193)	Albert F. Cervantes
15543	(1582)	Herman & Mary Donna Lipe
15544	(3193)	Mr. & Mrs. Mattox
15546	(893)	Mr. & Mrs. Ernest
15547	(1793)	Holland Hall
15548	(2892)	James E. Fuller
15549	(2993)	A. W. Clark
15550	(963)	Harry Hought
15551	(3402)	Stanley J. Borochoff

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

Lot-Splits for Waiver:

L-15518 T. B. & O. L. Carpenter (1614) SW corner of East 100th Street North,
and North 145th East Avenue (AG)

This is a request to split a 3.0 acre tract into two tracts. The split requires a waiver of the AG Bulk and Area Requirements, with County Board of Adjustment approval, Health Department approval of the septic systems, and the approval of the other utilities. Verification of the right-of-way on North 145th East Avenue by the County Engineer's Office is also needed. (The applicant has not requested waiver of the Major Street Plan requirements.)

The tract lies adjacent to City Vue Addition, which is in an RS District, so the Staff sees no objection to the smaller lots, provided they can meet the Health Department requirements.

L-15518 (continued)

The Technical Advisory Committee and Staff recommended approval of L-15518, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the waiver for L-15518, subject to the following conditions:

- (a) County Board of Adjustment approval of Bulk and Area; and
- (b) Health Department approval of septic system.

L-15525 Design Properties, Inc. (983) NW corner of 74th Street and South Yale Avenue (OL)

The Chair, without objection, tabled this item.

L-15527 C. Clary, et al (2702) SE of West Pine Street and North Quannah Avenue (RS-3) (Osage County)

The Staff advised that this item has been withdrawn.

OTHER BUSINESS:

PUD 265-1 Nichols (Crews) 1500 Block East, 6700 Block South

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe "absent") to continue consideration of PUD 265-1 until Wednesday, August 11, 1982, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD #269-1 Wayne Alberty North of the NE corner, 91st and Yale

Staff Recommendation - Minor Amendment:

The subject property is located 700' north of the northeast corner of 91st Street and South Yale Avenue. It is 11.96 acres (gross) in size and the TMAPC recommended approval of a light office project to be developed. It was approved per Planning Commission conditions by the City on November 10, 1981.

The applicant is requesting a minor amendment to reduce the number of buildings, while maintaining the same building floor area of 98,453 feet. This would result in an increase of the open space area from minimum of 58% to approximately 65% and an increase in building height from two (2) stories to five (5) stories.

The Staff has reviewed the request and find that the applicant is not requesting any increase in the intensity of the proposed use. We feel that the proposed building location, the reduction of the number of buildings to

one, and the increase in open space mitigates the potential impact of the increase in height (798' vs 780') for the single building.

Development Standards

<u>Item</u>	<u>Approved</u>	<u>Proposed</u>
Land Area (Gross)	521,310 square feet	No Change
Land Area (Net)	485,797 square feet	No Change
Maximum Building Floor Area	98,453 square feet	No Change
Floor Area Ratio	.189 of Gross Land Area	No Change
Maximum Building Height	Two stories on the building adjacent to Yale Ave.	5 stories
	One-story on the remaining structures	—
Permitted Uses	Principal and accessory uses permitted as a matter of right in OL Districts	No Change
Minimum Building Setbacks:		
From centerline of Yale Ave.	140 feet	450 feet
From south property	50 feet	100 feet
From east property line	70 feet	200 feet
From north property line	80 feet	250 feet
Minimum Off-Street Parking	One space per 300 square feet of building floor area	300 square feet
Minimum Open Space	55% of net area	65% of net area

However, since these proposed changes are substantially different in overall design, we recommend that the Planning Commission set the item for public hearing. The Staff is supportive of the change, but feels that the notice should be given because it is a different design, making it a major amendment. However, this is a matter of judgment because there is only an increase in height. The proposed building will be four stories above ground and one story will be below ground due to slope. In actual elevation, there will only be about 18 feet different from the original plan.

Applicant's Comments:

Mr. Steve Carr of McCune, McCune and Associates was present on behalf of the applicant. He feels that, through this design amendment, there is a balance of use that is achieved and a particular sensitivity to control drainage in the area. The negligible produced by the original concept has been reduced even more by providing the structure at the location indicated in the new plan. The setbacks more than make up for the increase in height, since it will be setting back over 450' from Yale Avenue, over 250' from the north property line and a substantial setback from the commercial area to the south. The amendment shows a concentration of parking on the western boundary, but some modification of that is possible, as well as a potential concern of access to Yale. With one building to maintain as opposed to the original three, there is substantial cost savings in construction and continuing operation. This will be a computerized operation and a tremendous

PUD #269-1 (continued)

amount of conduit and cable would have to be run from the three different buildings under the original plan. The open space would be greatly improved. With the intents and purposes of the PUD Ordinance being achieved and the intents and purposes of this particular concept, he feels the case for minor amendment is appropriate. The architect needs to proceed with the plans and suggested to Mr. Carr that the structure be four stories above ground to reduce the overall height with one conditional restraint to expand the pad coverage.

Mr. Gardner explained that, obviously, they cannot do the detailed engineering until they have approval. Notice requires 20 days, so it will be delayed about one month. Then the City Commission will have to hear it if determined to be a major amendment.

Mr. Carr advised that the subdivision plat will be reviewed by the T.A.C. next week. He still believes that the concept does achieve the purposes of a minor amendment.

Chairman Parmele thought the Commission should treat the amendment as minor. Commissioner Young commented that there were several people present at the PUD Public Hearing, although he did not think they were here to protest. He had mixed feelings but would like to see the developer proceed.

Mr. Carr advised that the developer has indicated he would be willing to work as far as any potential concerns that have been generally expressed about the parking in one large area. Mr. Sack, the engineering consultant for the project, stated that the owner has requested him to proceed as quickly as possible. He has met with City Engineering and they prefer the one building because it reduces the impact on the area. The majority of the site is being left in a natural state so the impact on the drainage is considerably less.

TMAPC Action: 7 members present.

On MOTION of HENNAGE, the Planning Commission voted 7-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to set this matter for public hearing to be considered as a major amendment.

Special Discussion for the Record:

Mr. Lasker asked if the Commission wanted to direct the Staff to develop some criteria for establishing amendments as minor or major. Commissioner Young did not feel this is debated very many times. Mr. Gardner stated that the Staff still has a certain amount of responsibility in the area of judgment and if the Commission abuses the responsibility, the City Commission will set the criteria up in an ordinance.

PUD #281-1 Wayne Albery South of East 61st Street, West of South Mingo Road

Staff Recommendation - Detail Site Plan Approval:

The subject property is located south and west of the intersection of 61st Street and South Mingo Road. The total PUD is 90.48 acres in size and the applicant is requesting Detail Site Plan approval on a 15.65 acre portion of the total PUD, consisting of all of Development Areas "C" & "H", and a part of Developments "A" and "B".

Based upon the recent approval by the TMAPC of an Amended Development Plan the PUD is to be developed as follows:

8.4.82:1417(17)

PUD #281-1 (continued)

1) DEVELOPMENT STANDARDS:

Development Area "A"

Gross Land Area:	839,752.1 sq. ft.	19.28 acres
Net Land Area:	806,720.6 sq. ft.	18.52 acres
Permitted Uses:	Attached residential dwelling units and related accessory uses such as jogging paths, off-street parking, covered parking, open space areas, drainageway, etc.	
Maximum Dwelling Units:	336 D.U's.	
Maximum Density:	17.42 D.U's/Ac.	
Maximum Building Height:	2 stories	
Minimum Building Setback:		
From Mingo Road (right-of-way)	35 feet	
From 64th Street (right-of-way)	25 feet	
From North Boundary	20 feet	
Between Buildings	15 feet	
Between Parking and Building	20 feet	
Minimum Livability Area Per Dwelling Unit:	1,000 sq. ft.	
Minimum Off-Street Parking Ratio:	1.5 for each efficiency or one-bedroom unit and 2.0 for each two-and three-bedroom units.	

Development Area "B"

Gross Land Area:	672,802.8 sq. ft.	15.45 acres
Net Land Area:	596,779.3 sq. ft.	13.70 acres
Permitted Uses:	Attached residential dwelling units and related accessory uses such as jogging paths, off-street parking, covered parking, open space areas, etc.	
Maximum Dwelling Units:	256 D.U's.	
Maximum Density:	16.56 D.U's/Ac.	
Maximum Building Height:	2 stories	
Minimum Building Setback:		
From Mingo Road (right-of-way)	35 feet	
From 64th Street or 93rd E. Ave. (right-of-way)	25 feet	
From South Boundary	20 feet	
Between Buildings	15 feet	
Between Parking and Building	20 feet	
Minimum Livability Area Per Dwelling Unit:	1,100 sq. ft.	
Minimum Off-Street parking Ratio:	1.5 for each efficiency or one-bedroom unit and 2.0 for each two-and three-bedroom units.	

Development Area "C"

Gross Land Area:	260,177.8 sq. ft.	5.97 acres
Net Land Area:	238,697.8 sq. ft.	5.48 acres

PUD #281-1 (continued)

Permitted Uses: Attached residential dwelling units and related accessory uses such as jogging paths, off-street parking areas, open space areas, drainageway, etc.

Maximum Dwelling Units: 44 D.U's.
Maximum Density: 7.30 D.U's/Ac.
Maximum Building Height: 2 stories, except within 60' of the south boundary shall be 1-story.

Minimum Building Setback:
From 64th Street or 93rd E. Ave. (right-of-way) 25 feet
From South Boundary 50 feet
Between Buildings 15 feet
Between Parking and Building 20 feet

Minimum Livability Area Per Dwelling Unit: 3,000 sq. ft.

Minimum Off-Street Parking Ratio: 1.5 for each efficiency or one-bedroom unit and 2.0 for each two-and three-bedroom units.

No building with more than 8 units shall be permitted and no building with more than 2 units shall be permitted within the south 115 feet.

Development Area "D"

Gross Land Area: 416,179.5 sq. ft. 9.55 acres
Net Land Area: 388,159.5 sq. ft. 8.91 acres

Permitted Uses: Attached residential dwelling units and related accessory uses such as jogging paths, off-street parking areas, open space areas, drainageway, etc.

Maximum Dwelling Units: 144 D.U's.
Maximum Density: 11.92 D.U's/AC.
Maximum Building Height: 2 stories, except within 150 feet of the west and south boundaries shall be 1-story.

Maximum Building Setback:
From 64th Street (right-of-way) 25 feet
From West and South Boundaries 50 feet
Between Buildings 15 feet
Between Parking and Building 20 feet

Minimum Livability Area Per Dwelling Unit: 1,450 sq. ft.

Minimum Off-Street Parking Ratio: 1.5 for each efficiency or one-bedroom unit and 2.0 for each two-and three-bedroom units.

No building with more than 8 units shall be permitted within the west 440 feet and no building with more than two units shall be permitted within the south and west 115 feet.

Development Area "E"

Gross Land Area: 345,217.9 sq. ft. 7.93 acres
Net Land Area: 340,693.9 sq. ft. 7.82 acres

8.4.82:1417(19)

PUD #281-1 (continued)

Permitted Uses: Attached residential dwelling units and related accessory uses such as jogging paths, off-street parking, covered parking, open space areas, drainageway, etc.

Maximum Dwelling Units: 94 D.U's.

Maximum Density: 11.85 D.U's/Ac.

Maximum Building Height: 2 stories, except within 60 feet of the west boundary shall be 1-story.

Minimum Building Setback

From 64th Street (right-of-way)	25 feet
From North Boundary	20 feet
From West Boundary	50 feet
Between Buildings	15 feet
Between Parking and Building	20 feet

Minimum Livability Area Per Dwelling Unit: 1,700 sq. ft.

Minimum Off-Street Parking Ratio: 1.5 for each efficiency or one-bedroom unit and 2.0 for each two-and three-bedroom units.

No building with more than 8 units shall be permitted and no building with more than 2 units shall be permitted within the west 115 feet.

Development Area "F"

Gross Land Area: 576,695.3 sq. ft. 13.24 acres

Net Land Area: 562,200.3 sq. ft. 12.91 acres

Permitted Uses: Attached dwelling units and related accessory uses such as jogging paths, off-street parking, covered parking, open space areas, drainageway, etc.

Maximum Dwelling Units: 200 D.U's.

Maximum Density: 15.10 D.U's/Ac.

Maximum Building Height: 2 stories

Minimum Building Setback:

From 64th Street and amended new collector (right-of-way)	25 feet
From North Boundary	20 feet
Between Buildings	15 feet
Between Parking and Building	20 feet

Minimum Off-Street Parking Ratio: 1.5 for each efficiency or one-bedroom unit and 2.0 for each two-and three-bedroom units.

Minimum Livability Area Per Dwelling Unit: 1,350 sq. ft.

Development Area "G"

Gross Land Area: 1,002,706.1 sq. ft. 23.02 acres

Net Land Area: 969,674.6 sq. ft. 22.26 acres

Permitted Uses: A multi-purpose facility for drainageways, the detention of storm water runoff caused by extraordinary rainfall and as a proposed recreational field for soccer, football and other similar activities. Linear open space such as hiking trails, jogging paths, etc.

PUD #281-1 (continued)

Development Area "H"

Gross Land Area: 93,322 sq. ft. 2.14 acres

Net Land Area: 82,792 sq. ft. 1.90 acres

Permitted Uses: Recreational uses such as clubhouses, swimming pools, tennis courts, jogging paths, drainageways, and open areas.

Maximum Building Height: 2 stories

Minimum Building Setback

From 64th Street (right-of-way) 25 feet

Between Parking and Building 20 feet

- 2) That the applicant's Development Plan and Text and Amended Development Plan be conditions of approval as being representative of the design and character of the development.
- 3) That no more than one monument-type sign shall be located at each perimeter street entry to the development and they shall comply with the requirements established for the RM-T District and that any lighting of these signs be from ground-type lights.
- 4) That no more than one identification sign for each development area shall be located at the entry of each private street for that development and they shall comply with the requirements established for the RM-T District.
- 5) That no building permits shall be issued until a Detailed Site Plan, by phase, shall have been submitted to and approved by the TMAPC.
- 6) That a detailed landscape plan, by phase, be submitted and approved prior to occupancy of any buildings.
- 7) That a maximum of 1,044 dwelling units be constructed on the total tract.
- 8) No black composition shingles or other black roof covering shall be permitted within Development Areas "C", "D" and "E".
- 9) No building within Development Areas "C", "D", or "E" shall have a roof pitch of less than 2" in 12", except for Mansard style roofs; provided however, that flat roofs within an area not exceeding 20% of a total roof area shall be allowed.
- 10) No chain-link or other wire or metal fences shall be permitted on, or along the south boundaries of Development Areas "C" and "D" and on, or along the west boundaries of Development Areas "D" and "E".
- 11) East 64th Street shall not be opened to South 89th East Avenue until August 1, 1983, or until the first dwelling unit in Development Areas "A" or "B" is occupied, whichever event occurs later; provided however, if the right-of-way for the proposed collector street to East 61st Street from the north boundary of Development Area "F" is dedicated to the public thirty (30) days or more prior to the opening of East 64th Street, then East 64th Street shall not be opened for public travel until the collector street to East 61st Street is opened for

PUD #281-1 (continued)

public travel; provided further, that at whatever time, the collector street to East 61st Street is opened to public travel, then East 64th Street may be opened at the same time to South 89th East Avenue.

- 12) Subject to the approval of the City of Tulsa, South 93rd East Avenue shall not be opened for public travel until such time as East 64th Street South is opened to South 89th East Avenue as provided in paragraph (11) above.
- 13) No dwelling unit shall be constructed within Development Areas "D", "E" and "F" until the collector street from Development Area "F" to East 61st Street is opened to public travel.
- 14) That a homeowner's association be created to maintain all common areas including private drives.
- 15) That a temporary construction and emergency access road be constructed from either Mingo Road or East 61st Street South and that all heavy construction equipment be restricted from using existing residential streets.
- 16) That no building permit shall be issued until the property has been included within a subdivision plat submitted to and 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.

The Staff has reviewed the Amended Development Plan and Text and find the following:

PHASES I & II
Development Area "A"

Item	Approved	Submitted	Remaining
Area: Gross	*18.91 acres	14.08 acres	*4.83 acres
Net	*18.25 acres	13.48 acres	*4.77 acres
Permitted Uses:	Attached residential and Accessory uses	Same	NA
Maximum Units:	336 units	256 units	80 units
Maximum Density:	*17.77 U/Ac.	18.18 U/Ac.	*16.56 U/Ac.
Maximum Building Height:	2 stories	2 stories	NA
Minimum Building Setback:			
From Mingo Road (R/W)	35 feet	NA	NA
From 64th Street (R/W)	25 feet	25 feet	NA
From North Boundary	20 feet	20 feet	NA
Between Buildings	15 feet	15 feet	NA
Between Parking & Building	20 feet	**20 feet	NA
Minimum Livability Space:	7.71 acres	7.13 acres	.58 acres
Minimum Parking	436 spaces	449 spaces	NA

PUD #281-1 (continued)

*These figures are based on a minor adjustment of the development boundary line between Development Areas "A" and "H".

**There are three Type-V buildings that do not meet this figure, but it is the Staff's opinion that minor design adjustments can eliminate this problem.

Development Area "H"

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
AREA:		
Gross:	*2.50 acres	2.51 acres
Net:	*2.17 acres	2.17 acres
Permitted Uses:	Recreational Uses	Same
Maximum Building Height:	2 stories	2 stories
Maximum Building Setback:		
From 64th Street (R/W)	25 feet	25 feet
Between Parking & Building	20 feet	20 feet
Minimum Parking:	None	33 spaces

*These figures are based on a minor adjustment of the development boundary line between Development Areas "A" & "H".

PHASES I & II

Development Area "B"

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>	<u>Remaining</u>
AREA:			
Gross:	15.45 acres	6.56 acres	8.89 acres
Net:	13.70 acres	5.90 acres	7.80 acres
Permitted Uses:	Attached residential and accessory uses	Same	NA
Maximum Units:	256 units	96 units	160 units
Maximum Density	16.56 U/Ac.	14.63 U/Ac.	17.99 U/Ac.
Maximum Building Height:	2 stories	2 stories	NA
Maximum Building Setback:			
From Mingo Road (R/W)	NA	NA	NA
From 64th Street or 93rd East Avenue (right-of-Way)	25 feet	25 feet	NA
From South Boundary	20 feet	20 feet	NA
Between Buildings	15 feet	15 feet	NA
Between Parking & Building	20 feet	20 feet	NA
Minimum Livability Space:	242 acres	2.92 acres	NA
Minimum Parking:	184 spaces	184 spaces	NA

Development Area "C"

Because of inconsistencies with the approved standards, the Staff was unable to properly evaluate this area, but minor changes should eliminate the difficulties of future evaluation.

Based upon this review the Staff can support and does recommend APPROVAL of the Detailed Site Plans for Phases I & II of Development Areas "A" and "B" and Development Area "H". However, at this time we cannot support the proposed plan for Development "C", and therefore, recommend DENIAL of that area's Detail Site Plan.

Applicant's Comments:

Mr. Steve Carr was present on behalf of the applicant. In the development of the project, the development area concepts that have been approved by the Planning Commission and the City Commission have been met or exceeded in every instance. In the process of phasing the project's construction, it does not specifically coincide with the same boundary lines of the development areas. Problems in Development Area "C" became apparent during negotiations with the neighborhood, i.e. providing the duplex development in the area and the site plan submitted to them did not take into consideration that the 50-foot setback originally proposed for townhouses was being modified for duplexes. In all other instances, he is comfortable with the Staff recommendation.

Mr. Gardner explained that the two-story, townhouse-type duplexes do meet the 50-foot setback. They have left the one-story duplexes to meet the normal duplex setback of 20-25 feet around the edge and will require a minor amendment of the development standards. This was not caught in the review and they cannot meet the old development standards.

TMAPC Action: 6 members present.


On MOTION of RICE, the Planning Commission voted 6-0-0 (Gardner, Hennage, Hinkle, Kempe, Parmele, Rice, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Petty, Inhofe, "absent") to approve the Detail Site Plan for Development Areas "A", "B" and "H" and deny the Detail Site Plan for Development Area "C".

There being no further business, the Chair adjourned the meeting at 2:50 p.m.

Date Approved 8-18-82

Chairman

ATTEST:


Acting Secretary