

TULSA METROPOLITAN AREA PLANNING COMMISSION
 MINUTES of Meeting No. 1435
 Wednesday, December 15, 1982, 1:30 p.m.
 Langenheim Auditorium, City Hall,
 Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Gardner	Hennage	Chisum	Linker, Legal
Hinkle	Higgins	Compton	Department
Kempe, 1st Vice	Petty	Gardner	
Chairman	Inhofe	Lasker	
Miller		Wilmoth	
Parmeale, Chairman			
Rice			
Young			

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on Tuesday, December 14, 1982, at 10:12 a.m., as well as in the Reception Area of the INCOG Offices.

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

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller Parmeale, Rice, Young "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe "absent") to approve the minutes of December 1, 1982 (No. 1433).

REPORTS:

Report of Receipts and Deposits

The report of Receipts and Deposits for the month ending November 30, 1982, was presented and the Commission was advised this is in order.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmeale, Rice, Young "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe "absent") to approve the report of Receipts and Deposits for the month ending November 30, 1982.

Chairman's Report

Chairman Parmeale welcomed Mr. Chet Miller as a new Commission member to replace Mr. Richard Freeman who resigned.

Director's Report:

Mr. Lasker advised that the judge has ruled on the case concerning 101st and Yale. The Staff will have to look at the judge's opinion in terms of the Development Guidelines.

Also, a set of protective covenants was presented for Guier Woods IV East. Protective covenants were approved for the PUD, which were not consistent. The Staff has reviewed this amendment and approval is needed by the Planning Commission in order for the Director to sign the amended covenants.

Mr. Wilmoth advised this is actually a part of the PUD that received approval for a minor amendment on December 1, 1982. This is merely a follow-up. There was a one-figure difference in the plat. The restrictive covenants called for an 8-foot side yard, but the PUD called for a 10-foot side yard. This amendment will meet the PUD requirements.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the amended covenants for Guier Woods IV East as presented.

SUBDIVISIONS:

Mingo Valley Business Park Addition (3104) East Marshall Street and North
Garnett Road (IL)

The Staff presented the plat with the applicant not represented.

The Staff advised that since mailing address list was not submitted in time to send notices for December 1, 1982, meeting, the plat will be transmitted to the Planning Commission for the December 15, 1982, meeting. Mr. Daubert advised that one street had been eliminated and some other minor changes made to the plat. Revised copies were being made available. There were not objections to the strip of "open space", but it was recommended it also be shown as a "utility easement" in the event utilities need to cross it. The strip doesn't "landlock" anything since those lots in Braniff Park have access to another street.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of Mingo Valley Business Park, subject to the conditions.

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

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
5. Paving and/or drainage plans shall be approved by the City or County Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City or County Commission.
6. The Zoning Ordinance (Z-5625) shall be published before the final plat is released.
7. Provide language in covenants to cover purpose and maintenance of "OPEN SPACE", Section 4.2, (2) (a) of the Subdivision Regulations. Prohibits "RESERVE STRIPS". Provisions should be included for access across this strip for adjacent owners and the utilities.
8. Covenants should reflect the requirements of P.S.O. and other utilities on the final plat. (Subject to coordination with the utility companies.)

Mingo Valley Business Park Addition (continued)

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

100 East Industrial Park Amended (3194) 59th and S. 102nd E. Ave. (IL)

The Staff presented the plat with the applicant represented by Rex Hall.

This plat was recently processed and approved and filed of record (#4211). Applicant is now seeking to vacate the streets so access would be provided by a private street system. Board of Adjustment approval will be required since the lots would not have frontage on a dedicated street. (Case #12248 is pending, 12/16/82).

For the record, Traffic Engineering voiced an objection during the T.A.C. meeting to the street off-set at 59th & 100th E. Ave., and the extension of a private road aligning with a public street. The applicant should provide storage for traffic entering the property on their own private street. However, the Traffic Engineer now has no objection to the private street.

The Technical Advisory Committee and Staff recommended approval of the preliminary plat of 100 East Industrial Park Amended, subject to the conditions.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Higgins, Kempe, Miller, Parmele, Rice, Young "aye"; no "nays"; no "abstentions"; Hennage, Petty, Inhofe "absent") to approve the Preliminary Plat of 100 East Industrial Park Amended, subject to the following conditions:

1. If the applicant does receive approval for waiver of the frontage on a dedicated street, then the existing street R/W should be properly closed or the old plat properly vacated. The Staff recommends, SUBJECT TO THE CONCURRING APPROVAL OF UTILITIES AND CITY DEPARTMENTS, that if the street is closed, then all utility rights should be retained in the language of the closing ordinance. Show the Ordinance number and date on the face of the plat.
2. Language in the UTILITY/EASEMENT section of the covenants shall meet the approval of all utilities and City agencies, particularly paragraphs B & E. Some references to the closing ordinance should be included in covenants also. In Section II, Para. C, add after the words "Drainage Easement" ... "and utility easements." Use standard industrial language in covenants for P.S.O. Include General Telephone in subsurface section.
3. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines.

100 East Industrial Park Amended (continued)

4. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by owner of the lot(s).
5. Paving and/or drainage plans shall be approved by the City or County Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City or County Commission.
6. It is recommended that the developer coordinate with Traffic Engineering during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)
7. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
8. The BOA Application (#12248) shall be approved before final plat is released.
9. 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.)
10. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Gleneagles Addition - Block 4-6 (PUD #281) (182) 64th Steet and South 91st E.
Avenue (RM-1, RS-3)

The Staff presented the plat with the applicant represented by Mike Taylor. Mr. Taylor had no problems with the conditions set by the T.A.C.

The Traffic Engineer advised access on 61st Street is alright, but exact location needs to be certified. There were several easement and setback corrections to be made on the plat. Also, the width of the existing sewer should be verified and approved by the Water and Sewer Department.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Gleneagles, Block 3-6, subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the Preliminary Plat of Gleneagles, Block 4-6, subject to the following conditions:

1. 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.

Gleneagles Addition, Blocks 4-6 (PUD #281) continued)

2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of 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.
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. Update location map. (Lagniappe Inn and Silver Springs I & II)
9. Street names shall be approved by the City Engineer. Show on plat as required.
10. Tie down existing easements to a property line or street. (Or with dimensions and bearings)
11. Include language in covenants for uses and purposes of the reserve areas. Also, if the reserves are "drainageways" include the proper language and identify same on the face of the plat. Since the reserves would only be for drainage and/or open space, the building lines shown on the south edge of Reserve A are unnecessary, since nothing could be built in the reserve anyway.
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. 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.)
15. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Stonecreek I & II (73rd to 75th on east side of S. Mingo Road (CO))

The Staff presented the plat with the applicant not represented.

This plat has a sketch plat approval, subject to the conditions. It was noted that the applicant has submitted this as two separate plats in the preliminary stage, but since the overall plan was reviewed, the Staff is reviewing it as one application.

There were some minor changes and/or corrections to be made to the covenants, but there were no objections to the plat.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Stonecreek I & II, subject to the conditions.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe "absent") to approve the preliminary plat for Stonecreek I & II, subject to the following conditions:

1. All conditions of CO Site Plan review shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include CO approval date and references to Section 800-850 of the Zoning Code, in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
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 final plat. (RMUA approval required.)
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
7. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission.
8. The key or location map shall be complete. (Show expressways, etc.)
9. A Corporation Commission letter (or Certificate of Non-development) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged.)
10. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of final plat. (Including documents required under Section 3.6(5) of Subdivision Regulations.)

11. All (other) Subdivision Regulations shall be met prior to release of final plat.

Southport Addition (684) 61st & S. 107th E. Ave. (CO)

The Staff presented the plat with the applicant not represented.

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

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

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

1. All conditions of CO Site Plan Review shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 850.2 of the Zoning Code, in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
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 final plat.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
7. Paving and/or drainage plans shall be approved by the City Engineer including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
8. Show LNA along expressway right-of-way.
9. Include CO review and site plan requirements in detail in covenants.
10. 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.)
11. All (other) Subdivision Regulations shall be met prior to release of final plat.

Woodview Heights Amended (3492) 58th Street and South Union Avenue
(RS-3, RD)

Chairman Parmele stated that, due to a personal conflict, he will abstain on this item.

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

This subdivision is already platted and the improvements installed, including the paving in the streets. It is being replatted into smaller single-family lots, using the existing streets and easements. Since there is no zoning classification that will allow these size lots by right, the applicant has applied to the Board of Adjustment (Case #12358) for a waiver of bulk and area requirements. Approval of this plat will be contingent upon Board of Adjustment approval, or if the PUD process is sought, then approval of a PUD will apply.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Woodview Heights Amended, subject to the conditions.

On MOTION of YOUNG, the Planning Commission voted 6-0-1 (Gardner, Hinkle, Kempe, Miller, Rice, Young, "aye"; no "nays"; Parmele, "abstaining"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the Preliminary Plat of Woodview Heights Amended, subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property and/or lot lines. Show standard 11' or 17½' easements.
2. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. Provide Water Department with plans showing the long services in place.
3. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat. (If additional extensions are required)
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (if required)
5. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by City Commission.
6. It is recommended that the developer coordinate with Traffic Engineering during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
7. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
8. Include "Access Limitations" language in covenants.

Cooley Lake East Addition (continued)

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. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
6. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit as applicable), subject to criteria approved by the City Commission. Show on plat as required.
7. Street names shall be approved by the City Engineer. Show on plat as required.
8. Access points shall be approved by the City and/or Traffic Engineer. (Show as recommended on the plat.) (show as 40' wide)
9. 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.)
10. If there will be a street along the west boundary of the plat, show "25' building line and easement".
11. Provide updated covenants to the T.A.C. and Staff prior to submittal of the final plat.
12. The Ordinance for Zoning Application (Z-5522) shall be published before final plat is released.
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 (other) Subdivision Regulations shall be met prior to release of the final plat.

CHANGE OF ACCESS:

Sun Meadow V Addition (2283) NW corner of 101st and South Sheridan Road
(CS, OL)

This request is to move one access on Sheridan ten (10) feet south and add a 27' "one way" on the same street. One access is being vacated on 101st, but it will be replaced by two smaller access points. The Traffic Engineering Department has reviewed the applicant's site plan and parking lot layout and approved these changes

Sun Meadow V Addition (continued)

in the plat based on that plan. It is recommended the Planning Commission concur and approve the request as shown.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request for change of access in Sun Meadow V Addition as shown.

WAIVER OF PLAT:

BOA #12355 Charles White (1193) (unplatted) 1510 South Memorial (CS)

This is a 1½ acre tract at the above address which is to be used as a private post office. The legal description furnished indicates 30' of right-of-way from the centerline on Memorial. City Atlas #373 shows 33' and the Major Street Plan requires 60' from the center. If this was being platted, the 60' from the center would be required on the plat. The T.A.C. and Staff have no objection to a reduction in the building line, since adjacent buildings also do not meet the 110' from the centerline setback. However, some right-of-way dedication will be necessary, so the applicant may need to redesign his parking in front of the building to keep it off of street right-of-way. Grading plan approval will be required in the building permit process. (The applicant was not present.)

The Technical Advisory Committee and Staff recommended approval of the Waiver of plat on BOA #12355, subject to the conditions.

On MOTION of HINKLE, the Planning Commission voted 6-0-1 (Gardner, Hinkle, Kempe, Miller, Rice, Young, "aye"; no "nays"; Parmele "abstaining"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request to waive plat on BOA Case #12355, subject to the following conditions:

- (a) Grading plans in permit process,
- (b) dedication of additional right-of-way on Memorial (60' total), and
- (c) dedication of 17½' standard perimeter utility easement.

BOA #11207 & Z-5217 (Lewis Village) (683) 69th Street and South Yorktown Avenue (CS)

This is a request to waive plat on Lot 8, Block 1, (less the east 10') of the above subdivision, since it is already platted. A U.S. Post Office is planned in the northerly or larger tract. Divisions of the original platted lot were approved by Lot-splits #13960 and #15030. It was rezoned by Z-5217. The Staff notes that the original plat included language that sanitary sewer was not available to Lot 8 at the time of filing the plat. It further advised no building permit could be issued until service was available. (Assurance from the Water and Sewer Department verifies that sanitary sewer is now available.) Controls regarding the building, site plan, etc., have been reviewed and approved by the Board of Adjustment. The Staff sees no need for another plat. The City Engineer advised that the applicant should provide storm drainage to connect to others for drainage to Joe Creek (100-year capacity). The applicant was represented by Ted

Baily in the T.A.C. and verification was given that sewer was available.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5217 and BOA #11207, subject to the conditions.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request for waiver of plat on BOA Case No. 11207 and Z-5217, subject to the following condition:

- (a) Drainage plans through permit process.

Z-5732 (Carlos Chappelle) (2302) (unplatted) SW corner of East 28th Street North and North Cincinnati Avenue (OL)

The Staff presented the request with the applicant represented.

This is a request to waive plat on an unplatted tract at 2764 North Cincinnati. In reviewing the applicant's site plan, we note he did not allow for dedication and setback on East 28th Street North. Land use map shows street dedication, but the City Atlas only shows a partial dedication on the north side of the centerline. In order to continue 28th Street out to Cincinnati Avenue it will be necessary to obtain the proper dedications. The applicant should revise his parking layout to remove any parking from existing and/or proposed right-of-way. It appears there is adequate room in the back for parking. The location of the building proposed meets all the necessary setbacks, but any expansion must observe 100' from the centerline of Cincinnati and 50' from the centerline of 28th Street. The T.A.C. has no objections to the waiver. The following conditions will apply:

- (a) Dedication of any remaining right-of-way on Cincinnati Avenue (need 50' from centerline total),
- (b) granting of any necessary utility easements,
- (c) construction of any utility extensions as may be needed, and
- (d) grading plans approval through the permit process.

NOTE: The applicant requested waiver of "the lot-split requirement" in his letter. This is governed by Statute and the Planning Commission cannot "waive" any of the conditions in Title 19, Sec. 863.10. Once an application is made, then modifications of the Zoning or Subdivision Regulations could be made. For the record, however, all the above conditions will apply to any lot-split application filed in connection with the plat waiver, so we could process them at the same time if a lot-split is requested or required by a title attorney.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5732, subject to the conditions outlined by the Staff.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no

Z-5732 (continued)

"abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request to waive plat for Z-5732, subject to the conditions set out in the Staff and T.A.C. recommendation.

Z-5716, Z-5511, Z-5410 and Z-5227 (Alsuma) (3094) 51st Street and South
103rd East Avenue (IL)

The request covers some lots that have already been included in waivers and others that have not been reviewed before. All are in Block 54. Our records show that the plat was waived on lots 5-12, subject to an additional 5' right-of-way on 50th Place and 103rd East Avenue to provide 30' from the centerline, and a water main extension. (Z-5227 right-of-way was dedicated, original transmitted to the City, but has not been filed of record.) Lots 13-15 (Z-5410), Lots 16 & 17 (Z-5511), and Lots 18-20 (Z-5716) are all still subject to platting. The Staff sees no objections to the request, since the applicant is attempting to assemble all of these small lots into one developable parcel. Right-of-way should be granted consistent with previous recommendations and any utility extensions not made shall be a part of the recommendation. Grading plans will be reviewed and approved in the permit process.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5716, Z-5511, Z-5410, and Z-5227, subject to the conditions.

Mr. David Cannon, the applicant, was present. He is agreeable to most of the conditions; however, it would be impossible to allow 5 feet of right-of-way on 50th Place because the street is non-existent. Photographs of the area were presented to stress this fact (Exhibit "A-1"). Mr. Cannon is purchasing other property in the area and will eventually request a vacation of that street, because it does not service anything and dead-ends into the Mingo Valley Expressway to the east. Therefore, he is requesting the Commission to accept 5 feet on the west and nothing off the north side.

Mr. Linker pointed out that, if Mr. Cannon is going to vacate the street, he could vacate the whole thing at that time if it is not going to be a street. However, if it is going to be a street and the vacation fails to succeed, the 5 feet should be granted. Mr. Linker thought the requirement should stand and be addressed in the vacation proceedings. If the property is shown to be dedicated, then the property will go back to the owner who dedicated it. Mr. Cannon agreed to the recommendation under those circumstances.

Mr. Cannon has discussed the extension of a water line with the Water and Sewer Department. A condition was made in the previous plat waiver for this extension, but it is not needed now, per the Water and Sewer Department and the Fire Marshal. Mr. Wilmoth verified this statement and advised the extension was not a condition from the T.A.C. on this latest review.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve

Z-5716, Z-5511, Z-5410 and Z-5227 (continued)

the request to waive the platting requirements for Z-5511, Z-5410, Z-5716 and Z-5227, subject to the following conditions:

- (a) Grading plans in the permit process,
- (b) right-of-way dedication of 5' on 103rd & 50th Place to meet industrial standards, and
- (c) access agreement required on 51st Street.

Z-5723, Z-5604 & Z-5494 (Elm Motte Addition) (3003) 1619 North Utica Avenue (IL)

This request involves three (3) separate zoning applications, but it will be used as one property for a landscaping business. No changes are contemplated and all the property is included in the plat. (Lots 2-8 are used as open plant storage. Lots 12 & 13 contain an existing duplex, with no changes planned. Lot 16 contains the office for the landscaping business and Lots 18 & 19 are the work and shop area.) Since this is already platted there was no objection to waiver of the plat. (However, the applicant should contact Water and Sewer Department to verify water and sewer services.)

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5723, Z-5604 & Z-5494, as submitted.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request to waive the platting requirements for Z-5494, Z-5723 and Z-5604 (Elm Motte Addition) as submitted.

Z-5786 Roy Johnsen (unplatted) (194) North side of East Admiral, West of 193rd East Avenue

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to continue consideration of this item until January 5, 1982, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center. 1983

Z-5567 (Foster Sub.) (394) 15331 East Admiral Place (IL)

This is a request to waive plat on Lots 7 and 8 of the above tract, since it is already platted. The Staff notes that although the property is platted, the plat was filed in 1931 and has only 40' of right-of-way shown for Admiral and no access control. Also, no easements are shown. The Staff has no objection to a waiver subject to:

- (a) Dedication of additional 10' right-of-way on Admiral to meet the street plan,
- (b) access control agreement, subject to approval by the Traffic Engineer,
- (c) grading and drainage plans by the City Engineer through the permit process, and
- (d) Health Department approval.

Bill Robison and Troy Miles were present at the T.A.C. meeting for the application. There was discussion regarding the location of the

Z-5567 (continued)

sewage lagoon to serve this tract. It was recommended the applicant, his engineer and the Health Department review the proposal in more detail when the information is available.

The Technical Advisory Committee and Staff recommended approval of the waiver of plat on Z-5567, subject to the conditions outlined above.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request to waive the platting requirements of Z-5567 (Foster Subdivision), subject to the conditions listed above.

BOA #12364 (unplatted) (Osage County) (3102) West Edison Street and
65th West Avenue (AG)

This is a request to waive plat on 243 acres in OSAGE COUNTY, but inside the CITY LIMITS. Proposed use is a conference center, youth camp, athletic fields, administrative offices, etc. This will be subject to a plat under Use Unit #5 on the above BOA case. Due to the sheer size of this project, the Staff and T.A.C. feels that it should be platted. A waiver on a tract of this size would set a precedence that would not be in the best interests of the City. Part of the property is within a floodplain and some interior roads will be necessary. Therefore, it is recommended that it be platted and the request to waive plat DENIED. (For the record, it is suggested that the applicant file an overall sketch plat of their property, and process plats in phases as it develops.)

The Technical Advisory Committee and Staff recommended DENIAL of the waiver of plat on BOA #12364.

The applicant was present. Mr. Wilmoth explained that he has talked to the Engineer for the project, who is now working on a sketch plat.

Mr. Gene Griffin is president of Insight Ministries, 9736 East 55th Place. He was operating from a sketch plat submitted by the previous owner. Due to the fact that the location is remote, the adjacent properties being unplatted, it is in Osage County and the particular proposed use of the property, it would be to their advantage to make an application for waiver of the plat.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Young, Inhofe, "absent") to DENY the request to waive the platting requirements for BOA Case #12364, as recommended by the T.A.C.

BOA #12312 (Gurley Hill Addition) (3602) 507 East King Street (RM-1)

This request is to waive plat on Lots 22-36, Block 2, and Lots 29-34, Block 3, of the above subdivision. This has been used for a church, is presently platted, and the Board of Adjustment has granted some setback and area variances. Since the use has not changed and

BOA Case #12312 (continued)

nothing will affect the existing improved right-of-way and easements, the Staff sees no need for another plat. Approval is recommended.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request to waive the platting requirements for BOA Case No. 12312 (Gurley Hill Addition).

LOT-SPLITS:

For Ratification of Prior Approval:

L-15641 (493) Peggy J. Wilson	L-15648 (3092) Fern Medina
15642 (983) Kenny Joe Smith	15649 (1793) Robert Fleetwood
15643 (2502) TURA (Don Bybee)	15650 (283) James & Barbara Hewitt
15644 (794) Mary Berman and Gretna Diamond	15653 (2593) L. H. Miller Trust
15645 (493) William Vincent	15652 (2792) Max Tankersley
15646 (683) Peppe Dev. Co.	

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

LOT-SPLITS FOR WAIVER:

L-15627 Wallace B. Geiger (793) 1806 South Yorktown Avenue (RS-3)

This request is to split Lot 1, the North 10' of Lot 2 and the South 16.67' of vacated 18th Street all in Block 4, Woodward Park Addition into two lots. One lot will have 45.9' of frontage, with 7,115.88 square feet and the other will have 42.0' of frontage with 6,511.26 square feet. Since the RS-3 District requires 60' of frontage and 6,900 square feet of lot area, 3 waivers will be necessary by the Board of Adjustment: Frontage on both lots and lot area on the second lot. The Staff has no objection as there are many other lots almost as small (49' and 50' wide) in the immediate area. There is an existing house on the South lot and a new house is proposed on the north tract. (The applicant showed a proposed plan with a 4' side yard which would either require a Board of Adjustment variance or redesign the building to provide the 5' side yard. The Staff prefers the building be redesigned slightly to provide proper setback.) (The applicant was not present.)

The Technical Advisory Committee and Staff recommended approval of L-15627, subject to the conditions.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request to waive the Lot-Split requirements for L-15627, subject to the following conditions:

- (a) Board of Adjustment approval, and
- (b) west 11' for utility easement to cover existing lines.

L-15634 Robert N. Anderson (583) North of 71st Street and Lewis Ave.
(CS)

This request is to split off a tract of land 120' by 236' from an existing shopping center. The tract has no frontage on a street, but has already been granted a waiver of frontage by the Board of Adjustment, Case #12285. The lot also has no direct access to water and sewer, but the applicants have been in contact with the Water and Sewer Department. The use approved by the Board of Adjustment was for mini-storage. There was considerable discussion regarding lack of water and sewer and lack of fire protection. In order to meet Water and Sewer standards an ownership "access handle" to Lewis was recommended. There was also discussion regarding the procedure. Normally the application is reviewed by the Tech. Adv. Committee, then the TMAPC, then the Board of Adjustment. (The Board of Adjustment had no recommendation from the T.A.C., since the only problem was with water and sewer services. The remainder of the T.A.C. had no objection to the waiver.)

After the T.A.C. meeting, the applicant again reviewed this split with the Water and Sewer Department. The Water and Sewer Department advised the Staff that, as long as the use was limited to the mini-storage approved by the Board of Adjustment, they would withdraw their objection. A copy of this recommendation will be placed in the Board of Adjustment files and also along with the lot-split files. If a building permit is sought for any use other than the approved mini-storage, the applicant will be advised to return to the T.A.C. and particularly, the Water and Sewer Department. Therefore, based on the applicant's review with the Water and Sewer Department, it is recommended the split be approved.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request to waive the lot-split requirements for L-15634, based on the information submitted by the Technical Advisory Committee.

L-15637 Raymond Swarer (2523) North 86th East Avenue and East 140th
Street North (AG)

This request for a split is to clear title on a small tract which was deeded separately several years ago. The owner of the tract originally owned 3.6 acres. He sold 3.01 acres to another individual, retaining ownership of a .59 acre tract. A County road was then dedicated and built through the property which split the .59 acre piece and another piece (.24 acre) away from the largest remaining piece of 2.24 acres. The 2.24 acre piece was then sold to a third party. Both the .59 acre tract and the 2.24 acre tract have residences on them.

This lot-split application is to separate the .59 acre tract from the remaining tract only. As the residences are already there, and therefore, the density will not be increased, the Staff has no objection to this split, subject to the Health Department and Board of Adjustment approval. A separate application should be made for the remainder of the 3.6 acres, and the .24 acre parcel will eventually need to be tied to a larger tract, since it is too small for a septic system and cannot be used alone. (Neil York was present for the applicant.)

12.15.82:1435(19)

L-15637 (continued)

The Technical Advisory Committee and Staff recommended approval of L-15637, limited only to the .59 acre tract, subject to the conditions.

On MOTION of HINKLE, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request to waive the lot-split requirements for L-15637, subject to the following conditions and limited only to the .59 acre tract:

- (a) Health Department approval, and
- (b) Board of Adjustment approval.

L-15638 Clarence Wright (594) 12616 East Admiral Place (IL)

This request is to split a tract measuring 145' by 466.6' off of a larger tract (6.5 acres, plus or minus). The resulting tract will have 67,657 square feet. Since the IL District requires 150' of frontage, this will require Board of Adjustment approval. The reason for the 145' frontage is the position of an existing large building that prevents splitting 150'. Since this 5' deviation is minor the Staff has no objection, subject to the Board of Adjustment approval and extension of the sewer main (or other agreement with the Sewer Department). (The applicant was not present.)

The Technical Advisory Committee and Staff recommended approval of L-15638, subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request to waive the lot-split requirements for L-15638, subject to the following conditions:

- (a) Board of Adjustment approval,
- (b) sewer main extension (and easement therefore), and
- (c) utility easement, (south 17½').

L-15639 Carl J. Harp (1290) Highway #51 West of 177th West Avenue (AG)

This is a request to split off a .6 acre tract of land approximately 90' by 355'. There are currently two houses on the 3.5 acre undivided tract and the split is to allow the smaller tract and house to be sold. The application will require Board of Adjustment action to waive the bulk and area requirements. As both houses are already there and the density will not be increasing, the Staff has no objection, subject to the Health Department and Board of Adjustment approval of septic systems.

The applicant was represented by Kenneth Cox. The Health Department had recommended the smaller lot be enlarged to provide a larger area. The applicant was agreeable.

The Technical Advisory Committee and Staff recommended approval of L-15639 as revised, subject to the conditions.

L-15639 (continued)

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request to waive the lot-split requirements on L-15639, subject to the following conditions:

- (a) Board of Adjustment approval, and
- (b) Health Department approval.

L-15640 Paul Bello (393) East of 7th Street and Erie Avenue (RS-2)

This request is to split Lot 5, Block 18, White City into two equal parcels. Each parcel will be 55' wide with 7,469' of lot area. Since the RS-2 District requires 75' of lot width and 9,000 sq. ft. of lot area, this will require Board of Adjustment approval. The Staff sees no objection since there are other lots of equal or lesser size in the area and all utilities are in place. There is a house on the east-half and the west-half will provide another lot for future development. (The applicant was not present.)

The Technical Advisory Committee and Staff recommended approval of L-15640, subject to the conditions.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the request to waive the lot-split requirements on L-15640, subject to the following conditions:

- (a) Board of Adjustment approval, and
- (b) 11' utility easement on the north for the existing lines.

CONTINUED ZONING PUBLIC HEARING:

Application No. Z-5773-SP-1 -- Site Plan Review
Applicant: Newhart (Adamson, Crum)
Location: South of the SE corner of 62nd Street and South Mingo Road

Date of Application: October 14, 1982
Date of Hearing: December 15, 1982
Size of Tract: 2.3 acres

Presentation to TMAPC by: Bill Hutson
Address: 3248 East 28th Street - 74114 Phone: 744-0419

Staff Recommendation:

The subject tract is located 1/4 mile south of the southeast corner of 61st Street and South Mingo Road. It is 2.3 acres in size, vacant, and zoned CO, Corridor. The applicant is requesting Site Plan Review.

The Staff has reviewed the minutes of the meeting when the Corridor Zoning was approved and the submitted site plan and find the proposal to be; a) consistent with the Comprehensive Plan; b) in harmony with the existing and expected development of the surrounding area; c) a unified treatment of the development possibilities of the site; d) designed in a manner that provides proper accessibility, circulation and function relationships of uses; and e) consistent with stated purposes and standards of the Corridor Chapter of the Zoning Code.

We do have a concern that the proposed building seems to be very industrial in nature, i.e., large two-story all metal building with only a minor amount of decorative stone at the main entrance. We feel that conditions controlling the color of the structure and insuring quality landscaping are necessary to maintain a visually pleasing project that will not deter further development of the surrounding area.

Therefore, the Staff recommends APPROVAL of the Detail Site Plan, subject to the following modifications and conditions:

1) That the applicant's Plan and Text be made conditions of approval, except where modified herein.

2) Development Standards:

Land Area:	98,946 square feet
Permitted Uses:	Indoor Soccer Playfield and Accessory Recreational Uses.
Maximum Building Area:	28,672 square feet
Maximum Building Height:	35 feet
Wall Height Maximum	24 feet
Minimum Building Setback:	
From Centerline of Mingo Rd.,	240 feet
from south property line,	30 feet
from north property line,	45 feet
from east property line.	115 feet
Minimum Landscaped Open Space:	15,500 square feet
Minimum Off-Street Parking:	128 spaces

Z-5773-SP-1 (continued)

- 3) That a Detail Landscape Plan be submitted to, and approved by, the TMAPC prior to occupancy of the building, including sign design and location, planting area location, and plant materials identified.
- 4) That color or colors used in the building shall be "earth-tones", not yellows, blues, etc., which are normally used in industrial areas.
- 5) 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 CO conditions of approval, making the City of Tulsa beneficiary to said covenants.

*Substantial tree planting in front of the building will be required in the Landscape Plan.

Applicant's Comments:

Mr. Bill Hutson was present and was concerned about the condition of "Substantial tree planting in front of the building...". Also, the height of the proposed building at the wall is 24 feet. The roof does slant and exceeds 24 feet. It has a 3" pitch, so it rises 150 inches to the peak of the building. The Building Inspector considers the height of the building to be at the side walls.

Mr. Gardner explained that the Staff would work with Mr. Hutson on the landscaping. Also, there has been a change in the Ordinance concerning building height. It now signifies 35 feet as the maximum height and Mr. Hutson agreed that 35 feet for an overall height with a 24-foot wall height would accommodate his proposal. Mr. Gardner continued by stating that the reason for the color designation is that the building is very large and will be placed in a non-industrial area. In order to minimize the impact on the surrounding neighborhood the "earth-tone" color designation and landscaping is being required, since the Staff feels it would be unreasonable to require any type of masonry construction.

Protestants: None.

TMAPC Action: 7 members present.

On MOTION of KEMPE, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to recommend to the Board of City Commissioners that the submitted Site Plan on the following described property be approved, subject to the conditions set out in the Staff Recommendation:

Lot 6, Block 4, Union Gardens Addition and the South portion of Lot 7, Block 4, Union Gardens Addition described as follows: Beginning at the Northeast corner of Lot 6; thence North 30.00 feet; thence West 421.00 feet; thence South 30.00 feet; thence East 421.00 feet to the point of beginning, in Tulsa County, Ok.

OTHER BUSINESS:

PUD #187-4 Hartshorne 6660 South Lewis Avenue, Lot 1, Block 20 and Lot 1, Block 21.

Staff Recommendation -- Minor Amendment

The applicant is requesting a minor amendment to Lot 1, Block 20 and Lot 1, Block 21, Shadow Mountain. His request is for the setback from the centerline of 71st Street to be reduced from 95' to 75'.

The Staff has reviewed the aerial photos of this area and find that the existing single-family structures west of these lots have a 75-foot setback from 71st Street and a side yard orientation. Since the applicant is requesting the same setback and side yard orientation, the Staff sees no reason for denying the same treatment.

Therefore, the Staff recommends APPROVAL of a 75-foot side yard setback from 71st Street for Lot 1, Block 20 and Lot 1, Block 21, Shadow Mountain.

TMAPC Action: 7 members present.

On MOTION of YOUNG, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the Minor Amendment to PUD #187.

PUD #216-1 Woolman (Cobble) 4102 East 98th Street, Lot 40, Block 2, Hunter's Point

Staff Recommendation -- Minor Amendment

Planned Unit Development No. 216 is located north and west of the northwest corner of 101st and Yale Avenue. The subject tract is located at the end of East 98th Street South. The applicant is proposing to encroach into the rear yard setback.

The tract is steeply sloping, irregular in shape, making it difficult to locate a house on it without encroaching into setbacks, or making severe topography changes. The applicant is proposing a large house be constructed on the lot which compounds the problem. However, only two corners of the house encroach into the rear setback, one approximately 4.5 feet and the other approximately 9 feet.

Since the encroachments involve only corners of the house and the physical features of the site make it difficult to develop, the Staff can support the request as minor in nature.

Therefore, the Staff recommends APPROVAL of PUD #216-1, subject to the Plot Plan submitted.

TMAPC Action: 7 members present.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve this Minor Amendment to PUD #216, per Plot Plan submitted.

PUD #112-1 Morris Lot 1, Block 1, Silver Springs II Addition -- NE corner
of 63rd Street and 86th East Avenue

Staff Recommendation -- Minor Amendment (Detail Site Plan Review, Area "I")

Planned Unit Development No. 112 is located south and east of the intersection of Memorial Drive and 61st Street South. The total PUD is 202.2 acres in size and originally approved for 1,077 units. The applicant is requesting to reallocate the unused units within the PUD to allow 152 units instead of 130 units originally allocated for Area "I".

After reviewing the Plats of this area and field checking the site, the Staff has determined that Areas "A" through "D", Area "F", and the Area "K" have been built or will need their maximum allocated units.

<u>Area</u>	<u>Approved Units</u>	<u>Used</u>	<u>Remaining</u>
A	90	90	0
B	34	34	0
C	127	127	0
D	58	58	0
F	256	256	0
K	Church	Church	0

Areas "E", "G", and "H" have been completed, or are in the process of being completed, at a density level less than approved.

<u>Area</u>	<u>Approved Units</u>	<u>Used</u>	<u>Remaining</u>
E	50	35	15
G	157	36	121
H	128	120	8

Area "J" had been approved for church use, but is now platted into lots. At the time it was approved, 47 units were subtracted off the total number of units for the PUD. The Staff feels that as platted, the total number of units that could be developed on the tract is 34 duplex units. This would leave a surplus of 13 units.

<u>Area</u>	<u>Approved Units</u>	<u>Used</u>	<u>Remaining</u>
J	47	34	13

This review shows that as built or proposed, PUD #112 has a surplus of 157 unallocated units, which is more than enough to make up the 22 additional units requested for Area "I".

Since Area "H" (across the street from Area "I") has been approved for 21.8 units/acre and the proposal for Area "I" is 22.2 units/acre, and since the units are available under the original PUD allocation, the Staff can recommend APPROVAL of the Minor Amendment PUD #112-1, subject to the following reallocation of units:

PUD #112-1 - Minor Amendment, Detail Site Plan Review, Area "I" (continued)

<u>Area</u>	<u>Reallocation</u>
A	90
B	34
C	127
D	58
E	35
F	256
G	36
H	120
I	152
J	34
K	Church
<u>Unassigned</u>	<u>135</u>
Total	1,077

Detail Site Plan Review, Area "I"

Development Area "I" of Planned Unit Development 112 is located at the northwest corner of 63rd Street South and 86th East Avenue. The tract is 6.85 acres in size, originally approved for 130 units, and now recommended by the Staff for 152 units. The project must meet the RM-2 Bulk and Area Requirements, except for the 152 unit density limitation.

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

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
Area:	6.85 acres	6.85 acres
Permitted Use:	Multifamily & Accessory Uses	Same
Maximum Number of Units:	152 units	152 units
Maximum Building Height:	35 feet	35 feet
Maximum Off-Street Parking:	266 spaces	274 spaces
Minimum Livability Space:	.7 acre	3.49 acres
Minimum Building Setbacks		
From 63rd St., and 86th East Avenue R/W	10 feet	18 feet
From East Property Line:	10 feet	85 feet
From North Property Line:	10 feet	85 feet
Between Buildings:	10 feet	24 feet

PUD #112-1, Area "I" (continued)

Based on the above review, the Staff recommends APPROVAL of the Detail Site Plan for Area "I", subject to the above review and submitted Site Plan.

Instruments Submitted: Letter of Support from South Memorial Venture and 61st & Memorial Development Corp. (Exhibit "B-1")

TMAPC Action: 7 members present.

On MOTION of RICE, the Planning Commission voted 7-0-0 (Gardner, Hinkle, Kempe, Miller, Parmele, Rice, Young, "aye"; no "nays"; no "abstentions"; Hennage, Higgins, Petty, Inhofe, "absent") to approve the requested Minor Amendment and Detail Site Plan for PUD #112, subject to the Staff's Review and submitted Site Plan.

There being no further business, the meeting was adjourned at 2:30 p.m.

Date Approved

January 5, 1983

Cherry Kempe
Chairman

ATTEST:

R. S. Petty
Secretary

TMAPC RECEIPTS
Month of November, 1982

ZONING

Zoning Fees	(21)	\$1,842.00	
Fee Waived	(0)		\$1,842.00

LAND DIVISION

Subdivision Preliminary Plats	(7)	\$ 350.00	
Subdivision Final Plats	(5)	279.00	
Plat Waivers	(5)	125.00	
Access Changes	(1)	25.00	
Lot-Splits	(23)	195.00	
Fee Waived	(0)		\$ 974.00

BOARD OF ADJUSTMENT

Board of Adjustment Fees	(72)	\$3,455.00	
Fee Waived	(0)		\$3,455.00
			\$6,271.00

DEPOSITORY TICKET

CITY RECEIPT

828	004519	\$1,380.00	
829	005031	1,061.00	
830	005600	2,365.00	
831	006769	1,540.00	
		\$6,346.00	
		*Less: (75.00)	
			\$6,271.00

CITY BOARD OF ADJUSTMENT \$2,785.00

COUNTY BOARD OF ADJUSTMENT \$ 670.00

CITY SHARE \$1,408.00

COUNTY SHARE \$1,408.00

Less: City Board of Adjustment - Mr. Harvey Hunter - \$50.00 - Receipt #30077 -
Deposit #000040
Zoning Fees (Minor Amendment of PUD) - Mr. Donald E. Oliver - \$25.00 -
Receipt #30452 - Deposit #005031

