

TULSA METROPOLITAN AREA PLANNING COMMISSION  
MINUTES of Meeting No. 1467  
Wednesday, August 3, 1983, 1:30 p.m.  
Langenheim Auditorium, City Hall  
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Beckstrom Flick Higgins Hinkle, Secretary Kempe, Chairman Petty, 2nd Vice- Chairman C. Young, 1st Vice- Chairman T. Young Woodard	Draughon Inhofe	Compton Gardner Martin Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the office of the City Auditor, Room 919, City Hall, on August 2, 1983, at 11:05 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman Kempe called the meeting to order at 1:36 p.m.

MINUTES:

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to approve the minutes of July 6, 1983 (No. 1463).

REPORTS:

Chairman's Report:

Chairman Kempe introduced Robert Beckstrom, who will be taking Mr. Chet Miller's place on the Commission. There are two subcommittees for the Commission and Chairman Kempe appointed Mr. Beckstrom to the Rules and Regulations Committee.

Chairman Kempe advised an orientation session for the three newly appointed Commission members was needed and suggested that a work session be called to order on the 5th Wednesday of August. After limited discussion on the appropriate time, Chairman Kempe announced that a work session orientation would be called August 31, 1983 at 11:30 a.m., followed by a hearing on the matter showing the expressway right-of-way on the subdivision plats.

Commissioner T. Young raised a question of the proposed Brookside Study and felt it to be very similar to the recommendation amending the Zoning Code in 1980 with reference to sexually oriented businesses in that area. He suggested that most of the complaints were from the residents concerned with the parking, noise and overflow parking impact presented by the various night clubs and adult oriented businesses. The Staff at that time was to develop an amendment to the Zoning Code to give it a broader application, which might have made the Brookside Study unnecessary. Commissioner Young asked

Chairman's Report: (continued)

if the Staff had made any progress to that effect and Mr. Gardner advised that the Staff has given much thought of possible solutions, but because of a more pressing issue this topic has not been solved.

Mr. Petty expressed his extreme concern with the problems in the Brookside area. He advised many of the restaurants and businesses in the area are very respectable and felt the City should not rule against all businesses in that area.

Commissioner T. Young felt that most of the complaints stemmed from what took place outside the businesses rather than inside the clubs.

Mr. Gardner advised one of the major concerns involved in the study deals with off-street parking because these businesses require a tremendous amount of parking not covered by the Code. New use units will need to be developed, and when they are completed a new Zoning Code will have to be written and this is one of the reasons the study has not been forthcoming; but research has begun.

ZONING PUBLIC HEARING:

PUBLIC HEARING FOR PROPOSED AMENDMENTS TO TITLE 42, SECTION 240.2; SECTION 850.3; SECTION 1120; SECTION 1140.1; SECTION 1170.3; SECTION 1211.4; SECTION 1214.2; SECTION 1215.2; SECTION 1217.2; SECTION 1221.5 (d) (5); SECTION 1225.2; SECTION 1226.2; SECTION 1227.2; SECTION 1610; AND APPENDIX B, TULSA REVISED ORDINANCE (TULSA ZONING CODE).

SECTIONS 240.2; 1221.5 (d) (5) and 1610:

Chairman Kempe opened the Public Hearing.

Mr. Gardner advised the Commission a letter and suggested recommended changes of use units were submitted from Ms. Hubbard of the Building Inspection Department (Exhibit "A-1"). In the letter submitted to the Commission the Building Inspection Department requested that Section 240.2, Use Unit 1221.5 and Section 208 be continued for a one-month period. Mr. Gardner recommended Section 240.2 be continued for only a one-week period. Section 208 was not properly advertised and is not before the Commission at this time.

Ms. Hubbard spoke to the issue of continuances and advised the Building Inspection Department has had little time in which to review the proposed changes. She suggested that a working session with the INCOG Staff be set up for their review.

Tom Tannehill, attorney representing Stokely Outdoor Advertising requested that he be notified of the new hearing date. He advised other interested parties are present and suggested that they too be notified. Chairman Kempe suggested that the interested parties submit their name and address for further notice for public hearing concerning these issues.

It was suggested that Section 1610 also be continued for a month.

TMAPC Action: 9 members present:

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to continue consideration of Section 240.2 to the August 10, 1983 meeting and Section 1221.5 (d) (5) and Section 1610 until September 7, 1983, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Use Unit Proposed Amendments:

Mr. Roger D. Randolph, Air Quality Control Supervisor of Tulsa City-County Health Department was present and submitted a letter with an attached list showing the recommended Use Unit changes (Exhibit "A-2"). Most of the proposed changes are from Use Units 26 to 27. Mr. Randolph stated that the changes are appropriate as many of these sources are emitters of air pollution, toxic compounds, and others can cause serious odor problems. Many of the sources are fugitive dust emitters which can be injurious to public health and some are potential fire and/or explosion hazards. Mr. Randolph briefly explained the change and reason for the change in some instances. The Health Department has received numerous complaints on various industries and their locations which the proposed changes would aid.

PUBLIC HEARING: (continued)

Commissioner T. Young was curious if the Planning Commission could insert a requirement that notice be given to the Health Department that an application is pending or has received approval. Mr. Gardner advised the Staff furnishes the Health Department with that information at present and also notification of pending BOA applications along with other governmental agencies and authorities such as the airport authority.

The Commission was in agreement with the proposed use unit changes as presented.

TMAPC Action: 9 members present.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to close the Public Hearing and to adopt the recommended Use Unit changes recommended by the Tulsa City-County Health Department, which include Section 1214.2, Section 1215.2, Section 1217.2, Section 1225.2, Section 1226.2 and Section 1227.2 (Appendix B).

Mr. Gardner advised Title 42, Section 208 must be readvertised because it is improperly before the Planning Commission at this time.

Title 42, Section 850.3-Public Hearing and Planning Commission Action:

The Staff advised that the State Statutes notice provision requires that 20 days notice be given the general public for a zoning change. This requirement is being met, but was left out of the Zoning Code with the various printings. A sentence has also been added: (See Section 1730.3 for contents of notice) which is a reference to the specific procedure for giving proper notice to the public. The same approval is required by the County Commission, but a public hearing to change the County Zoning Code will be held at a later date.

Title 42, Section 1120 - General Provisions:

Mr. Gardner advised this provision specifically states that a Planned Unit Development Subdivision Plat requires Planning Commission approval, but additional approval is needed from the Board of City Commissioners which has been added as a point of clarity.

Title 42, Section 1140 - Bulk and Area Requirements:

Mr. Gardner advised this is under the PUD Section. Recently a law suit was tried and in that hearing it was pointed out that where the duplex exception density under the RS-3 is granted, it does not specifically state where the Bulk and Area Requirements are to be found. Section 440.3 is specifically where those standards are listed and that reference was merely added to this Section.

Title 42, Section 1170 - Administration of Planned Unit Development:

Section 1170.3 - Public Hearing and Planning Commission Action

This Section also deals with public hearing notice. This procedure is followed at all times, but needs to be included in this particular Section. This provision is found in the Ordinance dealing with the Amendment Chapter.

PUBLIC HEARING: (continued)

Mr. Gardner informed the Commission that Charles Norman, attorney, submitted two requests for inclusions; one for Section 1170 and the other for Section 850.3 dealing with the language. He suggested if an individual owns a large piece of property and an application has been filed for only a small portion of that property, notice should be given according to the property under application only. He suggested that notice should be on the part included in the site plan in Section 850.3 and included in the application on Section 1170.3.

Mr. Gardner stated he had no quarrels with the intent of that proposal, but expressed his concern with the mechanics of that inclusion. He felt that the wording of the change should be decided by Legal Counsel.

Commissioner T. Young and Commissioner Petty were not supportive of the restrictive notice and felt any action taken within a PUD or Corridor District should require notice be given to the same people notified for the original application. Commissioner T. Young advised the notice procedure would have magnitude, but not many CO applications are requested and the CO District has virtually no limit in the intensity. Mr. Linker, Legal Counsel, stated he would be in agreement with Commissioner T. Young's feelings about notification in the CO District because the Commission does not consider the uses at the time the CO has been put in place, but only when site plan approval is requested the specific use is being added. Concerning the PUD, there is not as much danger as the CO because the Commission has some idea what it will deal with because of the underlying zoning at that time.

Discussion ensued as to the language of the amendment and Mr. Gardner suggested if any change should be made in the language it should be subject to Legal Department's review. The intent is not that the applicant draw back into his own property and not be required to notify anyone because the 300' radius encompasses his property. The Commission suggested that this portion of the public hearing concerning Section 850.3 and 1170.3 be continued to a later date to allow the Legal Department to advise the Commission on the language of those two sections.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to continue consideration of Title 42, Sections 850.3 and 1170.3 until September 7, 1983, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to close public hearing and approve Section 1120 and Section 1140.1 to include the changes as submitted.

Title 42, Section 1211.4 - Off-Street Parking and Loading Requirements

Mr. Gardner reminded the Commission that this request has been under application previously. The Staff's request and recommendation is to require more off-street parking in General Office Districts. The present standard requires one parking space per every 400 square-foot of floor area and the recommendation is one parking space for every 300 square-foot of floor area. Other large cities (Dallas, Kansas City) use

Section 1211.4 (continued)

this proposed standard and it was felt that the present standard is not adequate.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-1 (Beckstrom, Flick, Higgins, Hinkle, Kempe, C. Young, T. Young, Woodard, "aye"; no "nays"; Petty, "abstaining"; Draughon, Inhofe, "absent") to close public hearing and approve the amendment to Title 42, Section 1211.4 as submitted.

SUBDIVISIONS:

PRELIMINARY PLAT:

Open Bible Christian Center (282) North of the NE corner of 71st Street  
and South Union Avenue (CS)

The Staff presented the plat with the applicant not represented.

The request is for a church although it is in a CS zoned district and the request is only for a plat since Board of Adjustment approval is not needed.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Open Bible Christian Center, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to approve the Preliminary Plat of Open Bible Christian Center, subject to the following conditions:

1. Show number of acres on the face of the plat. Show street numbers if this is to be two pages. Section II of the covenants could be omitted since there are no private deed restrictions and the easement and right-of-way grant should not have an expiration date.
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. (Note - Approximate elevation of water service is 770-775 feet.)
4. 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. (on-site detention or fee in lieu)
5. A topo map shall be submitted for review by T.A.C. (Subdivision Regulations) (Submit with drainage plans)
6. Access points shall be approved by the City and/or Traffic Engineer. (Check topography for sight distances.)
7. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department.
8. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)

Z-5824 (continued)

meetings and the intended use was too vague. Commissioner C. Young was in agreement with that suggestion. The Staff was in agreement, and the applicant could re-apply when the existing use changes.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to DENY the request to waive the platting requirements for Z-5824 without prejudice.

LOT SPLITS:

For Ratification of Prior Approval:

L-15906	(1483)	Pawnee Corporation
15907	(1493)	Robert Warriner
15913	(1182)	William & Judy Bevins
15914	(1083)	William Jones
15916	( 894)	Alan McCartney
15917	( 483)	Jim Parker

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") that the approved lot splits listed above be ratified.

FOR WAIVER:

L-15870 21st Investment Company (3093) NW corner of 51st Street and Lewis Avenue (CS)

Chairman Kempe advised the attorney representing this item has requested that it be continued to the August 10, 1983 meeting.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to continue consideration to waive the lot split requirements for L-15870 until August 10, 1983, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

L-15878 R. James (1803) NW corner of East 43rd Street North and North Lewis Avenue (AG)

This is a request to divide approximately 15 acres into four tracts. Tract #1 will be approximately 2.2 acres and it will meet the AG zoning requirements. However, it may not have sanitary sewer, so will require Health Department approval. Two tracts will be smaller than the 2-acre minimum (one will be .5 acre and one will be .7 acre) and will require Board of Adjustment approval. The applicant indicated these two lots were on sewer. (This should be verified. Atlas does not appear to show sewer for the two lots.) The fourth tract is the remainder and will meet the Zoning and Subdivision Regulations for an AG District. It is well over 2½ acres and not subject to the split. There is no indication that 43rd Street North and 44th Street North are dedicated streets. If they are not, dedications may be forthcoming, but roadways must be improved to City specifications before

L-15878 (continued)

maintenance will be accepted. (Purpose of this split is to clear title so existing buildings can be conveyed separately.)

The applicant was represented by O. B. Johnson.

In discussion it appeared that tract #3 is the only one with any problem. It is supposed to be connected to sewer, but does not abut same. Sewer service (and water service) should be verified. No objections were made to the split, but the applicant was advised to consult with the Water and Sewer Department regarding water and sewer services before proceeding further. No motion was made at this time and if necessary, the Planning Commission review would be continued.

Mr. Wilmoth suggested that the approval be granted, subject to the applicant verifying the actual location of water and sewer lines. The applicant will be required to go before the Board of Adjustment for 0' frontage because there is no frontage on a dedicated street.

Commissioner T. Young was concerned that access be provided for a private street. The Staff advised the Board of Adjustment normally requires private access agreement showing they have the right to use that access.

On MOTION of HINKLE, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to approve the requested waiver of the lot split requirements for L-15878, subject to the following conditions:

- (1) Utility easements needed for service,
- (2) Board of Adjustment approval, and
- (3) providing proof of access.

L-15887 Frank James (3003) West side of North Xanthus Avenue, North of  
Pine Street (RS-3)

This is a request to split Lot 10, Block 3, Kinloch Park Addition into two lots. One lot will be 55' x 200' and the other one 45' x 200' deep. RS-3 zoning requires a 60' lot width, so the applicant has filed a Board of Adjustment application for waiver of lot width. (Case #12302) The Staff sees no objection to the reduced frontage because many of the lots in the area have been split to provide 50' x 200' lots and there are several with widths of 35' and 40'. The Major Street Plan for this area shows that Xanthus is only 40' at this time and an additional 5' will be needed on both sides to meet the 50' minimum standard. The applicant has not requested waiver of the Major Street Plan. The applicant was represented.

The Technical Advisory Committee and Staff recommended approval of L-15887, subject to the condition.

On MOTION of PETTY, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to approve the requested waiver of the lot split requirements for L-15887, subject to the following condition:

L-15887 (continued)

(a) Board of Adjustment approval of lot width.

L-15890 Larry Edwards (2783) South of the SE corner of 101st Street and  
Yale Avenue (AG)

This is a request to split a 2 1/2 acre tract into four tracts. The first having .61 acres and 138' of frontage, the second having .54 acres and 9' of frontage, the third having .57 acres and 9' of frontage, and the fourth having .57 acres and 9' of frontage. This lot split would require a variance of the bulk and area requirements from the Board of Adjustment and Health Department approval. The applicant has not asked for a waiver of the Subdivision Regulation requirements to conform with the Major Street Plan. The Staff would recommend approval of this request based on the above mentioned criteria. The surrounding area has lots of less area than the subject tracts and it is our opinion that this request would fit into the existing land use pattern.

The applicant was NOT represented.

The Water Department advised that the applicant should consult with them for water services, to assure adequate supply and pressure for the most easterly lots. It was understood that adequate right-of-way was being provided on Yale Avenue.

The Technical Advisory Committee and Staff recommended approval of L-15890, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to approve the requested waiver of the lot split requirements for L-15890, subject to the following conditions:

- (a) Board of Adjustment approval,
- (b) Health Department approval, and
- (c) utility easements needed for service (17½' perimeter).

L-15892 J. Karnes (1824) South side of East 159th Street North, East of  
Mingo Road (AG)

This request is to split out a 1.88 acre tract with 173' of width in an AG District. Since the lot does not have 200' in width and 2 acres of area, the Board of Adjustment approval will be required. The Staff notes that if the size of the lot were increased another 27' it would not only have the necessary 200' width, but would be 2 acres and meet the area requirements. The applicant was NOT represented.

The applicant has verified dedication on East 159th Street North.

The Technical Advisory Committee and Staff recommended approval of L-15892, subject to the condition.

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to approve the requested waiver of the lot split requirements for L-15892, subject to the following condition:

L-15892 (continued)

(a) Board of Adjustment approval.

L-15893 Broken Arrow Park Association (2994) 51st Street and South 122nd East Avenue (IL)

This is a request to create three lots in an IL District only one of which will meet the IL frontage. One lot will have 127.5' of frontage and the lot in the rear has no frontage. A Board of Adjustment application has been filed for these two lots. (#12731) The applicant advised the Staff that gift water lines and sewer has been installed or is in progress. Access points on original plat have been changed two times, so the approved locations need to be verified. (Research by the Staff indicates that access points have been changed to coincide with all the lot splits.

The applicant was NOT represented.

The Technical Advisory Committee and Staff recommended approval of L-15893, subject to the conditions.

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to approve the requested waiver of the lot split requirements for L-15893, subject to the following conditions:

- (a) Board of Adjustment approval, and
- (b) water and/or sewer main extensions as needed.

CONTINUED ZONING PUBLIC HEARING:

Z-5855 Norman (St. Andrew's Presbyterian Church) South and East of East 36th Street and South Yale Avenue (RS-3 to RM-0)

PUD #334 Norman (St. Andrew's Presbyterian Church) South and East of East 36th Street and South Yale Avenue (RS-3)

Mr. Gardner informed the Commission the attorney representing the protestants pointed out a flaw in the notice and requested that the hearing be continued to the August 24, 1983 meeting to allow for proper readvertisement.

TMAPC Action: 9 members present.

On MOTION of C. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to continue consideration of Z-5855 and PUD #334 until August 24, 1983, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

OTHER BUSINESS:

PUD #268-3 Miller 9012 East 94th Street South

Staff Recommendation - Minor Amendment (Lot 32, Block 6, Woodland Glen IV)

Planned Unit Development No. 268 is located south and west of the intersection of 91st Street and South Mingo Road. The subject tract is within Development Area "A" and is more specifically located at the southwest corner of 94th Street and 91st East Avenue. It is an irregular shaped corner lot. The Plat of Survey submitted for review shows that the stem wall for a proposed dwelling encroaches 1.2 feet into the front setback and .4 feet into the rear setback. In both cases only the corners encroach.

The Staff feels that the encroachments are minor and recommended approval, subject to the plat submitted.

TMAPC Action: 9 members present.

On MOTION of HIGGINS, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to approve the requested minor amendment to PUD #268-3, subject to the plat submitted.

PUD #166-C Ingram SE corner of 91st Street and Sheridan Road (Lot 1, Block 1, Quik-Trip First Addition)

Staff Recommendation - Detail Site and Landscape Plan Review

Planned Unit Development No. 166-C is located at the southeast corner of 91st Street and South Sheridan Road. It is approximately 1-acre in size and approved for a maximum of 8,000 sq. ft. of floor area and a convenience grocery store/tire service center use. The applicant is now requesting a review of the Detail Site and Landscape Plan.

The Staff has reviewed the submitted plans and find that as shown, the required open space did not seem to be met. However, the applicant has requested that the proposed paving along the south property line be deleted, except for an area at the southeast corner of the building which will be used as the trash receptacle location. Plus, we would recommend the addition of a landscaped parking island in this same general location for screening purposes. In addition, the plan shows parking spaces on the driveway in front of the installation bays, since this is the access to the bays we cannot consider these as required parking spaces.

Based upon these changes, the Staff finds the following

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>
Gross Area:	1.43 acres	1.43 acres
Permitted Uses:	Convenience Grocery store and tire service center	Tire Service Center
Maximum Building Height:	15 feet	14.5 feet
Maximum Floor Area:	8,000 sq. ft.	4,800 sq. ft.
Minimum Off-Street Parking:	1 space/225 sq. ft. of floor area, (21 spaces)	23 spaces

PUD #166-C (continued)

Minimum Building Setbacks:

From North Boundary,	80 ft.	82 ft.
From East Boundary,	35 ft.	37 ft.
From South Boundary,	18 ft.	18 ft.
From West Boundary.	80 ft.	102 ft.
Minimum Open Space:	4,188 sq. ft.	Exceeds

Based upon the above review the Staff recommends APPROVAL of the Detail Site Plan, subject to the plans submitted and the Staff revisions.

The applicant has also requested Detail Landscape Plan approval. With the recommended changes along the south property line, the Staff would suggest resubmittal of a Landscape Plan that includes these changes, some screening around the trash area, possible relocation of the Quik-Trip trash area to the new location, and more extensive landscaping along the east and south sides of the project. The Staff feels that the exterior aesthetics of the project is key to making it compatible with the surrounding existing uses, i.e., going from CS use to CG use.

The Staff advised a condition of the PUD was to provide extensive landscaping on the south and east. It was expressed that some additional thought should be given to the landscaping plan and Mr. Compton recommended that it be resubmitted. Action could be taken on the detail site plan request.

TMAPC Action: 9 members present.

On MOTION of T. YOUNG, the Planning Commission voted 9-0-0 (Beckstrom, Flick, Higgins, Hinkle, Kempe, Petty, C. Young, T. Young, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Inhofe, "absent") to approve the submitted site plan for PUD #166-C, per Staff Recommendation.

There being no further business, the Chair adjourned the meeting at 3:20 p.m.

Date Approved August 24, 1983

Cherry Kempe  
Chairman

ATTEST:

Marilyn Shubert  
Secretary

