

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1596
Wednesday, **March 19, 1986**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes	Draughon	Frank	Linker, Legal
Doherty, 2nd Vice- Chairman	Kempe	Gardner	Counsel
Paddock, Secretary	Wilson	Setters	
Parmeale, Chairman	Young	Wilmoth	
Selph		Malone	
VanFossen		Compton	
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, March 18, 1986 at 3:14 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 3:16 p.m.

MINUTES:

Approval of Minutes of March 5, 1986, Meeting #1594:

On **MOTION** of **WOODARD**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the **Minutes of March 5, 1986, Meeting No. 1594.**

REPORTS:

Chairman's Report:

Chairman Parmele advised of the appointment of Marily Wilson to serve as the TMAPC representative to work with the INCOG Staff on the Computer Study, as requested by Jerry Lasker, Director.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Woodland Valley (PUD 397) 61st Street & South 91st East Ave. RM-1, RD, RS-3

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **CONTINUE Consideration of Preliminary Plat Approval for Woodland Valley** until Wednesday, **April 2, 1986** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

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Dufresne Ministries West of SW/c of 86th Street and South Union Avenue (AG)

Chairman Parmele advised this item was to be stricken from the agenda and would not be heard.

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Riverbridge Center (683) NE corner 71st and South Peoria (CS)

Due to the number of changes that may be necessary for construction at 71st and Peoria, the TAC recommended that the plat be routed back through the TAC prior to release of final plat so the changes and/or corrections can be reviewed.

The TAC voted to recommend **approval** of the PRELIMINARY PLAT of Riverbridge Center, subject to the following conditions, including a review of TAC prior to release of final plat.

1. The City has already purchased the necessary right-of-way for the intersection of 71st, Peoria and Riverside. This plat reflects the new intersection design. However, the Major Street Plan has not yet been amended to reflect the changes already made by the City, so approval of this plat will require waiver of the Subdivision Regulations requiring conformance with the Street Plan. (Changes are in progress.) Staff recommends approval of the waiver based upon the plans as revised by the City. (Carefully check right-of-way boundaries to make sure plat is consistent with "take lines".)
2. Since Peoria must remain open until the intersection(s) are constructed, if the plat is filed of record prior to completion of the new paving, the plat should show the existing 24.75' Statutory right-of-way. If improvements are made and the new street intersections opened, then show book/page of recording for the closure of this section of Peoria.

Riverbridge Center - Cont'd

3. Show "Limits of No Access" along that part of Lot 2 and Lots 4 & 5 as per recommendations of Traffic Engineering. (Access to be provided internally by the developer.) If one access is allowed to 71st on the easterly part of Lot 5, show location on plat as per Traffic Engineer.
4. Lot 3 has no direct frontage on a dedicated street and will require Board of Adjustment approval for waiver of the 150' minimum frontage. Run an ownership "handle" to abut 71st even though no direct access will be allowed. (This would meet Water & Sewer Department requirement of each lot abutting the street that contains the water line.) Lot 1 should also be included in the Board of Adjustment application because, when this section of Peoria is abandoned, all but about 25' of that lot's frontage will be eliminated.
5. When Peoria is vacated care should be taken for the agencies handling this item to retain a very small portion of the 24.75' right-of-way at the NW corner of Lot 1 to allow for the curve in the cul-de-sac, and to extend the property line northwesterly along the curve next to the northbound lanes.
6. Show a Block number.
7. 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 line and/or lot line.
8. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (If required?)
9. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
10. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
11. Drainage plans shall be approved by the Stormwater Management, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. Class B Permit -- 100 year storm sewer to Arkansas River.
12. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
13. It is recommended that the developer coordinate with Traffic Engineer 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.)
14. Include paragraph in covenants for small right-of-way dedications required in #5 above.

Riverbridge Center - Cont'd

15. 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.
16. 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 the Subdivision Regulations.
17. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Wilmoth clarified part of this request was to waive that portion of the Subdivision Regulations requiring conformance with the Street Plan. Mr. Gardner advised the plat approval and waiver request could be accomplished with one motion. Mr. Doherty confirmed this was a minor housekeeping item.

On **MOTION** of **DOHERTY**, the Planning Commission voted **6-0-1** (Carnes, Doherty, Paddock, Selph, VanFossen, Woodard, "aye"; no "nays"; Parmele, "abstaining"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the **Preliminary Plat for Riverbridge Center**, waiver of the appropriate Subdivision Regulations and subject to Board of Adjustment approval on the lot access, as recommended by Staff.

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I-44 Industrial Park N/side East Admiral Place, East of South 185th East Ave.

The TAC voted to recommend **approval** of the PRELIMINARY PLAT of I-44 Industrial Park, subject to the following conditions:

1. Include language in covenants for Limited Access and for Water and Sewer facilities.
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 line and/or lot lines.
3. Drainage plans shall be approved by Stormwater Management, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. Include language in covenants.
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
5. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by Traffic Engineer. Include applicable language in covenants.

I-44 Industrial Park - Cont'd

6. 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.
7. 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 plat on any wells not officially plugged.
8. 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.
9. All Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Wilmoth stated, for the record, that the Water and Sewer Department had called Staff to insure that it be made clear that this was one lot and, if split, the sewer would need to be extended.

On **MOTION** of **CARNES**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the **Preliminary Plat for I-44 Industrial Park**, as recommended by Staff.

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Lucenta Addition

South of SW/c 81st & South Sheridan Road (CS)

This plat has sketch plat approval, subject to 15 conditions as recommended by TAC on 2/13/86. A copy of the TAC minutes was provided, with notations by Staff in margin.

The TAC voted to recommend **approval** of the PRELIMINARY PLAT of Lucenta 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.
2. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
3. Drainage plans shall be approved by Stormwater Management, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.

Lucenta Addition - Cont'd

5. Move south access as far south as possible and show as 30 feet. (Both drives may be "right turn only" in future.)
6. Not a condition of plat approval, but applicant is advised that he may need as "Industrial discharge permit" from Water and Sewer Department in connection with the dry cleaners.
7. 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.
8. All Subdivision Regulations shall be met prior to release of final plat.

On **MOTION** of **CARNES**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the **Preliminary Plat for Lucenta Addition**, as recommended by Staff.

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Lincoln Oaks (182)

66th & Riverside Parkway

(RM-2)

This plat has a sketch plat approval by TAC on 2/27/86. A copy of the minutes of that meeting was provided, with Staff remarks in the margin.

The TAC voted to recommend **approval** of the PRELIMINARY PLAT of Lincoln Oaks, subject to the following conditions:

1. Make sure that all of 66th Place is dedicated out to the east line of Riverside. There may be a "gap" unless a portion was dedicated by separate instrument. If so, show book/page information.
2. A portion of this tract is still being processed for RM-2 zoning under Z-6097. Planning Commission and City Commission have approved. Final plat shall not be released until Ordinance for Z-6097 has been published.
3. Show 30' property line radius at SE corner of 66th & Riverside. (Identify as "Additional Right-Of-Way Dedication".)
4. 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 line and/or lot lines.
5. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. (Show water line easement.)
6. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).

Lincoln Oaks - Cont'd

7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
8. Drainage plans shall be approved by Stormwater Management, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. (Class A Permit. 100 year storm sewer to Arkansas River.)
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
10. Traffic Engineering recommended no access at the south end of the tract. However, applicant and Traffic Engineering will work together to try to provide access in this general location, subject to further review. The access at the south end would be temporarily "exit only."
11. Revise Deed of Dedication, 2nd page, first two paragraphs. (Duplication and incorrect reference.)
12. 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.)
13. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Wilmoth advised the Ordinance referenced in condition #2 was published March 11, 1986. Therefore, this item can be deleted from the conditions of approval.

On **MOTION** of **PADDOCK**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the **Preliminary Plat of Lincoln Oaks**, deleting item #2 of the conditions, as recommended by Staff.

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Taco Bueno #11

SW/c 61st and South Garnett Road (CS)

The TAC voted to recommend **approval** of the PRELIMINARY PLAT of Taco Bueno #11, subject to the following conditions:

1. Since the Street Plan has been changed to require 58' of right-of-way for right turns, the building line must also be moved back. Ordinance requires "one-half the street plan right-of-way + 50 feet". Show 50' building line on 61st Street. Show corner cut at 45° angle, 28' from corner. (Optional on this plat since it was working prior to adoption of new standards.)

OTHER BUSINESS:

PUD 190-23: South of the SW/c of East 71st Street South and South Sheridan

Staff Recommendation: **Minor Amendment of Deeds of Dedication and Declaration of Covenants.**

This development has been platted and partially built as Minshall Hill; also referred to as "The Hill". The amendments to the deeds and covenants address procedural matters such as review of plans by the architectural association, duration of covenants, and how the covenants may be amended. The changes do not address any of the specific development standards established by the PUD.

Staff recommends APPROVAL of these amended Deeds of Dedication and Declaration of Covenants, subject to approval by the City Legal Department. These amendments will also require approval by the City Commission.

On **MOTION** of **CARNES**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the **Minor Amendment of Deeds of Dedication and Declaration of Covenants for PUD 190-23**, as recommended by Staff.

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PUD 365: West of 18th and 19th Streets on Riverside Drive

Staff Recommendation: **Detail Landscape Plan & Detail Sign Plan**

DETAIL LANDSCAPE PLAN: The subject tract has been developed for 104 multi-family apartment units which are in the final stages of construction. A "preliminary landscape plan" was submitted with the Detail Site Plan; however, no review of the landscape plan was made at the time the Detail Site Plan was approved.

A condition of approval of the Detail Site Plan by the TMAPC was that the Plan be approved by the TMAPC and installed prior to occupancy, and also that landscaping as shown and discussed in the approved Outline Development Plan and Detail Site Plan be included. Staff review indicates that the proposed Detail Landscape Plan is in substantial compliance with landscaping required as conditions of PUD approval by the TMAPC. Landscaped areas and open spaces were determined to be approximately 30% on the Detail Site Plan, which exceeds the minimum livability space requirement by approximately 3,100 square feet.

Therefore, Staff recommends APPROVAL of the Detail Landscape Plan as submitted.

NOTE: Notice of the TMAPC meeting has been given to persons appearing as protestants on PUD 365.

DETAIL SIGN PLAN: The applicants are proposing one ground monument sign to be located at the intersection of West 19th Street and Riverside Drive. The sign will be internally lighted and 6' wide x 5' tall. Staff recommends APPROVAL of the Detail Sign Plan as submitted.

Comments & Discussion:

Mr. Frank advised there were some interested parties who reviewed the Landscape Plan prior to this meeting, and having no protests, left before the presentation. Mr. Paddock inquired as to Staff's wording "in substantial compliance". Staff explained that the proposed landscaping meets the intent of the Outline Development Plan, but does not exactly duplicate it, as the earlier Plan was a "concept".

On **MOTION** of **WOODARD**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the **Detail Landscape Plan for PUD 365**, as recommended by Staff.

Before proceeding with the Detail Sign Plan, Mr. Frank advised the applicant had filed a request for a Minor Amendment to the Landscape Plan to grant a conditional occupancy, subject to approval of Protective Inspections, with an extension of the time to install the landscaping until April 15th. Staff further advised they have reviewed this request and it is scheduled to be heard March 26th. Mention of this item, on the record today, was to constitute notice of the applicant's request.

Staff suggested a modification to the Detail Sign Plan to be subject to the sign being constructed off the public rights-of-way and any public easement. Staff confirmed, in reply to Mr. VanFossen, this is in compliance with the PUD.

On **MOTION** of **DOHERTY**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the **Detail Sign Plan for PUD 365**, subject to the conditions outlined by Staff.

Applicant's Comments:

Mr. Bill Grant, representing Lincoln Properties, advised the minor amendment request for temporary occupancy was to have been submitted at the time of the Landscape Plan, but they missed the deadline. Mr. Grant requested this be reviewed at this hearing, if possible. In reply to Mr. Parmele, Mr. Grant stated the temporary occupancy request is to allow some tenants to move in some furniture and/or work with interior decorators.

Additional Comments & Discussion:

Mr. Linker clarified that the request for the temporary occupancy would take a minor amendment, which is not on the agenda at this time. Mr. VanFossen asked if the wording of the PUD restricted the applicant from getting a Occupancy Permit, rather than they could not occupy the project. Mr. Linker stated Legal's position was that you are not to occupy until you obtain an Occupancy Permit; but he was not sure about temporary occupancy. Mr. Gardner advised that Staff notified the people present earlier. Staff was informed by the applicant that he would bring it up at this meeting, even though it was not on the agenda. Mr. Gardner stated notification was not a requirement of the PUD.

Mr. Gardner suggested polling the Commissioners to see if there might be favorable consideration of this minor amendment at next week's meeting. Mr. Doherty stated he felt "occupancy" begins when someone occupies the dwelling; not when an interior decorator begins work on the dwelling. Mr. Linker stated Legal took the position occupancy began when a person begins moving in their furniture and possessions.

Mr. Linker advised the only way to proceed with the minor amendment request is if it is determined that this is new business that could not have been anticipated prior to the time the agenda was prepared. Mr. Carnes agreed to taking a poll among the Commission to see how they felt on this request. Mr. Gardner stated the poll on the minor amendment for temporary occupancy was primarily for the benefit of the Building Inspector, as they would not want to start letting furniture being moved in if he thought the TMAPC would be opposed to that next week. Mr. Doherty stated, even though a poll may not have any validity, he was not opposed to the request for temporary occupancy.

Chairman Parmele informed he would be out of town next week and knew of other Commissioners planning to be out also; therefore, it might be difficult getting a quorum. Mr. Gardner advised that, when the agenda was made and posted, Staff was not able to get this item on the agenda. Therefore, the minor amendment request was set for March 26th. The Rules of Procedure require that a written recommendation be in the file a week before being heard (March 19th). Mr. Gardner continued by stating that Legal suggested there are some circumstances that are unique enough that an item can be placed on an agenda. It is up to the Commission to determine if this is the case with this request. Mr. Carnes made a motion to place this on the agenda to be heard today, in lieu of the fact that there are some unforeseen circumstances and a possibility there may not be a quorum next week.

On **MOTION** of **CARNES**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughton, Kempe, Wilson, Young, "absent") to **APPROVE** the placement of the Minor Amendment request to PUD 365 on the agenda as New Business.

Mr. Frank reviewed the time extension request which would allow the applicant to gain a conditional certificate of occupancy immediately upon TMAPC approval of the Minor Amendment. The requested condition is that all landscaping materials be installed no later than April 15, 1986. Staff is supportive of this request.

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the **Minor Amendment to PUD 365-2** granting an extension of time to install landscaping materials, as approved by the Detail Landscape Plan, no later than April 15, 1986; and allow a conditional certificate of occupancy in the Interim, with the concurrence of the Protective Inspection Department.

PUBLIC HEARING:

TO CONSIDER AMENDING THE DISTRICT 6, 9, 17, 18 AND 26 PLAN MAPS, PARTS OF THE OFFICIAL COMPREHENSIVE MASTER PLAN FOR THE DEVELOPMENT OF THE TULSA METROPOLITAN AREA.

TO CONSIDER AMENDING THE MAJOR STREET AND HIGHWAY PLAN, A PART OF THE COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE TULSA METROPOLITAN AREA; AND FURTHER AMEND THE SUBDIVISION REGULATIONS MAKING RIGHT-OF-WAY WIDTHS, INTERSECTIONS AND STREET CATEGORIES CONSISTENT WITH THE ADOPTED MAJOR STREET AND HIGHWAY PLAN, AND INCLUDING AN ADDITIONAL SIGNATURE AUTHORIZATION FOR ENDORSEMENT OF APPROVAL OF PLATS AND LOT SPLITS.

Comments & Discussion:

Staff reviewed the item pertaining to the amendments to the Major Street and Highway Plan Maps and the Subdivision Regulations. Mr. VanFossen advised that the Comprehensive Plan Committee recommended approval of the amendments to the Major Street and Highway Plan Maps and Text as presented and advertised. Mr. Paddock advised the Rules and Regulations Committee recommended approval of the amendments to the Subdivision Regulations as presented and advertised.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the Amendments to the District 6, 9, 17, 18 and 26 Plan Maps, as advertised in the Public Notice.

TMAPC ACTION: 7 members present

On **MOTION** of **VANFOSSEN**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the Amendments to the Major Street and Highway Plan by adding a Parkway classification with a minimum right-of-way width of 150' and arterial intersection right-of-way requirements for right-hand turns (108' for Secondary Arterials and 130' for Primary Arterials), as advertised in the Public Notice.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the Amendment to the Subdivision Regulations by adding a Parkway classification with a minimum right-of-way width of 150' and arterial intersection right-of-way requirements for right-hand turns, (108' for Secondary Arterials and 130' for Primary Arterials), as advertised in the Public Notice.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the Amendment to the Subdivision Regulations by adding street classifications and right-of-way standards for Secondary Arterial Alternates, and Special Trafficways and Parkways, and Arterial Intersection Right-of-Way requirements consistent with the Major Street and Highway Plan, as advertised in the Public Notice.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Paddock, Parmele, Selph, VanFossen, Woodard, "aye"; no "nays"; no "abstentions"; (Draughon, Kempe, Wilson, Young, "absent") to **APPROVE** the Amendments to the Subdivision Regulations to provide that the Deputy Director of Plan Implementation of INCOG may endorse TMAPC approval on plats and revising that section pertaining to lot split approval endorsement to be consistent with approval endorsement for plats, also permitting the Director of Development Services of INCOG to attest to TMAPC approval of plats and lot splits.

The Commission directed Staff to prepare the resolutions for adoption, based on the the actions just taken.

There being no further business, the Chairman declared the meeting adjourned at 4:17 p.m.

Date Approved 4-2-86
Paul J. Kelly
Chairman

ATTEST:

AB Padlock
Secretary

