

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1753
Wednesday, July 19, 1989, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 2nd Vice Chairman	Parmele	Gardner	Linker, Legal
Coutant	Randle	Setters	Counsel
Doherty, Chairman	Selph	Stump	
Draughon, Secretary	Woodard	Wilmoth	
Kempe			
Paddock			
Wilson, 1st Vice Chairman			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, July 18, 1989 at 11:55 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:36 p.m.

MINUTES:

Approval of the Minutes of July 5, 1989, Meeting #1751:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Kempe, Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the **Minutes of July 5, 1989, Meeting #1751.**

REPORTS:

Committee Reports:

Mr. Coutant announced a meeting of the **Comprehensive Plan Committee** was scheduled for July 26th to continue review of the Arterial Right-of-Way Study.

Mr. Paddock advised of a **Rules & Regulations Committee** meeting this date to further consider proposed language affecting major/minor amendments to PUD's.

CONTINUANCE(S):

Pleasant View Estates 2nd (2114) E 94th St N & N 134th E Ave (RE)

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Kempe, Parmele, Randle, Selph, Woodard, "absent") to **CONTINUE** Consideration of the **Preliminary Plat for Pleasant View Estates 2nd** until Wednesday, **August 2, 1989** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

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Sweetbriar South (PUD250A)(1183) E 79th St So & So 77th E Ave (RS-3)

On **MOTION** of **PADDOCK**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Kempe, Parmele, Randle, Selph, Woodard, "absent") to **CONTINUE** Consideration of the **Preliminary Plat for Sweetbriar South** until Wednesday, **August 16, 1989** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

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Z-6249 Hinkle (Anderson Dev Co) SW/c of East 111th St & So Sheridan
(as requested by Staff) (AG to RS-2 & CS)

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Kempe, Parmele, Randle, Selph, Woodard, "absent") to **CONTINUE** Consideration of **Z-6249 Hinkle (Anderson Dev Co)** until Wednesday, **July 26, 1989** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

PRELIMINARY PLAT:

Woodfield (3483) East 111th Street & South Joplin Avenue (RS-2, RS-1)

The zoning on this tract has been approved by the City Commission, and included a strip of RS-1 on the west side next to Hudson Meadows. Those lots will be RS-1 standards and have been shown accordingly. However, a 30' front building line is shown, so if this is to remain, a Board of Adjustment application will be required for a variance from 35' to 30' as shown. The final plat may be phased approximately the north 36 acres and the south forty acres. If so, both phases would have a minimum of two points of access. The commercial corner will be a separate plat under PUD 450, and is not a part of this application.

Woodfield - Cont

The Staff presented the plat with the applicant represented by Phil Smith and E. O. Sumner.

In discussion, TAC noted that the 40' of right-of-way shown on 116th Street exceeds the street plan requirements of 30' (from centerline). There would be no objection to reducing this width if additional easements are recorded on the south site of the 1/2 section line. (See #6 below.)

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Woodfield, subject to the following conditions:

1. Board of Adjustment approval required for 30' building line on Lots 3-13, Block 2 which is in an RS-1 zone. Board of Adjustment variance would not be required if line is moved to 35'.
2. Identify the Detention Pond as "Reserve A".
3. Show 25' corner radii at intersections except at the section lines which would be 30' radii. Identify the commercial corner as "unplatted" or if it is expected that the plat will be filed soon, show "Woodfield Center". Show 35' building lines on those rear lots abutting 111th and Sheridan. (Although 116th Street is not an arterial, a building line of 60' from centerline is required. Access may be limited to 116th Street but is not a condition of approval of this plat.)
4. Show the 3' fence easement on face of plat. Be sure that this "easement" does not conflict with utility easements.
5. Show a graphic scale. Update the location map. Show "76 acres, 216 lots" near location map.
6. Show Book/Page recording on East 116th Street. Note that 40' is shown, whereas only 30' is required for a collector street. Additional easement(s) may have been recorded to total 66' on this street. This all exceeds the minimum requirements and is only mentioned for the record. Verify these widths.
7. Covenants:
 - a) Section I.A: Add the following language to the first paragraph: No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easements or rights-of-way as shown, provided, however, that the owners hereby reserve the right to construct, maintain, operate, lay and relay water and sewer lines together with the right of ingress and egress to over, across and along all strips of land included within the easements shown on the plat, both for the furnishing of water and/or sewer services to the area included in said plat.
 - b) Section I.C: Indicate lot/block applicable. Make sure this doesn't interfere with utilities and/or easements.

Woodfield - Cont

- c) Section I.D: Add... "as a Stormwater Detention Pond in accordance with the Ordinances of the City of Tulsa." (Or additional language required by Stormwater Management.)
8. 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 lines and/or lot lines.
9. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
10. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
11. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
12. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. On-site detention required. No final plat will be released by Department of Stormwater Management until approval of drainage plans. Homeowners association to maintain pond. Provide access from 116th Street.
13. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
14. Street names shall be approved by City Engineer and shown on plat. (Make changes as per City Engineer.)
15. All curve data, including corner radii, shall be shown on final plat as applicable.
16. Bearings, or true north/south, etc., shall be shown on perimeter of land being platted or other bearings as directed by City Engineer.
17. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by City/Traffic Engineer.
18. 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.)
19. 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.
20. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

Woodfield - Cont

21. 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.
22. 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.
23. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Wilmoth answered questions from the Commission to clarify the access and cul-de-sac arrangements in this plat. He advised that the design did meet all requirements, even though it may not be the best design available. Mr. Wilmoth verified, in response to Mr. Draughon, that reference to overland drainage was deleted from the TAC conditions as there were no such easements on this tract. In reply to Mr. Paddock, Staff clarified the nine lots in Hudson Meadows, which abutted this tract, were larger than RS-1 standards. Mr. Wilmoth advised the 11 lots in this plat which abutted Hudson Meadows were approximately 14,000 square feet. He verified for Mr. Paddock that the plat currently under review by the TMAPC included the revisions suggested at the TAC meeting.

Ms. Idris J. Kelley (11840 South Sheridan, Bixby) voiced concerns as to flooding and water run-off, and maintenance of the detention pond. She stated she would prefer a 13,500 square foot minimum for the lots.

Mr. Adrian Smith, representing the applicant, advised the detention pond would be maintained by the homeowners association who would be responsible for mowing on a bi-monthly basis. Until occupancy by homeowners, the developer would be responsible for maintenance.

Mr. Paddock inquired if the applicant would object to a condition stating the street layout specifically be reviewed by the Fire Marshal in regard to access by emergency vehicles. Mr. Smith had no objection.

Ms. Pat Claiborne (11800 South Sheridan, Bixby) commented that the residents south of the subject tract were all on septic and water wells. She inquired as to the sewage disposal for this subdivision. Mr. Wilmoth confirmed the subdivision would be on regular city sewer, as reviewed and approved by the Water and Sewer Dept.

Mr. E.O. Sumner, representing the developer, reviewed the sewage disposal system proposed for this subdivision.

Ms. Carol Wright (6040 East 116th Street, Bixby) also voiced concerns regarding maintenance of the detention pond, which was located across the street from her property. She commented that the location of the pond appeared to be located on or near the high point of the tract.

Woodfield - Cont

Mr. Roger Burgus (6246 East 116th Street, Bixby) commented his property was also adjacent to the proposed detention pond. He inquired if this was to be a retention or detention pond, etc.

In regard to the concerns expressed about the pond area, Mr. Wilmoth confirmed the Department of Stormwater Management (DSM) was at the TAC meeting and all of the design plans for the pond could be viewed at their offices, as DSM was the approving body for these plans.

Mr. Paddock moved for approval, subject to the TAC conditions plus an additional condition requiring approval by the Fire Marshall regarding traffic circulation and access for emergency vehicles.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the **Preliminary Plat for Woodfield**, subject to the conditions as recommended by the TAC and Staff, and including one additional condition, as follows:

- 24) Review and approval by the Fire Marshall of the traffic circulation as relates to access by emergency vehicles.

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Hoffmeier Center (PUD 449)(1903) NW/c of E 33rd St & N Lewis Ave (IL,RS-3)

The Staff presented the plat with the applicant represented by Greg Weisz.

Utilities advised that they wanted to be assured the detention area reserve wouldn't interfere with the 17.5' utility easement. It was suggested the outer 17.5' be shown as "Reserve B" for access to detention area and utility easement.

The Water and Sewer Department advised that existing buildings should hook up to the sewer if this has not already been done (fee required).

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Hoffmeier Center, subject to the following conditions:

1. Not a condition for approval of this plat, but applicant should vacate the underlying plat of Forrester Addition in accordance with the current legal practices.
2. On face of plat show Book/Page dedications on N. Lewis & Mohawk Boulevard where not previously dedicated by plat. Also show a 25' building line on Mohawk Boulevard (Zoning minimum in the absence of any specific PUD requirements.)

Hoffmeier Center - Cont

3. There may have been a 15' utility easement dedicated by separate instrument parallel to the west line of Forrester Addition. If so, and if it is to be retained, show on plat with Book/Page of recording.
4. Covenants:
 - a) 1.4.1 (4th line) add: "... with the concurring approval of TMAPC or its successors."
 - b) Insert PUD standards from TMAPC minutes of 3/22/89 or as per City Commission if any changes were made.
5. All conditions of PUD 449 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 1100-1170 of the Zoning Code, in the covenants.
6. 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 lines and/or lot lines. (See comment above.)
7. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
8. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. (Fee or detention)
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
10. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by City/Traffic Engineer.
11. 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.
12. 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.
13. Related PUD 449 shall be approved and the ordinance therefore published before final plat is released. Plat shall conform to the applicable zoning approved. (NOTE: PUD 449 approved by the City Commission on 7/11/89.)

Hoffmeier Center - Cont

14. 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.
15. All Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the **Preliminary Plat for Hoffmeier Center**, subject to the conditions as recommended by the TAC and Staff.

FINAL PLAT APPROVAL & RELEASE:

Kayo II (3194) NW/c of East 61st Street & South Garnett Road (CS)

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the Final Plat of **Kayo II** and release same as having met all conditions of approval.

REQUEST FOR WAIVER (Section 260):

Z-6074 Stonebraker Heights (1292) 1524 South Denver Avenue (OL)

This is a request to waive plat on Lots 5 & 6, Block 4 of the above named subdivision. An application has been made to the Building Inspector for an occupancy permit for the Indian Health Care Resource Center for use as an out-patient treatment center. The existing building will be used. A Board of Adjustment application is also required for variances of certain parking and fencing requirements. Staff has no objection to reviewing this plat waiver application at this time, but withholding transmittal to the Planning Commission until the Board of Adjustment has reviewed the application for variances. (NOTE: This application was reviewed by the TAC last February, but was held until the applicant filed the necessary variances with the BOA, which were approved 7/6/89.)

Staff notes that since South Denver in this location is on the Street Plan for 100' of right-of-way and only 60' exists, a waiver is requested by applicant for any additional right-of-way requirement. (Other waivers

Z-6074 Stonebraker Heights - Cont

have been granted in this area, but the TAC has been consistent in not recommending waiver of the Street Plan. The TMAPC has waived additional requirements for right-of-way in all plat waivers processed on South Denver between the Inner Dispersal Loop and Riverside Drive. A small bit of right-of-way was obtained by replat at the corner of Denver and Riverside Drive. There have been at least seven plat waivers and approximately 21 parcels rezoned on South Denver since 1970. Some of those 21 are still "subject to a plat" and others are being used as they were when rezoned and no applications for occupancy permits and/or building permits were requested, therefore no "plat waiver" applications were made.

The following shall apply, noting that applicant is requesting waiver of the Street Plan from the Planning Commission:

1. Dedicate additional right-of-way for South Denver to total 50' from C/L. (Applicant requests waiver. The plot plan submitted to the BOA reveals that the existing structure is 49' from C/L of South Denver, so full dedication would encroach on the actual building.)
2. Grading and drainage plan approval by Stormwater Management is required for any new construction and/or grading for new parking, through the permit process.

The applicant was not represented.

The TAC voted unanimously to recommend **approval** of the WAIVER OF PLAT ON Z-6074, subject to the conditions as listed, noting the comment regarding TAC consistency in requesting compliance with the Street Plan.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE Z-6074 Stonebraker Heights**, waiving the Subdivision Regulations requiring conformance with the Major Street and Highway Plan, and subject to the remaining condition(s) as recommended by the TAC and Staff.

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Z-5835 Interurban Addition (2392)

1502-1504 West 37th Place

(IL)

This is a request to waive plat on Lots 1-6 inclusive, Block 4 of the above subdivision (less portions of Lots 1,2 & 3 for Cherry Creek). No specific building plans have been submitted to TAC, but the building setbacks will be limited by the IL zoning to 55' from centerline of West 37th Place and 75' from all the other boundaries unless modified by the Board of Adjustment. The IL allows light manufacturing and industrial uses such as warehousing, etc. Since the property is already platted, approval would be subject to:

Z-5835 Interurban Addition - Cont

- a) Grading and drainage plan approval by the Department of Stormwater Management in the permit process. Minimum floor elevation = 633.5'. Watershed Development Permit #3195 in progress.
- b) Provide an 11' perimeter utility easement. (Subject to approval of utilities.)
- c) Provide an additional 5' of right-of-way on West 37th Place to meet the minimum 30' half street for an industrial area.

The applicant was represented by Roy Johnsen and Monte Dunham.

Not a condition of approval, but applicant was advised that sanitary sewer is shallow in this area. Minimum floor elevations should be above the tops of sanitary sewer manholes.

The TAC voted unanimously to recommend **approval** of waiver of plat on Z-5835, subject to the conditions outlined by Staff and TAC.

Comments & Discussion:

Mr. Wilmoth advised that conditions "b and c" have been met, therefore, condition "a" was the only requirement.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the Z-5835 Interurban Addition, as recommended by the TAC and Staff, subject to:

Grading and drainage plan approval by the Department of Stormwater Management in the permit process. Minimum floor elevation = 633.5', and Watershed Development Permit #3195 (in progress) .

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BOA-15147 And Plat Warren Center East (383) SW/c of 61st St & Hudson Ave (OL)

5/11/89 TAC Meeting:

This Board of Adjustment application is to permit construction of a "Ronald McDonald House" on the east 225' of Lot 1, Block 2 of the above captioned plat. The tract will be split out for conveyance of title and a lot split application will be processed. Conditions applicable to this waiver request will also apply to the lot split.

No specific plot plan was submitted, but one is expected to be available for the Board of Adjustment and TAC. Applicant had previously noted that he may ask the Planning Commission to hear this request prior to Board of Adjustment approval. Usually the Planning Commission reviews a plat waiver after the Board of Adjustment approval.

BOA-15147 And Plat Warren Center East - Cont

Staff noted that the 50' building line on Hudson is no longer applicable, as the zoning code permits a 25' setback from the non-arterial street. Easements parallel to 61st Street and the rear of the lot are provided by plat.

Staff further advised that the plat shows a north/south easement through the property that appears to be out of scale but dimensioned properly. Applicant is advised to verify location of this easement and any utilities in it so that his building will not encroach. Water and Sewer Department advised there is a sewer in this easement and 5' additional width is required on each side.

Staff recommended approval subject to the following conditions:

1. Grading and drainage plan approval is required by Department of Stormwater Management through the permit process. (Fees-in-lieu for any increase in imperviousness. Run-off shall go northeast to 61st or Hudson.)
2. An access change will be required, subject to approval of Traffic Engineering.
3. A plot plan is required for review by TAC and the Board of Adjustment.
4. Provide additional 5' on each side of the north/south easement to total 20'.

The applicant was not represented.

The TAC voted unanimously to recommend **approval** of WAIVER OF PLAT ON BOA-15147, subject to the conditions outlined by Staff.

7/13/89 TAC Meeting:

Staff advised the TAC that when they reviewed this application on 5/11/89 a plot plan was not available. A plan was presented to the Board of Adjustment and approved on 7/6/89. Since TAC had not reviewed the actual plot plan, a copy was provided for the TAC review this date, as well as a copy of the TAC minutes with the listed conditions of approval of the plat waiver.

Although it is not planned to use the access point on Hudson initially, the change of access would include that also. Traffic Engineering had no objection since the Board of Adjustment had reviewed the plot plan and approved the use as per minutes of 7/6/89.

Staff noted that the 50' building line by plat would be vacated, since the zoning now allows a 25' setback by right in the OL District on a non-arterial street. TAC had no objection to the change in building line.

Mr. Roy Johnsen was present for the applicant and also verified those conditions imposed by the Board of Adjustment. In order to expedite this development, the request for plat waiver also includes the access changes and vacating the 50' building lines on Hudson Avenue. The lot split has already been approved.

Staff and TAC were in agreement with the previous conditions and confirmed their recommendation for waiver, change of access and building line.

Comments & Discussion:

Mr. Roy Johnsen, representing the applicant, clarified that this is "one of those old ones" where the covenants do not indicate the benefited party. Therefore, to remove this question, he will present a document, for review and approval by the City Legal Department, to be executed by the owner to amend the building line in order to coincide with the zoning requirement of 25'. Further, to remove any title questions, he will structure this document so as to obtain concurrence of the TMAPC and/or City Commission. Therefore, he requested the TMAPC motion include, "upon presentation of the document bearing endorsement of Legal Counsel as to form, that the appropriate officers of the TMAPC be authorized to indicate said concurrence."

Mr. Coutant commented this was an opportunity for the TMAPC to be involved with a very positive project for the community.

TMAPC ACTION: 7 members present

On **MOTION** of **DRAUGHON**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the Waiver of Plat, and Access and Building Line Changes for **BOA 15147 Amended Plat Warren Center East**, subject to the conditions as recommended by the TAC and Staff, **AND** to include the above stated request by the applicant regarding documentation to clear title.

CHANGE OF ACCESS:

Electronic Research & Development Ctr NE/c of Admiral Pl & So 145th E Ave (IL)

The purpose of the request is due to relocations for new users of the property. Five access points were platted and this relocation still results in a total of five access points. The Traffic Engineer and Staff recommend **APPROVAL** as requested.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **6-0-1** (Carnes, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; Coutant, "abstaining"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the Change of Access for Electronic Research & Development Center, as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17199 (2993) Jarvis
L-17200 (1793) Schuller
L-17201 (3502) TDA

L-17202 (2393) Peacock
L-17203 (1593) Local America Bank
L-17205 (3492) Fourth National Bank
L-17206 (383) W.K. Warren Foundation

TMAPC ACTION: 7 members present

On **MOTION** of **KEMPE**, the TMAPC voted **6-0-1** (Carnes, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; Coutant, "abstaining"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

AMENDMENT TO CERTIFICATE OF DEDICATION:

Woodland Springs (PUD 179-1 & PUD 179-R) SE/c 71st & So 92nd E Ave (RM-1, CS)

This document amends Lot 1, Block 2 of the above subdivision consistent with PUD 179-R. This lot was processed as HOWERTON ACRES and has been filed of record as plat #4752. The lot was originally platted under PUD 179-1 and certain restrictions were imposed by that PUD. Subsequently, PUD 179-R and HOWERTON ACRES were processed and approved, so the former restrictions under PUD 179-1 were not longer applicable. This document was filed of record on 6/16/89 (Box 5189, Page 1218), but the signature sheet for the TMAPC and City Commission was omitted. Staff recommends the document be approved, subject to approval of format by the City Attorney. (The owner's attorney will refile the entire document to show the TMAPC and City Commission approvals.)

TMAPC ACTION: 7 members present

On **MOTION** of **KEMPE**, the TMAPC voted **6-0-1** (Carnes, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; Coutant, "abstaining"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the Amendment to Certificate of Dedication for Woodland Springs, as recommended by Staff.

OTHER BUSINESS:

PUD 411/Z-5842-SP: Detail Sign Plan
NE/c of East 98th Street & South Memorial Drive

Staff Recommendation:

The subject tract which is 4.2 acres in size contains the South Park Ford, Lincoln Mercury automobile dealership. The applicant is requesting to add a reader board to the existing ground sign which fronts on Memorial Drive and is located on the north end of the tract. The existing sign contains 97 square feet of display surface area and with the addition of the reader board would contain 137 square feet. PUD 411 permits ground signs to have a maximum of 165 square feet of surface area. Therefore, Staff recommends **APPROVAL** of the Detail Sign Plan for Lot 1, Block 1 of 9700 Memorial Addition in PUD 411.

TMAPC ACTION: 7 members present

On **MOTION** of **DRAUGHON**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the **Detail Sign Plan for PUD 411/Z-5842-SP**, as recommended by Staff.

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PUD 179-P: Revised Detail Site Plan
NE/c and SE/c of East 74th Place & South Memorial Drive, being Lot 1, Block 1 and Lot 1, Block 2, Randall Plaza

Staff Recommendation:

The applicant is requesting approval of a Detail Site Plan for a Taco Bell restaurant at the northeast corner of South Memorial Drive and East 74th Place South, being Lot 1, Block 1. After review of the site plan, Staff finds it to be in conformance with the requirements of PUD 179-P.

The applicant is also requesting to revise the Detail Site Plan for Lot 1, Block 2, Randall Plaza to provide for a 12'4" expansion of the east half of the building on its south side. This expansion does not exceed any of the PUD requirements.

Therefore, Staff recommends **APPROVAL** of the Detail Site Plan for **Lot 1, Block 1**, AND the revised Detail Site Plan for **Lot 1, Block 2, Randall Plaza** in PUD 179-P subject to the following conditions:

- 1) Building height is limited to one story; and
- 2) All trash, mechanical and equipment areas are screened from public view.

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **6-0-1** (Carnes, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; Coutant, "abstaining"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the **Revised Detail Site Plan for PUD 179-P**, as recommended by Staff.

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PUD 215: Detail Site Plan
7625 East 87th Street South, Union Public Schools

Staff Recommendation:

The Union Public Schools are proposing to add five prefabricated classrooms to Darnaby Elementary School. The prefabs will be placed on the west side of the existing school and at their closest point will be approximately 57' from the west boundary of the site. The Staff, after review of the Detail Site Plan, finds it consistent with the PUD requirements and therefore, recommends **APPROVAL** of the Detail Site Plan for Lot 1, Block 22, Chimney Hills South Addition in PUD 215 with the condition that when the prefabricated classrooms are no longer in use, they must be removed from the property.

TMAPC ACTION: 7 members present

On **MOTION** of **KEMPE**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the Detail Site Plan for PUD 215, as recommended by Staff.

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PUD 435-A: Detail Landscape Plan for Laureate Office Building
SE/c of East 66th Street & South Yale Avenue

Staff Recommendation:

The applicant is requesting approval of the Detail Landscape Plan for the portion of Subarea B of PUD 435-A surrounding the medical office building. After review of the plan Staff finds it to meet the conditions of PUD 435-A and therefore recommends **APPROVAL** of the Detail Landscape Plan for the portion of Subarea B of PUD 435-A which surrounds the Medical Office Building.

TMAPC ACTION: 7 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Wilson, "aye"; no "nays"; no "abstentions"; Parmele, Randle, Selph, Woodard, "absent") to **APPROVE** the **Detail Landscape Plan for PUD 435-A**, as recommended by Staff.

NEW BUSINESS:

In regard to the previous hearing for Corridor (CO) zoning and a related PUD for the tract at 51st & Pittsburg, the TMAPC members requested Staff obtain current traffic counts for 51st Street prior to any future hearings on this item.

There being no further business, the Chairman declared the meeting adjourned at 3:03 p.m.

Date Approved 8/2/89
James R. Kelly
Chairman

ATTEST:

Art Draughon
Secretary