

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1784
Wednesday, **March 21, 1990**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

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

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, March 20, 1990 at 10:30 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 1:31 p.m.

MINUTES:

Approval of the Minutes of March 7, 1990, Meeting #1782:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-1** (Carnes, Coutant, Doherty, Paddock, Wilson, Woodard, "aye"; no "nays"; Parmele, "abstaining"; Draughon, Kempe, Randle, Selph, "absent") to **APPROVE** the **Minutes of March 7, 1990, Meeting #1782**.

REPORTS:

Committee Reports:

Mr. Paddock announced the Rules & Regulations Committee would be meeting today and again next Wednesday to continue the review of the proposed amendments to the Zoning Codes as relates to signs.

Chairman Doherty advised the INCOG Staff has been requested to prepare a statement for the press regarding the status of these Zoning Code amendments for signage.

PUBLIC HEARING:

A Public Hearing on amendments to the Zoning Codes as relates to signs.
NOTE: On March 14, 1990 the TMAPC voted to recommend a continuance of this public hearing to April 18, 1990.

TMAPC ACTION: 7 members present

On MOTION of PADDOCK, the TMAPC voted 7-0-0 (Carnes, Coutant, Doherty, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Randle, Selph "absent") to CONTINUE the Public Hearing on Zoning Amendments Relating to Signs until Wednesday, April 18, 1990 at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Cherokee Outpost (2203)

6202 East 30th Street North

(IL)

This plat is being filed as a result of a zoning application (Z-5311) and a Board of Adjustment case (#15351) to allow the use for a bingo hall. It should be noted that the right-of-way width on East 30th Street North was dedicated by separate instrument at 50', whereas the industrial zoning in the area would require a width of 60'. When the plat across the street to the north (FMP Addition) was processed, the TMAPC waived the requirements for any additional dedication. It is expected that the applicant will request a similar waiver for this plat. (If any physical improvements are required on this street, it will be in the form of a PFPI if required by City.)

The Staff presented the plat with the applicant represented by W. T. Meshek, Engineer, and Roy Johnsen, Attorney.

Mr. Johnsen objected to the requirement of additional right-of-way at this time. (Improvements proposed for 30th Street may need the additional right-of-way, but Mr. Johnsen made his objection for the record.) Traffic Engineering advised they recommend an additional 5' of right-of-way be dedicated on 30th Street in anticipation of the added traffic and minimum right-of-way width for an industrial street. There was some discussion regarding the language in the easement portion of the covenants relating to utility uses, etc. within the street right-of-way. Details would be worked out with the applicant and applicable agencies or departments.

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

Cherokee Outpost - Cont

1. On face of plat show or correct:
 - a) Location Map: Should be only of the mile section. (See sample from staff.)
 - b) Show utility easement as either 11' or 17.5' as per utility recommendations.
 - c) Show stormwater detention and/or drainage easements as directed by Department of Stormwater Management. (Utility and Stormwater easements should be separate easements.)
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 lines and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat, including fire hydrant locations.
4. 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).
5. 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. Show storm sewer easements or drainage easements on plat, separate from utility easements. Fee-in-lieu is acceptable.
6. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer (if required).
7. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
8. 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.
9. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
10. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Roy Johnsen, attorney for the applicant, commented they do not want to have the requirement for the additional 5' right-of-way at this time since plans for street improvements were not known. However, if the street improvements necessitated the additional 5' at a later time, the applicant would dedicate the 5'.

Cherokee Outpost - Cont

TMAPC ACTION: 7 members present

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

- ° Grant waiver of the 5' right-of-way dedication if not needed at this time. However, it is understood that, should the additional 5' be needed for right-of-way at a later time, it will be dedicated.

* * * * *

Southern Oaks Estates II (2783) E. 106th & S. Darlington Ave. (RS-1 pending)

TAC Minutes of 11/30/89:

This plat has a sketch plat approval by TAC on 10/26/89, subject to conditions as listed in the minutes. Note that there has been a change in the southeast corner of the plat. Since the sketch plat had provided two additional stub streets to the east, one was eliminated. Access to the south will be required either in this tract or in the 20 acre tract to the east, subject to approval of Traffic & City Engineering. A copy of the minutes from the previous TAC meeting was provided for information, with Staff comments in the margin.

Staff further advised that plat will not be forwarded to the Planning Commission until after the zoning process is completed, including approval of City Commission.

The Staff presented the plat with the applicant represented by Jerry Ledford Jr.

Traffic Engineering advised they had no objection to the elimination of one stub street to the east, but the stub street to the south is recommended for access to the adjacent unplatted tract.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Southern Oaks Estates II, subject to the following conditions:

1. Staff has no objection to the 30' front building lines as shown, which is consistent with Southern Oaks Estates wherein the Board of Adjustment granted the variance. The 15' side yards are permitted by Ordinance. (Covenants should indicate that garages must setback 20' and the house must face the 30' building line on those corner lots.) Board of Adjustment approval required prior to release of final plat.
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 lines and/or lot lines. (Provide 17.5' perimeter easements or 11' + 11' by separate instrument. Also provide specific front easements as requested by ONG and PSO.) Show 11' utility easement along west property line.

Southern Oaks Estates II - Cont

3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat. Include language for Water and Sewer facilities in covenants.
4. 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).
5. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
6. 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-in-lieu to be paid. Run-off to regional facility Southern Oaks Estates must be accepted prior to issuance of permit for this plat.)
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (Sidewalks not planned or required.)
8. Street names shall be approved by City Engineer and shown on plat. Change stub north to "Erie" to match Wexford Estate plat. Also change Fulton to Erie Place.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
11. 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.)
12. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
13. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
14. The key or location map shall be complete. (Update on final plat to include new subdivisions.)
15. Covenants:
 - I-A Paragraph 1, add language regarding structures on easements. Omit words "public streets and" in the second line from top on page 2, per City Engineer.
 - I-D No drainage easements shown on plat. Eliminate those sections not applicable if no drainage easements required. (Subject to Department of Stormwater Management approval.)

Southern Oaks Estates II - Cont

- I-1 Omit; not applicable.
 - II-C Add: "Such lot splits must be approved by TMAPC or their successors."
 - II-D-1 ... Add: "Garages with access on a side street must be set back 20 feet".
16. The related zoning application shall be approved and the ordinance or resolution therefore published before final plat is released. Plat shall conform to the applicable zoning approved.
 17. Show stub street to the south. One stub may be eliminated to the east, a reduction from one to two stubs in that direction.
 18. 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.
 19. All (other) Subdivision Regulations shall be met prior to release of final plat.

Staff Update 3/16/90:

This plat is located directly south of Wexford Estate, approved as PUD 454, including requirements for additional paving of the streets in the southwest quadrant of the plat, that will function as a "collector" in that area.

The applicant's engineer has been working the the City on matching the paving on this plat, which was also in process **prior to the requirement made on PUD 454**. Therefore, the paving on South Erie Avenue connecting with Wexford Estate will also be 30', as well as the paving on East 106th Street. Southern Oaks Estates II is NOT a PUD but is matching the standards required by the TMAPC on the adjacent plat. These plan will be reflected in the PFPI for this plat and is a condition of approval as listed.

For the record, the remaining unplatted land between Southern Oaks Estate II and Forest Park South III, or any of the other plats to the east, will be expected to adhere to the standard 60' of right-of-way and 36' of paving on a residential collector. No plats have been received in that area as of this date, but his will be the requirement when received for processing.

The City Commission approved the requested RS-1 zoning on this plat (Z-6279) on 2/20/90. The Board of Adjust approved the reduced front setbacks for BOA #15404 on 3/15/90.

Therefore, Staff recommends APPROVAL of the Preliminary Plat for Southern Oaks Estates II, subject to the conditions as listed, noting the applicant is matching the requirements for paving made on Wexford Estate (PUD 454). It is further recommended that the submitted scale of 1" = 60' be allowed, which will require waiver of the Subdivision Regulations scale of 1" = 100'. (NOTE: This is a computer generated drawing and the larger scale will microfilm much better at the larger scale submitted.)

TMAPC ACTION: 7 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **6-0-1** (Carnes, Doherty, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Draughon, Kempe, Randle, Selph "absent") to **APPROVE** the **Preliminary Plat for Southern Oaks Estates II**, as recommended by Staff.

WAIVER OF CUL-DE-SAC RADIUS: (Subdv Regs 4.2.7)

Wexford Estate (PUD 454)(2783) East 104th Street & South Erie Avenue (RS-1)

This plat was granted a preliminary approval at the time the PUD plan was approved on 1/3/90. Most of the discussion at that meeting involved the right-of-way and paving width on the "collector system" within this mile section. The end result was a requirement for 30' of paving within 50' of right-of-way along the streets in the southwest quadrant of the plat. This is being done and is no longer a problem.

The cul-de-sac redesign was approved by the TMAPC through the PUD process on 1/3/90 along with the plat approval which included a reduced radius on the property line. The actual property line radius is 45' whereas the Subdivision Regulations require a 50' radius. The applicant's engineer has been working with the City Engineering Department regarding the paving and design for these culs-de-sac, which will provide a 14' diameter "reserve" in the center for landscaping and planting. This will be maintained by the Homeowners Association in accordance with the PUD conditions. In addition to the 45' radius dedication, an 8' street and utility easement is also provided in accordance with the designs proposed by the applicant.

Therefore, to proceed with the plat, a waiver of the Subdivision Regulations is necessary, unless it is redesigned again with a 50' conforming radius. The TAC reviewed this request at the 3/13/90 meeting with the following results:

1. Traffic Engineering recommended that the property line radius be shown as 50'; therefore a waiver of the Subdivision Regulations would not be required. It was further recommended that, in order to compensate for the additional 5' of dedication, the building line could be reduced to 20' around the cul-de-sac, which would not change the actual location based upon the center point of the street. An amendment to the PUD setbacks would then be required.
2. The applicant is requesting waiver of the Subdivision Regulations to permit the design as submitted with the 45' property line radius, and an additional 8' street and utility easement. Paving plans are in preparation based upon this plan.

Wexford Estate - Cont

Utilities Department and other TAC members did not have any comments and/or objections to the design submitted (45' radius + an 8' easement).

Since this was a design unique to this particular subdivision and submitted as part of a PUD, Staff had no objection to the waiver request. However, we do note that this should not become the normal design for culs-de-sac. The 50' radius requirement should remain as part of the Regulations. All other conditions of the plat approval made by the TMAPC on 1/3/90 shall still apply. Final plat will be submitted when all release letters are received by Staff.

TMAPC ACTION: 7 members present

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-0** (Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Carnes, Draughon, Kempe, Randle, "absent") to **APPROVE** the **Waiver of Cul-De-Sac Radius (Subdv Regs 4.2.7) for Wexford Estate**, as recommended by Staff, noting that this action should not be construed as acceptance as a normal design for future cul-de-sacs.

REQUEST FOR WAIVER (Section 260):

Z-4547 Forest Acres (1293)

8117 East 15th Street

(OL)

This is a request to waive plat on the west 100' of Lots 5 & 6, Block 10 of the above named plat. The tract was zoned OL by TMAPC on 10/24/73, but no waiver had been requested until this application. Research reveals that the plat requirement was waived on Lots 3 & 4 abutting Lots 5 & 6 on the west on 4/26/72 per Z-3523. No conditions were made.

There have been numerous lot splits approved, and on L-10943 a half-street dedication was received for a proposed South 82nd East Avenue to extend through Block 10 to the north. There was never any additional right-of-way received and the half-street remains unimproved. The minutes of TMAPC on 10/24/73 reflect that at that time a plat waiver was not recommended, due to the number of previous lot splits, right-of-way requirements, etc. However, since that date it appears that the west half of South 82nd East Avenue was never required or obtained, and there are encroachments on the existing 25' "easement" on Lot 6, per plot plan. The encroachments have been in place since the early 60's. The present applicant owns all of Lots 5 & 6 except the east 80' which was conveyed by lot split L-14639 on 5/16/79, and the 25' half-street dedication. Only the west 100' of Lots 5 & 6 is "subject to platting."

Therefore, after reviewing the background and present status on this and adjacent tracts, Staff is of the opinion that Section 260 of the Code can be met by the existing plat, subject to the following:

Z-4547 Forest Acres - Cont

- a) Grading and drainage plan approval subject to Department of Stormwater Management in the permit process.
- b) Extensions of utilities if required for service, including any necessary easements (see Note).

Note: Applicant may seek to have the half-street South 82nd East Avenue closed by Ordinance, but this is not a function of TMAPC and not a condition of approval of this waiver. Traffic Engineering stated for the record that they did not anticipate the need for the street right-of-way. Staff recommended applicant begin the closure procedures through the City Engineer. Utilities advised, for the record, they would recommend retaining at least 11' of this area for utility use.

The applicant was represented by Mr. Hawkins.

The TAC voted unanimously to recommend **approval** of the WAIVER OF plat on Z-4547 subject to the conditions recommended by Staff.

TMAPC ACTION: 8 members present

On **MOTION** of **PARMELE**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Randle, "absent") to **APPROVE** the **Waiver Request for Z-4547 Forest Acres**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLIT(S) FOR WAIVER:

L-17280 Harp (1293)

1306 South 83rd East Avenue

(RS-1)

This property is zoned RS-1 and is approximately 158' x 297.5'. It is proposed to split the property into two tracts (the north 87' and the south 71'). Sewer service is available on the west, north and east sides of the property.

The lot to the north (Lot 13) has been split into small tracts. Lot 15 and Lot 2 within this Block have been split similarly to this proposal. There have been numerous other splits in the area. BOA approval for a variance of lot width is being requested.

Staff recommends approval subject to the following conditions:

- 1) Board of Adjustment approval of a variance of lot width from 100' to 71' and 87' (Case #15403, 3/15/90). [Staff advised the TMAPC at the 3/21/90 hearing that this condition has been met.]

L-17280 Harp - Cont

- 2) Grading and drainage plans approval by Department of Stormwater Management through the permit process.
- 3) Provide 11' utility easements on the west and south perimeters of the tract.

The applicant was not represented.

The TAC voted unanimously to recommend **approval** of L-17280, subject to the conditions outlined by Staff and the Technical Advisory Committee.

TMAPC ACTION: 8 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Randle, "absent") to **APPROVE L-17280 Harp**, subject to the conditions as recommended by the TAC and Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17283 (373) City of Tulsa [BOA approved Variance of min. lot size 3/15/90.]
L-17289 (383) Warren Foundation

TMAPC ACTION: 8 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Randle, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

OTHER BUSINESS:

PUD 274-2: Minor Amendment to Allow a Snack Shop as an Accessory Use
East side of South Lewis Avenue at East 58th Street South

Staff Recommendation:

The applicant is proposing to establish a snack shop in an existing office building to serve tenants of that building. The shop would sell primarily prepackaged food, but would also sell convenience goods such as newspapers, gifts, toiletries, etc. The uses permitted in this portion of PUD 274 are those allowed in the OM district. The shop is proposed to be an accessory use to the principal office use. Staff recommends this request be considered as a minor amendment.

Staff finds the use to be accessory to the principal office use and recommends **APPROVAL** of the minor amendment to PUD 247-2, subject to the following conditions:

- 1) A snack shop (only one business) be allowed that is limited to a maximum of 500 square feet.
- 2) All uses in the shop be customarily incidental to the principal office use and be designed and located for the convenience of the occupants of the building (Use Units 13 & 14).
- 3) The shop shall be located entirely within the principal building.
- 4) No business sign for the shop shall be visible from the exterior of the principal building.

Comments & Discussion:

The questioned was raised as to why this application was even before the Commission. Mr. Linker advised that, in Legal's opinion, if the TMAPC determined the use to be customary and accessory, he also wondered why the application was presented. If the case does, in fact, require action, the TMAPC would then have to approve a commercial use in an office structure.

Mr. Parmele commented that this was a classic example of a problem with PUDs, in that, once written and established, then the Commission must decide on the amount of flexibility allowed for applications such as this. Mr. Carnes suggested the Commission first decided that this was a true accessory use, as recommended by Staff. Mr. Linker stated that a determination was made by the clerk in Protective Inspections. He added that, should the TMAPC have no problem with this type use in an OM District, then a revision should be considered for the Zoning Code so as to have this type use permitted as a matter of right. Therefore, the TMAPC would not need to review these cases.

In response to questions from the Commission members, Mr. Monte Barry and Ms. Peggy Perceful, representing the applicant, reviewed the process which led to this application before the TMAPC.

Discussion followed on the best route to follow; i.e. discuss this with Protective Inspections or proceed at this time based on TMAPC's determination on customary, accessory use. Mr. Carnes submitted a motion to consider the request a customary, accessory use under the conditions proposed by Staff. Mr. Linker stated that, should the TMAPC take affirmative action on this motion, he doubted that Protective Inspections would raise any issues, and the Legal Department definitely would not raise an issue with this course of action. Mr. Gardner remarked that, based on the fact that if Staff had not proposed to limit the use by the proposed conditions, then it would be "wide open" and not be accessory.

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the TMAPC voted **7-0-1** (Carnes, Coutant, Doherty, Paddock, Parmele, Selph, Woodard, "aye"; no "nays"; Wilson, "abstaining"; Draughton, Kempe, Randle, "absent") to **APPROVE** the **Minor Amendment to PUD 274-2 (Percefull)**, as recommended by Staff and confirmed by the TMAPC to be a customary, accessory use under the conditions imposed.

Ms. Wilson commented that she felt the responsibility to make these determinations of the Code remained with the Zoning Clearance Officer, who then issued permits based on their interpretation of the Code. Mr. Paddock agreed with Mr. Doherty that the Rules & Regulations Committee should review this matter for a possible recommendation for a Zoning Code amendment.

Mr. Linker commented that there were two ways to approach this issue: (1) provide in the Zoning Code that, in all instances, this type use would be approved; or (2) at the time of PUD approval, the TMAPC determine and include customary, accessory uses.

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PUD 202-C: Detail Sign Plan for Two Wall Signs
SW/c of East 63rd Street & South Memorial Drive

Staff Recommendation:

The applicant requests Detail Sign Plan approval for one existing and one new wall sign on the eight story office building on Lot 2, Block 2 of Shadow Mountain II. The existing wall sign for Unisys is near the top of the building on its north side. The new sign would be on the southeast side of the building about 12' above the ground. The new sign would have polished brass letters and would not be illuminated.

When inspecting the site, Staff found there was an existing ground sign for Aetna on the south side of Lot 2 which had not been approved by the TMAPC and it is less than the required 150' from a residential area.

Staff find both wall signs to be in compliance with the conditions of PUD 202-C and recommends APPROVAL subject to the following conditions:

- ° Prior to the permitting or erection of any additional new signage, the Aetna ground sign shall be removed or granted a variance by the Board of Adjustment from the required setback from a residential area.

Comments & Discussion:

The Commission members discussed the mentioned Aetna sign on the tract that had not received TMAPC approval, and asked if Protective Inspections or Code Enforcement had been notified. Mr. Doherty instructed Staff follow up on this with the proper agency for removal of the illegal sign.

PUD 202-C (Claude Neon) - Cont

Mr. Carnes commented that he did not feel it fair to delay this application until the illegal sign was removed. Therefore, he moved for approval of the request.

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the TMAPC voted **6-2-0** (Carnes, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; Coutant, Doherty, "nays"; no "abstentions"; Draughon, Kempe, Randle, "absent") to **APPROVE** the **Detail Sign Plan for PUD 202-C**, with instruction to Staff to follow up on removal of the illegal sign (Aetna).

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PUD 379-A: Detail Site Plan for Pep Boys Store
North of the NW/c of East 71st Street & South Memorial Drive

Staff Recommendation:

The applicant is proposing to construct a 20,679 square foot automotive supply store on the north 265' of Lot 1 and the north 121' of Lot 2, both in Block 2 of The Village at Woodland Hills. PUD 379-A limits Block 2 to a total of 52,500 square feet of commercial floor area. Previously approved buildings include 9,500 square feet on Lot 4 and 8,106 square feet on Lot 3 and part of Lot 2. With this store, the total approved in Block 2 would be 38,285 square feet.

The applicant's proposed 12% of landscaped open space exceeds the 8% minimum set in the PUD. Also, the proposed number of parking spaces exceeds the PUD requirements. No ground sign is proposed. The ground sign shown on the Site Plan is the existing shopping center sign.

Staff finds the Detail Site Plan to be in accordance with the PUD 379-A development standards and, therefore, recommends APPROVAL as requested.

TMAPC ACTION: 8 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Randle, "absent") to **APPROVE** the **Detail Site Plan for PUD 379-A**, as recommended by Staff.

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PUD 417-A: Modification of a Detail Landscape Plan Condition
NE/c of East 21st Street & South Utica Avenue

Staff Recommendation:

On October 4, 1989 the TMAPC approved a Detail Site Plan for a temporary parking lot on the site of the old Getman Drug Building at the northwest corner of 21st Street and Wheeling Avenue. The TMAPC also agreed to allow immediate use of the property for a parking lot without an approved Detail Landscape Plan, provided a Landscape Plan was approved by the TMAPC prior to April 1, 1990. The applicant is now requesting that this date be moved back to April 1, 1991.

Since such significant changes are being made in this area; i.e., street improvements, a multi-story parking garage and a multi-store office building, Staff finds it reasonable to allow additional time to determine the configuration of the permanent uses of this tract. Therefore, Staff recommends that the TMAPC **APPROVE** a new deadline for the Detail Landscape Plan with the new requirement being as follows:

That a Detail Landscape Plan for the southeast quadrant of Development Area A shall be submitted to the TMAPC for review and approval, and installed on or before April 1, 1991. A landscape architect, registered in the State of Oklahoma, shall certify to the zoning officer that all landscaping and screening fences have been installed in accordance with the approved landscape plan prior to issuance of an Occupancy Permit for any building in Development Area L.

TMAPC ACTION: 8 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **7-0-1** (Carnes, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Draughon, Kempe, Randle, "absent") to **APPROVE** the **Modification of a Detail Landscape Plan Condition for PUD 417-A (St. John Medical Center)**, as recommended by Staff and amended to reflect the April 1, 1991 deadline.

There being no further business, the Chairman declared the meeting adjourned at 2:33 p.m.

Date Approved

April 4, 1990

Marilyn L. Wilson
1st vice Chairman

ATTEST:

Art Draughon
Secretary