

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1898
Wednesday, September 2, 1992, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Parmele	Gardner	Linker, Legal
Broussard	Selph	Hester	Counsel
Secretary		Peters	
Buerge		Stump	
2nd Vice			
Chairman			
Carnes			
Doherty, Chairman			
Horner			
Midget, Mayor's			
Designee			
Neely			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, September 1, 1992 at 11:00 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 1:35 p.m.

Minutes:

Approval of the minutes of August 19, 1992, Meeting No. 1896:
On **MOTION** of **BUERGE**, the TMAPC voted **7-0-2** (Ballard, Buerge, Carnes, Doherty, Horner, Midget, Wilson "aye"; no "nays"; Broussard, Neely "abstaining"; Parmele, Selph "absent") to **APPROVE** the minutes of the meeting of August 19, 1992 Meeting No. 1896.

REPORTS:

Chairman's Report

Chairman Doherty advised that due to Planning Commissioners attending the Zoning Institute October 21, 1992 through October 25, 1992 it may be necessary to consider cancelling the October 21, 1992 meeting since having a quorum present will be a problem. After discussion, it was the consensus of the Planning Commission to cancel the October 21, 1992 since having a quorum present may be a problem.

Chairman Doherty updated the Planning Commission on the study conducted of blanket zoned areas. Next on the list of priorities for rezoning are the Brady Heights and Cheyenne Park neighborhoods. Mr. Doherty advised that notice has twice been given through these neighborhoods. Mr. Doherty reported meeting with residents and staff and noted there appears to be considerable support in these neighborhoods for proceeding with this process. Chairman Doherty advised the next step is for the Planning Commission, at the instruction of the City Council, to initiate the rezoning and hold a public hearing.

TMAPC Action; 9 members present:

On MOTION of HORNER, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to DIRECT Staff to set a PUBLIC HEARING to consider rezoning Brady Heights and Cheyenne Park neighborhoods from RM-1 Multifamily to RS-4 Single-family on October 7, 1992.

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Chairman Doherty announced that at the Public Hearing on Adult Businesses it was suggested that residents most affected were unable to leave work to attend. Chairman Doherty advised receipt of a request from the Mayor that the Planning Commission consider taking public input at an unprecedented, but necessary, evening meeting. Jeannie McDaniel, of the Mayor's Office, advises that the task force is proceeding and may well, at that point, have recommendations to present. Chairman Doherty does not anticipate that work will be completed at that time, but the Planning Commission will use this opportunity to receive input and let Rules and Regulations take the recommendations of the task force and proceed. It has been pointed out, in the interest of public confidence in government, that all interested parties should be given the opportunity to be heard.

There was discussion as to a date and time which a quorum will be present. The Planning Commission voiced support of the idea of the night meeting.

TMAPC Action; 9 members present:

On MOTION of BROUSSARD, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to DIRECT staff to reset the CONTINUED PUBLIC HEARING for 7:00 P.M., Tuesday, October 13, 1992.

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Director's Report

Mr. Gardner reported that on September 16, 1992 at the Committee meetings there will be a presentation on the collector street issue and the 11th Street First Phase Study.

SUBDIVISIONS

PRELIMINARY PLAT:

Pecan Chase Amended (PUD-431-2)(2783) (RS-3)
East 101st Street & S. Maplewood Avenue

This is a resubdivision of Pecan Chase which is being filed in connection with an amendment to the PUD to permit an increase of lots from 13 to 17 as per this plat. (31 were originally allowed under the PUD).

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

On MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY PLAT of Pecan Chase Amended, subject to the following conditions:

1. The underlying plat should be vacated in accordance with current legal practices. (Not a function of TMAPC nor a condition of approval of this plat. Applicant advised to consult their attorney as to proper procedure.)
2. All conditions of PUD 431-2 applicable to the plat 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 dates and references to Section 1100-1107 of the Zoning Code.
3. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements if required. Any existing facilities in place that may have to be moved shall be at the expense of the developer.
4. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. (If required) [Fire hydrant may need to be relocated. Check?]
5. A revision to the Sewer Improvement District plans shall be submitted to the DPW (Water & Sewer) prior to release of final plat.

6. Paving and drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed development Permit application subject to criteria approved by the City of Tulsa.
7. It is recommended that the developer coordinate with the DPW (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (If not already done) (Advisory, not a condition for approval of plat.)
8. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations).
9. All (other) Subdivision Regulations shall be met prior to release of final plat.

and

PUD 431-2: Minor Amendment to increase the number of lots and amend the development standards -- Located on the south side of East 101st Street South at South Maplewood Avenue.

Minor amendment 431-2 is for a 9.54 acre tract which has currently been approved for 13 single-family lots. This area was reduced from the original 31 lots by minor amendment PUD 431-1 approved by the TMAPC on March 6, 1991.

Staff finds the proposed increase to 17 lots significantly fewer than the original PUD permitted and the proposed lot sizes are compatible with surrounding developed parcels.

Staff recommends **APPROVAL** of minor amendment 431-2 to permit a maximum 17 lots for Pecan Chase Addition, subject to the following development standards:

Land Area:	9.54 acres
Permitted Uses:	Use Unit 6 and customary accessory uses
Maximum Number of Dwelling Units	17
Minimum Lot Size	15,000 SF
Minimum Liveability Space	7,000 SF
Minimum Required Yards	
Front	35'
Side	5' and 10'
Rear	25'
Abutting 101st Street	35'
Maximum Building Height	35'

Applicant's Comments

Jerry Ledford, Jr.
Tulsa Engineering and Planning

8209 E. 63rd Place

Mr. Ledford requested the minimum required yard for the side be amended to allow 5' on each side. Mr. Ledford advised the original development allowed a 5' and 5' setback on the side yards. He added that PUD 431-1, which decreased the dwelling units to 13, still had that same development standard. Mr. Ledford pointed out the underlying zoning of this PUD is RS-3. Mr. Ledford advised the covenants of this subdivision allows only side-entry garages; thereby needing the extra 5' on the side.

TMAPC Review

Ms. Wilson expressed concerns over accommodating such a large home, as is being proposed, on this size lot.

Mr. Gardner advised much of this is market consideration and acknowledged that it is a very large house.

Chairman Doherty advised there is a market demand for this type home and noted there is nothing in the Zoning Code to accommodate a very large house on a relatively small lot covering a significant portion of the lot. He acknowledged having no problems with this request so long as safety considerations are being met.

Mr. Buerge questioned whether safety considerations are being met with a 5' & 5' sideyard in RS-3. He was assured that all regulations have been met.

~~There were no interested parties present.~~

TMAPC Action; 9 members present:

On MOTION of HORNER, the TMAPC voted 6-1-2 (Ballard, Broussard, Doherty, Horner, Midget, Neely, "aye"; Buerge "nay"; Carnes, Wilson "abstaining"; Parmele, Selph "absent") to APPROVE the Preliminary Plat for Pecan Chase Amended and PUD 431-2 as recommended by Staff except amending the minimum required side yards to 5' and 5'.

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Trinity Addition Amended (PUD-370-2)(2683) (PD-26) (CD-8)
10600 S. Memorial Drive (RM-1,RS-2)

and

PUD 166-7: Minor amendment to increase the number of dwelling units in Development Area "D" -- southeast corner of 93rd Street South and 67th East Ave.

Chairman Doherty advised that staff has encountered difficulties on this application and is requesting a continuance to September 9, 1992 to allow further research.

TMAPC Action; 9 members present:

On MOTION of NEELY, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to CONTINUE the Preliminary Plat for Trinity Addition Amended and the Minor Amendment and Detail Site Plan for PUD 370-2 to September 9, 1992.

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Oaktree Pointe Estates (PUD 189-1)(2702) (PD-11) (CD-1) (RM-1)
(Osage County) NW/c W. Tecumseh Street and N. Yukon Avenue

This plat had been scheduled for preliminary hearing by TMAPC on the same date as the minor amendment to the PUD. However, applicant had not complied with all the conditions of the sketch plat approval so the TAC TABLED the plat on 8/11/92 and advised applicant to comply with the conditions of the sketch plat approval before TAC would review it for preliminary. It was scheduled as "Old Business" on this 8/25/92 TAC meeting and should be forwarded on to the Planning Commission for preliminary approval on the 9/2/92 meeting.

The design of the plat will essentially remain as shown on the drawings submitted for this agenda. The information needed by TAC was actually off site within the intersection of Tecumseh and Yukon, and some question of proof of dedication of N. 25th W. Avenue. (Gilcrease Museum Road.) These items should not materially affect the minor amendment to the PUD which concerns a change from patio-type housing to detached single-family lots. (Minor amendment was approved by TMAPC 8-19-92)

The Staff presented the plat with the applicant not represented. [Applicant was late and met with staff after TAC meeting.]

Traffic Engineer advised they had received the information needed on intersection design. Staff advised that right-of-way was being obtained on N. 25th W. Avenue (Gilcrease Museum Road) by separate document.

On MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the preliminary plat of Oaktree Pointe Estates, subject to the following conditions:

1. Show book/page references on dedication on N. 25th W. Avenue (Gilcrease Museum Road) or if not dedicated, include legal description to center of street and include dedication by this plat. Ordinance shown is only for street name change. Title company advises no deed of dedication can be found so show plat to center of street. [A Deed of Dedication by separate instrument would also be acceptable. This is in progress.]
2. Provide intersection design acceptable to the Department of Public Works (Traffic) for islands in Tecumseh, Yukon & 24th W. Avenue intersection. Show "Limits of No Access" on all double frontage lots and along Tecumseh, or as recommended by DPW (Traffic). (Design OK subject to median opening shown on preliminary PFPI.)
3. Covenants and Deed of Dedication should be completely revised to separate the sections into one for dedications of streets and easements, utility easement details and access limitations. One section should be provided for the PUD conditions and references, and one section for private deed restrictions and development conditions not related to the PUD. (Covenants still require some revisions and or corrections.)
4. All conditions of PUD 189 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 1100-1107 of the Zoning Code, in the covenants.
5. 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. (Show "overhead" facilities on west side, per P.S.O.). [Some front easements may be required for gas line installations.]
6. Provide bearings on all lot lines not radial or perpendicular to property lines and/or right-of-way.
7. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
8. 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 owners(s) of the lot(s).

9. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
10. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
11. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
12. Street names shall be approved by the Department of Public Works and shown on plat.
13. All curve data, including corner radii, shall be shown on final plat as applicable.
14. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
15. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
16. It is recommended that the developer coordinate with the Department of Public Works (Traffic) 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.)
17. 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.
18. The key or location map shall be complete.
19. 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.
20. 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.
21. All other Subdivision Regulations shall be met prior to release of final plat.

There were no interested parties present.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to **APPROVE** the Preliminary Plat for Oaktree Point Estates subject to conditions as recommended by Staff.

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Shadow Ridge Estates III (PUD-298-9) (1383) (PD-18) (CD-8)
East 87th Street and S. 92nd E. Avenue (RS-3)

This is the next phase in an overall preliminary plan that was reviewed by TAC and approved by the Planning Commission. Consistent with the most recent plat, the lots are larger than the minimum required by the PUD. A minor amendment to the PUD is pending which will permit the livability space to be the same as the RS-3 zoning. (Previous livability space was restricted due to the smaller lots.) This will not affect the lot layout or sizes.

The Staff presented the plat with the applicant not represented. [Applicant was late and met with staff after meeting was over.]

On **MOTION** of **FRENCH**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY** plat of Shadow Ridge Estates III, subject to the following conditions:

1. On face of plat identify the land to the north, east and south as "unplatted. ~~Correct street name to show S. 92nd East Avenue west of Block 2.~~ Identify S. 92nd E. Place from the lot line between Lots 5 & 6, Block 2 on south.
2. All conditions of PUD 298 applicable to the plat 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 1100-1107 of the Zoning Code.
3. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required.
4. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat.
5. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.

6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa. [Possibly some more easements required for drainage to the creek.]
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
8. It is recommended that the developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs.
9. 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.
10. Show bearings on all lot lines not radial or perpendicular to rights-of-way or perimeter boundary lines.
11. 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.
12. All (other) Subdivision Regulations shall be met prior to release of final plat.

and

PUD 298-9: Minor Amendment of the Required Livability Space.
 Located at East 87th Street South and South 92nd
 East Avenue

Minor Amendment 298-9 is 16 acres in size and contains a platted subdivision and property currently in the platting process. The applicant is requesting a minor amendment to the original requirement which permitted a maximum of 1,850 square feet of lot coverage. Instead the applicant would like to substitute a 4,000 square foot minimum liveability space per lot requirement.

After review of the existing lots and preliminary plat, it can be seen the lots are consistent with both other surrounding lots, and the underlying RS-3 zoning. The lots provide adequate building area to meet the 4,000 square feet livability space requirement.

Staff recommends **APPROVAL** of minor amendment 298-9.

TMAPC Action; 9 members present:

On MOTION of MIDGET, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to APPROVE the Preliminary Plat for Shadow Ridge Estates III and Minor Amendment PUD 298-9 subject to conditions as recommended by Staff.

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Shadow Ridge Park Third (PUD 298-8)(1383) (PD-18) (CD-8)

East 90th Street and S. 92nd East Avenue

(RS-3)

This plat was reviewed by TAC on 7/21/92, but had not been transmitted to the Planning Commission because a major amendment (PUD-298A) was pending approval to permit a daycare center on the south end of this plat. That amendment was not approved by City Council, so the plat has been revised to show two single-family lots in the location of the daycare center. Otherwise the plat is the same as the one reviewed by TAC previously. The same conditions shall apply except those related to the daycare center.

Not a condition for approval of the plat, but since the only access to these two lots is on the collector street, the Staff urges the developer and/or builder to provide a turning area within the lots or a mutual access driveway across the front of the lots. This would eliminate any backing movements onto the collector street. In discussion, TAC agreed this would be desirable, but will not be a condition for approval of plat.

The LNA is being provided by developer, to provide as much sight distance as possible around the curve in the street. Omit LNA where not needed. Copy of TAC minutes of 7/21/92 was provided.

For the record, the Department of Public Works (Traffic) advised that S. 92nd E. Avenue does not have sidewalks and is a collector street. (Street was built and dedicated separately from any plats.) The current plats do not contain any dedications or improvements on S. 92nd E. Avenue since it was dedicated by separate instrument and improved by a previous PFPI.

The staff presented the plat with the applicant represented by Clayton Morris.

The TAC was agreeable to the previous recommendations so no new motion was made.

On MOTION of MILLER (TAC meeting 7-21-92), the Technical Advisory Committee voted unanimously to recommend APPROVAL of the PRELIMINARY plat of Shadow Ridge Park Third, subject to the following conditions:

1. Covenants: Before revising covenants, contact staff for more information.
2. Show street name as E. 90th Street South. Identify adjacent land as "unplatted". Update location map with new subdivisions.
3. On Lots 9 and 10, the access driveways should meet the approval of the Department of Public Works (Traffic), particularly relative to sight distances and proximity to the bridge on 92nd E. Avenue. [See comment above]
4. All conditions of PUD 298-8 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 1100-1107 of the Zoning Code, in the covenants.
5. 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.
6. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
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 owners(s) of the lot(s).
8. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
9. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
11. It is recommended that the developer coordinate with the Department of Public Works (Traffic) 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. The key or location map shall be complete.
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 (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC Comments

Mr. Neely commented that one of the complaints issued by area residents was over the amount of traffic carried by 92nd East Avenue.

Mr. Stump advised that to the south of the lots is flood plain and there would be no other way to access these lots except by 92nd E. Ave. In response to a question from Mr. Neely, Mr. Stump advised the building setback is 25'.

Mr. Gardner remarked it has been requested of the applicant that the houses be designed in such a way that it will not be necessary to back out onto the collector street.

Mr. Stump revealed that the applicant has agreed to put limits of no access on the southern portion of the curve so that a driveway will not be accessing 92nd E. Ave. with little or no sight distance.

There were no interested parties present.

TMAPC Action; 9 members present:

On MOTION of CARNES, the TMAPC voted 8-1-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Wilson "aye"; Neely "nay"; no "abstentions"; Parmele, Selph "absent") to APPROVE the Preliminary Plat for Shadow Ridge Park Third as recommended by Staff.

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OTHER SUBDIVISION

Glenoak (PUD-243) (3392)

RS-2

NE/corner of E. 59th Street & South Harvard Avenue

Approval of 1st and 2nd amendments to Certificate of Dedication incorporating PUD amendments approved by TMAPC. Owners approval received, format approved by City Attorney. Approval recommended.

TMAPC Action; 9 members present:

On MOTION of CARNES, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to APPROVE the 1st and 2nd amendments to the Certificate of Dedication for Glenoak.

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LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL

L-17567	Beeler (1082)	(PD-8) (CD-2)	2450 W. 78th	RS-3
L-17580	Bollinger (2824)	(PD-16) (CD-6)		AG
	146th St. N. west of 145th E. Ave.			
L-17584	Holiday Prop. (2583)	(PD-17) (CD-5)		CS
	E. 41st St. north of B.A. Expressway			
L-17587	Carver (2093)	(PD-6) (CD-9)	2924 E. 39th St.	RS-1

Staff Comments

Mr. Stump stated the above listed lot splits do meet regulations and Staff recommends approval.

TMAPC Action; 9 members present:

On MOTION of MIDGET, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to RATIFY the above listed lot splits having received prior approval.

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OTHER BUSINESS

PUD 166-7 Gudgel (PD-18) (CD-8)
Southeast Corner of 93rd Street South and 67th East Avenue

Chairman Doherty announced receipt of a timely request for continuance to September 9, 1992.

Mr. Stump reported the applicant has one undeveloped lot in the subdivision which he would like divided into two lots. Staff has concerns that the lot may be too narrow and the continuance is being requested to allow the applicant opportunity to show that their house plans can adequately fit on the shallow lot.

Interested Parties

Bill Schriber

6741 E. 83rd St.

Mr. Schriber advised the applicant has made contact with area residents and indicated he wishes to evaluate his plans. Mr. Schriber expressed no opposition to the continuance. Mr. Schriber commented the lot is long and there is an overhead power line easement which will shorten the length of the lot. The lot is less wide than the lot adjacent to it.

TMAPC Action; 8 members present:

On MOTION of BUERGE, the TMAPC voted 8-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Midget, Parmele, Selph "absent") to CONTINUE PUD 166-7 to September 9, 1992.

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PUD 488: Detail Site and Landscape Plans -- Brookside Bank --
Northeast corner of Peoria Avenue and 33rd Street South

The proposed site plan and landscape plan are for the addition of a drive-in canopy on the east side of the Brookside Bank. Staff's review of the plans finds them to be in conformance with the PUD Development Standards with the following changes:

1. The landscaped area on the east boundary of the PUD shall be at least 12' wide.
2. Trees shall be of at least 2-1/2" to 3" caliper in size.

With these changes, Staff recommends **APPROVAL** of the Detail Site and Landscape Plans for PUD 488.

Interested Parties

John Ender

1318 E. 32nd Pl

Mr. Ender advised that the bank is adjacent to his property on the west and south. Mr. Ender related that he has not been given the opportunity to review drawings of the canopy.

Chairman Doherty suggested that Mr. Ender review the drawings with Staff.

After review Mr. Ender remembered having reviewed the plans earlier and expressed no opposition.

TMAPC Action; 8 members present:

On MOTION of BUERGE, the TMAPC voted 8-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Midget, Parmele, Selph "absent") to APPROVE the Detail Site and Landscape Plans for PUD 488 as recommended by Staff.

* * * * *

PUD 206: Revised Site and Landscape Plans for Food Lion Store --
South of the Southwest corner of 91st Street South and
Sheridan Road.

The applicant has revised the site and landscape plans for the Food Lion Grocery Store to provide additional elevation to the screening wall on the west side of the development. The screening wall will be setback 10' from the west property line on a 2' - 3' berm. The trees planned for the west side of the site will be planted on the west side of the wall and property owners to the west will be responsible for maintaining the trees once they are established.

Staff finds the revised plans to be an improvement over the originally approved plans and recommends **APPROVAL**.

TMAPC Comments

Chairman Doherty updated the Planning Commission on efforts being made by Food Lion to accommodate residents' concerns over the screening wall. Chairman Doherty advised that Food Lion has prepared the documentation necessary for the residents to sign. It is the intent for a Food Lion representative to sign these documents should the Planning Commission agree to the detail site plan as amended.

TMAPC Action; 9 members present:

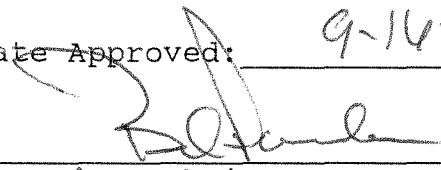
On MOTION of CARNES, the TMAPC voted 9-0-0 (Ballard, Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Wilson "aye"; no "nays"; no "abstentions"; Parmele, Selph "absent") to APPROVE the Revised Site and Landscape Plans for the Food Lion in PUD 206.

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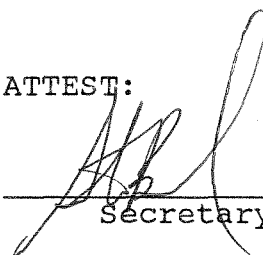
PUD 491-1 Minor Amendment to transfer floor area and reduce setbacks - Southwest corner of East 39th Street South and South Peoria Avenue

Chairman Doherty announced this item has been withdrawn by the applicant. This item was struck from the agenda.

There being no further business, the Chairman declared the meeting adjourned at 2:20 p.m.

Date Approved: 9-14-92


Vice-Chairman

ATTEST:


Secretary

