

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2136

Wednesday, November 12, 1997, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Dick	Almy	Linker, Legal
Carnes	Westervelt	Beach	Counsel
Doherty		Dunlap	
Gray		Stump	
Horner			
Jackson			
Ledford			
Midget			
Pace			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, November 10, 1997 at 8:25 a.m., in the Office of the City Clerk at 8:15 a.m., as well as in the office of the County Clerk at 8:12 a.m.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:32 p.m.

Reports:

Committee Reports:

Rules and Regulations Committee:

Mr. Boyle stated there is a Rules and Regulations Committee meeting scheduled for today.

Policies and Procedures Committee:

Mr. Carnes stated there would also be a Policies and Procedures Committee meeting today.

Director's Report:

Mr. Stump stated there is one item scheduled for the November 13, 1997, City Council meeting. He stated he would be in attendance.

Subdivisions:

Plat Waiver, Section 213:

Z-6568 (Lewis Crest Addition) (3293) (PD-18) (CD-9)

Southeast corner East 54th Street South and South Lewis Avenue

Staff Comments:

City Council approved rezoning from RS-2 to OL on this tract on December 12, 1996. The applicant will build a new 5,200-square foot office building. The property is already platted and is under 2.5 acres and the new construction would be considered substantial.

The Technical Advisory Committee would offer the following comments and/or recommendations:

- McCormick stated that storm drainage from this site must be tied to the existing storm sewer.
- Somdecerff requested dedication of additional right-of-way to create a 30' radius at the northwest corner of the property.
- Eshelman recommended reducing the drive width along 54th Street to 36' and eliminating the landscape island but also stated this is not a platting issue.
- Pierce stated there may be a conflict with a PSO pole in the utility easement along the south side of the property and also expressed concern with building clearance in the same area.

Staff recommends approval of the plat waiver for Z-6568, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.
3. Dedication of additional right-of-way to create a 30' radius at the northwest corner of the property.

On motion of Pierce, the Technical Advisory Committee voted unanimously to recommend approval of the Plat Waiver for Z-6568, subject to all conditions listed above.

Applicant's Comments:

Roy Johnsen, 201 West 5th, Suite 440, 74103, stated he has reviewed the conditions and they are acceptable.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Dick, Westervelt "absent") to **APPROVE** the Plat Waiver for Z-6568, subject to the conditions as recommended by staff.

Change of Access:

Gospel Assembly Church (2712)
4447 East 86th Street North

(PD-15) County

Staff Comments:

Mr. Beach stated that staff has reviewed the change of access and finds everything in order. Therefore, staff recommends approval.

TMAPC Action; 9 members present:

On **MOTION** of **LEDFORD**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Dick, Westervelt "absent") to **APPROVE** the Change of Access for Gospel Assembly Church as recommended by staff.

Final Plat:

Winbury Place (2283)

(PD-26) (CD-8)

East of the northeast corner East 101st Street South and South Yale Avenue

Staff Comments:

Mr. Beach stated staff has reviewed the final plat and finds everything in order. Therefore, staff recommends approval subject to approval of the Deed of Dedication and Restrictive Covenants language by Legal staff.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Dick, Westervelt "absent") to **APPROVE** the Final Plat of Winbury Place, subject to approval of the Deed of Dedication and Restrictive Covenants language by Legal staff.

Continued Zoning Public Hearing:

Application No.: Z-6603
Applicant: Elizabeth Southard
Location: 6927 South Canton

OM to CS
(PD-5) (CD-4)

Chairman Doherty stated a timely-request for continuance to December 3, 1997 has been received.

The following interested parties signed up, but did not comment:

- L. H. Brown, 6913 South Canton, 74136
- Lee Lindsey, 6913 South Canton, 74136

TMAPC Action; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Horner, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Dick, Gray, Midget, Pace, Westervelt "absent") to **CONTINUE** the Zoning Public Hearing for Z-6603 to December 3, 1997.

Zoning Public Hearing:

Application No.: PUD-576
Applicant: Kevin Coutant
Location: 6927 South Canton

OM to CS/PUD
(PD-18) (CD-7)

Chairman Doherty stated this is a companion item to Z-6603 and that a timely request for continuance to December 3, 1997 has also been received.

There was an interested party who made comments that were not audible on record in regard to the continuance.

TMAPC Action; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Carnes, Doherty, Horner, Jackson, Ledford "aye"; no "nays"; none "abstaining"; Dick, Gray, Midget, Pace, Westervelt "absent") to **CONTINUE** the Zoning Public Hearing for PUD-576 to December 3, 1997.

Application No.: Z-6610

CH/OL to CH

Applicant: J. Lyon Morehead

(PD-3) (CD-3)

Location: Northeast corner East Archer Street and North Yale Avenue

Presented to TMAPC: J. Lyon Morehead

Chairman Doherty stated the applicant has requested a continuance to December 10, 1997.

Applicant's Comments:

J. Lyon Morehead, 502 West 6th Street, stated there were some issues raised that he would like to further address prior to the public hearing.

Interested Parties Comments:

Don Gibson, 5120 East Canton, 74136, questioned the notification process. He stated he was not the property owner, but lives at a residence in the area in question. He feels he should have been notified.

Rona Louis, 5932 East Easton, questioned why a continuance is allowed.

TMAPC Comments:

Chairman Doherty explained the notification process in regard to Mr. Gibson's comments.

Chairman Doherty explained that the Planning Commission, as a general policy, will grant a timely, written request for continuance by either the applicant or the interested parties.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Carnes, Doherty, Horner, Jackson, Ledford, Midget "aye"; no "nays"; none "abstaining"; Dick, Gray, Pace, Westervelt "absent") to **CONTINUE** the Zoning Public Hearing for Z-6610 to December 10, 1997.

Application No.: PUD-405/Z-5722-SP-11

(PD-18) (CD-8)

Applicant: Robert Kanke

Location: East of southeast corner East 91st Street and South 73rd East Avenue

Presented to TMAPC: Robert Kanke

(Detail Site Plan/Corridor Site Plan for a two-story office building.)

Staff Recommendation:

The applicant is requesting site plan approval to build a 10,491-square foot two-story office building on a 29,975-square foot site. Parking is provided at the rate of one space for each 250 square feet of building floor area allowing for general office and medical office uses. The applicant has demonstrated that the screening requirement for the southern boundary of Lot 3 can be fulfilled with the placement of parking lot trees at the southern property boundary and with the existing tree cover within the drainage reserve area to the south. If the City clears these trees in order to improve the drainageway, a privacy or sight-screen fence will be required.

Staff has reviewed the site plan and finds it conforms to bulk, area, setback, access, parking, circulation, sight-screening and landscaped area requirements of the PUD and Corridor District standards as amended.

Therefore, staff recommends **APPROVAL** of the corridor and PUD site plan for general office and medical office uses with the following condition:

Sight-screen fencing will be installed on the southern property boundary of Lot 3 if the existing trees immediately behind the lot are removed from Drainage Reserve Area B.

NOTE: Site plan approval does not constitute landscape or sign plan approval.

Applicant's Comments:

Robert Kanke indicated he agrees with the condition as recommended by staff.

There were no interested parties wishing to comment.

TMAPC Action; 9 members present:

On **MOTION** of **HORNER**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Dick, Westervelt "absent") to **APPROVE** the Detail Site Plan for PUD-405 and to recommend **APPROVAL** of Corridor Site Plan Z-5722-SP-11, subject to the condition as recommended by staff.

Legal Description for Z-5722-SP-11:

Lot 3, Block 1, South Springs Office Park, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

Application No.: Z-6611/Z-6611-SP-1/PUD-575

AG to CO/PUD

Applicant: Roy Johnsen

(PD-18) (CD-8)

Location: North of northeast corner 81st Street South and South Mingo Road

Presented to TMAPC: Roy Johnsen

(A Planned Unit Development and Corridor Site Plan.)

Staff Recommendation:

Z-6611:

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Low Intensity – Corridor.

According to the Zoning Matrix the requested CO zoning is in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is approximately 32.8 acres in size and located north of the northeast corner of East 81st Street South and South Mingo Road. The property is sloping, wooded, vacant and zoned AG.

Surrounding Area Analysis: The subject tract is abutted on the north, south and east by vacant property, zoned CO, and to the west is vacant land, zoned RS-3/PUD-460.

Zoning and BOA Historical Summary: The properties to the north, south and east have all been approved for CO zoning within the last ten years.

Conclusion: The Comprehensive Plan designates the land east of Mingo Road to the Mingo Valley Expressway as a Corridor District. The request for CO in this area is compatible with the Comprehensive Plan and with the Development that is occurring in this area. Therefore, staff recommends **APPROVAL** of CO zoning for Z-6611.

PUD-575/Z-66-11-SP-1:

The PUD/Corridor Site Plan proposes a multifamily residential development and a mini-storage facility on a 32.8 acre tract located on the east side of south Mingo Road 1,320 feet north of East 81st Street South.

The subject tract is abutted on the north and east by vacant property zoned CO (an application has been filed on the property to the east that proposes multifamily abutting the subject tract); to the south by vacant property, zoned CO/PUD-531 (multifamily has been approved for the portion abutting the subject tract); and to the west, across Mingo, is vacant land, zoned RS-3/PUD-460 (single-family has been approved for the property directly across from the subject tract).

The majority of Development Area B is in the regulatory floodplain and a portion of this floodplain, approximately 120' wide, extends to the southern boundary of Development Area A.

Development Area A, located within the southern 27.1 acres of the tract, would allow a multifamily development at a density of 30 dwelling units per acre. Development Area B would allow a mini-storage facility within the northern 5.7 acres. All corridor developments are required to provide a corridor collector street system in their developments and obtain their principal access from these collectors. There is no corridor collector street proposed in this development and the only access is directly onto Mingo Road.

Staff finds, with several modifications, the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-575 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends APPROVAL of PUD-575 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

Development Area A

Land Area:	
Gross	27.1070 acres
Net	25.8808 acres
Permitted Uses:	Multifamily dwellings and Uses customarily accessory thereto
Maximum Number of Dwelling Units:	30 dwelling units per acre of lot area
Minimum Livability Space per Dwelling Unit:	400 SF
Maximum Building Height:	45 FT
Maximum Stories:	3

Minimum Building Setbacks:	
From centerline of Mingo Road	85 FT
From north boundary	11 FT
From east boundary	
One story building	25 FT *
Other buildings	35 FT *
From south boundary	
One story building	25 FT
Other buildings	35 FT
From collector street	25 FT

* if the property to the east is developed as multifamily the setback would be reduced to 15 feet.

Other Bulk and Area Requirements: As established within an RM-2 District

Signs: One ground sign on the Mingo frontage not exceeding ~~32~~ 150 SF of display surface area and One ground sign on the Collector frontage not Exceeding 100 SF of display surface area and 12' in height

DEVELOPMENT AREA B

Land Area:	
Gross	5.74
Net	5.45
Permitted Uses:	Mini-storage and accessory dwelling and office for manager
Maximum Floor Area Ratio:	0.30 of lot area 50,000 SF
Maximum Building Height:	
Storage buildings	15 FT
Manager's apartment and office	2 story

Minimum Building Setbacks:	
From centerline of Mingo	400 85 FT
From north boundary	30 FT
From south boundary	20 FT
From east boundary	11 FT
From regulatory floodplain	40 0 FT

Parking Ratio: As provided within the applicable use unit

Minimum Interior Landscaped Open Space: 15% of street yard

Screening: A combination of a 6' screening fence or building wall may be required at detail site plan approval along any boundary of the mini-storage development which abuts residential

Signs: One monument sign is permitted, with a maximum of height of 8 FT and a maximum display surface area of ~~32~~ 45 64 SF. Wall signs are only allowed on west-facing walls and shall not exceed 2 SF of display surface area per lineal foot of building wall which attached.

3. There shall be no development in the regulatory floodplain.
4. The principal access to all development in the PUD shall be from a corridor collector street. The collector shall also provide access to areas outside the PUD to the east and south. An east/west collector shall be located generally along the south boundary of Development Area A and may be developed in phases in accordance with the attached exhibits title "Sharing of Collector Street." Development Area B may derive its principal access from Mingo Road subject to Board of Adjustment variance of collector street requirement.

5. No Zoning Clearance permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and requiring parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approved prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
7. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
8. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
9. All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas.
10. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
11. No Building Permit shall be issued until the requirements of Section 1170F of the Zoning Code has been satisfied and approved by the TMAPC and file of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

Staff Comments:

Mr. Stump presented modifications to the staff recommendation in regard to the building setbacks in Area A. The building setback for the east boundary on one-story buildings and other buildings is increased to a 15-foot setback.

In regard to signage in Area A, Mr. Stump stated staff modified the recommendation to allow one 150 SF sign on the Mingo front and one 100 SF sign on the collector street.

Also in Area B, the building setback from the centerline of Mingo is reduced to 85 feet due to being located across from a drainage channel. In regard to the maximum floor area, staff recommends omitting the ratio factor and imposing the condition of 50,000 SF.

In regard to signage in Area B, Mr. Stump stated staff is willing to increase the square footage to 45 SF with the conditions that only the west-facing walls would be allowed wall signs and the height limit would be eight feet.

Applicant's Comments:

Roy Johnsen, 201 West 5th Street, Suite 440, 74103, presented an outline of the modifications, as noted and agreed upon by staff, and his request for other modifications to the staff recommendation.

Mr. Johnsen noted, after further discussion with the architect, the 400 SF minimum livability space per dwelling unit in Development Area A was appropriate; therefore he withdrew his request for modification.

In regard to the building setback from regulatory flood plain, Mr. Johnsen requested that no setback be imposed due to the proposed mini-storage being non-occupied buildings and that the City Hydrology Department makes the applicant prove the boundaries of the floodplain. He noted there is normally additional buffering included in the floodplain boundary. He stated the mini-storage facility would be outside the floodplain.

In regard to signage in Development Area B, Mr. Johnsen requested the maximum display surface area of 45 SF, with a maximum height of eight feet, and only allowed on the west-facing wall.

Mr. Johnsen referred to the packets distributed by Mr. Sack in regard to condition No. 4 – Principal Access, of the staff recommendation. He noted there are still debates on a fair way of providing access to abutting property owners. After discussion with the Traffic Engineering Department and developers, Mr. Johnsen presented a proposal, "Sharing of Collector Street." He noted, if the proposal is adopted, the language of condition No. 4 would have to be amended. He presented the proposed amended language. He noted the sentence in regard to approval of a variance by the Board of Adjustment.

Interested Parties Comments:

Charles Norman, 2900 Mid-Continent Tower, 74103, stated his client does not object to the location and alignment of the proposed collector street.

Mr. Norman noted that the "Sharing of the Collector Street" might mean having to wait until all three tracts are developed before there is access to Mingo Road.

In regard to the setback of the multifamily on the east boundary of Development Area A, Mr. Norman stated, depending on who develops first and what type of building structures, that may change the requirement on setbacks.

TMAPC Comments:

Mr. Midget clarified the modification to the signage allowed in Development Area A.

In regard to the floodplain setback, Mr. Stump stated staff feels the identification of floodplains is inaccurate and that the setback would allow a buffer from erosion. Basically, the setback is a safety factor.

Mr. Ledford stated, that if the property is platted, the developer will be required to dedicate a drainage easement. He feels if the development does not encroach into the drainage easement, a setback would not be required. Mr. Stump feels it depends on how the easement is determined whether it would be sufficient.

Mr. Johnsen feels that the City standards and criteria are based on a very conservative view and that the boundary line of the floodplain is drawn on the most probable location plus a cushion. Mr. Ledford stated he agrees with Mr. Johnsen in regard to the floodplain boundary line.

Mr. Carnes expressed concern with the 15-foot setback in Development Area A. Mr. Johnsen reminded the Commission that if RM-1 were abutting RM-1 the setback would be ten feet.

Chairman Doherty asked staff to comment on the proposal of Sharing of Collector Street. Mr. Stump stated there were some questions as to where the collector should tie in, but the Traffic Engineering Department expressed that they did not want a signal light located at the single-family residential collector due to the encouragement of its use as a short-cut. He stated staff has no preference on the location of the east/west collector.

Mr. Boyle questioned whether all the abutting property owners are in agreement with the proposal of Sharing of Collector Street. Mr. Johnsen stated that Mr. Norman represents the property owner to the east and that he previously represented the other property owner involved. Mr. Johnsen feels it is a fair proposal.

Mr. Boyle expressed concern with planning someone else's property. Chairman Doherty reminded him that a stub street, in an effect, plans someone else's property. Mr. Boyle agreed.

Chairman Doherty asked Mr. Linker to comment on the proposed language for condition no. 4. Mr. Linker stated the wording seemed to be appropriate.

Chairman Doherty asked what Mr. Johnsen considered a hardship in regard to a variance by the Board of Adjustment. Mr. Johnsen replied the floodplain on three sides of the subject property constitutes a hardship.

Chairman Doherty asked staff to comment in regard to the variance of the collector street requirement. Mr. Stump replied staff does not want to set a precedent; however, due to the special circumstances it would not have a significant impact on the surrounding area. Chairman Doherty reminded the Commission that mini-storage facilities are light-traffic generators and that the collector would only serve the mini-storage. Also, the subject property is bordered by floodplain on three sides and there are only two points of access on the quarter-mile to the arterial. He feels these are special enough circumstances to avoid setting a precedent for future applications.

Mr. Ledford questioned whether the 25-foot setback on the collector streets remains as a condition of approval. Mr. Stump replied in the affirmative.

Chairman Doherty questioned how the setbacks should be addressed in regard to Mr. Norman's comments. Mr. Norman and Mr. Stump suggested the setbacks remain as staff recommended with a note that if the property to the east is developed as multifamily the setback would be reduced to 15 feet.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Dick, Horner, Westervelt "absent") to recommend **APPROVAL** of CO zoning for Z-6611; and to recommend **APPROVAL** of PUD-575 and Corridor Site Plan Z-66011-SP-1, subject to the conditions as recommended by staff and modified by the Planning Commission. (Language deleted by TMAPC is shown as strikeout, language added or substituted by TMAPC is underlined.)

Legal Description for Z-6611/Z-6611-SP-1/PUD-575:

The Northwest Quarter of the Southwest Quarter, less the North 450' of the East 400' of the Northwest Quarter of the Southwest Quarter, Section 7, T-18-N, R-14-E, Tulsa County, State of Oklahoma, and located north of the northeast corner of East 81st Street South and South Mingo Road, Tulsa, Oklahoma.

Application No.: Z-5903-SP-1b

(PD-18) (CD-8)

Applicant: Jim Freeman

Location: Northeast corner South 66th Street and South Mingo Road
(*Minor Amendment to the Corridor Site Plan to relocate the screening fence.*)

Staff Recommendation:

The applicant is requesting approval of a minor amendment to an existing corridor site plan to permit the relocation of the required six-foot screening fence from the north and east boundaries of the property. The proposed fence relocation will place the six-foot wide concrete drainage channel outside the

fence. The proposed fence relocation also places the fence three to four feet higher than the property boundary location and 40 – 60 feet closer to the parking areas. The applicant wishes to prevent access to the drainage channel by patrons of the hockey rinks, as well as provide improved site screening.

Staff has reviewed the request and finds the proposed relocation of the fence from the north and east property boundaries to the perimeter of the parking areas and north and east driveways will have little or no effect on site access and circulation. Staff agrees with the applicant's assessment that the fence relocation will improve the screening effect on the north boundary and will afford a greatly increased degree of protection/prevention of access to the concrete drainage channel.

Staff, therefore, recommends **APPROVAL** of the minor amendment per the submitted site plan.

NOTE: Approval of a Minor Amendment to a Corridor Site Plan does not constitute Corridor Landscape or Corridor Sign Plan approval.

There were no interested parties wishing to comment.

TMAPC Comments:

Chairman Doherty stated he has had ex parte communications with the applicant and has visited the site. Upon his recommendation, the applicant approached staff with the minor amendment.

TMAPC Action; 9 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **9-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Midget, Pace "aye"; no "nays"; none "abstaining"; Dick, Westervelt "absent") to **APPROVE** Minor Amendment Z-5903-SP-1b as recommended by staff.

Other Business:

PUD-482-A Gregory Weisz (PD-18) (CD-9)
North of northeast corner East 53rd Street and South Lewis Avenue

Staff Recommendation:

The applicant is seeking detail site plan approval for a 65,000-square foot three-story assisted living facility on 4.09 acres. The facility will contain 109 dwelling units and be at or below the 40-foot height maximum allowed in the approved outline development plan.

Staff has reviewed the site plan and finds that it conforms to all standards outlined in the initial approval for the PUD and for Development Area A including bulk, area, setback, parking, access, circulation, livability space, site screening, landscaped area and drainage detention.

Staff, therefore, recommends **APPROVAL** of the detail site plan as submitted for Tract A of PUD-428-A.

NOTE: Detail Site Plan approval does not constitute Landscape or Sign Plan approval.

Applicant's Comments:

Marshall Stewart, 2505 East 54th Street, stated he is a member of the Executive Committee of the Lewis Crest Neighborhood Association. He stated the association is pleased to see development on this property. He expressed concern with the drainage provisions since there is a problem with drainage in the subject area. He understood a detention facility would be provided in lieu of fees.

TMAPC Comments:

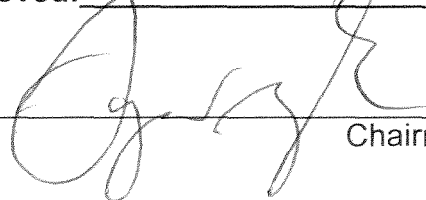
Chairman Doherty stated the applicant is also proposing to divert some of the stormwater, which may decrease the drainage problem.

TMAPC Action; 8 members present:


On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Jackson, Ledford, Pace "aye"; no "nays"; none "abstaining"; Dick, Midget, Westervelt "absent") to **APPROVE** the Detail Site Plan for Tract A of PUD-428-A as recommended by staff.

There being no further business, the Chairman declared the meeting adjourned at 2:25 p.m.

Date Approved: 12-3-97



Chairman

ATTEST: 
Secretary