

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1773  
Wednesday, December 20, 1989, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Carnes, 2nd Vice Chairman	Draughon	Gardner	Linker, Legal Counsel
Coutant	Kempe	Setters	
Doherty, Chairman	Parmelee	Stump	
Paddock	Randle	Wilson	
Selph	Wilson		
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, December 19, 1989 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 December 6, 1989, Meeting #1771:**

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Parmelee, Randle, Wilson, "absent") to **APPROVE** the **Minutes of December 6, 1989, Meeting #1771**.

**REPORTS:**

**Report of Receipts & Deposits for the Month Ended November 30, 1989:**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Parmelee, Randle, Wilson, "absent") to **APPROVE** the **Report of Receipts & Deposits for the Month Ended November 30, 1989**.

**Committee Reports:**

Mr. Coutant advised the Park Plan had been distributed by Staff this date and would be reviewed by the **Comprehensive Plan Committee** at the January 17th Committee Work Session.

Mr. Paddock stated the public hearing on revisions to the Zoning Code as relates to signage was tentatively scheduled for February 7th.

SUBDIVISIONS:

**PRELIMINARY PLAT APPROVAL:**

**Wexford Estate (PUD 454)(2783)** East 104th Street & South Erie Avenue (RS-1)  
(Continuance requested to 1/3/90)

On 12/12/89 the City Commission approved PUD 454, WEXFORD ESTATE, as submitted and did **not** require the stub street into CAMELOT PARK ESTATES. A pedestrian walkway was required to connect the two subdivisions. The applicant has requested a continuance of the Preliminary Plat approval until 1/3/90. The Plat will then show some design changes to accommodate the pedestrian walkway and restricted water line easement connecting with Camelot Park Estates. Staff has no objection to the continuance request.

**TMAPC ACTION: 6 members present**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Parmele, Randle, Wilson, "absent") to **CONTINUE Consideration of the Preliminary Plat for Wexford Estate** until Wednesday, **January 3, 1990** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

\* \* \* \* \*

**Camelot Park Estates (2783)** East 104th St. & South Granite Ave. (RS-1)

This plat has a sketch plat approval from TAC on 10/12/89, subject to the conditions as listed in the minutes of that date. The matter of a street connection with Wexford Estate to the west is to be determined by the Planning Commission in the PUD hearing scheduled for 11/1/89. Notices have been sent for preliminary review by the Planning Commission for 11/1/89. Until the final outcome of the street connection is set, further work on both Wexford Estate and Camelot Park Estates cannot be accomplished. This plat was thoroughly reviewed in the sketch plat process and a copy of the minutes was provided for information.

The following conditions will apply for preliminary plat when processing is resumed after determination of the stub street conflict with Wexford Estate.

1. Access to the storm water detention pond shall be as directed by Department of Stormwater Management. (Affects Lot 1, Block 3 and possibly Lot 6, Block 2.) Identify easement to 104th Street on Lot 1, Block 3.
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. Provide 11' utility easement to serve Lots 1 - 3, Block 1 and Lots 1 - 3, Block 2.

Camelot Park Estates - 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. A water line connecting with Wexford Estate is a requirement, either on a public street or restricted water line easement.
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. (On-site detention to be achieved by using the existing adjacent facility under construction.)
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (No sidewalks required or planned.)
8. Street names shall be approved by City Engineer and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable. Centerline radius of 104th Street shall meet City specifications; modify as required.
10. The key or location map shall be complete. (Update final plat with new subdivisions.)
11. Covenants: Section 11(h) - Omit reference to City of Tulsa. (Zoning and Building Codes apply if owner wants to make more restrictive requirements that is OK, but don't make City a party to it.)
12. Provide a standard 50' radius cul-de-sac at the terminus of East 104th Street. Also provide a pedestrian passageway between this subdivision and Wexford Estate at a location to be mutually agreeable between the two developers of both subdivisions. (Per the City Commission action of 12/12/89 for PUD 454, Wexford Estate.)
13. 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.
14. All (other) Subdivision Regulations shall be met prior to release of final plat.

Mr. Terry Young, representing Developer Tom Wenrick, and Engineer David Sanders at the TAC meeting. Mr. Young reviewed the previous discussions about the stub street being provided as well as their endorsement of the stub streets being provided in Southern Oaks Estates II. He noted that as

Camelot Park Estates - Cont

for the timing on this development, the zoning was already completed and they were in the preliminary plat process whereas, Wexford Estate was still in the PUD and platting process. Although Traffic Engineer was still "neutral" regarding the decision on either a stub street-tie-in or cul-de-sac, they did note that good traffic circulation in this section would include tie streets either north or south of the existing regional detention pond. There was further discussion of the easements to be provided, but specifics would be worked out in the draft final plat stages.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY PLAT of Camelot Park Estates, subject to the conditions outlined above.

**TMAPC ACTION: 6 members present**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Parmele, Randle, Wilson, "absent") to **APPROVE** the **Preliminary Plat for Camelot Park Estates**, as recommended by the TAC and Staff, with condition #12 amended to reflect the City Commission action.

\* \* \* \* \*

**Woodhill Second (1583)** East 90th Street & South Lakewood Court (RS-2)

This plat has a sketch plat approval, subject to a number of conditions listed in the minutes of 9/28/89. The zoning has been approved and the Board of Adjustment has approved a variance of the building setback line on the **front** from 30' to 25'. That is the **ONLY** variance approved by the Board of Adjustment, although the TMAPC recommended approval of a variance of both the front and rear yards by five feet. Applicant should be aware that due to the terrain and configuration of some of these lots, the builders should carefully consider the house to be constructed on each lot so that it meets the Zoning Code setbacks of an RS-2 district, except for the reduction of the front yard from 30' to 25'. A copy of the sketch plat minutes was provided with staff comments in the margin.

The Staff presented the plat with the applicant represented by David Sanders.

Staff advised that although this was not a conditional approval in the zoning process, there were concerns about construction traffic through the existing subdivision to the west (Woodhill Heights). It was urged that the construction traffic be routed directly to 91st Street during that period. The applicant was made aware of this concern and advised to work directly with Traffic and City Engineering for detailed procedures.

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

Woodhill Second - Cont

1. On face of plat show:
  - a) Show 25' property line radius at corners (Lot 1, Block 1).
  - b) Show Limits of No Access along 91st Street, and a 35' building line parallel thereto.
  - c) Put the following note on the face of the plat as well as in the covenants: "Corner lots with 15' side yard setbacks apply to house structure only. Garages must be setback 20 feet."
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 additional side lot easements as per PSO. (South 10' of Lot 1, Block 1 and North 10' of Lot 8, Block 2 plus additional front easements.)
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. Area above 775' will require secondary pressure system.
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. Easement needed in south end of plat to 91st Street.
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. Easement will be required between the cul-de-sac and 91st Street for drainage. Fees-in-lieu may be paid. Minimum floor elevations may be required on Lots 1, 2 and 3 for stormwater purposes.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
8. Street names shall be approved by City Engineer and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
11. The key or location map shall be complete. (Update with new plats.)
12. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.

13. Covenants: Correct and/or change as follows:  
SECTION I:

Add the following to Paragraph A: "No building, structure or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed erected, installed or permitted upon the easements or rights-of-way as shown, PROVIDED, HOWEVER, that the OWNER hereby reserves the right to construct, maintain, operate lay and relay water and sewer lines together with the right of ingress and egress to, over, across and along all strips of land included in said plat and to any other areas."

Add a Paragraph C, as follows: "LANDSCAPING AND PAVING - The owner shall be responsible for the repair and replacement of any landscaping and paving located within the utility easements in the event it is necessary to repair any underground water or sewer mains, electric, natural gas, communications or telephone service."

SECTION III, Paragraph 13, amend as follows: "Regarding lots on culs-de-sac: The 5' + 5' = 10' total setback violates the RS-2 zoning requirements. Since the Board of Adjustment did not approve this, this should not be included as a private restrictive covenant. Also include a provision in this section that garages must be set back 20' when facing the side street on a corner lot."

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 ACTION: 6 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Parmele, Randle, Wilson, "absent") to **APPROVE** the **Preliminary Plat for Woodhill Second**, subject to the conditions as recommended by the TAC and Staff.

\* \* \* \* \*

Eastside Church of the Nazarene (2594) 4404 South 193rd East Avenue (AG)

Mr. Wilmoth advised the applicant has withdrawn the plat. Therefore, Staff recommends this agenda item also be withdrawn with the fees refunded accordingly.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Parmele, Randle, Wilson, "absent") to **APPROVE** the **Refund of Fees for Eastside Church of the Nazarene**, as recommended by Staff due to the withdrawal of this application.

\* \* \* \* \*

Francis Hills, Block 4 (PUD 426)(2883) East 103rd & S. Knoxville Ave. (RS-1)

This is the second phase plat of this development which has an approval for the overall concept plan within the PUD. The ownership has changed, but not the concept. It should be noted that in the PUD process, the stub street to the south connecting with Jamestown Avenue was eliminated, resulting in some realignment and design changes on the streets. However, the concept is in keeping with the PUD.

The Staff presented the plat with the applicant represented by Bill Lewis.

Staff advised that the covenants should be rewritten and/or corrected as per recommendation #1. Some additional revisions may be required as well as those listed in the agenda.

The City Engineering advised they were concerned that insufficient funds might be allotted to maintenance of the private streets, storm sewer system and landscaping. Although these items are not usually specifically filed as part of the plat, this concern was based upon studies of the Engineering Department relative to maintenance costs on streets. Developer and/or his engineer is urged to work with the City Engineer so that adequate maintenance funds are provided. Department of Stormwater Management advised that they will **not** issue any permits until Phase I of Francis Hills is complete and accepted by the City under PFPI #272, as set forth in letter dated 9/21/89 and restated in letter dated 12/11/89. Due to the requirements to revise covenants and conditions imposed by Department of Stormwater Management, only preliminary approval was recommended. Revised Draft Final should follow.

Francis Hills, Block 4 - Cont

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Francis Hills, Block 4, subject to the following conditions:

1. Covenants submitted with this plat include the first three blocks of Francis Hills and numerous other references to the plat that is already filed of record. Several instances in the covenants refer to this plat as an amended plat of Francis Hills. This is confusing, so it is recommended that the covenants be revised to reflect only the portion of this property being included in this plat. If the covenants to the existing platted subdivision need to be amended, then it can be done by separate instrument since it is a separate plat. There are also references to storm water detention areas and sewage treatment facilities that do not apply to this particular plat. Other specific requirements for the covenants include:

Page 2, 2nd line from bottom, after the word "aforesaid" add: "No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easements or right-of-way as shown."

Page 5, Section D: References made to storm water detention easements. These are not shown on plat and may not apply to this part of the development. Verify with Department of Stormwater Management.

Page 8, Section I, 3rd line, add: "and South Jamestown Avenue".

Page 9, Section A and page 10: The PUD conditions should all be set forth in one section of the covenants. Some are found on this page and some on pages 12 and 13.

Page 16, Section III, PROPERTY OWNERS' ASSOCIATION: Suggest, but not a condition for approval of the plat, that this section be filed by separate instrument and only referred to in the plat. If changes need to be made in the methods of collection of fees, percentages, etc., then it can be amended without involving the Planning Commission and/or amending the plat. (Would probably save problems in future if changes are necessary.)

2. On face of plat, show plat to the north as "Francis Hills". Show "LNA" across the end of South Jamestown Avenue and identify same on plat.
3. All conditions of PUD 426 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1170 of the Zoning Code, in the covenants.
4. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines.
5. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.

Francis Hills, Block 4 - Cont

6. 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).
7. A request for creation of a Sewer Improvement District shall be submitted to the Water & Sewer Dept. prior to release of final plat.
8. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. (Reference letters dated 9/21/89 and 12/11/89, PFPI #272)
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer. (Reference PFPI #272)
10. A topo map shall be submitted for review by the TAC (Subdivision Regulations). Submit with drainage plans as directed.
11. Street names shall be approved by City Engineer and shown on plat.
12. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by City/Traffic Engineer. Show LNA at end of South Jamestown Avenue.
13. It is recommended that the developer coordinate with Traffic Engineer during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
14. 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.
15. 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.
16. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Wilmoth and the applicant's representative, Bill Lewis, answered questions from the TMAPC members regarding stormwater management, emergency vehicle access, etc. Mr. Wilmoth clarified this application was not an amended plat, but was a separate plat for Block 4.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Parmele, Randle, Wilson, "absent") to **APPROVE** the **Preliminary Plat for Francis Hills - Block 4**, subject to the conditions as recommended by the TAC and Staff.

**LOT SPLIT FOR WAIVER:**

**L-17251 Lamar (524)**

12505 East 176th Street North

(AG)

This request is to split a tract approximately one acre in size 150' x 273.9' from a 9.87 acre tract at the above location. Board of Adjustment approval will be required for the lot width and size, two acres and 200' being the minimums. Water service is available and Health Department approval of a septic system is being processed. Staff notes that there are other small lots in this area less than 1/4 mile away. There are several other lots in the area that do not meet the bulk and area requirements. Lot split #15322 to the east of this tract was approved 11/4/81 by the TMAPC and by the County Board of Adjustment, Case #132. Right-of-way has been dedicated on one tract, 50' from centerline and was required on L-15322 also.

The Staff recommended approval subject to:

1. County Board of Adjustment approval of a variance of the lot widths from 200' to 150' and a lot area of two acres to approximately one acre. CBOA Case #943 to be heard 12/19/89. (Staff advised the TMAPC that this condition has been met.)
2. Right-of-way dedication on East 176th Street North to meet the Major Street & Highway Plan.
3. Tulsa City/County Health Department approval of septic system.
4. Necessary utility easement and/or extensions required to service the lot. (Verify Washington County RWD #3 service.)
5. Approval of any grading/drainage plans required by County Engineer in the permit process.

Staff advised TAC that applicant had informed the Staff that the lot depth would be increased at least 50' to allow for the right-of-way deducted on the front so they would have one acre net, not gross. All the conditions would still apply as recommended.

The applicant was not represented.

The TAC voted to recommend **approval** of L-17251, subject to the conditions outlined by Staff and TAC.

**TMAPC ACTION: 6 members present**

On **MOTION** of **PADDOCK**, the TMAPC voted **6-0-0** (Carnes, Coutant, Doherty, Paddock, Selph, Woodard, "aye"; no "nays"; no "abstentions"; Draughon, Kempe, Parmele, Randle, Wilson, "absent") to **APPROVE L-17251 Lamar**, subject to conditions 2 - 5.

\* \* \* \* \*

This is a 200' x 295' lot located on 31st Street east of Harvard Avenue and is zoned CS. The lot currently contains a restaurant and parking lot. The applicant proposes to split off the east 75' used for parking to construct a dental office. There are two existing access points on 31st Street and no additional access is requested. A mutual access and parking agreement will be executed. A Board of Adjustment application for variance of the required 150' frontage is being processed. North directly across 31st Street from the subject tract are CS zoned lots. Only one of these lots meets the requirements for 150' frontage.

Staff recommended approval subject to:

1. City Board of Adjustment approval for variance of frontage from the required 150' to 125' and 75'. (BOA #15341 1/4/90)
2. Right-of-way dedication on 31st Street.
3. Grading and drainage plans approval by Department of Stormwater Management through the permit process.
4. Extension of utilities or necessary easements required to service the lots.

The applicant was represented by Don Walker.

The Traffic Engineer advised 31st Street would eventually be a five lane facility which would require 50' of right-of-way. If the right-of-way were dedicated, the Engineering Department advised they would consider a license agreement to continue parking on that portion of the lot within the additional dedication of right-of-way until such time as the street is widened. Parallel utility easement of 17.5' was also recommended along 31st Street which should not interfere with the parking. The general consensus of the TAC was to require the right-of-way and allow applicant to continue the use as is until the street is widened. It was also noted that the building to the west was only 36' from centerline, but if that was needed it would have to be purchased. No objections to lot frontages.

The TAC voted unanimously to recommend **approval** of L-17255, subject to the following conditions:

1. City Board of Adjustment approval of variance of frontage to 75' and 125' is recommended. (BOA #15341 1/4/90)
2. Right-of-way dedication on 31st Street to meet 50' from centerline requirement.
3. Access agreement limiting access to the existing locations.
4. Grading and drainage plan approval by Department of Stormwater Management in the permit process. (Fee-In-Lieu may be paid for increased imperviousness.)

**L-17255 Elias - Cont**

5. Provide easements as follows:
  - a) 17.5' parallel to 31st Street.
  - b) 11' along west and south sides except where building is closer.
6. Provide fire hydrants, if needed, to ensure that no hydrant is more than 400' from any point on the buildings. (Coordinate through Fire Department and Water and Sewer Department.)

Comments & Discussion:

Staff and Legal Counsel answered questions from the Commission regarding setbacks, right-of-way dedication, signage, etc.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the TMAPC voted **5-0-1** (Carnes, Doherty, Paddock, Selph, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Draughon, Kempe, Parmele, Randle, Wilson, "absent") to **APPROVE L-17255 Elias**, subject to the conditions as recommended by the TAC and Staff.

\* \* \* \* \*

L-17256 (Arnold)(1793) NW/c of 31st Street & South Birmingham Place (RS-1)

Staff advised the applicant was withdrawing the request for waiver. Therefore, this case would meet the requirements for Ratification of Prior Approval.

Chairman Doherty confirmed this item could be placed with those listed on today's agenda under Lot Splits for Ratification of Prior Approval.

**LOT SPLITS FOR DISCUSSION:**

L-17262 Fox (1793) North of the NE/c of East 27th & South Lewis (RS-1)

This lot split is to approve a land swap of approximately 1,811 square feet between two existing lots. The present lot line runs at an approximate 45° angle, which was a result of needing a 140' back lot line to average with the front of 60.59', or an overall average width of 100+ feet in width. This left two triangular corners that are difficult to utilize. The land swap proposed by this split will "square up" the lots and provide better building sites. (Both lots far exceed the 13,500 square foot minimum.)

Since the previous lot split was approved, and as a result of several other lot splits in various locations, the method of figuring the "average lot width" has changed. The buildable area on the larger tract (17,971 square feet) is 100 or more feet in width. However, since the frontage out to South Lewis is so wide (60.59'), it may not average 100' in width although the depth is 226.99'. Since no additional building sites are being created, and this land swap will be an improvement by providing better use of the lots, Staff has no objection or requirements. (Easements and right-of-way has already been provided.)

In the event the TMAPC is of the opinion this may require a waiver of the "average lot width", notices have been sent to the abutting property owners. If BOA approval is required, notices will also be sent for that hearing.

Comments & Discussion:

Mr. Wilmoth further explained the request and answered questions from the Commission. Discussion followed which clarified that BOA approval was not needed.

TMAPC ACTION: 6 members present

On **MOTION** of **CARNES**, the TMAPC voted **5-0-1** (Carnes, Doherty, Paddock, Selph, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Draughon, Kempe, Parmele, Randle, Wilson, "absent") to **APPROVE L-17262 Fox**, as recommended by Staff.

**LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:**

L-17256 (1793) Arnold (see pg 12)	L-17261 (1293) Lloyd/Keys
L-17258 (1973) Holcomb/Christensen	L-17263 (1393) Cox/Ellis
L-17259 ( 283) Price	L-17264 ( 303) Metro Chamber of Comm.
L-17260 (1892) Sadler	

TMAPC ACTION: 6 members present

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

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

Date Approved 1/3/90  
James R. Bicket  
Chairman

ATTEST:

Art Drayton  
Secretary