

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1883
Wednesday, May 13, 1992, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Broussard	Ballard	Gardner	Linker, Legal
Carnes	Buerge	Stump	Counsel
Doherty, 1st Vice Chairman	Neely		
Selph			
Horner			
Midget, Mayor's Designee			
Parmeale, Chairman			
Wilson, Secretary			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, May 12, 1992 at 11:33 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:30 p.m.

REPORTS:

Chairman's Report:

Chairman Parmele announced the appointment of a nominating committee for election of officers has been selected. This committee will present a slate of officers proposed for elections to be held at the end of the TMAPC agenda May 20, 1992.

OTHER BUSINESS:

PUD 207-11 Minor Amendment to the required setback for a garage
- Mill Creek Pond Lot 25, Block 4

The applicant is requesting a reduction in setback for garages in front yards from 25' to 20' on Lot 25, Block 4 Mill Creek Pond. The lot is a corner lot and if it had the garage being accessed through a side yard the setback would be 20'. Also the required front yard for dwellings, excluding the garage, is 20'. Staff feels this reduction will not produce any incompatibility with surrounding homes and will be in keeping with the spirit and intent of the original PUD. Therefore, staff recommends **APPROVAL** of minor amendment PUD 207-11.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Broussard, Carnes, Doherty, Horner, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Midget, Neely, Selph "absent") to **APPROVE** PUD 207-11 Minor Amendment as recommended by staff.

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PUD 410A Detail sign Plan for ground sign on Yale Avenue in Development Area A - south of the southeast corner of Yale Avenue and 36th Street South

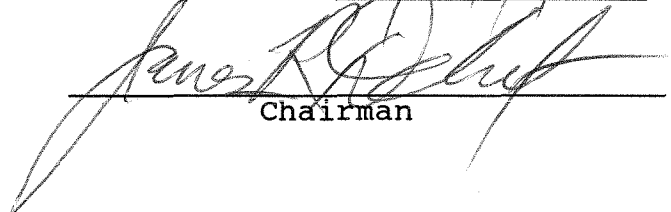
Staff has reviewed the proposed ground sign for the Tulsa Junior League on Yale Avenue. It complies with all of the PUD conditions; therefore, staff recommends **APPROVAL** as submitted.

TMAPC Action; 7 members present:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Broussard, Carnes, Doherty, Horner, Midget, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Buerge, Neely, Selph "absent") to **APPROVE** PUD 410-A Detail Sign Plan as recommended by staff.

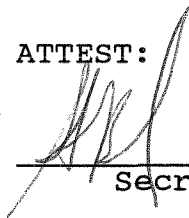
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Date Approved: 5/27/92



Chairman

ATTEST:



Secretary

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1882
Wednesday, May 6, 1992, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Broussard	Gardner	Linker, Legal
Buerge	Midget	Hester	Counsel
Carnes	Parmele	Stump	
Dick		Wilmoth	
Doherty, 1st Vice Chairman			
Horner			
Neely, 2nd Vice Chairman			
Wilson, Secretary			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, May 5, 1992 at 11:30 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, 1st Vice Chairman Doherty called the meeting to order at 1:30 p.m.

Minutes:

Approval of the minutes of April 15, 1992 Meeting No. 1880:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Parmele "absent") to **APPROVE** the minutes of the meeting of April 15, 1992 Meeting No. 1880.

Approval of the minutes of April 22, 1992 Meeting No. 1881:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-1** (Ballard, Buerge, Carnes, Doherty, Horner, Wilson "aye"; no "nays"; Neely "abstaining"; Broussard, Dick, Midget, Parmele "absent") to **APPROVE** the minutes of the meeting of April 22, 1992 Meeting No. 1881.

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REPORTS:

Committee Reports:

Budget and Work Program Committee

Ms. Wilson announced the Budget and Work Program Committee met today and reviewed the third quarter fiscal year 1992 expenditure report. The Committee also conducted an evaluation of the TMAPC

workshop held April 4, 1992. Ms. Wilson advised the Budget and Work Program Committee will meet again May 20, 1992 during the TMAPC Committee Work Session to consider the request from Mayor Randle to address local businesses' concerns about retail facilities operating on parking lots. More specifically he is concerned with principal uses on parking lots or other unimproved property. Ms. Wilson advised that staff will investigate this issue during the next two weeks and will visit with Paula Hubbard, Zoning Officer, to determine how she administers the zoning code and conduct discussions with legal council to determine if there are any gaps in this area. On May 20, this information will be reviewed and TMAPC will decide if it will be necessary to include it as a work item or if suggestions for improvements in the process will be sufficient.

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SUBDIVISIONS:

PRELIMINARY APPROVAL:

The Estates of Forest Park (3483) (PD-26(CD-8)
E. 114th Pl. and S. Hudson Avenue

RS-2

This plat has a sketch plat approval by TAC on 7/16/91, as well as several other previous approvals, including a final approval as SOUTH POINT which was never filed. A copy of the TAC minutes of 7/16/91 was provided, with Staff comments in the margin as applicable.

This plat was also known as "Anderson Acres" with processing and applications approved as far back as 7/12/78. The following sequence of previous approvals was provided.

This plat was formerly known as "South Point" which expired 4/20/89. For reference and background, the following sequence of approvals took place prior to the current plat application.

South Point

Chronological Sequence

06/12/78	Preliminary plat received by TMAPC (Processed under old Subdivision Regulations) Septic tank development proposed.
07/12/78	Preliminary plat approved by TMAPC.
01/10/79	TAC reviews conditional final plat
01/17/79	TMAPC approves conditional final plat.
01/02/80	TMAPC extends conditional final approval until 10/1/80.

10/01/80 Conditional final approval expires. No activity on plat since it expired.

04/01/87 Request from developer's engineer to reinstate final approval.

04/15/87 TMAPC reinstated plat for preliminary approval, subject to a review by TAC.

04/30/87 Preliminary plat submitted for TAC review

05/28/87 TAC review of preliminary plat. Health Department preferred plat be sewered, but no decision made at this time. Preliminary approval recommended, noting that ... " special conditions may apply" regarding sewage disposal.

4/14/88 Letter received by TMAPC Staff requesting 1-year extension of preliminary approval.

4/20/88 Request 1-year extension of TMAPC approval this date. (Approved as requested.)

The current plat will be served by sanitary sewer. It is similar in design to the previous plats, contains a collector street and detention pond and is not a PUD.

The Staff presented plat with the applicant represented by Jack Cox, Bob Lemons and Gary Burton.

There was a great amount of discussion regarding the right-of-way width and improvement of E. 116th Street. The Department of Public Works is particularly concerned with the use of 116th as a collector from Hudson to Sheridan. This street should be up-graded for the anticipated increased traffic that will come from this plat and existing adjacent development. At this time the amount and details of improvements have not been determined. Further, it may be recommended that a portion of the extreme western portion of 116th Street be closed or vacated. This would depend upon ownerships on both sides of 116th and how much access and/or easement must remain. It was expected that the extension of S. Erie approximately 1/4 mile west of this plat, would be the north-south collector in this area as it develops.

There were no problems with the interior development of the plat as per conditions already recommended on the sketch plat.

The Staff presented the plat with the applicant represented by Jack Cox, Engineer, E. O. Summer, Bob Lemons and Gary Burton.

It was recommended that the Developers and their Engineer meet with the Department of Public Works to determine the extent of the improvements to be required on 116th Street. A continuance might be needed, so applicant or the Department of Public Works would inform Staff if this is necessary.

On MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY plat of *The Estates of Forest Park*, subject to the following conditions:

1. Upgrade 116th Street as recommended by the Department of Public Works, particularly between Hudson and Sheridan. This may also include recommendations to close a portion of the extreme western portion of 116th. (This condition subject to further review and/or study and more detailed recommendation at a later date.)
2. Show 30' building line on north side of Reserve "A". Identify the small triangle at the southwest corner of plat as "ONG - unplatted".
3. Verify dedications on 116th Street. (There may be 40' from centerline.) Show Book/Page reference or other identification. If no verification is found, extend the plat boundary to the centerline and dedicate a minimum of 30'. (Check Book 2535, Page 646)
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 Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
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 owners(s) of the lot(s).
7. 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.
8. 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.
9. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
10. Street names shall be approved by the Department of Public Works and shown on plat.

11. All curve data, including corner radii, shall be shown on final plat as applicable.
12. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
13. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
14. It is recommended that the developer coordinate with the Department of Public Works 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.)
15. 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.
16. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
17. The key or location map shall be complete. (New subdivisions)
18. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
19. 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.
20. All (other) Subdivision Regulations shall be met prior to release of final plat.

Staff Comments

Mr. Wilmoth advised that staff recommended approval subject to conditions.

Interested Parties

Franklin Miller

11315 S. Hudson Ave.

Mr. Miller asked if the developers planned to install signage and if so requested specifics of such signage.

E.O Sumner

Mr. Sumner explained developers plan to place signs at the entry to the development. It is undecided if the signs will be temporary or

permanent. Mr. Sumner advised the sign would be maintained by the Homeowner's Association (HOA) and affirmed there are conditions in the plat requiring an HOA.

Carol Wright

6240 E. 116th St.

Ms. Wright expressed concern over whether the retention ponds would be fenced. Ms. Wright noted that currently this area is being used by young people riding motor bikes, for partying, and leaving litter associated with such activities.

Mr. Wilmoth explained any improvements would be done through PFPI.

Mr. Gardner explained the detention ponds usually have a dual purpose. It is an area that may be used for recreation purposes and needs to be accessible to the neighborhood.

Mr. Doherty suggested Ms. Wright contact Jack Page, Public Works, and express her concern over vehicle access and the problems experienced in that area.

Robert Lemons

10515 S. 68th E. Place

Mr. Lemons, a partner of the development company, advised he is unable to state the type of fencing to be installed until the requirements are received from Public Works. He feels certain that some kind of fence will need to be installed. Mr. Lemons advised he has reported to police that young people are using the area as a gathering place. He advised this will eliminate itself once development occurs.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Parmele, "absent") to **APPROVE** the Preliminary Plat of The Estates of Forest Park.

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FINAL APPROVAL AND RELEASE:

Food Lion/East 31st Street Addition (1694) (PD-17) (CD-6) (CS)
NE/c E. 31st Street & S. 129th East Avenue

Staff Comments

Mr. Wilmoth advised the applicant was present and staff recommends approval.

TMAPC Action; 7 members present:

On MOTION of WILSON , the TMAPC voted 7-0-0 (Ballard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Parmele, "absent") to APPROVE the Final Plat of Food Lion, East 31st Street Addition, and Release same as having met all conditions of approval as recommended by staff.

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Food Lion/Sheridan Road Addition (PUD-206-9)(2283) (PD-18)(CD-8)
9230 Block S. Sheridan Road (RM-1)

Staff Comments

Mr. Wilmoth advised releases have been received and staff was recommending approval.

TMAPC Action; 7 members present:

On MOTION of WILSON , the TMAPC voted 7-0-0 (Ballard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Parmele, "absent") to APPROVE the Final Plat of Food Lion, Sheridan Road Addition, and Release same as having met all conditions of approval as recommended by staff.

* * * * *

Gilcrease Hills Plaza Addition (PUD 441-1)(2702) (PD-11)CD-1)
Northeast corner of W. Pine St. and N. Union Avenue (CS, RM-1)

Staff Comments

Mr. Wilmoth advised releases have been received and staff recommends approval.

TMAPC Action; 7 members present:

On MOTION of WILSON , the TMAPC voted 7-0-0 (Ballard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget, Parmele, Dick "absent") to APPROVE the Final Plat of Food Lion, Gilcrease Hills Plaza Addition, and Release same as having met all conditions of approval as recommended by staff.

Mr. Doherty expressed his appreciation of the spirit in which Food Lion has approached this matter and their cooperation with the Planning Commission staff and neighborhoods in which the development is to take place.

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WAIVER REQUEST; Section 260:

CZ-198 Bozarth Acres (3392) (PD-8) (County)

IL

Northwest corner of W. 61st St. and S. 41st W. Court

This is a request to waive plat on Lots 1, 2, 3, 4, 9, 10, & 11, Block 4 of the above named subdivision. Since the tract is already platted, staff has no objection to a waiver provided the following conditions are met:

1. Grading and/or drainage plan approval by County Engineering through the Permit Process.
2. Provide a minimum of 50' of right-of-way from centerline of West 61st Street in accordance with the Major Street Plan.
3. Provide an Access Agreement along W. 61st Street, subject to approval of driveway locations by the County Engineer.
4. Provide utility easement(s) if needed by utilities. (In permitting process).

Staff Comments

Mr. Wilmoth explained the old subdivision plat had only 25' of right-of-way on 61st Street. Mr. Wilmoth advised staff is recommending approval subject to conditions.

There were no interested parties present.

TMAPC Action; 7 members present:

On **MOTION BUERGE** of , the TMAPC voted **7-0-0** (Ballard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Parmele, "absent") to **APPROVE** the Waiver Request of CZ-198 subject to staff recommendations.

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WAIVER REQUEST; Section 213:

Z-5253 Broach Addition (1993) (PD-6) (CD-9)

CG

1316 E. 36th Pl.

This is a request to waive plat on the E. 10' of Lot 3 and the W. 30' of Lot 4 of the above named addition. The property contains an existing building and a permit for an interior remodel is pending. The property was rezoned by the TMAPC on 4/25/79 and the City Commission on 6/19/79, Ordinance #14480. Since the property is already platted and nothing would be gained by another plat, Staff recommends **APPROVAL** as requested, noting that the provisions of Section 213 have been met by the present plat.

Staff Comments

Mr. Wilmoth explained the previous zoning extended CG zoning just a few feet to accommodate a building that was on the property.

TMAPC Action; 7 members present:

On MOTION of BUERGE, the TMAPC voted 7-0-0 (Ballard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget, Parmele, Dick "absent") to APPROVE the Waiver Request of Z-5253 as recommended by staff.

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- BOA-15978 - Tulsa Public Schools - 1116 W. 22nd St. (PD-3) (CD-2)
- BOA-16009 - Tulsa Public Schools - 715 S. Columbia (PD-4) (CD-4)
- BOA-16016 - Tulsa Public Schools - 68 North Lewis (PD-3) (CD-1)
- BOA-16017 - Tulsa Public Schools - 3441 East Archer (PD-3) (CD-3)
- BOA-16019 - Tulsa Public Schools - 2324 East 17th St. (PD-6) (CD-4)
- BOA-16020 - Tulsa Public Schools - 1770 E. 61st St. (PD-18) (CD-9)
- BOA-16022 - Tulsa Public Schools - 3613 S. Hudson Ave. (PD-6) (CD-7)
- BOA-16023 - Tulsa Public Schools - 1740 North Harvard (PD-3) (CD-3)
- BOA-16025 - Tulsa Public Schools - 724 N. Birmingham (PD-3) (CD-3)
- BOA-16026 - Tulsa Public Schools - 931 S. 89th E. Ave. (PD-5) (CD-3)
- BOA-16027 - Tulsa Public Schools - 4132 West Cameron (PD-11) (CD-1)
- BOA-16028 - Tulsa Public Schools - 6703 East King (PD-16) (CD-3)
- BOA-16030 - Tulsa Public Schools - 2510 East Pine (PD-3) (CD-3)

Staff Comments

All of these Board applications are on existing school sites that have been used as schools for quite some time. The application was prompted because of the School Board's desire to locate temporary mobile homes (manufactured buildings) for classroom uses. Based on the existing use and development in the areas the school use is consistent. The Board of Adjustment has approved all of these cases, but since they are in USE UNIT #5, a platting requirement has been automatically imposed by the Zoning Ordinances.

Since these are all existing schools and the Board of Adjustment has placed all the necessary controls on the use, it is recommended that the plat requirement be WAIVED as requested. (On all 13 cases as listed.)

TMAPC Action; 7 members present:

On MOTION Wilson of , the TMAPC voted 7-0-0 (Ballard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Dick Midget, Parmele "absent") to WAIVE the Plat Requirement of the above listed school sites.

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LOT SPLITS FOR WAIVER:

L-17513 Basolo (1793) (PD-6) (CD-9)

(RS-2)

2747 E. 22nd Street

This lot-split had been reviewed by TAC on 2/25/92, but had not been forwarded to the Planning Commission since there were some options available regarding South Delaware Place. The following information was provided from previous minutes of the TAC:

This request is to create an approximate 109' x 150' lot and a 150' x 112' lot. These lots meet the Zoning Code requirements for RS-2 zoning. (E. 150' L. 24, B. 1, Harters' 2nd Addition)

Applicant is requesting waiver of the Major Street Plan on S. Delaware Place with an existing 20' of right-of-way. This street ends at the Broken Arrow Expressway fence and will service only this proposed lot. The lot has access to all utilities. This proposal was reviewed informally at TAC meeting 8/13/87. Following is an excerpt of the text of that meeting.

"Delaware Avenue is dedicated along side the east property line and contains a water line and other utilities. Only 20' is dedicated, but the probability of it being used for development is remote because of no access to the Broken Arrow Expressway entry ramp and the possibility of an additional lot split to the east also being very unlikely. If a lot split were submitted the only waiver would be of the right-of-way width on Delaware. Although it does not meet City standards, and since it would only serve one lot the TAC would not formally recommend waiver, but also would not object to this particular case. There were no other comments or requirements, or objections to proceeding with an application."

Staff recommended the application be scheduled without objection from TAC for Planning Commission action on the waiver request.

ONG has requested an 11' utility easement parallel to Delaware Avenue.

The applicant was not represented. (At the 2/25/92 TAC meeting.)

In discussion, Traffic Engineering suggested that the northerly portion of Delaware be vacated, since the City would not want to maintain any additional un-improved right-of-way. The existing paving ends about 90' north of 22nd Street. Other means of vacating the street, providing

an ownership handle of 30', etc. was discussed. Since applicant was not present, TAC recommended the item be tabled, pending some other possible solutions to the waiver request.

Without any further action the request was TABLED for additional study and/or recommendations.

The applicant was represented by John Moody on 4-28-92.

In discussion, the TAC had no objection to waiver of the street plan requiring additional right-of-way on Delaware Place for the reasons stated on 8-13-87.

Since any vacation or closure of Delaware would be processed through the City, all agencies would be notified and sufficient easements could be retained as needed. Mr. Moody would research the original dedications and take the applicable steps to vacate or close Delaware.

On MOTION of HILL, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of L-17513 waiving the Subdivision Regulations requiring conformance with the Street Plan, and further subject to the conditions regarding retention of utility easements through the vacating process.

Staff Comments

Mr. Wilmoth reviewed TAC discussion of the application.

TMAPC Action; 8 members present:

On MOTION of CARNES, the TMAPC voted 7-0-1 (Ballard, Buerge, Carnes, Doherty, Horner, Neely, Wilson "aye"; no "nays"; Dick "abstaining"; Broussard, Midget, Parmele "absent") to **APPROVE** the lot split and **WAIVE** the subdivision regulations requiring conformance with the street plans as recommended by staff.

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LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17533 Stellar (1993) (PD-6) (CD-9) 1320 E. 34th St. RS-3

Staff Comments

Mr. Wilmoth advised that staff certifies this lot split meets subdivision and zoning regulations and recommends approval.

TMAPC Action; 8 members present:

On MOTION of WILSON, the TMAPC voted 8-0-0 (Ballard, Buerge, Carnes, Dick, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget, Parmele "absent") to **RATIFY** L-17533, finding it in accordance with subdivision regulations, having received prior approval.

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OTHER BUSINESS:

PUD 112-14 Minor Amendment To allow A Lot Split on a lot containing a duplex (Lot 13, Block 4, Burning Tree East) -- Southeast corner of S. 86th E. Avenue and 62nd Place

The applicant is requesting a minor amendment to divide an existing duplex lot along the common wall to permit separate ownership. Staff has no objection to the lot split since the duplex is already in place and nothing would physically change.

Therefore, staff recommends **APPROVAL** of Minor Amendment PUD 112-14 per the submitted plot plan.

There were no interested parties present.

TMAPC Action; 8 members present:

On **MOTION** of **BUERGE**, the TMAPC voted **8-0-0** (Ballard, Buerge, Carnes, Dick, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget, Parmele, "absent") for **APPROVAL** of PUD 112-14 per plot plan and Lot Split 17530.

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PUD 411/Z-5842-SP-6 Detail Site Plan (Area 3)
Northeast corner of 98th Street South and
Memorial Drive

The Detail Site Plan is for a new auto dealership and associated parking. Immediately south of the tract is an existing auto dealership (South Park Lincoln-Mercury) which will be tied into the proposed development. Ultimately a third auto dealership is planned to be placed between these two on Lot 2.

Staff has reviewed the site plan and finds it to be in accordance with the PUD and Corridor Standards. Therefore, Staff recommends **APPROVAL** of the Detail Site Plan for a portion of Area 3 in PUD 411 noted as Z-5842-SP-6.

Applicant's Comments

Mr. Charles Norman, attorney for the applicant, clarified that this is a detail site plan for Lot 3 and an interim site plan for Lot 2, which indicates parking and used car sales. He advised there will be a future detail site plan for Lot 2 when the third dealership might be proposed.

TMAPC Action; 8 members present:

On **MOTION** of **WILSON** , the TMAPC voted **8-0-0** (Ballard, Buerge, Carnes, Dick, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget, Parmele "absent") to **APPROVE** the Detail Site Plan for a portion (Lot 3) of Area 3 of PUD 411 and interim Detail Site Plan on Lot 2 and Z-5842-SP-6 as recommended by staff and applicant's clarification.

* * * * *

PUD 481/Z-5970-SP-2 Detail Site Plan of Area "A"
Northwest corner of Mingo Valley
Expressway and E. 71st Street South

Staff has reviewed the proposed shopping center in Area "A" of PUD 481 and finds it to be in conformance with the PUD and Corridor zoning requirements under the following conditions:

1. All trash and mechanical and equipment areas shall be screened from public view.
2. Eating Establishments, Entertainment and/or Drinking Establishments, Motion Picture Theaters, Other Theaters or Churches are NOT allowed within the buildings in Lot 2 by this Site Plan Approval. Such uses would require a new Site Plan review by TMAPC.

Therefore, staff recommends **APPROVAL** of the Detail Site Plan for Area "A" subject to the above stated conditions.

Staff Comments

Mr. Stump advised the detail site plan only details some of the lots within the proposed shopping center; therefore, staff is approving those specific lots with the caveat that there is not enough detail to review screening of the trash and mechanical areas and note that these areas must be screened from public view. In addition, the areas that do not have a designated use, but are shown as a building have a condition that they not be the types of uses that would require greater than 1 space per 225 SF for parking. He added that staff recommends approval with these conditions.

TMAPC Action; 8 members present:

On **MOTION** of , the TMAPC voted **8-0-0** (Ballard, Buerge, Carnes, Dick, Doherty, Horner, Neely, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Midget, Parmele "absent") to **APPROVE** the Detail Site Plan of Area "A" PUD 481/Z-5970-SP-2 per staff conditions.

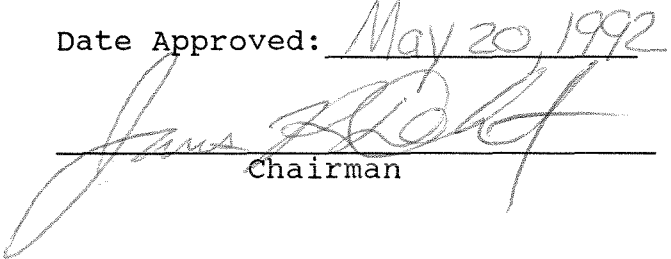
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Mr. Doherty referred to the copy of a memorandum from Councilor Watts to the other City Councilors, Mayor Randle, Charles Norman, and the Planning Commission. He advised that Chairman Parmele has requested that staff examine it and prepare as necessary any comments that might be useful for the City Council meeting tomorrow.

Mr. Stump reported the Sam's at 71st Street and Memorial is now open. He advised the landscaping installed there is similar to some of the standards that the Planning Commission is considering adopting. He suggested the Planning Commission may wish to inspect the area to determine what they like and dislike about this type of landscaping that might help with the landscaping ordinance to be before them in the future.

There being no further business, the Vice Chairman declared the meeting adjourned at 2:01 p.m.

Date Approved: May 20, 1992


Chairman

ATTEST:


Secretary