

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1933
Wednesday, June 23, 1993, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Dick	Frank	Linker, Legal
Broussard	Neely	Gardner	Counsel
Carnes, 2nd Vice Chairman	Parmele	Hester	
Doherty, Chairman		Matthews	
Horner		Stump	
Midget, Mayor's Designee			
Pace			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, June 22, 1993 at 11:37 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 1:33 p.m.

Minutes:

Approval of the minutes of June 9, 1993, Meeting No. 1931:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Broussard, Carnes, Doherty, Horner, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, Neely, Parmele "absent") to **APPROVE** the minutes of the meeting of June 9, 1993 Meeting No. 1931.

PUBLIC HEARING

RESOLUTION NO. 1933:735

**A RESOLUTION AMENDING
THE DISTRICT 18 PLAN MAP AND TEXT
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan of the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma,

and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 27th day of August, 1975 this Commission, by Resolution No. 1078:403, did adopt the District 18 Plan Map and Text as part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 23rd day of June, 1993, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District 4 Plan Map and Text, as follows:

PLAN TEXT:

attached as Exhibit A and made a part hereof; and

PLAN MAP:

as indicated on Exhibit B, attached and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 18 Plan Map and Text, as above set out and attached hereto as Exhibits A and B, be and are hereby adopted as part of the District 18 Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this resolution be certified to the City Council of the City of Tulsa, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed of record in the Office of the County Clerk, Tulsa, Oklahoma.

EXHIBIT A

PROPOSED AMENDMENTS TO THE DISTRICT 18 PLAN - SOUTHERN PEORIA STUDY
June, 1993

* Designate the study area as a Consideration Area, overlapping and including portions of the Arkansas River Corridor and including a Medium Intensity Linear Development along Peoria.

* Add the following text to Section 3. Specific Areas.

Between the existing paragraphs one and two, add:

The Southern Peoria Consideration Area is bounded by 51st Street, 71st Street, Utica Avenue and the Joe Creek alignment and the Arkansas River. It includes portions of the Arkansas River Corridor and a Medium Intensity Linear Development Area. This has been designated due to the overabundance of multifamily housing and related impacts within this area.

* Add following Section 3.1.5:

3.1.6 SOUTHERN PEORIA CONSIDERATION AREA

3.1.6.1 The area south of East 51st Street and west of Peoria is generally overbuilt in multifamily housing. No additional units are recommended to be built in this area until such time as sufficient clearance has occurred that further construction would not result in residential intensities in excess of the existing intensities.

3.1.6.2 Intensities/densities in this area are currently higher than can reasonably be accommodated by the infrastructure. Therefore, no development or redevelopment should be permitted here that results in increases in either intensity or density of use.

3.1.6.3 When possible, acquisition and clearance of blighted structures in this area should be undertaken, with the resulting open space left as landscaped buffers and rezoned to AG or an RS designation if resold to prevent development of additional multifamily housing.

3.1.6.4 Apartment owners and managers are encouraged to install security measures, such as single-points-of-entry gates, fencing, lighting and patrols.

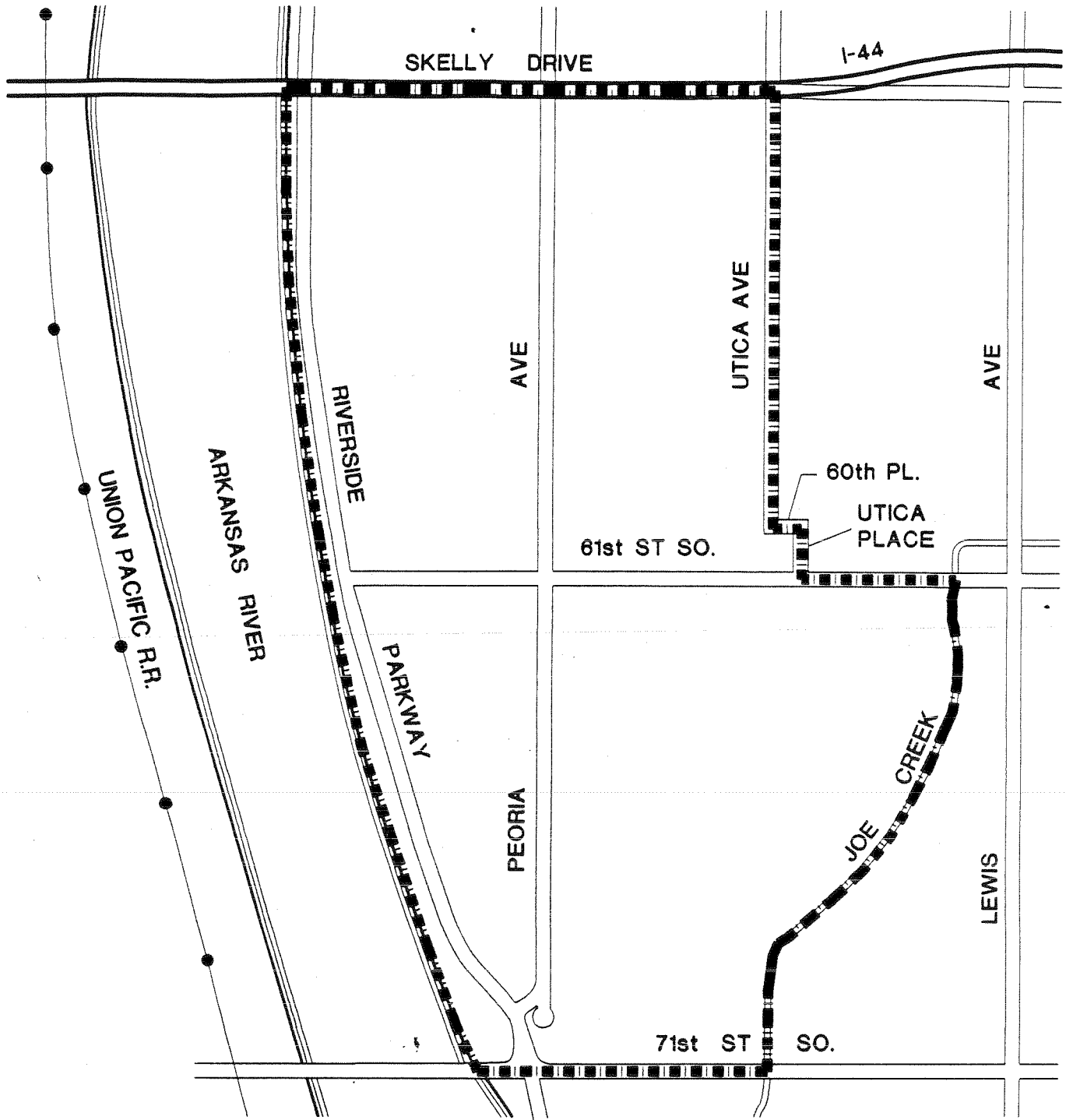
3.1.6.5 Pursue, through both private and public funding/sponsorship (HUD, TAUW, City, churches, etc.) the development of a Resident Services program for the apartments in this area. It is possible that a single Resident Services Coordinator could be shared among several or all these communities.

- 3.1.6.6 Continue to work with agencies and organizations such as the Tulsa Police Department, HUD, Tulsa Housing Authority, Mayor's Office for Neighborhoods and others in addressing the problems and issues in this area.
- 3.1.6.7 Assess the needs of area residents for various social programs and services, and explore means of addressing these.
- 3.1.6.8 Identify existing programs (social, cultural, medical, etc.) that may be needed by residents of this area but which may not currently be widely available here. Pursue dissemination of these services into this area if needed. Examples could be a branch of the Health Department, DHS, Literacy Center, recreation programs run by contracted providers, nutrition sites for children and/or elderly, day care or before/after school care, job training or library.
- 3.1.6.9 Foster the development of a communication network among area apartment owners/managers to jointly find solutions to their problems. This network could be expanded to include apartment owners/managers with similar problems in other parts of the city.
- 3.1.6.10 Foster the development of an area business owners organization to promote the area and address problems of mutual concern.
- 3.1.6.11 Work with the City of Tulsa Public Works Department to improve South Peoria by widening and straightening it south of 51st Street and by any needed curbing, lighting and storm sewer improvements.
- 3.1.6.12 Support the efforts of the Code Enforcement staff in identifying and eliminating blighting influences in this area.
- 3.1.6.13 Work with the City Park and Recreation Department and other entities (public and private) to develop recreation opportunities for children and families in this area.

- 3.1.6.14 Provide additional recreational opportunities at the existing parks in and near this area.
- 3.1.6.15 Support and encourage the Alert Neighbors program in this area.
- 3.1.6.16 Encourage the development of a community or recreation center for general public use as well as special programs in this area.
- 3.1.6.17 Encourage apartment managers and owners to carefully screen prospective tenants and report crime immediately.
- 3.1.6.18 Work with convenience store owners and managers to discourage loitering of large numbers of individuals on their properties. Encourage posting of "No Loitering" signs.
- 3.1.6.19 Work with the area schools to develop programs specifically geared to needs of the area residents and to encourage parental involvement in the children's educational careers.
- 3.1.6.20 Coordinate with ongoing planning for Riverside Drive and the extension of River Parks.
- 3.1.6.21 Coordinate land use planning efforts here with development of annual housing plans (CHAS and any successor programs).

* Designate South Peoria Consideration Area on the District 18 Plan Map.

EXHIBIT B - CONSIDERATION AREA



PEORIA STUDY

SOUTH OF I-44



INCOG

TMAPC

Staff Comments

Dane Matthews advised that this is an out-growth of meetings held over the past 10 months with groups in the area south of 51st Street to 71st Street along Peoria. She reminded the Planning Commission that this study was undertaken at the request of Councilor Bartlett. Ms. Matthews informed that various groups meet to identify problems and issues and ways to solve them. She then reviewed the proposed amendments to the District 18 Plan noting that the area is overbuilt with multifamily housing, contains blight which needs to be cleared and the Planning Team recommends rezoning in areas when that clearance occurs, networking with area residents and social services agencies and among apartment owners and area businesses. Ms. Matthews advised that many of the items called for are underway at present. Ms. Matthews conveyed Mr. Carnes' request to add wording to 3.1.6.11 to reflect adding lighting improvements. She announced that the proposed amendments have the Planning Team's recommendation for approval.

Mr. Carnes recognized the efforts made by Ms. Matthews to coordinate this study and encourage continued participation.

Interested Parties

Eugene Coy

5532 S. Peoria 74105

Mr. Coy, businessman in the Peoria area, expressed appreciation for the support given to the Peoria area to make it a safer and more productive area.

Councilor Dewey Bartlett

Councilor Bartlett expressed pride in the work and involvement done on this project. He advised that due to early involvement, this area has been able to avoid the severe decline experienced in the Kendall-Whittier area. Councilor Bartlett expressed his appreciation to Ms. Matthews, the Planning Commission, the business community, area residents, apartment managers and owners for their involvement. Councilor Bartlett expressed his support of the resolution.

There being no further comments Chairman Doherty declared the public hearing closed.

TMAPC Action; 8 members present:

On MOTION of MIDGET, the TMAPC voted 8-0-0 (Ballard, Broussard, Carnes, Doherty, Horner, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Neely, Parmele "absent") to AMEND the District 18 Plan Map and Text as recommended by Staff and ADOPT Resolution 1933:735.

* * * * *

PUBLIC HEARING

to amend the District 2 Plan Map and Text,
a part of the Comprehensive Plan for the Tulsa Metropolitan Area,
as regards to the northern corners of Pine/Cincinnati intersection.

Staff Comments

Ms. Matthews advised that the Tulsa Development Authority (TDA) has recently amended their plan for the subject property. She advised that, although it was in accord with the adopted District 2 Plan, Staff proposes to show low-intensity residential land use on the corners of Pine Street and Cincinnati Avenue.

Chairman Doherty reported that the Comprehensive Plan Committee recommended approval of this amendment.

There being no interested parties present wanting to address the Planning Commission, Chairman Doherty declared the public hearing closed.

TMAPC Action; 8 members present:

On MOTION of CARNES, the TMAPC voted 8-0-0 (Ballard, Broussard, Carnes, Doherty, Horner, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Neely, Parmele "absent") to AMEND the District 2 Plan Map and Text as recommended by Staff.

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ZONING PUBLIC HEARING

ZONING PUBLIC HEARING

Application No.: Z-6400 Present Zoning: AG
Applicant: Jerry W. Ledford, Jr. Proposed Zoning: RS-2
Location: West of the northwest corner of 91st Street South and
Sheridan Road
Date of Hearing: June 23, 1993

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- No Specific Land Use.

According to the Zoning Matrix the requested RS-2 District is found in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 10 acres in size and is located west of the northwest corner of 91st

Street South and Sheridan Road. It is wooded, sloping, contains a single-family dwelling and is zoned AG.

Surrounding Area Analysis: The tract is abutted on the north by vacant land zoned AG; on the east by vacant land zoned RM-1; on the south across 91st Street by single-family dwellings zoned CO, RM-1 and PUD 260-A and on the west by single-family dwellings zoned RS-2.

Zoning and BOA Historical Summary: Various RS zones have been granted to the west of the subject tract and a portion of the tract to the east is in the process of being rezoned to RS-3. The south 200' to the tract to the east is under request for CS zoning.

Conclusion: The proposed zoning is compatible with existing development and the Comprehensive Plan.

Therefore, Staff recommends **APPROVAL** of RS-2 zoning for Z-6400.

Interested Parties

Gerard Wilhelm	8825 S. Lakewood Ct.	74137
W.W. Saterbak	9019 S. Lakewood Ct.	74137

Mr. Wilhelm expressed interest in the southern most 200' section of the subject property.

Chairman Doherty explained that the 200' of the tract to the east is not under consideration at this time. He advised Mr. Wilhelm of how to proceed and whom to contact to express concerns over the portion which he is interested in.

Mr. Wilhelm expressed no opposition to the RS-2 zoning request.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Ballard, Broussard, Carnes, Doherty, Horner, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Neely, Parmele "absent") to recommend **APPROVAL** of Z-6400 for RS-2 zoning as recommended by Staff.

LEGAL DESCRIPTION FOR Z-6400

Part of the SE/4 of the SE/4 of Section 15, Township 18 North, Range 13 East of the IBM, Tulsa County, Oklahoma, more particularly described as follows, to-wit: Beginning 737' West of the SE corner of Section 15, thence West 301.5'; thence North 1,320'; thence East 301.5'; thence South 1,320' to the point of beginning, Tulsa County, Oklahoma, according to the U.S. Government survey thereof.

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ZONING PUBLIC HEARING

Application No.: Z-6404 Present Zoning: RM-2
Applicant: Jerry W. Ledford, Jr. Proposed Zoning: CG
Location: West of the northwest corner of Utica Avenue and 2nd
Street South
Date of Hearing: June 23, 1993

Relationship to the Comprehensive Plan:

The District 4 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Special Industrial District.

According to the Zoning Matrix the requested CG District may be found in accordance with the Plan Map. All zoning districts are consider **may be found** in accordance with Special Districts guidelines.

Staff Recommendation:

Site Analysis: The subject tract is approximately 7000 SF in size and is located west of the northwest corner of Utica Avenue and 2nd Street South. It is nonwooded, gently sloping, contains a single-family dwelling and is zoned RM-2.

Surrounding Area Analysis: The tract is abutted on the north by vacant land zoned IL; on the east by a Sonic drive-in restaurant zoned CG; on the south across 2nd Street by vacant land zoned RM-2; and on the west by single-family dwellings zoned RM-2.

Zoning and BOA Historical Summary: The area is in transition to commercial and industrial uses from residential.

Conclusion: The CG zoning would be an extension of CG to the east and part of the transition to non-residential uses planned for the area.

Therefore, Staff recommends **APPROVAL** of CG zoning for Z-6404.

There were no interested parties in attendance.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Broussard, Carnes, Doherty, Horner, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Neely, Parmele "absent") to recommend **APPROVAL** of Z-6404 for CG zoning as recommended by Staff.

LEGAL DESCRIPTION

Lot 21 Block 2, Midway Addition, Tulsa County, Oklahoma.

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ZONING PUBLIC HEARING

Application No.: CZ-204 Present Zoning: AG
Applicant: Steve Porter Proposed Zoning: IL
Location: South of the Southeast corner of 151st Street South and
U. S. Highway 75
Date of Hearing: June 23, 1993

Relationship to the Comprehensive Plan:

The City of Glenpool Comprehensive Plan designates the subject property Medium Intensity Corridor.

According to the Zoning Matrix the requested IL District may be found in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 40 acres in size and is located south of the southeast corner of 151st Street South and U. S. Highway 75. It is partially wooded, gently sloping, vacant and is zoned AG.

Surrounding Area Analysis: The tract is abutted on the north by vacant land the western portion of which has been acquired by ODOT for the interchange at 151st and U.S. 75, zoned CS and AG; on the east, south and west vacant land zoned AG.

Zoning and BOA Historical Summary: Commercial and light industrial zoning has been approved north of the tract.

Conclusion: IL zoning appears to be compatible with existing development patterns and the Comprehensive Plan. The Glenpool City Council has also voted to support the IL zoning request. The extreme western portion of this tract has been acquired by ODOT for construction of part of a new grade-separated interchange at 151st Street and U. S. Highway 75.

Therefore, Staff recommends **APPROVAL** of IL zoning for CZ-204.

Chairman Doherty announced that Dan Gibson, City Manager of Glenpool has asked Irving Frank, INCOG Staff, to be present to express support for this application for the City of Glenpool.

There were no other interested parties present.

TMAPC Action; 8 members present:

On MOTION of CARNES, the TMAPC voted 8-0-0 (Ballard, Broussard, Carnes, Doherty, Horner, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Neely, Parmele "absent") to recommend **APPROVAL** of CZ-204 for IL zoning as recommended by Staff.

LEGAL DESCRIPTION CZ-204

IL (Industrial Light District). Legal description: The Southwest Quarter of the Northwest Quarter of Section 23, Township 17 North, Range 12 East of the Indian Base and Meridian, Tulsa County, Oklahoma, being located in the northeast corner of U. S. Highway 75 South and 156th Street South.

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ZONING PUBLIC HEARING

Application No.: **CZ-205** Present Zoning: CS
Applicant: Dennis Hodo Proposed Zoning: RS
Location: Northeast corner of 96th Place North and 42nd E. Avenue
Date of Hearing: June 23, 1993

Relationship to the Comprehensive Plan:

The North Tulsa County Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Corridor.

According to the Zoning Matrix the requested RS District is found in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 4 acres in size and is located at the northeast corner of 96th Place North and 42nd East Avenue. It is nonwooded, gently sloping, vacant and is zoned CS.

Surrounding Area Analysis: The tract is abutted on the north by single-family dwelling zoned RS; on the east by vacant land zoned CS; on the south by right-of-way for 96th Street interchange with U. S. 75 zoned AG; and on the west by single-family dwellings zoned AG.

Zoning and BOA Historical Summary: The subject property was zoned CS in 1981, but none of it has been developed commercially.

Conclusion: RS zoning on the tract is appropriate for the site and is compatible with surrounding development.

Therefore, Staff recommends **APPROVAL** of RS zoning for CZ-205.

There were no interested parties in attendance.

TMAPC Action; 8 members present:

On MOTION of WILSON, the TMAPC voted 8-0-0 (Ballard, Broussard, Carnes, Doherty, Horner, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Neely, Parmele "absent") to recommend APPROVAL of CZ-205 for RS zoning as recommended by Staff.

LEGAL DESCRIPTION

Lot 10, Block 4, Park Meadows, being located west of the northwest corner of U.S. Highway 75 and 96th Street North in Tulsa County, OK.

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ZONING PUBLIC HEARING

Application No.: Z-6405 Present Zoning: AG
Applicant: Adrian Smith Proposed Zoning: RS-1
Location: Northwest corner of S. Yale Avenue & 101st Street South
Date of Hearing: June 23, 1993
Presentation to TMAPC: Adrian Smith

Relationship to the Comprehensive Plan:

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the area as Special District 1 on the northern 250' of the tract and Low Intensity Residential in the southern 200' of the property.

According to the Zoning Matrix the requested RS-1 District may be found in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject tract is approximately 4.4 acres in size and is located north of the northwest corner of S. Yale and 101st Street South. It is wooded, has steep slopes with highly erodible soils which surround a plateau area.

Surrounding Area Analysis: The tract is abutted on the north by a single family home, zoned AG, to the west by single family homes, zoned RS-1; to the south by scattered single family homes, zoned PUD-203/RS-1; and to the east by single family homes, zoned RS-2.

Zoning and BOA Historical Summary: The areas to the north and south are both zoned AG with a single family residence on both tracts. To the west is a residential development which is zoned RS-1 and to the east across Yale is a single-family residential development with RS-2 zoned homes.

Conclusion: The proposed low intensity RS-1 zoning is in accordance with the Comprehensive Plan as long as the development is consistent with the ability of the land to accommodate septic systems. Special considerations must also be taken that will minimize the disturbance of the natural vegetations and soil profiles due to the erodible nature of the soil.

Therefore, Staff recommends **APPROVAL** of RS-1 zoning for Z-6405.

Applicant's Comments

Adrian Smith

Mr. Smith, representing property owners, Mr. and Mrs. Gallemore, advised that Mr. Gallemore has informed him that the State Health Department has taken the prescribed tests on the property and they all pass for septic. He advised water and utilities are available to serve the property.

Interested Parties

Doug Vincent

10530 S. Urbana 74137

Planning District 26, Chair

W.J. Sappenfield

9940 S. Yale 74137

Mr. Vincent voiced support of the requested RS-1 zoning. However, Mr. Vincent noted that the District 26 Comprehensive Plan states that "trees be preserved as much as possible". He expressed his desire to preserve as many trees as possible on this tract.

Chairman Doherty assured Mr. Vincent that, should this be presented as a PUD, the Planning Commission will do all it can to ensure preservation of as many trees as possible. However, he pointed out that under straight zoning the Planning Commission would have no authority over this matter.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Broussard, Carnes, Doherty, Horner, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Neely, Parmele "absent") to recommend **APPROVAL** of Z-6405 for RS-1 zoning as recommended by Staff.

LEGAL DESCRIPTION FOR Z-6405

A part of the SE/4 of the SE/4 of Section 21, T-18-N, R-13-E, Tulsa County, Oklahoma, being more particularly described by metes and bounds as follows, to-wit: Commencing at the Southeast corner of said section; thence N 0°10'55" E along the Easterly line thereof a distance of 792.17' to the Point of Beginning; thence N 89°59'20" W a distance of 430.76'; thence N 0°10'54" E a distance of 446.23'; thence S 89°54'44" E a distance of 430.76' to the Easterly line of said SE/4 of the SE/4; thence S 0°10'55" W along the Easterly line thereof a distance of 445.65' to the Point of Beginning, and containing 4.410 acres, more or less.

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ZONING PUBLIC HEARING

Application No.: PUD 364-A

Present Zoning: PUD 364

Applicant: Roy Johnsen

Proposed Zoning: PUD 364-A

Location: Northeast corner of 101st Street South & South Mingo Rd.

Date of Hearing: June 23, 1993

TMAPC Comments

Chairman Doherty announced a timely request for continuance of PUD 364-A.

Mr. Stump advised that the applicant has revised his proposal, but has not given Staff the new standards and is, therefore, requesting continuance to July 7, 1993.

Interested Parties in Attendance

Deborah Harbert-Woodruff	9907 S. 100th East Place	74133
Cindy Mineur	9830 S. 99th East Avenue	74133
Linda Watts	10205 E. 101st	74011
Yoan Beausoleil	9804 E. 97th	74133
Ken Smith	9916 E. 99th St. South	74133
Carol Fresin	9725 South 95th East Avenue	74133
Nilda Taylor	9722 E. 97th	74133

TMAPC Action; 7 members present:

On MOTION of CARNES, the TMAPC voted 7-0-0 (Ballard, Broussard, Carnes, Doherty, Horner, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Midget, Neely, Parmele "absent") to CONTINUE PUD 364-A to July 7, 1993.

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OTHER BUSINESS:

PUD 213 Detail Sign Plan for Lot 1, Block 1, Community Village - east of the southeast corner of 31st Street South and 89th East Avenue.

The applicant is proposing to replace an existing sign for a retirement center with a new sign, which contains 24 SF. The lot only has 38' of frontage; therefore, it is allowed one sign not to exceed 32 SF. This sign complies with that requirement. Therefore, Staff recommends **APPROVAL** of the sign plan conditioned upon all of the structure being outside of the 31st Street right-of-way and removal of all other ground signs on the lot.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-0** (Ballard, Broussard, Carnes, Doherty, Horner, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Neely, Parmele "absent") to **APPROVE** the Detail Sign Plan for PUD 213 as recommended by Staff.

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PUD 498 Detail Site Plan for Lot 1, Block 1 - east of the southeast corner of Mingo Road and 71st Street South.

The applicant is requesting approval of a site plan showing a 102,160 SF retail garden and building supply store (Home Depot). In addition to the building, there are outside sales and storage areas of 39,757 SF.

Staff has reviewed the site plan and finds that it complies with the PUD conditions. Therefore, Staff recommends **APPROVAL** of the Detail Site Plan.

It was noted that the Detail Sign and Landscape Plans were omitted from the agenda and will be heard at the next Planning Commission meeting.

There were no interested parties present.

TMAPC Action; 8 members present:

On **MOTION** of **WILSON**, the TMAPC voted **8-0-0** (Ballard, Broussard, Carnes, Doherty, Horner, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Neely, Parmele "absent") to **APPROVE** the Detail Site Plan for Lot 1, Block 1 in PUD 498 as recommended by Staff.

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PUD 411-A Revised Detail Site Plan for Lot 2, Block 1, 9700 Memorial - south of the southeast corner of south Memorial Drive and the Mingo Valley Expressway.

The applicant is proposing to place two portable office buildings on the used car lot between Fred Jones Ford and Fred Jones Lincoln-Mercury until November 1, 1993 or until a permanent building is completed, whichever comes first. The buildings are 11'8" wide by 56' long. It appears, as a temporary use, these building will not be objectionable. Therefore, Staff recommends approval of the revised site plan for two portable office buildings to be removed by November 1, 1993.

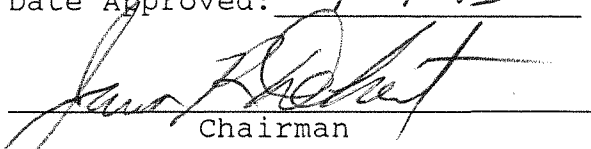
There were no interested parties in attendance.

TMAPC Action; 8 members present:


On MOTION of WILSON, the TMAPC voted 8-0-0 (Ballard, Broussard, Carnes, Doherty, Horner, Midget, Pace, Wilson "aye"; no "nays"; no "abstentions"; Dick, Neely, Parmele "absent") to APPROVE the Revised Detail Site Plan for Lot 2, Block 1 in PUD 411 as recommended by Staff.

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There being no further business, the Chairman declared the meeting adjourned at 2:30 p.m.

Date Approved: 7-7-93

Chairman

ATTEST:


Secretary Vice Chair

