

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1957  
Wednesday, December 22, 1993, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Ballard	None	Gardner	Linker, Legal
Broussard		Hester	Counsel
Carnes, 2nd Vice Chairman		Stump	
Dick			
Doherty, Chairman			
Horner			
Midget, Mayor's Designee			
Neely Secretary			
Pace			
Parmeale, 1st Vice Chairman			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, December 21, 1993 at 1:23 p.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 1:31 p.m.

**Minutes:**

Approval of the minutes of December 8, 1993, Meeting No. 1955:  
On **MOTION** of **CARNES**, the TMAPC voted **9-0-1** (Ballard, Broussard, Carnes, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; Dick "abstaining"; Midget "absent") to **APPROVE** the minutes of the meeting of December 8, 1993 Meeting No. 1955.

**REPORTS:**

**Chairman's Report**

Chairman Doherty announced that after the Comprehensive Plan Committee of December 15, he drafted a letter on recommendation to the Tulsa Development Authority (TDA) for the establishment of an urban renewal district. He reported that the letter was read at the TDA meeting. Chairman Doherty announced that TDA unanimously voted approval.

SECRET

**ZONING PUBLIC HEARING:**

ZONING PUBLIC HEARING

Application No.: CZ-207 Present Zoning: AG  
Applicant: William K. Miller Proposed Zoning: RS  
Location: West of the northwest corners of W. 58th Place South and  
South 168th West Avenue.  
Date of Hearing: December 22, 1993  
Presentation to TMAPC: Kenneth Miller

**Relationship to the Comprehensive Plan:**

The Sand Springs Comprehensive Plan designates this area as Rural Residential.

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

**Staff Comments:**

**Site Analysis:** The subject property is approximately 13.2 acres in size. It is wooded, rolling hills, and is vacant.

**Surrounding Area Analysis:** The tract is abutted on the north, south and west by vacant property, zoned AG and to the east by single-family homes, zoned RS.

**Zoning and BOA Historical Summary:** There has not been any rezoning or Board of Adjustment action in this area for several years.

Staff recommends **APPROVAL** of RS zoning for CZ-207.

Mr. Gardner noted that at the December 7, 1993 meeting of the Sand Springs Planning Commission, the Commissioners voted to recommend approval of the request as submitted.

**Applicant's Comments**

**Kenneth Miller** Route 3, Box 198, Sand Springs  
Mr. Miller explained that he intends to plat the subject property to be known as Hidden Oaks Addition, which will adjoin the existing Pleasant Oaks Addition. He advised of presenting this proposal to the Sand Springs Planning Commission and that the Planning Commission voted for approval.

**Interested Parties**

**Ralph Hight** P.O. Box 958, Sand Springs 74063  
**Dennis Beckmann** 16655 West 56th Place South 74063  
The above-listed individuals expressed the following:

There was concern over the type of road to be constructed and whether it would be constructed by granting easements on tracts of land rather than dedicated county roadways.



Area residents expressed concern over lack of traffic studies of 56th Place South, the only access to this addition. It was noted that 56th Place South is in need of repair and additional development will cause increased deterioration. There was also concern over excessive speeds on this street.

There was concern over water availability without looping the line to another main. There was concern over having adequate water supply for fire fighting.

Maintaining the quality of the neighborhood was of concern. Area residents expressed concern over restrictions for the type of housing which can be constructed on the subject tract. The residences in Pleasant Oaks are on lots of one acre or more with homes costing \$90,000 and upwards. Area residents do not want mobile homes placed on the subject property.

Applicant's Rebuttal

Mr. Miller assured interested parties that he has no intention of placing mobile homes on the property and that the roads will be county approved and installed by contractors. He informed that all the utilities have been approved.

There was discussion among the Planning Commissioners over points of access for the subject property. Planning Commissioners noted that as areas to the west and south develop more access may be provided to the subject tract.

TMAPC Action; 11 members present:

On MOTION of PARMELE, the TMAPC voted 11-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to recommend APPROVAL of CZ-207 for RS zoning as recommended by Staff.

LEGAL DESCRIPTION

NE/4, SW/4, Section 31, T-19-N, R-11-E, Tulsa County, southwest of Sand Springs Oklahoma, beginning at a point S 0° 3' 28" E 357.24' from the center of the Section to the POB, thence S 0°3'28" E 965', thence N 89°58'40" W 360', thence N 0°3'28" W 240', thence N 89°58'40" W 300', thence N 0°3'28" W 750', thence S 89°58'40" E 360', thence S 0°3'28" E 25', thence S 89°58'40" E 300' to the POB, and located in the northeast and northwest corner of W. 58th Place South and S. 169th West Avenue.

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ZONING PUBLIC HEARING

Application No.: Z-6431 Present Zoning: RS-3/PUD  
Applicant: Dan Lackey III Proposed Zoning: AG  
Location: North of East 21st Street and on the west side of South  
145th East Avenue.  
Date of Hearing: December 22, 1993  
Presentation to TMAPC: Dan Lackey III

Relationship to the Comprehensive Plan:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as Low Intensity - No Specific Land Use and Development Sensitive.

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

Staff Comments:

**Site Analysis:** The subject property is approximately 80 acres in size. It is heavily wooded and brushed, has rolling hills and steep slopes and is vacant.

**Surrounding Area Analysis:** The tract is abutted on the northwest by single-family dwellings, zoned RS-3; to the northeast by vacant property, zoned RS-3 and RS-1; to the east by scattered single-family dwellings, zoned RS-3 and AG; to the south and southwest by single-family homes, zoned RS-3/PUD-181; and to the west by the Harvey Young Airport, zoned RS-2.

**Zoning and BOA Historical Summary:** The history of zoning actions in this area indicate that since the original approval for PUD-181 there have been no zoning changes. The area to the northeast was approved for a public park area and future expansion for a school site. Eastland Plaza has been developed in the northwest corner of E. 21st Street and S. 145th West Avenue. A minor amendment to PUD-181 in 1983 resulted in some land use changes within the PUD which expanded the public park, increased the future public school site and conveyed 10 acres of the PUD to First Home Services Corporation to solve drainage problems that affected the total PUD.

PUD-181 original approval designated the subject area as Development D which was approved for the lowest density use within the PUD. A ridge line which slopes to the northeast with exposed rock restricts the development and separates the subject tract from the developed and platted portion of the PUD to the south and southwest

The City of Tulsa General Ordinances permit the raising of animals within the City Limits, with the exception of pigs, swine or any porcine species. In addition, the General Ordinances of the City of Tulsa, Title 2, Chapter 2 "Other Animals", require specific



limitations for the control of the number of animals allowed relative to the number of acres utilized, distance regulations between areas used for the raising of animals, location of barns or buildings used in conjunction with the raising of animals and those buildings used or occupied for human habitation.

The City-County Health Department has no specific rules or regulations regarding the raising of animals within the City Limits of Tulsa as long as there is no violation to the City Animal Ordinances, sanitary conditions of the property being maintained, and that the animals are not determined to be a nuisance to the surrounding area.

Staff can see no adverse affects of the land use and recommends **APPROVAL** of AG zoning for Z-6431.

**AND**

**PUD 181** Partial Abandonment - west and south of the southwest corner of 13th Street South and 145th East Avenue.

The applicant is proposing to remove 56.723 acres from Area D and all of Area C from PUD 181. The remaining 15.412 acres in Area D is made up of two tracts, one owned by the City of Tulsa planned for a park and the other owned by the Tulsa School District for a future school site. The portion of Area D to be abandoned was planned to have mainly single-family dwellings with apartments in the southeast portion. The applicant is also requesting that the area be rezoned AG (Z-6431). Staff can support the abandonment since none of the density in the area to be abandoned was transferred to other areas of the PUD and lower density development is proposed after the abandonment, than with the PUD. Therefore, Staff recommends **APPROVAL** of abandonment of a portion of PUD 181.

Applicant's Comments

**Dan Lackey III** 1240 South 143rd East Avenue 74108  
Mr. Lackey informed that he intends to build a house on the property. He also advised that he has seven horses and wants to raise colts on the property. He noted that the land is mostly brush and rock and will not support more than 10 - 15 head. Mr. Lackey stated that the property has been used as a limestone dump.

Interested Parties

**Bobbie Gray** 2465 South 141st  
Planning Chair, District 17

Ms. Gray advised having received many phone calls from area residents expressing the following:

There was concern that cattle may be placed on the property, causing disruption to residential living.

With the creek running along the back of the subject property, there was concern about the existing park abutting AG, should it be so rezoned.



Area residents purchased their properties under the impression that the subject tract would be developed as a continuation of the subdivision.

Residents whose homes abut the subject tract have been maintaining it at least one yard back to deter vermin. With AG zoning there would be no restrictions for maintaining the property.

Ms. Gray advised that Councilor and Mrs. James Hogue are residents of the area and could not attend today's hearing; however, they asked her to express their opposition to the rezoning request.

Ken Davis	1909 South 143rd East Avenue	74108
Karla Davis	1909 South 143rd East Avenue	74108
Joan E. McKeel	4533 South 135th East Avenue	74134
Betty Bussess	1723 South 141st East Avenue	74108
Bryan Tapp	1812 South 142nd East Avenue	74108

The above-listed individuals made the following comments:

A petition was presented to the Planning Commission signed by residents of the Eastland Park area expressing opposition to the abandonment of PUD-181 and the rezoning of the property from RS-3 to AG.

Opposition to livestock being at the residents' backyards was expressed.

Concern that commercial uses such as poultry and chick hatchery operations would be allowed and subject the neighborhood to truck traffic. Other operations such as a riding academy or dude ranch would generate excessive traffic and crowds.

There was alarm that property values will decline.

There is apprehension that residents will be exposed to a variety of nuisances.

There was concern that crops or grassland may be allowed to grow up to residential fences, increasing the risk of fire.

Grazing animals would damage residential fences and cause an increase of danger to area children.

Residents believe the best use for the subject property is for residential development.

Loss of enjoyment of property will be experienced due to pests and odors from raising of livestock.

Farming and ranching activities are incompatible with residential zoning and residents declared that there would be an adverse effect on the livability of the area.



**Sam Campbell**

**1401 South 138th East Avenue 74108**

Mr. Campbell expressed support of the proposed rezoning. He noted that presently some individuals use the land for riding motorcycles. Mr. Campbell does not believe the rezoning will cause deterioration of the neighborhood or loss of property value.

Applicant's Rebuttal

Mr. Lackey advised that he has owned this property approximately 18 months. He conceded that there is trash on the property and he is concentrating on cleaning it up. Mr. Lackey noted that the Health Department has regulations on what can be done with the property should it be rezoned AG, such as prohibiting the raising of chickens, hogs, etc. He declared that he will continue to maintain the property.

TMAPC Review

There was discussion among the Planning Commission regarding the number of animals which would be allowed on the property. It was their consensus that eventually the property will develop residentially. There was discussion over permitting the applicant's proposed use under the existing PUD by major amendment and imposing conditions regarding the number of animals to be allowed, screening, setbacks etc.

In response to questions from the Planning Commission, Mr. Lackey advised that limiting the number of horses to 15 would accommodate his use. He informed that he had no intention of running cattle on the tract other than if there were first-year heifers. Mr. Lackey agreed to apply for a major amendment to the PUD and to include the AG portion of the property in the application.

It was agreed to allow fees already paid to apply to the PUD major amendment less already-incurred expenses.

TMAPC Action; 10 members present:

On MOTION of CARNES, the TMAPC voted 10-0-0 (Ballard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to DENY Abandonment of a portion of PUD 181 and CONTINUE Z-6431 to February 9, 1994.

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ZONING PUBLIC HEARING

Application No.: PUD 505 Present Zoning: CH & RS-2  
Applicant: Stephen Carr Proposed Zoning: CH, RS-2/PUD  
Location: NW/c of East 11th Street South & South Allegheny Avenue.  
Date of Hearing: December 22, 1993

Chairman Doherty announced that the applicant has requested a continuance due to illness.

Interested Parties

**Gerald Lamb** 540 South Allegheny Avenue  
Mr. Lamb advised that there have been previous attempts to rezone this property with the applicant continuing the item. He declared that interested parties have taken time off from their jobs to attend today's hearing.

Chairman Doherty informed that regardless of the merits of the application, it would not be fair to hear the case without the applicant being represented. He advised that an attempt was made to contact interested parties. He reminded those in attendance that the Planning Commission will accept written comment should they not be able to attend the next meeting.

**Mike Hackett, attorney** 1820 South Boulder Place  
Mr. Hackett apologized for the inconvenience the request for continuance has caused and informed that he was able to notify Mr. Logus, an area resident, who advised that he would attempt to contact area residents regarding the request for continuance.

TMAPC Action; 10 members present:

On MOTION of WILSON, the TMAPC voted 10-0-0 (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Midget "absent") to CONTINUE PUD 505 to January 5, 1994.

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ZONING PUBLIC HEARING

Application No.: Z-6432 Present Zoning: AG  
Applicant: Charles Norman Proposed Zoning: CS  
Location: Southeast corner of East 81st Street South and South  
Mingo Road.  
Date of Hearing: December 22, 1993

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Medium Intensity - No Specific Land Use - Development Sensitive in the southeast corner of the tract.

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

Staff Comments:

**Site Analysis:** The subject property is approximately 5.22 acres in size. It is nonwooded, is gently sloping and is vacant.

**Surrounding Area Analysis:** The subject tract is abutted on the north by a single-family dwelling, zoned CS; to the east by a single-family dwelling and a small private air strip, zoned AG; to the south by vacant property, zoned CO; and to the west by a commercial golf course (Meadowbrook Country Club), zoned AG.

**Zoning and BOA Historical Summary:** The history of zoning actions in this area indicate that Corridor zoning has been approved along the east side of S. Mingo Road north and south of the subject tract and CS zoning has been approved for the northwest and northeast corners of the intersection. The Comprehensive Plan supports a Medium Intensity Node, as defined in the Development Guidelines, for the intersection of 81st Street and S. Mingo Road. The applicant has amended his request to only include five (5) acres at the corner which would be in conformance with the Development Guidelines. Since the remainder of the area to the east could be zoned CO, Staff can support the CS request to a distance of approximately 555' east of the centerline of Mingo Road even though this is 88' farther east than the CS to the north. Therefore staff recommends **APPROVAL** of CS for the revised legal description of Z-6432.

Charles Norman, attorney for the applicant, indicated agreement with Staff recommendation.

No one else wished to speak.



**TMAPC Action; 10 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Ballard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** Z-6432 for CS zoning for the revised legal description.

**LEGAL DESCRIPTION Z-6432**

Part of the North 391.92' of Lot 1, Section 18, T-18-N, R-14-E of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government Survey thereof; being more particularly described by metes and bounds as follows, to-wit: Beginning at a point 50.00' east and 25.00' south of the northwest corner of said Lot 1; thence S89°37'25"E parallel to and 25.00' from the north boundary of said Lot 1 a distance of 504.27'; thence S0°02'12" E parallel to and 660.13' from the east boundary of said Lot 1 a distance of 366.92'; thence N89°37'25" W a distance of 529.50'; thence due north parallel to and 25.00' from the west boundary of said Lot 1 a distance of 341.92'; thence N45°11'17"E a distance of 35.24' to the point of beginning, containing 4.4519 acres, more or less.

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**PUD 352-1** Minor amendment to allow a liquor catering business (Use Unit 14).

PUD 352 is an office/storage/mini storage development which allows Use Unit 14 uses by minor amendment. The typical unit has an office area in front and a storage area in the rear, with a garage door opening into the storage area. Staff feels the liquor catering business will be compatible with the existing development, if liquor is not sold and delivered to the purchaser on site. Therefore, Staff recommends **APPROVAL** of Unit 504 being used as a liquor catering business, so long as no on site liquor sales are allowed.

**Applicant's Comments**

**Vince Holsten** **5813 East 64th Place**  
Mr. Holsten explained the type of caterer liquor license he has which allows him to sell liquor off the premises. He expressed agreement with Staff recommendation.

**TMAPC Action; 10 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **10-0-0** (Ballard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard "absent") to **APPROVE** PUD 352-1 Minor Amendment as recommended by Staff and that no onsite liquor sales be allowed.

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**PUD 128A-21** Minor Amendment to permit a home occupation - southwest corner of 73rd Street and Trenton Avenue.

The applicant is proposing to conduct gymnastics classes for children and adults in her garage conducted to music. Class sizes of up to 10 are anticipated with multiple classes per day, especially in the summer. The lot on which the classes are to be held is really half of a lot which was split to allow separate ownership of duplex units. The combination of no separation from surrounding dwellings and the large number of classes and clients attending those classes make this activity incompatible with the neighborhood, in Staff's opinion. Because of this Staff recommends **DENIAL** of minor amendment PUD 128A-21.

Applicant's Comments

**Priscilla Cespedes** **1916 East 73rd Street**  
Ms. Cespedes explained that she would like to hold gymnastics classes after school for children. She informed that parents would probably be dropping students off, but there was driveway parking for four cars and also street parking for approximately 10 cars.

Chairman Doherty announced receipt of letters in opposition to this proposal.

It was the consensus of the Planning Commission that the number of children proposed for classes and the frequency is not compatible with a residential area.

**TMAPC Action; 9 members present:**

On **MOTION** of **PARMELE**, the TMAPC voted **9-0-0** (Ballard, Carnes, Dick, Doherty, , Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Horner "absent") to **DENY** PUD-128-A-21 Minor Amendment as recommended by Staff.

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**PUD 489-2** Minor Amendment to allow occupancy prior to completion of landscaping - north of the northeast corner of 71st Street South and Mingo Road. Lots 2 and 3, Block 1, 71 Mingo Center.

The applicant is requesting that stores in Lots 2 and 3, Block 1 of 71 Mingo Center be allowed to be occupied prior to completion of installation of the landscaping. He is proposing that the new deadline for installation be June 1, 1994. These two lots contain the Builders Square, Discovery Zone and an unnamed retail store. The landscaping plan for these lots was approved by TMAPC August 11, 1993 and contains primarily trees and sodded areas. It is Staff's opinion that some variance in installation time could be given, but not quite as long as requested. Staff would recommend that PUD 489-2 be **APPROVED** with the deadline for installation of all plant materials and appropriate certification by a Licensed Landscape Architect being May 1, 1994.

**TMAPC Action; 11 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **11-0-0** (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** PUD 489-2 Minor Amendment as recommended by Staff.

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**OTHER BUSINESS**

**PUD 282** Detail Sign Plan - Tulsa National Bank - South and west of the southwest corner of 71st Street south and Lewis Avenue.

The applicant is proposing two ground signs and two wall signs for the Tulsa National Bank, which is locating in the northeast corner of the Kensington Centre building. After review of the signs, Staff finds them in conformance with the PUD conditions and recommends **APPROVAL**.

Mr. Stump noted that the applicant presented a revised detail sign plan with a slightly larger wall sign being proposed, approximately 3' longer than the one previously presented. He advised that it is still in conformance with the PUD conditions.

There were no interested parties in attendance.



**TMAPC Action; 11 members present:**

On **MOTION** of **PARMELE**, the TMAPC voted **11-0-0** (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** PUD 282 Detail Sign Plan as recommended by Staff.

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**PUD 489** Detail Site Plan - portion of Lot 6, Block 1, 71 Mingo Center - north and east of the northeast corner of Mingo Road and 71st Street South.

The applicant is requesting Detail Site Plan approval for a 75,400 SF retail store on the northern portion of Lot 6, Block 1, 71 Mingo Center. Staff has reviewed the site plan and finds it complies with the PUD conditions. Therefore, Staff recommends **APPROVAL**.

There were no interested parties in attendance.

**TMAPC Action; 11 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **11-0-0** (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** PUD-489 Detail Site Plan as recommended by Staff.

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**PUD 448** Detail Sign Plan - 8929 South Memorial Drive.

The applicant is proposing a 54.5 SF wall sign on a 56' wide store front for "Famous Footwear". The sign complies with the PUD conditions, therefore, Staff recommends **APPROVAL**.

There were no interested parties in attendance.

**TMAPC Action; 11 members present:**

On **MOTION** of **PARMELE**, the TMAPC voted **11-0-0** (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** PUD-448 Detail Sign Plan as recommended by Staff.

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**PUD 474** Revised Detail Site Plan - 1325 East 35th Place.

The applicant is proposing a revision in the previously approved site. The current proposal is for off-street parking on the west 35' of the lot and a future 1,184 SF one-story office building in the northeast corner of the lot, with retention of the existing office building which contains 1,456 SF. Five parking spaces would also be provided in front of the existing building. The parking lot on the west would be interconnected with other parking lots to the west and north. The new site plan complies with the PUD conditions, therefore, Staff recommends **APPROVAL**.

Chairman Doherty announced receipt of a letter from Pam Deatherage, Planning District 6 Chair, expressing support of the detail site plan.

There were no interested parties in attendance.

**TMAPC Action; 11 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **11-0-0** (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; "absent") to **APPROVE** PUD-474 Revised Detail Site Plan as recommended by Staff.

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**PUD 276-A** Detail Site and Landscape Plans - northeast corner of 41st Street South and Hudson Avenue.

The Harmon Foundation is proposing a 25,609 SF science center at the northeast corner of 41st Street South and Hudson Avenue. This is the first phase of the center. At a later date the buildings on the southern portion are to be expanded, as well as the parking spaces on the north end of the tract. The Phase I proposal complies with all the PUD and Landscape Ordinance provisions, therefore, Staff recommends **APPROVAL** of both the site and landscape plans. It should be noted that a landscaped strip will need to be provided between the Phase I parking lot and the future parking lot when the future lot is developed.

Chairman Doherty announced that he would be abstaining from this item.

Mr. Neely asked if there was designated bus parking.

Mr. Stump advised that there is parallel parking for up to three buses on the east side of the building.



Applicant's Comments

**George Hanks**

**2901 South Harvard**

**Harmon Foundation**

Mr. Hanks reviewed the site plan, pointing out areas which will allow parking for five buses; the north side of the building on west has a curb cut which will allow two buses and another which will allow three buses. He informed that the building being proposed cannot sufficiently accommodate more than 200 children, which is equivalent to five buses. Mr. Hanks disclosed that Bishop Kelly High School is also cooperating and indicated that they would allow overflow parking for buses should it be necessary.

There were no interested parties in attendance.

**TMAPC Action; 11 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **10-0-1** (Ballard, Broussard, Carnes, Dick, , Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; Doherty "abstaining"; none "absent") to **APPROVE** PUD-276-A Detail Site and Landscape Plans.

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**PUD 360A** Detail Landscape Plan - Lot 3, Block 1 - north of the northwest corner of 91st Street South and Memorial Drive.

The proposed landscape plan for Backyard Burgers complies with the PUD and landscape ordinance provisions with one exception. There are only three trees in the street yard where the ordinance requires six. Because there is significantly more landscape area and more trees than required on the other portions of the lot, Staff would recommend **APPROVAL** of the landscape plan if five trees are placed in the street yard.

There were no interested parties in attendance.

**TMAPC Action; 11 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **11-0-0** (Ballard, Broussard, Carnes, Dick, Doherty, Horner, Midget, Neely, Pace, Parmele, Wilson "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** PUD-360-A Detail Landscape Plan as recommended by Staff.

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There being no further business, the Chairman declared the meeting adjourned at 3:10 p.m.

Date Approved: Jan 5, 1991

James R. [Signature]  
Chairman

ATTEST:

[Signature]  
Secretary Vice-Chair

