

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2049

Wednesday, December 20, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Boyle, 2nd Vice
Chairman
Carnes,
Chairman
Doherty, 1st Vice
Chairman
Gray, Secretary
Horner
Ledford
Pace
Taylor

Members Absent

Ballard
Midget
Selph

Staff Present

Gardner
Jones
Stump

Others Present

Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Friday, December 15, 1995 at 4:47 p.m., in the office of the County Clerk at 4:42 p.m., as well as in the Reception Area of the INCOG offices.

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

Minutes:

Approval of the minutes of December 6, 1995, Meeting No. 2047:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-1** (Boyle Carnes Doherty, Gray, Ledford, Pace, Taylor "aye"; no "nays"; Horner "abstaining"; Ballard, Midget, Selph "absent") to **APPROVE** the minutes of the meeting of December 6, 1995 Meeting No. 2047.

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REPORTS:

Committee Reports:

Comprehensive Plan Committee

Ms. Gray informed that Marvin Cooke presented amendments of the Urban Renewal Plan for the (Okla. A-6) Neighborhood Development Program (NDP). She stated that the Comprehensive Plan Committee found the amendments to be in compliance with the Comprehensive Plan for the City of Tulsa and will be brought before the full Commission in January.

SUBDIVISIONS:

SKETCH PLAT:

Honey Creek (PUD 523) (1383)

(PD-18) (CD-8)

South of the southeast corner of East 81st Street South & South Memorial Drive.

Jones presented the plat with Jerry Ledford, Jr. and Wayne Alberty present at the TAC meeting.

Jones stated that he has visited with Wayne Alberty regarding the project and several recommendations have been made regarding the PUD and plat. He suggested that the plat be reviewed for input and sketch plat approval being made and transmitted to the TMAPC.

Shelton noted that the existing sewer line to serve the subject tract is at capacity.

McGill recommended "hammerhead" turn-arounds for the dead-end street over 150' in length.

Ledford stated that the project will be platted and developed in phases with the north part being developed first.

French recommended that the entry gate be approved by Traffic Engineering and provide for appropriate stacking and storage areas. Also, with the tight design, side yards be reviewed for proper site distances.

Honey Creek subdivision plat comprises development area "B" of PUD 523 and is 22.49 acres in size. The plat proposes three office lots along South Memorial and 124 attached residential single-family lots. A major amendment, PUD 523-A, was heard by the TMAPC on November 29th to permit the office use.

Staff would note that the preliminary plat for development area "C" to the east was approved by the TMAPC on September 6, 1995. Staff has a concern with street design and the relationship to the proposed plat.

Staff would offer the following comments and/or recommendations:

1. Waiver of Subdivision Regulations required to permit the plat to be drawn at a scale of 1" = 60' (1" = 100' required).
2. Label each reserve area and provide appropriate limitations in deed of dedication.
3. Check number of lots.
4. Since owner is a L.L.C., a letter from an attorney will be required noting proper formulation and ability to sign.
5. Show addresses on final plat.

6. Staff would also note that a Detail Site Plan will be required for the PUD and would recommend it be processed at the same time as the subdivision plat.
7. All conditions of PUD-523 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 1100-1107 of the Zoning Code in the covenants.
8. 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 shall be tied to or related to property line and/or lot lines.
9. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
10. 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).
11. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water & Sewer) prior to release of final plat.
12. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
13. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
14. Street names shall be approved by the Department of Public Works and shown on plat.
15. All curve data, including corner radii, shall be shown on final plat as applicable.
16. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
17. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
18. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
19. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
20. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

21. 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.
22. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
23. The key or location map shall be complete.
24. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
25. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
26. This plat has been referred to Bixby and Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
27. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
28. All other Subdivision Regulations shall be met prior to release of final plat.

Staff would recommend the applicant follow the major amendment ordinance and inform staff so proper notice may be given and avoid time delay.

On the Motion of McGill, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the Sketch Plat of Honey Creek, subject to all conditions listed above.

Staff Comments

Mr. Jones informed that this sketch plat is being presented for input only from the Planning Commission to allow the applicant to incorporate their suggestions in the plat. A preliminary plat will be submitted concurrently with the detail site plan. He explained that the development concept is for attached single-family dwellings on narrow lots. Mr. Jones explained the private street system expected to serve the development with the main entrance from 81st Street and one or two accesses from Memorial to provide internal circulation. He revealed that the residences will access the garages through the rear yard. Mr. Jones informed of concerns with some of the private streets abutting proposed residential single-family. TAC has reviewed the plat and the applicant is developing a revised plat and site plan that conforms to recommendations from TAC and Staff. Mr. Jones informed of anticipated surrounding development and answered questions regarding internal circulation.

Regarding processing, Mr. Jones informed that the intention is to obtain preliminary plat and detail site plan approval for the entire tract with final plat approval for phased development. He stressed the importance of ensuring internal circulation within the entire development.

Applicant's Comments

Jerry Ledford, Jr., Tulsa Engineering, 8209 East 63rd Place, informed that a preliminary plat, which will be Phase I of the development of approximately seven acres and 41 units, will be presented to the Planning Commission in the near future. He noted that the original apartment zoning of the development allowed over 500 units on the tract and now only 124 units are anticipated which will considerably lower the overall density. Mr. Ledford informed that the units are expected to be single-story units of approximately 1,300 to 1,800 SF. He informed that this is expected to be a gated community. Mr. Ledford advised of meetings with Traffic Engineering to work out details. He answered questions from Mr. Boyle regarding stacking and access into the development.

Mr. Ledford answered questions from Ms. Pace regarding the internal streets informing that they will be 26' width for main access and streets serving the units will be 18' wide.

Mr. Alberty, Land Planner for the project, informed that there will be no driveway access to the front of the houses. He pointed out that from the 26' wide streets, there will be some end units that will have driveway access from the side or rear of the lots.

Mr. Jones had no further comments and informed that the preliminary plat and detail site plan will be processed concurrently.

No vote was taken.

PRELIMINARY PLAT:

8800 Memorial (PUD 386-A) (1383) (PD-18) (CD-8)
North of the northeast corner of East 91st Street & South Memorial.

Jones presented the plat with Ted Sack in attendance and also discussed the associated plat waiver PUD 386-A at the TAC meeting.

French recommended that a PFPI be required and south-bound left-turn access be provided in the plat.

Pierce recommended the 11-foot utility easement along the south property line be increased to 15 and Sack agreed.

8800 Memorial is a one-lot commercial subdivision plat which contains 3.39 acres. The PUD approved a total of 31,000 square feet of office/commercial use, subject to conditions, for the subject tract.

Staff would offer the following comments and/or recommendations:

1. Since the property is a replat, it is subject to Oklahoma Statutes, Title 11 42-106.
2. Any setback greater than that approved in the PUD is voluntary and not enforceable by the City (50' building line on south property).
3. All conditions of PUD-386-A 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 1100-1107 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 shall be tied to or related to property line and/or lot lines.
5. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S 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 owner(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 & Sewer) prior to release of final plat.
8. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater 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).
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. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
13. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
14. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
15. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.

16. It is recommended that the developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
17. 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.
18. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
19. The key or location map shall be complete.
20. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
21. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
22. The zoning application Z-6508 shall be approved and the ordinance therefore published before final plat is released. (Plat shall conform to the applicable zoning approved.)
23. This plat has been referred to Bixby and Broken Arrow because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
24. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
25. All other Subdivision Regulations shall be met prior to release of final plat.

On the Motion of Pierce, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the Preliminary Plat of 8800 Memorial, subject to all conditions listed above.

There were no interested parties in attendance.

TMAPC Action; 8 members present:

On MOTION of TAYLOR, the TMAPC voted 8-0-0 (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to APPROVE the PRELIMINARY PLAT for 8800 Memorial as recommended by Staff.

REINSTATEMENT OF PRELIMINARY PLAT:

Heatheridge South (983)

(PD-18) (CD-8)

South of the southwest corner of East 71st Street South & South Yale Avenue.

Jones presented the Preliminary Plat with Ted Sack present at the TAC meeting.

Sack stated that on-site detention will be provided to the development.

French recommended that an access point be relocated to line up with East 73rd Street South.

Heatheridge South is a one-lot subdivision plat which contains three acres and is zoned OM. The plat was originally reviewed by the TAC on May 5, 1994 and preliminary plat approval granted by the TMAPC on May 18, 1994. This approval expired May 18, 1995 and the plat is now resubmitted with a new engineer.

Staff would recommend APPROVAL of the reinstatement of the Preliminary Plat, subject to the following comments and/or recommendations:

1. Waiver of the Subdivision Regulations to permit the plat to be drawn at a 1"=30' scale (1"=100' required).
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 shall be tied to or related to property line and/or lot lines.
3. Water and sanitary sewer plans shall be approved by the Department of Public Works (Water & Sewer) prior to release of final plat. (Include language for W/S facilities in covenants.)
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 Department of Public Works (Water & Sewer) prior to release of final plat.
6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering) including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
8. Street names shall be approved by the Department of Public Works and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. City of Tulsa Floodplain determinations shall be valid for a period of one year from the date of issuance and shall not be transferred.
11. Bearings, or true N/S etc., shall be shown on perimeter of land being platted or other bearings as directed by the Department of Public Works.
12. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
13. Limits of Access or LNA as applicable shall be shown on plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
14. It is recommended that the Developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
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.
18. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
19. The restrictive covenants and/or deed of dedication shall be submitted for review with the preliminary plat. (Include subsurface provisions, dedications for storm water facilities, and PUD information as applicable.)
20. This plat has been referred to Jenks because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
21. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
22. All other Subdivision Regulations shall be met prior to release of final plat.

On the Motion of French, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the Preliminary Plat, subject to all conditions listed above.

Staff Comments

Mr. Jones informed that Traffic Engineering recommends that one of the access points align with East 73rd Street South.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to **APPROVE** the REINSTATEMENT of the Preliminary Plat for Heatheridge South and **WAIVER** of the Subdivision Regulations to permit the plat to be drawn at a 1" = 30' scale as recommended by Staff.

PLAT WAIVER, SECTION 213:

BOA-17264 (Memorial South Center) (3693)

(PD-18) (CD-7)

East of the northeast corner of East 61st Street & South Memorial Drive.

French recommended that access be approved by Traffic Engineering and the deceleration lane be eliminated.

Board of Adjustment case 17264 is a special exception request to permit multifamily use in a CS-zoned district and amend a previously-approved site plan. The property is part of Memorial South Center subdivision which was platted in 1965.

Based on the existing subdivision plat, Staff can see no benefit to the City in a replat. All right-of-way exists for East 61st Street South and a utility easement exists along the east property line. Access is controlled by the existing plat.

Staff would recommend **APPROVAL** of the plat waiver for BOA-17264, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.

On the Motion of Garrison, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the Plat Waiver for BOA-17264, subject to all conditions listed above.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to **APPROVE** the PLAT WAIVER for BOA-17264 as recommended by Staff.

PUD 386-A (1383)
8835 South Memorial Drive

(PD-18) (CD-8)

Sack recommended that as a condition of approval that a mutual access easement be filed of record.

PUD 386-A is a major amendment on a 13.9-acre tract which was approved by the City on November 16, 1995. The amendment created the following three development areas: Development Area "A" is 3.2 acres in size and permits office and commercial uses; Development Area "B" is 7.4 acres in size and permits office use; and Development Area "C" is 3.2 acres and permits open space and stormwater management. The total tract is contained within the "Carman Ministries, Inc. Headquarters" and is now subject to the platting requirements.

The applicant is now requesting to waive the plat requirement on Tract "A" and is processing a subdivision plat "8800 Memorial" on Tract "B".

Staff is supportive of the plat waiver for Tract "A" based on the exiting subdivision plat and development. Staff would recommend APPROVAL for Tract "A" of PUD 386-A (Development Area "B"), subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Utility extensions and/or easements if needed.

On the Motion of French, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the Plat Waiver for PUD 386-A, subject to all conditions listed above.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to **APPROVE** the PLAT WAIVER for PUD 386-A as recommended by Staff.

FINAL APPROVAL:

South Towne Square (1884)

(PD-18) (CD-8)

South of the southeast corner of East 81st Street South & South Mingo Road.

Staff Comments

Mr. Jones announced that all release letters have been received and Staff recommends **APPROVAL**.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to **APPROVE** the FINAL PLAT of South Towne Square as having met all conditions of approval as recommended by Staff and subject to approval from the Legal Department.

LOT-SPLITS FOR WAIVER:

L-18176 Greg Frye (T. Hobbs) (1984).

(PD-26)(CD-8)

10007 South 99th East Avenue.

RS-3

Jones presented the request with the applicant present at the TAC meeting.

Jones informed the TAC that the item was continued from the last meeting to determine the location of existing utility lines. Jones noted that he had conversation with Lee Miller, ONG, and any problems can be worked out.

Pierce stated he had no problems with the request.

Shelton noted a potential problem with a sewer line and said he would arrange a field inspection to determine potential impact.

Jones said he would transmit the request to the TMAPC and wait to hear from D.P.W. regarding the sewer line.

It is proposed to split an approximate 5' strip from the rear of Lot 21, Block 3, Millicent Crossing and attach it to Lot 20, Block 3, Millicent Crossing as depicted on the map. Both lots have abutting public water and sewer lines. Staff has determined both lots will meet the standards for the RS-3 district and comply with the PUD. Since Lot 20 will have more than three side lot lines, it does not comply with Tulsa Subdivision Regulations requiring that residential lots have no more than three side lot lines. Applicant is requesting waiver of this requirement.

On the Motion of French, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the Waiver request for L-18176, subject to Department of Public Works approval.

Staff Comments

Mr. Jones announced that after an extensive survey, it was discovered that moving the fence 5' will not cause it to be on any utility lines and Staff can support the lot-split.

Mr. Boyle instructed Staff to track the number of similar-types of lot-splits where a small increase in lot size is created. He deemed that Subdivision Regulations may need to be amended to allow administrative approval when small increases in lot size such as this are created.

TMAPC Action; 8 members present:

On MOTION of DOHERTY, the TMAPC voted 8-0-0 (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to APPROVE the LOT-SPLIT WAIVER for L-18176 as recommended by Staff.

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L-18189 Vaughn Shafer (3684)
19202 East 111th Street

(PD-19)(County)
AG

Jones presented the request with three representatives present at the TAC meeting.

It was requested by one applicant to waive the dedication in regards to a new house location. Jones pointed out that a dwelling setback is determined from the centerline of the street and does not change due to amount of right-of-way.

French noted that he could find no physical reason why the dedication can't be made.

It is proposed to split a 462' x 330' tract into two tracts as depicted below. One of the lots will contain an existing dwelling. Neither proposed tract will meet the Bulk and Area requirements for lot area (2.2 acres) and lot size (2.0 acres) for the AG district. However, the applicant is seeking a variance of these requirements from the Board of Adjustment. That case (#1393) is scheduled to be heard by the County Board of Adjustment at their December 19, 1995 meeting. At the time of this writing, the application is currently being reviewed by the Tulsa City-County Health Department for approval of septic on each lot. Each lot is served by Rural Water District No. 4 - Wagoner County. However, according to the Major Street and Highway Plan, East 111th Street requires 25' of right-of-way and South 193rd East Ave. requires 60' of right-of-way. The applicant is asking waiver of dedication of all right-of-way required.

On the Motion of French, the Technical Advisory Committee voted unanimously to DENY the Waiver request and support the lot-split only with full dedication.

Staff Comments

Mr. Jones advised that the applicant expressed agreement to dedicating right-of-way, which makes this item a prior-approval lot-split and no action is needed from the Planning Commission today.

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

<u>L-18200 Robert & Ruby Woods (S. Dixon) (3293)</u>	(PD-18)(CD-9)
2447 E. 53rd St.	RS-2
<u>L-18203 Delray McGlumphy (S. Logan) (1492)</u>	(PD-5)(CD-4)
2131 S. Braden Ave.	IL

Staff Comments

Mr. Jones announced that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to **RATIFY** the above-listed lot-splits having received prior approval and finding them to be in accordance with subdivision regulations.

ZONING PUBLIC HEARING:

Application No.: **PUD 267-10** Minor Amendment
Applicant: James Adair
Location: 6506 East 101st Street South - Lot 2 Block 1 of Village South.
Date of Hearing: December 20, 1995

The applicant is requesting Minor Amendment approval to allow an increase in an existing sign. The increase would allow the installation of a " Bank IV ATM" sign to be included on the sign structure currently occupied by the Texaco sign.

Staff has reviewed the request and finds that the existing sign was approved for a total of 176 SF and a height of 26'. The sign as built includes 184 SF. The request would add 16 SF, bringing the total area of the sign to 200 SF.

Staff review also indicates that the arterial frontage of the PUD will more than support this increase per the code and that the request is in keeping with the character of the surrounding area.

Therefore, Staff recommends **APPROVAL**.

TMAPC Action; 8 members present:

On **MOTION** of **TAYLOR**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to **APPROVE** PUD 267-10 **MINOR AMENDMENT** as recommended by Staff.

Application No.: **PUD 486-3** Minor Amendment
Applicant: Linda Engstrom
Location: 10250 South Hudson Place- Lot 18, Block 1 of the Forest Meadows Addition.
Date of Hearing: December 20, 1995

The applicant is requesting Minor Amendment approval to allow a decrease in the required front yard setback for an existing single-family residence. The request is to allow a decrease in the setback from 30' to 29'.

Staff has reviewed the request and finds that it is intended to accommodate the erroneous location of the southwest corner of the garage. The garage is located adjacent to the curb return necessary for the widening associated with the knuckle at the 90-degree turn in the street.

Staff review also indicates that similar reductions in front yard setbacks have previously occurred in this addition.

Staff recommends **APPROVAL**.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to **APPROVE** PUD 486-3 **MINOR AMENDMENT** to decrease the setback to 29' as recommended by Staff.

OTHER BUSINESS:

Request to close East 79th Street South west of South 85th East Avenue. (PD-18)(CD-8)

The subject request to close East 79th Street South is premature. The street stubs into vacant property zoned AG, agriculture. If this AG property is zoned and developed as apartments it should be closed. However, multifamily-zoned land in the immediate area south of 81st Street is being platted as single-family. (Copies of the preliminary plats are attached.)

The market may dictate that the AG land and the RM-1 land wrapping around the northeast corner of 81st Street and Memorial be developed as single-family, and therefore it would need to be connected to East 79th Street in order to provide the interior neighborhood access to the west.

Fewer apartments in the area and more single-family development is desired by the Woodland Meadows Addition. Therefore, Staff recommends that East 79th Street not be closed at this time. The process could be completed up to the point of actually closing the street, but finalization delayed awaiting the decision on the ultimate use of the land to the west.

TMAPC Action; 8 members present:

On **MOTION** of **PACE**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to **SUPPORT** Staff recommendation to delay closing East 79th Street South, west of South 85th East Avenue, until such time as the nature of development is determined.

Ms. Gray requested that the Swinson Chevrolet animated sign at 31st and Memorial and the El Chico sign at 71st and Memorial be examined to determine if they are in conformance with the Zoning Code.

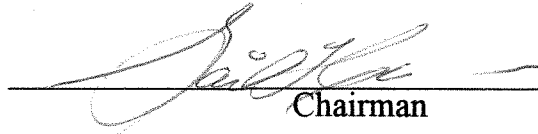
Mr. Doherty suggested referring the matter to Jim Garriott for such determination.

TMAPC Action; 8 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to **REQUEST** that the Sign Inspector determine whether the Swinson Chevrolet animated sign at 31st and Memorial and the El Chico sign at 71st and Memorial are in conformance with the Zoning Code.

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

Date Approved: 1-3-96


Chairman

ATTEST:


Secretary