

TULSA METROPOLITAN AREA PLANNING COMMISSION
 MINUTES of Meeting No. 1368
 Wednesday, July 29, 1981, 1:30 p.m.
 Langenheim Auditorium, City Hall, Tulsa Civic Center

| MEMBERS PRESENT | MEMBERS ABSENT | STAFF PRESENT | OTHERS PRESENT |
|---------------------|----------------|---------------|-----------------------------|
| Freeman | Eller | Cox | Linker, Legal Department |
| Gardner | Inhofe | Gardner | |
| Higgins | Kempe | Howell | |
| Holliday, Secretary | Parmelee | Lasker | |
| C. Young, Chairman | Petty | | |
| T. Young | | | |

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, July 28, 1981, at 10:35 a.m., as well as in the Reception Area of the INCOG Offices.

Chairman C. Young called the meeting to order at 1:40 p.m. and declared a quorum present.

MINUTES:

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe, Parmelee, Petty "absent") to approve the Minutes of July 8, 1981 (No. 1365) with one amendment for clarification of the TMAPC Action on PUD #262 to read: "to recommend to the Board of City Commissioners that the requested zoning on the following described property be DENIED."

CONTINUED ZONING PUBLIC HEARING:

Z-5518 Ernest L. Moody SE corner of 51st Street and South Columbia Place
RS-2 to RM-T

PUD #257 R. L. Swanson (Moody, Goswick) SE corner of 51st Street and South
Columbia Place (RS-2)

Mr. Gardner advised that a letter (Exhibit "A-1") was received from the applicant requesting a continuance of these items to August 12, 1981. A letter (Exhibit "A-2") was also received from a protestant, David P. Madden, stating that a court appearance and duty with the Army Reserves would prohibit his attendance at a meeting before August 19, 1981. Noting that the applicant's request for an August 12, 1981, hearing was not acceptable to the protestant and the TMAPC Staff was opposed to a continuance to August 19, 1981, the Commission agreed upon August 26, 1981, as an acceptable date to hear these items.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe, Parmelee, Petty "absent") to continue Z-5518 and PUD #257 to August 26, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Z-5533 John Moody (Midwesco, Inc.) SW corner of East 71st Street and South
Yale Avenue OM to CS

PUD #258 John Moody (Midwesco, Inc.) SW corner of East 71st Street and
South Yale Avenue (OM)

The Staff advised that the applicant requested these two items be with-
drawn from consideration.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Freeman,
Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no
"abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to with-
draw Z-5533 and PUD #258.

Z-5543 Arnold Webster South of 4th Street, East of 129th East Avenue
RS-2 to IL

Mr. Gardner advised that the Board of Adjustment had continued this
application until August 5, 1981. He recommended the TMAPC continue
this item to August 26, 1981.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman,
Gardner, Higgins, Holiday, C. Young, T. Young "aye"; no "nays"; no
"abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to
continue Z-5543 to August 26, 1981, 1:30 p.m., Langenheim Auditorium,
City Hall, Tulsa Civic Center.

Z-5565 Roy Johnsen (Wm. K. Warren Foundation) NW corner of 71st Street and
Sheridan Road RS-3 to OM

Roy Johnsen stated that Ken Adams, on behalf of the Southeast Tulsa
Homeowner's Association, requested a continuance of this application.
Mr. Johnsen advised that he would not object to a two week continuance
of the item.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Freeman,
Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no
"abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to
continue Z-5565 to August 12, 1981, 1:30 p.m., Langenheim Auditorium,
City Hall, Tulsa Civic Center.

Z-5576 Gene Buzzard (Twentieth Century Electric Co.) West of the SW corner
of 47th Place and Mingo Road OM to IL

The applicant, Gene Buzzard, requested this item be continued to
September 2, 1981.

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman,
Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no
"abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to
continue Z-5576 to September 2, 1981, 1:30 p.m., Langenheim Auditorium,
City Hall, Tulsa Civic Center.

Application No. 5579 Present Zoning: RS-3
Applicant: Nichols (Boyd, Crews) Proposed Zoning: RM-T
Location: South of 72nd Street and West of Kingston Avenue

Date of Application: May 29, 1981
Date of Hearing: July 29, 1981
Size of Tract: 32 acres

Presentation to TMAPC by: Robert Nichols
Address: 111 West 5th Street Phone: 582-3222

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 "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the RM-T District may be found in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends DENIAL of RM-T zoning, for the following reasons:

The applicant has transferred over a period of time, approximately 200 units from within the single family and townhouse areas to the fringe areas along 71st Street in the form of more apartment dwellings. He is now asking for RM-T zoning to recover those 200 units. The Staff on several occasions has pointed out the potential problem with these transfers. We suggested that the 100 available units planned for 77th Street and Yale Avenue (Ridge Park Condos, Item 20) be used to supplement the remaining single family lots to be platted. The Staff cannot support the interior of the section for the zoning change. If there is a hardship it is self created. Therefore, the Staff recommends DENIAL of RM-T, or any zoning change on the interior of PUD #190.

For the record, if the Commission is inclined to favor giving the applicant the additional 200 units, we suggest RM-1 multifamily zoning along Yale Avenue or 71st Street, or using 5½ acres of the existing CS zoning which equates to RM-2 densities.

Applicant's Comments:

Robert J. Nichols, attorney for the landowners, advised that the purpose of the application was to rezone two tracts in order to increase the density within the total Planned Unit Development. The proposed density, if approved, will be transferred to another part of the development. Mr. Nichols stated that in consideration of amending a well thought-out and well planned PUD, such as this 440-acre tract at the intersection of two primary streets in the City, the social and economic conditions which existed at the time the PUD was approved in light of the conditions which exist today must be reviewed. The change in our society the past few years toward smaller households owned by single individuals, would indicate that the proposed increase in density would not necessarily increase the population density in the area.

Mr. Nichols advised that he thought the major concern of the area residents was drainage into the residential neighborhood. He pointed out that the drainage plans will have to be filed and approved by the City Engineer prior to any construction.

Z-5579 (continued)

Protestants: Violet Rothrock Address: 7603 South Sheridan Road
 Don Wyatt 7605 South Sheridan Road

Protestant's Comments:

Violet Rothrock expressed concern about the runoff in the area and noted that she has lived in the immediate area all of her life. The protestant advised that in 1972 she put in a gas line, 2 feet under the creekbed. Following construction of a few houses and apartments in the area, the gas line is 3 feet above the creek. The creek is 5 feet deeper today than it was at that time.

Don Wyatt also expressed concern with the runoff into the existing neighborhood and the possibility of the bridge being washed out.

Special Discussion for the record:

Bob Gardner stated that townhouse developments are permitted on both of the sites under the PUD. Mr. Nichols advised that the applicant plans to delete the commercial use at the corner of 71st Street and Sheridan Road and replace it with office space. The office use would be the same floor space and density as the commercial.

Regarding Violet Rothrock's comment concerning the gas line, Commissioner T. Young questioned if the applicant had given any consideration to providing the necessary money to relocate the gas line. Mr. Nichols advised that he did not know of any consideration toward that.

Commissioner T. Young was not opposed to the additional units, but expressed concern that even though only a portion of the area is developed, an erosion of at least 5 feet has already occurred. He noted that if the regulations are not working he would not be prepared to give his approval for additional units without assurance that the regulations will be followed to prevent greater runoff.

Mr. Nichols advised that, as a property owner and developer, the applicant has a right to discharge surface water, but cannot do so unreasonably or to damage others property. He did not think any drainage system could handle the worst possible situations; i.e., 10 inch rains and tornadoes. It was his opinion that if the drainage plans were to be reconsidered, it should be on a factual basis rather than words of protestants appearing four years after the fact.

Chairman C. Young stated that he was in favor of the proposed 200 additional units and also agreed that the facts, as presented, are not all known to the Commission. However, since the drainage problems have been called to the attention of the Commission it would be impossible to ignore them. He suggested the Commission take action to acquire more information concerning drainage in the area.

Commissioner T. Young noted that the burden of proof would be on the City Hydrologist since the City approved the initial drainage plans for the PUD.

Application PUD #190-A Present Zoning: (RS-3, RM-0 & CS)
Applicant: Nichols (Boyd, Crews)
Location: SW corner of 71st Street and Sheridan Road

Date of Application: May 29, 1981
Date of Hearing: July 29, 1981
Size of Tract: 40.5 acres

Presentation to TMAPC by: Robert Nichols
Address: 111 West 5th Street Phone: 582-3222

Staff Recommendation:

The Staff recommends DENIAL of PUD #190-A, for the following reasons:

The applicant has requested approval and transfer of approximately 200 dwelling units within PUD #190. The Staff cannot support the proposed zoning change, which is needed to increase the PUD by 200 units (Z-5579).

Accordingly, the Staff recommends DENIAL of PUD #190-A.

Applicant's Comments:

Robert J. Nichols, attorney for the applicants, advised that the initial Planned Unit Development, filed in 1977, provided for 2,040 dwelling units. He noted that the applicant did not plan to change the original concept, but to update the PUD which was filed nearly five years ago to meet the current conditions. There has been an increase of approximately 70% in development costs since 1977. The median housing cost in the Tulsa Metropolitan area at that time was \$38,200; today, those costs are \$64,000. Mr. Nichols compared other cost increases since 1977 and noted that these economic changes which have occurred are causing some of the social changes. One of the most important social changes to consider in this application is the difference in the types of households. In the years 1800-1940, 80% of the new households were husband and wife, only 20% were single individuals. Since that time to 1977, 29% are single individuals, one person/one car households. In 1981, 35% of the households are occupied by single people, divorced individuals, elderly. Therefore, Mr. Nichols pointed out that in the event the proposed application is approved, the population density will remain almost as it was when the PUD was initially approved in 1977.

The subject application for townhouse development on both tracts includes 240 additional units. Mr. Nichols advised that he had been authorized by the applicant to amend the application in an effort to compromise by reducing the townhouse zoning to RD on the northerly tract which would decrease the number of additional dwelling units to 200.

Protestants: None.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to continue PUD #190-A to August 26, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center, and requested the Staff and City Hydrologist to review the drainage plans and runoff into the residential area and present a report of the existing conditions at that time.

Z-5579 (continued)

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe, Parmele, Petty "absent") to continue Z-5579 to August 26, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center, and requested the Staff and the City Hydrologist to review the drainage plans and runoff into the residential area and present a report of the existing conditions at that time.

Applicant's Comments:

Charles Norman advised that the adoption of the OMH zoning designation has stimulated interest in using this approach to redevelopment of some tracts and development of others for mid-rise office buildings in suburban locations. The implications of the floor area ratio as permitted, two times the ground area, are that structural parking is necessary in order to develop to the full extent permitted under the OMH District. Mr. Norman reminded the Commission that they had recently approved an OMH application which he presented on a vacant tract immediately adjacent to the Smuggler's Inn Restaurant and slightly to the east of the Hilton Hotel on a smaller parcel. An office building will soon be under construction on that tract which will necessitate a three-story parking structure, in order to accommodate approximately 75% of the floor area permitted under the OMH District. Noting the current boom in corporate office development, Mr. Norman was of the opinion that the OMH District will be one of the most useful designations adopted by the Commission.

In regard to the Staff Recommendation, the applicant pointed out that it was based upon the difference in the permitted floor area ratio in the OMH District and that permitted in the Corridor District with which there has been very little development experience.

Mr. Norman advised that his client does not object to the Staff Recommendation of OMH, except on the west 100 feet and the south 60 feet of the subject tract, but would request that the remainder of the property be zoned OM. The combined zoning of OM and OMH would result in a permitted floor area between 400,000 and 420,000 square feet.

Mr. Norman pointed out that OMH usages are limited to offices and very minor internal retail activities; i.e., barber and beauty shop, pharmacies. From the standpoint of the neighborhood, the office use is terminated at 5:30 - 6:00 p.m. and there is no weekend activity. The overall impact on the neighborhood can be considered less than multifamily use.

Interested Party: Lynn Goodwin Address: 5108 South Richmond Avenue

Interested Party's Comments:

Lynn Goodwin questioned the ingress and egress to the subject tract. Mr. Gardner advised that the project would be subject to a subdivision plat prior to the issuance of any building permits. At that time, the Commission will review the plat and placement of the access points. The Staff also stated that the zoning patterns, as recommended by the Staff, causes the office building to be located further to the north and east away from the residences.

Protestants: None.

TMAPC Action: 6 members present.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OM on the west 100 feet and south 60 feet and OMH on the balance on the following described property:

Z-5587 (continued)

Lot 2, LESS the West 446' thereof, in Morland Second Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; beginning at a point on the North right-of-way line of East 51st Street South, said point being the Southeast corner of Lot 2, Morland Second Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; thence North $89^{\circ}-59'-32''$ West along said North right-of-way line a distance of 499.32'; thence North $0^{\circ}-08'-15''$ East a distance of 469.29' to a point on the South right-of-way line of East Skelly Drive; thence North $72^{\circ}-23'-34''$ East along said right-of-way line a distance of 110.05'; thence North $66^{\circ}-53'-24''$ East a distance of 428.04' to the Northeast corner of Lot 2; thence South $0^{\circ}-09'-32''$ East along the East line of said Lot 2, a distance of 670.65' to the point of beginning.

Application No. Z-5588

Applicant: Norman (Corbett)

Location: NE corner of South Yorktown Avenue and East 63rd Street

Present Zoning: RS-2

Proposed Zoning: RM-T, FD

Date of Application: June 18, 1981

Date of Hearing: July 29, 1981

Size of Tract: 3 acres, more or less

Presentation to TMAPC by: Charles Norman

Address: 909 Kennedy Building

Phone: 583-7571

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 "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the RM-T District may be found in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of RM-T zoning, for the following reasons:

The subject property contains a single family residence, zoned RS-2. The applicant is proposing RM-T zoning for a townhouse development. Townhouses exist immediately north of the subject property. These townhouses were developed under RD Duplex zoning and PUD #219 which occurred prior to creation of the RM-T Townhouse zoning District. The tract is abutted on the east by Joe Creek, the south by Graham Park and the west by Yorktown Avenue. West of Yorktown Avenue are two single family homes which side Yorktown and face 63rd Street.

The Staff believes the land use relationship to be sound and, accordingly, recommend APPROVAL.

For the record, the applicant must plat the property in individual townhouse lots. FIA has amended their flood maps and therefore, no FD Floodway zoning is required. However, the City of Tulsa Floodplain Maps have not been amended, and therefore, a floodplain development permit and earth change permit, together with a 100-year storm flow to Joe Creek is required.

Applicant's Comments:

Charles Norman invited the Commission to visit Cambridge Square, the first phase of development under the PUD, which is being completed at this time. The project is developing at a density of 10 dwelling units per acre and Mr. Norman felt the Commissioners would be pleased with the execution of the Planned Unit Development which they approved.

Protestants: None.

TMAPC Action: 6 members present.

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RM-T:

7.29.81:1368(10)

Z-5588 (continued)

Lot 8, Pecan Acres, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

Application No. Z-5596 Present Zoning: RM-2
Applicant: James L. Thomas Proposed Zoning: OL
Location: South of the SW corner of 13th Street and Denver Avenue

Date of Application: June 25, 1981
Date of Hearing: July 29, 1981
Size of Tract: 100' x 140', more or less

Presentation to TMAPC by: James L. Thomas
Address: 3970 South Delaware Avenue Phone: 743-9045

Relationship to the Comprehensive Plan:

The District 7 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property High Intensity -- Office.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OL District is in accordance with the Plan Map.

Staff Recommendation:

The Staff recommends APPROVAL of OL zoning, for the following reasons:

The subject properties, two platted lots, are located on the west side of Denver Avenue at 14th Street South. The tracts contain residential structures and the applicant is requesting OL Light Office zoning.

Office zoning, both OL and OM, exists to the north, south and east of the subject properties. The Comprehensive Plan encourages office development within this area. One new office has been built fronting Denver Avenue and several conversions of residences to offices has also taken place.

Therefore, based on the Comprehensive Plan and existing zoning patterns within the area, the Staff recommends APPROVAL of OL zoning as requested.

The applicant was present, but did not comment.

Protestants: None.

TMAPC Action: 6 members present.

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OL:

T.T.T. Block 3, Lots 7 and 8, Tulsa County, Oklahoma.

SUBDIVISIONS:

Thousand Oaks (1683) 91st Street and South Quebec Avenue (RS-2)

The Staff advised that this item had previously received a 30-day extension, but the work was not completed and additional time is requested.

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to approve a 30-day extension for Thousand Oaks Addition.

OTHER BUSINESS:

PUD #127 VanFossen and Brace West of the NW corner of 71st Street and Lewis Avenue

Request approval of detailed site plan for Woodbridge Condominiums to be built on Lot 1, Block 1, Collegiate Square Addition, part of PUD #127.

The Staff made the following report:

The applicant is requesting site plan approval for Lot 1, Block 1, Collegiate Square Addition. Also he is requesting a minor amendment of PUD condition #3 as listed in TMAPC Minutes of August 23, 1972. Condition #3 states buildings shall not exceed 35' or 2 1/2 stories. This condition was submitted by the applicant and, therefore, made a condition of PUD approval. The Zoning Code then and now permits 3-story development (26' height from bottom floor to top of top plate). Possibly fire code (sprinklers) or marketability has been the reason for most developers to restrict development to 2 stories. The Staff considers the request to be minor and recommends APPROVAL of 3-story development and APPROVAL of the detailed site plan, per the listed conditions.

For the record, Block 1 is permitted 297 units, per amended approval June 6, 1979. The applicant is utilizing approximately 1/3 of the site and 1/3 of the total units in Lot 1.

Gary VanFossen was present at the meeting and advised that he was in agreement with the Staff Recommendation.

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to approve the detailed site plan for Woodbridge Condominiums, Lot 1, Block 1, Collegiate Square Addition, PUD #127, subject to the following conditions:

1. That the total number of dwelling units not exceed 100.
2. That livability space shall be 76,226 square feet as submitted.
3. That the clubhouse be permitted.
4. That parking spaces shall total 216 per site plan.
5. That 3-story construction be permitted provided the top of the roof shall not exceed 35 feet.

PUD #190 Ridge Park Condominiums, Minshall Park 77th Street and South Yale Avenue

Consider request for site plan approval.

The Staff recommended this item be tabled.

Without objection, the Chair tabled Ridge Park Condominiums, Minshall Park.

PUD #179-F John Moody (El Paseo) South side of East 71st Street and West of South Mingo Road

Interpretation of Tulsa Metropolitan Area Planning Commission action of October 1, 1980.

Bob Gardner advised that the Minutes and the tape of the meeting reflect the action which was taken by the TMAPC; however, Mr. Moody was of the opinion that the motion did not reflect the discussion of the Commission. Item #13 of the Staff Recommendation stated that the applicant either build the street and connecting bridge over the drainageway or provide some assurances that it would be constructed. It was the applicant's understanding that the street could be built with each phase of construction and a bond or other assurance submitted to guarantee construction of the bridge.

It was the concensus of the Commission that the intent was to get assurance now that the bridge will be built by the applicant - when the street gets to the point that it needs to connect the drainageway. He will either build the bridge or give the money necessary to get it done.

On MOTION of T. Young, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to approve the following statement in clarification of Amendment #13, PUD #179-F: The TMAPC expects the developer to either build the bridge prior to, or at the same time as the first phase of construction; or in the alternative, that a bond or other type of assurance, which is acceptable to City Legal and the City Engineer, be required up front to insure the bridge will be built over the drainageway at the appropriate point in time.

PUD #187 Charles Norman Shadow Mountain Addition, between Sheridan Road and Memorial and between 61st and 71st Streets

Request Minor Amendment to permit lot splitting of duplexes for purpose of selling individual units as attached single family residences.

A letter (Exhibit "B-1") requesting an amendment to PUD #187 was presented. The communication from Charles Norman advised that the owners of the subject property have determined that the sales market is considerably better for individually owned, attached single-family lots, than for duplex dwelling units which require an investment twice as large on the part of the duplex purchaser. Therefore, a request for approval of the minor amendment to split or resubdivide the lots was presented.

PUD #187 (continued)

The Staff advised that the applicant is requesting as a minor amendment, that Lots 17, 18 and 19 of Block 18, and all of Blocks 19, 20, 21, and 22 of Shadow Mountain Addition, which permits duplexes to be constructed on each lot, be permitted to be lot split after the commencement of construction. The purpose of the split is to sell the individual units or sides. Since the end result does not change the actual land use or density, the Staff supports such an amendment. However, any split to occur before construction would encourage single family detached housing on substandard size lots.

Therefore, the Staff recommends APPROVAL of the minor amendment provided each lot-split occurs after building permits have been issued and actual construction (framing stage) has commenced. (The mere issuance of a building permit will not meet this requirement.)

On MOTION of HIGGINS, the Planning Commission voted 6-0-0 (Freeman, Gardner, Higgins, Holliday, C. Young, T. Young, "aye"; no "nays"; no "abstentions"; Eller, Inhofe, Kempe, Parmele, Petty, "absent") to approve a minor amendment to permit lot splitting of duplexes for the purpose of selling individual units as attached single-family residences on Lots 17, 18 and 19, Block 18, and on all of Blocks 19, 20, 21 and 22, Shadow Mountain, PUD #187, provided the split occurs after the building permit has been issued and actual construction is underway.

PUD #254 Charles Norman Autumn Oaks Addition, SW corner of East 68th Street
South and South Canton Avenue

Request site plan approval of a 5½ acre tract in Burning Hills Addition and Minor Amendment to adjust minimum building setbacks.

The Staff recommended this item be tabled.

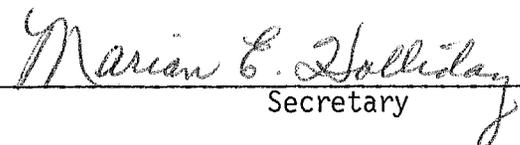
The Chair, without objection, tabled PUD #254.

There being no further business, the Chair adjourned the meeting at 3:00 p.m.

Date Approved August 26, 1981


12th Vice-Chairman

ATTEST:


Secretary

