TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1370
Wednesday, August 12, 1981, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Eller	Freeman	Gardner	Jackere, Legal
Gardner	Higgins	Howell	Department
Holliday, Secretary	Inhofe		
Kempe, 2nd Vice-Chairman	Parmele		
Petty	T. Young		
C. Young, Chairman			

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, August 11, 1981, at 1:10 p.m., as well as in the Reception Area of the INCOG Offices.

Chairman C. Young called the meeting to order at 1:35 p.m. and declared a quorum present.

MINUTES:

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young, "absent") to approve the Minutes of Z-5580, July 22, 1981

REPORTS:

Report of Receipts and Deposits:

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young "absent") to accept the Report of Receipts and Deposits for the Month ended July 31, 1981 (Exhibit "A-1").

CONTINUED ZONING PUBLIC HEARING:

Application No. Z-5565 Present Zoning: RS-3
Applicant: Roy Johnsen (Wm. K. Warren Foundation) Proposed Zoning: OM
Location: NW corner of 71st Street and Sheridan Road

Date of Application: April 30, 1981
Date of Hearing: August 12, 1981
Size of Tract: 57.6 acres

Presentation to TMAPC by: Roy Johnsen
Address: 324 Main Mall Phone: 585-5641

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 and Medium Intensity -- No Specific Land Use at the intersection.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the OM District is in accordance with the Plan Map for that portion designated Medium Intensity, is not in accord on balance of property. OL zoning may be found in accordance on balance of property.

Staff Recommendation:

The subject tract, 57.6 acres in size, is located north and west of the NW corner of 71st Street and South Yale Avenue. The tract is vacant and is zoned RS-3. The applicant is requesting OM zoning to accommodate an office park development.

The majority of the subject property merits office zoning. The precedent for OL Light Office is well established along the north side of 71st Street. OM zoning is appropriate within the node which aligns with the CS zoning on the east side of Sheridan Road and the CS zoning line on the south side of 71st Street. OL zoning north of the OM line and fronting on Sheridan Road is consistent with the zoning and depth of OL zoning at 66th Street. The north 420 feet of the west 1,365 feet (balance of the tract) is the only area uncommitted. This area abuts RS-3 zoning on two sides, most of which is undeveloped, and is not adjacent to any existing OL zoning. PUD #239 contains quality duplex condos under construction and further to the north is quality single family homes.

Therefore, in recognition of the existing office and commercial zoning district boundaries and in keeping with the designated land use intensities depicted on the District 18 Comprehensive Plan, the Staff recommends APPROVAL of:

1. Beginning at a point in Section 3, Township 18 North, Range 13 East, which is located 250' West of the Southeast corner of said Section 3, thence West a distance of 410', thence North 900', thence East 660', thence South 640', thence West 250', thence West 250', thence South 260' to the POINT OF BEGINNING, containing 529,000 square feet or 12.14 acres from RS-3 to OM.

2. Beginning at a point in Section 3, Township 18 North, Range 13 East, which is located 660' West of the Southeast corner of said Section 3, thence West 1,320', thence North 900', thence East 1,320', thence South 900' to the POINT OF BEGINNING, containing 1,188,000 square feet or 27.27 acres from RS-3 to OL.

3. Beginning at a point in Section 3, Township 18 North, Range 13 East, which is located 900' North of the Southeast corner of said Section 3, thence West 614.84', thence North 420', thence East 614.84', thence South 420' to the POINT OF BEGINNING, containing 258,232 square feet or 5.92 acres from RS-3 to OL.

   Beginning at a point in Section 3, Township 18 North, Range 13 East, which is located 6.4.84' West and 900' North of the Southeast corner of said Section 3, thence West 1,365.16', thence North 420', thence East 1,365.16', thence South 370' to the POINT OF BEGINNING, containing 573,367 square feet or 13.16 acres to RS-3.

and DENIAL of the balance (north 420' of the east 1,365') to remain RS-3.

Applicant's Comments:

Roy Johnsen, attorney representing the owners of the subject tract, advised that the area along 71st Street, a depth of 1,320 feet has been committed to non-single family use -- it is primarily in an office category with some apartment use. Mr. Johnsen pointed out that there is a 17-acre commercial parcel which has been approved to the south of the south boundary of the subject tract. Part of the justification for the OM request, in the attorney's opinion, was that it would be logical that a CS classification could have been requested at the intersection to line up with existing zoning lines across the street, approximately 13 acres. As a general proposition, the OM category is a less intense zoning than the commercial designation, therefore, the applicant felt that OM zoning on the entirety of the subject tract was an appropriate request. Mr. Johnsen was of the opinion that the Staff Recommendation was extremely conservative since it identifies an area which should remain in a residential category even though it is surrounded by office and commercial use, and a PUD which contains attached dwellings. There is one single family dwelling which would back to the subject tract. Mr. Johnsen considered the OM application a justified request; however, if the Commission is inclined to reduce the request, he suggested that a trade-off between the OM and CS -- an appropriate reduction would be the combination of OM and OL.

Mr. Johnsen advised that the Warren Foundation plans to retain the subject property to help in the support of St. Francis Hospital and, therefore, the office use would be the most appropriate. He informed the Commission that in the event that a combination of OL and OM zoning was approved, it is likely that, at some point in time, a Planned Unit Development would be filed. The OM-OL zoning combination can be found to be in accordance with the Comprehensive Plan.

Protestants:		Address:	
	Ken Adams		7227 East 65th Place
	Harold Furtney		6640 South Oxford Road
	Kathy Wilson		7415 South 73rd East Avenue

Protestant's Comments:

Ken Adams, President of the Southeast Tulsa Homeowner's Association, advised that the residents met with the developer and subsequently received a letter from him concerning the meeting and the discussion about the subject property. He pointed out that the proposed plans for the tract have not been submitted and homeowners would not like to see the low density residential area consumed in an office manner. The Staff Recommendation, in Mr. Adams' opinion, was a compromise of the Comprehensive Plan. He questioned why the Staff recommended OL zoning adjacent to the RS-3 designation; the homeowners felt that it should be RS-3 in order to tie in with the RS-3 at the top of the hill, behind the other residences, close to the two churches, and the existing RS-3 to the north of the subject tract.

Based on not having a firm commitment from the Warren Foundation as to continued ownership of the subject tract (even though they have indicated that they will maintain ownership), and the fact that there are no plans available to review, the homeowners requested that the Greater Tulsa Council be consulted for their input into the proposed use of the subject property and its conformity to the District 18 Plan. The residents would support the Staff Recommendation with the exception of the OL designation to the east of the RS-3 zoning.

Harold Furtney stated that he has been appearing before the Commission for the past 1½ years as his prime single family property has become encircled with PUD condominiums, OL and OM tracts. Unless this trend is stopped with better planning for the future, it was Mr. Furtney's opinion, that there will be no possibility for single family residences in this whole quarter-mile area. The panorama view of the City, from the middle of the subject tract, is breathtaking. The subject property also overlooks a gorgeous lake, in excess of four acres, created by WPA in 1937 with an earthen dam across a natural draw. Mr. Furtney pointed out that this beautiful lake can and should contribute so much to the quality of life for low density RS-3 homeowners, but would mean practically nothing to office workers who can only take fleeting glimpses of it from 8:00 a.m. to 5:00 p.m., on weekdays as they look up from their work. The protestant stated he did not deny the suitability of portions of this enormous acreage to be zoned OM; i.e., the lower elevation corner at 71st and Sheridan, but maintained that the OM designation should be limited in acreage to permit development of a buffer between the office activity along 71st Street and the RS-3 residential areas to the north of the subject tract. Mr. Furtney believed that good planning would include prevention of further "commercial creep" along Sheridan Road north from where it now stops. He advised that the homeowners would not oppose OL zoning along the balance of 71st Street, westward from the corner (zoned OM) provided the whole north portion of the tract is kept low density, RS-3, for future development of single family homes or duplexes. To keep the property in Country View Estates from being "bottled up" and isolated by OM and OL zoned tracts, all with ingress and egress solely from 71st Street or Sheridan Road, the residents strongly recommended that East 68th Street be planned to extend eastward from where it stops to provide access to the area. The extension of that street will encourage development of the remaining RS-3 land around the lake as prime residential sites and halt further office use and abuse of this delightful area.

Z-5565 (continued)

Kathy Wilson, member of the Board of Directors of Southeast Tulsa Homeowner's Association and alternate to GTC for District 18, stated she was in support of the statements made by Mr. Adams and Mr. Furtney.

Special Discussion for the Record:

In answer to Ken Adams' question Mr. Gardner advised that the Staff was unable to make any distinction between the northeast corner of the subject property fronting Sheridan Road and the OL zoning to the north. From the physical facts standpoint there is more to be said for the subject application than there was for the OL zoning to the north; however, the OL zoning is there, it is a physical fact.

Roy Johnsen advised that OL zoning on the subject tract would be in accordance with the Plan. Mr. Johnsen reemphasized that the property is actually at the intersection of 71st Street and Sheridan Road, which is designated by the Plan as a node which would permit CS, a shopping classification. He noted that the requested OM zoning would be much less intense zoning than CS would be and suggested that a combination of OL and OM may be found to be in accordance with the Comprehensive Plan.

In response to the protestant's comment that the proposed plans were not available, Mr. Johnsen pointed out that the plans were not a necessary procedural requirement for the processing of a zoning application. In this instance there is sufficient justification, with the zoning patterns and past decisions in the area, to fully evaluate the property for its basic and underlying zoning. In addition, if a portion of the subject tract is zoned OL there will be, at some point prior to development, a PUD filed which will lead to site plan review by the Commission and any interested parties will be given the opportunity to participate.

The location of any through streets will be an issue that will need to be addressed by the TMAPC. Mr. Johnsen felt it would be presumptuous at this point to say there needs to be a collector street along the north boundary of the subject tract.

Mr. Johnsen pointed out that the lake which Mr. Furtney spoke of is quite some distance from the subject tract. He also noted that there is very little in the area which would present a need for a buffer. OL zoning has traditionally been recognized as a transitional use and one that is acceptable, if it is in a backup relationship to single family use.

Commissioner Petty noted that 71st Street is a primary arterial, the eventual plan will be to connect the Okmulgee Beeline and the City of Broken Arrow with 71st Street and a bridge will be constructed across the Arkansas River. He pointed out that 71st Street is one where intense development would not be considered unusual. The subject tract, for a depth of 1,320 feet from Yale Avenue, is primarily committed to office and apartment use and the OL designation would not be out of the ordinary there. Mr. Petty made a motion to recommend zoning the subject tract OM with the exception of the north 370 feet which will be zoned OL.

Chairman C. Young advised that he supported the motion except the west distance of the OM designation which he felt should line up with the

zoning to the south. He suggested an amendment to the motion to approve the OM zoning to line up with the shopping area.

Commissioner Petty stated he would like to stay with his original motion; Chairman C. Young advised he could not support that motion.

TMAPC Action: 6 members present.

On MOTION of PETTY, the Planning Commission voted 5-1-0 (Eller, Gardner, Holliday, Kempe, Petty, "aye"; C. Young, "nay"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young, "absent") to recommend to the Board of City Commissioners that the following described property be rezoned OM with the exception of the north 370 feet, which is to be zoned OL:

OM: Southeast Quarter of the Southeast Quarter and the East-half of the Southwest Quarter of the Southeast Quarter, Section 3, Township 18 North, Range 13 East, Tulsa County, Oklahoma; LESS and EXCEPT the North 370 feet thereof, in the City of Tulsa, Tulsa County, Oklahoma.

ZONING PUBLIC HEARING:

Application No. CZ-30 Present Zoning: AG
Applicant: Morgan (Mayabb) Proposed Zoning: IL & FD
Location: NE corner of 138th Street North and Highway #11

Date of Application: June 16, 1981
Date of Hearing: August 12, 1981
Size of Tract: 9.2 acres

Presentation to TMAPC by: Virgil Mayabb
Address: 2160 South Sheridan Road Phone: 835-7838

Relationship to the Comprehensive Plan:

The Skiatook Comprehensive Plan designates the subject property Low-Intensity.

According to the adopted Plan the IL District is not in accordance with the Plan Map.

The Skiatook Town Board of Trustees recommended to the TMAPC and County Commission on July 28, 1981, that the requested IL zoning be approved.

The subject property is located on the east side of Highway #11, north of 136th Street North. The tract is zoned AG Agriculture and the applicant is requesting IL zoning to accommodate an office and warehouse.

The Board of Trustees for the Town of Skiatook recently determined that the Highway frontage in this area is best suited for nonresidential, commercial or industrial development. A portion of the subject property is also in a floodplain. Based on these reasons, the Staff recommends APPROVAL of IL zoning.

For the record, the Skiatook Comprehensive Plan should be amended to reflect this change in land use intensity and the Commission may want to zone only the portion of the frontage outside the floodplain.

Applicant's Comments:

Virgil Mayabb advised that he proposed to use the subject tract as a service area for drilling rigs and other equipment and a small field office. The office building would be constructed on the highest area of the tract near the road.

Protestants: Joy Patter Address: P. O. Box 522, Skiatook, Okla.

Protestant's Comments:

Joy Patter stated that she owned 2½ acres to the north of the subject tract and was opposed to the application. Ms. Patter also spoke in opposition to the proposed zoning on behalf of two other area residents. She noted that the development would be an eye-sore and was also opposed to the noise and pollution generated by the business. The protestant noted that her property was zoned commercial and asked if the applicant would be able to pursue this type of use with commercial zoning.

A letter (Exhibit "B-1") was received from the Skiatook Board of Trustees recommending approval of this zoning application. Monte Gondles, Jr., Administrative Assistant, Town of Skiatook, submitted a letter (Exhibit "B-2") as a Planning Team Representative, recommending approval of the application since it would have no adverse effect on Skiatook or any of the long-range plans.

CZ-30 (continued)

Instruments Submitted: Letter from Skiatook Board of Trustees (Exhibit "B-1")
Letter from Monte Gondles, Jr. (Planning Team Representive (Exhibit "B-2")

Special Discussion for the Record:

Bob Gardner, in answer to Ms. Patter's question, advised that the application had not been advertised in the alternative, therefore, commercial zoning could not be considered at this time. Office use would be permitted in commercial, but not the heavier industry use.

Commissioner Holliday questioned if the applicant would fence the property since he planned to store expensive equipment on the premises. Mr. Mayabb advised that he would store approximately one million dollars worth of equipment on the tract and would construct a cyclone fence for security purposes.

TMAPC Action: 6 members present.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young, "absent") to recommend to the Board of County Commissioners that the following described property be rezoned IL, except any portion determined to be FD Floodway and any portion east of such floodway:

A tract of land in Tulsa County, Oklahoma, described as follows: The NW/4 of the SW/4 of the SW/4 of Section 25, Township 22 North, Range 12 East, Tulsa, Oklahoma, LESS the following parcel: Beginning at the NE corner of the property a distance of 208' West; thence a distance of 104' South; thence a distance of 208' East; thence a distance of 104' North to the point of beginning.

Application No. CZ-32 Present Zoning: AG-RS
Applicant: Harold G. Whiteis Proposed Zoning: RMH
Location: North & East of the NE corner of 28th Street and 53rd West Avenue

Date of Application: June 23, 1981
Date of Hearing: August 12, 1981
Size of Tract: 20 acres

Presentation to TMAPC by: Harold G. Whities
Address: 30 South Union Avenue Phone: 585-5431

Relationship to the Comprehensive Plan:

The District 9 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low-Intensity -- Residential (south-half) and Low-Intensity -- No Specific Land Use (north-half).

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

Staff Recommendation:

The subject tract is 20 acres in size, located 600' west of 49th West Avenue and extends 1320' north from 28th Street. The property is zoned AG and RS and the applicant is requesting RMH to accommodate a mobile home park.

The northern 1/2 of the subject tract is zoned AG and permits mobile homes as a matter of right. The southern 1/2 is zoned RS single family. There are numerous mobile homes located along 28th Street. Therefore, the only question appears to be density. The tract does not have sewer and will require some type of lagoon or self-contained treatment facility. Individual septic systems would require 1/2 acre lots provided the soil percs.

Based on these findings, the Staff supports a low density mobile home park and favors using some RMH zoning and a PUD to accomplish such a development.

Applicant's Comments:

Harold G. Whiteis advised that the subject property has been in his family since 1925. Adjacent property to the west belongs to the Park Department and there is no residential property to the north of the subject tract. Mr. Whiteis stated that he did not plan to develop a mobile home park with units placed close together. However, people do need a place to live and mobile homes provide an answer to that need. Mr. Whiteis pointed out that there are many mobile homes in the area and he has never objected to one moving in.

The applicant advised that he could not develop a mobile home park on his property because there is no sewer and the Health Department would not allow a great number of homes to be placed on the tract.

Protestants: Shelby Satterfield Address: 2819 South 53rd West Avenue
Jan Magee 4911 West 28th Street

CZ-32 (continued)

Protestant's Comments:

Shelby Satterfield, a nearby resident, advised that the school system in the area cannot handle the population of a mobile home park. The applicant will be able to locate the mobile homes within 25 feet of each other if a sewer system is installed and Mr. Satterfield was very much opposed to this. He also pointed out that the soil maps of the area show that, in this particular area, it will probably take at least an acre of ground or more for the soil to perc. In regard to Mr. Whiteis' statement concerning other mobile homes in the area, the protestant advised that there are several other mobile homes, all placed there by the applicant on his property line on West 28th Street. Mr. Satterfield observed that Mr. Whiteis has never lived in the community and does not care what goes on his property. There are three existing homes on the applicant's property, all in a state of deterioration. All of the letters concerning this application, which were mailed to area residents, went to renters of the applicant so they could not protest this request.

There are several nice homes which have been built along 49th Street which back to the subject property. Those living in the mobile homes do not pay property taxes to be used by the schools and therefore, offer no benefit, but the other property owners must bear the expense of education for the community. The area needs more homeowners (taxpayers) to support the schools and the limited fire protection. There is no police department to help defend the area. The traffic at this time is greater than what this particular road warrants. Property values have declined due to the mobile homes located in the area at this time.

Mr. Satterfield presented a protest petition (Exhibit "C-1") bearing 93 signatures of area residents who are opposed to the increased number of homes which would decrease water pressure to existing area homes and the septic tank disposal system which could be a problem with a large concentration of mobile homes in a smaller area.

Jan Magee advised that she and her husband purchased their home in the area two months ago and would like to live in this rural-type community. The Magees previously lived in the Brookside area of Tulsa and could not let their children go around the block because of the dangers involved -- in the Berryhill area the children can have the freedom of going down the block and riding their bicycles. Mrs. Magee spoke of the deterioration of mobile home parks and the crime which is generated by this type of development. She expressed concern that, even though the applicant states he would not want to place a lot of mobile homes on the subject tract, the property could be sold and with the appropriate zoning in place there would be nothing to stop someone from developing a larger mobile home park.

Instruments Submitted: Protest Petition (93 signatures) (Exhibit "C-1")

Special Discussion for the Record:

Mr. Satterfield, in answer to Commissioner Holliday's question, advised that the value of the property in the area, per acre, would be $8,000 - $12,000.

CZ-32 (continued)

Refuting the protestant's comment that he had never lived in the community, Mr. Whiteis advised that his youngest daughter, 35 years of age, was born in one of the small houses which exists on the subject property. Mr. Whiteis stated he would be glad to sell his property at the prices quoted by Shelby Satterfield, but he has been unable to sell the subject property. He noted that the area should be built up, not only his property, but all of the surrounding area as well. The applicant pointed out that some of the new mobile homes are beautiful and sell for much more than any house in the immediate area. He also noted that his taxes have increased too.

Commissioner Holliday asked the applicant how many mobile homes he currently has located on his property. Mr. Whiteis advised that he had four mobile homes which replaced three houses he has torn down. The three houses were in disrepair; they had rented for years for $20-$30 per month.

Responding to Commissioner Petty's question, the Staff advised that one-acre of RMH zoning should be sufficient, along with the existing AG zoning, to accommodate 20 mobile homes. Mr. Gardner suggested if the Commission was inclined to favor this type of development they might recommend that 1 - 1½ acres of RMH zoning be approved in the center of the AG zoned 10 acres on the north. This action would force a Planned Unit Development.

TMAPC Action: 6 members present.

On MOTION of KEMPE, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young, "absent") to recommend to the Board of County Commissioners that the following described property be rezoned -- 1½ acre to be zoned RMH in the center of the north 10 acres presently zoned AG, the balance to remain in its present rezoning classification and to instruct the Staff to define the legal description of the 1½ acres to be rezoned RMH:

Beginning at the NW corner of Lot 8, Elliot's Subdivision to the City and County of Tulsa, Oklahoma according to the recorded plat thereof; thence South 330'; thence East a distance of 198'; thence North 330'; thence West 198' to the POINT OF BEGINNING, containing 1.5 acres, more or less.

Application No. 5595 Present Zoning: RS-3
Applicant: William J. Doyle, III Proposed Zoning: OM
Location: West side of Memorial, between 53rd and 55th Streets South

Date of Application: June 24, 1981
Date of Hearing: August 12, 1981
Size of Tract: 6 acres, plus

Presentation to TMAPC by: William Doyle
Address: 201 West Fifth Street, Suite 400 Phone: 581-8200

Bruce Kenney requested a continuance of this application because he did not believe the 10 days notice by posting was given. Other protestants in the room advised that they had seen the sign on the subject property and felt that proper notice had been given.

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 OM District is not in accordance with the Plan Map. OL zoning may be found in accordance with the Plan Map.

Staff Recommendation:

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

The subject property is 6 acres in size, located on the west side of Memorial Drive, between 53rd and 55th Streets South. The property is zoned RS-3 and the applicant is requesting OM zoning to accommodate a 3-story office building, 53,200 square feet.

The subject property abuts CS zoning (node) to the north, OL zoning to the south and RS-3 Single Family homes to the west. The property is within a subdistrict as defined by the Development Guidelines and is designated as low-intensity by the Comprehensive Plan Map. The precedent for OL Light Office zoning has been established and the approval of OL zoning would not require a change in the Comprehensive Plan. OL zoning is limited to one-story development and is more compatible adjacent to single family homes than a medium intensity, mid-rise office development.

For these reasons, the Staff recommends DENIAL of OM zoning and APPROVAL of OL.

Applicant's Comments:

William Doyle, representing the applicants, advised that the subject property forms a part of the Southern Plaza Addition which was platted in 1964 by Alden Carroll and Ernie Miller. Mr. Carroll is the present owner of Block 14 and David Cannon had contracted to purchase the southern one-third of the subject tract. The potential purchaser believes that he can create a more efficient use of the property if it is zoned OM rather than OL. Mr. Carroll has agreed to submit the balance of the tract for rezoning to allow the total tract to be considered at one time. The presentation will reflect the plans for the southern one-third of the subject tract which is under contract; however, the concept proposed will be

applicable to the entire tract. The Cannon tract encompasses 2.44 acres. The OM zoning category will be limited to a three-story structure with 18,000 sq. ft. of ground floor area with 83% of the site area for parking and green space. Mr. Doyle advised that the total 53,000 sq. ft. of space would require approximately 133 parking spaces; the proposed plans provide 190 parking spaces and leaves 30% of the site for green area. The proposed structure will be located to the setback line on Memorial Avenue. Restrictive Covenants will be imposed in connection with the plat which will be filed with the subdivision. It is the applicant's belief that this type of zoning along with this type of planning allows for architectural and quality control that would not otherwise be available in an OL category.

In the event the OM zoning is approved, Mr. Doyle stated that the site plan would be subject to approval and the building located on the subject tract could not be closer than 150 ft. from the west property line. The west 10 ft. elevation, adjacent to the existing houses, would remain in its present elevation with screening and vegetation. The access point on both 53rd Street and 55th Street will be limited to one access point rather than two. The building height from the ground or floor level to the roof will not exceed 36 ft. Any mechanical equipment located on the roof will be clustered in one location, not to exceed 500 sq. ft., and would be appropriately screened, architecturally compatible with the rest of the building. The parking and building lighting will be on ground pedestals, not to exceed 8 ft. in height, with all lighting to be directed downward and away from the residential area. The building will be restricted to one ground sign, not to exceed 10 ft. in height, and will be architecturally compatible with the building. There will be no illuminated or flashing signs on the building. The parking area will be designed to discourage access between 53rd and 55th Street by third parties and will encourage the full use of the two access points located on Memorial Drive. The trash receptacles will be appropriately screened; mechanical equipment which may serve the building will be screened and architecturally compatible with the building. There will be no mechanical equipment located closer than 150 ft. from the west property line and the residential area.

Maurice Clyma, architect for the proposed project, advised that the building will be set back 150 ft. from the residential area, almost one-half block. There is an existing 6 ft. high concrete wall, some trees and screening which is to be enhanced and more screening will be provided. Due to the elevation of the subject tract, sloping toward Memorial Drive, Mr. Clyma pointed out that he has been able to lower the building to an elevation which is more compatible to Memorial, minimizing the height in this particular location. The concrete screening wall will almost hide the proposed building entirely.

Protestants	Address
Jack Anderson	5425 S. 79th E. Ave.
Milo Reno	5403 S. 79th E. Ave.
Ken Knouse	5407 S. 79th E. Ave.
Bruce Charles	7824 E. 53rd St.
Uganda Clinton	5415 S. 79th E. Ave.
Kenneth Covell	7622 E. 55th St.
Bruce Kenney	7622 E. 55th St.
Jolene Campbell	5331 S. 79th E. Ave.

Protestants' Comments

Jack Anderson voiced his support of the Staff Recommendation for denial of the requested OM zoning. Mr. Anderson advised that he purchased his home in the area 12 years ago with the protection that the subject property was zoned RS and would hate to see that changed at this point. He stated that he was in support of changes and development of the area; however, the proposed project is totally out of conformity with the surrounding residential area. The development will detract from the value of the residential property and it will increase traffic on Memorial Drive. The protestant pointed out that the developer's option to route traffic from the subject tract onto 55th Street is not good; there are two schools located within two blocks of the property. He expressed concern for the safety of the many children living in the area and attending those two schools.

Milo Reno advised that his property backs up to the subject property and was opposed to the application for rezoning because the change is not consistent with the other structures in the immediate area. The protestant, who resides in a two-story house, pointed out that the proposed building would greatly interfere with his privacy since there would be nothing to prevent those in the building from looking directly into his house. Property values and traffic congestion were also concerns of Mr. Reno. Noting that he encouraged construction on the subject tract to cut down on the unattractiveness of the area as it is at this time, the protestant advised that he was in agreement with the Staff Recommendation for OL zoning, but would prefer to see what is proposed if the zoning was approved.

Ken Knouse pointed out various elevations in the area and advised that any structure over 10 ft. higher than the existing ground level, would allow full view of his picture window and into his house. He was opposed to any multi-story buildings on the subject tract.

Bruce Charles advised that he and his family have lived in the area the past eight years. He noted that he was informed at the time he purchased the residence, that the area was all zoned for residential use; however, one year later Skaggs Albertsons was constructed approximately 50 ft. from his home. Mr. Charles exhibited pictures of the area surrounding the store pointing out that they did not reflect the depth and scope of the trash, odor, disorder, or the noise which has been inflicted upon the neighborhood. He stated that he was adamantly opposed to OM zoning and would appreciate the guidance of the Commission on how to continue the OL type of building which has been completed near the subject tract. Mr. Charles was of the opinion that OL zoning would be a reasonable approach if there is some way to take a look at what the factual development will be.

Uganda Clinton stated that her property abuts the subject tract. Lower property values were a concern to Ms. Clinton and she pointed out that the proposed development would affect properties other than the ones in the immediate area. In addition, the proposed zoning would not be consistent with the existing zoning in the area. Even though the existing zoning to the north is CS, it is single story development. The protestant noted that the proposed multi-story building will look down into her back yard as well as others in the neighborhood. It will be an encroachment on the neighborhood's privacy. In addition, she informed the Commission that Tulsa is experiencing a glut in

Z-5595 (Continued)

Protestants' Comments (Continued)

office space and does not need more office space. Ms. Clinton urged that the application be denied and RS-3 zoning maintained in the area.

Kenneth Covell was very strongly against the requested OM zoning, but advised that he was not opposed to single story office development on the subject tract. Mr. Covell asked the protestants in the room to stand and be recognized - approximately 28 people were in attendance.

Bruce Kenney advised that he has two small children and did not want to see them getting run over by people avoiding the intersection of 51st and Memorial on their way to or from work or to make a delivery at the proposed building. Mr. Kenney questioned the criteria for changing a zoning designation. He also asked what interest the applicant has in the subject tract.

Jolene Campbell advised that her property is located on the lower elevation in the neighborhood and her yard does flood. Her home is situated on the curb and the back of her yard, which abuts the subject tract, is the widest in the area. Noting that the property owner closest to the Skaggs Store was not represented, Ms. Campbell advised that he has a swimming pool - the previous property owner had requested permission to raise the wall for privacy; however, the request was denied. She cited several incidences of flooding in the area and noted that additional concrete on the subject property will increase the runoff in the neighborhood and make it virtually impossible to sell property.

Special Discussion for the Record:

In response to Mr. Kenney's question concerning the criteria necessary for a change in zoning designation, Mr. Gardner advised that the first consideration is to determine the Comprehensive Plan Designation for the particular area and whether or not the requested zoning is in accordance with the Plan. The physical facts are then taken into consideration and the proximity of the residential uses are reviewed.

Bill Doyle was of the opinion that the proposed development would relieve the drainage problems Ms. Campbell referred to rather than increase them. In addition, he noted that increasing the height of the existing wall would not present any problems. The location of the access points will be addressed in the Restrictive Covenants.

Chairman C. Young noted that the subject tract is obviously not developing in the RS-3 designation as it is zoned. Other alternatives for the property would be multi-family apartments, townhouses, or light or medium office use. He advised that he was troubled by the proposal of more than OM designation.

TMAPC Action: 6 members present.

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

All of Block 14, Southern Plaza, an Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof.

Application No. Z-5597 Present Zoning: RS-3
Applicant: Robert J. Nichols (Walls) Proposed Zoning: RM-1
Location: W. of the SW/c of 60th Street and South Rockford

Date of Application: June 26, 1981
Date of Hearing: August 12, 1981
Size of Tract: 150' x 300'

Presentation to TMAPC by: Robert Nichols
Address: 111 W. 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, Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the RM-1 District may be found in accordance with the Plan Map.

Staff Recommendation:

The subject property is located 200 feet west of the SW corner of Rockford Avenue and 60th Street South. The tract contains a single family residence, zoned RS-3 and the applicant is requesting RM-1 zoning.

The Staff recommends DENIAL of RM-1 zoning and APPROVAL of RD Duplex zoning, for the following reasons:

The subject property is adjacent to RM-1 zoning to the west and is across from a duplex development to the north, quality single family homes exist to the east and duplexes exist to the southeast. The subject property merits duplex zoning as a transition between the apartment zoning and the single family, but does not merit RM-1 zoning any closer to Rockford Avenue.

Based on these reasons, the Staff recommends DENIAL of RM-1 and APPROVAL of RD zoning.

For the record, the Staff would support RM-T zoning if the applicant were prepared to subdivide the property into individual townhouse lots.

Applicant's Comments:

Robert Nichols advised there were three points which should be considered in this application; conformity, balance and equity. Mr. Nichols represented the applicant who has lived on the subject property for the past 11 years and has seen the area develop around him into RM-1 and RM-2 densities with duplexes and apartments. It was Mr. Nichol's opinion that it would be only fair and equitable, due to the change in the nature of this area, to grant the applicant the right to do what his neighbors have done. He pointed out that allowing the subject property to be rezoned RM-1 will bring it into conformity with the rest of the neighborhood. The applicant has no immediate development plans, but recognizes that the desirability of his home as a single family residence has significantly decreased. In regard to balance, Mr. Nichols noted that the total area must be taken into consideration and there is a need for more residential housing in the City of Tulsa. The subject property is located within 300 ft. of one of the major arterials, Peoria Avenue, which is serviced with public transportation. Therefore, if additional multifamily

residential units are to be added to the City, this may well be one of the most appropriate areas in order to contribute to overall balance of the total community.

Special Discussion for the Record:

Commissioner Kempe questioned if RM-0 had been considered on the subject tract and the differences in density between RM-0 and the requested RM-1 zoning.

Bob Gardner advised that the RM-0 zoning would be the same as the suggested RM-T designation in intensity. He pointed out that the line must be drawn somewhere; the Staff suggested that duplexes, rather than apartments, would not affect the single family homes on the east side of Rockford Avenue as much.

Commissioner Petty stated that he talked with an apartment locator recently who informed him that there are no one-bedroom apartments available for rent on the south or southeast side of Tulsa. He was of the opinion that if people are willing to develop this property at the high interest rates of today, they should be allowed to do so.

Chairman C. Young questioned where Commissioner Petty would draw the line and if apartments should be allowed all the way to Rockford Avenue where they face into single family residences.

Commissioner Petty advised that he would draw the line after the approval of this application. However, every case is different and where to draw the line is a difficult question to answer.

TMAPC Action: 6 members present.

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RM-1:

Lot Eighteen (18), Block One (1) SOUTHLAWN Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma.

CZ-28 INCOG (Coy Ward) SE/c of Highway 51 & Campbell Creek Rd. AG to RMH & CG

The Staff advised that a letter (Exhibit "D-1") from the applicant, received August 6, 1981, requested the item be continued to allow more time to gather information to support the application. There were several protestants present at the meeting.

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young "absent") to continue CZ-28 to August 26, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

CZ-33 Sandra Tillotson (Beall) West of the NE/c of 111th & 145th E. Ave. AG to CG

A request (Exhibit "E-1") for continuance of this item until August 26, 1981, was received from the applicant. In addition, a letter (Exhibit "E-2") from the Broken Arrow City Planner requesting a continuance of the application was exhibited. The Broken Arrow Planning Commission will consider the application on August 13, 1981, and requested the TMAPC continue the item to a date subsequent to that time.

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young "absent") to continue CZ-33 to August 26, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

Application No. Z-5598 Present Zoning: AG
Applicant: Michael Swinyard (Teal) Proposed Zoning: RM-2
Location: S. of 75th Place, E. of Arkansas River

Date of Application: June 30, 1981
Date of Hearing: August 12, 1981
Size of Tract: 5 acres

Presentation to TMAPC by: John Moody
Address: 4100 Bank of Oklahoma Tower Phone: 588-2651

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-2 District is not in accordance with the Plan Map.

Staff Recommendation:

The subject property is 5 acres in size located south of 75th Street and west of Trenton Avenue. The tract is zoned AG and the applicant is requesting RM-2 Medium Density Apartments.

The Staff recommends DENIAL of RM-2 zoning for the following reasons:

The requested RM-2 is inconsistent with the Comprehensive Plan and the established development in the area. RM-2 zoning is restricted by the Plan to the west side of Riverside Drive, or Riverside Freeway, whichever is constructed. A new single family subdivision is under development to the east and single family homes exist to the north in an RS-2 District.

Based on these reasons, the Staff recommends DENIAL of RM-2 zoning and APPROVAL of RS-3 zoning.

Applicant's Comments:

John Moody, representing the owner of the property, pointed out that all of the property abutting the subject tract is presently zoned RM-1; the subject tract abuts, along its entire western boundary, RM-2 and on a portion of approximately one-fourth of the southern boundary, RM-2. In addition, the single family homes to the north of the subject tract are older modest homes (with a few higher quality homes) located on large lots. Mr. Moody noted that these large size tracts, containing modest homes, will go into a transitional use, something other than single family, because of the future construction of the 71st Street bridge and the six-lane approach at the intersection. All of the property from 75th Place north, the northern boundary of the subject tract, has been approved for zero lot lines, patio homes or townhouse development. Mr. Moody stated that just looking at the map and the obvious analyzation by the Staff Recommendation looking at the surface, does not reveal that the land use classification, from a health-safety standpoint of what is reasonable for everyone, has been determined. He noted that it would be inherently unfair to zone a property RS-3 because it is in the path of a proposed expressway. Mr. Moody doubted that the Riverside Expressway, south of 71st Street will exist in the same specifications and standards as an expressway, but rather as a boulevard similar to the existing Riverside Drive.

Z-5598 (continued)

Mr. Moody suggested that if the Commission was concerned because the requested RM-2 does not conform to the Comprehensive Plan since it is on the east side of the proposed expressway instead of the west side, they consider RM-1 zoning which would be consistent in the area.

Special Discussion for the Record:

Commissioner Petty questioned the posture of the City in regard to acquisition of right-of-way for the Riverside Expressway.

Assistant City Attorney, Alan Jackere, advised that the City was no where near the acquisition stage for the Expressway. He noted that the attitude of the TMAPC has been to approve the requested zoning in the area if it is appropriate.

TMAPC Action: 6 members present.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young "absent") to recommend to the Board of City Commissioners that the following described property be rezoned RM-2:

Block 3, Lots 1 and 2, River Grove Addition, Tulsa County Oklahoma.

Z-5600 Stuart Nyander (Holsted) NE of 122nd E. Ave. & Admiral Place
RMH, RS-3 to CH, FD

The applicant was not present.

Mr. Gardner advised that the Staff Recommendation is that the application be continued and readvertised for light industry zoning. IL zoning would permit the applicant's use and would bring in the highest quality development within this particular area. The Staff would recommend denial of the requested CH zoning. The application would need to be continued for 20 days to allow sufficient time for readvertising the item.

Tom Watkins was present at the meeting and requested he be notified concerning the application and when it will be considered by the TMAPC.

On MOTION of HOLLIDAY, the Planning Commission voted 5-1-0 (Eller, Gardner, Holliday, Kempe, C. Young "aye"; Petty "nay"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young "absent") to continue Z-5600 to September 16, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center, for the purpose of readvertising the application for an IL designation.

Application No. 5601 Present Zoning: RS-2
Applicant: Curtis Roberts (Amundsen) Proposed Zoning: OM, FD
Location: SW/c of E. 61st and South Zunis

Date of Application: June 30, 1981
Date of Hearing: August 12, 1981
Size of Tract: .82 acres

Presentation to TMAPC by: Curtis Roberts
Address: 3105 E. Skelly Drive Phone: 742-3810

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 OM District is not in accordance with the Plan Map. OL zoning may be found in accordance with the Plan Map.

Staff Recommendation:
The Staff recommends APPROVAL of OM zoning for the following reasons:

The subject tract is .82 of an acre, located at the SW corner of Zunis Avenue and 61st Street. The tract is zoned RS-2 and the applicant is requesting OM Medium Office zoning.

Medium intensity CS zoning exists to the north and east. Medium intensity RM-2 zoning exists to the southeast and 300' to the south. The property abuts Joe Creek to the west. Even though the Comprehensive Plan designates the subject property low intensity, the surrounding zoning patterns are medium intensity. Therefore, based on the zoning patterns in the area, the Staff recommends APPROVAL of OM zoning.

For the record, none of the subject property is within the FD Floodway. The Plan Map will need to be amended.

Applicant's Comments:
Curtis Roberts advised that he proposes to construct a one-story, 10,000 sq. ft. office building with red brick veneer and smoked glass. The building will be owned and occupied by three people; a geologist-educator who holds seminars and travels all over the world, an oil exploration company and a group of five independent business men. There will be no walk-in trade and very little traffic will be generated in the area.

Protestants:		Address:
	Robin Saubert	6159 S. Zunis
	Genevieve Moffat	6133 S. Zunis
	Grace McLain	6131 S. Zunis

Protestant's Comments:
Robin Saubert advised that a newspaper article related there would be seminars held in the building on the subject tract. She pointed out that Zunis is a dead end street which is not curbed; there are no sidewalks. The subject property would not have access from 61st Street, the access would be from the unimproved, undedicated street.

Z-5601 (continued)

Ms. Saubert, who resides in the Tanglewood Condominiums, stated that additional townhomes are now being constructed in connection with the complex. The area is already experiencing tremendous drainage problems and she pointed out there was no way of knowing what another building would do to the Joe Creek Channel construction. As a taxpayer, Ms. Saubert stated she would hate to see the Joe Creek improvement money jeopardized in any way. She also expressed concern that if financial problems occur some other person might take over the development, if it is zoned in the OM designation, and build another structure which might possibly generate more traffic than what is proposed. Due to the limited access, the protestant felt that the subject tract would be more appropriate for apartments, duplexes or additional condominiums.

Ms. Saubert presented a protest petition (Exhibit "F-1") bearing signatures of 64 area residents.

Genevieve Moffat advised that there are existing traffic problems in the area and she was opposed to any development which would further impact the traffic in the neighborhood.

Grace McLain, a resident of the Tanglewood Condominiums, stated that the entrance into her development is a narrow driveway. In case of an emergency, Ms. McLain advised that the emergency vehicles would not be able to gain entrance if there were any cars parked along Zunis. She did not think the subject tract was a good location for an office building.

Instruments Submitted: Protest Petition (64 signatures) (Exhibit "F-1")

Special Discussion for the Record:

Curtis Roberts, speaking in regard to the newspaper article, advised that the geologist-educator has never held a seminar in his office and does not intend to - he travels to the major oil companies and talks to groups of people in the nation and all over the world.

In regard to access to the subject tract, Mr. Roberts stated that two accesses from Zunis are planned. Plans include approximately 20% more parking spaces than the number required. All drainage on the site will drain to Joe Creek Channel and some on-site work will be necessary. He pointed out that Zunis is a dedicated street with only 40 ft. of right-of-way and the developers plan to give 10 ft. more to provide the standard 50 ft. of right-of-way. Mr. Roberts advised that he would be willing to provide an access from 61st Street if it was agreeable with the City Engineer.

TMAPC Action: 6 members present.

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

The North 240 feet of Lot 2, Pecan Acres, an addition to the City of Tulsa, Oklahoma.

SUBDIVISIONS:

Cabin Place (1694) East of the NE corner of 31st Street and South 129th East Avenue (RM-1)

The Staff recommended this item be tabled.

The Chair, without objection, tabled Cabin Place.

Lewis Park (TH) (3293) 5600 Block of South Lewis Place (RM-T)

All letters of approval have been received and the Staff recommended the plat be released.

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young, "absent") for final approval and release of Lewis Park.

Lawton Industrial Park (3592) 5400 Block South Lawton Avenue (IL)

Mr. Wilmoth advised that not all letters have been received and this item would need to be tabled.

Without objection, the Chair tabled Lawton Industrial Park.

Herrington Acres (2790) SE corner of Coyote Trail and South 225th West Avenue (AG)

The Staff has not received all of the necessary letters. It was recommended the plat be tabled.

The Chair, without objection, tabled Herrington Acres.

OTHER BUSINESS:

PUD #187 Lot 19, Block 14 Shadow Mountain Addition - Between Sheridan Road and Memorial Drive and between 61st & 71st Streets

Request to approve Site Plan for encroaching approximately 5 feet into the front building line.

The Staff advised that the applicant is requesting a minor amendment to construct a single family residence, one corner of which will encroach approximately 3 feet into the required 25-foot front yard. Since the lot is on a curve and the request is minor, the Staff recommends APPROVAL, per site plan submitted.

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young, "absent") to approve the site plan for encroaching approximately 5 feet into the front line on Lot 19, Block 14, Shadow Mountain Addition, PUD #187.

PUD #179 El Paseo, Lots 3, 4 and 5, Block 2

Consider approving site plan review.

The Staff made the following report:

The applicant is requesting Detailed Site Plan approval for Lots 3 (east-half), 4 and 5 of Block 2, El Paseo Addition, a part of PUD #179. In addition, a request for a minor amendment to vary the 50' minimum open space requirement along the south boundary to range between 35 feet down to 15 feet. The majority of the open space strip is 35 feet; however, two portions of Lot 4 have a 15-foot open space buffer. None of the subject boundaries abut single family detached housing and, therefore, the Staff considers the request minor in nature.

PUD #179 Requirements		Site Plan Standards
Lot 3 (east-half)	9,658 max.	8,900 sq. ft.
Lot 4	16,500	17,000 sq. ft.
Lot 5	23,400	17,300 sq. ft.
Total	49,558	43,200 sq. ft.

The total frontage is below maximum permitted and the open space and off-street parking exceed the minimum. Therefore the Staff recommends APPROVAL, per site plan submitted, subject to landscape plan for south buffer strip.

On MOTION of ELLER, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Kempe, Petty, C. Young, "aye"; no "nays"; no "abstentions"; Freeman, Higgins, Inhofe, Parmele, T. Young, "absent") to approve the site plan submitted and a minor amendment to vary the 50' minimum open space requirement along the south boundary to range between 35 feet down to 15 feet on Lots 3 (east-half), 4, and 5, Block ~~1~~ 2, PUD #179, subject to landscape plans for south buffer strip. 2 - changed 3/29/82 dc

There being no further business, the Chair adjourned the meeting at 5:00 p.m.

Date Approved September 2, 1981

Cherry A. Kempe
Chairman

ATTEST:

Cherry A. Kempe
Secretary