

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1642
Wednesday, March 18, 1987, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes	Crawford	Frank	Linker, Legal
Doherty, 2nd Vice- Chairman	Paddock	Gardner	Counsel
Draughon	VanFossen	Jones	Jackere, Legal
Kempe		Lasker	Counsel
Parmeale, Chairman		Setters	
Rice		Wilmoth	
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, March 17, 1987 at 10:35 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:34 p.m.

MINUTES:

Approval of Minutes of March 4, 1987, Meeting #1640:

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Minutes of March 4, 1987, Meeting No. 1640.**

REPORTS:

Report of Receipts & Deposits for the Month Ended February 28, 1987:

On **MOTION** of **WOODARD**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Report of Receipts & Deposits for the Month Ended February 28, 1987,** as confirmed by Staff to be in order.

Chairman's Report:

Due to Spring break and many members having vacation plans with their families, Chairman Parmele requested the TMAPC members confirm as soon as possible their attendance at next week's meeting so as to assure a quorum.

Director's Report:

Mr. Jerry Lasker informed the Commission that INCOG was in the final stages for a possible move from the Center Office Building to the 201 Building. Mr. Lasker advised that the move would provide better office space and parking for the public, Staff and the INCOG Board, as well as provide a savings in the budget. Commissioner Rice, Chairman of the INCOG Board, added that with the five year contract would offer a lot more for the money as INCOG would be saving about \$20,000 over a five year period.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

Fox Point Amended (PUD 354)(1583) 91st Street & South Canton Avenue (RM-1)

On **MOTION** of **KEMPE**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **CONTINUE** Consideration of the Preliminary Plat for Fox Pointe Amended until Wednesday, **April 1, 1987** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

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Victory Christian Center (783) W/side South Lewis, 7700 Block (RM-1, AG)

This plat has a preliminary approval by TMAPC 11/19/86, subject to 13 conditions. Additional property has been acquired north of the initial tract and the buildings have been moved north somewhat. A new plot plan has been submitted and revised Board of Adjustment hearing is scheduled 2/19/87, case # 14393. The tract acquired to the north was previously reviewed as "Halcyon", a PUD that was never completed. The plat was never filed and the PUD is being abandoned, PUD 217A, as recommended by TMAPC on 1/28/87. Therefore, this review is based on the new layout and revisions. A copy of the minutes of the preliminary review by TMAPC was provided with staff comments in the margin. Most of the previous conditions will still apply unless otherwise noted.

The Staff presented the plat with the applicant represented by Jerry Emanuel.

Victory Christian Center - Cont'd

Staff further noted that since the Board of Adjustment case will not be reviewed until 2/19/87 and the City Commission has not yet approved the abandonment of PUD 217 the TAC could review the plat at this time, but transmittal to the Planning Commission not made until after Board of Adjustment approval and City Commission approvals.

The TAC voted to recommend **approval** of the **Revised** PRELIMINARY PLAT of Victory Christian Center, subject to the following conditions:

1. Show applicable drainageway easements and/or detention as required by the Department of Stormwater Management and include language in covenants.
2. Show necessary easements for drainage and/or storm water facilities.
3. 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 should be tied to or related to property lines and/or lot lines. (Show complete ONG easement.) Check language in utility grant ... page 4, 1.2.2 ... "primary" etc.
4. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
5. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water line, sewer line, or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
6. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
7. Paving and/or drainage plans shall be approved by Stormwater Management including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission. (Class "A" Permit required.) Include language for overland drainage easement as directed by Department of Stormwater Management.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
9. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by Traffic Engineer. Include applicable language in covenants. Main access point should show "50'/median".
10. It is recommended that the developer coordinate with Traffic Engineer during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)

Victory Christian Center - Cont'd

11. 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.
12. Covenants refer to "lots" in the plural. Since only one lot is being platted, revise references accordingly, in the singular.
13. Show book/page reference on dedication on that part of South Lewis not being dedicated by this plat.
14. On location map, omit the stub on 78th Street if it in fact has been closed by ordinance and/or vacated. (Reference to ordinance numbers should be shown on margin of plat.)
15. All conditions of Board of Adjustment case #14393 (applicable to platting) shall be met prior to release of final plat.
16. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
17. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Wilmoth reviewed a memo in the TMAPC agenda packet advising that the Preliminary Plat was being heard this date at the applicant's request. The usual procedure would be to hear the zoning first (scheduled for March 25th), and then review the Preliminary Plat. In reply to Ms. Wilson, Mr. Wilmoth clarified that this presentation was based on a previous Board of Adjustment action and an approval on a PUD abandonment.

TMAPC ACTION: 8 members present

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **APPROVE** the Revised Preliminary Plat for Victory Christian Center, as recommended by Staff.

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Silverstone Commercial I (1694) North of the NE/c of East 31st Street and
South 129th East Avenue (CS)

The Staff presented the plat with the applicant represented by Ted Sack.

The TAC voted to recommend **approval** of the PRELIMINARY plat of Silverstone Commercial I subject to the following conditions:

Silverstone Commercial I - Cont'd

1. Applicant has filed a Board of Adjustment application to waive the frontage requirements from 150' per lot to 100' and 125' on this plat. (Case #14428). Final plat shall not be released until approval of BOA. If BOA approval is not given, lot line could be eliminated and plat filed as one lot and block with 225' of frontage which conforms with the CS zoning.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Provide 11' utility easement on east. Show ONG right-of-way on South 129th East Avenue - Book 886, Page 82.
3. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.
4. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer, if required.
5. Access points shall meet the approval of Traffic Engineer. (Okay as shown. Lot 2 will have "right turn only" access.)
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. 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.
8. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
9. All (other) Subdivision Regulations shall be met prior to release of final plat.

TMAPC ACTION: 8 members present

On MOTION of KEMPE, the Planning Commission voted 8-0-0 (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to APPROVE the Preliminary Plat for Silverstone Commercial I, as recommended by Staff.

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Woodland Glen Extended Three (PUD 268-8) (2483)

East 93rd & South 95th East
Avenue (RS-3, RM-1)

The TAC voted to recommend **approval** of the **PRELIMINARY** plat of Woodland Glen Extended Three, subject to the following conditions:

1. All conditions of PUD 268-8 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 of 3/18/87. Since this is a minor amendment, no City Commission date is applicable other than those previous amendments that are noted.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required.
3. Water plans shall be approved by the Water and Sewer Department prior to release of final plat.
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 Water and Sewer Department prior to release of final plat. (No lots direct to 24" sanitary sewer.)
6. Paving and/or drainage plans shall be approved by Stormwater Management and/or City Engineer, including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by City Commission.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
8. Street names shall be approved by City Engineer.
9. The key or location map shall be complete (new plat: "9700 Memorial").
10. It is recommended that the developer coordinate with Traffic Engineer during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
11. 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.
12. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
13. All (other) Subdivision Regulations shall be met prior to release of final plat.

Woodland Glen Extended Three & PUD 268-8 - cont'd

- 7) That a homeowner's association be created to maintain all common areas.
- 8) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said Covenants.

Comments & Discussion:

Chairman Parmele confirmed with the applicant his agreement to the Staff recommendation and conditions of approval. Mr. Gardner added that it was Staff's opinion that the TMAPC would be seeing quite a bit of this type application in the future.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Minor Amendment to PUD 268-8**, subject to the conditions as recommended by Staff.

PRELIMINARY PLAT AND/OR FINAL PLAT APPROVAL:

Cooper North (2123) NW/c of East 146th Street North & Cherokee Expw. (US 75)

NOTE: The zoning application for this tract is still pending approval by the County Commission. Planning Commission approval was for CG with 50' of OL on the west and 75' of OL on the north (15 acres). The plat has been revised accordingly. However, the plat should agree exactly with the final resolution legal description when the zoning is completed. (Legals for zoning are based on centerline of the street, so applicant should be extremely careful that the plat agrees with zoning.) Review by the Planning Commission for this plat will not be scheduled until zoning approval by the County Commission. (Also, plat will not be scheduled for Planning Commission approval until percolation tests are approved by the City-County Health Department.

City-County Health Department provided copies of a letter dated 1/15/87 to the developer outlining conditions of approval. Copy of the letter is part of the permanent file. Developer's Engineer was also provided a copy.

Cooper North - Cont'd

The TAC voted to recommend **approval** of the PRELIMINARY plat of Cooper North, subject to the following conditions:

1. Exterior boundary of plat shall conform with area approved in zoning application CZ-154.
2. Lot 2, Block 2 is too narrow to meet the 100' minimum lot width for lots on septic systems. Staff recommends that this simply be eliminated and added to the lot to the south. (This would not jeopardize a future lot split if applicant wished to rearrange lot lines in the future, subject to the applicable rules in effect at the time of the split.) (Applicants engineer indicated Lot 2 would be eliminated as recommended by Staff.)
3. Make sure that the legal description of the plat covers all the area adjacent to public roadways that is being dedicated by this plat. Show book/page reference for remainder between existing property line and centerline of right-of-way, so that no "gaps" remain in the right-of-way.
4. Show "Limits of No Access" along U.S. 75 and limited access and access points on 146th Street North as recommended by County Engineering. (May require concurring approval of State Highway Department.)
5. Since the plat has been reduced in size, the temporary turn around at the end of North 46th East Avenue should be moved to the end of the right-of-way as shown on this plat, subject to approval of County Engineering.
6. Utility easements shall meet the approval of the utilities. Omit language for underground electric service. Show additional easements as required. (If the 11' utility easement on the north line is to be matched by 11' separate instrument, indicate same on face of plat. Otherwise show 17-1/2' utility easement on this plat.) Show 17-1/2' utility easement on both sides of interior street and parallel to 146th Street.
7. Water plans shall be approved by the Rural Water District prior to release of final plat. (Release letter required.)
8. Pavement or landscape repair within restricted water line, sewer line, gas line, or utility easements as a result of water, sewer, gas line, repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
9. Paving and drainage plans shall be approved by the County Engineer, including storm drainage and detention design, subject to criteria approved by the County Commission.
10. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
11. Street names shall be approved by County Engineer.

Woodland Glen Extended Three & PUD 268-8 - cont'd

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Preliminary Plat for Woodland Glen Extended Three**, subject to the conditions of related PUD 268-8, as recommended by Staff.

NOTE: The Preliminary Plat was approved in conjunction with a Minor Amendment to PUD 268-8, as follows:

PUD 268-8: Minor Amendment to Convert Multi-family to Single-family Detached Uses for Development Area D and Reallocation of Dwelling Units within Development Area C.

Staff Recommendation:

PUD 268 is approximately 111 acres in size and has been approved for various types of residential uses. It is located south of the southwest corner of East 91st Street and South Mingo. The applicant is describing a new Development Area D which will be 8.9 acres in size and approved for 45 single-family detached dwelling units on 48' wide lots. Staff notes that the average lot size would be 48' x 105'. The underlying zoning of the subject tract is RS-3 and RM-1. A statistical summary of PUD 268-8 is as follows:

<u>Area</u>	<u>Use</u>	<u>Acres</u>	<u>No. of Units</u>
A	Single-family (60' Lots)	83.407	350
B	Single-family (48' Lots)	2.136	11 north of 93rd
		4.835	25 south of 93rd
C	Multi-family/Condominium	4.860	135 north of 93rd
		7.473	205 south of 93rd
D	Single-family (48' Lots)	<u>8.982</u>	<u>45</u>
TOTALS		111.693	771 Units

Staff is supportive of the requested minor amendment and recommends **APPROVAL** of PUD 268-8 as follows:

- 1) That the applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
- 2) Development Standards for Areas A and B remain unchanged with a maximum of 350 dwelling units for Area A and 36 dwelling units for Area B.
- 3) **Development Standards:**

Development Area C

Land Area: 4.860 acres north of East 93rd
7.473 acres south of East 93rd

Woodland Glen Extended Three & PUD 268-8 - cont'd

Permitted Uses: Townhouses, patio homes or garden apartments and customary accessory uses (clubhouse, pool, etc.)

Minimum Number of Dwelling Units: 135 north of East 93rd
205 south of East 93rd

Maximum Building Height: 26'

Minimum Livability Space: RM-1 standards

Minimum Landscaped Open Space: RM-1 standards

Minimum Yards:

East Property Line	35'
North Property Line	20'
East 93rd Street	25'
South Property Line	20'
West Property Line	Land use buffer is required as approved by the TMAPC and City Commission.

Minimum Off-Street Parking: As required by the Zoning Code

Development Area D:

Land Area: 8.982 acres

Permitted Uses: Single-family detached residences and customary accessory uses

Maximum Number of Dwelling Units: 45

Minimum Lot Width: 48'

Minimum Lot Area: 5,040 sf

Minimum Land Area per DU: 8,695 sf

Maximum Building Height: 26'

Minimum Livability Space per DU: 2,800 sf

Minimum Yards:

Front yard abutting an interior street	20' *
Side yard abutting an interior street	15'
Other Side Yard	5'
Rear Yard	20'

Minimum Off-Street Parking: As required by the Zoning Code

* Applicant is requesting 15' which causes cars parked on the lot to extend over the public right-of-way. Staff recommends a 20' minimum setback to the garage, or in the alternative, 15' if the closest front building wall is not a garage.

- 5) Subject to review and approval of conditions as recommended by the Technical Advisory Committee.
- 6) That approval of the final plat shall satisfy the PUD requirement for Detail Site Plan approval by the TMAPC.

Cooper North - Cont'd

12. Show width of North 46th East Avenue (60'). All lots, blocks, easements, etc. shall be completely dimensioned.
13. It is recommended that the developer coordinate with County Engineer during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
14. Street lighting in this Subdivision shall be subject to the approval of the County Engineer and adopted policies as specified in Appendix C of the Subdivision Regulations.
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. The method of sewage disposal and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval.
17. The owner(s) shall provide information on sewage disposal system if it is to be privately operated on each lot, as per recommendation in City-County Health Department letter dated 1/15/87.
18. The method of water supply and plans therefore, shall be approved by City-County Health Department.
19. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted 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.
20. The zoning application CZ-154 shall be approved and the ordinance or resolution therefore published before final plat is released. Plat shall conform to the applicable zoning approved.
21. This plat has been referred to Skiatook and Collinsville 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 submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
23. All (other) Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Wilmoth advised the applicant has met all of the conditions, including a release letter from the Health Department. Therefore, Staff recommended approval of a Preliminary and a Final Plat on this application. In reply to Mr. Doherty, Mr. Wilmoth stated the plat had been reduced to fit the zoning application.

TMAPC ACTION: 8 members present

On MOTION of DOHERTY, the Planning Commission voted 8-0-0 (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to APPROVE the Preliminary and Final Plats for Cooper North, as recommended by Staff.

REQUEST FOR WAIVER (Section 260):

BOA 14373 (Unplatted)(2193)

3514 South Yale Avenue

(RS-3)

This is a request to waive plat on a one acre tract at the above address. Although the property is not platted, the applicant is agreeable to the dedication of right-of-way and utility easements to meet the requirements of the Subdivision Regulations and the Major Street and Highway Plan. The BOA has approved an exception to permit a private school in the existing house. Adequate parking exists and the BOA has already imposed strict requirements such as hours of operation, parking, etc. The existing house will only require an interior remodel. Since the tract is less than 2-1/2 acres, the applicant is meeting the requirements for easements and right-of-way and nothing would be gained by a plat.

Staff recommends APPROVAL, noting that the dedication provided will enable the applicant to meet all requirement of Section 260 of the Zoning Code.

TMAPC ACTION: 8 members present

On MOTION of KEMPE, the Planning Commission voted 7-0-1 (Carnes, Doherty, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; Draughon, abstaining"; (Paddock, VanFossen, Crawford, "absent") to APPROVE the Waiver Request for BOA 14373, as recommended by Staff.

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BOA 710 (Unplatted)(3113)

1821 East 66th Street North

(RS, AG)

This is a request to waive plat on a portion of the above application. The land included within the application for approval of church use was approximately 3.8 acres. However, only about 2.5 acres is proposed initially and application is being made to waive the plat only on the portion in the first phase of construction. Staff has no objection to the request since the area being requested is within the guidelines currently followed regarding waivers. A detailed plot plan has been submitted and dedication is being made to meet the Street Plan requirements on 66th Street North. Approval will be subject to the following:

BOA 710 - Cont'd

- a) Waiver of plat requirement only applicable on the first phase as submitted, and when the remainder of the property is developed, a plat should be filed covering the entire property.
- b) Dedication of 50' right-of-way from centerline of 66th Street North to meet the Major Street and Highway Plan.
- c) Utility easements and/or extensions as recommended by utilities (11' perimeter utility/easement).
- d) Grading and drainage plan approval through the permit process.
- e) Approval of access points by the County Engineer.

The TAC voted to recommend APPROVAL, noting that the provisions of Section 260 will be met upon meeting the conditions outlined by Staff.

Comments & Discussion:

In reply to Mr. Doherty, Mr. Wilmoth clarified the condition on the power (utility) line easement on the north side of the property.

TMAPC ACTION: 8 members present

On MOTION of DOHERTY, the Planning Commission voted 8-0-0 (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to APPROVE the Waiver Request for BOA 710, as recommended by Staff.

LOT SPLITS FOR WAIVER:

L-16824 Ridenhour (514) NW/c of 120th Street North & 129th East Avenue (AG)

This is a request to split out a one acre tract from the northeast corner of a 6.5 acre tract. This tract is zoned AG and a variance will be required from the County Board of Adjustment in order to permit the lot split. Staff notes that there are at least three lots in the area comparable to the subject tract.

Based on the above mentioned criteria, the Staff recommends APPROVAL of this request for lot split, subject to the following conditions:

- (1) Approval from the City-County Health Department for percolation tests to allow septic tank systems.
- (2) A letter of approval from Washington County RWD #3 stating that water service is available to the subject tracts.

- (3) The approval from the County Board of Adjustment for the variances required in order to permit the lot split (lot area and width).
- (4) That a total of 50 feet on the east side of the subject tract be dedicated to Tulsa County as street right-of-way (129th East Avenue), in accordance with the Street Plan.

In addition to the above conditions, PSO advised there was a power line along the north property line. If an easement doesn't already exist, provide an 11' utility easement as applicable.

The TAC voted to recommend **approval** of L-16824, subject to the conditions outlined by Staff, including power line easement.

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Lot Split Waiver for L-16824 Ridenhour**, as recommended by Staff.

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L-16827 Christian (1262) East of the SE/c of 201st & South Elwood Avenue (AG)

This is a request to split off a one acre lot from the northeast corner of a larger irregular shaped tract. In order to allow this request, a variance of the lot size and the frontage will be required from the County Board of Adjustment (Case# 729). Staff notes that according the County Assessor's records, several lots in the immediate area have been split and contain only one acre in size. However, only a few of these lots have received the proper approval for lot split.

Based on the above mentioned criteria, the staff recommends **APPROVAL** subject to the following conditions:

- (1) Approval from the City-County Health Department for percolation test in order to allow septic tank systems.
- (2) A letter from Okmulgee County RWD #6 stating that water service is available to the subject tracts.
- (3) Approval from the County Board of Adjustment for the above mentioned variances. (Variance 30' to 28' on frontage and 2 acres to 1 acre in area.)
- (4) Any utility easements that may be necessary for development.
- (5) Right-of-way to meet Street Plan requirements on 201st Street.

L-16827 Christian - Cont'd

The TAC voted to recommend approval of L-16827, subject to the conditions outlined by Staff.

TMAPC ACTION: 8 members present

On **MOTION** of **RICE**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Lot Split Waiver for L-16827 Christian**, as recommended by Staff.

* * * * *

L-16831 Bank of Oklahoma (1093) SW/c 11th Street & Joplin Avenue (CH)

Request to split a CH zoned 387.63'x 305.25' tract into three lots. This tract contains six Industrial buildings and two portable accessory buildings. This application would normally be a prior approval lot split except for the fact that the applicant is asking for a waiver of the requirement to conform to the Major Street Plan by dedicating a total of 50 feet for 11th Street. There are existing structures that prohibit the additional dedication.

Staff recognizes the merits of this application and recommend that either a modification of the 50 feet dedication be made or dedicating only the additional right-of-way needed to allow the current width of 11th Street. Based on the above mentioned criteria, Staff recommends approval subject to the following conditions:

- (1) Additional right-of-way dedicated for 11th Street.
- (2) Approval from the Water and Sewer Department for service to the newly created lots.
- (3) Any additional utility easements that may be necessary because of the lot split.

City Engineer stated that they object to any waiver of the Street Plan and the right-of-way requirement. It should be noted that applicant is requesting waiver of the plan. Phil Smith, Engineer, advised that there were improvements within the proposed right-of-way, including pump islands and canopy.

The TAC voted unanimously to recommend **approval** of L-16831, noting that existing structures prohibit the dedication of additional right-of-way, but that City Engineer has objected to any waiver, subject to the following conditions:

- (1) Additional right-of-way dedication on 11th Street.
- (2) Extension of sewer main, including the necessary easements.
- (3) Requires a "Class B" Watershed Development permit for lot split only.

Comments & Discussion:

Mr. Charles Crain (PO Box 1046, Tulsa) represented the Bank of Oklahoma. Mr. Draughon inquired as to the existing structures which prohibit the additional dedication. Mr. Crain advised that they did not own the property at the time the structures were built. Mr. Wilmoth explained that there currently was 24.75' of right-of-way, and the applicant was not encroaching into that, and since this was zoned CH there was no setback requirement. Mr. Wilmoth stated that this was only encroaching into the Major Street Plan setback, and he reviewed the property line boundaries for Mr. Draughon.

In reply to Mr. Doherty, Mr. Wilmoth commented that it was consistent with TAC and Staff that they recommend no waiver, but they do realize that some waiver is necessary in this case due to the improvements. Mr. Doherty inquired what might happen if, for some reason, the Commission decided to not waive this and there was a building on this tract. Mr. Linker advised that, if the building had been legally constructed on the site and no zoning variance was required at the time of construction, then it would constitute a taking of that property. Mr. Linker further commented that the Commission would want to take into consideration any improvements and not take the building. He clarified that the building was so old that it might have been constructed before there were any zoning requirements; therefore, if some dimension could be established on the improvements, then it might give the Commission an idea as to how far a waiver might be considered. Mr. Gardner added that it would depend a lot upon physical circumstances, i.e. it was not likely that the City would ever need this to widen 11th Street beyond the four lanes, and the applicant was not constructing a new building. Ms. Wilson verified that 11th Street was a Secondary Arterial.

Mr. Crain commented that they were not contesting any of the conditions of the lot split recommendation, but he requested clarification of the conditions. In regard to condition #1, he remarked that he had interpreted TAC's recommendation that they were not proposing that any land be dedicated over and above the curbs on 11th Street. Mr. Adrian Smith, assisting the applicant, reiterated that it was a matter of policy that the City Engineering Department and the TAC adhere to the Major Street Policy, and since the 50' requirement was not enforced east and west of this tract for a great distance (on either side of 11th Street), he felt it would be asking too much to expect this applicant to do so.

Mr. Linker commented that he still had not heard how much they encroached into the setback and he felt the Commission should be aware of this so as to be able to make an informed decision. Mr. Gardner clarified that the 24.75' did not touch any improvements, but if it went much beyond that, then it gets into the pump island. Mr. Doherty stated that he felt the TMAPC did not have enough data to make an informed decision. After reviewing the plot plan, Mr. Wilmoth advised it was approximately 27' to the edge of the canopy.

Chairman Parmele commented that the simplest way to handle this would be to approve the lot split subject to conditions #2 and #3, and waive the Major Street and Highway Plan as it applied to this application. Mr. Gardner stated that if the applicant's primary need for the lot split was for a financial purpose, then the Commission could impose a condition that the physical facts (uses of the buildings) remain as is. However, should they desire to construct new buildings, they would then be required to come back before the TMAPC. Mr. Carnes inquired if the Commission could make a motion that they not waive the setback, but state that the buildings could remain in their present use. Discussion followed as to an appropriate motion that would accommodate the Commission's wishes as well as the applicant's needs. Mr. Doherty moved for approval, subject to Staff conditions with the exception of condition #1, and amend condition #1 to require that a covenant be filed stating that, at such time existing structures were removed, the required right-of-way would be dedicated to comply with the Major Street and Highway Plan.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Lot Split Waiver** for L-16831 Bank of Oklahoma, subject to the following conditions, as amended:

- 1) A covenant shall be filed stating that, at such time the existing structures are removed, the required right-of-way shall be dedicated to comply with the Major Street and Highway Plan.
- 2) Extension of sewer main, including the necessary easements.
- 3) Requires a "Class B" Watershed Development permit for lot split only.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-16832 (2193) Stola

L-16833 (283) Anco

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Above Listed Lot Splits for Ratification of Prior Approval**, as recommended by Staff.

CONTINUED ZONING PUBLIC HEARING:

Application No.: PUD 424 Present Zoning: RS
Applicant: Burris Proposed Zoning: Unchanged
Location: North of the NE/c of North 129th East Ave. & East 76th Street North
Size of Tract: 40 acres, approximately
Date of Hearing: March 18, 1987
Presentation to TMAPC by: Mr. Adrian Smith, 5157 East 51st Street (627-5861)

NOTE: Related Item CZ-155 was approved for RS zoning by the TMAPC on 2/11/87 and the County Commission on 3/9/87.

Staff Recommendation:

The subject tract has an area of approximately 40 acres and is located north and east of the northeast corner of North 129th East Avenue and East 76th Street North. A creek and drainage way divides the tract in approximately two equal parcels on a north/south axis. The applicant's initial proposal was to develop 165 homesites on the west 20 acres of the tract, which would be a "developed density" of 8.25 units per acre; this would have approached the maximum density permitted in an RS Duplex (Special Exception) development which is 8.7 units per acre. The estimated "developed density" of the subdivision to the south (110 acres) is one unit per 2.8 acres.

March 4, 1987: The applicant submitted a revised Outline Development Plan to the TMAPC on February 11, 1987 which included a reduced overall density and meaningful open space to be provided in the west portion of the PUD. The TMAPC was generally supportive of the revised plan, and the applicant was requested to submit the revised Outline Development Plan and Text for TMAPC consideration on March 4, 1987.

The requested number of dwelling units has been reduced from 165 to 114 single-family lots for the west approximately 20 acres (Development Area A) of the tract which is bounded on the west by North 129th East Avenue and on the east by a creek and natural drainageway. The streets will be public and basically in a grid configuration with stub streets provided to allow access to undeveloped property to the north. Lot sizes will range from the smallest of 41' wide x 106' deep to the largest lots which are typically 41' by 125' deep; the deepest lots will be located along the arterial street. Considering that the lots along the arterial will be double frontage. Staff would recommend a 6' screening fence along North 129th in combination with the deeper lots. Meaningful common open space is centrally located and has an area of approximately 2.5 acres.

No development standards have been submitted for the east 20 acres at this time (Development Area B).

Staff review of PUD 424, as revised, indicates that it is: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site and; (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends **APPROVAL** of PUD 424, subject to the following conditions:

- 1) That the applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
- 2) **Development Standards:**

Development Area A
(Approximately West 20 Acres)

Land Area (Gross):	876,394 sf	20.12 acres
(Net):	843,269 sf	19.36 acres
Existing Zoning:	AG	
Proposed Zoning:	RS (CZ-155)	
Permitted Uses:	Detached single-family residences and accessory uses as permitted in an RS District	
Maximum No. of Dwelling Units:	114 *	
Land Area per Dwelling Unit:	7,688 sf average	
Maximum Structure Height:	26'	
Minimum Livability Space:	462,602 sf; 4,058 sf per DU	
Minimum Building Setbacks from Property Line:		
Front Yard	25', except as shown on the Outline Development Plan	
Side Yard	5' one side, 5' other side **	
Centerline of North 129th	85'	
Other Rear yards	20'	
Open Space/Common Area:		
Reserve Area A	3.2 acres ***	
Reserve Area B	0.16 acres ***	

* Additional 11 units permitted by using duplex density special exception (Tulsa County Zoning Code Section 440.3).

** A minimum 15' side yard is permitted as shown on side yards for corner lots.

*** Open Space/Common area shall be maintained by a homeowner's association and provided in a central location within the Development Area as per revised plat.

Development Area B

Development Standards for Development Area B shall be established with approval being required by the TMAPC at a later date as an amendment to PUD 424. These Standards shall be generally in conformance to similar standards established for Development Area A as to permitted uses, density, provision of meaningful open space, and related matters.

PUD 424 Burris - Cont'd

- 3) Subject to the review and conditions of the Technical Advisory Committee.
- 4) That the development be in general compliance with the RS provisions of the Tulsa County Zoning Code (granting the duplex exception) unless modified by the PUD Outline Development Plan and Text and approved by the TMAPC.
- 5) That the Development Area A be screened along the west boundary by a 6' screening fence where residential lots abut the arterial street right-of-way.
- 6) That a Homeowners' Association be created to provide for maintenance of all common open space areas, landscaped areas, and related private improvements.
- 7) That a Detail Site Plan be submitted to and approved by the TMAPC prior to issuance of any Building Permits, including details of exterior screening. Required screening fences shall be installed prior to granting an Occupancy Permit on a lot-by-lot basis option if desired. A 6' screening fence is required along the lots which abut North 129th and have double fronting with an interior street.
- 8) That a Detail Landscape Plan and Sign Plan be submitted to and approved by the TMAPC prior to granting occupancy of any residential units in the development. Required landscaping shall be maintained and replaced as needed.
- 9) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making Tulsa County beneficiary to said Covenants.

Comments & Discussion:

Chairman Parmele confirmed with the applicant his agreement to the Staff recommendation and conditions of approval.

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **APPROVE PUD 424 Burris**, as recommended by Staff.

Legal Description:

The S/2 of the SW/4 of the NW/4 and the S/2 of the SE/4 of the NW/4, Section 28, T-21-N, R-14-E of Tulsa County, State of Oklahoma.

OTHER BUSINESS:

PUD 128-A-20: SE/c of the Riverside Parkway and East 75th Place

Staff Recommendation: Minor Amendment

The subject tract has an area of approximately .6 acres and is located at the southeast corner of a recently completed segment of the Riverside Parkway and East 75th Place. It is one of two remaining parcels at this general location covered by PUD 128-A. This site and the undeveloped abutting property to the east is zoned RM-2, and is included in BOA 14434 requesting approval of a Special Exception for a police substation for the City of Tulsa.

The City is requesting that a minor amendment be approved amending the legal description of PUD 128-A to delete the subject tract. Notice of this request and the BOA application will be given to all property owners within 300', and notice will be published in the Legal News. A sign was also posted on the subject tract advertising PUD 128-A-20.

Staff considers this request minor, as the most substantial change to PUD 128 in this immediate area (PUD 128-D) was fully advertised and all concurred in approval of major modifications to the original PUD and reduction in the previously approved overall residential density by almost two-thirds. As a contingency to the TMAPC finding this to be a major change, the applicant has attempted to comply with all requirements for public notice and the BOA application would require submission of a plot plan on property which is not currently subject to plot plan review and approval by the BOA or TMAPC.

Therefore, Staff recommends APPROVAL of PUD 128-A-20 as submitted.

NOTE: If the Commission finds this proposal to be a major amendment, the matter should be forwarded to the City for their review and approval.

Comments & Discussion:

Mr. Bob Gardner clarified that PUD 128-A was located on both sides of Riverside Parkway and, referring to a map of the subject tract, pointed out the area to be deleted from the PUD. Mr. Gardner reiterated Staff considers this request to be minor in nature.

TMAPC ACTION: 8 members present

On MOTION of CARNES, the Planning Commission voted 8-0-0 (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to APPROVE the Minor Amendment to PUD 128-A-20, as recommended by Staff.

* * * * *

PUD 187-13: North of the NE/c of East 65th Place and South 74th East Avenue,
Lot 3, Block 8, Shadow Mountain

Staff Recommendation: **Minor Amendment**

PUD 187-13 is a residential lot approximately 9400 square feet in size and located on the interior of a single-family subdivision with underlying zoning of RS-3. The applicant is requesting a minor amendment of the required 50 foot setback to 48 feet to clear title for an existing encroachment. Notice of the application has been given to abutting property owners.

Review of the applicant's submitted survey indicates a 1.1 foot encroachment which Staff would consider minor in nature and consistent with the original PUD. Staff would also note that similar minor variances have been granted in the area.

Therefore, Staff recommends DENIAL of the requested 2 foot encroachment and APPROVAL of a 1.1 foot encroachment and subject to the applicant's submitted survey.

Comments & Discussion:

The applicant, Ms. Patricia Davis, requested clarification of the Staff recommendation, and stated that she had requested two feet, as shown on the plat, to allow for a margin for error.

TMAPC ACTION: **8 members present**

On MOTION of DOHERTY, the Planning Commission voted 8-0-0 (Carnes, Doherty, Draughon, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to APPROVE the Minor Amendment to PUD 187-13 for a two foot encroachment as shown on the applicant's survey.

* * * * *

PUD 405/Z-5722-SP-2: SW/c of East 91st Street & South Memorial; Lot 3,
Block 2, 9100 Memorial Addition

Staff Recommendation: **Detail Site Plan, Detail Landscape Plan, and Detail Sign Plan**

The subject tract is located at the southwest corner of East 91st Street and South Memorial and is platted as Lot 3, Block 2, 9100 Memorial Addition. The tract has an area of .77 acres and has been approved for a gasoline service station and related uses. The proposed use includes a service station and food store, and a single-bay automotive drive-through car wash.

DETAIL SITE PLAN: The proposed Detail Site Plan submission includes a booklet which describes the features and facades of the Phillips 66 Service Station in extensive detail. The perimeter of the site along 91st and Memorial is reserved for landscaped areas which exceed PUD minimum requirements. The proposed buildings consist of a food plaza with a canopy over the pump islands and main building, and an automated car wash on the west part of the site.

Therefore, Staff recommends APPROVAL of the proposed Detail Site Plan, as follows:

1) That the applicant's Detail Site Plan, Text and Building Facade Details be made a condition of approval, unless modified herein.

2) Development Standards:

Land Area (Net):	33,456 sf	0.768 acres
Permitted Uses:	Gasoline Service Station and related accessory uses	
Maximum Building Height:	One story	
Maximum Building Floor Area:	1,804 sf (proposed)	
Minimum Building Setbacks:		
from west boundary	None required	
from south boundary	None required	
from east boundary	60'	
from north boundary	60'	
Minimum Landscaped Open Space:	7% *	

* Landscaped open space shall include internal and external landscaped open areas, parking lots islands and buffers, but shall exclude pedestrian walkways and parking areas designed solely for circulation.

3) That all trash, mechanical and equipment areas shall be screened from public view.

4) All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation in accordance with Section 1130.2(b) of the PUD Chapter of the Zoning Code, and as further restricted by the PUD Text. Temporary signs, banners and streamers are prohibited.

5) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continued condition of the granting of an Occupancy Permit.

DETAIL LANDSCAPE PLAN: The proposed landscaped area will cover 12.75% of the net site area (7% minimum is required) and will consist of various types of shrubbery, trees and sodded areas, mainly along the perimeter of the service station. The Landscape Plan includes the location and identification of the types and sizes of landscaping materials.

Therefore, Staff recommends APPROVAL of the proposed Detail Landscape Plan, subject to the required landscaping materials being installed prior to issuance of an Occupancy Permit and that all required landscaping materials be maintained and replaced, as needed, as a continued condition of granting the Occupancy Permit.

DETAIL SIGN PLAN: The proposed Plan shows the location, types and sizes of the various signs to be constructed, including a ground mounted sign at each arterial street entrance (5' wide x 10' long and 6' tall), a 13' tall x 5' wide x 10' long reader board sign at the 91st and Memorial intersection, and various types of wall signs. All proposed signs are in accordance with PUD conditions, except for the wall signs. The approved sign conditions, as submitted by the applicant, permit 0.5 square feet of display surface area per lineal foot of building wall to which the sign is attached. The service station canopy and trim around the top of the food plaza building and car wash building includes an illuminated red band which scales 0.85' wide with a 3.8' square logo at two ends of the canopy only.

Staff notes that the Zoning Code for PUD's would permit two square feet of display surface area per lineal foot of building wall to which the sign is attached; however, PUD's are typically restricted to a range of 1' to 1.5'. Recent findings by the Building Inspector and BOA have determined that such lighted band features are, in fact, signs. The proposed signage, even considering the lighted band as a sign, would be well within the range permitted in the PUD.

Therefore, Staff recommends APPROVAL of the Detail Sign Plan for non-wall type signs as submitted, and recommends continuation of this wall sign application until March 25, 1987 to allow the applicant time to submit a minor amendment for TMAPC consideration.

NOTE: It is noted that temporary signs, banners and flags are prohibited by PUD 405/Z-5722-SP.

Comments & Discussion:

In reference to the illuminated band being considered a sign, Mr. Doherty stated it was his understanding that the BOA had not yet taken any action on this. Mr. Gardner referred comments on the BOA actions to Mr. Norman.

Mr. Charles Norman, representing the seller of this property and Phillips Petroleum Company (the proposed developer), stated he felt the TMAPC would be pleased with the Detail Site Plan and Landscape Plan. However, he was not in agreement with Staff regarding their recommendation on the Sign Plan. Mr. Norman submitted color photographs of other Phillips stations showing the structure and the illuminated red band on the canopy. He explained that the applicant felt the "band" was merely an architectural feature and not a part of the Phillips 66 shield as they were not physically connected, but were separated by several inches and the shield

was mounted on the canopy after construction only on two corners, not four. Mr. Norman reviewed the PUD restrictions versus zoning allowances, and discussed the BOA action in regard to the Circle K presentation and the differences of this proposal. Mr. Norman stated that he did not apply for a minor amendment as a matter of principle in interpreting these items on a common sense basis.

Mr. Gardner advised that, under the Zoning Code, the Building Inspector and BOA could make an interpretation that this application was not a sign. However, he was not sure that the TMAPC had the authority to make that interpretation of the Zoning Code. Mr. Gardner added that Staff was satisfied that if the Building Inspector issued a permit, then there was no problem. However, if it wasn't issued, then the applicant would have to go for the minor amendment. Staff's concerns was with the BOA interpretation on other signs, even though similar in some instances, they were dissimilar with this application. Mr. Gardner explained that the Circle K signs were 5'-6' wide with a constant, continuous band of three different colors and the entire area was backlit, which was significantly more "attention getting" than this proposal. He reiterated that this application would meet the requirement of the Zoning Code had the PUD not been so restrictive.

Mr. Norman commented that without the two shields, he did not feel that this could be interpreted as a sign. Ms. Kempe and Chairman Parmele stated agreement with Mr. Norman. Mr. Doherty inquired as to what type of motion would be needed to approve this as requested by the applicant. Mr. Gardner advised that this could be approved as a minor amendment; however, the TMAPC would have to waive the policy on notice. He pointed out the closest residents were about one-half mile away and would probably not be concerned with the color band. Mr. Norman requested that the Commission waive the requirement of the PUD that notice be given on all minor amendments, and that the Commission approve a minor amendment to permit the signs as shown.

Due to the distance of the residential neighborhood and the minor nature of the request, Mr. Doherty moved for approval of the applicant's request with a waiver of the policy on notification, if required (based on the interpretation of the Building Inspector).

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughton, Kempe, Parmele, Rice, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; (Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Detail Site Plan, Detail Landscape Plan and the Detail Sign Plan for PUD 405/Z-5722-SP-2**, as recommended by Staff, with a waiver of the notification policy, if required (based upon the interpretation of the Building Inspector).

There being no further business, the Chairman declared the meeting adjourned at 2:32 p.m.

Date Approved 4-1-87
[Signature]
Chairman

ATTEST: [Signature]
Secretary