

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1687
Wednesday, **March 2, 1988**, 1:30 p.m.
City Commission Room, Plaza Level, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Carnes		Frank	Linker, Legal
Coutant		Lasker	Counsel
Crawford		Setters	
Doherty, 2nd Vice- Chairman		Wilmoth	
Draughon			
Harris			
Kempe			
Paddock, 1st Vice- Chairman			
Parmeale, Chairman			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, March 1, 1988 at 10:10 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 1:33 p.m.

MINUTES:

Approval of Minutes of February 17, 1988, Meeting #1685:

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-1** (Carnes, Coutant, Crawford, Doherty, Draughon, Harris, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; Kempe, "abstaining") to **APPROVE** the **Minutes of February 17, 1988, Meeting #1685.**

Approval of Correction to the Minutes of December 16, 1987, Meeting #1677:

On **MOTION** of **DOHERTY**, the TMAPC voted **11-0-0** (Carnes, Coutant, Crawford, Doherty, Draughon, Harris, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions") to **APPROVE** the **Correction to the Minutes of December 16, 1987, Meeting #1677, pages 17 and 28, as relates to PUD 435 Johnsen (Warren Foundation).**

REPORTS:

Chairman's Report: Annual Election of TMAPC Officers

Mr. Paddock advised that at a previous TMAPC meeting, there was a unanimous vote that the election of officers be tabled to the end of the agenda. Therefore, he moved that the election be deferred to the end of today's agenda. Chairman Parmele advised that it was his understanding, after reading the minutes of the 1/27/88 meeting, that this involved the election scheduled for the 2/3/88 agenda only. (Note: The election of officers was stricken from the 2/3/88 TMAPC agenda as the City Commission had not yet confirmed the 1988 TMAPC appointments.) Mr. Paddock confirmed that to be correct, but he felt the previous vote to be an expression of a majority of the TMAPC members, and to keep faith with the Commission as he had chaired the 1/27/88 meeting, he felt compelled to bring the matter forward for a vote.

Ms. Kempe, noting that there was a full 11 member Commission present, questioned if everyone would still be in attendance at the end of the meeting should this matter be tabled. Chairman Parmele announced that Mayor Crawford would have to leave to attend a funeral. Mr. Paddock asked if the Chairman was indicating the only reason the Mayor was in attendance was to participate in this election. Chairman Parmele commented that this might be possible, if that was the wish of the Mayor. Mayor Crawford confirmed the election of officers was his primary reason for attending the meeting.

On **MOTION** of **PADDOCK**, the TMAPC voted **4-7-0** (Doherty, Draughon, Paddock, Wilson, "aye"; Carnes, Coutant, Crawford, Harris, Kempe, Parmele, Woodard, "nays"; no "abstentions") to **APPROVE** the Deferral of Election of TMAPC Officers to the end of the agenda.

That motion failing, Chairman Parmele called for the election of TMAPC officers, first nomination open for **Chairman**. Mr. Carnes nominated Ms. Cherry Kempe; Mr. Draughon nominated Mr. Jim Doherty.

Mr. Doherty stated that "in the interest of a unified Commission with things that will be facing us the next year, I would ask that Mr. Draughon allow me to withdraw and move the election by acclamation of Ms. Kempe." Mr. Paddock seconded the motion.

The TMAPC voted **10-0-1** (Carnes, Coutant, Crawford, Doherty, Harris, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; Draughon, "abstaining") to **APPROVE** the **Nomination of Ms. Cherry Kempe as Chairman of the TMAPC**.

Ms. Wilson nominated Mr. Jim Doherty for **First Vice-Chairman**; Mr. Carnes nominated Mr. Bob Parmele.

The TMAPC voted five (5) for **DOHERTY** (Coutant, Doherty, Draughon, Paddock, Wilson), and six (6) for **PARMELE** (Carnes, Crawford, Harris, Kempe, Parmele, Woodard, "aye"; no "nays"; no "abstentions") as **First Vice-Chairman of the TMAPC**.

REPORTS: Chairman's - Cont'd

Election of TMAPC Officers:

Ms. Wilson nominated Mr. Jim Doherty as **Second Vice-Chairman**. Mr. Doherty advised that he had served two terms in this position and, therefore, was not eligible to serve another term, as outlined in the TMAPC Rules of Procedure. Mr. Carnes then nominated Mr. Robert Paddock.

The TMAPC voted 11-0-0 for **PADDOCK** (Carnes, Coutant, Crawford, Doherty, Draughon, Harris, Kempe, Paddock, Parmele, Wilson, Woodard) as **Second Vice-Chairman of the TMAPC**.

Mr. Paddock stated for the record that he would be agreeable to serving as Second Vice-Chairman for one year only.

The elections proceeded with Ms. Wilson nominating Mr. Gail Carnes for the office of **Secretary**. Mr. Carnes withdrew his name and nominated Ms. Marilyn Wilson; Ms. Wilson withdrew her name. Mr. Draughon nominated Mr. Kevin Coutant.

The TMAPC voted 11-0-0 for **COUTANT** (Carnes, Coutant, Crawford, Doherty, Draughon, Harris, Kempe, Paddock, Parmele, Wilson, Woodard) as **Secretary of the TMAPC**.

Chairman Parmele offered thanks and appreciation to his fellow Planning Commissioners and the INCOG Staff for their support and assistance during his two terms as Chairman.

Newly elected Chairman Kempe was recovering from a throat ailment, and asked Mr. Parmele to chair this meeting.

Director's Report:

Mr. Jerry Lasker commented it was time to review INCOG's Annual Work Program and Budget, and asked the TMAPC to provide input as to their priorities for programs during the next fiscal year. He mentioned the City has requested INCOG to submit three budgets: status quo, 5% reduction, and a 10% reduction.

SUBDIVISIONS:

PRELIMINARY PLAT:

Fox PoInte Amended (PUD 354-6) (1583) East 91st & South Canton Ave. (RM-1)

This plat was reviewed by the TAC on 2/26/87 and preliminary approval was recommended. Prior to being reviewed by the TMAPC, the plat was pulled so has never been reviewed by the full Commission. Some changes have been made since the last review so the plat is resubmitted along with a minor amendment pending 3/2/88. The net overall density is decreasing. A copy of the previous review was provided, with comments in the margin.

The Staff presented the plat with the applicant represented by Greg Weisz.

The TAC voted unanimously to recommend **approval** of the PRELIMINARY plat of Fox PoInte Amended, subject to the following conditions:

1. All conditions of PUD 354-6 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1170 of the Zoning Code, in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines. Easements to change shall be properly vacated.
3. 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). Include separate paragraph in covenants.
4. 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.
5. Show PUD number as 354-6 on face of plat and add to covenants, Section II, Paragraph 1, to read "... and as amended on 3/2/88 by PUD 354-6".
6. Paving and drainage plans shall be approved by Stormwater Management (if required for new development). A minimum impact permit is required.
7. 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.
8. All (other) Subdivision Regulations shall be met prior to release of final plat.

In conjunction with the Preliminary Plat for Fox Pointe, the following PUD was presented and reviewed by the TMAPC:

PUD 354-6: East of the NE/c South Yale and East 91st Street

Staff Recommendation: Minor Amendment to Reduce Density

PUD 354 has an area of approximately 14.5 acres with underlying zoning of RM-1 and is located east of the northeast corner of South Yale and East 91st Street. The permitted uses in PUD 354 include office uses in the southwest portion, detached single-family patio home type development with zero lot lines, internal private streets, and a total of 100 lots. Development of the residential uses has commenced and approximately 25 homes have been completed.

The applicant is requesting approval from the TMAPC to reduce the density of the remaining undeveloped residential lots from 63 to 50 and to resubdivide the undeveloped area for more conventional type development. Staff is most supportive of this amendment and recommends APPROVAL as follows:

1. That the applicant's submitted Outline Development Plan and Text be made a condition of approval unless modified herein.

2. Development Standards:

Office Uses: Development Standards for office uses remain unchanged as previously approved by the TMAPC and City Commission.

Residential Uses: Development Standards for residential uses shall be in accordance with the submitted "Preliminary Fox Pointe Amended" plat, including but not limited to:

- a. Reducing the lot count of resubdivided areas from 63 to 50;
- b. Establishing a minimum 10' separation between building walls with 3' and 7' side yards permitted; and
- c. 20' front building lines for garage openings with 15' front building walls permitted for other building walls.

A condition of approval of PUD 354-6 is 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 Office of the County Clerk, incorporating within the restrictive covenants the PUD 354-6 conditions of approval, making the City of Tulsa beneficiary to said covenants.

Comments & Discussion:

In reply to Chairman Parmele, the applicant (Mr. Roy Johnsen) stated agreement to the listed conditions of the TAC and Staff, and noted that Lots 44, 45 and 46, Block 4, Fox Pointe Addition had been withdrawn from the application.

TMAPC ACTION: 11 members present

On **MOTION** of **WILSON**, the TMAPC voted **11-0-0** (Carnes, Coutant, Crawford, Doherty, Draughon, Harris, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions") to **APPROVE** the **Preliminary Plat for Fox Pointe Amended and PUD 354-6**, subject to the conditions as recommended by the TAC and Staff.

FINAL PLAT APPROVAL & RELEASE:

St. James United Methodist Church (3483) East of 111th & South Yale (AG)

On **MOTION** of **CARNES**, the TMAPC voted **10-0-0** (Carnes, Coutant, Doherty, Draughon, Harris, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the **Final Plat of St. James United Methodist Church**, and release same as having met all conditions of approval.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17001 (2593) TDA
L-17002 (2593) 44th East Mingo Partners

L-17003 (2392) TDA

On **MOTION** of **KEMPE**, the TMAPC voted **10-0-0** (Carnes, Coutant, Doherty, Draughon, Harris, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to **APPROVE** the Above Listed Lot Splits for Ratification of Prior Approval, as recommended by Staff.

LOT SPLITS FOR DISCUSSION:

L-17005 Hofmann (194) South of Admiral Pl. & South 177th East Ave. (AG/RS-1)

In the opinion of the Staff, the lot split(s) listed above meets the Subdivision and Zoning Regulations, but all residential lot split applications which contain a lot having more than three side lot lines cannot be processed as a prior approval lot split. Such lot splits shall require a five day written notice to the abutting owner(s). Deeds for such lot splits shall not be stamped or released until the TMAPC has approved said lot split in a public hearing. APPROVAL is recommended on this application.

TMAPC ACTION: 10 members present

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to APPROVE L-17005 Hofmann, as recommended by Staff.

* * * * *

L-17004 Design Properties (1993) East of 31st Place & South Trenton (RS-3)

The purpose of this split is to attach a portion of a cul-de-sac closed by Ordinance #16663 to the two adjoining lots. The lots were created by lot split #15894, approved by the TMAPC 7/28/83, and BOA case #13890 and #13891. The lots access to East 31st Street, and the cul-de-sac was unimproved. The City has retained utility rights in the closed portion of the cul-de-sac. Staff recommends APPROVAL since the lots have already been created by approved lot splits and the ordinance closing the cul-de-sac has been approved by the City.

TMAPC ACTION: 10 members present

On MOTION of CARNES, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to APPROVE L-17004 Design Properties, as recommended by Staff.

OTHER BUSINESS:

PUD 179-N-3: West of the SW/c of East 71st Street & South 85th East Avenue
(Lot 3, Tesoro Addition)

Staff Recommendation: **Minor Amendment for Increased Signage & Height, Detail Site Plan, Detail Landscape Plan & Detail Sign Plan**

The subject tract is 44,278 square feet in size and is located west of the southwest corner of East 71st Street South and South 85th East Avenue. The tract has been approved for those uses allowed by right in the CS zoned district with a maximum building floor area of 12,414 square feet. The applicant is now requesting a minor amendment for the permitted 140 square feet of ground signage to be increased to approximately 192 square feet and the maximum height be increased from 25 feet to 30 feet. Notice of the application has been given to abutting property owners.

Minor Amendment: Minor Amendment to PUD 179-N-1 (located on Lot 4) was approved by the TMAPC on July 29, 1987 and permitted increased ground signage from 140 square feet to 172.5 square feet. After review of the applicant's submitted plans, staff finds the request to be minor in nature and consistent with the original PUD. Staff can support the increase of square footage from 140 square feet to 192 square feet based on the increased lot size of Lot 3. However, Staff finds no basis for the increase in height and would recommend DENIAL of that portion of the application. Staff would note that although there are signs of greater than 25 feet in height in the area to the west the PUD 179-N precedent is 25 feet maximum. Also signage for the regional shopping mall north of East 71st Street has been limited to ground monument signs 6 feet to 8 feet tall maximum.

Therefore, Staff recommends APPROVAL of the minor amendment for the increased square footage to 192 square feet per plans submitted and DENIAL of the requested increase in sign height from 25 feet to 30 feet.

Detail Site Plan: Review of the applicant's Detail Site Plan shows a proposed restaurant with a design that meets all conditions of the PUD 179-N. Staff is concerned that traffic entering the restaurant from East 71st Street could be obstructed causing a hazard and therefore recommends the driveway access at the northwest corner be granted subject to review and approval of the Traffic Engineer.

Therefore, Staff recommends APPROVAL of the Detail Site Plan subject to the following conditions:

- 1) That the applicant's submitted Detail Site Plan be a condition of approval unless modified herein.
- 2) **Development Standards:**

Land Area:	44,278 sf
Permitted Uses:	Restaurant
Building Floor Area:	5,627 sf, approximate (12,414 permitted)

Maximum Building Height: 1 story proposed
Minimum Building Setback:
from centerline of E. 71st St. 129' proposed
from other boundaries None required
Minimum Off-Street Parking: 82 (57 required)
Minimum Landscaped Open Space: Exceeds the required 4,553 sf *
Other bulk and area requirements are in accordance with the CS District of the City of Tulsa Zoning Code.

- * Landscaped open space shall include internal and external landscaped open areas, parking lot 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 and in accordance with Section 1130.2(b) of the PUD Chapter of the Zoning Code and as further restricted by PUD 179-N.
 - 5) 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 City beneficiary to said Covenants.
 - 6) The access driveway to the restaurant parking lot at the northwest corner of the tract be granted subject to review and approval by the Traffic Engineer.

Detail Landscape Plan: The applicant's submitted Detail Landscape Plan exceeds the required 4,553 square feet minimum of landscaped open area. The plan also has a schedule of plant types and sizes which staff finds consistent both with the area and PUD 179-N. Therefore, Staff recommends APPROVAL of the Detail Landscape Plan for PUD 179-N (Lot 3) as per the submitted plans, and subject to the required landscape materials being installed prior to the granting of an Occupancy Permit. Further, said materials shall be maintained and replaced as a continued condition of the granting of an Occupancy Permit.

Detail Sign Plan: The applicant's submitted sign plans reflect the 192 square feet and 30 foot height which was considered under the minor amendment earlier in the application. The proposed signage is for two separate signs on one pole which includes a restaurant identification sign and reader board. Staff can support the sign plan subject to the overall sign height being limited to a maximum of 25 feet as recommended per PUD 179-N-3.

The applicant is also proposing two wall signs, one facing East 71st Street, and one facing the mutual access easement to the south. The wall signs would be less than the permitted one square foot per linear foot of wall attached as permitted in the PUD.

Therefore, Staff recommends APPROVAL of the modified Detail Sign Plan per PUD 179-N-3 with a maximum height of 25 feet for the ground sign and 192 square feet of display surface area, and approval of wall signs for a 24 square foot maximum area as submitted.

Comments & Discussion:

Mr. Coutant advised he would be abstaining due to a conflict of interest.

Mr. Webb Sherrill, representing Shoney's Restaurant, requested approval of the 30' sign height as this would be in keeping with the other signs used by Shoney's, and would also offer an economic advantage as they would be able to use standard size and not have to special order. Mr. Sherrill commented that the requested 30' height would also offer better identification at this particular location from Memorial.

Mr. Carnes commented that other property owners in this area have been limited to a 25' height, and he felt this application should adhere to that standard. In reply to Ms. Wilson, Staff clarified their recommendation was for a 25' limit, not 30'. Mr. Paddock inquired if the 25' height recommendation was in line with the Sign Code. Mr. Frank explained that 25' was the maximum permitted for the PUD's at this location under the Code without requiring additional setbacks. He added that, should the TMAPC approve something higher than 25', it would require BOA review approval of a variance.

Mr. Carnes moved for approval of the Staff recommendation for the minor amendment, which allowed an increase in square footage to 192 square feet, but limited the sign height to 25'.

TMAPC ACTION: 10 members present

On MOTION of CARNES, the TMAPC voted 6-3-1 (Carnes, Harris, Kempe, Paddock, Parmele, Wilson, "aye"; Doherty, Draughon, Woodard, "nay"; Coutant, "abstaining"; Crawford, "absent") to APPROVE the Minor Amendment to PUD 179-N-3, as recommended by Staff, to allow an increase in square footage of the ground sign to 192 square feet, but limit the sign height to 25'.

TMAPC ACTION: 10 members present

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, "absent") to APPROVE the Detail Site Plan, Detail Landscape Plan and the Detail Sign Plan for PUD 179-N-3, as recommended by Staff.

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PUD 171-5: 7990/7992 South Sheridan Road

Staff Recommendation: Minor Amendment & Detail Sign Plan

PUD-171 has underlying zoning of CS, RM-2, RM-0 and RS-3 and is located at the northwest corner of East 81st Street and South Sheridan Road. The concept of PUD-171 was to develop a mix of uses including retail and shopping uses at the intersection, buffered by offices with apartment uses on the north boundary along Sheridan. The retail and apartment uses are now in place, and construction is in the final stages for the office uses. The TMAPC approved PUD 171-4 on the subject tract which included a Detail Site Plan, Detail Sign Plan, and Minor Amendment for the subject tract. The present applicant requested approval per PUD 171-4 for an additional monument sign along Sheridan or wall signs in the alternative. TMAPC denied the monument sign and approved only wall signs subject to a consistent design for the lettering being placed on the building.

The original sign standards restricted ground signs to one on each arterial; these standards were subsequently amended and two signs have been constructed along South Sheridan in the retail development areas, and one additional monument sign has been constructed for the apartment area. The Zoning Code limits signs in the most restrictive office district to being placed either on the wall or at the curb. In order to be consistent with the intent of the Code, the intent of the PUD to provide the office development as buffering, and recognizing that three other ground monument signs are already in place, Staff is not supportive of the request for yet a fourth sign along Sheridan. The office building is setback 75' from the west right-of-way line of South Sheridan and would appear to pose no unusual identification problems.

The Detail Sign Plan includes the previously approved wall sign for the north part of the office building, and a new wall sign for the south facade. Both wall signs meet the requirements of the PUD Chapter of the Zoning Code, PUD 171, and are consistent in design. The proposed ground sign is 10' wide x 5.3' tall with a brick masonry base which would match the building. This sign is to be located less than 100' from an existing sign to the south and also less than 150' from a residential area within PUD 171 to the north; these factors would require a variance from the Board of Adjustment. The granting of wall and ground signs would also require a variance from the Board of Adjustment; however, Staff would leave that determination to the Zoning Officer.

Therefore, Staff recommends **APPROVAL** of the Detail Sign Plan for the wall signs per the submitted plot plan and **DENIAL** of PUD 171-5 Minor Amendment for a ground sign to be located along South Sheridan. Based on the number of existing ground signs already in place along Sheridan, Staff is not supportive of approving the new ground sign only as an alternative to the wall signs.

Recognizing that the wall sign for the south part of the building is rather nondescript, applicant may wish to submit an alternative design for said sign if the ground sign is not approved by the TMAPC.

Comments & Discussion:

Mr. Bruce Horn, who currently has his dental office on the subject tract, advised he was also representing Ms. Marian Massey who has the State Farm Insurance office at this location. He expressed their needs for better identification from curb side, and reviewed the other signage currently in this area, adding he felt that no allowance had been made for this fourth lot. Mr. Horn submitted photographs of the office area and signage along Sheridan. He pointed out that they share a curb break with a convenience store and desired better identification so the clients travelling north would have adequate time to locate their offices without causing a safety hazard. Mr. Horn reiterated their desires for identification from the street, and requested approval of the application as submitted.

Mr. Doherty obtained clarification as to the monument sign (looking north) on Sheridan as depicted in the submitted photos to be Timberline Apartments. Mr. Horn indicated this was similar to the sign they desired. Mr. Doherty moved for approval of the applicant's request as submitted.

Ms. Wilson stated she was familiar with this intersection, and she felt a wall sign would be more than adequate, as multiple ground signs only created more visual clutter. Therefore, she suggested an amendment to Mr. Doherty's motion in favor of Staff recommendation which denied a ground sign.

Mr. Doherty stated that, in light of Ms. Wilson's comments, his motion might have been premature. Therefore, he amended his original motion in order to go with Staff's recommendation for approval of the wall signs as submitted, but denial of a ground sign on Sheridan.

TMAPC ACTION: 9 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **7-1-1** (Carnes, Doherty, Draughon, Kempe, Paddock, Wilson, Woodard, "aye"; Parmele, "nay"; Coutant, "abstaining"; Crawford, Harris, "absent") to **APPROVE** the **Minor Amendment and Detail Sign Plan for PUD 171-5**, as recommended by Staff.

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PUD 179-G-1: South of the SE/c of East 73rd Street & South Memorial Drive

Staff Recommendation: **Minor Amendment for Sign**

The subject tract is located south of the southeast corner of East 73rd Street and South Memorial Drive and has been developed for a McDonald's Restaurant. The applicant is requesting approval of a minor amendment to PUD 179-G to permit an increase in the height of a ground sign from 20' to 30' and an increase in the display surface area from 100 square feet to approximately 150 square feet per the submitted plans. Location of the new sign will be in the general location of the existing ground sign which is at the southwest corner of the tract.

The proposed display surface area is well within that area which would be permitted under a PUD (the frontage of the tract is 164' along Memorial); however, the PUD Chapter of the Zoning Code would restrict the maximum height of a sign at the proposed location to 25' without approval of a variance from the Board of Adjustment. A 25' tall sign at this location would be consistent with other signage in this immediate area and within PUD 179-G.

Therefore, Staff recommends **APPROVAL** of PUD 179-G-1 to increase the maximum sign height on the subject tract from 20' to 25' and **APPROVAL** of the proposed sign per the submitted plan for a display surface area of approximately 150'. It should be noted that no portion of the sign is permitted to extend over a public right-of-way and if the sign is installed on a utility easement, approval from the appropriate agencies should be granted prior to installation of the new sign.

Comments & Discussion:

The applicant confirmed the new sign was not any larger in square footage, and they would be agreeable to a 25' height limitation, even though they had originally requested 30'.

TMAPC ACTION: 9 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **9-0-0** (Carnes, Coutant, Doherty, Draughon, Kempe, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Harris, "absent") to **APPROVE** the **Minor Amendment for PUD 179-G-1**, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 2:15 p.m.

Date Approved March 16, 1988
Cherry Kimpfe
Chairman

ATTEST:

Lynn C. Coetant
Secretary