

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1744  
Wednesday, **May 10, 1989**, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Carnes	Kempe	Gardner	Linker, Legal
Coutant, Secretary	Randle	Kane	Counsel
Doherty		Matthews	
Draughon		Setters	
Paddock, 2nd Vice Chairman		Stump	
Parmele, 1st Vice Chairman			
Selph			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, May 9, 1989 at 9:45 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Vice Chairman Parmele called the meeting to order at 1:35 p.m.

**MINUTES:**

**Approval of the Minutes of April 26, 1989, Meeting #1742:**

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-1** (Carnes, Doherty, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; Draughon, "abstaining"; Coutant, Kempe, Randle, "absent") to **APPROVE** the **Minutes of April 26, 1989, Meeting #1742.**

**REPORTS:**

**Chairman's Report:**

Vice Chairman Parmele mentioned the recent INCOG news release regarding last week's endorsement by the TMAPC of the upcoming bond election items. He also advised receipt of a letter from City Auditor Phil Wood inviting the TMAPC to designate a member to the City Council Task Force.

Committee Reports:

Mr. Paddock announced the Rules & Regulations Committee would be meeting May 17th after the regular TMAPC meeting to continue review of proposed Sign Code amendments.

Mr. Parmele advised the Budget & Work Program Committee met this date for the third quarter review of the FY 88-89 work program, and they began review of the proposed FY 89-90 budget and work program. He stated a follow up meeting was scheduled for May 24th.

Director's Report:

BRIEFING:

Mr. Tom Kane, INCOG, introduced Mr. Mike Schneider of Parson, Brinkerhoff, who provided an update on Phase I of the Fixed Guideway Study. After the briefing, Mr. Schneider answered questions from the Commissioners regarding the study.

PUBLIC HEARING:

TO CONSIDER AMENDMENTS TO THE  
DISTRICT 18 PLAN MAP & TEXT

Comments & Discussion:

Staff suggested a 30 or 60 day continuance on this matter to await final information from the State regarding the alignment of the Mingo Valley Expressway.

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Kempe, Randle, Woodard, "absent") to **CONTINUE Consideration of the District 18 Plan Map & Text Amendments** until Wednesday, July 12, 1989 at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

ZONING PUBLIC HEARING:

Application No.: **Z-6174-SP-1 (Corridor Site Plan)** Present Zoning: CO  
Applicant: **Heidinger** Proposed Zoning: Unchanged  
Location: NW/c of 81st Street & US Hwy 169  
Date of Hearing: May 10, 1989  
Continuance Requested to: May 24, 1989 (requested by Staff)

Comments & Discussion:

Staff requested the TMAPC continue this case until May 24th to allow time to determine if any of the subject tract will be acquired as right-of-way for the Mingo Valley Expressway extension.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Kempe, Randle, Woodard, "absent") to **CONTINUE Consideration of Z-6174-SP-1 Heidinger** until Wednesday, **May 24, 1989** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

\* \* \* \* \*

Application No.: **Z-6247** Present Zoning: RS-3  
Applicant: **Hughes** Proposed Zoning: OL  
Location: SW/c of East 56th Street & South Mingo Road  
Date of Hearing: May 10, 1989  
Presentation to TMAPC by: Mr. Dave Hughes, 45<sup>3</sup>24 East 66th St. (c/o 664-3313)

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 Zoning Matrix the requested OL District **is not** in accordance with the Plan Map.

Staff Recommendation:

**Site Analysis:** The subject tract is .57 acres in size and is located at the southwest corner of East 56th Street South and South Mingo Road. It is nonwooded, flat, contains a single-family dwelling and is zoned RS-3.

**Surrounding Area Analysis:** The tract is abutted on the north by vacant property zoned IL; on the east by a developed industrial park with various businesses zoned IL; and on the south and west by single-family residences zoned RS-3.

**Zoning and BOA Historical Summary:** Past rezoning actions have approved IL zoning on the south end of the block fronting Mingo Road.

**Conclusion:** Although the requested OL zoning is not in accordance with the Comprehensive Plan, the subject tract, as well as the others fronting Mingo Road, are in transition from residential to a higher intensity land use. Staff would view the request as a proper transition and buffer between the abutting industrial zoning and residential uses to the west.

Therefore, Staff recommends **APPROVAL** of OL zoning for Z-6247 as requested.

Staff would note that if approved by the City Commission, an amendment to the Comprehensive Plan should be processed to reflect the change.

Applicant's Comments:

Mr. Dave Hughes, representing the applicant, advised the applicant has had a tax service business on the subject tract for several years. He added that the structure was not suitable for residential use due to its location. Mr. Hughes stated the business generated only low traffic into the site.

Interested Parties:

Ms. Pamela Reeder (5606 South 95th East Avenue) stated concern with proper buffering to the residential area abutting on the west. Ms. Reeder agreed that the structure was undesirable for residential use. She requested sight and sound screening requirements be imposed if the rezoning was approved. Ms. Reeder also asked if traffic studies had been done for this portion of Mingo Road (51st to 61st Streets), as traffic congestion had become an increasing problems of the last two years.

In response to Ms. Reeder, the Commission confirmed with Staff that access to the subject tract could be restricted to Mingo Road and no curb cut would be allowed on the residential street. Ms. Reeder then advised there was a barrier of very large trees along the back of the tract and she requested these be left in place to provide a sound buffer.

Applicant's Rebuttal:

Mr. Hughes stated there would be no reason for the applicant to remove the trees mentioned by Ms. Reeder. He added the applicant intended to continue his operation out of the existing structure and would not be constructing a new building.

Ms. Wilson suggested rezoning all but the west 10' of the tract which abuts the residential, which would remain RS-3. Mr. Hughes stated agreement with this suggestion.

TMAPC Review Session:

In reply to Mr. Draughon, Staff reviewed the rear and side yard setback requirements for OL zoning and the impact of these on the subject tract. Mr. Carnes moved for approval of OL zoning per the Staff recommendation, except for the west 10' which would remain zoned residential. Mr. Doherty

commented that during plat waiver review of this case, he would be in favor of placing Limits of No Access on the 56th Street boundary to prohibit access to the residential street.

**TMAPC ACTION: 8 members present**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Kempe, Randle, "absent") to **APPROVE Z-6247 Hughes for OL Zoning** as recommended by Staff, EXCEPT for the west 10' of the tract which shall remain RS-3.

**Legal Description:**

OL Zoning: Lot 1, Block 1, ANDERSON ADDITION, to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT the westerly 10' of said tract (which shall remain zoned RS-3.)

\* \* \* \* \*

Application No.: **PUD 417-B** Present Zoning: RS-3  
Applicant: **Norman (St. John Medical Center)** Proposed Zoning: Unchanged  
Location: NE/c of Utica Avenue and East 21st Street South.  
Date of Hearing: May 10, 1989  
Presentation to TMAPC by: Charles Norman, 2900 Mid Continent Tower (583-7571)

**Staff Recommendation:**

The St. John Medical Center (SJMC) PUD 417, was approved on May 14, 1986 by the TMAPC and by the City Commission on June 24, 1986 by the adoption of Ordinance No. 16243.

The TMAPC approved a minor amendment, PUD 417-1, on April 22, 1987 to permit the Medical Center to provide additional on-site parking within Development Area B by constructing one level of underground parking adjacent to the SJMC Health Plaza Building.

A major amendment, PUD 417-A, was approved by the TMAPC on June 7, 1987 and by the City Commission on July 24, 1987 by Ordinance No. 16867. The major amendment approved the addition of two floors containing a maximum of 49,000 square feet to the Health Plaza building within Development Area B and approved an increase in the maximum building height of the building. The Health Plaza and the adjacent parking structure have been completed and are in use.

The applicant believes the demand for physicians and medical office space within the SJMC campus will continue to grow. The Medical Center desires to construct two buildings for additional office space on the east side of South Wheeling Avenue across from the principal entrance to the hospital.

PUD 417-B St. John Medical Center - Cont

SJMC has also determined that a need exists for rehabilitation facilities for individuals who have essentially completed their medical treatment, but would need to be located within the hospital and continue rehabilitation therapy on an in-patient basis. Facilities for in-patient rehabilitation would be located within the Health Plaza building.

The purposes of PUD 417-B are:

- A. To add Development Area L to PUD 417 as shown on Exhibit B, "Development Areas".
- B. To transfer from Development area A to Development Area L permitted building floor area of 140,000 square feet which would reduce the maximum permitted building floor area in Area A from 1,724,122 square feet to 1,584,122 square feet.
- C. To establish development standards for Development area L.
- D. To amend the permitted uses in Development Area B to add "in-patient rehabilitation facilities" as a permitted use.

The applicant's Exhibit A, "Concept Illustration - Area L", indicates the relation of the proposed Area L office structures to the main entrance to the hospital. Area C within PUD 417 has been approved for parking in accord with the provisions of the Parking (PK) District. The east half of Area C is within the PK District. The area directly south of the east half of Area C, which fronts on South Xanthus Avenue, is also within the PK District. SJMC has acquired the former Glass Nelson Clinic building at the northwest corner of East 21st Street and South Xanthus Avenue and has located within those buildings its Work Med offices and medical services. SJMC plans to construct a major parking structure in Area C and in the area on the west side of South Xanthus Avenue, which is zoned PK, to serve the hospital campus within PUD 417 and the offices and facilities located within the Work Med building.

SJMC will request that the City of Tulsa approve the installation of a traffic signal at the intersection of East 21st Street and South Wheeling Avenue to facilitate ingress and egress to the campus. St. John Medical Center now owns all of the property on East 19th Street between South Wheeling Avenue and South Xanthus Avenue, and SJMC will propose to the City that one block of East 19th Street between South Wheeling and South Xanthus Avenues be closed to achieve additional traffic separation.

The District 6 Plan designates the area within PUD 417-B as a Special District for St. John Medical Center. The uses proposed appear to be compatible with the intent of this special district.

Based on the conditions expressed below, Staff finds PUD 417-B to be consistent with the Comprehensive Plan; in harmony with the existing and expected development of surrounding areas; a unified treatment of the development possibilities of the site and consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

PUD 417-B St. John Medical Center - Cont

Therefore, Staff would recommend **APPROVAL** of PUD 417-B 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) That the existing standards and requirements of PUD 417 and 417-A including all minor amendments continue to apply unless modified in PUD 417-B.
- 3) Development Area L with the following development standards:

Land Area:

Net	41,090 sf
Gross	48,090 sf

Permitted Uses:

Medical offices, clinics, laboratories, education and conference facilities, out-patient and in-patient rehabilitation and therapy facilities, parking and customarily related facilities.

Maximum Building Floor Area: 140,000 sf

Maximum Building Height: 96' \*

Minimum Building Setbacks:

from C/L of South Wheeling	50'
from north boundary	0'
from east boundary	0'
from south boundary	10'

Off-Street Parking Requirement: As required by the applicable use unit. \*\*

Minimum Internal Landscaped

Open Space: 10% \*\*\*

Signs:

Two ground identification signs which shall not exceed 7' in height or 48 square feet in surface area. Wall-mounted building identification signs shall be permitted. Signage shall be consistent and compatible with other SJMC signage.

\* Measured to the top of parapet. Does not apply to elevator pit houses.

\*\* Required off-street parking may be located in either Area C or Area L.

\*\*\* Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

Screening: All trash, and mechanical equipment areas shall be screened from public view, and any roof-mounted equipment shall also be screened from public view of persons standing on ground level in adjacent residential areas.

- 4) That the permitted uses in Area B be amended to include "in-patient" rehabilitation facilities.
- 5) That all parking lot lighting in Areas C and L shall be directed downward and/or away from adjacent residential areas.
- 6) All signs in Area L 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 limited herein.
- 7) That a Detail Site Plan of Area L, including building elevations, shall be submitted to and approved by the TMAPC prior to issuance of a Building Permit. The design of the parking structures in Areas C and L shall be such as to restrict lighting from vehicles on the deck, or lighting from the first level of the parking area or garage from spilling over into adjacent residential areas.
- 8) That a Detail Landscape Plan for Areas C and L shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify that all landscaping and screening fences have been installed in accordance with the approved landscape plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
- 9) That the maximum permitted building floor area in Area A be reduced from 1,724,122 square feet to 1,584,122 square feet.
- 10) 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 the City of Tulsa beneficiary to said Covenants.

Applicant's Comments:

Mr. Charles Norman, representing St. John Medical Center, stated agreement to the conditions in the Staff recommendation. Mr. Norman elaborated on the proposed traffic signal at 21st Street and Wheeling Avenue, stating the applicant, not the City, would cover the related expenses. In reply to Mr. Paddock, Mr. Norman stated the type of traffic light anticipated would be of the vehicle activated type rather than a set timing variety, so as to better accommodate the traffic generation during hospital staff shift changes.



**PUD 417-B St. John Medical Center - Cont**

Interested Parties:

Mr. Steve Ryker (1579 East 21st Street) advised he was an attorney for Helmerich & Payne, a major property owner in the Utica Square area. He stated they had no protest to, but an interest in the proposed signal for the 21st Street and Wheeling intersection. Mr. Ryker requested that Helmerich & Payne be notified of and included in any plans regarding installation of this traffic signal so as to provide input. He stated they would like to have left turn lane for east-west traffic onto 21st Street maintained, as well as the exit and entrance into Utica Square.

Ms. Nell Bradshaw (1628 South Victor) voiced concerns regarding enforcement of the parking in and around the hospital. Ms. Bradshaw submitted photos indicating the current situation along Victor Avenue with improper or illegal parking, damage to the street from construction vehicles, etc. She added that at a previous hearing for SJMC, the interested parties were advised a temporary parking lot would be constructed for the workers on the renovation project.

Applicant's Rebuttal:

Mr. Norman detailed the current parking structures and the proposal for increasing the parking for the hospital. In regard to parking and/or traffic, Mr. Gardner commented that one of the considerations by Staff was the proposed traffic signal, and the applicant was undertaking a study on the traffic generation in this area. He added that Staff does support the traffic signal in the recommendation as they feel this to be paramount to the success of the entire SJMC project.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Kempe, Randle, "absent") to **APPROVE PUD 417-B Norman (St. John Medical Center)**, as recommended by Staff.

Legal Description:

Area A: Lots 1-15, Block 1, Reddin Third Addition, an addition to the City of Tulsa, Tulsa County, Oklahoma, according to the plat thereof, and the SW/4 of the SE/4 of Section 7, T-19-N, R-13-E; beginning at the southwest corner of the SW/4 of the SE/4, thence east 35 rods, thence north 40 rods, thence west 35 rods, thence south 40 rods to POB.

Area B: Lots 7-18, Block 3, Edgewood Place Addition, an addition to the City of Tulsa, Tulsa County, Oklahoma according to the plat thereof, containing 92,400 square feet or 2.12 acres, more or less.

New Area L: Lots 6-12, Block 2, and the west 7.0' of Lots 7-12, Block 3 and the south 31.29' of the west 7.0' of Lot 6, Block 3, Reddin Third Addition, and a parcel of land beginning at a point at the southeast corner of Lot 12, Block 2, Reddin Third Addition, thence north along the east lot line of Lot 12, Block 2, Reddin Third Addition 13.94' to the southeast corner of Lot 12, Block 3; thence east and parallel to the south line of Lot 12, Block 3, a distance of 7.00'; thence south and parallel to the east line of Lot 12, Block 2, a distance of 13.95'; thence west and parallel to the south line of Lot 12, Block 3 a distance of 7.0' to the POB. All containing 41,090.73 square feet or 0.94 acres more or less.

\* \* \* \* \*

Application No.: Z-6248 Present Zoning: RS-3  
Applicant: Norman (St. John Medical Center) Proposed Zoning: PK  
Location: West of the NW/c of East 16th Street & South Victor Avenue  
Date of Hearing: May 10, 1989  
Presentation to TMAPC by: Charles Norman, 2900 Mid Continent Tower (583-7571)

Relationship to the Comprehensive Plan:

The District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity - Residential and Cherry Street Special Consideration Area.

According to the Zoning Matrix the requested PK District may be found in accordance with the Plan Map. All zoning districts are considered **may be found** in accordance with Special Districts guidelines.

Staff Recommendation:

**Site Analysis:** The subject tract is approximately .17 acre in size and is located 100' west of the northwest corner of East 16th Street South and South Victor Avenue. It is nonwooded, flat, vacant, contains vacant property and residential rear yards and is zoned RS-3.

**Surrounding Area Analysis:** The tract is abutted on the north, south and east by residential single-family uses zoned RS-3; and on the west by a duplex and offices zoned OL.

**Zoning and BOA Historical Summary:** The subject tract is part of Subarea D of the Cherry Street Special Consideration Area adopted by the TMAPC on August 27, 1986.

**Conclusion:** Based on the Comprehensive Plan, "this area should remain as presently zoned, with the current uses allowed." Staff cannot support the requested PK rezoning. Staff sees the request as an encroachment into the existing single-family neighborhood.

If the TMAPC is inclined to approved the request, Staff would suggest rezoning the west 40' of the south 40' of Lot 7, the west 40' of Lot 8, the west 25' of Lot 6 and the west 25' of the north 10' of Lot 7, all in Block 1 of Orcutt Addition. This would accommodate a single lane of parking with access through the alley and still provide a rear yard of reasonable depth for the houses on Lots 6 and 7.

Therefore, Staff recommends **DENIAL** of PK zoning for Z-6248 as requested.

FOR THE RECORD: Mr. Gardner, INCOG Staff, advised that due to a conflict of interest, he would be abstaining from comment on this case.

Applicant's Comments:

Mr. Charles Norman, representing St. John Medical Center, circulated pictures of the site to indicate the relationship of the subject tract to the property it is intended to serve. He explained that the City of Tulsa

Occupational Medical Center, which fronts on Utica, will use the subject tract as a parking lot for patients and clients to the medical facility. Mr. Norman stated the property was advertised for the west 60', but the applicant is now only requesting the west 40' of the lot fronting on Victor Avenue. He clarified that Staff suggested there be a zig-zag; i.e., the 40' lot, then 15' to the west, and then north. Mr. Norman stated the applicant would prefer to locate the screening straight across, and he reviewed a proposed landscaping plan (even though not required in a PK District). He indicated the parking area would be 24' wide to allow only one row of head-in parking, as the remaining 16' adjacent to the residences would be landscaped.

Interested Parties:

Ms. Nell Bradshaw (1628 South Victor) reviewed photos of the site as to the drainage. Ms. Bradshaw inquired as to the type of surface materials to be used on the lot, as well as who would be responsible for the maintenance of the landscaping, screening, etc.

In response to Ms. Wilson, Mr. Stump advised the screening and landscaping maintenance was the responsibility of the property owners (applicant). Mr. Doherty inquired as to the possibility of a multi-level parking structure in a PK District. Mr. Stump stated that it would be allowed, but on a tract this small, financially, it would be virtually impossible.

In response to Mr. Draughon, Mr. Stump explained that the St. John facilities to the south were really too far away from this site to provide parking and were somewhat unrelated to this particular request. He further clarified that the structure housing the Occupational Medical Center was owned by St. John's and contracted to the City of Tulsa as a health care facility for pre-employment physicals and minor medical care for city employees, etc.

Applicant's Rebuttal:

Mr. Norman clarified that this request was to provide 11 more parking spaces to ease the parking situation for the Occupational Medical Center. He pointed out that no parking was permitted on Utica Avenue or on one side of 16th Street. Therefore, if this request was granted, it would relieve a difficult parking situation for the city employees and the neighborhood residents, as the patients and clients would no longer have to seek parking on the residential streets. Mr. Norman offered to give Ms. Bradshaw the name of the person responsible for landscaping services for the SJMC facilities. In regard to drainage concerns, Mr. Norman commented that they would be required to get a Stormwater Management permit before any paving was placed on the tract. He added that he felt the impervious area on the lot would be less with the removal of the existing structures on the tract. Mr. Norman pointed out that at one time the BOA could have approved this request as a parking facility adjacent to an abutting office or commercial district as an exception. However, those provisions have recently been eliminated from the Zoning Code.

TMAPC Review Session:

Mr. Doherty commented that had this been another entity than St. John's he would be hesitant to approve such a request; however, given their track record in doing what they say they will, he did not have a problem. Further, given the landscaping and lay out as presented by Mr. Norman, he felt this would benefit the entire neighborhood. Therefore, he moved for approval of PK Zoning, subject to provision of a legal description by the applicant to indicate the dimensions discussed; i.e., basically the west 40' of the lots in question.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **6-1-1** (Carnes, Doherty, Paddock, Parmele, Wilson, Woodard, "aye"; Draughon, "nay"; Coutant, "abstaining"; Kempe, Randle, Selph, "absent") to **APPROVE Z-6248 Norman (St. John Medical Center)** for PK Zoning on the west 40' of the lots in question.

Legal Description:

PK Zoning: The west 40.0' of Lots 6, 7 and 8, Block 1, Orcutt Addition to the City of Tulsa, Tulsa, County, according to the recorded plat thereof.

OTHER BUSINESS:

**PUD 243-8: Minor Amendment of Rear Yard & Detail Site Plan**  
N/side of East 58th Place @ South Knoxville (Lot 15 of Glenoak)

Staff Recommendation:

PUD 243 is a 14 acre development containing 51 lots and an open space reserve area (Lot B) with an underlying zoning of RS-2. The Glenoak Addition is located on the northeast corner of East 59th Street South and South Harvard. The PUD has received several minor amendments for rear yards including lots in the immediate area. The applicant is requesting approval of a minor amendment to permit a 15' rear yard instead of 20' to permit encroachment of a corner of the dwelling, as well as, Detail Site Plan approval for Lot 15. Notice of the application has been given to abutting property owners.

Review of the applicant's submitted plans show the request to be minor in nature and in substantial compliance with the PUD. Staff recommends **APPROVAL** of PUD 243-8 and the Detail Site Plan for Lot 15 per the submitted plans.

TMAPC ACTION: 8 members present

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstention"s; Kempe, Randle, Selph, "absent") to **APPROVE** the **Minor Amendment & Detail Site Plan for PUD 243-8**, as recommended by Staff.

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**PUD 337-2: Minor Amendment of the Required 25' Building Line**  
10221 South Kingston, Lot 5, Block 1, Steeplechase Addition

Staff Recommendation:

PUD 337 is a 6± acre tract located west of the southwest corner of East 101st Street South and South Sheridan Road and has been approved for nine single-family lots. The applicant is requesting a minor amendment of the required 25' setback from all boundary lines to 15' on the south property line to permit an existing encroachment of a corner of the dwelling. Abutting property owners have been notified of the request.

After review of the applicant's submitted survey, Staff finds the request to be minor in nature and consistent with the original PUD.

Therefore, Staff recommends **APPROVAL** of minor amendment PUD 337-2 per survey submitted.

TMAPC ACTION: 8 members present

On **MOTION** of **COUTANT**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Selph, "absent") to **APPROVE** the **Minor Amendment for PUD 337-2 (Wall)**, as recommended by Staff.

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**PUD 179-P: Detail Sign Plan**  
SE/c of East 74th Place South and South Memorial Drive,  
being Lot 1, Block 2 of Randall Plaza

Staff Recommendation:

Staff has reviewed the proposed Detail Sign Plan for Ryan's Family Steak House and finds it to be in compliance with the approved PUD Development Standards.

Therefore, Staff recommends approval of the Detail Sign Plan for Lot 1, Block 2 of Randall Plaza in PUD 179-P as presented.

TMAPC ACTION: 8 members present

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Selph, "absent") to **APPROVE** the **Detail Sign Plan for PUD 179-P (Cox)**, as recommended by Staff.

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**ELECTION OF TMAPC OFFICERS**

Those in attendance for the election of officers were Gail Carnes, Kevin Coutant, Jim Doherty, Art Draughon, Bob Paddock, Bob Parmele, Marilyn Wilson and Luther Woodard.

Vice Chairman Parmele called for the election of officers, first nomination open for Chairman. Mr. Paddock nominated Mr. Doherty as Chairman; no other nominees were submitted.

The TMAPC voted unanimously for DOHERTY as TMAPC Chairman.

The nomination for the office of First Vice Chairman open, Mr. Carnes nominated Ms. Wilson. No other nominees were submitted.

The TMAPC voted unanimously for WILSON as First Vice Chairman.

The nomination for the office of Second Vice Chairman open, Mr. Paddock nominated Mr. Carnes. No other nominees were submitted.

The TMAPC voted unanimously for CARNES as Second Vice Chairman.

The nomination for the office of Secretary open, Mr. Coutant nominated Mr. Draughon. No other nominees were submitted.

The TMAPC voted unanimously for DRAUGHON as Secretary.

Without objection, TMAPC Election of Officers was then closed.

There being no further business, the Chairman declared the meeting adjourned at 3:28 p.m.

Date Approved

5/24/89

*James R. Robert*  
Chairman

ATTEST:

*Art Draughon*  
Secretary