

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1819
Wednesday, December 19, 1990, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 1st Vice Chairman	Rice	Gardner	Linker, Legal
Coutant		Russell	Counsel
Doherty, Secretary		Stump	
Draughon, 2nd Vice Chairman		Wilmoth	
Horner			
Midget, Mayor's Designee			
Neely			
Parmeale, Chairman			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, December 18, 1990 at 12:00 noon, as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmeale called the meeting to order at 1:40 p.m.

Minutes:

Approval of the minutes of December 5, 1990, Meeting No. 1817:

On **MOTION** of **WOODARD**, the TMAPC voted 7-0-2 (Coutant, Doherty, Midget, Neely, Parmeale, Wilson, Woodard, "aye"; no "nays"; Draughon, Horner, "abstaining"; Carnes, Rice, "absent") to **APPROVE** the minutes of December 5, 1990 Meeting No. 1817.

REPORTS:

Chairman's Report:

Chairman Parmeale reported that the City Council considered and approved the final plat of Southern Point Second on December 18, 1990.

Committee Reports:

Mr. Coutant advised that the **Comprehensive Plan Committee** would meet immediately following the meeting. The District 1 Plan and the Urban Renewal Project Areas would be considered.

Mr. Doherty stated that the **Rules and Regulations Committee** would meet immediately following the Comprehensive Plan Committee meeting to consider the sign code revisions and have a briefing on group home provisions.

Director's Report:

Mr. Gardner reminded the TMAPC that this would be the last meeting in 1990. The next meeting would be January 9, 1990. Mr. Stump informed the Commission that it had requested to be kept updated on the Minor Amendment to the Corridor Site Plan for Hampton South and staff had resolved the problem regarding who had issued a building permit with the wrong setbacks. Staff advised the TMAPC that the applicant whose case was heard at the previous meeting was the only home that had been issued a building permit with the wrong setbacks. He further commented that in further investigation of the matter, Paula Hubbard, City Public Works Department, advised staff that she failed to check the setback requirements for the PUD and had not been aware that they were different from the usual setbacks of 15' and 25'.

SUBDIVISIONS:

Waiver Request: Section 213:

Z-6300 Spring Grove Subdivision (694) 10623 E. Admiral Pl. (CS)

This is a request to waive plat on the west half of Lot 1, of the above subdivision. An existing structure will be used as an office on the front part of the tract, with the back part being in the floodplain of Cooley Creek. Due to the numerous requirements that will apply to this tract, it may be best to re-plat so that all the easements and restrictions are on one document. However, should the waiver process be approved, the following shall apply:

- a) Provide drainage easement (if required) for the floodplain area as directed by the Department of Public Works, Stormwater Management.
- b) Requirements set forth in Zoning Case Review from Stormwater Management dated 9/18/90 shall apply.
- c) Provide utility easements as directed by utility companies.
- d) Provide an Access Control Agreement for ingress and egress to Admiral, subject to approval of the Traffic Engineer.

The applicant was represented at the TAC meeting by Jim Phillips.

In discussion at the TAC meeting, the applicant indicated agreement with the conditions if the plat requirement was waived. There were no utility easement requirements. For the record, sanitary sewer service is available, but no direct tap into the 27" line would be permitted. A manhole and short main extension would be required if this property is fully developed. The existing house is on a septic system and may remain unless further development occurs.

On MOTION of BELANGER, the TAC voted unanimously to recommend approval of waiver of plat on Z-6300 subject to the conditions a), b), and d) as listed above.

Mr. Wilmoth advised that staff recommended approval subject to the conditions as recommended by the TAC.

TMAPC ACTION, 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Rice, "absent") to APPROVE the WAIVER REQUEST for Z-6300 Spring Grove Subdivision subject to the conditions as stated and recommended by staff.

LOT SPLIT FOR WAIVER:

L-17372 (Forbes)(2993) 3247 E. 51st Street (Villa Grove)

CS

Staff Recommendation:

The property under application is a large narrow tract which backs up to the south side of I-44 and extends 938 feet along E. 51st Street to S. Harvard Avenue. The tract contains a hotel and the corner tract is occupied by a service station. The entire tract has recently been purchased under a Sheriff's Deed. The new owner now intends to separate the leased service station tract which is to be sold. The Major Street Plan requires 50' of right-of-way along 51st Street and Harvard. The applicant is requesting waiver of this requirement. The hotel was built in 1967 and encroaches significantly into the present building setback. It would probably be impossible to dedicate the required right-of-way along 51st Street. However, dedication of right-of-way along Harvard appears to be feasible.

It should be noted that the existing hotel is located approximately 50' from the centerline of 51st Street. Only 35' of right-of-way exists, although 51st is four-laned and improved here. Research of the zoning codes in effect at the time this hotel was built indicate that the setback was to be a minimum of 50' from centerline of the street. The building as constructed meets that standard. (Ref: Chapter 6, Section 15, Paragraph 5, from the 1967 Zoning Ordinance.) A Board of Adjustment case was found also, #4927, which approved a variance of the height and a plot plan showing 35' of right-of-way on 51st and a "15' building line" which complied with the zoning code at that time.

Since the mailing of the agenda, Staff has received correspondence and a drawing from the Oklahoma Department of Transportation relative to the improvement and six-laning of I-44 in this area. It appears that no additional right-of-way will be required off the north side of this tract along the present I-44 alignment. However, additional right-of-way will be required in the improvement of Harvard at 51st Street. This additional improvement will require approximately 60' from centerline. The present Street Plan requirement is 58' from centerline, which includes 8' for a right-turn lane. Only 35' of right-of-way presently exists from centerline.

The applicant was represented at the TAC by Mr. David Forbes. TAC advised that acquisition of right-of-way in accordance with the Street Plan is recommended on Harvard. (58' from centerline). If right-of-way is provided that includes any present improvements, a license agreement could be considered. Additional right-of-way beyond 58' is not a part of the Street Plan and applicant would need to negotiate directly with the State on the excess. Water and Sewer Department recommended an easement be provided for

the sanitary sewer at the east end of the tract along Harvard (If right-of-way up to 58' is provided, then no easement is needed.)

On MOTION of HEMPHILL, the TAC voted unanimously to recommend approval of L-17372, subject to the following conditions:

- a) Provide right-of-way of 58' from centerline of S. Harvard in accordance with the Major Street and Highway Plan. (50' + 8' turn lane = 58')
- b) If right-of-way is not required in a) above, provide easement for the existing sanitary sewer along S. Harvard as specified by Water and Sewer Department.
- c) Access agreement required for existing curb cuts, subject to approval by Traffic Engineering.

Staff recommended approval of the Lot Split subject to the items a and c listed above. The sanitary sewer easement would not be required because that would be within the dedicated right-of-way.

Mr. Wilmoth stated that the applicant was not present but that the applicant had advised staff by phone that he swas in agreement to all the conditions.

TMAPC ACTION, 10 members present:

On MOTION of COUTANT, the TMAPC voted 9-0-1 (Carnes, Coutant, Doherty, Draughon, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; Midget "abstaining"; Rice, "absent") to APPROVE the WAIVER REQUEST for L-17372 Forbes subject to the conditions as stated and recommended by staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17374 (2792) Anthamatten
L-17375 (792) Wells/Hacker

Staff advised that all items were in order and recommended approval.

TMAPC ACTION, 10 members present:

On MOTION of CARNES, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Rice, "absent") to RATIFY the above listed lot splits which have received Prior Approval, as recommended by staff.

ZONING PUBLIC HEARING

Application No. PUD 432-C Present Zoning: (RM-2, RS-3, CH, OMH, OM, OL)
Major Amendment Proposed Zoning: Unchanged
Applicant: Norman (Hillcrest Medical Center)
Location: East of the NE/c of 13th Street Street and South Utica Avenue
Date of Hearing: December 19, 1990
Presented to TMAPC by: Charles Norman, 2500 Mid-Continent Tower (583-7571)

Chairman Parmele advised that he had a conflict of interest in this matter and would not be participating in the presentation, discussion nor vote. He preceded to turn the meeting over to First Vice Chairman Carnes.

Staff Recommendation:

The Hillcrest Medical Center is proposing a major amendment to PUD 432-B to expand the boundaries of the PUD to the east and transfer office building floor area from Development Area C to a new Development Area F. The specifics of the amendments are as follows:

1. To add the planned unit development as Development Areas E, F and G the additional properties which have been acquired to date. Area G at the northeast corner of South Wheeling Avenue and East 13th Street is outside of the planned acquisition area of Hillcrest Medical Center. However, it was owned by the church at the northwest corner of the intersection and was necessarily a part of the acquisition of the church property. Area G is presently paved and has been used for a number of years as off-street parking for the church.
2. To approve Area F for future office development and to approve a transfer of 32,208 square feet of building floor area from Area C to permit the future use of the development area for purposes related to Hillcrest Medical Center.

The two office buildings within Area A require a total of 516 off-street parking spaces. There are presently existing within Area B 112 spaces. PUD No. 432-B permits the remaining 404 required off-street parking spaces to be provided within the existing parking structure E and the Self Park Lot if reserved for the offices in Area A.

Approval of PUD No. 432-C will enable Hillcrest Medical Center to provide approximate 300 off-street parking spaces within Areas E, F and G.

The previously approved landscaping and screening plan for the East 13th Street frontage of Areas A and B is unchanged and the concept is continued along the East 13th Street frontage of Area F. The landscape and screening standards for Areas B (amended), E and F modify the landscaping previously proposed for South Victor Avenue to reflect the acquisition by Hillcrest Medical Center of the additional property on the east side of South Victor Avenue.

The District 4 Plan designates new Areas E and F as a part of the Hillcrest Hospital Special District. Area G is designated low-intensity residential. The development proposed in Areas E and F is generally consistent with the requirements of the special district. The off-street parking proposed in Area G is not consistent with the District 4 Plan. Area G in the past was a church parking lot but connecting it to a parking lot for office or other uses intensifies the use to the point that it is contrary to the Comprehensive Plan. Staff recommends that significant amounts of landscaping and screening be provided in Area G as well as elimination of all access points to the parking lot on the east and south sides. This should lessen the impact on the residential areas.

Based on Staff's conditions expressed below, Staff finds PUD 432-C 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.

Therefore, Staff recommends APPROVAL of PUD 432-C 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

AMENDED Development Standards for Area C

AREA (Gross): 2.42 acres 105,400 SF

PERMITTED USES:

Principle and accessory uses permitted as a matter of right in the OM district, and off-street parking.

MAXIMUM BUILDING FLOOR AREA:

Existing north physicians' office building	48,584 SF*
Existing south physicians' office building	118,560 SF*
Prior approved transfer to Area A (PUD 432-B)	16,104 SF
Proposed transfer to Area F	32,208 SF
Available for future construction	257,792 SF

MAXIMUM BUILDING HEIGHT: None

MINIMUM BUILDING SETBACKS: (Future Buildings)

From the South Utica Avenue right-of-way boundary	10 FT
From the East 11th Street right-of-way boundary	10 FT
From the East 12th Street right-of-way boundary	10 FT
From the east boundary of Area C	0 FT

OFF-STREET PARKING:

As required by the applicable Use Unit.

MINIMUM INTERNAL LANDSCAPED OPEN SPACE: 10%**

SIGNS:

Two pedestal identification signs which shall be permitted not to exceed 12 feet in height of 96 square feet in surface area and shall be consistent in design with other medical center signage. Building identification wall signs shall be permitted as provided in the Planned Unit Development Chapter of the Tulsa Zoning Code.

*Existing building floor areas from 1990 measurements.

**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.

Development Standards for Area E

AREA (Gross): .379 Acres 16,500 SF

PERMITTED USES:

Off-street parking.

MINIMUM OFF-STREET PARKING SETBACKS:

From the centerline of South Victor Avenue 40 SF

MINIMUM INTERNAL LANDSCAPED OPEN SPACE (Net) 10% 1,400 SF*

SIGNS:

One ground directional sign which shall not exceed 3 feet in height or 3 feet in display surface area.

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

Development Standards for Area F

AREA (Gross): 2.30 Acres 44,500 SF

PERMITTED USES:

Uses as a matter of right in the OM district except parking structures.

MAXIMUM BUILDING FLOOR AREA: 32,208 SF

MAXIMUM BUILDING HEIGHT:

From 55 feet to less than 85 feet from the centerline of East 13th Street or Wheeling Avenue 26 FT
85 feet or greater from the centerline of East 13th Street or Wheeling Avenue 40 FT

MINIMUM BUILDING SETBACKS:

From the centerline of East 13th Street 55 FT
From the centerline of South Victor Avenue 35 FT
From the centerline of South Wheeling Avenue 55 FT
From lots containing single family dwellings not owned by the Hillcrest Medical Center 10 FT +
2 FT for every foot of building height above 15 FT

OFF-STREET PARKING: As required by the applicable Use Units.

MINIMUM OFF-STREET PARKING SETBACKS:

From the centerline of East 13th Street 58 FT

MINIMUM INTERNAL LANDSCAPED OPEN SPACE (Net): 15%

SIGNS:

One pedestal identification sign which shall not exceed 8 feet in height or 48 square feet in surface area and shall be consistent in design with other medical center signage. Building identification wall signs shall be permitted as provided in the Planned Unit Development Chapter of the Tulsa Zoning Code.

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

Standards for Area G

AREA (Gross): 1.02 Acres 44,550 SF

PERMITTED USES:

Off-street parking.

MINIMUM OFF-STREET PARKING SETBACKS:

From the centerline of East 13th Street 50 FT
From the centerline of South Xanthus Avenue 40 FT

MINIMUM INTERNAL LANDSCAPED OPEN SPACE (Net): 10%

SIGNS:

Two directional signs which shall not exceed 3 SF in surface area or 3 FT in height which shall be located at the entrances to the parking area from South Wheeling Avenue.

3. In addition to the landscaping and screening standards in the Outline Development Plan the following standards shall apply:
 - a. A screening fence shall be provided along the north side of Area G.
 - b. A landscaped strip to a depth of 50' from the centerline of 13th Street and 40' from the centerline of Xanthus Avenue shall be provided along the entire south and east sides of Area G.
 - c. A landscaped buffer area shall be provided on the north 7' of Lot 9, Block 1, of Ridgedale Terrace Addition in Area F.
 - d. The screening, landscaping and parking setback requirements of PUD 432-C may be modified or deleted at the time of Detail Site Plan approval if acquisition of residential structures adjacent to the PUD by Hillcrest Medical Center eliminates the need for such buffering.
4. The access and circulation presented in the Outline Development Plan is amended as follows:
 - a. No access to or from Area G will be allowed from 13th Street or Xanthus Avenue. Two access points will be allowed on Wheeling Avenue for Area G.
 - b. The access point for Area F onto Wheeling Avenue shall be at least 7' south of northern boundary of Area F.
5. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

6. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required 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.
7. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards except directional signs not exceeding 3 SF shall be exempt from this requirement.
8. All trash, mechanical and equipment area shall be screened from public view.
9. All parking and lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum of 12 feet.
10. The Department of Stormwater Management or a Professional Engineer registered in the State of Oklahoma shall certify that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
11. 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 beneficiary to said Covenants.

Applicant's Comments:

Charles Norman, attorney representing the applicant, reviewed a history of the PUD at hand. He commented that this application was being presented to provide parking facilities in connection with completion of a second building. The facilities may not be completed all at the same time because, as of early next year, only a part of the second building will be occupied. Therefore, the applicant asked for approval of the application in accordance with the staff recommendation, with one exception which involved Area G.

Mr. Norman distributed an aerial photograph of the area. He pointed out that Area G, which is located on the north side of 13th Street between Wheeling and Xanthus, has been paved and used as parking in connection with a church for many years. He commented this area was acquired along with the church and it is proposed to be used for parking. He stated that staff imposed significant new requirements with respect to this parking area. They include the

extension of a landscaping buffer on the north side of 13th Street, to which the applicant agrees, a screening requirement on the north side of the parking area, and additional setbacks and landscaping on the Xanthus side. There are presently three access points to Area G; one from 13th Street, one from Wheeling, and one from Xanthus. He stated that staff recommended the only access be from Wheeling. The applicant would like to have one access on Xanthus due to the fact that it is a full block away.

Mr. Norman distributed copies of layouts which reflected staff's recommendation regarding Area G, indicated the new landscaping on 13th Street and Xanthus, and the way in which 62 parking spaces might be laid out. He stated that there were presently approximately 85 spaces on the site. The applicant felt the problem with staff's recommendation was that it has people entering from Wheeling, driving a full block and then making an interior U-turn to return back out onto Wheeling. There has been a driveway out onto Xanthus for many years. The applicant requested that there be one entrance on Wheeling and one on Xanthus. All landscaping and screening requirements would be kept the same.

Comments & Discussion:

Ms. Wilson asked whether any negative response was anticipated by people in the neighborhood regarding the entrance from Xanthus. Mr. Norman commented that he was not certain, but he felt that the area was being improved by staff recommendations. Ms. Wilson inquired whether a right turn only would be beneficial. Mr. Norman stated that he felt it would.

Mr. Doherty stated that there appeared to be some differences in the diagram and the aerial photo that Mr. Norman distributed. He stated that he thought there was a residence directly across from the existing driveway. He questioned whether or not when a car exited that driveway would it be directly across from the front porch of that residence. Mr. Norman stated that he was not sure. Mr. Doherty commented that the sketch that was distributed did not show the house. He also stated he was concerned about putting non-residential traffic out into a residential area. Traditionally that has been avoided, leaving residential streets residential.

Mr. Draughon asked what the principle objective was in having the driveway enter toward a neighborhood instead of toward 13th Street. Mr. Norman answered that a person would still be entering into the 90' wide area and making a U-turn within the 90'. They felt the continued landscaping would be more desirable to the single family homes. In response to Mr. Draughon's question about the width of Xanthus, Wheeling and 13th Streets, Mr. Norman stated that 13th Street was 40' of paving and the other two streets were probably 26' wide.

Mr. Coutant inquired whether the applicant presently had any plans to build a building in Area F. Mr. Norman stated that none were in process at this time and that the floor area requested for transfer would only support a two story building of the same dimensions as the buildings across the street.

Interested Parties:

Jane Eshogpore

1207 South Victor

Ms. Eshogpore voiced opposition to PUD 432-C. She presented the following objectives:

1. To prevent the continued piece-mail applications for PUD amendments without the five-year Comprehensive Development Plan made public, as previously requested by the Tulsa Metropolitan Area Planning Commission.
2. To prevent continued erosion of formerly established and stable residential neighborhoods and in turn prevent the accelerating erosion of residential real estate value due to public uncertainty of development goals Hillcrest Medical Center. Additionally, to prevent Hillcrest's immediate removal of safe and sound residential structures from newly acquired lots within Block 1 Ridgedale Terrace Addition.
3. To bring to the attention of the Tulsa Metropolitan Area Planning Commission, Hillcrest Medical Center's disregard for truth in communication involving methods and status of attempts to acquire targeted residential properties between 12th and 13th Streets on Victor and Wheeling.
4. To protest the Tulsa Metropolitan Area Planning Commission Chairman Mr. Bob Parmele's agency relationship with Hillcrest Medical Center in the acquisition of targeted and related properties for the Hillcrest Medical Office Park. Additionally, to request that Mr. Parmele remove himself from any vote, influence, comment or action regarding the Planning Commission's present or future action.
5. To prevent the approval of Area E (PUD 432-C Amendment) for use as offstreet parking because PUD 432-B provided for the inclusion of surface parking in Area D for the northern building currently occupied in the William H. Bell Medical Park. Additionally, offstreet parking and proposed screening in Area E and F would significantly isolate adjoining and proximate properties and change the character of Block 1 of Ridgedale Terrace Addition and creating a significant violation of Section 1101 of Title 42 Zoning and Property Restrictions which states:

The purposes of the Planned Unit Development are to:

- A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- B. Permit flexibility within the development to best utilize the unique physical features of the particular site;
- C. Provide and preserve meaningful open space;
- D. Achieve a continuity of function and design within the development.

6. To prevent any signage in Area E (PUD 432-C Amendment) and Lots 15, 16, 17 and 18 of Block 1 of Ridgedale Terrace Addition in conformity with Section 1103(B)(2)(b) of Title 42 Zoning and Property Restrictions which states:

No ground sign shall be located within 150 feet of any residential area, either within or abutting the PUD, unless separated by an arterial street.

Ms. Eshagpoor also presented the following requests:

1. The Tulsa Metropolitan Area Planning Commission disapprove Hillcrest Office Park amended PUD 432-C until 95.65% (22/23) of the Lots in Block 1 Ridgedale Terrace Addition are completely owned by Hillcrest Medical Center or the appropriate land trust(s) of Hillcrest Medical Center. I reference a former PUD 432-A which was approved subsequent to Hillcrest's acquisition of all but 1 lot in Block 2 Ridgedale Terrace Addition.
2. We request that Hillcrest Medical Center be prevented from removing residential structures from any new land acquisitions in Block 1 of Ridgedale Terrace Addition until Hillcrest has acquired the above mentioned percentage of lots thus preventing Hillcrest from causing undue deterioration of present land values.

Ms. Eshagpoor commented that she opposed the six foot screening fence adjacent to her property. She felt this would make her property more desirable to all kinds of crime that might occur. It would isolate her property from the rest of the block, therefore making it hard for others to see if someone tried to break in, etc. She was concerned for the safety of herself and her family.

Ms. Wilson commented that Ms. Eshagpoor stated that Hillcrest had not been forthright in their methods and attempts to acquire the properties in Block 1 Ridgedale Addition. She questioned whether Ms. Eshagpoor had gone to those ten properties to find out whether Hillcrest had contacted them in regard to buying their property. Ms. Eshagpoor stated that she could only speak for her own property and that no formal offer had ever been made to her. She further commented that all contact with Hillcrest had been initiated by herself and she did not feel that could be considered "actively pursuing" their properties. Ms. Wilson confirmed that Ms. Eshagpoor was interested in selling her property. Ms. Eshagpoor stated she was, for a fair price. She commented that she was concerned with being isolated by the six foot screening fence. She would prefer landscaping to the screening fence. She expressed that she did not feel this area was needed for parking and suggested it be used as a park. Ms. Wilson asked, if there was to be a parking area in Area E, would Ms. Eshagpoor rather have some type of landscaping in opposition to a physical barrier, such as a fence. Ms. Eshagpoor confirmed she would prefer landscaping. Ms. Wilson stated that a solid screening fence is beneficial because it prevents headlights from shining in windows, etc. Ms. Eshagpoor stated again that she was more concerned that her property would be isolated from the rest of the residential section.

In response to whether the TMAPC had the authority to prevent an applicant from removing structures from properties owned by any individual or corporation, Mr. Linker, legal counsel, stated that any structure could be demolished with the proper permit. Mr. Doherty informed Ms. Eshagpoor that, therefore, the TMAPC could not, under any circumstances, accomodate her request to prevent Hillcrest from removing residential structures on properties they acquire.

Mr. Doherty commented that a screening fence is usually required and the ordinance requires it between residential and non-residential property, but it could prohibit the fence if that was Ms. Eshagpoor's request. She stated that it was, as well as prohibiting the parking in Area E. Mr. Doherty inquired once again if she was sure she would prefer to have a landscaped area there, rather than a screening fence, should the PUD be approved. She stated she would.

Ms. Eshagpoor continued that she did not feel it was appropriate to put a parking lot between two residential lots. She further stated that Hillcrest was not actively trying to purchase these lots. Mr. Doherty inquired whether Ms. Eshagpoor had made an offer to Hillcrest to sell her property. She commented that she had, but that nothing had been in writing. There was no formal offer from the hospital, which, to her, would be evidence that they are interested in acquiring her property.

Ed Kyle

1417 South 112th East Avenue

Mr. Kyle was present representing his grandmother, Letha Steely, of 5940 East 4th Street. He stated concerns regarding the drainage behind the property. He stated that, just as Ms. Eshagpoor, Ms. Steely had not been contacted by any representative of Hillcrest to purchase her property. He stated concern with the driveway entrance to Area F being adjacent to Ms. Steely's property and remarked that she would be against the traffic entering and exiting on Wheeling.

Don Barnum

1910 East 13th Street

Mr. Barnum commented that what he felt most of the neighbors of Hillcrest Medical Center wanted was a "master plan" regarding the direction Hillcrest would be going. He commented that the applicant seemed to be well informed on the area, when in actuality they were not. He mentioned that there were single family dwellings facing the Xanthus exit that was being proposed. He inquired why the applicant was not utilizing the properties they owned to the west of Utica Avenue where they had started to expand. He commented that the area west of Utica had deteriorated more than the residential area east of Utica, and it would be more beneficial to the community to utilize those properties. He suggested that the only entrance and exit to Area F be from Wheeling. In response to questions raised by Mr. Barnum, Mr. Norman stated that the apartments north of Area G were recently reacquired by Hillcrest. Mr. Barnum stated concern about whether there would be lighting on the lot and what type of vehicles would be parked in the area. He commented that at one of the previous hearings it was mentioned that Area G would become a greenbelt area. He commented that this would be very favorable to the neighbors. At one time Hillcrest had asked the residents what they would like to see done with Area G. He would be favorable to: 1) park; 2) tennis courts; and 3) parking, being the least favorable choice. He asked that there continue to be

curbside parking accessible to the residents for parking in front of their residences.

Bob Disney

2003 East 13th Street

Mr. Disney commented that he was representing himself and his parents who own property at 1916 East 13th Street. Mr. Disney commented that he would also like to see a master plan for Hillcrest and its future expansion.. He stated that Hillcrest held a meeting with the neighborhood when the church property was acquired. Hillcrest had asked for suggestions regarding what to do with the parking lot that came with the church building. Mr. Disney commented that his wife suggested a park-like area. Officials from Hillcrest told the residents that they "really didn't need that parking lot for parking," and that their plan allowed for plenty of parking. Now it appeared that this lot was going to be used for parking. He asked that there be no access onto Xanthus because that driveway is almost directly across from his driveway. He stated that it was difficult for them to maneuver in and out without anyone coming in and out all day long.

Ms. Wilson confirmed that he was opposed to access onto Xanthus but that he would not object to parking in the area. He commented that his first choice would be to make a park out of the area.

Cathy Skalla

1219 South Victor

Mrs. Skalla was concerned with a parking lot being established between two residential homes. She remarked that the neighborhood had become very unsettled with the tearing down of other residences and that the residences already look very isolated. According to the hospital's proposal, it appears there would be enough parking already available.

Mr. Doherty advised that the need for additional parking spaces was not the issue. He stated that a long term use had been proposed for the entire property which would include parking on that area. TMAPC does not restrict an applicant from providing more parking than is necessary. He stated that just because the code does not require the additional parking spaces does not justify denying it. Ms. Skalla stated that a good reason would be not putting a small parking area between two residences; Hillcrest has met their required number of spaces without putting a parking lot in Area E.

Mr. Doherty asked whether she preferred the six-foot screening fence in opposition to the landscaping. She stated that she did not want to be isolated from the rest of the neighborhood.

Mrs. Skalla commented that they have been approached by representatives from Hillcrest regarding the purchase of their property. She advised that the property was owned by her mother and that her name also appeared on the deed. The first time Hillcrest approached them was by Mr. Hobart Dixon in April of 1989. She stated that their situation was unique in that she would like to see to proceeds go to her mother, but, because she and her husband occupy the residence, they would have to be able to procure another residence.

Ms. Wilson asked whether Mrs. Skalla felt that Hillcrest was actively trying to purchase their property. Mrs. Skalla stated that Mr. Bob Parmele had picked up where Mr. Hobart left off and that they had been in frequent contact.

Applicant's Response:

Mr. Norman stated that he felt that the William H. Bell complex represented a significant improvement to the conditions that existed before. Hillcrest paid about \$100,000 into a city fund for the improvement of Benedict Park because that was beneficial to the institution and the community. He commented that this was the master plan in process, along with the Utica Corridor Medical Study. He stated that it was not correct to say that the area was a stable single family neighborhood. It has contained a mixture of multi-family dwelling units for a long time. Hillcrest has attempted to be a part of the planning process and efforts would be made to better communicate with their neighbors. He stated that acquisition efforts have had priorities due to the way the development has been occurring. The east side of South Victor Avenue had been the priority. The reason the application had been delayed, and comes so close to the opening of the second building, was because of the applicant's very active efforts to purchase the Skalla property. Numerous meetings have been held. At the last meeting Mr. Norman was aware of, Hillcrest asked that the Skalla's "name their price" and they would see what they could do. That was still the case. He stated that Hillcrest did not want to fence around the residences and they would be agreeable to any type of buffering the Commission would require.

Mr. Norman stated that Ms. Eshagpoor's property was a different case. It has been appraised at \$40,000-50,000. It is an older property and not in good condition. He stated that Ms. Eshagpoor's price to sell was \$200,000 for the property. He further stated that she has a standing offer from Bruce O'Dell, Vice President of Hillcrest Medical Center, to pay her \$100,000 for the property. He believed that she had dropped her price to \$135,000. According to Mr. Norman, that offer was still available to Ms. Eshagpoor and would be formalized any time she was willing to indicate she would accept it. He stated that he was only presenting this information in response to Ms. Eshagpoor's claims that Hillcrest had been abusive and had not made an effort to purchase her property. He further commented that the same offer could be made to the Skallas. He concluded that Hillcrest was attempting to improve the institution and do so in a responsible way. In response to the owners of the home immediately north of Area F, who had earlier raised questions regarding drainage, he commented that a 7' wide landscaped area would be provided along the south side of the screening fence. That house would be the next priority for Hillcrest after the two on South Victor have been acquired.

TMAPC Review Session:

Mr. Coutant asked how much of Areas E, F, and G was currently permitted as parking area. Staff responded that a parking lot exists covering Area G, but that it is not allowed to be used for office parking at the present. It is paved as an existing parking lot, but only parking for a church. Therefore, since the church is no longer there, the parking is not permitted. No other areas are currently permitted for parking. The underlying zoning for the northern portion of Area E and all of Area F is RM-2 and could be given a special exception to allow off-street parking.

Mr. Gardner advised that staff has communicated with neighbors, the applicant and various other interested parties and has advised them that Hillcrest could seek a Board of Adjustment special exception for off-street parking on the

portions zoned RM-2. It is possible that they may choose to do so on an interim basis to provide parking for the southern most office building on Utica. The other option they would have would be to extend the PUD. Staff would prefer that the PUD be extended to include the properties, rather than go before the Board of Adjustment.

Mr. Coutant stated that he felt the concerns of most of the interested parties present was that of parking. He agreed there should be concern regrading parking. He felt it was premature to purport to permit OM use with limitations which do not accomodate a building. He commented that development standards were being set up that speak to height and area requirements that cannot be "shoe-horned" onto the lot. He felt that, in a defacto way, a hardship was being setup and would only result in another amendment to the PUD. Therefore, he suggested the Commission wait until sufficient property was gathered together, or a specific plan with less square footage or height, was presented that would be realistic given the property available within the PUD. He concluded that additional structures, of a certain height that will not be able to be accomodated on the property, should not be approved.

Mr. Norman stated that this type of request goes against the objective of long range master planning. The reason for the proposed office use is to present to the Commission, the neighborhood, and staff, that the block within their acquisition area would at sometime be used for office purposes. If that is not done, and the applicant does not freely state that there is the intent to include other office buildings, then unrest will eventually result. The applicant is trying to establish the intent of this acquisition area.

Mr. Doherty commented that he felt that approving the PUD as presented gives the applicant the OM uses but the setback makes it contingent upon acquiring the properties on the east half of the block.

Ms. Wilson stated that she shared Mr. Coutant's concerns. She felt there was a timing problem.

TMPAC ACTION, 9 members present:

On MOTION of COUTANT, the TMAPC voted 4-5-0 (Coutant, Draughon, Midget, Wilson "aye"; Carnes, Doherty, Horner, Neely, Woodard "nay"; no "abstentions"; Rice, "absent") to APPROVE PUD 432-C per staff recommendation subject to condition that the OM uses as a permitted use be deleted in regard to Development Area F and to include as a permitted use off-street parking.

MOTION FAILED.

TMPAC ACTION, 9 members present:

On MOTION of DOHERTY, the TMAPC voted 4-5-0 (Carnes, Doherty, Horner, Woodard "aye"; Coutant, Draughon, Midget, Neely, Wilson "nay"; no "abstentions"; Rice, "absent") to APPROVE PUD 432-C per staff recommendation subject to condition that the height and composition of screening fences for Areas E and F will be determined at the time of Site Plan approval.

MOTION FAILED.

Ms. Wilson inquired whether the item could be sent to the City Council without a recommendation since both motions failed. Mr. Linker advised that only a tie vote will allow a case to be sent to the City Council without recommendation.

TMPAC ACTION, 9 members present:

On MOTION of DOHERTY, the TMPAC voted 7-2-0 (Carnes, Doherty, Draughon, Horner, Midget, Neely, Woodard "aye"; Coutant, Wilson "nay"; no "abstentions"; Rice, "absent") to APPROVE PUD 432-C per staff recommendation subject to condition that off-street parking will be struck from Development Area E.

TMPAC ACTION, 9 members present:

On MOTION of DOHERTY, the TMPAC voted 7-0-2 (Carnes, Doherty, Draughon, Horner, Midget, Neely, Woodard "aye"; no "nays"; "Coutant, Wilson abstaining"; Rice, "absent") to AMEND the motion approving PUD 432-C per staff recommendation by adding the condition that office parking use in Area E may be approved by minor amendment if notice is given as required by a major amendment.

Legal Description

See attached Exhibit A page 18(a) [12.19.90:1819(18a)]

Ms. Wilson requested that staff notify the interested parties present as other items pertaining to this PUD occur.

With discussion and actions regarding PUD 432-C being complete, First Vice Chairman Carnes returned the meeting to Chairman Parmele.

OTHER BUSINESS:

PUD 215-13: Minor amendment of the required 25' front yard to 23.2' to permit an existing encroachment. Located at 8720 South 77th East Avenue, Lot 8, Block 30, Chimney Hills South, Blocks 18 thru 31.

The subject tract is a developed single-family lot located south of the southwest corner of East 87th Street South and South 77th East Avenue. The applicant is requesting a minor amendment of the required 25' front yard to 23.2' to permit an existing encroachment.

After review of the applicant's submitted plat of survey, it can be seen that only a corner of the garage encroaches over the building line due to the curvature of the street. Staff finds the request to be minor in nature and consistent with the original PUD. Staff would also note that several similar minor amendments have been granted in the area.

Exhibit A

Development Area B

The East 110 feet of Block Two (2) of Ridgedale Terrace, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Development Area C

A tract of land that is part of Block Two (2) of Perryman Heights 2nd Addition, an Addition to the City of Tulsa, Tulsa County, Oklahoma, said tract of land being described as follows, to-wit: All of the easterly 94 feet of the southerly 38 feet of Lot One (1) of said Block Two (2); and all of the easterly 94 feet of Lots Two (2) through Four (4) of said Block Two (2); and all of the easterly 80 feet of Lots Seven (7) through Twelve (12) of said Block Two (2); and all of the easterly 80 feet of the northerly 32.62 feet of Lot Thirteen (13) of said Block Two (2);

and also

A 50 foot wide tract of land in Perryman Heights 2nd Addition, an Addition to the City of Tulsa, Tulsa County, Oklahoma, that is all of the vacated and closed street right-of-way for Utica Place as shown on the plat of record.

Development Area E

Lots Twenty (20) and Twenty-one (21), Block One (1), Ridgedale Terrace, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Development Area F

Lots Nine (9) through Eighteen (18), Block One (1), Ridgedale Terrace, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Development Area G

Lots Ten (10), Thirteen (13), Fourteen (14), Fifteen (15), and the North 40 feet of Lot Eleven (11), Block One (1), Regina Addition, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

TMPAC ACTION, 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Rice, "absent") to APPROVE the minor amendment PUD 215-13 to permit the existing encroachment.

PUD 386-1: Minor Amendment and Detail Site and Landscape Plans -- north of the north east corner of South Memorial Drive and East 91st Street South

The applicant is requesting a modification in the screening requirements on the south side of PUD 386 by deleting the screening requirement on the west 400' and the east 435' and to require a screening fence only on the remainder of the southern boundary. The applicant is also requesting Detail Site and Landscape Plan approval.

After review of the proposed amendments and the more recently approved PUD to the south containing a shopping center and proposed apartment complex, Staff agrees with deletion of the screening fence requirement on the west 400'. Staff does however, think there is still a need for a screening fence on more of the eastern portion of the PUD than is proposed. The service area which will have large trucks loading and unloading and should be screened from the apartments planned to the south. Therefore, Staff recommends APPROVAL of minor amendment PUD 386-1 with the screening requirement on the southern boundary deleted from the west 400' and the east 250'.

With extension of the screening fence to 250' from the eastern boundary of the PUD, Staff recommends APPROVAL of the Detail Site and Landscape Plans for PUD 386.

TMPAC ACTION, 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Rice, "absent") to APPROVE the Detail Site and Landscape Plans for PUD 386-1 subject to the conditions as recommended by staff and to include delaying construction of the screening fence where required on the south boundary of the PUD until such time as construction has begun on the apartments to the south.

PUD 179-C-7: Minor Amendment to reallocate allowable building floor area. Located both south and west of the southwest corner of East 71st Street South and South 85th East Avenue.

The subject tract is approximately 9.6 acres in size and is located both south and west of the southwest corner of East 71st Street South and South 85th East Avenue. The tract represents the balance of PUD 179-C which is vacant. The subject tract has been approved for a number of minor amendments and detail site plans with the only project being constructed being the Firestone Automotive Center on the corner of the intersection. The original 10 acre tract, which includes the Firestone store, was approved for a maximum building floor area of 125,000 square feet, 618 minimum parking spaces and 45,840 square feet of minimum open space. The applicant is requesting a minor amendment to reallocate floor area within this area of the PUD to an amount similar to which minor amendment PUD 179-C-4 permitted.

Staff finds the request to be minor in nature and consistent with the original PUD. Therefore staff recommends APPROVAL of minor amendment PUD 179-C-7 subject to the following conditions:

1. Development Standards:

--Development Area B--

Lot Area:	36,688 sf
Permitted Uses:	As permitted by right in the CS district
Maximum Floor Area:	5,200 sf
Minimum Off-Street Parking:	Per applicable Use Unit*
Minimum Setback from 71st Street:	110 feet
Minimum Landscape Open Space:	5,000 sf
Signs:	Wall signs shall be in accordance with Section 1103.B.2. One ground sign not to exceed 25 feet in height and 120 square feet.

--Development Area C--

Lot Area:	359,279 sf
Permitted Uses:	As permitted by right in the CS district
Maximum Floor Area:	107,500 sf
Minimum Off-Street Parking:	Per applicable Use Unit
Minimum Setbacks:	
From east property line	40 feet
From south property line	50 feet
From west property line	40 feet
Minimum Landscape Open Space:	35,169 sf

Signs: Wall signs shall be in accordance with Section 1103.B.2. No signage shall be permitted on the south wall of the building. One ground sign to be located on South 85th East Avenue which is not to exceed 6 feet in height and 60 square feet and one ground sign setback at least 175' from the centerline of East 71st Street not to exceed 40 feet in height and 250 square feet.

--Development Area D--

Lot Area:	24,000 sf
Permitted Uses:	As permitted by right in the CS district
Maximum Floor Area:	5,000 sf
Minimum Off-Street Parking:	Per applicable Use Unit*
Minimum Setbacks:	
From 71 Street	110 feet
From west property line	20 feet
Minimum Landscape Open Space:	3,000 sf
Signs:	Wall sign shall be in accordance with Section 1103.B.2. One ground sign not to exceed 25 feet in height and 120 square feet.

*Required parking for Development Area B and/or D may be provided in Development Area C, but shall not be counted for required off-street parking for Development Area C.

2. Access points shall be limited to one (1) on East 71st Street South, two (2) on South 85th East Avenue and one (1) on East 73rd Street South.
3. Off-street parking shall be arranged so that no parking space accesses directly a drive used for internal traffic circulation.
4. That all trash, mechanical and equipment areas shall be screened from public view.
5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required 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.

7. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
8. 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.
9. The Department of Stormwater Management or a Professional Engineer registered in the State of Oklahoma shall certify that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.

Interested Parties:

Jean Towery

8234 East 71st Street

Ms. Towery was concerned that the access into the area from Centre 71 would still be open and that access would always be available for her shopping center. The only access they have is across the property in question. Mr. Jones, applicant, stated that area had been platted and some type of access would always be available. Ms. Towery stated that she did not care if the access was changed, only that access would be available.

TMAPC ACTION, 10 members present:

On MOTION of CARNES, the TMAPC voted 9-0-1 (Carnes, Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; Coutant, "abstaining"; Rice, "absent") to APPROVE Minor Amendment PUD 179-C-7 to reallocate allowable floor area subject to the conditions as recommended by staff.

PUD 176: Detail Sign Plan review for Development Area "A". North east corner of East 81st Street South and South Yale Avenue

Development Area "A" of PUD 176 is 8.6 acres in size and is located at the northwest corner of East 81st Street South and South Yale Avenue. It is developed with a variety of commercial uses and a bank. The applicant is requesting detail sign plan approval to permit one ground sign on each street frontage. The signs are 8' x 16' in size and each contains a display area of 68 square feet.

After review of the applicant's sign elevation, Staff has determined the number of signs and display surface area to be within the amounts specified by the PUD. Each sign will be located off the City of Tulsa right-of-way and on

private property. PUD 176 permitted one sign on each street frontage with a maximum display surface area of 588 square feet for ground signs and 294 square feet for project identification signs.

Therefore, Staff recommends **APPROVAL** of the Detail Sign Plan for Development Area "A" of PUD 176, subject to the applicant's submitted sign elevation and plot plan.

TMPAC ACTION, 10 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Rice, "absent") to **APPROVE** the Detail Sign Plan for Development Area A of PUD 176 as recommended by staff.

PUD 417-B: Detail Site Plan review for Development Area "C" to permit a vehicular bridge. Located at the southeast corner of East 19th Street South and South Wheeling Avenue.

Development Area "C" of PUD 417-B is 1.9 gross acres in size and contains a multi-story parking garage for St. John Medical Center. The applicant is requesting detail site plan approval on a modified plan to permit a vehicular bridge across South Wheeling Avenue to connect with a parking garage in Development Area "A". The applicant has submitted an executed license agreement with the City of Tulsa to permit crossing a public right-of-way. Staff finds the request to be consistent with the original PUD.

Therefore, Staff recommends **APPROVAL** of the Detail Site Plan for Development Area "C" subject to the applicant's submitted plans.

TMPAC ACTION, 10 members present:

On **MOTION** of **DRAUGHON**, the TMAPC voted 9-0-1 (Carnes, Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; Coutant, "abstaining"; Rice, "absent") to **APPROVE** the Detail Site Plan for a portion of Development Area C of PUD 417-B to permit a vehicular bridge as recommended by staff.

PUD 360-A: Revised Detail Site Plan for Lot 1, Block 1, Homeland 0102 Addition. Located north of the northwest corner of East 91st Street South and South Memorial Drive.

Detail site plan approval was granted for Lot 1, Block 1 by the TMAPC on November 29, 1989. The applicant is now requesting to modify this detail site plan as it relates to landscaped parking lot islands. The modified plan relocates and increases the required landscape area. After review of the applicant's submitted detail site plan, Staff would note the relocated parking lot landscape will be more effective and separate the Homeland development and the out parcels to the south. Staff would also note the applicant has

included 30% of the 40' green belt in his computation of the landscape area, which is acceptable. The modifications reduced the number of off-street parking spaces by 6, but they still have more spaces than required by the PUD.

Staff recommends APPROVAL of the Revised Detail Site Plan for Lot 1, Block 1 in PUD 360-A.

TMPAC ACTION, 10 members present:

On MOTION of DRAUGHON, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Horner, Midget, Neely, Parmele, Wilson, Woodard "aye"; no "nays"; no "abstentions"; Rice, "absent") to APPROVE the Detail Landscape Plan for Lot 1 Block 1 Homeland Addition in PUD 360-A as recommended by staff.

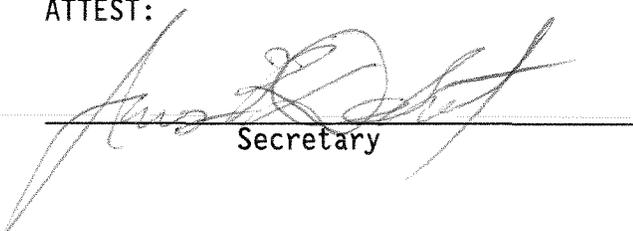
There being no further business, the Chairman declared the meeting adjourned at 4:13 p.m.

Date Approved: _____



Chairman

ATTEST:



Secretary