

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1829
Wednesday, March 20, 1991, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 1st Vice Chairman	Coutant Doherty	Gardner Russell	Linker, Legal Counsel
Horner Midget, Mayor's Designee	Draughon Harris	Stump Wilmoth Matthews	
Neely Parmele, Chairman Wilson Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, March 19, 1991 at 11:44 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 1:45 p.m.

Minutes:

Approval of the minutes of March 6, 1991, Meeting No. 1827:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Doherty, Draughon, Harris, Midget, "absent") to **APPROVE** the minutes of the meeting of March 6, 1991 Meeting No. 1827.

REPORTS:

Report of Receipts and Deposits:

Staff presented the Report of Receipts and Deposits for the month ended February 28, 1991 and advised that all items were in order.

TMAPC ACTION; 6 members present:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Doherty, Draughon, Harris, Midget, "absent") to **APPROVE** the Report of Receipts and Deposits for the month ended February 28, 1991.

Chairman's Report:

Presentation of Resolution commending Cherry Kemp for her service on the TMAPC.

Chairman Parmele advised that Ms. Kemp was unable to attend the meeting but the TMAPC wished to commend her for 12 years of service on the TMAPC.

Committee Reports:

Ms. Wilson advised that the meeting of the **Budget and Work Program Committee** has been changed from March 27 to April 10. At that time all the requests that have been received regarding the FY92 Work Program will be discussed and considered.

Director's Report:

Mr. Gardner stated that TMAPC had no items on the City Council agenda for March 21, 1991. He also informed the Commission that HB 1674 is no longer being considered for enactment this year.

PUBLIC HEARING

to consider amending the Comprehensive Plan for the Tulsa Metropolitan Area, particularly Planning Districts 3 and 4, by adding thereto the Kendall-Whittier Master Plan

Ms. Dane Matthews, INCOG, advised the plan has been underway for the past year. It was partially paid for by the people who live in, own businesses or have an interest in the area. She introduced Mr. Dan Ziegler, the single person most responsible for raising the money and president of the Kendall-Whittier Business Development Association, who gave an overview of the process.

The Kendall-Whittier area is the center of Tulsa with a rich heritage. The northern boundary of the Kendall-Whittier area is Archer Street, the western boundary is Utica Avenue, the southern boundary 11th Street and the eastern boundary is Harvard Avenue. This area has been abused, ignored and permitted to deteriorate. Homes have become cheap rent houses and the shopping areas are invaded by undesirable businesses. The Kendall-Whittier Master Plan is a renewal plan. It is the hope of the plan to give those living within the Kendall-Whittier area the tools and support to make this area desirable and viable once again.

The plan was developed by and through the neighborhood. Over \$8,000 was collected from businesses and individuals within the area to help fund the study. A series of meetings were held with the area residents and the businesses. The street department, park department, stormwater management, police department, school, library, postal, and zoning people and others were consulted.

Some of the plan will require city and county administration and political backing, i.e. a new elementary school. The school board is aware of the fact that the schools in this area are worn out. Another plan is for a new library and a new post office.

Mr. Ziegler stated that the Plasma Center located in the neighborhood is a detriment and business of such type should be strictly regulated by licenses and zoning. He urged the Commission to actively pursue a solution.

magnet thus pulling in more of the types of businesses and neighbors desired.

Harold Staires, University of Tulsa **600 South College**
The University of Tulsa is in support of the proposed Kendall-Whittier Master Plan. The University has reviewed the plan and realizes it compliments the TU Master Plan. The University feels that if a plan is not adopted for the area it will continue to deteriorate.

Reverend Clarence Knippa **2813 East 56th Place**
Reverend Knipper was present representing Kendall-Whittier Ministry. He has been pastor at Grace Lutheran Church since 1946. When he moved into the area it was a fine, well-established neighborhood. In the last 30 years a real deterioration has taken place. It is important to preserve the neighborhood. He is in support of the Master Plan.

Stan Keithley **1336 East 20th Street**
Mr. Keithley stated there seems to be a great paradox in the plan. One part of the plan wishes to repair streets, provide streetscaping and landscaping, and the like, while another section discusses leveling areas in the name of improvement. He questioned why not improve everything. If areas are leveled, the county tax revenue will be decreased by approximately \$70,000. He owns commercial property on Lewis Street and purchased it with long-term goals. He was not in support of the Master Plan.

Ms. Wilson asked that staff address Mr. Keithley's concerns regarding the demolition of certain properties and his commercial property on Lewis Avenue. Ms. Matthews stated that all of the properties considered to be leveled were in such bad condition and the lot sizes are so small that leveling will be an improvement over what is there. Sidewalks and landscaping will not help. Creating a school or a park will create a focus for the area and should rejuvenate the area. While the short term effects are a decrease in the tax base, the long-term rejuvenation will lead to an increase.

Captola Thomas **3016 East Second Street**
Ms. Thomas has been a resident of the Kendall-Whittier area since 1939. She has seen many things happen to the area. Regarding the detention pond, she stated this detention pond will not be sufficient. In response to the "blight houses" mentioned in the plan, she said these homes, while they may not be the best, are good places to raise a family. If these homes are to taken out for the proposed TU boulevard it should not occur until TU has bought all of the homes. She commented that the plan stated that the acquisition of land along Delaware will be done "lot by lot and as lots and funds become available." This is what depresses the property and lowers it until owners do not know what to do about their own property.

Paul Thomas

216 South Florence

Mr. Thomas was present representing the Kendall-Whittier Neighborhood Association. They are in support of the rezoning from RM to RS. He did not agree with the statement "the Tulsa University campus is a key to long-term success in the Kendall-Whittier neighborhood." The key to long-term success of the neighborhood is the people in the neighborhood. No entity can sustain or maintain growth. He asked that the Department of Stormwater Management re-evaluate the Coal Creek detention pond and to consider the viable options.

Leonor Campbell

2536-2620 East 5th Place

Ms. Campbell stated she belongs to the Kendall-Whittier Landlord Association and she is a promoter of the East Second Street Library. She has operated two small apartment buildings for 25 years which are situated on 5th Place between Atlanta and Delaware. When the Master Plan was being developed areas were redlined which were considered undesirable. The first map of the plan complied with the workshop recommendations. It covered the area from 4th Place to the north side of 5th Place. She asked that the Commission consider preserving the land between Lewis Avenue and Delaware Street from the south side of 5th Place to the north side of 6th Street.

Allen Stewart

2244 East 7th Street

Mr. Stewart commented that he was in favor of the rezoning from multifamily to single family. He presented a petition to the Planning Commission signed by approximately 100 residents who were for the rezoning. He commented that two years ago the area was noted as having the lowest property values, the lowest rent and the highest crime in the city of Tulsa. The core of the problem is there is too much multi-family housing. A continuation of these problems will result if the area is not rezoned.

Perry Isom

1005 South Lewis

Mr. Isom was very supportive of the plan. He has been a resident of the Kendall-Whittier area for 51 years. He stated that the neighborhood has been declining and without some type of plan it would continue to deteriorate.

Fran Pace, Planning District 4 Chair

1326 South Florence

Ms. Pace stated that she felt this was a good plan and was in favor of the Kendall-Whittier Master Plan. She was in favor of restoring the zoning from multi-family to single family.

Nancy Reese

815 South Utica

Ms. Reese is the Executive Director of the Center for Physically Limited. The Kendall-Whittier Master Plan was presented to the Board of Directors for the agency at their last meeting and was "wholeheartedly endorsed". The Center has been at 8th and Utica since 1967. Ms. Reese stated they are committed with multi-million dollar investments in their facility. She stated concerns regarding safety and stability since the neighborhood has been

declining. She was in favor of relocating the library because it is not accessible to her clients in its present location. She supports the Kendall-Whittier Master Plan and felt it was necessary. She commented there were many compromises and issues that remain but the plan needs to be in place so that the neighborhood can move ahead.

Jeannie McDaniel, Citizen's Crime Commission P. O. Box 1596

Ms. McDaniel noted that although the Citizen's Crime Commission could not endorse any plans she was aware that the public participation for the Kendall-Whittier Master Plan was extremely high. This area has been high in crime and she felt any plan would help the area improve. She commented that the residents in this area were concerned about their property and their neighborhood.

Rev. Georgeber, St. Anthony's Orthodox Christian Church 2645 E. 6th
Father Georgeber stated that his community has been in the area for ten years. They are in support of the project.

Bill Major 2448 East 2nd Street

Mr. Major echoed comments made by the previous endorsers of the plan. It is important that the neighborhood have a plan. He encouraged the Planning Commission to seriously consider adopting the plan.

John Swinney, Swinney's Hardware 32 South Lewis

Mr. Swinney is the owner of Swinney's Hardware located at 1st and Lewis which has operated in Whittier Square for almost 60 years. He stated that, while he didn't agree with every aspect of the plan, he did support it realizing that without some direction the neighborhood would continue to decline.

Farrell Thrasher 552 South Quaker

Mr. Thrasher was present representing the Eastland Neighborhood Association. He commented that although their neighborhood association was not within the boundaries of the Kendall-Whittier area they did abut the area. The extent of the influence of the proposed changes are far reaching. He saw this as a beginning to solve problems not only for the Kendall-Whittier area but throughout the surrounding area. The Eastland Neighborhood Association strongly endorsed the Kendall-Whittier Master Plan.

Wilma Lea Lee 508 North 69th East Avenue

Ms. Lee grew up in the Kendall-Whittier area and presently owns property at 1244 South Atlanta Avenue. She was supportive of the plan and stated she would like to see the neighborhood be successful again.

The following people did not wish to address the Planning Commission but did wish for the support of the Kendall-Whittier Plan to be made known:

Mr. W. R. Cary, 1147 South Evanston Avenue
Ms. Grace Reagor, 1235 North Oswego
Ms. LaReatha Constantino, 59 South Florence
Mr. James Woods, 417 South Beech, Broken Arrow
Mr. Eric R. Johnson, 2215 East Second
Ms. Rhonda Weldon, 2215 East Second

Comments & Discussion:

Chairman Parmele commended Mr. Crowley, staff and the neighborhood for their commitment to the project. He asked Mr. Crowley to comment on the downzoning issue stating it was a concern of the TMAPC. Second, he asked him to comment on the availability of funds for acquisition of property, and thirdly, if the school board was committed to the site for the proposed school.

Mr. Crowley stated that the process of rezoning is one that is very clear in the text of the Plan as being owner-initiated. The idea is, through a petition from the owners themselves, to bring an attempt to rezone from RM-1 to RS-4 as an example. A comprehensive effort to rezone the neighborhood will be given. It will not be "blanket rezoned."

Secondly, the school board was contacted regarding the possible school site. It is not included in the present school bond issue. There has been discussion regarding whether the City should buy the land for the school or does the school buy their own land and put a school thereon.

Thirdly, an allocation of the third penny sales tax has been allocated for acquisition of property. It is approximately \$2 million. A part of this will be for the renovation of the Whittier Square area to include a site which the "vest pocket park" sits on. Another part will be allocated to the acquisition of the park site.

Chairman Parmele inquired whether the stormwater retention areas that have been identified were in accordance with the desires of Stormwater Management. Mr. Crowley stated they were.

In response to a question from Ms. Wilson, Mr. Crowley stated that the Planning Commission does not cause rezoning to take place. By being proactive they go out and inform and educate the neighborhood regarding the zoning of their neighborhood.

Ms. Wilson commented that rezoning has been an issue with the TMAPC recently. The TMAPC has debated whether they should initiate a rezoning effort or whether they should wait to be directed by the City Council to initiate a rezoning. She asked that language be clarified in the Plan to state that rezoning will be owner initiated and that INCOG staff will help in soliciting landowner participation. Mr. Crowley stated that would not take away from

what the neighborhood wanted and the change in wording would not pose a problem.

Ms. Wilson asked for Mr. Crowley to share his ideas regarding the purpose of planning and execution. Mr. Crowley stated that a plan lays out in a thoroughly explicit manner what the development really looks like thus allowing a contractor to make a judgment on the cost.

In response to Chairman Parmele, Mr. Linker, legal counsel, stated that proposed zoning stated in the Comprehensive Plan does not lock in zoning. The option to look at the zoning situation at the time it comes in is still there. He commented that the Plan is supposed to be a "broad brush application".

Mr. Carnes suggested that the Kendall-Whittier Master Plan be referred to the Comprehensive Plan Committee to consider the items brought out during the public hearing.

Chairman Parmele advised that the public hearing should be continued until the Comprehensive Plan Committee has reviewed the public comments.

TMAPC ACTION; 6 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Horner, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Doherty, Draughon, Harris, "absent") to **CONTINUE** the Public Hearing to consider amending the Comprehensive Plan for the Metropolitan Area, particularly Planning Districts 3 and 4, by adding thereto the Kendall-Whittier Master Plan until April 10, 1991 at 1:30 p.m., Francis F. Campbell City Council Room, 200 Civic Center, Plaza Level, to allow the Comprehensive Plan Committee time to review public comments made March 20, 1991.

SUBDIVISIONS

PRELIMINARY PLAT:

Wellington South (PUD 464)(1783)(PD 18)(CD 8)
E. 87th Street & S. Harvard Avenue

(RS-2)

This plat was reviewed by the TAC on 1/15/91 prior to the TMAPC and City Council hearings on the zoning (Z-6306) and PUD. A copy of the previous review was provided, with staff comments in the margin. The plat as presented to the TAC is basically what was eventually approved by the City Council, except that a second point of access for emergency vehicles was to be provided at the northwesterly corner of the plat at S. Florence Ave. This has been done, so the plat is being submitted formally for another TAC review (as recommended by the TAC) prior to it being transmitted to the Planning Commission.

Notices have been mailed to abutting owners and other individuals as listed in the TMAPC minutes of 1-30-91.

The Staff presented the plat with the applicant represented by Phil Smith and Adrian Smith.

Since the plat is basically the same as previously reviewed, there were no new requirements. A "Draft Final" would be submitted soon so release letters may be written.

On MOTION of KOCH, the Technical Advisory Committee voted unanimously to recommend **approval** of the PRELIMINARY plat of Wellington South subject to the following conditions:

1. On face of plat show:
 - (a) "LNA" at the Florence Avenue stub on the south.
 - (b) "Emergency access and restricted waterline easement" at the Florence Avenue stub on the north.
2. Since City Council approved the PUD without dedicated tie-ins to Florence Avenue, waiver of Section 4.2.1a of the Subdivision Regulations is required. (TAC had no objection, since plat meets the recommendations outlined by TAC in the previous review.)
3. The Subdivision Regulations provide a maximum length of a block to be 1500 feet. This is exceeded in this plat, but is not a major concern due to the low density of development and the looped design of the streets. (waiver is recommended, Section 4.4-1)
4. All conditions of PUD 464 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 dates and references to Section 1100-1107 of the Zoning Code, in the covenants.
5. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Any existing easements to remain, should be shown and tied a property line or street for reference.
6. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat.
7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of final plat.
8. 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 owners(s) of the lot(s).

9. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater and/or Engineering), including storm drainage, detention design, and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering).
11. It is recommended that the developer coordinate with the Department of Public Works (Traffic Engineering) during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
12. Department of Public Works (Traffic Engineering) recommends that the design of the gatehouse and entry provide for "stacking" vehicles within the plat and not out onto the S. Harvard right-of-way.
13. 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.
14. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
15. 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.
16. All other Subdivision Regulations shall be met prior to release of final plat.

Comments & Discussion:

Mr. Wilmoth advised the Planning Commission that the applicants were present and that the plat has been approved by the City Council as part of the PUD. It has been reviewed twice by the TAC. TAC and Staff recommended approval as submitted, including waivers of the Subdivision Regulations (#2 and #3) as being in compliance with the PUD as approved by the City Council.

TMAPC ACTION; 6 members present:

On MOTION of CARNES, the TMAPC voted 5-1-0 (Carnes, Horner, Parmele, Wilson, Woodard, "aye"; Midget "nay"; no "abstentions"; Coutant, Doherty, Draughon, Harris, Neely "absent") to APPROVE the Preliminary Plat of Wellington South subject to the conditions as recommended by staff and including any waivers.

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FINAL APPROVAL AND RELEASE:

South Tulsa Baptist Church 10310 South Sheridan Road (RS-3)

Staff Recommendation:

Mr. Wilmoth advised that all releases have been received and final approval and release was recommended.

TMAPC ACTION; 6 members present:

On MOTION of WOODARD, the TMAPC voted 6-0-0 (Carnes, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Doherty, Draughon, Harris, Neely "absent") to APPROVE the Final Plat for South Tulsa Baptist Church as RELEASE same as having met all conditions of approval.

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LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17393 (1694)	ERC Properties	13012 East 28th Place
L-17397 (892)	Butler	5440 West 10th Street

TMAPC ACTION; 6 members present:

On MOTION of WILSON, the TMAPC voted 6-0-0 (Carnes, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Doherty, Draughon, Harris, Neely "absent") to RATIFY the above listed lot splits as having received prior approval.

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CONTINUED PUBLIC HEARING

Application No.: Z-6298 Present Zoning: RS-3
Applicant: Hall (Fuller, Hall, Allee) Proposed Zoning: CG
Location: North of the NE/c of W. 61st St. & S. 33rd West Avenue
Date of Hearing: August 15, 1990
Continuance Requested by Applicant to: September 12, 1990
Additional Continuance Requested by Applicant to: October 10, 1990
Additional Continuance Requested by Applicant to: January 9, 1991
Additional Continuance Requested by District 8 Planning Team to:
February 13, 1991
Additional Continuance Requested by Applicant to: March 20, 1991

Relationship to the Comprehensive Plan:

The District 8 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 CG District is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 180' x 140' in size and is located north of the northeast corner of West 61st Street South and South 33rd West Avenue. It is nonwooded, flat contains three single-family dwellings and is zoned RS-3.

Surrounding Area Analysis: The tract is abutted on the north by a residential single-family dwelling zoned RS-3; on the east by vacant property zoned RS-3; on the south by a commercial shopping center zoned CS; and on the west, across South 33rd West Avenue, by residential single-family dwellings zoned RS-3.

Zoning and BOA Historical Summary: Commercial zoning has been permitted in the area, but limited to the intersection of West 61st Street South and South 33rd West Avenue.

Conclusion: Based on the Comprehensive Plan, existing zoning patterns for the area and the 33rd West Avenue Special Zoning Study, staff is not support of the rezoning request. If approved, this property would be the start of strip zoning along South 33rd West Avenue. Staff believes nonresidential zoning should be limited to the present node or intersection.

Therefore, staff recommends DENIAL of CG zoning and any less intense zoning in the alternative.

Comments & Discussion:

In response to Chairman Parmele, Mr. Gardner stated that the Development Guidelines state that zoning should be limited at an

intersection of a secondary street to five acres which is 467 x 467 square. In an area where there are existing zoning patterns some flexibility exists within the Development Guidelines to limit an area to five acres. The existing commercial in this area goes to 31st West Avenue on the east extending over the intersection with the exception of the lot in the middle and extends north to the third lot north of the intersection. If the node were to include the commercial lots fronting 61st Street and the property between the two commercial properties and the commercial lots fronting 33rd West Avenue plus the three lots to the north which includes the subject tract, it would be 5.01 acres. If the TMAPC considered this it should be made clear that this area would contain the entire allocation of medium intensity for the northeast quarter of the intersection and the church parking lot would be the buffer to the north.

Ms. Wilson inquired whether staff would support extending the CS zoning. Mr. Gardner stated that their recommendation for denial was based upon the zoning patterns and the comprehensive plan which does not call for commercial zoning.

TMAPC ACTION; 6 members present:

On **MOTION** of **CARNES**, the TMAPC voted **5-1-0** (Carnes, Horner, Midget, Parmele, Woodard, "aye"; Wilson "nay"; no "abstentions"; Coutant, Doherty, Draughton, Harris, Neely "absent") to **RECOMMEND to the City Council for APPROVAL** of CS for Z-6298 and directing staff to revise the shape of the five acre nodes at the northeast corner of 61st Street South and 33rd West Avenue to incorporate the lots and the lot to the north of this request without exceeding 5 acres.

Legal Description

CS Zoning: The south 25' of Lot 10, all of Lot 11, the north 50' of Lot 12, the south 25' of Lot 12, and the north 25; of Lot 13, Block 1, Summit Parks Addition to the City and County of Tulsa Oklahoma.

Mr. Stump advised that Planning Commission that the Comprehensive Plan at this area will be updated as housekeeping amendments at the end of the fiscal year.

OTHER BUSINESS

PUD 410-A-3: Minor Amendment and Detail Sign Plan Review Located south of the southeast corner of East 36th Street South and South Yale Avenue

PUD 410-A permitted one ground identification sign on South Yale Avenue which shall not exceed 6' in height and 32 square feet of

display surface area. The applicant (The Little Light House) is now requesting a minor amendment to permit an additional sign on East 36th Street South and detail sign plan approval for all signage. At the March 12th meeting the Board of Adjustment approved a variance of the required 60' setback from the centerline of South Yale Avenue to 50' to permit the sign.

Based on the applicant's submitted information, Staff finds the request to be minor in nature and consistent with the original PUD. Therefore, Staff recommends **APPROVAL** of minor amendment PUD 410-A-3 subject to the conditions listed below and approval of the Detail Sign Plan if the minor amendment is approved.

Yale Sign:

Maximum Height 4'
Maximum Display Area 32 SF
Minimum Setback from
Centerline of S. Yale 50'
Minimum Setback from
Southern Boundary of PUD 271'

East 36th Street Sign:

Maximum Height 4'
Maximum Display Area 32' (only the west facing portion of the sign is permitted to have signage. The east facing portion shall be blank and neither side shall be illuminated.)
Minimum Setback from
Centerline of 36th St. 40'

TMAPC ACTION; 6 members present:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Doherty, Draughon, Harris, Neely "absent") to **APPROVE** the Detail Sign Plan for PUD 410-A-3 as recommended by staff.

* * * * *

PUD 196: Detail Sign Plan Review
Located at the southwest corner of East 71st Street
South and South Memorial Drive

The TMAPC has approved 2 temporary signs on the subject tract as follows:

1989 July 7 -- July 16
September 1 -- September 10
Total of 20 days

1990 June 4 -- June 9
September 3 -- September 10
November 12 -- November 19

Total of 22 days

The applicant is now requesting for 1991:

May 6 -- May 13
June 3 -- June 10
September 2 -- September 9
November 11 -- November 18

Total of 32 days

Staff would view this as a significant increase and therefore cannot support the request. In addition, Staff has requested from the applicant written approval from either the shopping center owner or leasing manager since no other temporary signage would be permitted during approved dates.

Staff would recommend **APPROVAL** of a detail sign plan permitting two temporary signs not to exceed 22 days in total for the year with the time periods to be determined by the applicant and approved by the TMAPC at the meeting.

Comments & Discussion:

The applicant was not present.

Mr. Stump advised that this is a similar request to what has been brought to the TMAPC previously for a portable sign for a card shop. In 1989 they asked for two periods with a total of 20 days, in 1990 they asked for three periods with a total of 22 days, and now they are requesting four periods for a total of 32 days. Staff supports approving only three time periods not to exceed 22 days.

Mr. Stump advised the Commission that the applicant was the owner of the card shop, not the center. It was his understanding that the applicant would be presenting a letter from the owners of the shopping center stating their approval of the application.

Mr. Carnes suggested the item be continued for one week to allow staff to contact the applicant regarding the letter.

TMAPC ACTION; 6 members present:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Doherty, Draughon, Harris, Neely "absent") to **CONTINUE** PUD 196 until March 27, 1991 at 1:30 p.m., Francis F. Campbell City Council Room, 200 Civic Center, Plaza Level.

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PUD 179-C

Detail Site Plan for Development Area B
West of the southwest corner of South 85th East
Avenue and East 71st Street South

Staff Recommendation:

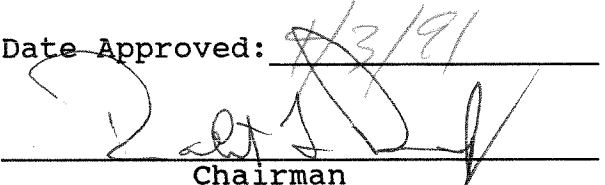
Staff has reviewed the proposed Detail Site Plan for Development Area B. The proposal is for 5,115 SF Village Inn Restaurant. Staff finds the site plan conforms to the development standards of PUD 179-C and, therefore, recommends APPROVAL.

TMAPC ACTION; 6 members present:

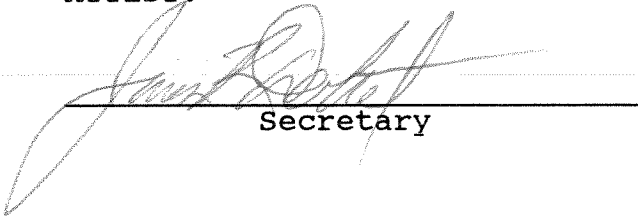
On MOTION of WOODARD, the TMAPC voted 6-0-0 (Carnes, Horner, Midget, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Doherty, Draughon, Harris, Neely "absent") to APPROVE the Detail Site Plan for Development Area B of PUD 179-C as recommended by staff.

There being no further business, the Chairman declared the meeting adjourned at 4:10 p.m.

Date Approved: 1/3/91


Chairman

ATTEST:


Secretary