

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2154

Wednesday, April 15, 1998, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Selph	Dunlap	Linker, Legal
Carnes		Huntsinger	Counsel
Gray		Stump	
Harmon			
Horner			
Jackson			
Ledford			
Midget			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, April 9, 1998 at 2:30 p.m., posted in the Office of the City Clerk at 2:21 p.m., as well as in the office of the County Clerk at 2:18 p.m.

After declaring a quorum present, Chairman Boyle called the meeting to order at 1:30 p.m.

Minutes:

Approval of the minutes of March 18, 1998, Meeting No. 2151:

On **MOTION** of **HORNER** the TMAPC voted **9-0-0** (Boyle, Carnes, Gray, Harmon, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Midget, Selph, "absent") to **APPROVE** the minutes of the meeting of March 18, 1998 Meeting No. 2151.

Reports:

Chairman's Report:

Mr. Boyle announced the following appointments:

Rules and Regulations Committee and Community Participation Committee: Mr. Harmon

Rules and Regulations Committee Chair: Mr. Westervelt

Liaison for City Council: Mr. Horner

Liaison for Planning Districts 1 and 9: Mr. Harmon

Representative for Transportation Policy Committee: Mr. Ledford
Representative for Local Development Act Review Committee: Mr. Boyle
Representative for Tulsa Trails Coalition: Mr. Westervelt
New Liaison Position – Non-voting:
Liaison for Chamber of Commerce: Mr. Jim Doherty (Mr. Boyle requested staff to forward a complete agenda packet each week to Mr. Doherty).

Committee Reports:

Budget and Work Program Committee:

Mr. Horner asked Mr. Stump to report on the Budget and Work Program Committee. Mr. Stump stated there will be a meeting April 16 at 4:00 p.m. with the Council to discuss the work program.

Special Residential Facilities Task Force:

Mr. Westervelt stated there will be a meeting on April 23, 1998. He indicated there will be an additional tour during the following meeting, on April 30.

Director's Report;

Mr. Stump stated he has not heard from the Mayor's office on suggestions for the appointments to the Infill Study Oversight Committee .

Mr. Stump informed the City Council that among items for the April 16, 1998 meeting, will be the reappointment of Mr. Boyle to the Planning Commission, as well as two zoning matters. In response, Mr. Boyle stated he would represent the Planning Commission at the City Council meeting.

SUBDIVISIONS:

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

Staff Recommendations:

Mr. Stump stated staff has reviewed all of the following lot-splits and has found them to be in conformance with the subdivision regulations. Staff recommends approval for the following:

<u>L-18617 – Melinda Pulley (2993)</u> 4744 South Gary	(PD-6) (CD-9)
<u>L-18618 - City of Tulsa (383)</u> 5215 East 71 st Street	(PD-18B) (CD-7)
<u>L-18619 – Tulsa Eye Development</u> 7171 South Yale	(PD-18C) (CD-5)
<u>L-18621 – City of Tulsa (3194)</u> 9995 East 59 th Street South	(PD-18C) (CD-5)
<u>L-18622 Opal Rivers (2790)</u> Southeast corner West 41 st Street and South 225 th East Avenue	(PD-23)

L-18626 – City of Tulsa (2194)
13302 East 37th Street

(PD-17) (CD-6)

TMAPC Action; 10 members present:

On **MOTION** of **CARNES** the TMAPC voted **10-0-0** (Boyle, Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Westervelt “aye”; no “nays”; none “abstaining”; Selph, “absent”) to **RATIFY** the Lot-Splits for ratification of prior approval for L-18617; L-18618; L-18619; L-18621; L-18622 and L-18626 as recommended by staff.

WAIVER OF SUBDIVISION REGULATIONS:

Block 26, Gilcrease Hills Village II (2702)
Northeast of West Pine Street and North Union Avenue

(PD-2) (CD-1)

Staff Recommendation:

Mr. Stump informed the Planning Commission that the applicant has requested a continuance in order to collect additional information concerning the safety of oil wells.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES** the TMAPC voted **10-0-0** (Boyle, Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Westervelt “aye”; no “nays”; none “abstaining”; Selph, “absent”) to **CONTINUE** Block 26, Gilcrease Hills Village II to April 22, 1998 at 1:30 p.m.

ZONING PUBLIC HEARING

PUD-587 – Charles Norman
Southwest corner East 81st Street and South Yale
(Proposed retail commercial/elderly housing project/single-family lots)

**CS/RM-1/RS-3 TO
CS/RM-1/RS-3/PUD**

(PD-18) (CD-8)

Staff Recommendation:

The proposed PUD contains 23.57 acres and is located at the southwest corner of East 81st Street and South Yale Avenue. The subject tract was rezoned (Z-5841) in 1983 to a combination of CS, RM-1 and RS-3 zoning districts. The rezoning was approved pursuant to a 1974 special zoning study of the four corners of the East 81st Street and South Yale Avenue intersection.

Subsequently, approximately fifteen acres of the original thirty-eight and one-half acre property was acquired by the City of Tulsa and improved as the Vensel Creek L-2 Regional Detention Facility. A plan for extensive landscaping of the detention facility has been completed and is scheduled for construction in the summer of 1998.

The PUD proposes to permit the development of the property for retail commercial uses at the arterial street intersection, an elderly housing project and for single-family lots at the southwest corner of the property adjacent to existing single-family neighborhoods.

The property is adjacent to Brookwood II on the south. Five single-family lots abut the eastern part of the south boundary of the proposed elderly housing development area. Although Brookwood II was platted in 1976, only two of the five lots have residences. The center of the south boundary abuts the Brookwood II open space and private stormwater detention facility. The southwest corner of the property abuts two lots in Brookwood II and seven single-family lots in Brookwood along the west boundary.

East 83rd Street South in Brookwood and South Urbana Avenue in Brookwood II are stubbed into the southwest corner of the property. The applicant proposes to connect East 83rd Street South and South Urbana Avenue as shown on the Concept Illustration, Exhibit "A", and plat approximately twelve lots according to RS-3 single-family development standards.

The topography along the southerly and easterly boundaries of Development Area B slopes from South Yale Avenue and Brookwood II towards the regional detention facility. Consequently, the elderly housing structures will be below the elevation of the single-family lots along the east part of the south boundary of Development Area B.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD-587 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code

Therefore, Staff recommends APPROVAL of PUD-587 subject to the following conditions:

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

DEVELOPMENT AREA A

Land Area

Gross	6.28 Acres	273,339 SF
Net	4.88 Acres	212,626 SF

Permitted Uses:

Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Offices and Studios, including drive-in bank facilities; 12, Entertainment Establishments and Eating Establishments Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; and uses customarily accessory to permitted principal uses.

MAXIMUM BUILDING FLOOR AREA: 53,000 SF

MAXIMUM BUILDING HEIGHT: One story not exceeding 25 FT

OFF-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code.

MINIMUM ARTERIAL FRONTAGE OF A LOT: 150 FT

MINIMUM BUILDING SETBACKS:

From the centerline of East 81 st Street	100 FT*
From the west boundary of Area A	20 FT
From the centerline of South Yale Avenue	110 FT
From the south boundary of Area A	50 FT

Internal lot setback shall be established by detail site plan approval.

SCREENING:

A six-foot high or greater screening wall or fence shall be provided along the southern boundary of Development Area A.

*The minimum/building setback is 108 FT on the east 240 FT of the Development Area.

LANDSCAPED AREA:

A minimum of 10% of the net land area of each lot shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

SIGNS:

- A. Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.
- B. One monument-style ground sign shall be permitted at the northeast corner of Development Area A with a maximum of 64 square feet of display surface area and six feet in height.
- C. One ground sign, advertising Area B, shall be permitted at the northwest corner of Area A with a maximum of 32 square feet of display surface area and 12 feet in height.
- D. Additional ground signs shall be limited to one sign for each lot along the East 81st Street frontage and South Yale Avenue not exceeding a total of two per street frontage; with a maximum of 160 square feet of display surface area for each sign and 25 20 feet in height.

EXTERIOR FAÇADE:

The exterior façade (all sides) of buildings shall be of consistent material and style.

LIGHTING:

There shall be no light standards within 50 feet of Development Area B. Light standards or building mounted lights within 150 feet of Development Area B, which are on the south side of buildings in Area A, shall not exceed 24 feet in height.

OUTSIDE STORAGE:

There shall be no outside storage of recyclable material, trash (outside of a screened receptacle) or similar material, and trucks or truck-trailers may only be parked in the PUD while they are actively being loaded or unloaded. Truck-trailers shall not be used for storage.

VEHICLE PARKING:

The parking of commercial vehicles shall not exceed 12 hours at any one time.

LOADING DOCK AREAS:

Loading docks designed to accommodate trucks or truck-trailers, which are within 200' of Area B, shall be screened so that the truck, trailer and loading are not visible from residences in Area B.

DEVELOPMENT AREA B

LAND AREA:

Gross	13.51 Acres	588,483 SF
Net	12.35 Acres	537,845 SF

PERMITTED USES:

Multifamily dwellings designed for elderly housing and offering personal living services including dining and meal facilities, laundry, housekeeping and other personal care services and uses customarily accessory thereto.

An interior accessory barber and beauty shop, banking center, pharmacy and convenience store containing not more than a total of 600 square feet of floor area with no separate exterior entrance and no exterior signage.

MAXIMUM NUMBER OF DWELLING UNITS: 328
MAXIMUM BUILDING HEIGHT: Three stories not exceeding ~~54~~ 48 FT

MINIMUM LIVABILITY SPACE PER DWELLING UNIT: 600 FT

OFF-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the north boundary of Area B	35 FT
From the west boundary of Area B	35 FT
From the south boundary of Area B	100 FT
From the centerline of South Yale Avenue	25 FT

MINIMUM PARKING AREA SETBACK:

From the south boundary of Area B 65 FT

SIGNS:

One ground sign, if not visible from a public street, shall be permitted on the internal street frontage not exceeding 32 feet of display surface area each and 6 feet in height.

LIGHTING:

Light standards for Development Area B shall not exceed 24 feet in height. Light standards or building-mounted lights within the south 200 feet of Area B shall not exceed 12 feet in height. There shall be no lighting within ~~425~~ 100 feet of the residential lots of Brookwood II Subdivision and the west boundary of Development Area B.

LANDSCAPED AREA/GREENBELT:

A 65' greenbelt will be provided along the south boundary of the Development Area with retention of existing vegetation except where clearing is needed for stormwater drainage from north to south. The drainage that goes east-to-west will be loaded outside the 65' greenbelt area.

DEVELOPMENT AREA C

LAND AREA:

Gross	3.78 Acres	164,635 SF
Net	3.78 Acres	164,635 SF

PERMITTED USES:

Single-family dwelling units.

MAXIMUM NUMBER OF DWELLING UNITS: 12

BULK AND AREA REQUIREMENTS FOR LOTS:

As required in the RS-2 Residential Single-Family Zoning District.

MINIMUM LIVABILITY SPACE PER DWELLING UNIT: 5,000 SF

STREETS:

The street that connects East 83rd Street South and South Urbana Avenue shall be public.

3. No Zoning Clearance Permit shall be issued for Development Areas A and B until a Detail Site Plan for the development area, which includes all buildings and requiring parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan for Development Areas A and B shall be submitted to the TMAPC for review and approval prior to issuance of a building permit. 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.

5. No sign permits shall be issued for erection of a sign within Development Area A and B 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. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
7. All parking lot lighting, including building mounted lights, shall be hooded and directed downward and away from adjacent residential areas.
8. No Building Permit shall be issued until the requirements of Section 1170F 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 and making the City beneficiary to said covenants.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

Applicant's Presentation:

Mr. Charles Norman, 2900 Mid-Continent Tower, explained the history of the surrounding property with regard topography and zoning changes. He stated the subject property is under contract to Cyprus Realty, which plans and builds elderly retirement facilities. He indicated there will be 328 units designed for the elderly, which will require elevators and interior facilities for the older population. He stated the subject project is not an assisted living facility, but is for the independent-living elderly person who desires to have an apartment and a number of services, including meals, which will be provided in a central main building. He explained that due to the shape of the subject property, the design of the elderly housing structure will have to eliminate a building wing in order to permit a circular driveway for emergency vehicle access around the facility.

Mr. Norman stated he is proposing in Area C single-family development with the maximum of 12 lots. The lots to the west and south are within an RS-2 area and staff recommends the RS-2 area be restricted to lots meeting the RS-2 Development Standards, which is acceptable to the applicant.

Mr. Norman stated the multifamily structures will be as far to the north as possible and still be within the site itself. He proposes a 65' width minimum green area to the nearest parking or driveway area to be left in its natural condition. He commented that the multifamily development will be subject to a detail landscape plan, which will be submitted at a latter date.

Mr. Norman indicated that Development Area A will be a smaller commercial area that will be 4.8 acres in size with a maximum of 53,000 SF of building floor area. This is significantly less than the existing zoning permits. He stated that there are more than six acres of commercial zoning at the corner of Area A. He reminded the Planning Commission that they recently approved a PUD on a smaller parcel at the northeast corner of the subject intersection that has the maximum permitted floor area of 100,000 SF.

Mr. Norman stated the elderly housing project is a three-story building with no exterior entrances to the unit. All units will be served by interior corridors off the elevator areas. The project is planned for interior ceiling heights of 9' that results double-wide buildings and higher roof lines than have been characteristic of some three-story projects. He stated the project was proposed for a maximum of 51' but he would like to amend the application to further reduce the maximum height to 48'. He commented the 48' building height will be more in line with the three-story apartment structures that are constructed in other areas.

Mr. Norman indicated the access to the subject property has been dictated by the acquisition of the City for the right-of-way. He stated he would like to have an additional access to Yale located across from the approved access for the Vintage on Yale project, which is currently under construction.

Mr. Norman informed the Planning Commission that the City of Tulsa has approved an extensive landscaped design for the detention facility. He commented that the subject area is an ideal location for the elderly housing facility because of the additional amenity of the walking path and future landscaping for the detention facility. There are also other shopping opportunities that are within easy walking distance for the elderly housing facility.

The following names represent the Interested Parties who expressed similar concerns:

Joe Malinosky, 8233 South Toledo Avenue; **Dawn Elmore**, 4709 East 84th Street; **Doug Nape**, 8317 South Urbana Avenue; **Dana Burch**, 8318 South Urbana; **Bruce McKenna**, 8328 South Vandalia; **Sharon Perona**, 8123 South Toledo; **Ann Zoller**, 8337 South Urbana; **Lowell Whitlock**, 8347 South Urbana; **Sherie Barron**, 8303 South Allegheny; **Norma Sandusky**, 8348 South Vandalia;

The following concerns were expressed by the Interested Parties listed above:

Requested that there be no bars or alcoholic beverages served in the commercial district; landscaping being completed after project is completed; grading and sloping of the creek, which could cause erosion; natural tree growth being removed; environmental permits should be obtained; would rather have a two-story building rather than a three-story building; 25' signage too high and should not exceed 16'; security concerns due to increased foot traffic; no buffers between the proposed facilities and the homes on the northeast side; property values decreasing; homes being impacted by

the proposal and looking down on the facility; no entertainment facilities allowed other than to permit mood or background music; prefer no flat top roofing; prefer that business logos not to exceed the maximum building height of 25 feet; do not want to view the HVAC units on top of a flat roof; trees should be planted surrounding the entire facility; all light standards should be hooded and directed downward and away from the south and west boundaries of Development Area A; billboards or cellular telephone towers should not exceed 25 feet; requested a guarantee that the facility will only be used as specified in the PUD (retirement facility); greenbelt on the west and south end should be left untouched; maximum building height should be 45 feet; eliminate driveway loop at the southwesternmost corner of site plan and reconfigure southeasternmost corner to move drive/parking closer to building structure; erect a four foot masonry/wood privacy fence along the southern drive/parking area; increase the minimum building setback lines from the south and west boundary area to meet 185 feet; minimum parking area setback in Area B from the south and west boundary should be increased to 150 feet; lighting standards in the south 400 feet of Area B shall not exceed 12 feet in height; building-mounted lights on the east, west and south sides of the facility shall be restricted to entrances only; limited lighting permitted in greenbelt areas (low path lighting only); drainage improvements to be made so that run-off from adjoining neighborhoods is routed under drive/parking, not on south side of greenbelt; change zoning to RS-2 in Area C and become a part of the Brookwood II Subdivision; a walking path shall be provided to access the Brookwood detention facility jogging/walking trail at the north end of Urbana Avenue; the north end of Urbana Avenue shall terminate in a cul-de-sac; no clear-cutting in Area C; all stipulations should remain in effect regardless of who becomes the owner/developer of this property or individual lots; question if the elderly housing facility is needed and if a study has been done to provide this information; concerns with wildlife leaving the area due to the construction; increased traffic concerns; concerns that an apartment complex may be developed rather than an elderly housing facility; parking provided around the detention facility; oppose the 65' buffer and would prefer the 185' buffer between the existing homes and the elderly housing facility; possible reduction in the number of elderly units to accommodate the request for parking reconfiguration; do not want to see the signage from their yards; submitted photographs as an example of signage they would prefer;

TMAPC Comments:

Mr. Horner asked Ms. Perona to clarify who actually stated the subject area would remain in its natural state. In response, Ms. Perona stated that during the detention pond meetings it was speculated that the subject area would not develop due to the topography. She was led to believe that the zoning would be commercial on the corners, then multifamily zoning and then single-family zoning.

Mr. Horner asked Mr. Sandusky if he believed when he purchased his lot that there would never be development in the process of urbanization. In response, Mr. Sandusky stated that with the lot layouts and the zoning when he purchased his land, he believed he had 250' of buffer. He explained that he designed his house for the view of the natural state and now he will be viewing the top of the elderly facility.

Applicant's Rebuttal:

Mr. Norman stated that none of the interested parties have objected to the land use that is proposed. All of the area that is within the Development Area A is already zoned CS and could be developed for commercial use by platting the property. He explained that by platting it there would be no restrictions on Development Area A or additional requirements imposed through the PUD process. This is also true about Development Area C, which is presently the single-family area that he has proposed. He explained that Area C has been the RS-3 zoning district since 1984 and could be presently developed under the RS-3 standards by filing a subdivision plat and connecting the two streets. The single-family area could be developed without any of the additional impositions of the PUD, specifically the lots in the RS-3 area being RS-2 size and with RS-2 development standards.

Mr. Norman stated that over the past two years he has gone through a process of developing setback standards for multifamily projects that back up to single-family homes. For many years the Planning Commission has permitted multifamily to be within 50' of the back of single-family lots and parking lots with five feet of landscaped area or on the other side of the screening fence. During the last three years, the Planning Commission has moved towards a more standard setback of an open space area of 25' in width from the back of single-family homes before reaching the first parking area, with an additional setback for the building. The 65' setback is the open green space to the nearest driveway or parking area and the minimum setback for the building is 100'.

Mr. Norman recognized the interest in the established ecosystem, but he reminded the interested parties that the entire county was an established ecosystem before it was the City of Tulsa. This is the City of Tulsa and not the Country of Tulsa, so this entire area was once rolling hills, heavily wooded with ravines and gullies that have been changed dramatically when development occurred for Brookwood I, Brookwood II, etc.

Mr. Norman stated that in Development Area A there are no Use Unit 12a uses proposed or permitted. He indicated he had no objection to prohibiting business logos exceeding the height of the building and subject to detail site plan approval. He stated he does not agree that the commercial buildings have to have a pitched roof. This is not a standard development that has been imposed, and mechanical equipment does have to be screened from ground view of the immediate area. The landscaped area will be between the elderly housing and the commercial, and the staff has required that a fence be constructed. This landscaped area will not serve any purpose for people 600 or 700' farther to the south. The lighting standards for Development Area A being restricted to being 24' in height is not a problem. The staff has already required and it has been proposed that all of the exterior lights be hooded and directed downward and away from the exterior boundaries. He requested that the original proposal of 25' high signs be allowed. He explained that the PUD will not permit any billboards or cellular towers and the request for the guarantee that these facilities will have to be elderly housing is a condition of the PUD that will be verified at the detail site plan approval phase. He informed the interested parties that it would require a Major Amendment to

the PUD if the proposal were to change from elderly to any other use. He explained that he cannot construct a building this wide with elevators and interior corridors without a higher pitched roof, which results in a roof of 48'. He requested the Planning Commission to approve a 48' height limit rather than the suggested 45'. The suggestion of eliminating the driveway at the southwest corner to preserve more of the wooded area would not be acceptable to the Fire Marshall because there has to be a complete perimeter driveway around the elderly housing facility. He commented that fences are not required on the north edge of the open area as suggested by the interested parties. Ordinarily a six-foot screening fence would be required along the south boundary of Development Area B, but he proposes not to have a fence up the hill, which would require cutting trees to install the fence.

Mr. Norman concluded that essentially the interested parties are suggesting that because the subject property has remained undeveloped for a number of years and has been enjoyed, that it be preserved as a natural amenity to preserve the established ecosystem. Unfortunately, in the cities we do not see the wildlife that we see in the country and that is a natural consequence of having a city and choosing to live there. He commented that there are 23 acres of a neighborhood that is virtually 100% developed with single-family homes, commercial and existing multifamily area. He explained that the drainage cannot be accomplished in a way that would be acceptable to the drainage engineers without damaging the bottoms of existing creeks. Unfortunately, there will be some clear-cutting like was done in the Brookwood II detention facility, which was once a ravine and is now a meadow. He indicated his client is willing to leave the area in its natural state as much as possible, subject to the requirements of drainage and the requirements of subdivision regulations.

TMAPC Comments:

Mr. Midget asked Mr. Norman about the mounted signs on the buildings. Mr. Norman stated that a business logo was to project above the roofline and that is subject to detail site plan approval, at which stage it may be deleted. The City Sign Code prohibits projecting signs or roof-top signs.

Mr. Stump stated the business logo proposal was deleted from the staff recommendation.

Mr. Boyle asked Mr. Norman if it is feasible for the drainage to be left untouched through the green space between the property line and the parking lot. In response, Mr. Ledford stated that if the volume of drainage is either 400 CFS or can be put in a 60" pipe, it has to be enclosed and there is no option to disturbing the green space.

Mr. Norman assured the Planning Commission that the drainage management will be indicated in specific detail when the plans are finalized. He indicated that the City of Tulsa will be landscaping the detention facility.

Ms. Gray asked Mr. Norman if he had a problem with eliminating the loop on each side of the elderly facility on the south, which would still satisfy the Fire Marshall's request that it be totally circular around the complex. In response, Mr. Norman stated he would have to review that request with the architect and engineer to see if that can be achieved. He explained that the loop and the circular drive are already minimized as much as possible and are consistent with subdivision regulations.

In response to Ms. Pace, Mr. Norman stated he visited with Councilor Cleveland and the neighbors.

Mr. Westervelt asked Mr. Norman if there is any difficulty with the inclusion of a cul-de-sac for Urbana. Mr. Norman stated that the proposed cul-de-sac does cause problems. He explained that Lots 9 and 10 have a 50' wide power easement, and if there is a cul-de-sac in that area with an 80' diameter, there will be no buildable area on Lots 9 and 10 under the power lines.

Mr. Norman stated it would not be feasible to make Urbana a circle street. He indicated the possibility of a T-shaped street.

In response to Ms. Pace, Mr. Norman stated that the standard sign approval has been 25', but 20' would be acceptable. He indicated the 20' sign will be below the height of the buildings. He stated that the other developments in the immediate area have been allowed to have 25' signs and the neighbors have been looking at those signs. He commented that the guidelines that the Planning Commission established by previous approvals have been 25' signs.

Mr. Norman stated that the distance from the nearest house is 1,000 feet, the area is already built up with flat-roofed structures and requiring a pitched roof on the new building in this proposal makes no sense.

Mr. Midget stated that the proposed development is at the end of the development of the area and to impose new requirements at this date is unreasonable. If this had been the first development that set the design guidelines, it would be a different situation. He commented that Mr. Norman made a valid point that a 20' sign in the commercial area is not going to make that much difference because the area is already developed with 25' signs. He stated the Planning Commission should not go outside of what has already been allowed in the other three developments in the immediate area.

Mr. Ledford indicated that the City has approved and the funding is available to landscape the detention pond. In response, Mr. Norman stated he believes that the approved budget for the landscaping is in excess of \$200,000.

Mr. Boyle reviewed the amendments as follows: Area A business logos will not to exceed the maximum building height of 25'; the light standards are not to be above 24' and be hooded and directed downward; in Area B there will be no other use in the PUD without a Major Amendment; the building height will be 48' and the green area will be

left as natural as possible, taking into account the drainage requirements for subdivision regulations; the drainage that goes east-to-west will be located outside the 65' green belt area.

Mr. Boyle stated that in regard to signs, it would be inappropriate for the Planning Commission to limit the signs on this corner when the other three corners haven't had that limitation. With respect to the pitched roofs in the commercial area, that area is so far from any of the adjacent residential areas that it is not useful to require a pitched roof in this area.

Ms. Gray stated she would not be supporting this issue because she feels that the Planning Commission is to act in the spirit of the Code's intention. She commented that she understands that the developer wants to develop, but not at the sacrifice of a lot of people. The current zoning for the subject property is RS-3 and the applicant is asking for setbacks and to change the RS-3 zoning to commercial. She stated there needs to be a compromise on the setback at the south end of the subdivision. She concluded that she does not support this application because of the portion that is close to the Brookwood neighborhood. If this is currently zoned RS-3 and the neighbors purchased their properties under the contention that it would remain RS-3 and the development would not go to the node on the corner, then she personally cannot support this application.

Mr. Westervelt recognized Mr. Norman.

In response to Ms. Gray, Mr. Norman stated the zoning lines were drawn in squares and rectangles years ago to force people into PUD's. The lines were never intended to say that one could not move a commercial use into a single-family zoned area or a multifamily zoned area into a single-family zoned area. This has been done hundreds of times, and to suggest that his client has to live by the lines drawn on the zoning map would defeat the purpose of having a PUD. He stated that this particular situation is one where it is physically unfeasible to develop into single-family if development went straight across and up the hill. The RS-3 line was drawn for other reasons, not to try to force single-family homes there.

Ms. Gray stated she is not saying that single-family should be forced into the subject area, but the developer is wanting to develop the elderly facility in the RS-3 zoned area and he needs to reconfigure it to compromise with the neighborhood. She understands that the developer needs so many units in order to make it economically feasible to be profitable for the investor. She stated that if there is an approval to the PUD today, there can not be changes made to it when it goes to the site plan phase.

Mr. Norman stated he hoped that the Planning Commission would not require setbacks equal to the RS-3 zoning districts because that has never been required before.

Ms. Gray stated the Planning Commission has to be sensitive, and to approve according to the spirit of the Code.

In response to Ms. Pace, Mr. Norman stated that there is a general requirement that there be 10% of the area landscaped in accord with the Landscape chapter of the zoning code. This is only a concept, and when the site plan is submitted there will be trees along the street frontage and no parking space can be more than 75' away from a tree.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES** the TMAPC voted **9-1-0** (Boyle, Carnes, Harmon, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; Gray "nay"; none "abstaining"; Selph, "absent") to recommend **APPROVAL** of PUD-587 as recommended by staff and modified at the Public Hearing. (Language deleted is shown as ~~strikeout~~ type, language added or substituted is underline type.)

Further Comments:

Mr. McKenna stated he agrees with Ms. Gray's comments. Everyone in the immediate area purchased his/her property with the understanding and the knowledge that this was RS-3 residential with a 250' buffer between the northern Brookwood II subdivision line and the multi-use unit to the north. Now the neighbors are being asked to accept a 65' buffer and the neighbors' property is taking the economic hit that goes along with the change in the zoning. There is no reliance interest, at this point, on the part of the developer that they should be permitted to come in and develop as proposed. The developer has proposed 328 units and the neighbors do not know what their economic studies state, if any. He commented that the applicant does not have any demographic studies to show the need for this facility. They are basing their demographics on studies that were done in Plano, Texas. The developer should have to do the demographic studies to justify the community need for this elderly facility. He commented that he fears that the demographic study will not indicate the need and that the developer will develop apartments instead of an elderly housing facility. He concluded the development will change the character of the neighborhood, and it does change the character of the reliance interest that all of the neighborhood had at the time they purchased their properties.

Legal Description for PUD-587:

A tract of land that is part of the NE/4 of the NE/4 of Section 16, T-18-N, R-13-E, City of Tulsa, Tulsa County, State of Oklahoma, said tract of land being more particularly described as follows, to-wit: Starting at the SE corner of the NE/4 of the NE/4 of said Section 16; thence N 89°58'59" W along the Southerly line of the NE/4 of the NE/4 for 99.74' to the "Point Of Beginning" of said tract of land, said point being on the Westerly right-of-way line of S. Yale Ave. and also the NE corner of Brookwood II, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; thence continuing N 89°58'59" W along the Southerly line of the NE/4 of the NE/4 and along the Northerly line of Brookwood II for 1219.40' to the SW corner of the NE/4 of the NE/4 and also being the NW corner of said Brookwood II and also being on the Easterly line of Brookwood, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; thence N 00°00'10" E on the said Easterly line and along the Westerly line of the NE/4 of the NE/4 for 596.89'; thence

S 61°37'27" E for 448.43'; thence N 79°22'12" E for 135.31'; thence N 20°48'15" E for 219.27'; thence N 63°43'34" E for 180.61'; thence N 00°02'00"W parallel with the Easterly line of said Section 16 for 575.00' to a point on the Southerly right-of-way line of East 81st Street South, said point being 50.00' Southerly of the Northerly line of said Section 16; thence S 89°58'58" E along said Southerly right-of-way line and parallel with the Northerly line of Section 16 for 164.00'; thence S 00°02'00" E parallel with the Easterly line of Section 16 for 8.00'; thence S 89°58'58" E along said Southerly right-of-way line of Section 16 for 302.12'; thence S 42°52'46" E for 38.06' to a point on the Westerly right-of-way line of S. Yale Ave., said point being 60.00' Westerly of the Easterly line of Section 16; thence S 00°02'00" E along said Westerly right-of-way line and parallel with the Easterly line of Section 16 for 320.95'; thence S 00°12'40" E for 0.00' to a point of curve; thence Southwesterly along said Westerly right-of-way line on a curve to the right having a central angle of 39°20'46" and a radius of 422.08' for 289.85' to a point of tangency; thence S 39°08'00" W continuing along said Westerly right-of-way line for 51.20' to a point of curve; thence Southeasterly along said Westerly right-of-way line on a curve to the left having a central angle of 63°00'00" and a radius of 298.70' for 328.44' to a point that is not tangent; thence S 23°39'58" E along the said Westerly right-of-way line of S. Yale Ave. for 322.10' to the "point of beginning" of said tract of land, and located on the SW corner of E. 81st St. S. and S. Memorial Dr., Tulsa, Oklahoma

Chairman Boyle called a five minute recess at 3:45 p.m.

Chairman Boyle called the meeting back to order at 3:50 p.m.

Z-6633 – Stephen Schuller
5323 South Olympia Avenue
South of Southeast corner I-44 and U.S. 75

RS-3 to IL or CS/CG
(PD-2) (CD-2)

Staff Recommendation:

Relationship to the Comprehensive Plan:

The District 8 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the northwest corner, approximately 350' from north to south and 700' from west to east, as Medium Intensity – No Specific Land Use and the balance of the tract as Low Intensity – No Specific Land Use with a Development Sensitive area running along the center of the tract from north to south.

According to the Zoning Matrix the requested CS zoning **is** in accordance with the Plan Map on the north 350' strip; the requested IL or CG zoning **may be found** in accordance with the Plan Map on only that portion of the subject tract.

None of the requested zoning designations, IL, CG or CS, are in accordance with the Plan Map on the southern portion of the tract.

Staff Comments:

Site Analysis: The subject property is approximately 27.5 acres in size and is located south of the southeast corner of I-44 and U. S. Highway 75 South. The property is sloping, wooded, contains several large buildings utilized by the YMCA for day camp facilities, and is zoned RS-3. Access to the property is by use of a private street between several industrial businesses.

Surrounding Area Analysis: The subject tract is abutted on the north and northeast by industrial uses, zoned IL; to the south and southeast by vacant land zoned AG and to the west by U. S. Highway 75 South, zoned AG.

Zoning and BOA Historical Summary: The subject property has been zoned RS-3 for several years. In 1974 the Board of Adjustment approved a request to allow the YMCA facility and in 1988 a special exception was approved to allow the manufactured home on the property for security purposes.

Conclusion: The Comprehensive Plan indicates that IL zoning may be in conformance with the Plan Map on the north 350' but is not in conformance with the Plan Map on the south. Based on the existing zoning and development abutting the subject tract on the north and east, staff recommends **APPROVAL** of IL zoning to a depth no greater than the existing IL zoning to the east and recommends the balance of the property remain RS-3.

Mr. Carnes out at 3:45 p.m.

Mr. Midget out at 3:45 p.m.

Mr. Harmon in at 3:51 p.m.

Applicant's Presentation:

Mr. Stephen Schuller, 320 South Boston, representing the YMCA, stated that the YMCA has operated a day camp with recreational facilities on this property for a number of years. The surrounding properties, however, to the north and east, have evolved into industrial developments. These are manufacturing facilities, trucking establishments, processing centers and distribution centers. The entire area from the subject property to the river presently has industrial uses.

Mr. Schuller stated the subject property is oriented to the north and the only access to the subject property is Olympia Avenue. All of the property north of the Skelly Drive is zoned industrial between the expressway and the river. He commented to leave the residential property and zone only part of it industrial does not make any sense, because the only access to the property is through the industrial area. No one is going to develop the area for single-family residential homes nestled up against industrial developments.

Mr. Schuller asked the Planning Commission to consider either zoning the subject area all industrial or mixing industrial and commercial zoning. He commented that there will never be single-family residential uses in the RS-3 portion of the property.

TMAPC Comments:

In response to Mr. Horner, Mr. Stump explained that the staff's opinion was that the subject area is a large undeveloped area, especially the southern portion of the tract. He stated the staff is apprehensive about intruding with this intensity of zoning this far south as proposed. The style of development has not been established in the area and access could be provided from the south in the future. The staff would prefer to hold the zoning line at the line located on the east boundary of the subject property. He commented that he did not know why the YMCA needs industrial land.

Mr. Stump concluded that staff does not feel that it is justified to modify the zoning pattern that drastically, so that if in the future someone wants to do a development starting from the south and providing access, it will go right into industrial land. He explained that staff would like to hold the line similar to the way it is currently to the east.

There were no interested parties wishing to speak.

Applicant's Rebuttal:

Mr. Schuller stated that industrial zoning already exists to the south by the river. In response, Mr. Stump stated the river is a long way from the proposal.

TMAPC Action; 8 members present:

On **MOTION of LEDFORD** the TMAPC voted **8-0-0** (Boyle, Gray, Harmon, Horner, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Midget, Selph, "absent") to recommend **APPROVAL** of Z-6633 as recommended by staff (approval of IL on the North 330' of the tract and denial on the remainder).

Legal Description for Z-6633:

The North 330' of the SE/4, NW/4 of Section 35, T-19-N, R-12-E of the IBM, less such portion thereof as comprises lands within the U. S. Highway 75 right-of-way, Tulsa County, State of Oklahoma, and located south of the southeast corner of West I-44 and U. S. Highway 75 South, Tulsa, Oklahoma.

Mr. Midget in at 3:55 p.m.

Mr. Carnes in at 3:55 p.m.

OTHER BUSINESS:

PUD-360-A – Ricky Jones

(PD-18) (CD-8)

West of Northwest corner East 91st and South Memorial
(Detail Site Plan for a single-story branch bank and drive-through facility)

Staff Recommendation:

The applicant is requesting revised Detail Site Plan approval for a single-story 3,384 square foot branch bank and drive-through facility located on a 1.4-acre lot. The lot had formerly received Detail Site Plan approval for a Liberty Branch Bank and temporary drive-through facility in 1996. The site was partially developed by Liberty before being acquired by Bank One.

The current proposal modifies the approved site plan for the permanent facility by eliminating the temporary ATM and changes the access drives from the Homeland access drive to the east and the access point to East 91st Street on the south. The applicant will continue to use the temporary trailer approved for use through August, 1998, while the proposed permanent structure is constructed.

Staff has reviewed the site plan and finds it conforms to the bulk and area, setback, height, access, circulation, parking, and total landscaped area standards of the PUD. Staff notes that the applicant is proposing that the temporary access drive, which enters the Homeland entrance, be maintained after closure of the temporary trailer. The access drive to East 91st Street is also being moved east approximately 35 feet. Staff has consulted with the City Traffic Engineer and finds both access modifications from the original approval are satisfactory to Traffic Engineering, conditioned on removal of the drive-up ATM.

Based on conformance to the PUD standards and comments received from City Traffic Engineering, staff recommends **APPROVAL** of the revised site plan for PUD 360-A, Development Area A-1, subject to the following conditions:

1. Approval of a "Change of Access" for the modification from the subdivision plat of the East 91st Street point of access.
2. Removal of the ATM drive-up.
3. Removal of the temporary trailer facility and all temporary pavement by August 31, 1998. A request for an extension will require a written request from Bank One and must be approved by TMAPC.
4. Submission and approval of a revised Detail Landscape Plan reflecting the revision of the Detail Site Plan before issuance of a building permit for the permanent structure.

NOTE: Detail Site Plan approval does not constitute Detail Sign or Landscape Plan approval.

There were no interested parties wishing to speak.

The applicant was present and agreed with staff's recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER** the TMAPC voted **10-0-0** (Boyle, Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph, "absent") to **APPROVE** of the revised site plan for PUD 360-A, Development Area A-1, subject to the conditions as recommended by staff.

PUD-561/561-A – Robert Johnson

(PD-6) (CD-4)

East 18th and South Peoria

(Detail Site Plan for two single-family detached dwellings)

Staff Recommendation:

The applicant is requesting Detail Site Plan approval for two single-family detached dwellings to be located on Lots 3 and 4 within the 27,046 square foot tract. The PUD is located within the Swan Lake Historic Preservation District.

The site plan reflects bulk, area, setback, height, access, site screening, and livability space standards outlined in the PUD approval of May, 1997. The applicant has also provided elevations of structures, which show typical wall, window and roof details. Finally, Board of Adjustment Case 17770, July, 1997, granted variances relating to reduced livability space, maximum front yard fence height and permitting a structure in the planned right-of-way. The variances were made conditions of approval by the Planning Commission and incorporated into the approved development standards.

Lots 1 and 2 show building footprints which recognize all setbacks but are labeled as "Phase II, Not Designed." The site plan indicates that all perimeter walls are within the three-foot fence easement and will be constructed of stucco-covered block with brick caps. No security or entry fence details are shown.

Staff has reviewed the site plan and finds conformance to the PUD standards and BOA variances. Staff, therefore, recommends **APPROVAL** of the Detail Site Plan for single-family residential structures on Lots 3 and 4 subject to the following conditions:

1. Approval of all perimeter walls and fences by the City Traffic Engineer to assure that adequate sight distances are provided.
2. Approval of the design of an entry gate (if installed) providing access from 18th Street by the City Traffic Engineer to assure conformance to Title 14 of the 1996 BOCA National Fire Code.

3. Granting of a *Certificate of Appropriateness* from the Tulsa Historic Preservation Commission for each proposed dwelling.

NOTE: Detail Site Plan approval does not constitute Sign Plan approval.

Applicant's Presentation:

Mr. Robert Johnson, 1244 East 24th Street, stated that there is some confusion regarding how the houses are numbered. He explained that he is trying to develop the two southernmost lots. When the final plat was made, the engineer changed the lot numbers and the record needs to reflect that it is the two southernmost lots.

In response to Mr. Johnson, Mr. Stump stated the staff reviewed the two southernmost lots.

Interested Parties:

Mr. Paul Atkins, 1638 East 17th Place, representing the Swan Lake Neighborhood Association, stated he has contacted Mr. Holloway several times and invited him to meetings. He explained that Mr. Holloway never appeared at the meetings and stated he did not have site plans ready for review.

Mr. Atkins requested that the Planning Commission follow the guidelines for new construction for the Swan Lake District. Mr. Atkins read the guidelines for new construction from the Swan Lake District that he would like the applicant to follow.

TMAPC Comments:

Mr. Boyle asked Mr. Atkins if the requirements he read are from restrictive covenants. Mr. Atkins stated the requirements are from the guidelines for new construction within the Historic Preservation overlay zone.

Mr. Boyle asked Mr. Atkins if the issues were brought up in association with the Certificate of Appropriateness. Mr. Atkins stated he did not think the issues were brought up, but he did not know because he was not at the meeting.

Mr. Stump stated the applicant would not have been given a Certificate of Appropriateness if he did not meet the guidelines.

Mr. Boyle asked staff if the Planning Commission was the right body to deal with the HP overlay. In response, Mr. Stump stated that the Tulsa Preservation Commission (TPC) reviewed the developer's as proposals according to their standards and they found it in conformance.

Mr. Stump stated that the only paving proposed in the exterior yards is the main entryway, which is 20' wide. He commented that there are no gates proposed at this time; however, they are not prohibited by the PUD.

In response to Mr. Boyle, Mr. Linker stated the applicant is going by the standards that were set when the Planning Commission originally approved the PUD. He explained that to impose additional standards at this time would be too late.

Ms. Pace stated the Planning Commission did approve the walls, but did not approve any type of gated system.

Ms. Gray asked the applicant why he never responded to the homeowner's association. In response, Mr. Atkins stated that the applicant has written letters to the association, but he has never submitted any plans nor attended association meetings. Mr. Atkins informed the Planning Commission that the Swan Lake area is on the National Register of Historic Places as of February 19, 1998.

Applicant's Rebuttal:

Mr. Johnson stated that he has been working on this development for over one year. He explained that he has been to every TPC meeting that involved the subject project. He stated the meetings started approximately eleven months ago. He indicated that he has responded to everything the TPC has requested. He explained that he does not have a floor plan at this time and the map that he has submitted was given to the TPC and the neighborhood association.

Mr. Johnson stated that a preliminary plan was submitted to the TPC Committee and the Certificate of Appropriateness has been approved.

Mr. Boyle stated that for future reference, the Planning Commission encourages developers to attend meetings with neighborhood associations to answer their questions. He explained that issues can be worked out before coming to the Planning Commission.

Mr. Robert stated he did meet with the TPC and if there were to be a gate proposed, he would have to go before the TPC again, as well as the Planning Commission.

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT** the TMAPC voted **10-0-0** (Boyle, Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph, "absent") to **APPROVE** of Detail Site Plan for single-family residential structures on Lots 3 and 4; subject to the conditions recommended by staff.

PUD-405-3 – Ronald G. Tracy

(PD-18) (CD-8)

Northwest corner Creek Turnpike and South Memorial Drive
(Minor Amendment)

Staff Recommendation:

The applicant is requesting Minor Amendment approval to allow an eight-foot by eight-foot monument-style sign within Development Area 3 along South Memorial Drive. PUD-405-D, approved in 1994, allowed only one 40-foot tall ground sign with a maximum of 200 SF of display area for the two parcels.

The existing tire sales business received approval for a 198 SF 25-foot tall ground sign in 1997. At the time of approval no end user was known for the vacant northern portion of the development area. The approved sign is located at the southernmost corner of the PUD along Memorial.

The current request for a 64 SF eight foot tall monument-style sign is based on the applicant's representation that the distance of the existing sign from the proposed business would not adequately identify the business and that the existing business has not expressed an interest in sharing the installed 25-foot sign.

Staff has reviewed the request and the original approval and finds that the development standards did not specify that the single allowed sign was to be located at the mutual access entry drive nor shared by both users. Staff is of the opinion that the monument sign being requested is a reasonable request that allows a minimal increase in signage while affording the applicant identification along Memorial Drive.

Staff, therefore, recommends **APPROVAL** of the Minor Amendment to allow a 64 SF eight-foot tall monument-style sign per the submitted application with the following conditions:

1. That the monument sign be located at the northeastern corner of the PUD.
2. That the end user of the northern parcel not be permitted to utilize display space on the existing ground sign approved for 40 feet and 200 SF of display area unless the monument sign is removed.
3. That the end user of the southern parcel not be allowed additional ground signage, including a monument-style sign.

PUD-405-D-3 – Ronald Tracy

(PD-18) (CD-8)

Northwest corner of the Creek Turnpike and South Memorial Drive.
(Minor Amendment)

Staff Recommendation:

The applicant is requesting Minor Amendment approval to allow an eight-foot by eight-foot monument-style sign within Development Area 3 along South Memorial Drive. PUD-405-D, approved in 1994, allowed only one 40-foot tall ground sign with a maximum of 200 SF of display area for the two parcels.

The existing tire sales business received approval for a 198 SF 25-foot tall ground sign in 1997. At the time of approval no end user was known for the vacant northern portion of the development area. The approved sign is located at the southernmost corner of the PUD along Memorial.

The current request for a 64 SF eight foot tall monument-style sign is based on the applicant's representation that the distance of the existing sign from the proposed business would not adequately identify the business and that the existing business has not expressed an interest in sharing the installed 25 foot sign.

Staff has reviewed the request and the original approval and finds that the development standards did not specify that the single allowed sign was to be located at the mutual access entry drive nor shared by both users. Staff is of the opinion that the monument sign being requested is a reasonable request that allows a minimal increase in signage while affording the applicant identification along Memorial Drive.

Staff, therefore, recommends **APPROVAL** of the Minor Amendment to allow a 64 SF 8-foot tall monument style sign per the submitted application with the following conditions:

1. That the monument sign be located at the northeastern corner of the PUD.
2. That the end user of the northern parcel not be permitted to utilize display space on the existing ground sign approved for 40 feet and 200 SF of display area unless the monument sign is removed.
3. That the end user of the southern parcel not be allowed additional ground signage, including a monument-style sign.

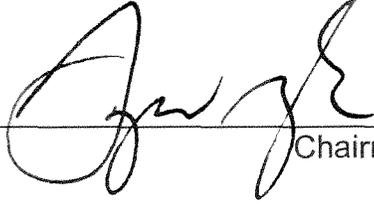
There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT** the TMAPC voted **10-0-0** (Boyle, Carnes, Gray, Harmon, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Selph, "absent") to **APPROVE** of PUD-405-D-3 Minor Amendment to allow a 64 SF eight foot tall monument style sign per submitted application, subject to conditions as recommended by staff.

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

Date approved: 5-6-98


Chairman

ATTEST: 
Secretary