

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2235

Wednesday, April 5, 2000 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Carnes	Beach	Jackere, Legal
Collins	Horner	Bruce	Counsel
Hill	Harmon	Dunlap	
Jackson		Huntsinger	
Ledford		Matthews	
Midget		Stump	
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, April 3, 2000 at 9:15 a.m., posted in the Office of the City Clerk at 9:09 a.m., as well as in the office of the County Clerk at 8:09 a.m.

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

REPORTS:

Committee Reports:

Rules and Regulations Committee

Mr. Boyle reported that there was a worksession at 11:30 a.m. this morning and acted on two items. He stated that the first item was the Maple Ridge Association's request for HP zoning for the Sunset Park Addition. The recommendation of the Committee was to ask the Planning Commission to call for a public hearing on May 24, 2000.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, Midget "absent") to call for a public hearing for the Maple Ridge Association's HP zoning request for the Sunset Park Addition for May 24, 2000 at 1:30 p.m. as recommended by the Rules and Regulations Committee.

Mr. Boyle reported that the second item considered at the 11:30 a.m. worksession was amendments to the Tulsa Zoning Code, related to restaurants, accessory bars, etc. The Committee recommended that the Planning Commission call for a public hearing at a time to be set by staff.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, Midget "absent") to call for a public hearing for the amendments to the Tulsa Zoning Code relating to the regulation of restaurants, accessory bars, adult entertainment establishments, blood banks, plasma centers, day labor centers, liquor stores and pawn shops at a time to be set by the staff as recommended by the Rules and Regulations Committee.

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CONTINUED ITEMS:

APPLICATION NO.: Z-6757/PUD-591-A

RS-1 TO RS-2/PUD

Applicant: John Sayre

(PD-6) (CD-9)

Location: South of southwest corner East 47th Street and South Gary Avenue

TMAPC Comments:

Mr. Westervelt stated that there have been several letters received and there are several interested parties present. Mr. Westervelt asked Mr. Stump to clarify what has transpired.

Mr. Stump stated that yesterday staff met with one of the owners of the subject property and he is withdrawing his portion of the property from this application. The applicant will have to restructure the PUD to only encompass standards for the remaining portion of property. Mr. Stump suggested that the application be continued to April 26, 2000.

Mr. Stump indicated that the portion of property withdrawn from the subject PUD is the southern portion that was currently a part of the PUD, which is zoned RS-2.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, Midget "absent") to **CONTINUE** Z-6757 and PUD-591-A to April 26, 2000 at 1:30 p.m.

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PRELIMINARY PLAT:

Woodland Valley Office Park – (0183)

(PD-18) (CD-7)

Southside of East 61st Street South at 91st East Avenue

TMAPC Comments:

Mr. Westervelt stated that the plat is ahead of the zoning changes.

Applicant's Comments:

Ted Sack, 111 South Elgin Avenue, Tulsa, Oklahoma 74120, stated that the plat is running ahead of the zoning and there needs to be some adjustment of the development areas. Therefore, he would like to withdraw this preliminary plat and understands that he will not have to meet with TAC again. He indicated that he would be bringing the preliminary plat forward once the amendments to the PUD have been heard.

TMAPC Comments:

Mr. Westervelt stated that he would like a motion stating that the preliminary plat does not have to return to TAC and that the current fees will be applied when the preliminary plat is returned.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, Midget "absent") to **APPROVE** current fees for the preliminary plat for Woodland Valley Office Park shall be applied when the preliminary plat is refiled and the it will not have to return to the Technical Advisory Committee, as recommended by TMAPC.

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Director's Report:

Mr. Stump stated that the receipts for February are very favorable. He anticipates that the receipts for March and April will be very good as well.

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SUBDIVISIONS

LOT-SPLITS FOR WAIVER OF SUBDIVISION REGULATIONS:

L-19022 – Sisemore Weisz & Associates, Inc. (1893)

(PD-6) (CD-9)

2805 South Peoria

Staff Recommendation:

The applicant has applied to take four separate tracts and re-configure them into two tracts. With the proposed configuration, Tract 1 will have four side-lot lines

and Tract 2 will have six side-lot lines, and will require a waiver of the Subdivision Regulations.

Also, the lot-split application required various variances of the RE Bulk and Area requirements. On March 28, 2000, the City Board of Adjustment approved the necessary variances, per plan submitted, and subject to the southern building being used only as an accessory building and not as a second dwelling unit.

Staff believes this lot-split would not have an adverse effect on the surrounding properties and would therefore recommend **APPROVAL** of the waiver of Subdivision Regulations and of the lot-split.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, Midget "absent") to **APPROVE** the waiver of Subdivision Regulations and the lot-split for L-19022 as recommended by staff.

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L-19035 – David H. Sanders (193)
902 South 83rd East Avenue

(PD-5) (CD-3)

Staff Recommendation:

The applicant has applied to split a 304.85' X 154.74' lot into two tracts. The proposed tracts meet all the RS-1 Bulk and Area requirements. However, the proposed configuration of Tract 1, with a five-foot panhandle, will have four side-lot lines, requiring a waiver of the Subdivision Regulations.

City of Tulsa Public Works Department advises staff that sewer service is not available to Tract 1 without running a main sewer line along East 9th Street or 83rd East Avenue. This would also require a waiver of the Subdivision Regulations. The Technical Advisory Committee reviewed this application at their March 16, 2000, meeting and recommended denial.

Given the City of Tulsa Public Work Department's and the Technical Advisory Committee's position, staff recommends **DENIAL** of the two waivers of the Subdivision Regulations.

Applicant's Comments:

David Sanders, no address given, stated that he is representing the Henry Snow Trust. He indicated that he would like to create a panhandle and attach it to the adjacent property so that the lot being split off will have access to the City sewer system. He explained that there are three other panhandle lots in the subject area and requests that he be allowed the same privilege.

Mr. Sanders stated that the sewer department objects to panhandles. He commented that there is no physical problem with the subject property, but a technical problem. He indicated that the last panhandle created in the subject area was as recent as 1993.

Jeff Thompson, Premiere Properties, no address given, representing the Henry Snow Trust, stated that there is a service sewer line going to the east side of the subject property. On the south side of the subject property is a mini-storage and the owner is in the process of building an office building. The mini-storage's main sewer line will be from 11th Street. He explained that if his client were forced to install a main sewer line it wouldn't serve any other lots except the subject property. He stated that currently there is a four-inch sewer line servicing the subject property and the sewer department would like an eight-inch main line installed.

TMAPC Comments:

In response to Ms. Pace, Mr. Beach stated that the proposal is a bad arrangement for lots. He explained that the five-foot strip essentially disappears to the casual observer. The lot on the left will eventually assume that their property goes back the additional five feet and then it becomes very confusing in establishing property boundaries in the future.

Mr. Boyle asked how the Planning Commission could justify denying this request based on the fact that there are three panhandle lots within walking distance of the subject property. In response, Mr. Beach stated that he does not know if the Planning Commission can justify denying this case based on the fact that there are three other panhandle lots in the subject area. Mr. Beach commented that he does not know if allowing three poorly-done panhandle lots in the past will justify another one being done poorly today.

Mr. Ledford stated that the Infill Task Force struggled with this issue and it was never really solved. He indicated that it was up to the Utility Board to come up with a policy that panhandle lots could be utilized to serve public sewer. He stated that the problem with panhandle lots is that they are usually never fenced and that portion is usually utilized by the owner of the adjacent lot, which is all right as long as the two neighbors cooperate and work together. It will be difficult to get a backhoe or tractor in the five feet to rework the private main, and that is where Public Works is coming from. All of the subdivisions are required to have

an eight-inch service main in order to be considered a lot. For the subject to property to be considered a lot, it will have to have access to a public sewer line.

Mr. Boyle recognized Mr. Sanders.

Mr. Sanders stated that he would increase the panhandle to ten or fifteen feet. In response, Mr. Westervelt stated that fifteen feet would put in the middle of the one-story metal building.

Mr. Stump stated that Public Works needs an eight-inch line extended into the subject area for future service to people off-site. Since the subject property falls from east to west, then maybe someone farther to the east needs to have the ability to tie into the sewer system. When a panhandle is built it is not a system that can serve other areas and in some areas there are no need for that.

Mr. Westervelt informed staff that the Planning Commission needs more technical information to make a decision on this application.

Mr. Ledford stated that the Planning Commission may need to postpone this application until the next hearing date.

Mr. Midget in at 1:52 p.m.

Mr. Thompson stated that there is a time issue with this application and that there is a contract on one of the homes. He commented that he understands Public Works wanting an eight-inch service line. He indicated that he gave the City of Tulsa a five-foot easement on the south boundary line to the entire subject property. He stated that he would give ten feet if it were necessary. He indicated that he would have to go to the adjacent property owner in order to give a fifteen-foot easement. He stated that he has already tried to talk with the adjacent property owner and he is not willing to allow the extra five feet.

Mr. Thompson stated that South 83rd is on the east side of the subject property line and all of the other houses are serviced by sewer lines and a 162' sewer main will not do anyone any good.

Mr. Boyle stated that he would like to hear from Public Works regarding this application.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner "absent") to **CONTINUE** L-19035 to April 12, 2000 and request that Public Works attend the meeting or staff obtain the technical information that the Planning Commission requires regarding the future development and the existing conditions of the neighborhood in order to make a fair determination.

LOT-SPLITS FOR WAIVER OF SUBDIVISION REGULATIONS:

<u>L-19007 – White Surveying Company (1893)</u> 2805 South Peoria	(PD-6) (CD-9)
<u>L-19008 – Sack & Associates, Inc. (1994)</u> East 41 st Street and 109 th East Avenue	(PD-17) (CD-5)
<u>L-19025 – Pete Burd (113)</u> 8811 East 116 th Street North	(PD-15) (County)
<u>L-19030 – Victor Bentley (2502)</u> 1001 East Pine	(PD-2) (CD-1)
<u>L-19038 – Warren G. Morris (793)</u> 1565 South Swan Drive	(PD-6) (CD-4)
<u>L-19039 – Jerry Ledford, Jr. (1093)</u> Northeast corner East 21 st Street & Yale	(PD-5) (CD-4)
<u>L-19040 – Burlin Pickens, Jr. (3591)</u> West 54 th Street and 107 th West Avenue	(PD-23) (County)
<u>L-19041 – Pine and Mingo LLC (3603)</u> South of southwest corner of East Pine and North Mingo	(PD-16) (CD-3)
<u>L-19043 – Tulsa Development Authority (2502)</u> Southwest corner East Apache & Peoria	(PD-2) (CD-1)
<u>L-19044 – City of Tulsa (594)</u> 12145 East 11 th Street	(PD-17) (CD-6)
<u>L19045 – City of Tulsa (894)</u> 1829 South Garnett	(PD-17) (CD-6)

Mr. Ledford announced that he would be abstaining from these lot-splits.

Staff Recommendation:

Mr. Beach stated that all of these lot-splits are in order and staff recommends approval.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-1** (Boyle, Collins, Hill, Jackson, Midget, Pace, Westervelt "aye"; no "nays"; Ledford "abstaining"; Carnes, Harmon, Horner "absent") to **RATIFY** these lot-splits given prior approval, finding them in accordance with Subdivision Regulations, as recommended by staff.

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CHANGE OF ACCESS ON FINAL PLAT:

Lot 2, Block 1, Business Commons at Metro Park

South side East 51st Street, West of Broken Arrow Expressway

Staff Recommendation:

Mr. Beach stated that there is an existing 40' access on the easterly corner of the subject property. There is a 50' limit of no access and a proposed 40' access to allow this new driveway. The Traffic Engineer has reviewed and signed off on this proposal. Staff recommends approval.

TMAPC Comments:

Mr. Boyle asked why staff did not provide a written recommendation. In response, Mr. Beach stated that staff normally does not give a written recommendation on this type of application. Mr. Beach commented that this type of application is relatively routine. Mr. Beach explained that once the Traffic Engineer has approved the change of access, it has not been staff's practice in the past to provide a written report. Mr. Beach pointed out that staff has provided a map and the actual application, which Jon Eshelman has signed.

Mr. Westervelt stated that the Planning Commission reviews their packets prior to the meeting and it would be beneficial to have a brief recommendation on the change of access in the future.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, "absent") to **APPROVE** the change of access on recorded plat for Lot 2, Block 1, Business Commons at Metro Park as recommended by staff.

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FINAL PLAT:

Leadership Office Park (1683)

(PD-18) (CD-8)

Northwest corner East 89th Street and South Yale Avenue

Staff Recommendation:

Mr. Beach stated that all release letters have been received and staff recommends approval.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, "absent") to **APPROVE** the final plat for Leadership Office Park as recommended by staff.

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Fellowship Bible Church (2283)

(PD-18) (CD-8)

5434 East 91st Street

Mr. Ledford announced that he would be abstaining from this application.

Staff Recommendation:

Mr. Beach stated that all release letters have been received and staff recommends approval. He indicated that this application also needs the reinstatement of the preliminary plat in addition to the approval of the final plat. He explained that the preliminary plat has expired.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-1** (Boyle, Collins, Hill, Jackson, Midget, Pace, Westervelt "aye"; no "nays"; Ledford "abstaining"; Carnes, Harmon, Horner, "absent") to **APPROVE** the reinstatement of the preliminary plat for Fellowship Bible Church and to **APPROVE** the final plat for Fellowship Bible Church as recommended by staff.

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Carbondale Assembly of God Church (2792)

(PD-9) (CD-2)

Northwest corner of West 51st Street and South Yukon Avenue

Staff Recommendation:

Mr. Beach stated that all release letters have been received and staff recommends approval.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, "absent") to **APPROVE** the final plat for Carbondale Assembly of God Church as recommended by staff.

Frenchman's Creek (3483)

(PD-26) (CD-8)

South of East 116th Street South and South Hudson Court

Staff Recommendation:

Mr. Bruce stated that there is a space left between the emergency access/utility easements and 116th Street. There is an existing easement in this area and a reference to the existing recordation of book and page is required to be on the plat before staff will sign the final plat. Staff recommends approval subject to the requirement of the reference for the existing easement.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, "absent") to **APPROVE** the final plat for Frenchman's Creek subject to a reference of the recording document of the existing easement on the face of the plat as recommended by staff.

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Eastside Market (PUD 602) (0684)

(PD-18) (CD-8)

Northwest corner of East 71st Street South and South Garnett Road

Staff Recommendation:

Mr. Bruce stated that all release letters have been received and staff recommends approval.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, "absent") to **APPROVE** the final plat for Eastside Market as recommended by staff.

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Preston Woods (Trails) (2783)

(PD-26) (CD-8)

North of intersection of East 111th Street South and South Hudson Avenue

Staff Recommendation:

Mr. Beach stated that all release letters have been received. He indicated that this particular addition will be utilizing a detention basin in the addition to the west

and Public Works agreed to the configuration and language that will be recorded regarding the participation of the homeowners in this Preston Woods addition in the maintenance of that existing basin. He stated that Legal has not completed reviewing the language and staff will hold the final plat until the language is approved by Legal.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, "absent") to **APPROVE** the final plat for Preston Woods subject to final Legal approval as recommended by staff.

Crestview II (2402)

(PD-25) (CD-1)

South and East of the southeast corner of the intersection of East 36th Street North and North Cincinnati Avenue East

Staff Recommendation:

Mr. Bruce stated that everything is in order and staff recommends approval.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Boyle, Collins, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Harmon, Horner, "absent") to **APPROVE** the final plat for Crestview II as recommended by staff.

Commissioner Collins out at 2:00 p.m.

PRELIMINARY PLAT AND FINAL PLAT:

Riverside Market (PUD 306-G) (2083)

(PD-18) (CD-2)

Southeast corner of East 95th Street and South Delaware Avenue

Staff Recommendation:

This plat consists of two lots in two blocks. The land area is approximately 25.7 acres and will be developed under PUD 306-G with commercial uses. PUD 306-G was a major amendment that produced two new development areas designed specifically for this project.

The following were discussed **March 16, 2000** at the Technical Advisory Committee (TAC) meeting:

1. Zoning:

- The major amendment to the PUD was approved in April 1999. This project occupies Development Areas A and B of the amended PUD.

2. Streets/access:

- Eshelman, Traffic, stated that the access limits are acceptable as shown.

3. Sewer:

- Sewer is readily available to serve the project.
- There were no specific requirements.

4. Water:

- Water is readily available to serve the project.
- There were no specific requirements.

5. Storm Drainage:

- This site drains generally toward Vensel Creek or existing storm sewer structures.
- There were no specific requirements.

6. Other:

- The utility easements shown were acceptable to the TAC members present.

Staff recommends **APPROVAL** of the preliminary plat and the final plat subject to the standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. None needed.

Standard Conditions:

1. All conditions of PUD 306-G shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
3. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

4. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
5. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
6. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
7. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
8. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
9. Street names shall be approved by the Public Works Department and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. Bearings, or true N/S, etc. shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
12. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
13. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
14. 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.
15. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
16. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

17. The method of water supply and plans therefor shall be approved by the City/County Health Department.
18. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
19. The key or location map shall be complete.
20. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
21. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
22. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
23. All other Subdivision Regulations shall be met prior to release of final plat.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **7-0-0** (Boyle, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Collins, Harmon, Horner, "absent") to **APPROVE** the Preliminary Plat and Final Plat for Riverside Market, subject to standard conditions as recommended by staff.

PRELIMINARY PLAT:

Sheridan Center (2283)

(PD-18) (CD-8)

Southwest corner of East 93rd Street and South Sheridan Road

Staff Recommendation:

This plat consists of one lot in one block. The land area is not shown but we estimate it to be approximately 2.2 acres and will be developed under PUD-206 with office uses.

The following were discussed **March 16, 2000** at the Technical Advisory Committee (TAC) meeting:

1. Zoning:

- The PUD was approved in 1977. This project is part of Development Area A of the PUD, which allows all uses permitted by right in the CS zoning district. It establishes the setbacks as shown on this plat and a minimum ten-foot setback from any property lines abutting residential zoning. It also requires landscaped planting areas, landscaped berms, and/or a six-foot high solid screening fence along any abutting residential uses. Maximum floor area ratio is 0.50. These should not be problems based on this plat submittal. However, no site plan was submitted for review. As with all PUDs, detail site plan approval will be required before any building permits may be issued and landscaping, screening and other PUD requirements will be addressed at that time.

2. Streets/access:

- The plat dedicates 50 feet of right-of-way to Sheridan Road. Limits of Access need to be shown on the plat.
- Eshelman, Traffic, wants a single access point located toward the south end of the Sheridan Road frontage.

3. Sewer:

- Sewer is readily available to serve the project.
- There were no specific requirements.

4. Water:

- Water is readily available to serve the project.
- There were no specific requirements.

5. Storm Drainage:

- No grading plans or site plans were submitted. There is an existing drainage easement shown on the west end of the property.
- Pennington, applicant, stated that the ditch in this easement will be filled and piped.

6. Other:

- There is an existing 30-foot pipeline easement in favor of Continental Pipeline on the property along approximately the west half of the north property line.
- Webster, Conoco, requested the applicant to send him development plans to review.
- The utility easements shown were acceptable to the TAC members present.

Staff recommends approval of the preliminary plat subject to the standard and special conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. In addition to the standard releases, a release from Conoco stating that the proposed development presents no conflict with their existing easement.

Standard Conditions:

1. All conditions of PUD 206 shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Section 1100-1107 of the Zoning Code in the covenants.
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
3. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
4. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
5. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
6. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
7. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
8. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
9. Street names shall be approved by the Public Works Department and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. Bearings, or true N/S, etc, shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
12. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

13. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
14. 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.
15. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
16. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
17. The method of water supply and plans therefor shall be approved by the City/County Health Department.
18. All lots, streets, building lines, easements, etc. shall be completely dimensioned.
19. The key or location map shall be complete.
20. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided 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. If plugged, provide plugging records.)
21. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
22. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
23. All other Subdivision Regulations shall be met prior to release of final plat.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Collins, Harmon, Horner, "absent") to **APPROVE** the preliminary plat for Sheridan Center, subject to special conditions and standard conditions as recommended by staff.

* * * * *

PLAT WAIVER:

BOA 18697 (292)

(PD-1) (CD-4)

Southeast corner West 3rd Street and South Houston Avenue

Staff Recommendation:

Approval of a special exception under Use Unit 2 for temporary outdoor activities triggered the platting requirement. The activities will be one-day festivals or pep rallies in conjunction with the Tulsa Talons arena football game days. The festivals will be set up on an existing parking lot. There will be no new construction.

Staff Comments and Recommendation:

Staff administratively waived formal TAC review and **recommends APPROVAL** of the plat waiver.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

	YES	NO
1) Has property previously been platted?	√	<input type="checkbox"/>
2) Are there restrictive covenants contained in a previously filed plat?	√	<input type="checkbox"/>
3) Is property adequately described by surrounding platted properties or street R/W?	√	<input type="checkbox"/>

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

4) Is right-of-way dedication required to comply with Major Street and Highway Plan?	<input type="checkbox"/>	√
5) Would restrictive covenants or deeds of dedication be needed by separate instrument?	<input type="checkbox"/>	√
6) Infrastructure requirements		
a) Water		
i) Is a main line water extension required?	<input type="checkbox"/>	√
ii) Is an internal system or fire line required?	<input type="checkbox"/>	√
iii) Are additional easements required?	<input type="checkbox"/>	√

- b) Sanitary Sewer
 - i) Is a main line extension required? ☐ √
 - ii) Is an internal system required? ☐ √
 - iii) Are additional easements required? ☐ √
- c) Storm Sewer
 - i) Is a P.F.P.I. required? ☐ √
 - ii) Is an Overland Drainage Easement required? ☐ √
 - iii) Is on-site detention required? ☐ √
 - iv) Are additional easements required? ☐ √
- 7) Floodplain
 - a) Does the property contain a City of Tulsa (Regulatory) Floodplain? ☐ √
 - b) Does the property contain a F.E.M.A. (Federal) Floodplain? ☐ √
- 8) Change of Access
 - a) Are revisions to existing access locations necessary? ☐ √
- 9) Is the property in a P.U.D.? ☐ √
 - a) If yes, was plat recorded for the original P.U.D.? **N/A**
- 10) Is this a Major Amendment to a P.U.D.? ☐ √
 - a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? **N/A**

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Collins, Harmon, Horner, "absent") to **APPROVE** the plat waiver for BOA-18697 as recommended by staff.

ZONING PUBLIC HEARING

APPLICATION NO.: PUD-475-A

MAJOR AMENDMENT

Applicant: Steve Compton (PD-15) (CD-0)

Location: East side of U.S. Highway 169 and at East 72nd Street North

Staff Recommendation:

PUD-475 is a 10.88-acre (net) industrial PUD located south and east of the intersection of U.S. Highway 169 and East 76th Street North. The PUD consists of two Development Areas. Development Area B is located in the east 5.74

acres of the tract. Uses permitted by right in an IL district have been approved for this Development Area. The applicant is requesting that a 100' x 179' tract of land be added to the northeast side of Development Area B. It is also proposed that the conditions previously approved for PUD-475 and specifically for Development Area B shall remain unchanged.

The subject tract is abutted on the north by vacant land, zoned IL; to the east and southeast by scattered single-family dwellings, zoned RE; to the west by the Mingo Valley Expressway, (U.S. Highway 169), zoned AG; and to the south by an industrial business, zoned IL and single-family dwellings zoned RE.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-475-A, as modified by staff, 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-475-A subject to the following conditions:

Development Standards:

The Development Standards of PUD-475 shall continue to apply, unchanged, to the area included in the new boundaries of the PUD.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Collins, Harmon, Horner "absent") to recommend **APPROVAL** of the Major Amendment for PUD-475-A subject to conditions as recommended by staff.

Legal Description for PUD-475-A:

S/2, SW/4, NW/4, less the E 431' and less the West 2.66 acres for highway right-of-way, Section 32, T-21-N, R-14-E; and the W 100' of the N 279.08' of the E 431' of the S/2, SW/4, NW/4, Section 32, T-21-N, R-14-E, Tulsa County, State of Oklahoma, **From IL/PUD-475 (Industrial Light District/Planned Unit Development To IL/RE/PUD-475-A (Industrial Light District/Residential Single-family, Estate District/Planned Unit Development).**

* * * * *

APPLICATION NO.: PUD-629

PK/RM-3/CH/RM-2

Applicant: David C. Cameron

(PD-4) (CD-4)

Location: West side of Peoria; south of Central Park to 8th Street; to Madison Avenue.

Staff Recommendation:

The PUD proposes a multi-use development on nine acres located on the west side of Peoria at East 8th Street. The tract extends from Centennial Park on the north to 8th Street on the south and from Madison Avenue on the west to Peoria on the east.

The subject tract is zoned CH (Commercial High Intensity), PK (Parking), RM-2 (Residential Multi-family Medium Density) and RM-3 (Residential Multi-family High Density). No change in the underlying zoning proposed.

The subject tract is abutted on the north by Centennial Park and Community Center, zoned RM-1; on the south by institutional and offices uses and by Oaklawn Cemetery, zoned RS-3, OL and OM; on the east by mixed commercial and office uses in a strip along South Peoria, zoned CH; and on the west by the expressway, zoned RS-3.

Development Area A contains 8.74 (gross) acres and is located in the western portion of the subject tract. The permitted uses proposed for this area include single-family, duplex, townhouse and multifamily dwellings. A maximum of 120 dwelling units are proposed for this area. Development Area B contains 2.02 (gross) acres and faces onto South Peoria Avenue. A combination first-floor retail, studio and office use and two stories of residential and/or office units located directly above are proposed for Development Area B. Primary access to this Development Area would be from Peoria Avenue.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD 629, as modified by staff, 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-629 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: 8.74 Acres 380,610 SF

Permitted Uses:
Uses permitted in Use Units 6, Single-Family Dwelling; 7, Duplex Dwelling; 7a, Townhouse Dwelling; 8, Multi-Family Dwelling.

Maximum Number of Dwelling Units: 120

Minimum Building Setbacks:
From north, south, east and west boundaries of Area A 5 FT

Minimum Livability Space Per Dwelling Unit: 200 SF

Signs:
No signage shall be permitted in Area A.

Lighting:
Decorative street lighting, which shall not exceed 20 feet in height, shall be located throughout Area A.

Roof Mounted Mechanical Equipment:
Roof mounted mechanical equipment shall be screened from view by persons standing at ground level and from view by persons in second story offices within Area B.

DEVELOPMENT AREA B

Land Area:
Net: 1.76 Acres 76,769 SF
Gross: 2.02 Acres 88,011 SF

Permitted Uses:
Uses permitted in Use Units 5, Community Services and similar uses; 7A, Townhouse Dwelling; 8, Multifamily Dwelling and similar uses; 10, Off-Street Parking Areas; 11, Offices, Studios and Support Services; 12, Eating Establishments other than drive-ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 15, Other Trades and Services; 16, Mini-Storage; 19, Hotel/Motel and Recreation Facilities; 22, Scientific Research and Development; and use customarily accessory to permitted uses.

Maximum Number of Dwelling Units:	24
Maximum Non-Residential Floor Area:	
First floor commercial/office*	15,000 SF
Second and third floor office use	30,000 SF
Maximum Building Height:	
Three stories not exceeding	45 FT
Minimum Building Setbacks:	
From the centerline of South Peoria Avenue	35 FT
From the west boundary of Area B	10 FT
From the south boundary of Area B	5 FT
From the north boundary of Area B	0 FT
Minimum Livability Space Per Dwelling Unit:	0 SF
Minimum Parking Area Setback:	
From east boundary of Area B	
Off-Street Parking	25 FT
On Street Parking (Peoria)**	0 FT
From north, south and west boundary of Area B	0 FT
Off-Street Parking:	
As required by the applicable Use Unit of the Tulsa Zoning Code.	
Minimum Landscaped Area:	
19% of Net Area of Development Area 14,560 SF	

Signage:

Signage shall comply with the provisions of Section 11038.2 of the Tulsa Zoning Code. Business signs will be contained within a sign band on the building face that does not exceed two square feet per lineal foot of storefront, or the signs will project perpendicularly from the sign band. The number and total display area of projecting signs shall not exceed the display surface area permitted by the PUD Chapter.

*Outdoor seating and dining which is customary and accessory to a restaurant located in Development Area "B" shall be permitted in Development Area "B".

**Parallel parking will be constructed along the east boundary fronting on Peoria Avenue. This parking will be partially within the street right-of-way and partially within Development Area B to meet the setback requirements established by the City of Tulsa Traffic Engineer.

Lights:

Light standards for Area B shall not exceed 20 feet in height and shall be hooded and directed downward and away from the west boundary of the property.

Loading Docks and Screening:

Loading and unloading areas shall be screened by landscaping from the residential subdivisions to the east. Trash, dumpsters and compactors shall be screened from Areas A and B.

Outside Storage:

There shall be no outside storage of recyclable materials, trash or similar material outside a screened receptacle, nor shall trucks, truck-trailers or containers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers or outside containers shall not be used for storage.

Roof Mounted Mechanical Equipment:

Roof mounted mechanical equipment shall be screened from view by persons standing at ground level and from view by persons in second story offices within Area B.

3. No Zoning Clearance Permit shall be issued for a lot within the PUD until a Detail Site Plan for the lot, which includes all buildings, 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 Area B shall be approved by the TMAPC 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, 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 on a lot within Development Area B until a Detail Sign Plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. All bulk trash containers, mechanical and equipment areas (including building mounted) shall be screened from public view by persons standing at ground level.

7. The Department Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot.
8. In Development Area A, a homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain any private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
9. No building permit shall be issued until the requirements of Section 1107F 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 that relate to PUD conditions.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process, which are approved by TMAPC.
11. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during Detail Site Plan review or the subdivision platting process.

The applicant indicated his agreement with staff's recommendation.

Interested Parties Comments:

Maria Barnes, 2252 East 7th Street, Tulsa, Oklahoma 74104, representing the Kendall-Whittier Neighborhood Association, stated that she is support of this application.

Michael Bates, 4727 East 23rd Street, Tulsa, Oklahoma 74114, stated that he is in support of this application.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **7-0-0** (Boyle, Hill, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Collins, Harmon, Horner "absent") to recommend **APPROVAL** of PUD-629 subject to the conditions as recommended by staff.

Legal Description for PUD-629:

DEV. AREA "A": A TRACT OF LAND THAT IS PART OF BLOCKS ONE (1), TWO (2), AND THREE (3) OF OAKLAWN ADDITION, AN ADDITION IN THE COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND PART OF THE ADJOINING STREET

RIGHTS-OF-WAY, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT ONE (1) OF SAID BLOCK 1; THENCE SOUTH 89°17'08" WEST ALONG THE NORTHERLY LINE OF OAKLAWN ADDITION, FOR A DISTANCE OF 230.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°42'52" EAST FOR A DISTANCE OF 469.97 FEET TO A POINT ON THE CENTERLINE OF THE PRESENT RIGHT-OF-WAY OF EAST 8TH STREET SOUTH; THENCE SOUTH 89°17'08" WEST ALONG SAID CENTERLINE, FOR A DISTANCE OF 949.87 FEET TO THE CENTERLINE INTERSECTION OF THE PRESENT RIGHTS-OF-WAY OF SAID EAST 8TH STREET SOUTH AND SOUTH MADISON AVENUE; THENCE NORTH 0°00'00" WEST ALONG SAID SOUTH MADISON AVENUE CENTERLINE, FOR A DISTANCE OF 190.00 FEET; THENCE NORTH 89°17'08" EAST ALONG THE SOUTHERLY LINE OF LOT ONE (1) OF SAID BLOCK 3 AND THE EXTENSION THEREOF, FOR A DISTANCE OF 45.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 444; THENCE NORTH 5°58'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 100.68 FEET; THENCE NORTH 89°17'08" EAST AND PARALLEL WITH THE SOUTHERLY LINE OF BLOCK 3, FOR A DISTANCE OF 274.53 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 0°00'00" WEST FOR A DISTANCE OF 180.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF BLOCK 3; THENCE NORTH 89°17'08" EAST ALONG SAID NORTHERLY LINE OF OAKLAWN ADDITION, FOR A DISTANCE OF 614.01 FEET TO THE POINT OF BEGINNING; **DEV. AREA "B"**: A TRACT OF LAND THAT IS PART OF BLOCK ONE (1) OF OAKLAWN ADDITION, AN ADDITION IN THE COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PART OF THE CITY OF TULSA CENTRAL PARK LANDS, AND PART OF THE ADJOINING PRESENT SOUTH PEORIA AVENUE RIGHT-OF-WAY, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT ONE (1) OF SAID BLOCK 1; THENCE NORTH 89°17'08" EAST ALONG THE EXTENSION OF THE NORTHERLY LINE OF SAID OAKLAWN ADDITION, FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE CENTERLINE OF SAID SOUTH PEORIA AVENUE RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 0°00'00" EAST ALONG SAID CENTERLINE, FOR A DISTANCE OF 228.00 FEET; THENCE SOUTH 89°17'08" WEST AND PARALLEL WITH SAID NORTHERLY LINE, FOR A DISTANCE OF 253.14 FEET; THENCE NORTH 0°42'52" WEST AND PERPENDICULAR TO THE NORTHERLY LINE, FOR A DISTANCE OF 227.98 FEET TO A POINT ON THE NORTHERLY LINE; THENCE NORTH 28°32'52" EAST FOR A DISTANCE OF 87.49 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 148.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 60°44'16", FOR AN ARC DISTANCE OF 156.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°17'08" EAST AND PARALLEL WITH THE NORTHERLY LINE, FOR A DISTANCE OF 86.00 FEET

TO A POINT ON SAID CENTERLINE; THENCE SOUTH 0°00'00" EAST ALONG THE CENTERLINE, FOR A DISTANCE OF 152.00 FEET TO THE POINT OF BEGINNING. From PK/RM-2/RM-3/CH (Parking District, Residential Multifamily Medium Density District, Residential Multifamily High Density District, and Commercial High Intensity District) To PK/RM-2/RM-3/CH/PUD (Parking District/Residential Multifamily Medium Density District/Residential Multifamily High Density District/ and Commercial High Intensity District/Planned Unit Development).

* * * * *

OTHER BUSINESS:

APPLICATION NO.: PUD-580

DETAIL SITE PLAN

Applicant: Jerry Ledford, Jr.

(PD-18) (CD-8)

Location: South side of East 91st Street between South Yale and South Sheridan

Mr. Ledford announced that he would abstain from this application.

Staff Recommendation:

The applicant is requesting Detail Site Plan approval for a 26,945 SF two-story structure and a single-story 2,000 SF detached maintenance building within the western portion of the 13.9 net acres that constitute Development Area B. Development Area B currently contains a 28,239 SF chapel and classroom complex with related parking. The applicant is also requesting an extension of a January 1999 Site Plan approval that allowed the temporary placement of two modular classroom buildings within Development Area B until January 27, 2000.

Staff has examined the plan submitted and finds conformance to bulk and area, building square footage, building height, parking, building and parking/drive setback, lighting height and setback, access, screening and total landscaped area specifications for Development Area B.

Staff also notes that the two modular buildings remain on the site. The applicant has represented to staff that delays in construction require that the two buildings remain on the site for an additional year.

Staff, having examined the Detail Site Plan and finding conformance to the PUD specifications recommends **APPROVAL** of the Detail Site Plan for PUD 580 and **APPROVAL** of a one-year extension of the time allowing two modular buildings within Development Area B subject to the following conditions:

1. The temporary structures shall be removed by February 1, 2001.
2. Approval of the Final Plat for Fellowship Bible Church.

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

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 7 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-1** (Boyle, Hill, Jackson, Midget, Pace, Westervelt "aye"; no "nays"; Ledford "abstaining"; Carnes, Collins, Harmon, Horner, "absent") to **APPROVE** the detail site plan for PUD-580, subject to conditions as recommended by staff.

Mr. Midget out at 2:10 p.m.

* * * * *

APPLICATION NO.: PUD-602

DETAIL SITE PLAN

Applicant: Ted Sack

(PD-6) (CD-4)

Location: Northwest corner of East 71st Street and South Garnett

Staff Recommendation:

The applicant is requesting Detail Site Plan approval for a single-story 185,007 SF commercial shopping facility on 21.25 acres constituting Lot 1, Block 1 of Eastside Market.

Staff has examined the Detail Site Plan and finds conformance to bulk and area, building square footage and height, setback, architectural compatibility of rear building walls, parking, access, lighting, screening and total landscaped specifications for PUD-602 as amended.

Staff notes that the Approved PUD specifications require TMAPC Detail Landscape Plan review and approval including conformance to the buffering and screening standards along the northern boundary of Lot 1, Block 1. The applicant will submit a Landscape Plan at a later date.

Staff, therefore, recommends **APPROVAL** of the Detail Site Plan for PUD-602 subject to the following conditions:

1. TMAPC approval of the Final Plat for East Side Market.
2. Review and approval of a Landscape Plan by TMAPC.

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

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.


TMAPC Action; 6 members present:

On **MOTION** of **BOYLE**, the TMAPC voted **6-0-0** (Boyle, Hill, Jackson, Ledford, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Collins, Harmon, Horner, Midget "absent") to **APPROVE** the detail site plan for PUD-602, subject to conditions as recommended by staff.

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

Date approved: 04/26/00


Chairman

ATTEST: 
Secretary

