

MONDAY, FEBRUARY 13, 1984

- (3) That a temporary graveled loop road be constructed along the east side of the southernmost sewage lagoon connecting the southern two stub streets providing additional access to the southern portion of the tract until Phase II is constructed.
- (4) That one identification sign may be erected at the 136th Street entry. The sign shall not exceed 32 square feet of display surface area, nor 15 feet in height and illuminations, if any, shall be constant light.
- (5) That internal streets shall be 26 feet in width and paved with an all-weather, dust-free surface.
- (6) That all mobile home units shall be completely skirted with materials that are architecturally compatible with the unit being skirted and installed in a manner that the unit appears to be placed on-grade.
- (7) That tie-down facilities shall be incorporated into concrete anchors so that guy lines can be installed under each mobile home at sufficient intervals to prevent upheaval of the unit during strong winds.
- (8) That an improved playground or tot-lot be provided within the development.
- (9) That a six-foot security fence shall be erected and maintained on the perimeters of the lagoons.
- (10) That each mobile home space shall have a minimum of 100 square feet of paved outdoor living area (patio).
- (11) That each mobile home space shall have an enclosed storage accessory building not less than 36 square feet in size nor greater than 100 square feet.
- (12) That a Detail Site Plan, including space configuration and street alignments, shall be submitted to and approved by the TMAPC, prior to the issuance of a building permit; Final Plat may satisfy this requirement.
- (13) That a Detail Landscape Plan, including location and design of sign and landscaping along north perimeter, shall be submitted to and approved by the TMAPC prior to the occupancy of any units.
- (14) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code have been satisfied, including the incorporation within the restrictive covenants the PUD conditions of approval, making the County of Tulsa beneficiary to said covenants.

Compton then read a letter from Gene Adams, Collinsville City Planner, outlining the limits of their responsibility. Rice asked if anyone was present to speak for or against the application? There was no one to speak for the applicant. Those speaking against the application were Bud Biram, attorney for the Collinsville Homeowners Association and Linda Manser. They expressed concern with a proposed sewage lagoon, limited access, lack of fire and police protection and the project's compatibility with the surrounding area. Also submitted a photograph of the area for inclusion in the record. Harris expressed feeling applicant should be given opportunity to meet all of these complicated requirements. He also noted that a properly installed lagoon works very well. The following additional or modified conditions were offered by Commissioner Young in the event the proposed PUD were to be approved. PUD #348 conditions remain same except as follows:

- #3 (change to read) That Phase II of this PUD development shall not begin until municipal sanitary sewer service is available to the entire PUD development.
- #5 (amend to read) That internal streets shall be 26 feet in width and paved with an all-weather, dust-free surface. That a temporary loop road be constructed of a surface as described above along the east side of the southernmost sewage lagoon connecting the southern two stub streets providing additional access to the southern portion of the tract until Phase II is constructed.