

MONDAY, MARCH 28, 1983

Young asked if there was anyone present to protest the application. Kenneth East, George Campbell and Mrs. Wright stated their objections which included: the number of times this applicant has been heard, sewage problems, smells from the lagoon, the fact that there are two court cases pending, fencing problems, additional trailers moving in with a pending court case, bad roads, and high density.

Harris expressed his opinion that action should be passed until the Courts have acted.

Rice had no comment except he has legal concerns regarding this matter.

Young stated his rationale that a RS zoning and approval of the PUD 310, with amendments, would retain control with the County.

Moved by Young, seconded by Rice, the following described property be rezoned RS on the entire tract:

A part of the E/2 of the NW/4 of the NW/4 of Section 14, Township 19 North, Range 10 East of the I.B.M., Tulsa County, Oklahoma, lying East of the centerline of Campbell Creek Road and being more particularly described as follows, to-wit: BEGINNING at a point on the East line of said E/2 of the NW/4 of NW/4 Section 14, T-19-N, R-10-E, at a distance of 393.77' South of the Northeast corner thereof; THENCE N 88°05'53" W for a distance of 364.36' to a point in the centerline of said Campbell Creek Road; THENCE S 4°20'40" W along the centerline of said Campbell Creek Road for a distance of 413.38' to a point of curve; THENCE Southerly along a curve to the right having a radius of 1240' for a distance of 416.37' to a point of tangency; THENCE S 23°35'00" W continuing along the centerline of said Campbell Creek Road for a distance of 141.23' to the South line of said E/2 of the NW/4 of the NW/4; THENCE N 89°52'58" E along the South line of said E/2 of the NW/4 of the NW/4 for a distance of 558.66' to the Southeast corner thereof; THENCE N 0°24'41" W along the East line of said E/2 of the NW/4 of the NW/4 of Section 14, T-19-N, R-10-E, for a distance of 930.58' to the POINT OF BEGINNING.

and the above described property be approved for Planned Unit Development, subject to the following conditions:

- 1) That the applicant's Outline Development Plan be made a condition of approval as being representative of the proposed development.
- 2) Development Standards:

Area:	9.166 acres
Permitted Uses:	Mobile Home Dwellings and Accessory Uses
Maximum Number of Units:	27 units
Minimum Livability Area per Mobile Home Space:	10% of the mobile home space, but not required to be greater than 500 sq. ft., or less than 300 sq. ft.
Minimum Off-Street Parking:	2 paved spaces per unit
Maximum Building Height:	1-story
Minimum Building Setbacks:	
From centerline of Campbell Cr. Rd:	85 feet for new units; 60 feet for existing units.
From Private Drive:	20 feet
Rear Yard:	10 feet
Separation Between Units:	25 feet
One Side Yard:	5 feet
Other Side Yard:	20 feet
- 3) All internal streets shall be 24 feet in width and paved with an all-weather, dust-free surface of oil and chips.
- 4) 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 units appears to be placed on-grade. Skirting to be in place no later than 60 days after units are moved in.
- 5) 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 and storms. Tie downs shall be installed immediately on all new units and as existing units are replaced.