

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1789  
Wednesday, April 25, 1990, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

**Members Present**

Carnes, 2nd Vice  
Chairman  
Doherty, Chairman  
Draughon, Secretary  
Horner  
Paddock  
Parmele  
Wilson, 1st Vice  
Chairman  
Woodard

**Members Absent**

Coutant  
Randle  
Rice

**Staff Present**

Gardner  
Setters  
Stump

**Others Present**

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, April 24, 1990 at 11:25 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:31 p.m.

**MINUTES:**

**Approval of the Minutes of April 11, 1990, Meeting #1787:**

On **MOTION** of **WOODARD**, the TMAPC voted **7-0-1** (Carnes, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; Horner, "abstaining"; Coutant, Randle, Rice, "absent") to **APPROVE** the **Minutes of April 11, 1990, Meeting #1787.**

**REPORTS:**

**Chairman's Report:**

Mr. Doherty introduced new Planning Commissioner, Mr. Baker Horner, who was appointed by Mayor Randle to fill the vacancy left by Cherry Kempe.

**Committee Reports:**

Mr. Paddock announced the **Rules & Regulations Committee** would be meeting next Wednesday to continue review of the draft amendments relating to signs.

Mr. Parmele advised the **Budget & Work Program Committee** would also be meeting next Wednesday to review the Third Quarter FY 90 work program.

SUBDIVISIONS:

**REQUEST FOR WAIVER (Section 260):**

**Canyon Creek (PUD 285-B)(383)** N/side of East 68th Street & Canton Avenue (OL)

This is a request to waive plat on the remaining portion of CANYON CREEK that was not replatted as part of LAUREATE or LAUREATE EXTENDED. An amendment to the PUD was approved by the TMAPC on 3/14/90; the City Commission on 4/17/90. The existing buildings will be used in conjunction with the LAUREATE facility to the north and east of this tract. Since the property is already platted and the PUD conditions will be established by separate instrument, Staff recommends APPROVAL of the waiver request, noting that Section 260 of the Zoning Code will be met by the existing plat and amended covenants.

APPROVAL is also recommended on the related "2nd Amendment to Certificate of Dedication of CANYON CREEK, A Private Office Park", subject to approval by the City Attorney as to form.

**TMAPC ACTION: 8 members present**

On MOTION of WILSON, the TMAPC voted 8-0-0 (Carnes, Doherty, Draughon, Horner, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Randle, Rice, "absent") to APPROVE the Waiver Request for Canyon Creek and the 2nd Amendment to Certificate of Dedication, as recommended by Staff.

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**Union Gardens (Z-6277-SP-1)(684)** NW/c of E 66th St & Mingo Valley Expwy (CO)

A Corridor Site Plan has been approved by the TMAPC and the City Commission for an outdoor advertising sign at the above location. A time limit was imposed of five years. This request is to waive plat for only that portion of the lot covered by the sign lease, which is the south 20' of the east 80' of Lot 8. Due to the nature of the use, the temporary approval (five years), and noting that the property is already platted, Staff has no objection to the waiver request, and therefore, recommends APPROVAL.

**TMAPC ACTION: 8 members present**

On MOTION of PADDOCK, the TMAPC voted 8-0-0 (Carnes, Doherty, Draughon, Horner, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Randle, Rice, "absent") to APPROVE the Waiver Request for Union Gardens, as recommended by Staff.

OTHER BUSINESS:

**PUD 307-2: Minor Amendment of Required Setback & Detail Site Plan**  
North side of East 71st Street at South Wheeling Avenue

Staff Recommendation:

PUD 307 is a 20 acre development which has been approved for both a recreational facility and an elderly housing and extended care facility. The applicant is now requesting a minor amendment of the required 20' setback from the west property line to 17.5' to permit an addition to an existing wing of the elderly housing facility. The applicant is also requesting Detail Site Plan approval for the new addition.

After review of the applicant's submitted plot plan, Staff finds the request to be minor in nature and consistent with the original PUD. Only a small portion of the one story, new construction will encroach over the 20' setback. The applicant is also within the specified number of beds permitted by the PUD.

Therefore, Staff recommends APPROVAL of the Minor Amendment PUD 307-2 and the Detail Site Plan.

TMAPC ACTION: 8 members present

On MOTION of PARMELE, the TMAPC voted 8-0-0 (Carnes, Doherty, Draughon, Horner, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Coutant, Randle, Rice, "absent") to APPROVE the Minor Amendment & Detail Site Plan for PUD 307-2 (Nelson), as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 1:38 p.m.

Date Approved

5/9/90

James R. Robert  
Chairman

ATTEST:

Art Draughon  
Secretary

