

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2487

Wednesday, July 25, 2007, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ard	Cantees	Alberty	Boulden, Legal
Cantrell	Carnes	Huntsinger	
Harmon	Miller	Matthews	
Marshall	Shivel	Tomlinson	
McArtor			
Midget			
Sparks			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, July 19, 2007 at 4:11 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Ard called the meeting to order at 1:35 p.m.

REPORTS:

Director's Report:

Mr. Alberty reported on the City Council agenda and Board of County Commissioner Agenda.

Minutes:

Approval of the minutes of July 11, 2007 Meeting No. 2485

On **MOTION** of **HARMON**, the TMAPC voted 5-0-2 (Ard, Harmon, Marshall, Midget, Sparks "aye"; no "nays"; Cantrell, McArtor "abstaining"; Cantees, Carnes, Miller, Shivel "absent") to **APPROVE** the minutes of the meeting of July 11, 2007, Meeting No. 2485.

Mr. Ard welcomed Mr. Gary Sparks to the Planning Commission.

CONSENT AGENDA

Application No.: Z-7008-SP-1

CORRIDOR DETAIL SITE PLAN

Applicant: Brinker Oklahoma, Inc.

(PD-8) (CD-2)

Location: South and west of the southwest corner of West 71st Street South and South Olympia Avenue

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for a 5,598 square foot restaurant. The proposed use, Use Unit 12, Eating Establishments Other Than Drive-Ins, is in conformance with Development Standards of Z-7008-SP-1, Corridor Site Plan for Tulsa Hills.

The proposed site complies with building setbacks, height restrictions and is within permitted floor area. Provision of parking and parking lot design comply with the zoning code, and parking lot lighting complies with development standards per application of the Kennebunkport Formula. Building elevations comply with development standards which require that an individual building adjacent to U.S. Highway 75, West 71st Street South and West 81st Street South shall have elevations (facades) which are consistent in color and similar materials on all sides.

The site meets minimum landscaped street yard and parking area requirements and provides the required number of trees per the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-7008-SP-1 detail site plan as proposed.

(Note: Detail site plan approval does not constitute sign plan approval.)

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **HARMON**, TMAPC voted **7-0-0** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget, Sparks "aye"; no "nays"; none "abstaining"; Cantees, Carnes, Miller, Shivel "absent") to **APPROVE** the consent agenda Items 2a. per staff recommendation.

There being no further business, the Chair declared the meeting adjourned at 1:37 p.m.

Date Approved:

8/15/07

Quesada

Chairman

ATTEST:

John A. Hines

Secretary

