

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2487

July 25, 2007

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

1. Minutes of July 11, 2007, Meeting No. 2485

2. **CONSENT AGENDA**

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

- a. **Z-7008-SP-1 – Brinker Oklahoma Inc.** (PD-8) (CD-2)

South and west of the southwest corner of West 71st Street
South and South Olympia Avenue (Corridor Detail Site Plan
for a 5,598 square foot restaurant.)

- b. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

OTHER BUSINESS

Commissioners' Comments

ADJOURN

PD = Planning District/CD = Council District

NOTICE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

**Francis Campbell City Council Room
Plaza Level**

Wednesday, July 25, 2007– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

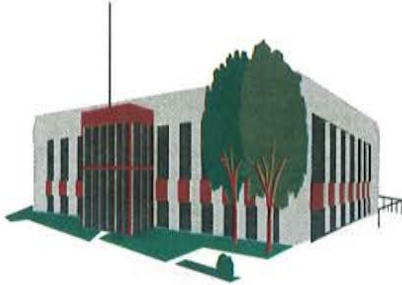
CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Discuss and review action taken by the City Council on the Lewis Study.

Adjourn.

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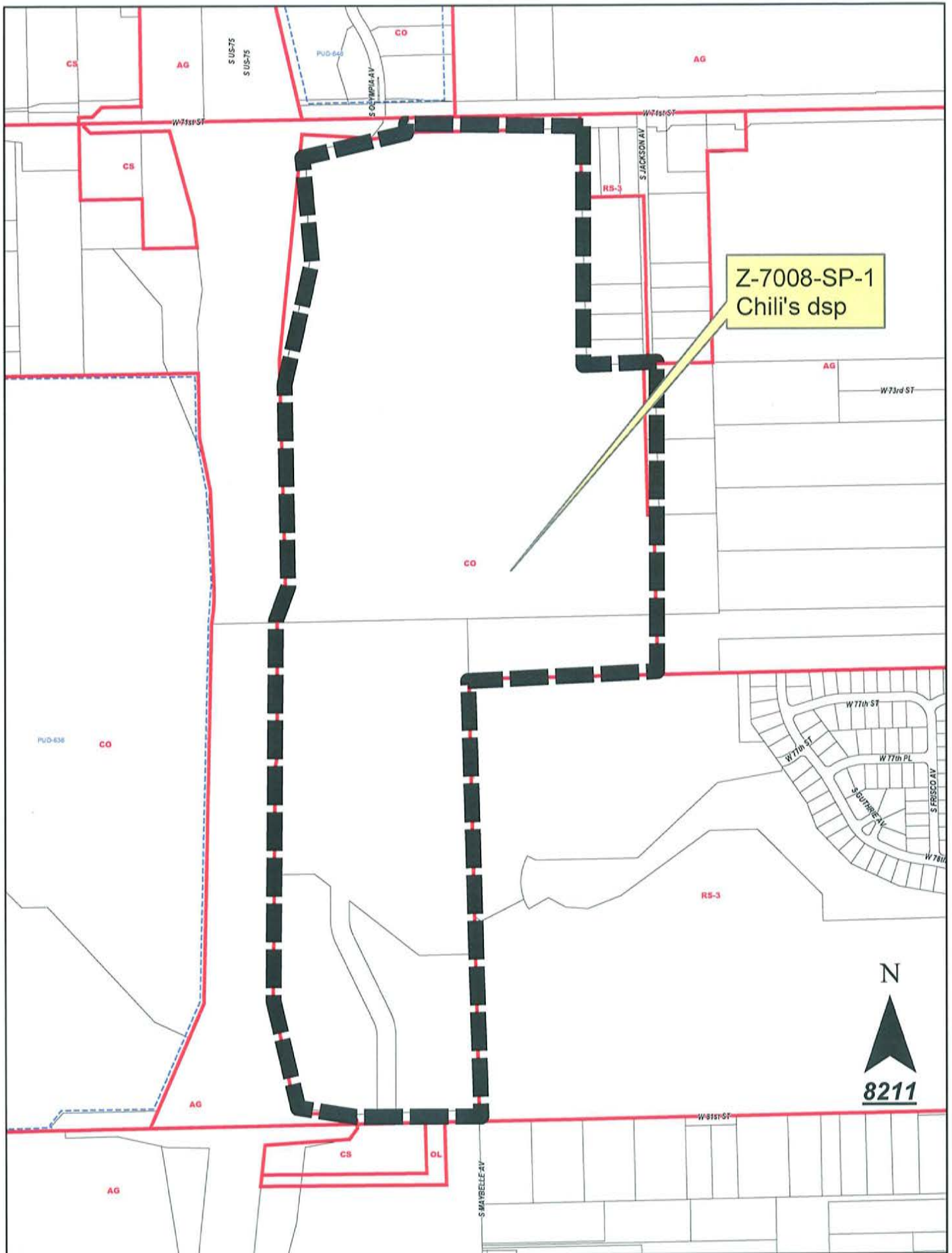
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July 25, 2007

STAFF RECOMMENDATION

Z-7008-SP-1

Detail Site Plan – Chili's Restaurant; South and west of the S/W corner of West 71st Street South and South Olympia Avenue; (plat not yet filed); Development Area A; CO; PD-8; CD-2

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 streetyard 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.)

crossing, by using contrasting paving material and/ or by using high contrast striping.

Trail Access

Access to the trail system is recommended through utilization of the 100' PSO easement and detention areas.

Landscape Buffer

Landscaping and buffering of the west boundary within the 100' utility easement shall be in substantial conformance with Exhibit 'A-1', Tulsa Hills Concept Illustration Overall, and ~~must be approved by the utility company or be provided outside the easement to the same effect.~~ All required landscaping shall be installed and irrigated in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

Building Materials

Although the style, color and materials of buildings may vary, an individual building adjacent to U.S. Highway 75, West 71st Street South and West 81st Street South shall have elevations which are consistent in color and similar materials on all sides.

Screening Walls and Retaining Walls

The design of screening walls and retaining walls shall be approved by TMAPC at detail site plan review. Screening walls must achieve effective screening of loading areas, truck docks and car lights; must be of masonry, concrete, Woodcrete or similar material; and may include landscaping. Screening walls, a minimum of seven feet in height, shall be required on along the south boundaries of Development Area B, Development Area C, and along the east boundary of Development Area E and Development Area G. See proposed Exhibits L-1 through L-5.

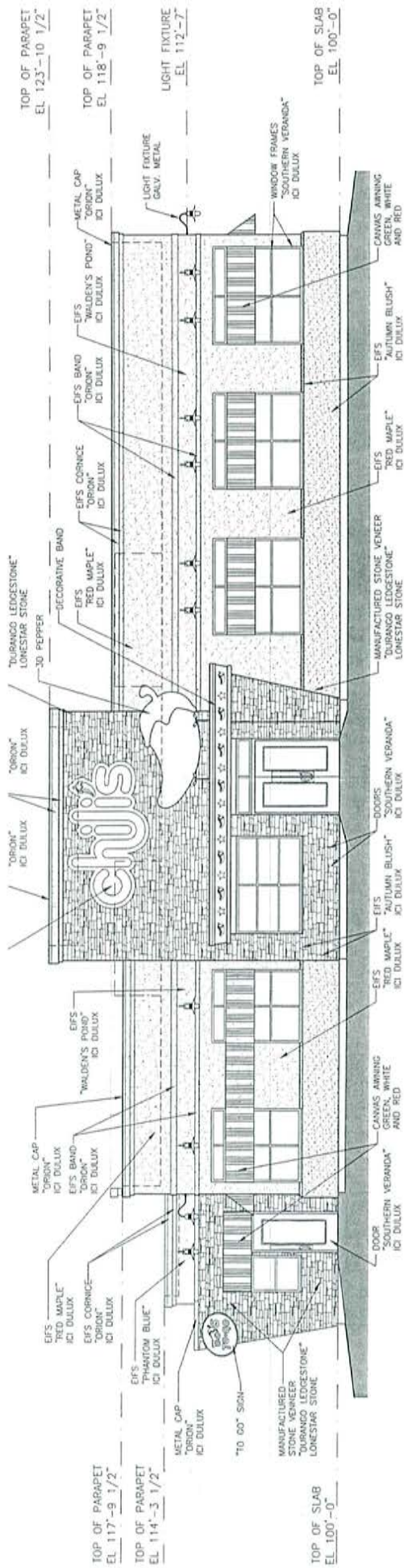
3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking, screening fences and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.

B. Parking Area Requirements. Within surface off-street parking areas which are not zoned Central Business District (CBD), landscaped areas shall be established and maintained as follows:

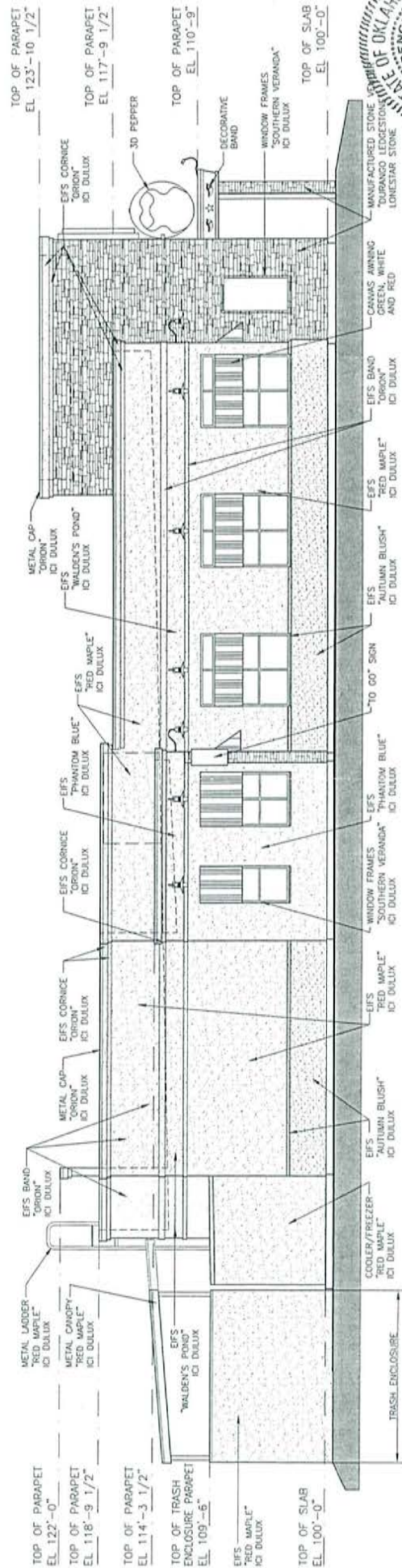
1. For lots 2.5 acres or less in size, no parking space shall be located more than 50 feet from a landscaped area containing at least 30 square feet, with a minimum width or diameter of three feet;
2. For lots greater than 2.5 acres in size, no parking space shall be located more than 75 feet from a landscaped area containing at least 100 square feet, with a minimum width or diameter of seven feet.

C. Tree Requirements.

1. Within the street yard, trees shall be preserved or planted and maintained or replaced as follows:
One tree for each 1500 square feet, or fraction thereof, of street yard.
2. For surface parking areas located outside the street yard, which are in zoning districts other than CBD, one tree for each 12 parking spaces, with at least one tree in each required landscaped area, shall be preserved or planted and maintained or replaced.
3. For surface parking areas located in the CBD zoning district which are designed for 20 or more spaces and which parking areas are within 25 feet of a public street right-of-way, trees shall be preserved or planted and maintained or replaced as follows:
 - a. One tree for each 35 lineal feet of parking area located along and parallel to the street boundary which is within 25 feet of public street right-of-way; and
 - b. Required trees shall be located within 10 feet of a public street right-of-way.
4. An existing or planted tree which is at least six inches in caliper shall be considered as two trees for the purpose of determining compliance with the requirement of Subsection 1002.C., provided there is no alteration of the soil grade under an existing tree's dripline.
5. Planted trees shall be planted in a pervious area not less than three feet in diameter.



FRONT ELEVATION



LEFT ELEVATION

chili's

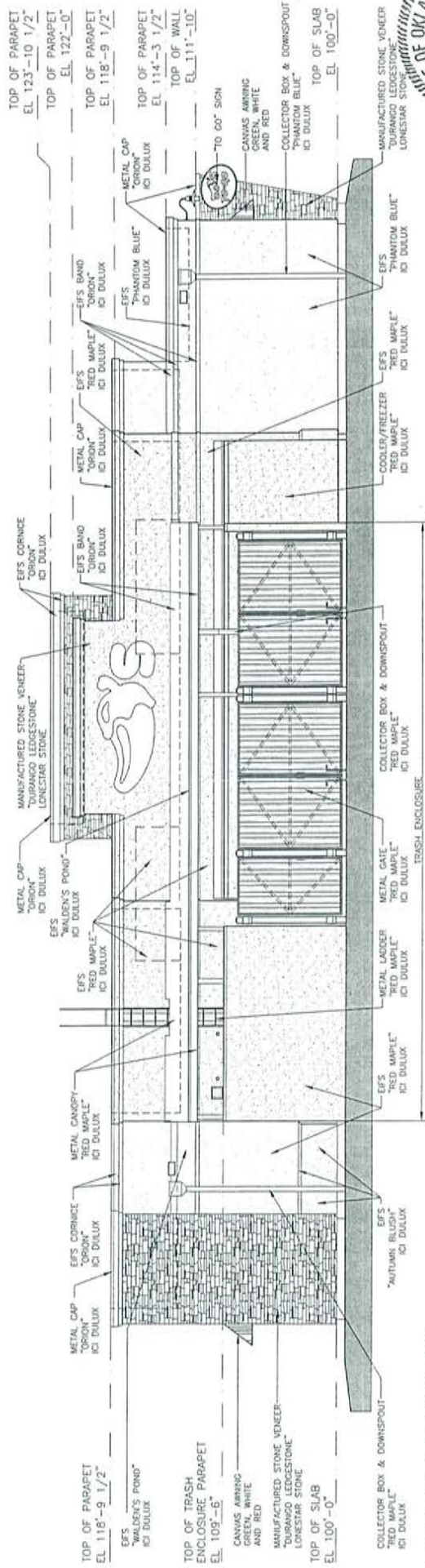
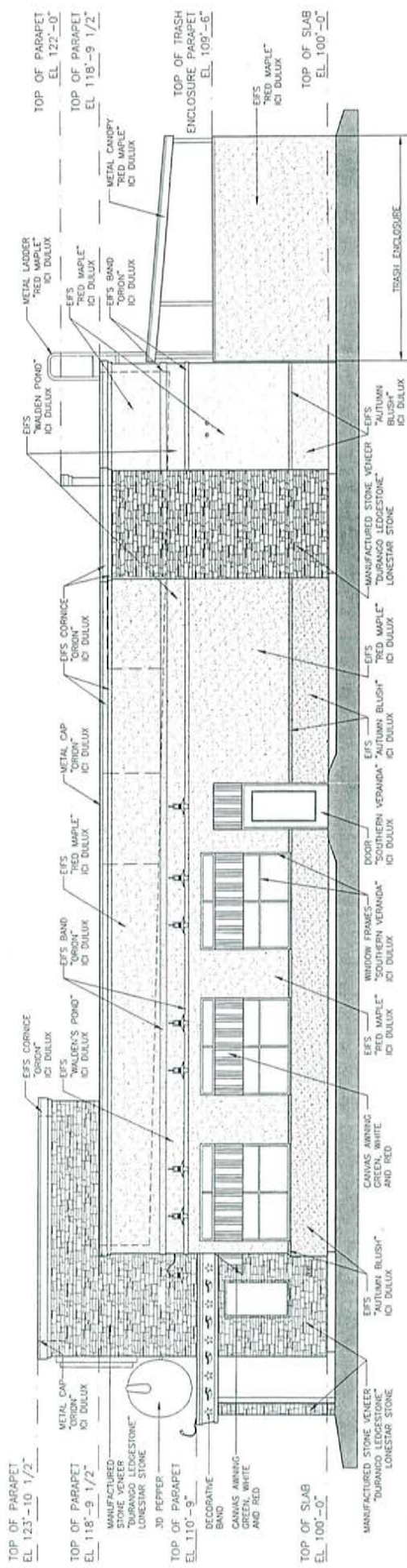
EXTERIOR ELEVATIONS - SW TULSA CH1416
PROTOTYPE 14.5.2



06.25.07 0711700



16



REAR ELEVATION

chili's

EXTERIOR ELEVATIONS - SW TULSA CH1416
PROTOTYPE 14.5.2

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