

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Minutes of Meeting No. 2438**

Wednesday, February 22, 2006, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Ard	Bayles	Alberty	Boulden, Legal
Bernard	Horner	Huntsinger	
Cantees		Matthews	
Carnes			
Collins			
Harmon			
Hill			
Jackson			
Midget			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, February 16, 2006 at 11:35 a.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 Bernard called the meeting to order at 1:32 p.m.

**REPORTS:**

**Director's Report:**

Mr. Alberty reported on the TMAPC receipts for December 2005 and January 2006, which indicates that applications are slightly down.

Mr. Alberty reported on the BOCC and City Council agendas and upcoming cases.

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**SUBDIVISIONS:**

**VACATION OF PLAT:**

**Retail Center I and Partial Vacation of Plat of Star Center 4** (PD-26) (CD-8)  
(8329)

South of 101<sup>st</sup> Street, East of Delaware (continued from 2/15/06)

**STAFF RECOMMENDATION:**

Ms. Matthews reminded the Planning Commission that this item was continued from February 15, 2006 to allow Legal to review.

Mr. Boulden indicated that he has reviewed and discussed this item with Mr. Levinson. He informed the Planning Commission that it would be appropriate to approve this vacation of plat and then he would transmit the paperwork to the City Council.

Mr. Ard abstained due to his absence from the February 15, 2006 meeting when this item was first discussed.

**There were no interested parties wishing to speak.**

**TMAPC Action; 9 members present:**

On **MOTION** of **MIDGET**, TMAPC voted 8-0-1 (Bernard, Cantees, Carnes, Collins, Harmon, Hill, Jackson, Midget "aye"; no "nays"; Ard "abstaining"; Bayles, Horner "absent") to **APPROVE** vacation of plat for Retail Center I and partial vacation of plat of Star Center 4 per staff recommendation.

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**OTHER BUSINESS:**

**Application No.:** PUD-600-A

**DETAIL SITE PLAN**

**Applicant:** James Graber/Regier, Carr & Monroe  
CPA

(PD-18) (CD-8)

**Location:** 9125 South Toledo Avenue

**STAFF RECOMMENDATION:**

The applicant is requesting approval of a detail site plan for a new office building. The proposed use, Use Unit 11, Offices, Studios and Support Services is in conformance with Development Standards of PUD-600-A.

The proposed two-story, 4,993 square foot office building complies with building setbacks, maximum permitted floor area and maximum permitted building height. Proposed parking complies with the zoning code and setback requirements per development standards and connects to the adjacent lots through access drives as required\*. A six-foot screening fence is proposed on the east boundary and landscaped open space is in conformance with minimum requirements. A lighting plan has been submitted but must be qualified per application of the Kennebunkport formula.

Staff recommends **APPROVAL** of PUD-600-A subject to an approved detail lighting plan.

*\*Access drives should be accompanied by a filed mutual access easement.*

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

**Mr. Collins out at 1:35 p.m.**

**TMAPC Action; 8 members present:**

On **MOTION** of **HARMON**, TMAPC voted 8-0-0 (Ard, Bernard, Cantees, Carnes, Harmon, Hill, Jackson, Midget "aye"; no "nays"; none "abstaining"; Bayles, Collins, Horner "absent") to **APPROVE** the detail site plan for PUD-600-A, subject to an approved detail lighting plan per staff recommendation.

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**Commissioners' Comments:**

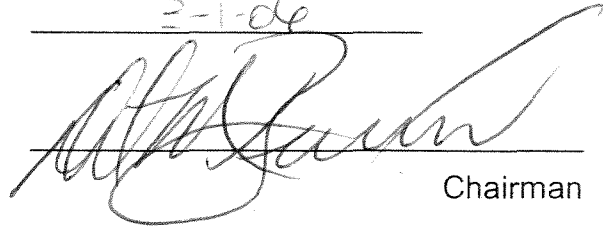
Mr. Midget requested that he be notified when PUD-727 is scheduled for the City Council agenda.

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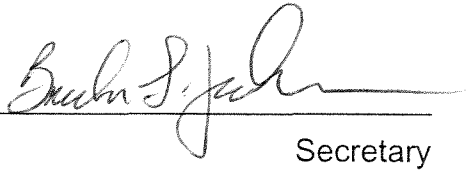
There being no further business, the Chair declared the meeting adjourned at 1:37 p.m.

Date Approved:

2-1-06

  
Chairman

ATTEST:

  
Secretary