

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 2506

Wednesday, February 27, 2008, 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	Sparks	Matthews	
Marshall		Sansone	
McArtor			
Midget			
Perry			
Shivel			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, February 21, 2008 at 4:54 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:

Chairman's Report:

Mr. Ard thanked the Planning Commissioners and staff for the meeting last week that lasted to 9:00 p.m.

Worksession Report:

Mr. Ard reported that there is a worksession scheduled immediately following the Planning Commission meeting today. Mr. Ard explained the difference between public hearings and a worksession.

Director's Report:

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

PUBLIC HEARING

Z-7008-SP-1 – Wallace Engineering

(PD-8) (CD-2)

Southwest corner of West 71st Street and South Olympia Avenue (Corridor Site Plan for a Bank of Oklahoma facility with a drive-through and an ATM kiosk.)

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for a Bank of Oklahoma facility with a drive-thru and an ATM kiosk. The proposed use, Use Unit 11-Financial Institution and Drive-Through Bank is in conformance with approved development standards of Z-7008-SP-1.

The proposed site plan meets permitted building floor area, height and setback requirements. Access to the site is provided via mutual access easement and one access drive from Olympia Avenue. Parking requirements have been met per the Zoning Code and approved CO development standards. Pedestrian circulation is provided as required and sidewalks will be provided along Olympia Avenue and 71st Street per approved standards and platting requirements/subdivision regulations. Site lighting has been provided and meets all applicable requirements.

Therefore, staff recommends **APPROVAL** of the detail site plan for Bank of Oklahoma, Z-7008-SP-1; Lot 1, Block 1 – Tulsa Hills with the following minor revisions to the site plan:

- Show sidewalks along 71st Street ROW;
- Show Mutual Access Easement (MAE) for shared access drive between this lot and Lot 2, Block 1 – Tulsa Hills.

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

Mr. Sansone indicated that the applicant has submitted the minor revisions to the site plan and staff is in agreement with the revisions.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 8 members present:

On **MOTION** of **HARMON**, TMAPC voted **8-0-0** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget, Perry, Shivel "aye"; no "nays"; none "abstaining"; Carnes, Cantees, Sparks "absent") to **APPROVE** the detail site plan for Z-7008-SP-1, Lot 1, Block 1, Tulsa Hills, subject to the following revisions: 1) Show sidewalks along 71st Street right-of-way; 2) Show Mutual Access Easement (MAE) for shared access drive between this lot and Lot 2, Block 1 – Tulsa Hills per staff recommendation.

COMPREHENSIVE PLAN PUBLIC HEARING

FY-09-13 Capital Improvement Projects Request

STAFF RECOMMENDATION:

Ms. Matthews reported that staff has received the City of Tulsa's Capital Improvement Projects list for the coming year. These are largely to upgrade and a revision of some estimates of existing plans that were already in the CIP. Staff has compiled some comments that will be forwarded to the Parks and Recreation Department that relate to access and pedestrian circulation.

Staff finds these in accord with the Comprehensive Plan and can recommend **APPROVAL**.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **MIDGET**, TMAPC voted **8-0-0** (Ard, Cantrell, Harmon, Marshall, McArtor, Midget, Perry, Shivel "aye"; no "nays"; none "abstaining"; Carnes, Cantees, Sparks "absent") to **APPROVE** the FY-09-13 Capital Improvement Projects Request finding them in accord with the Comprehensive Plan per staff recommendation.

There being no further business, the Chair declared the meeting adjourned at 1:41 p.m.

Date Approved:

3/26/08
Care Starb

Chairman

ATTEST: Michelle Cantus
Secretary