

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.

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.)

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.

> Ringing/sound on all cell phones and pagers 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

AGENDA

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. www.tmapc.org

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



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.

Ringing/sound on all <u>cell phones</u> and <u>pagers</u> 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

AGENDA

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

Francis Campbell City Council Room Plaza Level

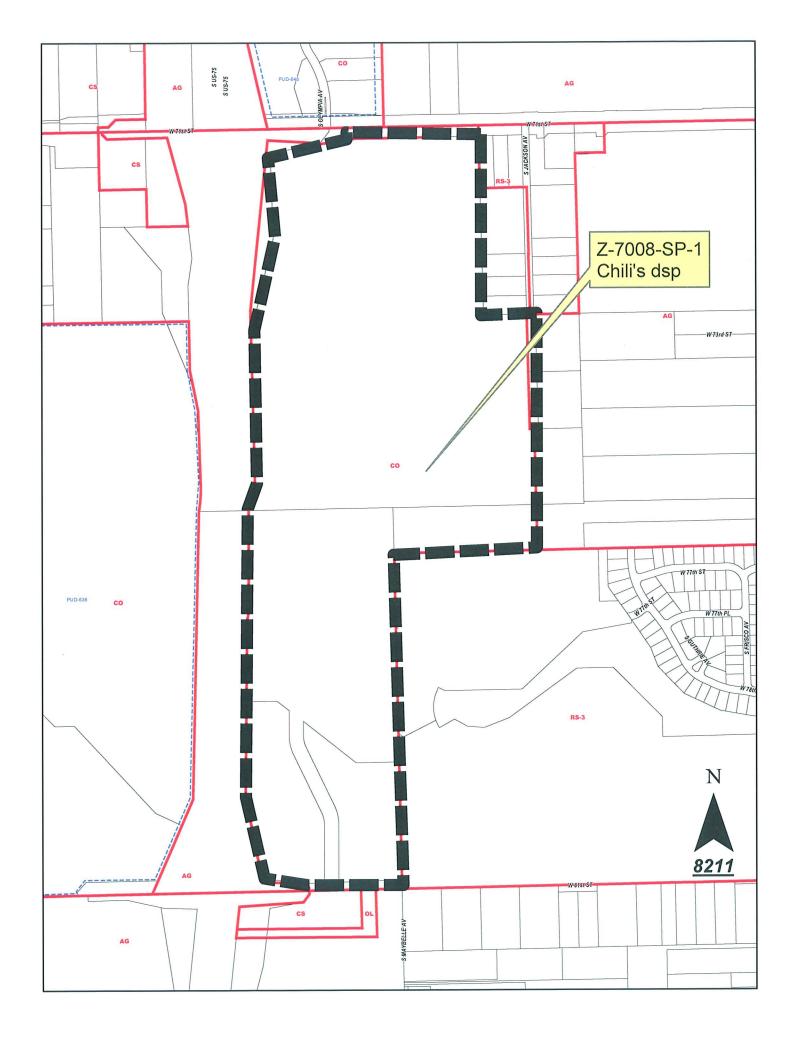
Wednesday, July 25, 2007– 1:45 p.m.* (*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

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

Adjourn. www.tmapc.org

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





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:
 - 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.

- 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.

OUTPARCEL 9

BEFORE YOU DIG ...

CYMBIAL, 195UE DATE - 01/75/07

PROJECT NUMBER

TYPES & OLYMPIA AVENUE
SOUTHWEST TALLSA
SOUTHWEST TALLSA
SOUTHWEST TALLSA







z
MSIG
1
2

LANDSCAPE PLAN

BRINKER INTERNATIONAL SPECIFICATIONS

AMACHICONI SWEDSTROCKER SWEDSTROCKER

THE LANDSCAPE CONTRACTOR SHALL TAKE ALI NECESSARY PRECAUTIONS TO PROTECT ANY EX BUILDINGS ON STRICTURES ON THE SITE AND SIE HIGH HESPONSIBLE FOR ANY DAMAGE CAUSS WORK. WRITTEN APPROVAL IS REQUIRED BY THE OWN ANY SUBSTITUTIONS OR CHANGES IN MATERIA LANDSCAPE CONTRACTOR TO PROVIDE DAILY CLEANUP AND MAINTENANCE THROUGH COM

Good Fulton & Farrell Architects

- LANDSCAPE CONTRACTOR SHALL GUARANTEE A MATERIAL, AND LADOR FOR IT JUNELY IN MONTHI ATTR ACCEPTANCE OF PROJECT FOR MATERIAL, ETHER DEAD OR NOT IN HEALTHY CONDITION, CONTRACTOR SHALL WATER ALL MATERAL DUR FERIOD OF PROJECT.
- I. IT SHALL BE THE RESPONSIBILITY OF LANDSCAM ON BRING EXPONSION OF REAL ACT. WHICH ARE DANAGED TO REPLAY ALL. WHICH ARE DANAGED DATE OF REPLAY WHICH ARE DANAGED DATE OF LACE OF GUYING OF STARING. PARES IS LONG VOWER WITH YOUR DATE OF THE CAME ADMINISHED TO THE OWNER BET STARING THE CAME ADMINISHED FOR THE TO THE OWNER BET STARING THE LANDSCAME CONTRACTION.

Hg

- LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSELLE, ANY THAIR TO RESPLACE ON HONOR ANY WARRANTY FOR THE LOSS OF ANY THEE, ALASTE, GROUNDCOVER ON BOD OUT TO HERE, PLOODS, REIEZHOS TEMPERATURES, LOSTWING PROSESS OF SO MPH, OR ANY NATURAL DEASTER. UNLISS OTHERWISE SPECIFIED ON THESE PLANS, LANDSCAFE CONTINCTOR SAME, BE RESPONSIBL. FOR THE PLANTING OF ANY SODDED AFFIRS. FING GRADING SHALL CONSIST THE FINAL. 10 FOOT OF THE GIADE TO BE ACHIEV.
- 1. TOPSOIL MATERIAL, WHEN CALLED FOR ON THE PLANES, SHALL HE REIT OF MANDE CLOUGH STATE OF THE CLOUGH THAN 34 "DAMFTELL WHO DISSINTED AND TAKE", SOO! MATERIALLY DISSINTED AND TAKE", SOO! MATERIALLY DISSINTED AND TAKE SOO! THAN THAN THAN THAN THAN THE OF STATE OF ANY OTHER WOULD BE TOXIC ON HADMANL TO PROFINE GROWN OTHER WOULD BE TOXIC ON HADMANL TO PROFINE GROWN.

ALL PLANT MATERAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.

ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACIO WITH PLANT MATERIAL OF EQUAL BETTER VALUE:

ALL LANDSCAPE ANEAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATE OR PLANTS NOT PART OF THIS PLAN.

- 10. THE LANGEAR CONTENTION BALLE, BLOODING THE CONTENTION OF THE C
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLAI AND GUARANTEED UNIT PRICES FOR ALL WORK. 12. PLANT LIST GUANTITIES ARE PROVIDED AS AN A BUDGIES ONLY. THE LANGEART CONTRIBUTIONS OF FAALT MA GLOVARILES ON PLANT MANDER PLANT COUNTRIBUTION ON THE LANDSCAPE CONTRIBUTION ON THE LANDSCAPE CONTRIBUTION SAULS.
- THE LANDSCAPE CONTRACTOR SHALL VERFY THE COMPLANCE OF LANDSCAPE PLANS WITH THE CIT REQUIREMENTS. PLANTS SHOULD CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
 - - ALL AREAS TO BE IMPIGATED BY AN AUTOMATIC IMPEGATION SYSTEM WITH TIME CLOCK. LANDSCAPE CONTRACTOR TO VERFY AND ADJUST FOR ANY SITE VISIBILITY ANGLES.

CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. GENERAL NOTES

- PLANTING LAYOUT, BASED ON PROTOTYPE LANDSCAPE PLAN, IS TO BE PROVIDED BY BRINKER INTERNATIONAL DESIGN DEPARTMENT.
 - ANY MODIFICATIONS TO PLANTING LAVOUT, PLANTING LAVOUT, PLANTERALS, ETC. SHALL BE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER PROR TO EXECUTION. FINAL LOCATION OF ALL PLANTING SHALL BE DETERMINED IN THE PIELD BY THE OWNER'S CONSTRUCTION MANAGER.

THE LANDSCAPE CONTRACTOR SHALL COORDINATE PLACEREINT OF PLANT MATERIAL WITH THE SITE AN BULLONG LIGHTING LOCATIONS AS PER ARCHITECTURAL PLANS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION (WITH PHYS BARBIEST AND MANTENANCE OF EXISTING AND THANSPLANTED THES DURING CONSTRUCTION (WHENE APPLICABLE).

1000	200	1.	5	1
1993	38 0	12	1	18
	題類	ö	ì	13
	260	1"	1	82
	級關稅	15	ł	177
6/25	926			1

0 10 20 30 40 60 SCALE IN FEET: 1"=20'-0"

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE DEERATIONS AN AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.

OLYMPIA AVENUE

CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOP! AWAY FROM ALL STRUCTURES.

CONTRACTOR SHALL FINE GRADE AREAS TO ACHE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE FORSOLL 3" BELOW FINAL FINISHED GRADE GRADE FOR SHALL SHISHED GRADE IN LAWN AREAS.

ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STELL EDGING. NO STEEL BOSS SHALL BE INSTALLED ADJACENT TO SIDEWALKS CUT STELL EDGING AT 45 DEGINEE MAN WHERE IT INTERSECTS SIDEWALKS AND CURBS ALL LAWN AREAS TO BE SOLID SOD BERMUDA! UNLESS OTHERWISE NOTED ON THE DRAWINGS

- ALL LAWN AREAS SHALL BE FINE GRADED, IRREGA TRENCHES COMPLETELY SETTLED AND FINISH GIVA APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PROR TO L. INSTALLATION.
- CONTRACTOR SHALL MANTAN ALL LAWN AREAS LAWN FRALL GESTFARCE. THIS SHALL INSCLUDE, NOT LIMITED TO, MOWING, WATTERIO, WIEDRIO, CLLTYNATING, CLLAWNIG AND REFACING DEAD BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHME ACCEPTABLE TURK AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSA
- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCH TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FULLY VOIDS.

oral Lot Avea Square Pootage: 63,122 sq. ft. fininum Landscaped Avea Required 10% 6,313 sq. ft. andscaped Avea Provided 14% 6,013 sq. ft. Street Yard Aves per Street Frontage Street Name: Olympia Avenue 27,154 sq. ft.

PLANT LIST

Bakt Cypress Chress Pistache Lacabaik Ein Oklahome Redhud Resian Okve Reer Broh 'Dura Heat' 2 5 5 E C 5

AWS COT UR UR WC

46 5 pai. containe IA, 20° speed 24° cc.. 99 5 pai. containe IA, 20° cc.. 60 5 pai. containe IA, 24° cc.. 51 7 pai. containe ID 12° towns inn., 12° cc., 114 515 4° pais containe IA 12° cc., 1140 pair species, sec.. 515 4° pais containe IA, 9° cc., 1140 pair species, sec..

ALL TREES SHALL HAVE STRAIGHT TRANKS AND RE MATCHAG WITHAN VARIETIES.
PLANTLUSTS IS AN AND SHUGGES ON PLAN.
ALL HIGHTESTS AND SHUGGES REWINNIAMS. ALL PLANT MATERIAL SHALL MRETOR EXCEED REMAN

CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PROR TO TOPSOIL INSTALLATION.

CONTRACTOR SHALL REMOVE ALL ROCKS 3.4*
DIAMETER AND LANGER, DRIT CLODS, STICKS,
CONCRETE SPOLES, ETC. PROR TO PLACING TO
AND LAWN INSTALLATION.

CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTI
UNIT PRICES FOR ALL MATERIAL PROVIDED.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTA ALL REQUIRED LANDSCAPE AND IRRIGATION PER

ALL LANDSCAPE AREAS TO BE 100%, IMPGATID! AN UNDERGROUND AUTOMATIC IMPGATION SYS AND SHALL INCLUDE RAIM AND PREEZE SENSORS

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE THE MAINTENANCE OF ALL LANDSCAPE. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL BINCLEDING PROMING, FERTILIZING WATERING, WEEDING AND OTHER SUCH ACTUTIES COMMON TO LANDSCAPE MAINTENANCE.

MAINTENANCE NOTES

REFER TO L102 KOR LANDSCAPE ENLANGEMENT PLAN

₽

2

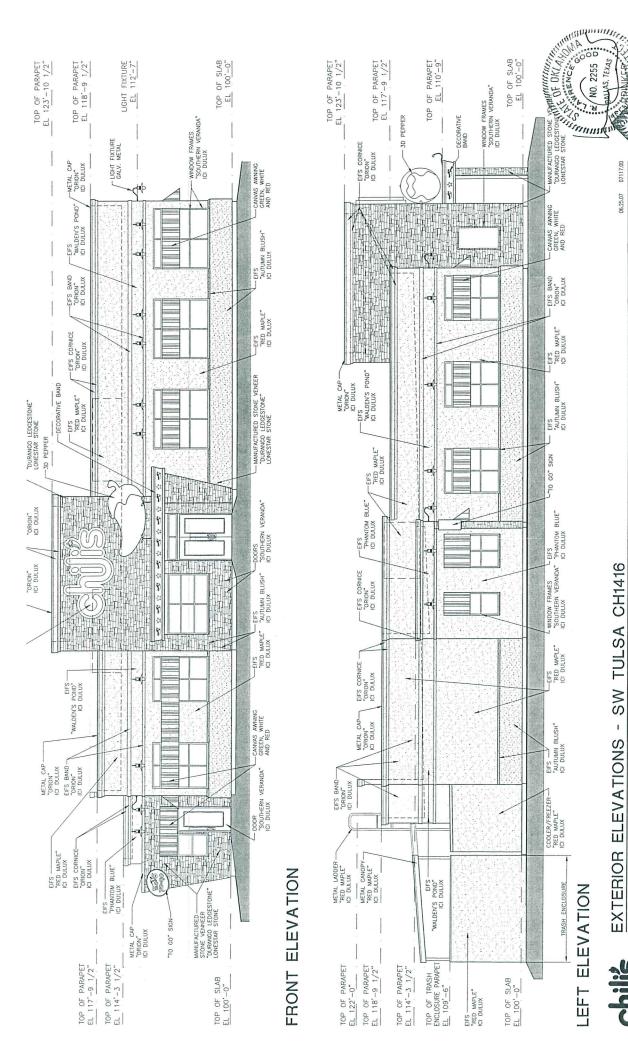
SOLID SOD NOTES

ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1
MAN MARCH, 1 OVERSEED BENALOGAGASS SOD
WITH WINTER PYEGUASS, AT A RATE OF FOUR 41
POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

DETAIL LANDSCAPIL PLANE: FZ.7008-SP-1 Publi Cerridor Site Plan Number: FZ.7008-SP-1 Development Area: A ANDSCAPE TABULATIONS

Landouged Away par Green Francisco (Interfaced Street Francisco (Interfaced Street Francisco) (I



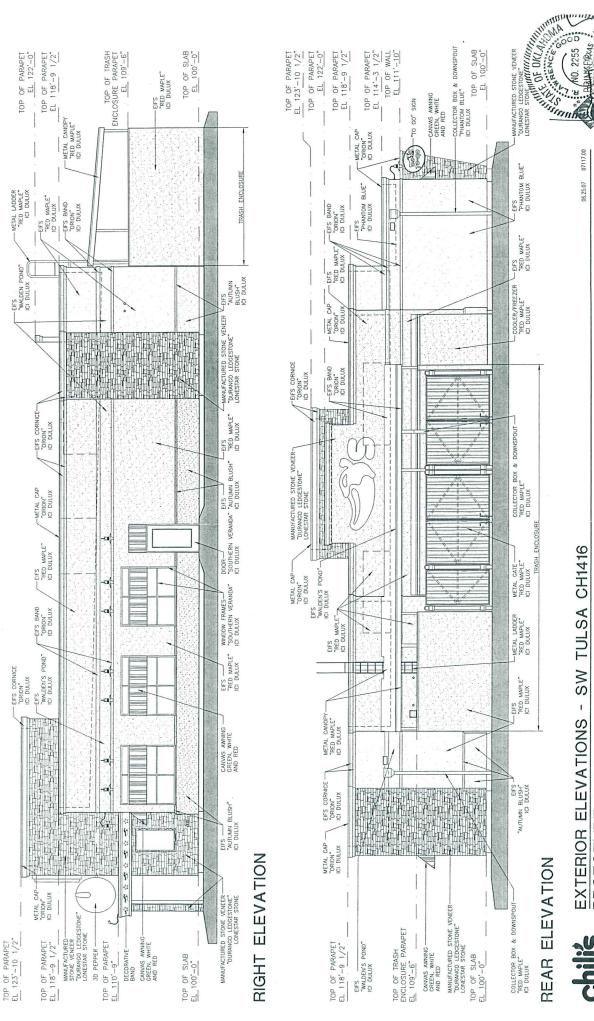
LEFT ELEVATION



EXTERIOR ELEVATIONS - SW TULSA CH1416 PROTOTYPE 14.5.2

06.25.07

0 2 4



EXTERIOR ELEVATIONS - SW TULSA CH1416 PROTOTYPE 14.5.2

06.25.07 07117.00

0 2 4



HANZFICEK KIP DOUGLAS

PROJECT NUMBER

ORIGINAL ISSUE DATE - 05/25/07

ISSUE FOR PERMIT DATED 06/25/07

018 12.2.M 34YT0T0R9

(Hg

ZIA.303

Good Fulton & Farrell Arc





	51	
SOUTHWEST TULSA STORE #1416		100
TULSA, OK 74132	\$ 0	
S OLYMPIA AVENUE	7212	

Silido	DO NOT SCALE I CONTRACTOR TO ALL EXSTING COND DIMENSIONS—NOTIFY

CONSINUCION	MOLD AS DE LIFT DON'S AS MOTELS VAL MOTELS COMES VAL MOTELS COMES DIVERSE SHOT MOL DIVERSE SHOT MOL MINISTERS AND MINIS	
	© 3004 No 108 NO' 01417009	2010
IO BEGINNING	SCHOOL OF SOME	700
_		_

ALL EGST DIMENSION OF ANY D TO BEGIN	PNINOSH - YOU'S Trended Briting - Measure to and pro-410FT and and TRE-410FT AND	2		§ O	
			Lo-	e-L	
			A STAN	OHAJNO	
			N - N 113	HPNZFICE KIP DOUG	



