

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1603  
Wednesday, **May 14, 1986**, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Carnes Doherty, 2nd Vice- Chairman Draughon Kempe Parmele, Chairman Selph Wilson, 1st Vice- Chairman Woodard	Paddock, VanFossen Crawford	Frank Gardner Setters	Linker, Legal Counsel Reynolds, DSM

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, May 13, 1986 at 10:13 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:32 p.m.

**REPORTS:**

**Report of Receipts and Deposits:**

On **MOTION** of **CARNES**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Report of Receipts and Deposits for the Month Ended April 30, 1986**, as confirmed by Staff to be in order.

Director's Report:

CONSIDER APPROVING RESOLUTIONS AMENDING THE MAJOR STREET AND HIGHWAY PLAN, A PART OF THE COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE TULSA METROPOLITAN AREA, AND A FURTHER AMENDMENT TO THE SUBDIVISION REGULATIONS MAKING RIGHT-OF-WAY WIDTHS, INTERSECTIONS AND STREET CATEGORIES CONSISTENT WITH THE ADOPTED MAJOR STREET AND HIGHWAY PLAN, AND INCLUDING AN ADDITIONAL SIGNATURE AUTHORIZATION FOR ENDORSEMENT OF APPROVAL ON PLATS AND LOT SPLITS.

TMAPC ACTION: 8 members present

On **MOTION** of **WILSON**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughton, Kempe, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Paddock, VanFossen, Crawford, "absent") to **ADOPT** the Resolutions as described above and as recommended by Staff (Resolutions #1576:612, #1588:615 and #1596:616).

ZONING PUBLIC HEARING:

Application No.: **CZ-149** Present Zoning: RS  
Applicant: **Winningham** Proposed Zoning: CG  
Location: South of Southwest Boulevard between 57th & 58th West Avenue  
Size of Tract: .7 acres, more or less

Date of Hearing: May 14, 1986  
Presentation to TMAPC by: Mr. Donald Winningham, PO Box "T", Oakhurst  
(446-6166)

Relationship to the Comprehensive Plan:

The District 9 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity - Residential.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts," the requested CG District is not in accordance with the Plan Map.

Staff Recommendation:

**Site Analysis:** The subject tract is approximately .7 acres in size and located between 57th West Avenue and 58th West Avenue, south of U.S. Highway 66. It is nonwooded, flat, contains what appears to be a commercial/industrial building along with semi-trailer storage and is zoned RS.

**Surrounding Area Analysis:** The tract is abutted on the north by a similar commercial/industrial building with semi-trailer storage zoned CG, on the east by an existing auto salvage zoned IL, on the south by a single-family dwelling and vacant property zoned RS and on the west by a mostly developed residential area zoned RS.

**Zoning and BOA Historical Summary:** Recent zoning cases, 1976 to present, allowed both CG and IL zonings on tracts located east of 57th West Avenue. In some cases, the zoning was approved to accommodate existing uses such as an auto salvage. This can be seen in CZ-26 under zoning background; however, the west 5 feet of that subject tract remained RS. This was also done to prohibit industrial traffic from using 57th West Avenue.

**Conclusion:** Presently, a well-defined zoning boundary exists in 57th West Avenue, separating the industrial and residential districts and uses. Staff would consider nonresidential zoning west of 57th West Avenue an encroachment into residential uses. However, Staff could support the north 50 feet (Lots 29 and 30, which roughly cover the existing building) to be rezoned CG to square up the zoning boundaries. This would require an amendment to the Comprehensive Plan for those lots to Medium Intensity - No Specific Land Use. A similar amendment should also be done for property to the east (CZ-26).

Therefore, Staff recommends **APPROVAL** of CG zoning on Lots 29 and 30 and **DENIAL** on the balance.

Applicant's Comments:

Mr. Winningham advised he operates the salvage business east of the subject tract, and owns and leases the subject tract to a trailer manufacturing company. Mr. Winningham stated the application was to allow storage and parking of the trailers.

Mr. Carnes asked for clarification of the existing fence line. Mr. Doherty inquired if 57th West Avenue was open all the way through to old Highway 66. Ms. Wilson, referring to the Staff recommendation, asked Mr. Winningham if CG zoning on Lot 29 and 30 only would be adequate. Mr. Winningham stated, although not sure of the exact location of Lots 29 and 30, the lessor of the property was needing additional parking space. Commissioner Selph clarified that Lots 29 and 30 only covered the existing building. Mr. Winningham stated the lessor was interested in the land behind the building, and he did not think having just Lots 29 and 30 would be enough.

Interested Parties:

Mr. Lawrence McGrew, 5821 South 58th West Avenue, stated the subject tract runs in front of his property. Mr. McGrew submitted photos of trailer storage currently on the property. In reply to Ms. Wilson, Mr. McGrew stated they have been storing these trailers since April 15th.

**CZ-149 Wunningham - Cont'd**

Mr. Dick Ostrander, Route 13 Box 20, Tulsa (74107), stated he was strongly opposed to any more commercial encroachment into the residential area. Mr. Ostrander submitted photos of the neighborhood showing the commercial buildings and the residences.

Comments & Discussion:

Ms. Kempe confirmed with Staff that the proposed recommendation would not allow the present storage of trailers. Mr. Doherty inquired if the current use of the building was a conforming or nonconforming use. Mr. Gardner stated it was difficult to judge, as he was not sure how long the building has been on the site, and added the building was built for commercial use and is not residential in appearance.

Commissioner Selph commented he totally supported the Staff recommendation as any further zoning of the lots to CG would be an encroachment into residential areas. In response to Ms. Wilson, Mr. Linker advised, in reference to the present storage of trailers on the site, that in the City Code Enforcement usually allows someone to continue current operations while an application is going through the process or pending. Code enforcement is done by the Building Inspector in the County, as noted by Commissioner Selph.

TMAPC ACTION: 8 members present

On **MOTION** of **CARNES**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Paddock, VanFossen, Crawford, "absent") to **APPROVE CZ-149 Wunningham** for CG zoning on Lots 29 and 30 only, with the balance to remain RS, as recommended by Staff.

Legal Description:

CG zoning on Lots 29 and 30 , and Lots 21 through 23 and 29 through 35, Block 16, EAST ADDITION TO NEW TANEHA, Tulsa County, State of Oklahoma, to remain RS.

\* \* \* \* \*

Application No.: PUD 417  
Applicant: Norman (St. John's)  
Location: North and East of 21st and Utica  
Size of Tract: 20.9 acres, more or less

Present Zoning: Multiple  
Proposed Zoning: Unchanged

Date of Hearing: May 14, 1986  
Presentation to TMAPC by: Mr. Charles Norman, 909 Kennedy Building (583-7571)

Staff Recommendation:

The purpose of this PUD is to: (a) combine PUD 225, PUD 338, PUD 401 and Board of Adjustment Case No. 12767; (b) amend certain development standards in PUD 225, 338 and 401; (c) add additional property to the St. John's Hospital; and (d) establish development standards for the additional property. The proposed PUD (see attached Exhibit A) includes the following development areas:

- A - Hospital superblock/PUD 338, Area A
- B - Medical and related uses/PUD 338, Area B
- C - Parking/PUD 338, Area C
- D - Three detached single-family dwelling units/PUD 338 plus one lot
- E - OM uses and structural parking/PUD 225, Area A
- F - OM uses/PUD 225, Area B
- G - Off-street parking structure/PUD 225, Area C
- H - New development area for OL uses
- I - OL uses/PUD 401 as amended per PUD 417
- J - Childrens nursery (existing)/BOA 12767
- K - New development area for OL uses

NOTE: See attached Exhibits B, C, D, E, F, G, H, I and J.

PUD 225 was approved in 1980 and included the Physicians Office Building and parking garage at East 19th Street and South Utica and authorized construction of the Doctors Office Building and a second parking garage at the northwest corner of East 19th Street and South Victor Avenue. PUD 338 was approved in 1983 and included the main block of the medical center campus, the surface parking area at the southwest corner of East 19th Street and South Wheeling and the location of the proposed Medical Service and Wellness Center building on the north side of East 19th Street between South Victor and South Wheeling Avenues. The main block was rezoned at the same time to permit heavy and medium office districts permitting hospital and related uses. PUD 338 included a circulation plan which proposed the closing of parts of South Victor and South Wheeling Avenues and construction of cul-de-sacs to separate Medical Center traffic from residential traffic to the north and east. The proposal to close parts of South Victor and South Wheeling was not pursued at that time since the applicant did not own all of the abutting property. PUD 401 was approved in 1985 to permit physicians office buildings at the northwest corner of East 17th Place and South Victor Avenue.

PUD 417 Norman (St. John's) - Cont'd

A major feature of PUD 417, besides combining the various PUD's and a BOA case and adding certain areas, is the proposed closing of South Victor from south of its intersection with East 17th Place to East 19th Street. In its place is proposed an emergency access lane and an Activity Node per Exhibit B. TAC made no negative comment on this request and requested only minor changes to street alignments and paving to accomplish this change. Other significant changes include the transfer of floor area from Area A to Areas H, K and I, shared parking arrangements between the various use areas, a new curb cut north of the building in PUD 401 to South Victor (Staff supports this request as the applicant now owns all property across the street) and use of the various residential areas on an interim basis for office and parking uses while permanent facilities are being developed (Staff is also supportive of this request). Several minor changes are identified in the Staff Analysis of the Development Standards, which due to its length, Staff recommends it be an official exhibit of the TMAPC Minutes.

A parking analysis has been submitted and indicates that sufficient parking has been constructed to support the development of the 26,000 square feet of space being transferred from the original 1,795,122 square feet of floor area in PUD 338 Area A: Area H - 10,000 square feet; Area I - plus 4,000 square feet to 22,000 square feet from 18,000 square feet under PUD 401; and Area K - 12,000 square feet. Figures indicate that 900,000 square feet of unallocated floor area will exist in PUD 417 as proposed based on the various types of underlying zoning including CS, OL, OM and OH.

The Staff has reviewed PUD 417 and finds that it is: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site and, (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends **APPROVAL** of PUD 417 as follows:

- 1) That the applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
- 2) **Development Standards:**  
See attached Exhibit entitled "Development Standards for Areas A, B, C, D, E, F, G, H, I, J and K." Staff recommends this Exhibit be made an official exhibit of the TMAPC Minutes and thereby incorporated into the official record.
- 3) Subject to review and approval of conditions, as recommended by the Technical Advisory Committee. Traffic Engineer requests that the right-of-way radius at the northwest corner of 17th Place and Victor be increased and the turning radius from 17th Place to Victor also be increased.

PUD 417 Norman (St. John's) - Cont'd

- 4) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continued condition of the granting of an Occupancy Permit.
- 5) That all parking lot lighting shall be directed downward and away from adjacent residential areas.
- 6) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said Covenants. This requirement shall apply unless waived by the TMAPC.
- 7) It is anticipated that development within Areas B and I will commence during the second half of 1986. Existing structures within Area H may be used for the permitted uses during the construction period for Area B. Development of Area H, primarily as landscaped open space, will begin after completion of construction within Area B. Area K will be used as an interim parking resource during the construction periods and as an additional parking resource for Area I until buildings for light office use are constructed within Area K.
- 8) If the applicant is not successful in vacating the street right-of-way for South Victor, these Development Standards shall be subject to a minor amendment requiring TMAPC approval for the necessary revisions.

Applicant's Comments:

In response to Mr. Parmele, Mr. Norman stated he was in basic agreement with the Staff recommendation. Mr. Norman submitted a copy of the text of the PUD and reviewed the history of the zoning action on the subject properties. Along with a Concept Illustration, Mr. Norman presented a Landscape Plan. In response to Ms. Kempe Mr. Norman reviewed the amount of land that could be involved in any future land acquisition, based on the 1983 plan which is still in place.

Interested Parties:

Address:

Ms. Nell Bradshaw	1628 East Victor
Ms. Elenor Craig	1814 East 17th Street
Mr. ?? Craig	1814 East 17th Street
Mr. Pat McGinley	1731 South Victor

Of main concern to the interested parties was the possible closing of Victor and any increase in traffic, as most people choose to park on the streets rather than use the parking garages. The interested parties also

**PUD 417 Norman (St. John's) - Cont'd**

asked for a review of the landscaping and fencing plans. After a review of the Concept Plan, Chairman Parmele explained the applicant would be required to submit a Detail Landscape Plan and asked Staff to notify the interested parties of record of the upcoming date of the review. Most of the concerns of the interested parties were generated around development area K.

Applicant's Rebuttal:

Mr. Norman, in addressing specific questions of the interested parties, stated the drainage has been reviewed by the Department of Stormwater Management and onsite detention would be required. Mr. Norman advised of the contact with Traffic Engineering and the difference of opinions among members of this department as to the traffic and street layout around the hospital area and related requirements for increased right-of-way and turning radius on one street. Mr. Norman reviewed the proposed fencing for Area K, and assured the interested parties that a Detail Site Plan and Detail Landscape Plan will be presented to the TMAPC detailing specifics of the PUD.

Additional Comments and Discussion:

Ms. Kempe stated she felt that bringing all the PUD's together was a step in the right direction and moved for approval. Ms. Wilson agreed with Ms. Kempe and suggested amending condition #4 to include a Detail Fence Plan as well as the Detail Landscape Plan. Mr. Norman stated this was intended and he had no objection. Ms. Wilson also suggested adding a condition #9 to direct that notice be given to interested parties of record of future meetings before the TMAPC on this application. Ms. Kempe amended her motion to include these suggestions.

TMAPC ACTION: 8 members present

On **MOTION** of **KEMPE**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Paddock, VanFossen, Crawford, "absent") to **APPROVE PUD 417 Norman (St. John's)**, as recommended by Staff, with the following amendments:

- 1) Condition #4 shall direct that a Detail Fence Plan be submitted for review, in addition to the Detail Landscape Plan.
- 2) Condition #9 shall be added to direct that all interested parties of record be notified of any future meetings before the TMAPC on this application.

Legal Description:

Development Areas A, B, C and D: SW/4 of the SW/4 of the SE/4, Section 7, T-19-N, R-13-E, Tulsa County, State of Oklahoma, and (1) all of Block 1, except Lots 13, 14 and 15, REDDIN THIRD ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; and (2) Lots 7 through 18, Block 3, EDGEWOOD PLACE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; and (3) Lots 1 through 5, Block 3, REDDIN THIRD ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; and (4) Lots 13, 14 and 15, Block 2, EDGEWOOD PLACE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Development Area E: Lots 12, 13, 14 and 15, and the west 35' of Lots 8, 9, 10 and 11, Block 4, EDGEWOOD PLACE ADDITION To the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Development Area F: The South 21' of the East 130' of Lot 9, and the East 130' of Lots 10 and 11, Block 4, EDGEWOOD PLACE ADDITION To the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Development Area G: Lots 1 through 7 inclusive, the East 130' of Lot 8 the North 28' of the East 130' of Lot 9, and Lot 17, Block 4, EDGEWOOD PLACE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Development Area H: Lots 19, 20, 21, 22 and 23, Block 3, EDGEWOOD PLACE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Development Area I: Lots 4, 5, 6, 7, 8 and Lots 12, and 13, Block 17, ORCUTT ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Development Area J: The West 40' of Lots 1 and 2, Block 17, and the East 10' of vacated alley; the East 100' of Lot 1, Block 17; the East 100' of Lot 2, Block 17; Lot 3, Block 17, and 10' vacated alley; Lot 14, Block 17 and ten foot vacated alley; Lot 15, Block 17 and ten foot vacated alley; Lot 16, Block 17, and 10' vacated alley, all in ORCUTT ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Development Area K: The South 40' of Lot 22; the North 10' of Lot 22; the South 28' of Lot 21; the South 16' of Lot 20; the North 22' of Lot 21; the North 30' of Lot 20; the South 8' of Lot 19; the North 38' of Lot 19; Lots 18 and 17; all in Block 2 WEAVER ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

OTHER BUSINESS:

PUD 179-1-1, Area A: SW/c of East 71st Street South & South 2nd East Avenue

Staff Recommendation: **Minor Amendment to allow an Identification Sign**

The subject tract is 12.47 acres (net) in size and is located at the southwest corner of East 71st Street South and South 92nd East Avenue. It has been approved for a maximum of 228 dwelling units of multi-family/cluster homes type. The subject tract received Detail Site Plan approval by the TMAPC on September 29, 1982. Currently a 228 dwelling unit apartment complex, Woodland Oaks, comprises the property. The applicant is now requesting a minor amendment to PUD 179-1 to allow an approximately 28.82 square foot identification sign at the southwest corner of 71st Street and 92nd East Avenue. Notice has been sent to abutting property owners.

After review of the minutes for PUD 179-1, as well as the Detail Site Plan, no mention is made for allowed signage. Staff finds the request to be minor in nature and consistent with existing signage in the area. No setback figure has been submitted for the location but, according to the applicant's plan, the sign is off City of Tulsa right-of-way and on the applicant's own property. Staff recommends **APPROVAL** of the Minor Amendment to allow a 28.82 square foot identification sign for Woodland Oaks as per submitted plans and picture.

On **MOTION** of **CARNES**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Paddock, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Minor Amendment to Allow an Identification Sign for PUD 179-1-1, Area A**, as recommended by Staff.

\* \* \* \* \*

PUD 168-4: East of the SE/c of East 81st Street South and South Harvard

Staff Recommendation: **Minor Amendment for Change of Access**

The subject tract has been developed as the Forest Creek Shopping Center and includes a mix of office and retail uses. The applicant is requesting that one additional curb cut from East 81st Street be granted 215.69' west of the existing curb cut (see enclosed sketch). The intersection of 81st and South Harvard is planned for near term improvement which will include channelization and a median on 81st which would prohibit west bound right turns across traffic into the Center via the proposed curb cut. Turning movements from the new curb cut will be restricted by the median to east bound right turns from 81st into the Center, or east bound right turns leaving the Center onto 81st.

Staff recommends **APPROVAL** of this request subject to approval of the requested Change of Access by the Traffic Engineer. It is anticipated that the Traffic Engineer will review and act upon the Change of Access prior to the TMAPC meeting.

Comments & Discussion:

Mr. Frank noted that the Traffic Engineer had approved this request and Charles Norman, on behalf of the applicant, presented the documents for TMAPC signature.

On **MOTION** of **CARNES**, the Planning Commission voted **7-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Paddock, Selph, VanFossen, Crawford, "absent") to **APPROVE** the **Minor Amendment for Change of Access for PUD 168-4**, as recommended by Staff.

\* \* \* \* \*

PUD 359-2: East 77th Street South and East of South Memorial  
Lot 2, Block 1, Mayfair Courts Addition

Staff Recommendation: **Minor Amendment and Detail Site Plan  
for Development Area "B"**

The subject PUD is approximately 12.56 acres in size and is located one-half mile south of the southeast corner of East 71st Street and South Memorial Drive. Development Area "A" has been approved for medical office development abutting Memorial and now completed, and Area "B" for an elderly housing project east of the office site. Previous minor amendment applications applied only to the medical office development.

The applicant is proposing to change the approved 212 unit bedroom mix from 200 1-bedrooms and 12 2-bedrooms to 60 alcove units (1-bedroom), 96 1-bedroom units and 52 2-bedroom units for a revised total of 208 units. It is also proposed to revise the required parking from 276 units for elderly housing to a parking ratio of .75 spaces per unit or 160 spaces and be required to master plan for the 276 units. Staff would note that .75 spaces per unit is now in accordance with the Zoning Code for elderly housing; however, if the project is converted from elderly apartments to conventional apartments, Zoning Code provisions must also be met at the ratio of 1.5 spaces per 1-bedroom unit and 2 spaces per 2-bedroom unit. A conventional 208 unit apartment project with 156 1-bedroom units and 52 2-bedroom units would require 338 parking spaces and not the 276 as previously approved for PUD 359.

Staff considers this request minor in nature as it will actually result in a reduction in the number of units from 212 to 208 and Staff is supportive of the request to change the parking requirement from 276 spaces to .75 spaces per unit or 160 spaces as this is now in accordance with the Zoning Code as amended to address "Special Housing." Therefore, Staff recommends **APPROVAL** of PUD 359-2 subject to the following conditions.

1) That the applicant's submitted Detail Site Plan and Text for Area "B" be made a condition of approval unless revised herein.

2) Development Standards:

Land Area (Gross):	8.73 acres	380,293.06 sf
(Net):	8.60 acres	374,750.06 sf

Permitted Uses: Retirement or elderly multi-family residential dwelling units and accessory uses such as park, gardening, club house, dining facilities, swimming pool, tennis court, jogging path, snack bar and similar recreational and related uses.

	<u>PUD 359</u>	<u>PUD 359-2</u>
Maximum Building Height:	3 story or 46' exclusive of basement or any mezzanine or loft area	same
Maximum Number of Units:	212 total	208 total
1-bedroom:	200	156
2-bedroom:	12	52
Minimum Off-Street Parking:	276 spaces	160 spaces or .75 spaces per unit for elderly housing*
Minimum Building Setbacks:		
from West Boundary - Area B	115'	115'
from South Boundary - Area B	65'	65'
from East Boundary - Area B	125'	125'
from North Boundary - Area B	160'	160'
Minimum Livability Space:	127,200 sf	124,800 sf*

\* There is sufficient land within Area "B" devoted to landscaping, gardening and similar uses that could be utilized for additional parking spaces sufficient to meet the Zoning Code for conventional apartments if at any time in the future this project were converted from a retirement care center to a conventional multi-family project without violating minimum livability space requirements. A total of 338 spaces is required (178 additional spaces) to convert this project from elderly to conventional apartments.

PUD 359-2 - Cont'd

- 3) That all trash, utility and equipment areas shall be screened from public view.
- 4) That all parking lot lighting shall be directed downward and away from adjacent residential areas.
- 5) All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation and in accordance with Section 1130.2(b) of the PUD Chapter of the Zoning Code.
- 6) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continued condition of the granting of an Occupancy Permit.
- 7) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said Covenants, unless waived by the TMAPC.

Comments & Discussion:

In reply to Mr. Doherty, Mr. Gardner explained elderly housing is defined by the physical design of the features of the units, as well as the parking restrictions.

On **MOTION** of **DOHERTY**, the Planning Commission voted **7-0-1** (Doherty, Draughton, Kempe, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; Carnes, "abstaining"; Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Minor Amendment and Detail Site Plan for Development Area "B" of PUD 359-2**, as recommended by Staff.

\* \* \* \* \*

**PUD 346-2:** 8887 South Lewis being Lots 1 and 2, Block 1, Lewis Center East

Staff Recommendation: **Minor Amendment and Amended Deeds of Dedication**

The subject tract has underlying CS zoning and has been approved for a mixed use elderly housing complex and accessory uses including an activities building of 5,000 square feet, an amenities building of 700 square feet, and a restaurant to be a maximum of 6,581 square feet. The TMAPC approved PUD 346-1 in which the developer reduced the intensity of the development by a reduction in the maximum number of dwelling units from 171 with 169 parking spaces, to 133 units with 153 parking spaces. The elderly housing residential complex has been completed and was given Detail Site Plan approval March 7, 1984 and amended October 24, 1985 per PUD 346-1. The applicant is now requesting approval for the restaurant to

be permitted as a principal use (which would be permitted in the CS District) with no change in the maximum floor area, or a 20,000 square foot office building.

The subject tract has a gross land area of 4.7 acres or 204,732 square feet. Utilizing the factor of 1200 square feet per unit as required under RM-2, the applicant would have sufficient area (even an excess of 2,571 square feet) to develop the 6,581 square foot restaurant or the 20,000 square foot office building. This application has been advertised.

Staff review of the request indicates that it is minor in nature; therefore, Staff recommends APPROVAL of PUD 346-2 as follows:

1) That the applicant's Plan and Text be made a condition of approval, unless modified herein.

2) **Development Standards:** Lot 1, Block 1, Lewis Center East

Land Area (Net): 38,061 sf

Permitted Uses: Restaurant or office uses including a financial institution.

Maximum Building Height:

Restaurant Building 1-story or 30'  
Office Building 3-story or 42'

Maximum Building Floor Area:\*

Restaurant 6,581 sf  
Office 20,000 sf

Minimum Off-Street Parking:

Restaurant 1-space per 100 sf of gross floor area, and 1-space per 75 sf of accessory bar area.

Office 1-space per 300 sf and as required per the Zoning Code.

Minimum Building Setbacks:

from Centerline of S. Lewis 110'  
from Other Lot Lines 11' for 1 or 2 story  
20' for 3 story

Minimum Landscaped Open Space: 13% of the net area \*\*

\* Restaurant or office uses are permitted under this PUD on the subject tract.

\*\* Landscaped open space shall include internal and external landscaped open areas, parking lot islands and buffers, but shall exclude pedestrian walkways and parking areas designed solely for circulation.

Signage: Ground signs shall be limited to one sign along the South Lewis frontage identifying the establishment therein, and shall not exceed 25 feet in height, nor exceed a display surface area of 120 square feet.

Outdoor advertising signs, if any, shall be removed prior to granting of an Occupancy Permit on a principal building on the subject tract.

The aggregate display surface area of wall or canopy signs shall be limited to 1-1/2 square feet per lineal foot of the building wall to which the sign or signs are affixed. No wall or canopy sign shall be installed on a building wall or canopy having a South or East facing.

3) **Development Standards:** Lot 2, Block 1, Lewis Center East

Land Area (Net): 145,397 sf

Permitted Uses: Elderly housing and accessory uses including central kitchen, beauty parlor, arts and crafts, laundry, and meeting room facilities, and alternatively, the principal use may be conventional multi-family dwellings.\*

Maximum Number of Dwelling Units: 133

Maximum Building Height:  
Residential Building 10 Stories/120'  
Activities Building 1-Story/30'  
Amenities Building 1-Story/20'

Maximum Building Floor Area:  
Activities Building 6,000 sf  
Amenities Building 700 sf

Minimum Off-Street Parking:  
Residential Complex 100 spaces or .75 spaces per unit

Minimum Building Setbacks:  
from Centerline of Lewis 110'  
from South Boundary 80'  
from East Boundary 80'  
from North Boundary 10'

Minimum Livability Space: 26,600 sf

\* Conventional multi-family apartments shall require the review and approval of the Tulsa Metropolitan Area Planning Commission and shall be subject to such other additional off-street parking and requirements as the TMAPC may impose.

Signage: Ground signs shall be limited to one sign along the South Lewis frontage identifying the establishment therein, and shall not exceed a display surface of 120 square feet.

Wall or canopy signs shall be limited to one sign not exceeding a display surface area of 64 square feet.

- 4) That all trash, utility and equipment areas shall be screened from public view. A 6' screening fence shall be provided along the boundary of the commercial portion of this PUD and abutting residentially zoned property.
- 5) That all parking lot lighting shall be directed downward and away from adjacent residential areas.
- 6) All signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation.
- 7) That a Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continued condition of the granting of an Occupancy Permit.
- 8) Subject to review and approval of conditions, as recommended by the Technical Advisory Committee.
- 9) That a Detail Site Plan shall be submitted to and approved by the TMAPC prior to issuance of a Building Permit for all areas remaining to be developed.
- 10) That no Building Permit shall be issued until the requirements of Section 260 of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making the City of Tulsa beneficiary to said Covenants unless a waiver is granted by the TMAPC, or the property has been previously platted.

**Amended Deeds of Dedication:** Staff has reviewed the Amended Deeds and recommends APPROVAL, subject to approval by the City Legal Department.

**Applicant's Comments:**

In response to Chairman Parmele, Mr. Roy Johnsen stated agreement with the Staff recommendation, with the revisions that were made during the presentation concerning building setbacks and revising open space from 15% to 13% in Area "A".

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Minor Amendment and Amended Deeds of Dedication for PUD 346-2**, as recommended and revised by Staff.

SUBDIVISIONS:

FINAL PLAT APPROVAL & RELEASE:

Eleventh Street Storage NE/c East 11th Street & South Mingo Road

On **MOTION** of **DOHERTY**, the Planning Commission voted **8-0-0** (Carnes, Doherty, Draughon, Kempe, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Paddock, VanFossen, Crawford, "absent") to **APPROVE** the **Final Plat and Release for Eleventh Street Storage**, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 3:22 p.m.

Date Approved

5-28-86

Rant J. Doherty

Chairman

ATTEST:

Marilyn A. Wilson

Secretary

1st vice-chm.



"DEVELOPMENT STANDARDS FOR AREAS A, B, C, D, E, F, G, H, I, J and K"

SJMC PLANNED UNIT DEVELOPMENT NO. 417 - 1986

DEVELOPMENT STANDARDS

Development Area A <sup>\*1</sup>

LAND AREA:

Net	431,328 SF
Gross	512,985 SF

PERMITTED USES:

Hospital and related uses, office and commercial.

MAXIMUM BUILDING FLOOR AREA:

Hospital	1,769,122 SF *
Commercial	19,460 SF

MAXIMUM BUILDING HEIGHT:

North-Half	175 FT
South-Half	200 FT

MINIMUM BUILDING SETBACKS:

NONE

OFF-STREET PARKING REQUIREMENT:

As required by the applicable use unit. <sup>\*2</sup>

MINIMUM INTERNAL LANDSCAPED OPEN SPACE:

15% <sup>\*3</sup>

<sup>\*1</sup>P.U.D. 338, Area A.

<sup>\*2</sup>Required off-street parking may be located in either Area A, B, C or G.

<sup>\*3</sup>Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

\*Transfer out 26,000 SF (was 1,795,122): Area H--10,000 SF; Area I (PUD 401)--4,000 SF; and Area K--12,000 SF.

SJMC PLANNED UNIT DEVELOPMENT NO. 417 - 1986

DEVELOPMENT STANDARDS

Development Area B <sup>\*1</sup>

LAND AREA:

Net	92,400 SF
Gross	119,790 SF

PERMITTED USES:

Medical offices, clinics, laboratories, education, preventative and conference facilities, outpatient rehabilitation facilities, exercise and fitness facilities\*, parking and customarily related facilities.

MAXIMUM BUILDING FLOOR AREA: 115,000 SF

MAXIMUM BUILDING HEIGHT: 45 FT <sup>\*2</sup> (\*\*)

MINIMUM BUILDING SETBACKS:

From the centerline of Victor Avenue	25 FT
From the centerline of East 19th Street	30 FT
From the centerline of Wheeling Avenue	188 FT
From the west 85 feet of the north boundary	58 FT ***
From the east 223 feet of the north boundary	70 FT ***

OFF-STREET PARKING REQUIREMENT:

As required by the applicable use unit. <sup>\*3</sup>

MINIMUM INTERNAL LANDSCAPED OPEN SPACE: 15% <sup>\*4</sup>

SIGNS:

Two ground identification signs which shall not exceed 6 feet in height, or 32 square feet in surface area. Signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation.

SCREENING:

All trash, utility and equipment areas shall be screened from public view, and any roof-mounted equipment shall also be screened from public view of persons standing on ground level in adjacent residential areas.

DEVELOPMENT STANDARDS

Development Area B  
(Continued)

LIGHTING:

Parking lot lighting shall be directed downward and away from adjacent residential area. No light standard within 100 feet of the north boundary of Area B shall exceed 12 feet in height.

LANDSCAPING:

A landscape buffer shall be developed and maintained along the eastern and northern boundaries of Area B as shown on Exhibit G, Landscape Buffer Concept, and Exhibit H, Landscape Buffer Detail. A Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to the issuance of an occupancy permit.

\*<sup>1</sup>-P.U.D. 338, Area B.

\*<sup>2</sup>-Measured to top of parapet. Does not apply to elevator penthouses.

\*<sup>3</sup>-Required off-street parking may be located in either Area A, B, C or G.

\*<sup>4</sup>-Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

\*Added "exercise and fitness facilities" to permitted uses.

\*\*Height reduced from 65' to 45'.

\*\*\*North boundary setback was 100'.

SJMC PLANNED UNIT DEVELOPMENT NO. 417 - 1986

DEVELOPMENT STANDARDS

Development Area C <sup>\*1</sup>

LAND AREA:

Net	60,100 SF
Gross	82,982 SF

PERMITTED USES:

Parking.

MAXIMUM BUILDING FLOOR AREA:

As permitted in the Parking district.

MAXIMUM BUILDING HEIGHT:

As permitted in the Parking district.

MINIMUM BUILDING SETBACKS:

As required in the Parking district.

MINIMUM INTERNAL LANDSCAPED OPEN SPACE: 10% <sup>\*2</sup>

<sup>\*1</sup>P.U.D. 338, Area C.

<sup>\*2</sup>Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

SJMC PLANNED UNIT DEVELOPMENT NO. 417 - 1986

DEVELOPMENT STANDARDS

Development Area D<sup>\*1</sup>

LAND AREA:

Net	23,100 SF
Gross	33,120 SF

PERMITTED USES:

Three detached single-family dwelling units.

MAXIMUM BUILDING HEIGHT:

As permitted in the RS-3 district.

MINIMUM BUILDING SETBACKS:

As permitted in the RS-3 district.

\*<sup>1</sup>-P.U.D. 338, Area D, plus one additional lot.

SJMC PLANNED UNIT DEVELOPMENT NO. 417 - 1986

DEVELOPMENT STANDARDS

Development Area E <sup>\*1</sup>

LAND AREA:

Net	39,600 SF
Gross	51,540 SF

PERMITTED USES:

As permitted in the OM district and structural off-street parking.

MAXIMUM BUILDING FLOOR AREA: 62,335 SF

OFF-STREET PARKING REQUIREMENT:

As required by the applicable use unit. <sup>\*2</sup>

Development in Area E is limited to the existing office building which contains 62,335 square feet and the existing parking structure which contains 177 parking spaces.

MINIMUM BUILDING SETBACKS: NONE

<sup>\*1</sup>-P.U.D. 225, Area A.

<sup>\*2</sup>-Additional required off-street parking may be located in either Area A, B, C, E or G.

SJMC PLANNED UNIT DEVELOPMENT NO. 417 - 1986

DEVELOPMENT STANDARDS

Development Area F<sup>\*1</sup>

LAND AREA:

Net	15,730 SF
Gross	22,655 SF

PERMITTED USES:

As permitted in the OM district.

MAXIMUM BUILDING FLOOR AREA: 89,034 SF

MAXIMUM BUILDING HEIGHT: 96 FT

Development in Area F is limited to the existing office building which contains 89,034 square feet.

MINIMUM BUILDING SETBACKS: NONE

OFF-STREET PARKING REQUIREMENT:

As required in the applicable use unit.<sup>\*2</sup>

SIGNS:

As permitted in the OL district.

\*<sup>1</sup>-P.U.D. 225, Area B.

\*<sup>2</sup>-Required off-street parking shall be located in Area G.

SJMC PLANNED UNIT DEVELOPMENT NO. 417 - 1986

DEVELOPMENT STANDARDS

Development Area G <sup>\*1</sup>

LAND AREA:

Net	75,580 SF
Gross	92,370 SF

PERMITTED USES:

Off-street parking structure and landscaped open areas.

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 940

Development in Area G is limited to the existing parking structure which contains 940 parking spaces.

MINIMUM INTERNAL LANDSCAPED OPEN SPACE:

The area 25 feet wide along Victor Avenue which has been developed as permanent open space shall be maintained as shown on Exhibit G.

\*<sub>1</sub>P.U.D. 225, Area C.

SJMC PLANNED UNIT DEVELOPMENT NO. 417 - 1986

DEVELOPMENT STANDARDS

Development Area H

LAND AREA:

Net	38,500 SF
Gross	44,750 SF

PERMITTED USES:

Principal and accessory uses permitted as a matter of right in an OL-Office Light district, excluding drive-in bank facilities and funeral homes, and off-street parking.

MAXIMUM BUILDING FLOOR AREA: 10,000 SF \*

MAXIMUM BUILDING HEIGHT: 15 FT

MINIMUM BUILDING SETBACKS:

From the centerline of South Victor Avenue	50 FT
From the north interior boundary	15 FT
From the east interior boundary	15 FT
From the south interior boundary	0 FT

OFF-STREET PARKING REQUIREMENT:

As required by the applicable use unit.\*1

MINIMUM INTERNAL LANDSCAPED OPEN SPACE: 50%\*2

SIGNS:

Two ground identification signs which shall not exceed 6 feet in height, or 32 square feet in surface area. Signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation.

SCREENING:

All trash, utility and equipment areas shall be screened from public view, and any roof-mounted equipment shall also be screened from public view of persons standing on ground level in adjacent residential areas.

DEVELOPMENT STANDARDS

Development Area H  
(Continued)

LIGHTING:

Parking lot lighting shall be directed downward and away from adjacent residential areas.

LANDSCAPING:

A landscape buffer shall be developed and maintained along the eastern and northern boundaries of Area H as shown on Exhibit G, Landscape Buffer Concept, and Exhibit H, Landscape Buffer Detail. A Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to the issuance of an occupancy permit.

\*<sup>1</sup>Required off-street parking may be located in either Area A, B, C or G.

\*<sup>2</sup>Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

\*Floor Area transferred from Area A.

NOTE: VACATION OF SOUTH VICTOR IS A KEY CONCEPT IN AREA H--SEE EXHIBIT "A".  
THIS IS A NEW DEVELOPMENT AREA.

SJMC PLANNED UNIT DEVELOPMENT NO. 417 - 1986

DEVELOPMENT STANDARDS

Development Area I <sup>\*1</sup>

LAND AREA:

Net	52,500 SF
Gross	67,000 SF

PERMITTED USES:

Principal and accessory uses permitted as a matter of right in an OL district, excluding drive-in bank facilities and funeral homes.

MAXIMUM BUILDING FLOOR AREA: 22,000 SF \*

MAXIMUM BUILDING HEIGHT: 26 FT

MINIMUM BUILDING SETBACKS:

From the centerline of South Utica Avenue	60 FT
From the centerline of South Victor Avenue	50 FT
From the centerline of E. 17th Place	44 FT **
From the west interior boundary	70 FT
From the south interior boundary	50 FT
From the north boundary	5 FT

OFF-STREET PARKING REQUIREMENT:

As required by the applicable use unit. <sup>\*2</sup>

MINIMUM INTERNAL LANDSCAPED OPEN SPACE: 20% <sup>\*3</sup> \*\*\*

SIGNS:

Two ground identification signs which shall not exceed 6 feet in height, or 32 square feet in surface area. Signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation.

DEVELOPMENT STANDARDS

Development Area I  
(Continued)

SCREENING:

All trash, utility and equipment areas shall be screened from public view, and any roof-mounted equipment shall also be screened from public view of persons standing on ground level in adjacent residential areas.

LIGHTING:

Parking lot lighting shall be directed downward and away from adjacent residential areas.

LANDSCAPING:

A landscape buffer shall be developed and maintained along the entire eastern boundary of Area I as shown on Exhibit G, Landscape Buffer Concept, and Exhibit H, Landscape Buffer Detail. A Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to the issuance of an occupancy permit.

\*<sup>1</sup>-P.U.D. 401.

\*<sup>2</sup>-Required off-street parking for not more than 30 vehicles may be located in Area G or K.

\*<sup>3</sup>-Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

\*Increased from 18,000 SF to 22,000 SF by transfer of 4,000 SF from Area A.

\*\*Reduced from 55' per PUD 401.

\*\*\*Open space minimum of 20% is unchanged from PUD 401.

NOTE: A new curb cut to South Victor is being requested north of the approved office building. Staff recommends approval as properties to the east of South Victor are now owned by St. John as Area K.

SJMC PLANNED UNIT DEVELOPMENT NO. 417 - 1986

DEVELOPMENT STANDARDS

Development Area J<sup>\*1</sup>

LAND AREA:

Net	45,000 SF
Gross	63,900 SF

PERMITTED USES:

Children's nursery and care center as permitted in Use Unit 5.

MAXIMUM BUILDING FLOOR AREA: 18,000 SF

MAXIMUM BUILDING HEIGHT: 14 FT<sup>\*2</sup>

MINIMUM BUILDING SETBACKS:

From the centerline of South Utica:	134 FT
From the centerline of South Victor:	55 FT
From the centerline of 17th Street:	57 FT <sup>*3</sup>
From the south property line:	8 FT

OFF-STREET PARKING REQUIREMENT:

As required for Use Unit 5.

MINIMUM INTERNAL LANDSCAPED OPEN SPACE: 40%<sup>\*4</sup>

LIGHTING:

Not to exceed 8 feet in height.

Development within Area J is limited to the existing childrens nursery and care center.

\*<sup>1</sup>-Board of Adjustment Case No. 12767

\*<sup>2</sup>-Measured to top of parapet excluding roof-mounted equipment which occupies less than 10% of the roof area.

\*<sup>3</sup>-Canopy may be set back 52 feet from the centerline of 17th Street.

\*<sup>4</sup>-Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

SJMC PLANNED UNIT DEVELOPMENT NO. 417 - 1986

DEVELOPMENT STANDARDS

Development Area K

LAND AREA:

Net	37,558 SF
Gross	55,836 SF

PERMITTED USES:

Principal and accessory uses permitted as a matter of right in an OL-Office Light district, excluding drive-in bank facilities and funeral homes, and off-street parking.

MAXIMUM BUILDING FLOOR AREA: 12,000 SF\*

MAXIMUM BUILDING HEIGHT: 15 FT

MINIMUM BUILDING SETBACKS:

From the centerline of South Victor Avenue	50 FT
From the centerline of 17th Street	55 FT
From the east interior boundary	15 FT
From the centerline of 17th Place	55 FT

OFF-STREET PARKING REQUIREMENT:

As required by the applicable use unit.\*<sup>1</sup>

MINIMUM INTERNAL LANDSCAPED OPEN SPACE: 20% SF\*<sup>2</sup>

SIGNS:

Two ground identification signs which shall not exceed 6 feet in height, or 32 square feet in surface area. Signs shall be subject to Detail Sign Plan review and approval by the TMAPC prior to installation.

SCREENING:

All trash, utility and equipment areas shall be screened from public view, and any roof-mounted equipment shall also be screened from public view of persons standing on ground level in adjacent residential areas.

DEVELOPMENT STANDARDS

Development Area K  
(Continued)

LIGHTING:

Parking lot lighting shall be directed downward and away from adjacent residential areas.

LANDSCAPING:

A landscape buffer shall be developed and maintained along the eastern and northern boundaries of Area K as shown on Exhibit G, Landscape Buffer Concept, and Exhibit H, Landscape Buffer Detail. A Detail Landscape Plan shall be submitted to the TMAPC for review and approval and installed prior to the issuance of an occupancy permit.

\*<sup>1</sup>Required off-street parking may be located in either Area A, B, C or G.

\*<sup>2</sup>Internal landscaped open space includes street frontage landscaped areas, landscaped parking islands, landscaped yards and plazas, and pedestrian areas but does not include any parking, building or driveway areas.

\*This is a new development area with floor area being transferred from Area A.

SITE PLAN REVIEW

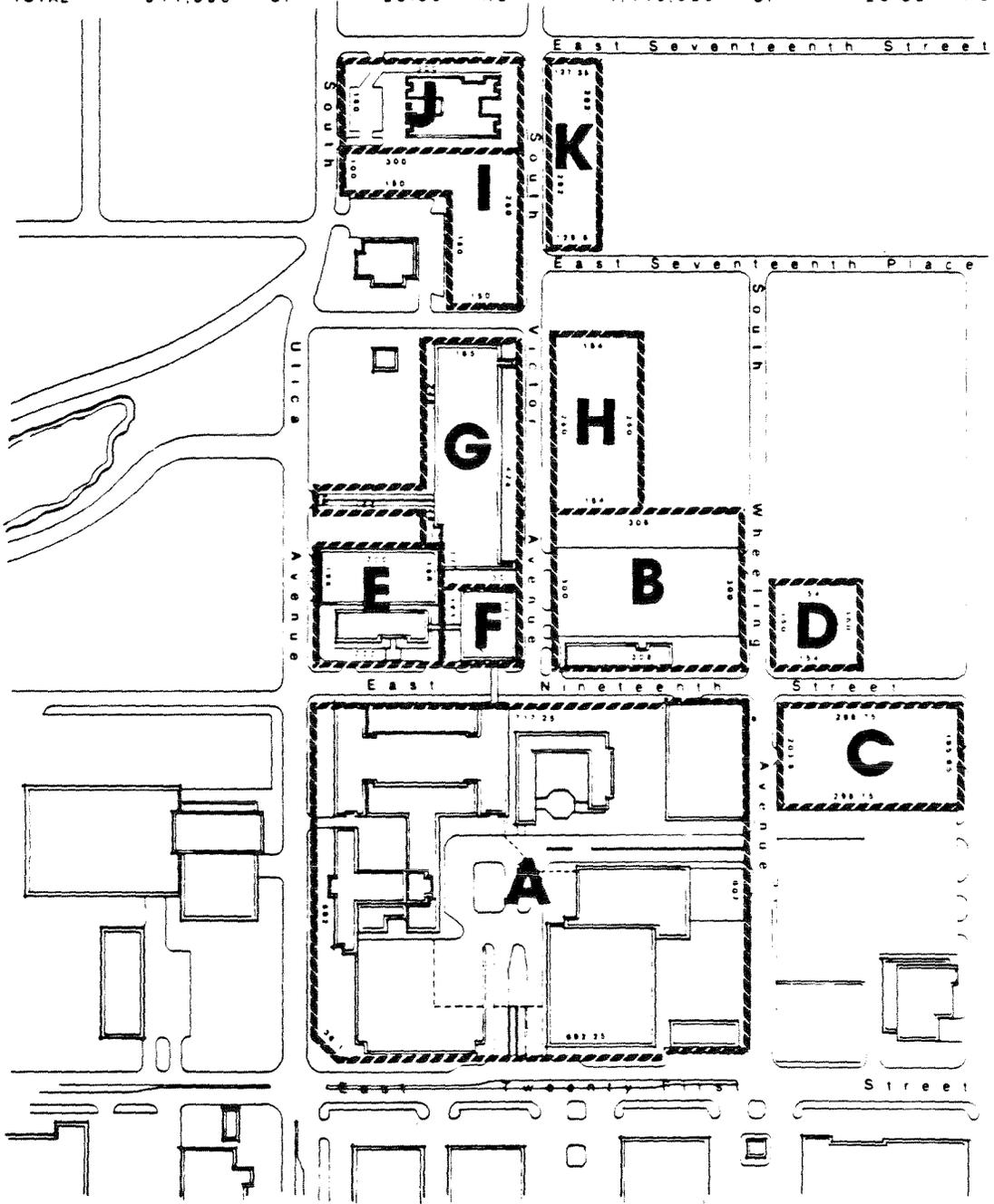
No building permits shall be issued for any additional buildings within a development area within the St. John Medical Center Planned Unit Development until a Detailed Site Plan and Detailed Landscape Plan for that development area has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the St. John Medical Center Development Standards. Each Detailed Site Plan shall include screening and lighting plans. Construction of buildings may proceed separately after approval of a Detailed Site Plan for a development area.

SCHEDULE OF DEVELOPMENT

Development within Areas B and I of the St. John Medical Center Planned Unit Development will commence during the second half of 1986. Existing structures within Development Area H will be occupied for the permitted uses during the construction period for Area B. Development of Area H, primarily as landscaped open space, will begin after the completion of construction within Development Area B. Development Area K will be used as an interim parking resource during the construction periods and as an additional parking resource for Development Area I until buildings for light office use are constructed within Area K.

**STATISTICS**

ZONE	NET AREA	ACREAGE	GROSS AREA	ACREAGE
A	431,328 SF	9.90 AC	512,985 SF	11.80 AC
B	92,400 SF	2.12 AC	119,790 SF	2.75 AC
C	60,100 SF	1.38 AC	82,982 SF	1.90 AC
D	23,100 SF	0.53 AC	33,120 SF	0.76 AC
E	39,600 SF	0.90 AC	51,540 SF	1.18 AC
F	15,730 SF	0.36 AC	22,655 SF	0.52 AC
G	75,580 SF	1.73 AC	92,370 SF	2.12 AC
H	38,500 SF	0.88 AC	44,750 SF	1.02 AC
I	52,500 SF	1.20 AC	67,000 SF	1.53 AC
J	45,000 SF	1.03 AC	63,900 SF	1.46 AC
K	37,558 SF	0.86 AC	55,836 SF	1.28 AC
<b>TOTAL</b>	<b>911,396 SF</b>	<b>20.89 AC</b>	<b>1,146,928 SF</b>	<b>26.32 AC</b>



PLANNING DESIGN GROUP

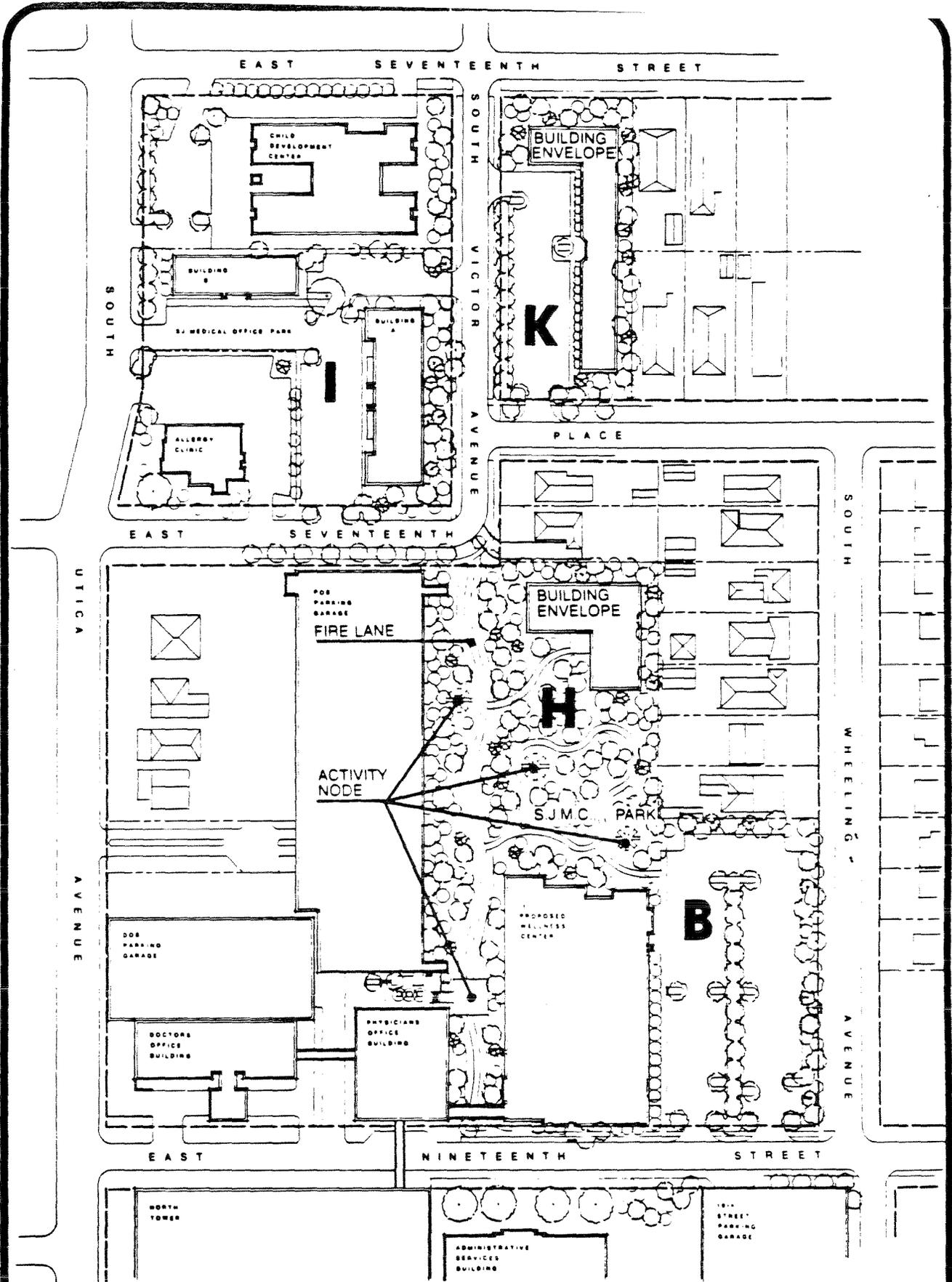


**SJMC**

ST. JOHN MEDICAL CENTER  
 PLANNED UNIT DEVELOPMENT #417 43/86

EXHIBIT A  
 DEVELOPMENT  
 AREAS





PLANNING DESIGN GROUP



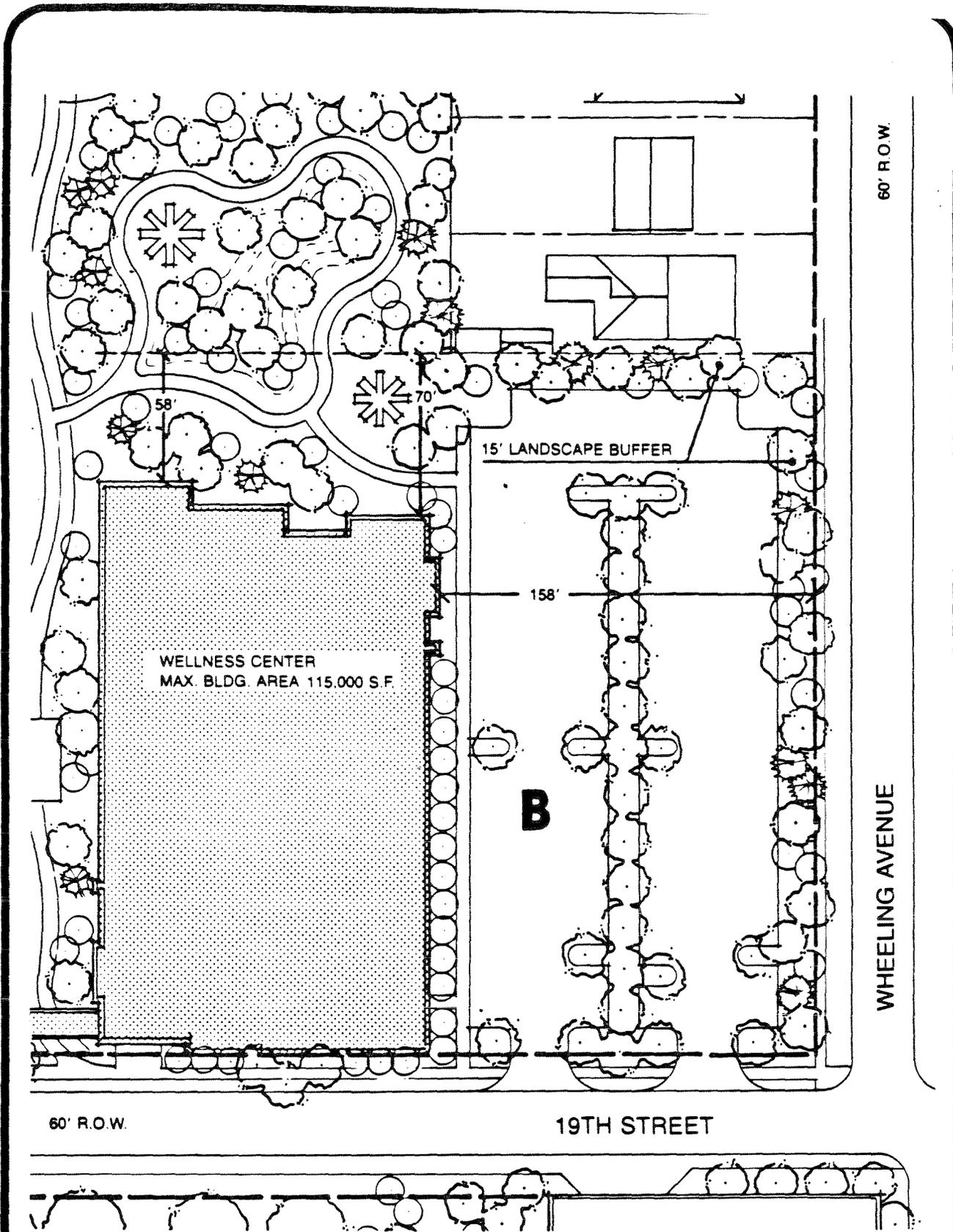
**SJMC**

ST. JOHN MEDICAL CENTER  
 PLANNED UNIT DEVELOPMENT #417

4386

EXHIBIT B  
 CONCEPT  
 ILLUSTRATION  
 AREAS  
 B, H, I & K





60' R.O.W.

19TH STREET

60' R.O.W.

WHEELING AVENUE



PLANNING DESIGN GROUP  
DAVIES ARCHITECTS



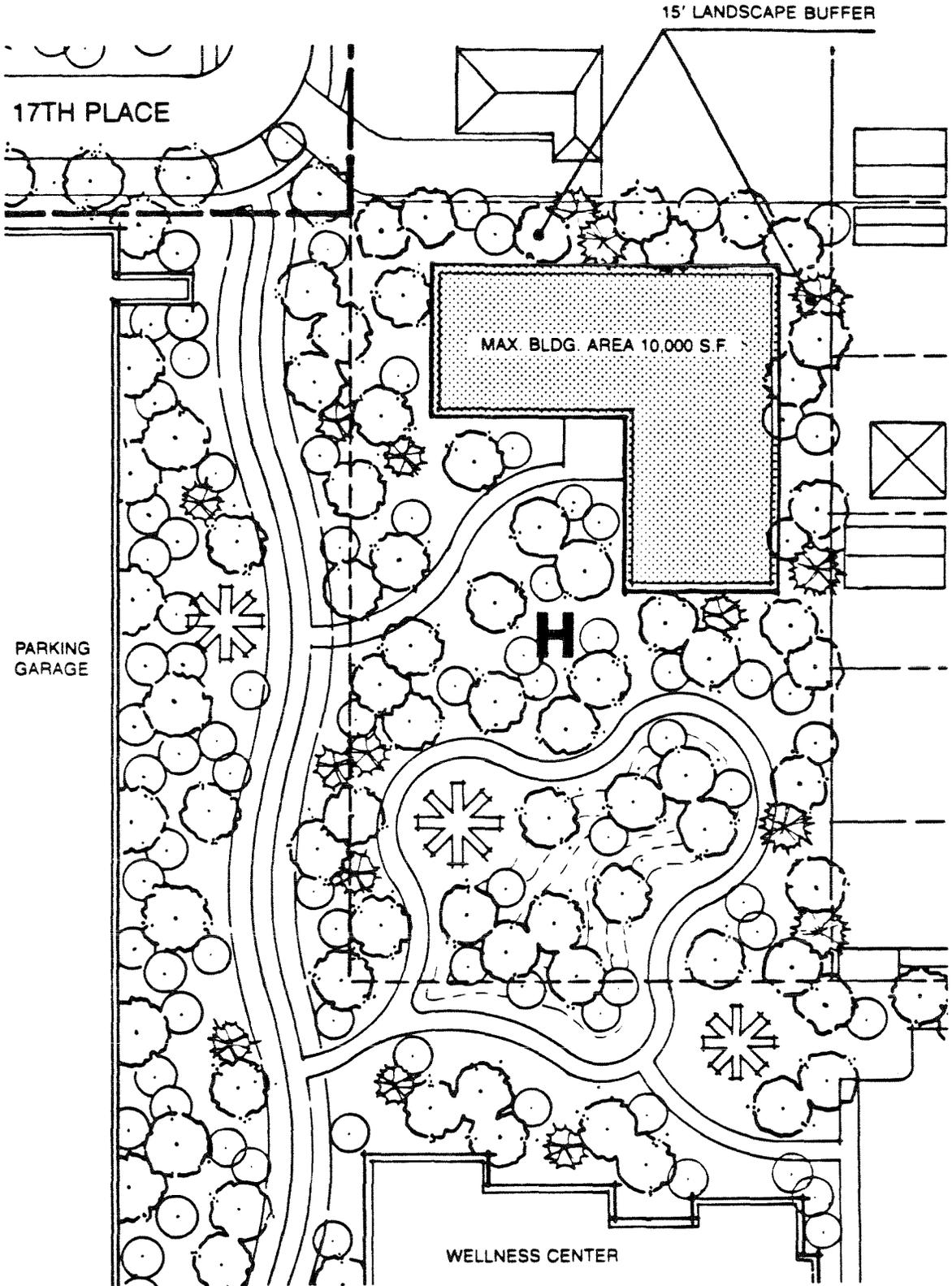
**SJMC**

ST. JOHN MEDICAL CENTER  
PLANNED UNIT DEVELOPMENT #417

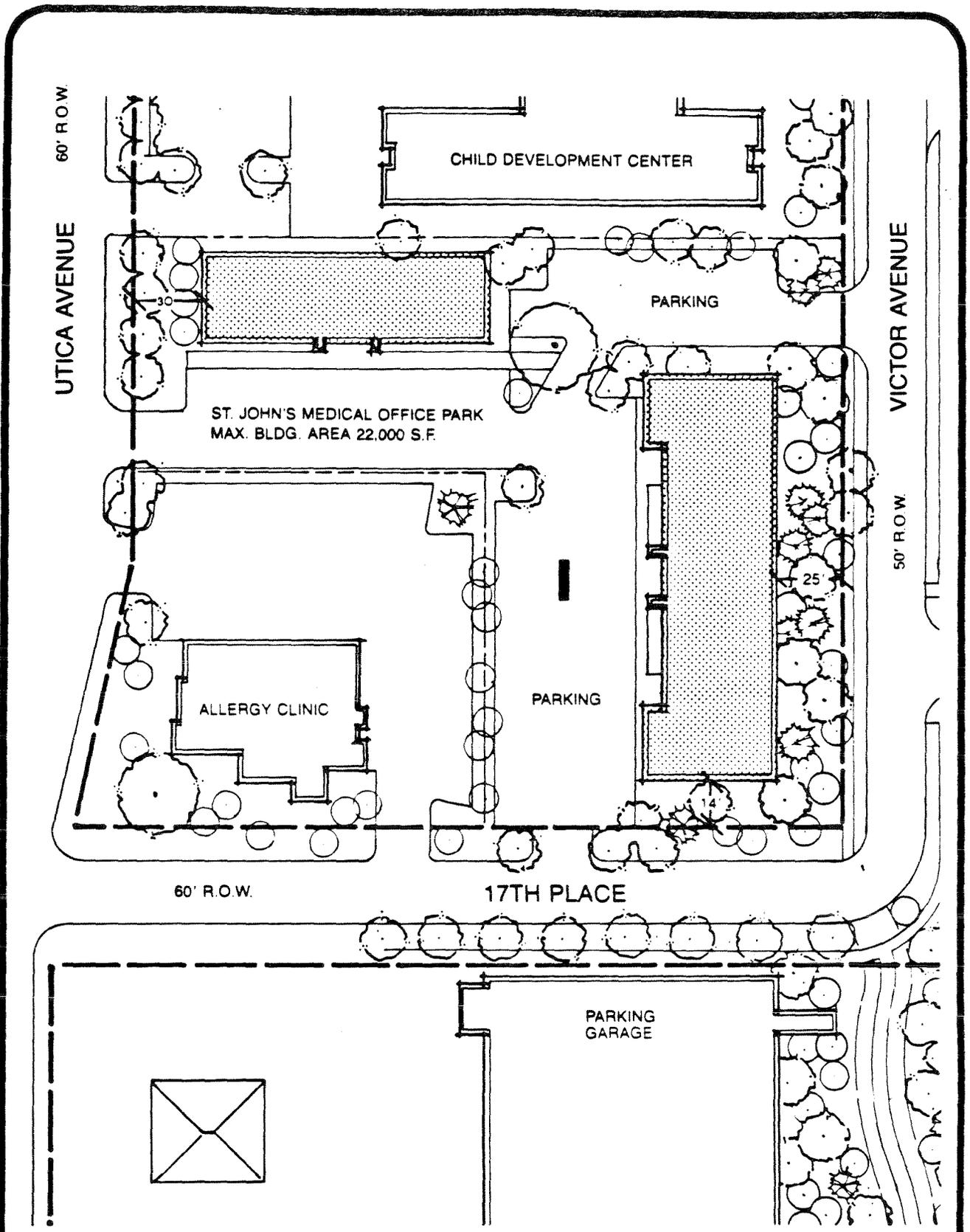
EXHIBIT C  
CONCEPT  
ILLUSTRATION  
AREA B

43 86









  
**PLANNING DESIGN GROUP**  
1000 West 10th Street, Suite 400, Denver, CO 80202  
 DAVIES ARCHITECTS

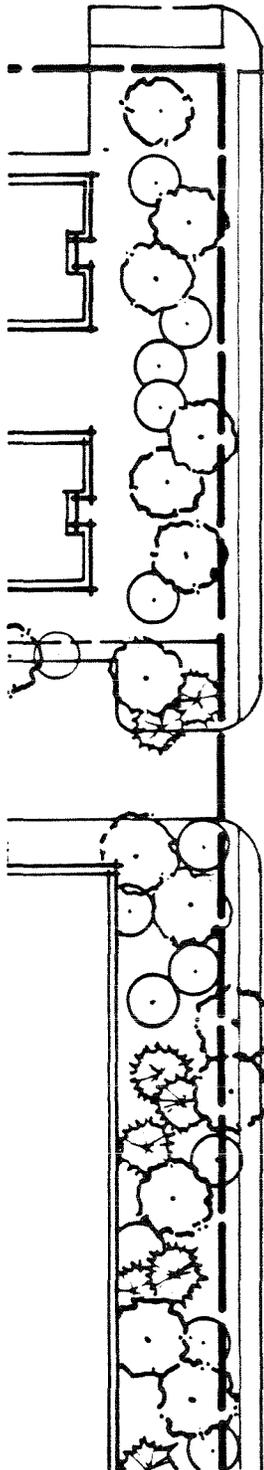
 **SJMC**  
**ST. JOHN MEDICAL CENTER**  
 PLANNED UNIT DEVELOPMENT #417 4/3/86

**EXHIBIT E**  
 PRELIMINARY  
 DETAILED  
 SITE PLAN  
 AREA I



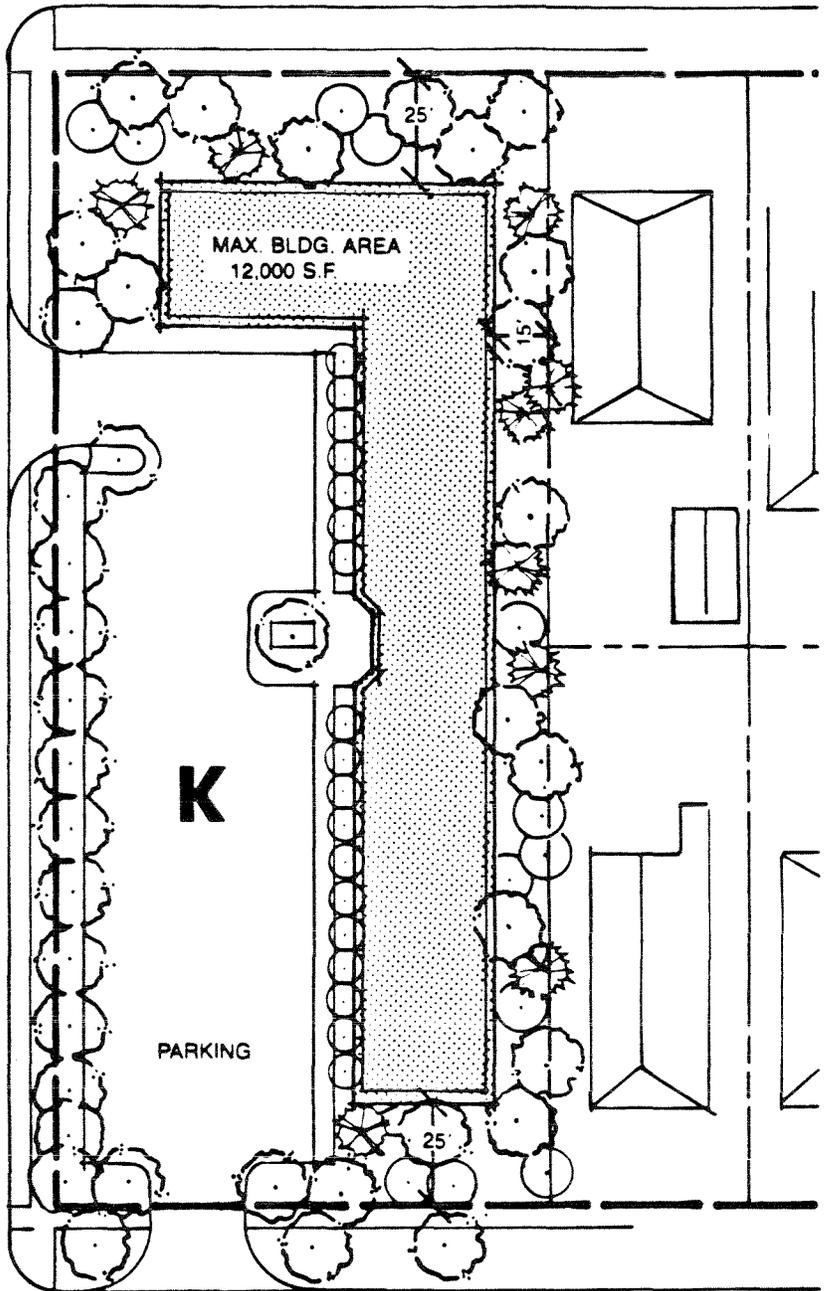
17TH STREET

60' R.O.W.



50' R.O.W.

VICTOR AVENUE

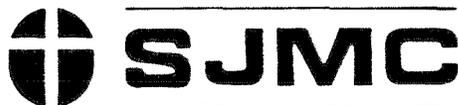


17TH PLACE

60' R.O.W.



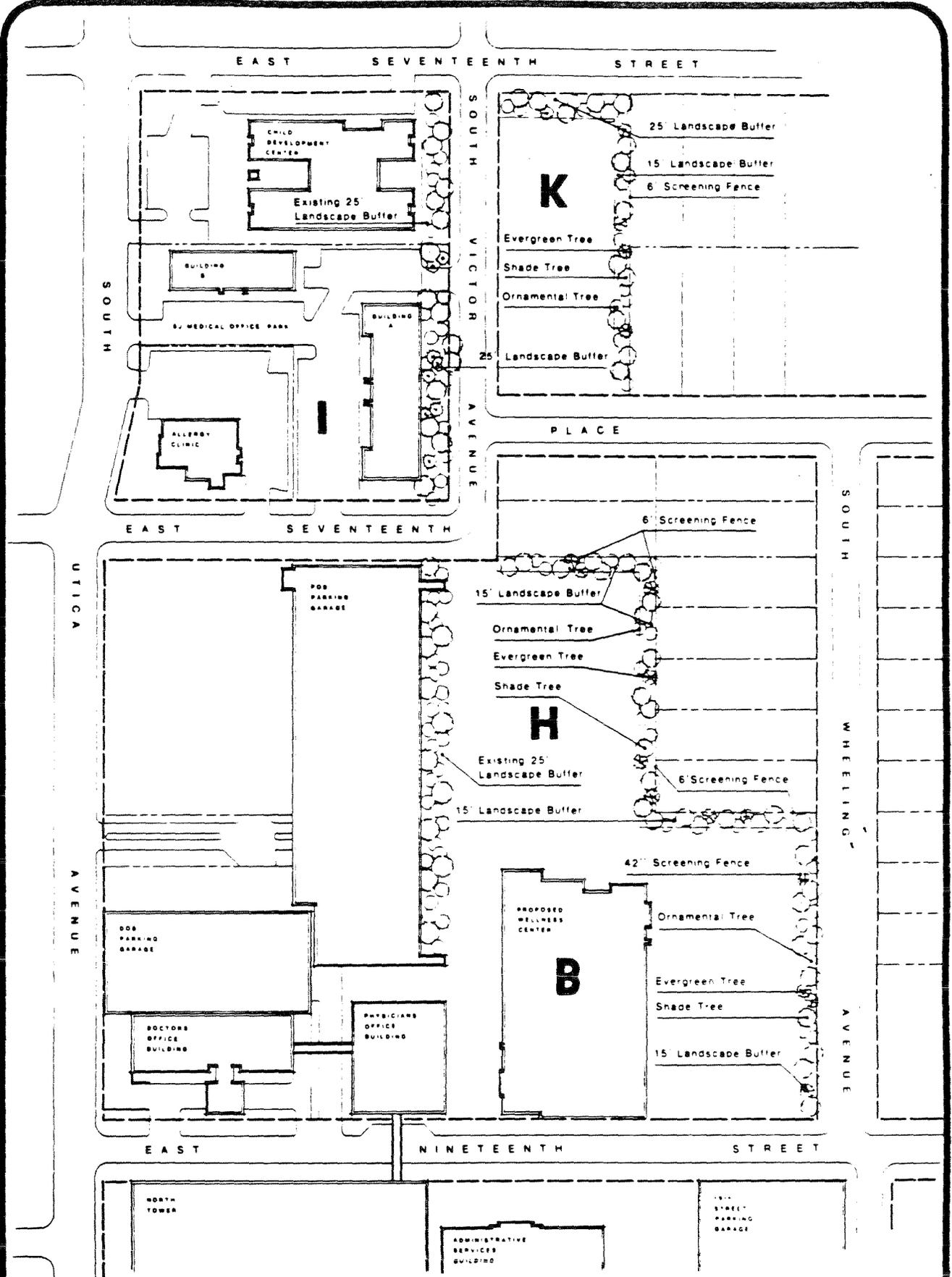
PLANNING DESIGN GROUP  
 1000 17th Street, Suite 1000, San Francisco, CA 94103  
 Tel: 415.774.2200 Fax: 415.774.2201



ST. JOHN MEDICAL CENTER  
 PLANNED UNIT DEVELOPMENT #417 4386

EXHIBIT F  
 CONCEPT  
 ILLUSTRATION  
 AREA K





PLANNING DESIGN GROUP



ST. JOHN MEDICAL CENTER  
 PLANNED UNIT DEVELOPMENT #417

EXHIBIT G  
 LANDSCAPE  
 BUFFER  
 CONCEPT  
 AREAS  
 B, H, I & K

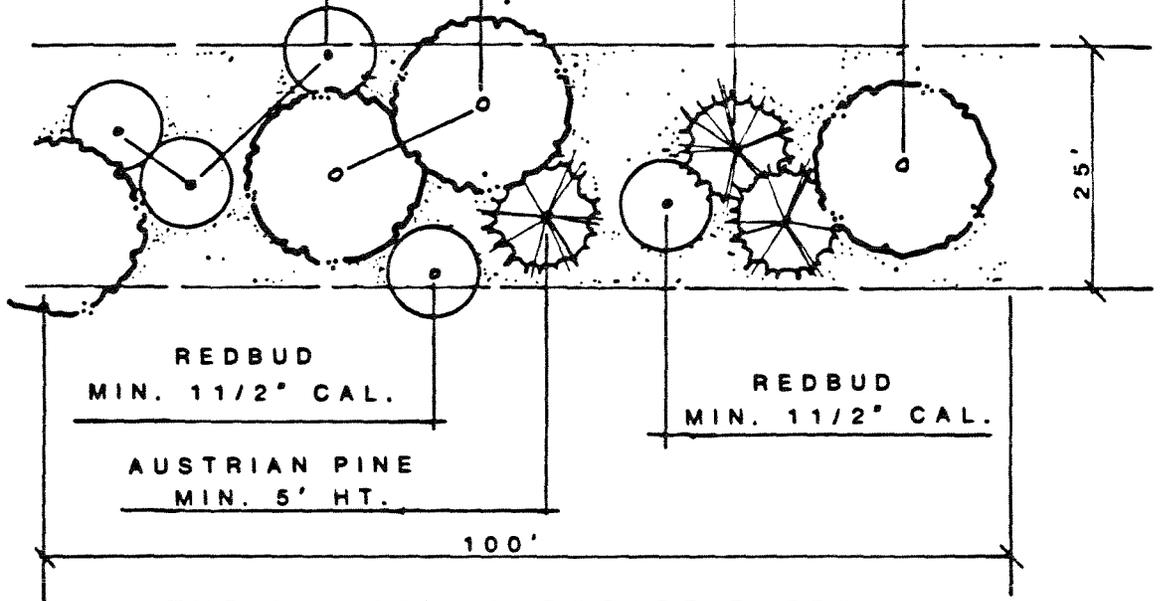


'OCTOBER GLORY' RED MAPLE MIN. 2" CAL.

AUSTRIAN PINE MIN. 5' HT.

NORTHERN RED OAK  
MIN. 2" CAL.

WHITEBUD  
MIN. 1 1/2" CAL.

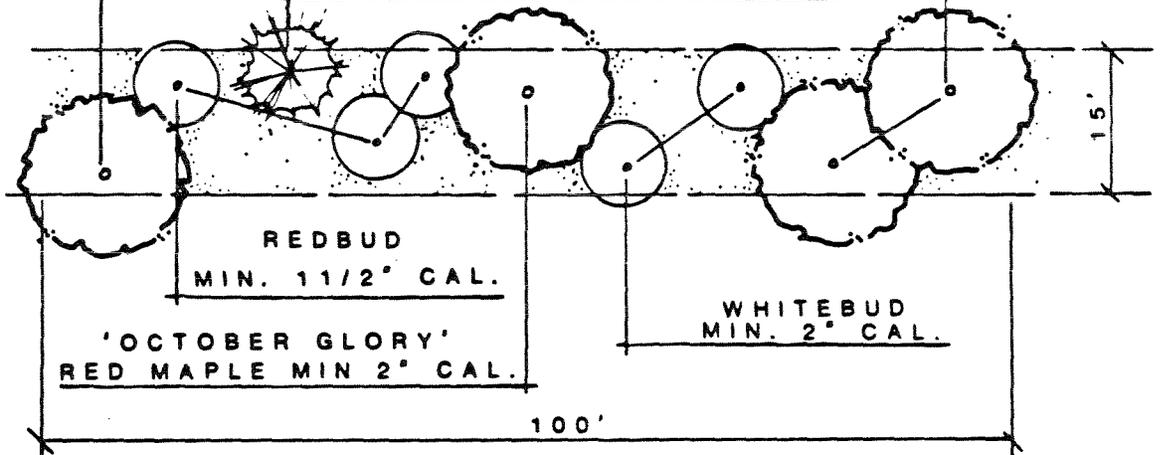


TYPICAL 25' LANDSCAPE BUFFER

NORTHERN RED OAK MIN. 2" CAL.

NORTHERN RED OAK MIN. 2" CAL.

AUSTRIAN PINE MIN. 5' HT.



TYPICAL LANDSCAPE BUFFER 15'



PLANNING DESIGN GROUP



**SJMC**

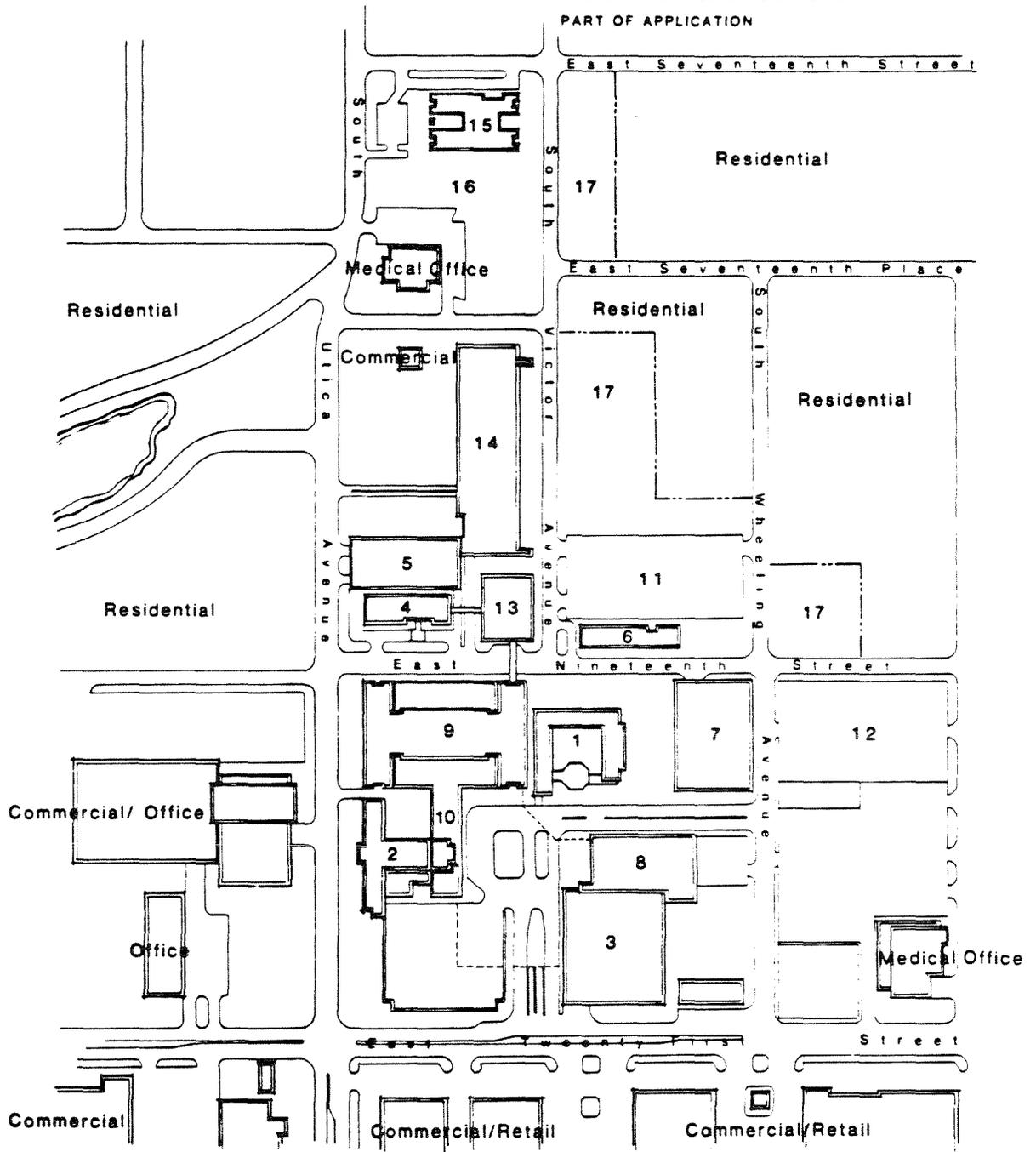
ST. JOHN MEDICAL CENTER  
PLANNED UNIT DEVELOPMENT #417 4386

EXHIBIT H  
LANDSCAPE  
BUFFER  
DETAIL  
AREAS  
B, H, I & K

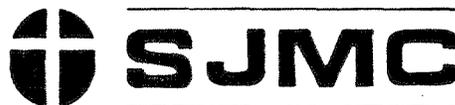


**BUILDINGS**

- |   |                     |    |  |
|---|---------------------|----|--|
| 1 | ASB/CONVENT         | 9  | NORTH TOWER                                      |
| 2 | WEST WING           | 10 | NORTH TOWER EXTENSION                            |
| 3 | PARKING GARAGE      | 11 | PARKING  |
| 4 | DOCTOR'S BUILDING   | 12 | PARKING  |
| 5 | PARKING GARAGE      | 13 | PHYSICIAN'S BUILDING                             |
| 6 | EDUCATION FACILITY  | 14 | PARKING GARAGE                                   |
| 7 | PARKING GARAGE      | 15 | CHILD DEVELOPMENT CENTER                         |
| 8 | POWER & MAINTENANCE | 16 | MEDICAL OFFICE PARK                              |
|   |                     | 17 | PROPERTY OWNED BY S.J.M.C. & PART OF APPLICATION |



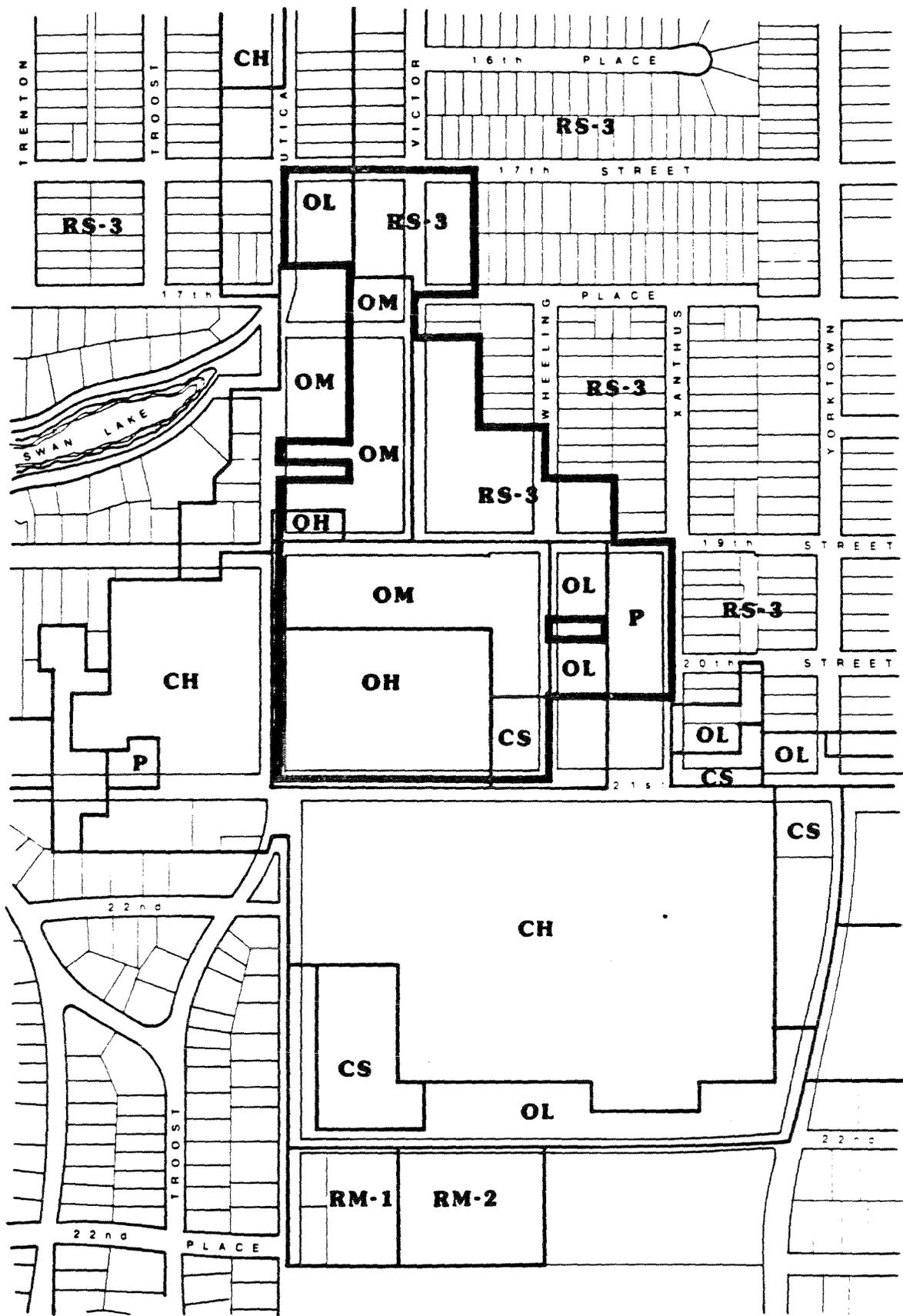
PLANNING DESIGN GROUP



ST. JOHN MEDICAL CENTER  
 PLANNED UNIT DEVELOPMENT #417 4/3/86

EXHIBIT I  
 AREA LAND USE





PLANNING DESIGN GROUP  
1000 North 17th Street, Suite 100, Lincoln, NE 68502  
 402-441-1111



**SJMC**

ST. JOHN MEDICAL CENTER  
 PLANNED UNIT DEVELOPMENT #417

4-3-86

EXHIBIT J  
 AREA ZONING

