

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2369

Wednesday, February 18, 2004, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Bayles	Ledford	Dunlap	Romig, Legal
Carnes		Fernandez	
Coutant		Huntsinger	
Harmon		Matthews	
Hill			
Horner			
Jackson			
Midget			
Miller			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Friday, February, 13, 2004 at 9:30 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, Vice Chair Jackson called the meeting to order at 1:40 p.m.

Minutes:

Approval of the minutes of January 21, 2004, Meeting No. 2366

On **MOTION** of **HARMON** the TMAPC voted 9-0-0 (Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Bayles, Ledford "absent") to **APPROVE** the minutes of the meeting of January 21, 2004, Meeting No. 2366.

Minutes:

Approval of the minutes of January 28, 2004, Meeting No. 2367

On **MOTION** of **HILL** the TMAPC voted 8-0-1 (Carnes, Coutant, Harmon, Hill, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; Horner "abstaining"; Bayles, Ledford "absent") to **APPROVE** the minutes of the meeting of January 28, 2004, Meeting No. 2367.

REPORTS:

Worksession Report:

Mr. Jackson reported that there would be a worksession immediately following today's meeting in Room 1101, City Hall, regarding CIP proposals.

Director's Report:

Mr. Dunlap stated that there are several zoning cases and PUD cases going to the City Council Thursday evening and staff will be attending.

Ms. Bayles in at 1:41 p.m.

SUBDIVISIONS:

LOT-SPLITS FOR WAIVER OF SUBDIVISION REGULATIONS:

L-19631 – Tim Torrez (2430) (PD 14) (County)

13730 North 108th East Avenue (WITHDRAWN)

STAFF RECOMMENDATION:

Mrs. Fernandez stated that the applicant has withdrawn this application.

L-19653 – John Folks (9129) (PD 23) (County)

15608 West 41st Street (Request for a continuance to
March 17th, 2004.)

STAFF RECOMMENDATION:

Mrs. Fernandez stated that there has been a request for a continuance to March 17th.

Applicant's Comments:

John Folks, 4111 South Darlington, Tulsa, Oklahoma 74135, stated that he has no objection to the request for a continuance.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to **CONTINUE** L-19653 to March 17, 2004 at 1:30 p.m.

L-19655 – John Moody (9317)

(PD 6) (CD 9)

2540 South Birmingham Place

STAFF RECOMMENDATION:

The applicant desires to split a 1.9' x 81' parcel off Tract 2 and tie it onto Tract 1. Both resulting tracts meet the RS bulk and area requirements. A waiver of the Subdivision Regulations is being requested because both resulting tracts would have more than three side lot lines.

The Technical Advisory Committee had no concerns regarding this lot-split. Staff believes this lot-split would not have an adverse effect on the surrounding properties and recommends **APPROVAL** of the waiver of Subdivision Regulations and of the lot-split.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER** TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to **APPROVE** the lot-split for waiver of Subdivision Regulations for L-19655 per staff recommendation.

LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-19650 – Benton Hathaway (2323)

(PD 14) (County)

7111 East 149th Place North

L-19652 – Sack & Associates (9430)

(PD 17) (CD 6)

4138 South Garnett (approximately)

L-19654 – Lee Hamilton (9030) (PD 23) (County)
5008 South 265th West Avenue

L-19657 – John Anderson (8328) (PD 26) (CD 8)
10325 South Louisville

L-19645 – Gable & Gotwals (9201) (PD 1) (CD 4)
5 South Boston Avenue

L-19658 – Brian Summers (0317) (PD 25) (CD 1)
3717 North Columbia

L-19660 – Jerry Hall Builder (8334) (PD 26) (CD 8)
6338 East 111th Place

STAFF RECOMMENDATION:

Mrs. Fernandez stated that these are all in order and staff recommends
APPROVAL.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **10-0-0** (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to **RATIFY** these lot-splits given prior approval, finding them in accordance with Subdivision Regulations as recommended by staff.

* * * * *

PRELIMINARY PLAT:

Estates of Waterstone – (8333) PUD 681 (PD 26) (CD 8)
West of Delaware at 115th Street South

STAFF RECOMMENDATION:

This plat consists of 15 lots, two blocks, five reserves on 14.9 acres.

The following issues were discussed February 5, 2004 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 681. If private gated streets are used, a detail site plan will be required. Make sure lot areas are in accordance with the PUD. Show square footages of lots. Show perimeter setbacks on the face of the plat. Show the private street right-of-way. There are two access points required per the PUD and these are not shown on the proposed plat. The cul-de-sac is longer than the 500-foot maximum.
2. **Streets:** Identify private streets as a "reserve".
3. **Sewer:** Add 15-foot sanitary sewer easement (7.5-foot each side of pipe) for proposed sewer line located in the private street and in Reserve B, or include language in the covenants and on the face of the plat dedicating both street and reserve area as easement. Make sure on the conceptual improvement plan to maintain the ten-foot separation between the existing sanitary sewer and the proposed water lines.
4. **Water:** Label off-site water main.
5. **Storm Drainage:** Place streets in reserve. Use standard language for detention. No other easements will be allowed within the detention reserve. Standard language for stormwater detention and overland drainage easement should be found in Section I of the covenants. Move Reserve A to Section I of covenants. In Section IA remove "general" utility easement.
6. **Utilities:** No comments.
7. **Other: Fire:** If this is a gated community, the gates must have 14-foot clearance. (*Applicant stated this is not a gated community.*)

Staff recommends a continuance of the preliminary plat until the applicant shows accesses as required per the PUD that can be reviewed by the TAC committee and subject to the special and standard conditions below.

Waivers of Subdivision Regulations:

1. A waiver to the length of the cul-de-sac is necessary.

Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

2. The accesses to the development must meet PUD conditions or a minor amendment be approved by TMAPC for different standards. (The approved PUD states for access and circulation: There shall be a minimum of two access points into the PUD. Provisions shall be made within PUD 667 that ensure continued access to the subject tract through PUD 667 and proper maintenance of the streets within PUD 667. This provision shall be approved by the City of Tulsa Legal Department. All access shall be approved by Public Works and the Tulsa Fire Department.)

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

TMAPC COMMENTS:

Mr. Harmon stated that it appears that there have been too many special exceptions for extra long cul-de-sac and it is becoming impossible to enforce the limit. Mr. Harmon asked staff if there is a criterion when looking at cul-de-sacs.

In response to Mr. Harmon, Mrs. Fernandez stated that many of the developers do request cul-de-sacs that are longer than the 500 feet, especially if the property is rectangular. The developer sees a cul-de-sac as a solution for development. Staff has been in conversation with Development Services Department and the Fire Marshal regarding the length for a cul-de-sac. When the Subdivision Regulations are reviewed in July, she anticipates this to be a hot topic. There is concern regarding the length of cul-de-sacs. She indicated that she has reviewed national information regarding this issue and it is an issue throughout the United States. Topography and the equipment used by the local Fire Departments are two issues involved with cul-de-sacs.

Applicant's Comments:

Ricky Jones, Tanner Consulting, 5323 South Lewis Avenue, Tulsa, Oklahoma 74105, stated that a private street was stubbed out when Waterstone was developed. The stub street was to the north and it cannot be developed to meet the City's criterion for a public street in the amount of slope that is permitted. The second issue is the property owner to the north who has developed an estate and doesn't want a stub street into his property, even it were to be a private street. He explained that he has made this a reserve area on the plat for any future access. He indicated that he has filed a minor amendment that would be before the Planning Commission on March 17, 2004.

Mr. Jones stated that the proposed cul-de-sac does have a 96-foot radius as required by the Fire Department. The engineering drawings are all but approved by the City and he would like the preliminary plat approved as recommended by staff, then have the minor amendment heard to allow one access point. He would then proceed with the plat for one access. If the Planning Commission is not in favor of the minor amendment, then he would incorporate the stub street. Due to the topography, surrounding conditions, the wishes of the owner to the north and because of it being a private street, he did not want to have a stub street that was private into another development that would be gated and which would serve no use.

TMAPC COMMENTS:

Mr. Carnes expressed concerns about the cul-de-sac and stub street. In response, Mr. Westervelt stated that the applicant is agreeing to bring in a minor amendment if necessary. Mr. Westervelt further stated that the Planning

Commission doesn't have the documents to make a decision today. It is difficult to make a decision without the documents.

Mr. Harmon asked Mr. Jones if he would agree to a continuance, since he has to return for a minor amendment. In response, Mr. Jones stated that since the engineering drawings have been approved, he would like to get the draft final in the system. He is willing to run the risk for a cul-de-sac. The draft final would be filed and start receiving all of the release letters. He believes that the City departments and the Fire Marshal's office will approve the 96-foot cul-de-sac layout. A continuance would delay this application two weeks. He requested that the Planning Commission approve this subject to staff's conditions: two points of ingress/egress or approve the minor amendment on March 17, 2004.

Mr. Westervelt asked Legal if there would be any objections to handling the application as Mr. Jones has requested, with the understanding that if the Planning Commission doesn't like what they are seeing, he would have to start all over again. In response, Mr. Romig stated that there doesn't seem to be any procedural problems.

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT** TMAPC voted 9-1-0 (Bayles, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; Carnes "nay"; none "abstaining"; Ledford "absent") to **APPROVE** the preliminary plat for Estates of Waterstone per staff recommendation, subject to there being two access points or filing a minor amendment for one access point for March 17, 2004 meeting.

* * * * *

F&M Bank – (8308) PUD 687

(PD 18) (CD 2)

Southwest corner of East 71st Street and South Harvard Avenue

STAFF RECOMMENDATION:

This plat consists of one lot, one block, on 3.39 acres.

The following issues were discussed February 19, 2004 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 687 (OL). All PUD conditions must be met. Show the centerline of 71st Street clearly for setbacks. Show the landscape strip clearly. Clarify the utility easements. Show dimensions clearly on plat.

2. **Streets:** Modify both 71st Street and Harvard access points subject to approved driveway designs. Widen Harvard access to provide for two outbound lanes. Modify 71st drive to maintain a 40-foot turn radius.
3. **Sewer:** The six-foot sanitary sewer easement needs to be increased to ten feet. In the covenants, add language to describe the sanitary sewer easement. Ductile iron pipe will be required and sealed lids for all manholes in the floodplain (including Manhole A) unless the rim is one foot above the 100-year regulatory flood elevation.
4. **Water:** The water line and drainage easements cannot overlap. In the conceptual plans, the width of the easement may possibly be shortened.
5. **Storm Drainage:** Add e-mail address of surveyor. Change the underground detention easement to read "detention easement". Identify what kind of well is located along west side in overland drainage easement. In the covenants, in Section IK, delete the word "underground" in the title. *(The applicant representative stated that the well was a water well and that it would be plugged.)*
6. **Utilities:** No comments.
7. **Other: Fire:** No comment.

Staff recommends **APPROVAL** of the preliminary plat subject to the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HARMON** TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to **APPROVE** the preliminary plat for F & M Bank subject to special conditions and standard conditions per staff recommendation.

* * * * *

AUTHORIZATION FOR ACCELERATED RELEASE OF BUILDING PERMIT:

Riverfield Country Day School II – (9234) PUD 375 B

(PD 8) (CD 2)

2433 West 61st Street

STAFF RECOMMENDATION:

This request is for an accelerated building permit for a school and gym. This is requested for a full building permit in order to complete these structures before August for the next school year.

Review of this application must focus on the extraordinary or exceptional circumstances that serve as a basis for the request and must comply in all respects with the requirements of the approved preliminary plat per Section 2.5 of the updated Subdivision Regulations.

The preliminary plat was approved on February 4, 2004 by TMAPC. The accelerated permit can be considered if the preliminary plat has been approved.

The Technical Advisory Committee did not object to the proposal, but made the following comments:

Water – No problem with release, but a water main extension will be required.

Sewer – No problem with release, but a sewer main extension will be required.

Stormwater – No problem with release; however, there will be a PFPI needed and it will include stormwater detention.

Traffic – Recommend approval subject to the widening of the entry road to increase capacity.

Staff can recommend **APPROVAL** of the authorization for an accelerated building permit per the attached site plan, with appropriate conditions to assure the planned improvements per Public Works staff.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER** TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to **APPROVE** the authorization for an accelerated building permit for Riverfield Country Day School II per the attached site plan, with appropriate conditions to assure the planned improvements per Public Works staff, per staff recommendation.

CHANGE OF ACCESS ON RECORDED PLAT:

Lot 2, Block 1, Mizel Center- (9416)

(PD 17) (CD 6)

Southwest Corner of 21st Street and South 130th East Avenue

STAFF RECOMMENDATION:

This application is made to allow a change of access along East 21st Street South. Both existing accesses will be moved closer to the interior of the site and away from the corners of the site. The property is zoned CS.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET** TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to **APPROVE** the change of access as submitted for Lot 2, Block 1, Mizel Center per staff recommendation.

Lot 10, Interstate Central Extended – (9328)

(PD-18B) (CD-7)

Northwest corner of 51st Street and Yale Avenue

STAFF RECOMMENDATION:

This application is made to allow a change of access along South Yale Avenue for Lot 7 of the Interstate Central Extended Plat. The proposal is to add a 40-foot limited access approximately 70 feet north of the existing south lot line of the existing Lot 7. The property is zoned CS.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **HORNER** TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to **APPROVE** the change of access on recorded plat for Lot 10, Interstate Central Extended as submitted per staff recommendation.

* * * * *

COMPREHENSIVE PLAN PUBLIC HEARING

Proposal to amend the University of Tulsa Master Plan Maps and Text, a Part of District 4 Plan, A part of the Comprehensive Plan for the Tulsa Metropolitan Area. Resolution No.: 2369:860.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plan amendments for the University of Tulsa Campus Master Plan and finds them in accord with the Comprehensive Plan. The changes involve a reorientation of the main entry to the campus from East Sixth Street to East 11th Street, which should reduce the level of traffic in the neighborhoods near 6th Street and Delaware and Columbia Avenues. Other plan changes involve text amendments to reflect improvements that have been accomplished in previous years and planned future improvements. Again, these are all in accord with the Comprehensive Plan.

Staff therefore recommends approval of the proposed University of Tulsa Campus Master Plan amendments.



OFFICE OF THE PRESIDENT

December 11, 2003

Tulsa Metropolitan Area Planning Commission
Attn: Ms. Dane Matthews
Principal Regional Planner
201 West Fifth
Tulsa, OK 74103

Dear Members of the Commission:

The University of Tulsa would like to formally request an Amendment to the University of Tulsa Master Plan, a part of the District 4 Comprehensive Plan.

The following is submitted in ten copies:

1. Exhibit A: Amended University of Tulsa Master Plan – Text
2. Exhibit B: Proposed Land Use and Buildings, October 8, 2003
3. Exhibit C: Proposed Pedestrian System & Open Space, October 8, 2003
4. Exhibit D: Proposed Vehicular System and Parking, October 8, 2003
5. Exhibit E: Proposed Campus Plan, October 8, 2003

This proposed Amendment marks a decade of progress and cooperation between The City of Tulsa and The University of Tulsa. In this era, the University has gained national recognition for the quality of the university and its environment. The most recent edition of *US News and World Report's* annual issue of "America's Best Colleges" lists The University of Tulsa as 91st in the top category of national doctoral universities, a category which includes 248 universities. *The Princeton Review* included TU among its 2004 edition of the Best 351 colleges and places us 13th in terms of 'happiest students' and 10th in terms of 'best town-gown relationships.' These recognitions are, in no small measure, a result of the University's \$140 million dollar investment and therefore with high expectation, the goals of the next decade are set forth below.

These documents describe a major development of the southwest quadrant of the campus and dramatic improvements to the landscape and pedestrian system of the entire campus. The new southwest development will feature the following:

- A formal entry to the University on 11th Street:
This formal entry with ceremonial gates will include an oval drive to frame a four acre green plaza. The oval drive features Sharp Memorial Chapel and the Kendall

Enormous physical change has occurred at The University of Tulsa since the Tulsa Metropolitan Area Planning Commission and the Tulsa City Council approved its Comprehensive Campus Plan in 1987.

- Approximately 50 acres have been acquired for housing, student recreation, intercollegiate athletic purposes and storm water control. To assemble this area the University and Tulsa Development Authority combined efforts to purchase over 300 properties with a market value of \$15 million.
- Major renovation of three residence halls and the addition of 688 apartment bedrooms have given life to the "university village" concept at a cost of \$35.2 million. Currently, 53% of the 4072-student body resides on campus, substantial progress toward the goal of 60% of a total enrollment of 5600 set by the Master Plan in March of 1998.
- The large investment in housing has moved the University from "commuter school" status to one with a substantial residential population. "TU" has become a true academic community in which students experience a full range of intellectual, social and recreational opportunities. This sense of community is essential to the recruitment and retention of motivated students.
- Completed major construction projects include:
 - The University School for grades K through 8;
 - Renovation of Lottie Jane and John Mabee Residence Halls;
 - The Reynolds Center, a multipurpose arena with seating for 8355;
 - The Mabee Legal Information Center;
 - The Boesche Legal Clinic;
 - The Sharp Memorial Chapel Addition and Renovation;
 - The Michael D. Case Tennis Center;
 - The Hurricane Soccer and Track Stadium;
 - a five acre storm water detention facility in combination with;
 - an intercollegiate soccer practice field;
 - an intercollegiate softball stadium;
 - a recreational/intramural sports field;
 - The Fulton and Susie Collins Fitness Center.
- Completed infrastructure, which provides parking, street closings, internal traffic loop, landscaping, pedestrian systems, lighting, signage and underground utility distribution accounts for another \$10.4 million.
- Combined, these projects provide top quality academic and sports venues that represent an investment into the Tulsa community of \$91.4 million.

Proposed
THE UNIVERSITY OF TULSA 'AMENDED' MASTER PLAN
as a part of the
DISTRICT 4 PLAN MAP & TEXT
December 10, 2003

C O N T E N T S

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EXHIBIT B Proposed Land Use & Buildings -- Map

EXHIBIT C Proposed Pedestrian System & Open Space -- Map

EXHIBIT D Proposed Vehicular System & Parking -- Map

EXHIBIT E Proposed Campus Plan -- Map

Proposed
THE UNIVERSITY OF TULSA 'AMENDED' MASTER PLAN
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December 10, 2003

1 General

The University of Tulsa Master Plan as part of the District 4 Plan was adopted in 1987 for the purpose set forth in the next paragraph. The Plan was amended in 1994. Changes in 1994 included: acquisition policy, primarily to add Kendall School and Reed Park to the Acquisition Area; new buildings; clarification of and expansion of standards for pedestrian and vehicular systems. The Plan was amended in 1998 to establish an order of priority for acquisition; a reduced goal for enrollment; and further define the standards for pedestrian and vehicular systems. The Plan was amended in 1999 to relocate proposed housing and accommodate the Michael D. Case Tennis Center and the storm water detention facility. This 2004 amendment recognizes sixteen years of physical development with text and maps and sets forth the goals for future development especially the creation of a formal entrance with ceremonial gates and an attractive drive through the southwest quadrant of the campus from 11th Street. This 2004 amendment proposes additional housing, open space, pedestrian and vehicular accommodations in accordance with the goals set forth beginning in 1987.

The long-range goals and policies for the physical development of The University of Tulsa are described below. The long-range goals are general and the policies are specific proposals or strategies which are directed toward achieving the goals. The University of Tulsa Master Plan should serve as a long-range guide for physical development of the University and The University of Tulsa Special District – Planned Acquisition Area. The Master Plan should be updated, refined and amended as deemed necessary according to changed factors, conditions and circumstances. The City of Tulsa and other appropriate governmental jurisdictions should officially recognize and support The University of Tulsa Master Plan in their plan documents, public decisions, actions, policies, standards and programs.

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2 Goals

The planning goals of The University of Tulsa are as follows:

- 2.1 To develop a strong, pleasing physical identity in which educational and learning activities and interests are integrated into an order in harmony with the urban and natural environment.
- 2.2 To create a vital physical element of the City of Tulsa and the University that is the optimum for educational purposes.
- 2.3 To provide a coordinated and compatible arrangement of living, learning, service, leisure and activity areas which will have a positive impact on surrounding neighborhoods.
- 2.4 To be served with the best possible public services and facilities, public and private utilities and transportation system with the continuing cooperation of the City of Tulsa and other public and private bodies.
- 2.5 To protect, enhance and improve the aesthetic and natural environment of The University of Tulsa and its environs.
- 2.6 To stabilize, protect and enhance the existing sound, viable, attractive neighborhoods, schools and public parks, and improve, redevelop and renovate those adjoining areas experiencing blight or deterioration.
- 2.7 To develop additional short-range and mid-range plans, plans-of-action and strategies as necessary to achieve the purposes of the University.
- 2.8 To coordinate the implementation of the Master Plan and other planning and improvement efforts with the planning efforts of the City of Tulsa and other appropriate governmental jurisdictions.

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3 Policies

The planning policies of The University of Tulsa are listed below:

3.1 General

The Master Plan is designed to meet the needs of The University of Tulsa with a 5,600 enrollment and 60% of the enrollment residing on campus.

3.2 Land Use Policies

- 3.2.1 The land uses within the Planned Acquisition Area should be limited to University academic and University-related uses: recreation, housing, student support, and faith-based services.
- 3.2.2 The Land within the Planned Acquisition Area should be acquired and combined to provide parcels of adequate size and configuration for the University's use, development, parking and circulation. The University should generally locate similar land uses together and in a manner to minimize impacts on surrounding neighborhoods and the various University land uses should be designed as an integrated whole.
- 3.2.3 Incompatible land uses should be screened from the University and residential areas, and incompatible and nonconforming land uses should not be expanded within The University of Tulsa Special District – Planned Acquisition Area.
- 3.2.4 A variety of housing types should be permitted and provided by the University within the campus to meet the projected housing needs for 60% of 5600 enrolled-students.
- 3.2.5 Campus land uses should be protected from and designed to discourage and restrict through-traffic movement patterns.
- 3.2.6 Off-street parking should be provided sufficient to meet the needs of each new use added to the campus and off-street parking should be provided to meet the additional needs of each existing use which is expanded.
- 3.2.7 On-street parking should be minimized in the campus to facilitate vehicular and pedestrian movement and safety.

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- 3.2.8 University parking should be attractively landscaped and screened from adjacent non-University uses through the use of setbacks, plantings, berms or other appropriate design techniques.
- 3.2.9 Parking areas for other than resident student parking should be accessible to provide parking for evening or weekend sporting or other major events held at Skelly Stadium and at the Donald W. Reynolds Center.
- 3.2.10 All changes or amendments in zoning districts, special use exceptions and variances within the Planned Acquisition Area and Special Consideration Areas should be in conformance with the goals and policies of District 4, The University of Tulsa Special District Plan.

3.3 Circulation Policies

- 3.3.1 The circulation system should provide external access to and around the campus, and access within the campus.
- 3.3.2 The campus perimeter streets which provide external access to and visibility of the campus should be improved and beautified. Those streets are Delaware Avenue from 3rd Street to 11th Street, Harvard Avenue from 3rd Street to 11th Street, 11th Street from Delaware to Harvard, 8th Street from Delaware to Harvard and 4th Place from Delaware to Harvard. Additional right-of-way should be acquired as necessary. Improvement and beautification should include landscaping, tree planting, patterned or textured pavement at pedestrian crossings, landscaped traffic medians, reduction in the number of curb cuts and minor street intersections and other beautifications and traffic improvement efforts.
- 3.3.3 A major new entrance and plaza is proposed from East 11th Street between Evanston and College Avenues. The entrance will include a large stone identifier, a garden and green plaza. An oval drive will define the open-green view area to emphasize the proposed Visitor's/Student Services Building. The oval drive will feature The Sharp Memorial Chapel and the Kendall Hall Bell Memorial.
- 3.3.4 The number of streets providing access into the campus should be reduced to improve circulation patterns, safety and area security.

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- 3.3.5 Streets and alleys should be closed and new streets opened as generally depicted in Exhibit B to reduce incompatible through-traffic movement patterns in adjoining neighborhoods and the campus, to facilitate vehicular and pedestrian movement within the campus, to reduce traffic congestion and to provide parcels of adequate size and configuration.
- 3.3.6 New and sufficient rights-of-way and easements should be provided as necessary for public and private utilities to replace rights-of-way and easements which are closed and vacated. The University, the City of Tulsa and public and private utilities should continue close coordination of these efforts.
- 3.3.7 Arterial street intersection capacities should be increased by redesign. Intersection improvements should carefully consider the planned improvements for Delaware and Harvard Avenues and East 11th Street.
- 3.3.8 The number of locations where heavily used pedestrian pathways intersect streets should be minimized. At such intersections, pedestrian safety, visibility and ease-of-movement should be emphasized and enhanced.
- 3.3.9 Pedestrian paths and walkways between the campus and the adjoining residential neighborhoods should be provided. Pedestrian paths, walkways and movement between the campus and the adjoining commercial and office areas should be provided at the streets providing access into the campus. A limited number of additional pedestrian access points may be provided between the campus and the areas south, north and west of the campus.

3.4 Campus Design Policies

- 3.4.1 All physical development within the campus should be designed to maintain and enhance the nature and character of The University of Tulsa.
- 3.4.2 The physical image and visibility of The University of Tulsa should be improved and enhanced.
- 3.4.3 The perimeter of the campus should be developed with attractive areas of landscaping, lawns and screening.

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- 3.4.4 University identifiers, including monuments and monument signs, should be provided at appropriate locations around the campus.
- 3.4.5 A pleasant, secure and enjoyable sense of entry should be provided at streets providing access into the campus. Entry treatment of access points may include seasonal planting, detailed landscaping, textured paving materials, directional signage, streetscape and other human scale design elements. Entry treatments should follow the general design theme and character of the University.
- 3.4.6 Existing view corridors into the campus and from the campus should be preserved and enhanced and new view corridors should be established. The view corridors should include McFarlin Plaza and the new entry plaza adjacent to East 11th Street.
- 3.4.7 McFarlin Library should be emphasized as a campus landmark and the focal point of the area bounded by the Fulton and Susie Collins Fitness Center, Michael D. Case Tennis Center, and 6th Street.
- 3.4.8 The new entry plaza from East 11th Street should establish a view corridor and drive from East 11th Street along College and Evanston Avenues and feature a new Visitor's/Student Services Building. The Sharp Memorial Chapel and the relocated Kendall Hall Bell.
- 3.4.9 Significant trees should be preserved and protected whenever feasible.
- 3.4.10 Landscaping and tree planting efforts should make use of urban reforestation efforts and programs. Coordination with city-wide reforestation efforts is encouraged.
- 3.4.11 The adopted Campus Lighting, Landscape and Tree Plan (Appendix 1) should be implemented.

3.5 Acquisition Policies & Priorities

The private property proposed for acquisition by The University of Tulsa is located within The University of Tulsa Special District – Planned Acquisition Area, as depicted in Exhibit G B. [Rev 1] Policies for property acquisition by the University are listed below:

- 3.5.1 All of the property located within The University of Tulsa Special District – Planned Acquisition Area should be acquired by 2010.

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- 3.5.2 Property should be purchased throughout the Planned Acquisition Area when available at its fair market value.
- 3.5.3 Subject to the availability of University funds, the priority of acquisition with the campus (Planned Acquisitions Area) is as follows:
 - 3.5.3.1 That portion of the Planned Acquisition Area between Delaware and Florence, and 10th and 11th Streets.
 - 3.5.3.2 The remainder of the Planned Acquisition Area.
- 3.5.4 Continued implementation of the University of Tulsa Campus Master Plan will be facilitated under the Tulsa Development Authority Urban Renewal Redevelopment Area of the Kendall-Whittier Redevelopment Plan as amended.

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4 The Plan

4.1 Land Use and Buildings

The University of Tulsa Master Plan includes the area depicted in Exhibit B and encompasses The University of Tulsa Special District – Planned Acquisition Area set forth in the Tulsa Metropolitan Area Comprehensive Plan, District 4. The plan is designed to meet the needs of the University with an enrollment of 5600 students and a residential occupancy of 60%. The University of Tulsa Master Plan, Land Use and Building Exhibit B depicts the planned development of The University of Tulsa Special District – Planned Acquisition Area according to the following definitions of land use categories (Exhibit B):

- 4.1.1 Academic and Academic Support: All academic organizational units and learning resources are included in this core area along with Academic Support defined as administration, exhibit, assembly, dining, merchandising, health and faith support. This area includes the Alumni Center, University School, Child Development Center, Alexander Health Center, Physical Plant and neighborhood convenience facilities.
- 4.1.2 Academic and Housing: areas designated for mixed use of academic and housing functions.
- 4.1.3 Housing: Areas for both dormitory and apartment facilities.
- 4.1.4 Recreation: Areas and facilities for recreational sports, physical education and intercollegiate athletic programs.
- 4.1.5 Parking is an accessory use to each primary land use category described above.
- 4.1.6 Major new buildings are proposed: College of Engineering-Technology Center, College of Engineering-Laboratory Center, Performance Center for the College of Arts & Sciences, Football Administration & Training, and Visitors' & Students Services Center. A renovation and expansion of Business Administration Hall is planned.
- 4.1.7 University-related-institutional uses include all primary and secondary uses and facilities associated with community services, cultural, recreational, educational and faith activities and functions which are related to the University, and open space uses.

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4.2 Pedestrian Systems and Open Space

In order to reinforce and strengthen the campus image, special attention is given to open space and the manner of its linkage (Exhibit C).

- 4.2.1 A hierarchical pedestrian system, clearly identified and safe, is essential.
- 4.2.2 Defined open space, or outdoor rooms, should provide scale and a sense of place.
- 4.2.3 Recreation: facilities for recreation and athletic use are in an important component of balanced student life. The facilities for recreation, athletics and community events include the following:
 - 4.2.3.1 Skelly Stadium primarily for intercollegiate football but also provides an all-weather artificial surface for other varsity sport and community events.
 - 4.2.3.2 The Hurricane Soccer and Track Stadium provides a natural turf field to host intercollegiate soccer and track events and provides locker rooms for soccer, track, and softball.
 - 4.2.3.3 The Hurricane Softball Field provides for women's intercollegiate softball.
 - 4.2.3.4 The Intramural Field at The Fulton and Susie Collins Fitness Center provides a venue for organized recreational sports and informal play.
 - 4.2.3.5 The Soccer Practice Field located at 10th Street between Columbia and Delaware provides a natural turf practice field for soccer and reduces the stressful use of the natural turf at the Hurricane Soccer and Track Stadium.
 - 4.2.3.6 The Harwell Field and Tennis Court provide for informal recreational play. The field is also used for intercollegiate football practice.
 - 4.2.3.7 The Michael D. Case Tennis Center consists of six indoor and twelve outdoor courts for intercollegiate tennis and community events.

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- 4.2.3.8 The Fulton and Susie Collins Center provides for organized intramural sports and informal exercise and play. The indoor facility consists of three basketball courts, two aerobic/dance rooms, free weight area, a lounge, locker and equipment rooms and an aerobic exercise equipment area.
- 4.2.3.9 The Mabee Gym provides indoor facilities for basketball, golf, rowing, swimming, racquetball, softball, volleyball, dance and cheer squad.
- 4.2.3.10 The Donald W. Reynolds Center hosts intercollegiate basketball and volleyball with an 8355 seat arena, medical and weight training facilities, offices and practice gym. The Center is also used for Convocation, Graduation ceremonies, and entertainment and community events.

4.3 Vehicular System and Parking

Simplification of internal circulation system, the reduction of pedestrian vehicular conflict and the increased provision of off-street parking will be implemented by the following:

- 4.3.1 The internal circulation loop is complete and provided by the following:
 - 4.3.1.1 4th Place from Delaware Avenue to Gary Place
 - 4.3.1.2 Gary Place from 4th Place to 8th Street
 - 4.3.1.3 8th Street from Gary Place to Delaware Avenue
 - 4.3.1.4 Delaware Avenue to 4th Place
- 4.3.2 Access will be provided to the campus by the following public and private streets:
 - 4.3.2.1 The new entry from 11th Street and Plaza will replace Evanston and College Avenue from 7th to 11th Streets (Private)
 - 4.3.2.2 8th Street from Harvard to Gary Place (Public)
 - 4.3.2.3 4th Place from Harvard to Gary Place (Public)

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- 4.3.2.4 Florence Avenue from 4th Place to 5th Street (Public)
- 4.3.2.5 College Avenue from 4th Place to 5th Street (Public)
- 4.3.2.6 Evanston Avenue from 4th Place to 5th Street (Public)
- 4.3.2.7 5th Street from Delaware to Florence (Public)
- 4.3.2.8 6th Street from Columbia to Delaware (Public)
- 4.3.3 Public street closings are as follows:
 - 4.3.3.1 Evanston from 8th Street to 11th Street.
 - 4.3.3.2 College from 8th Street to 11th Street.
 - 4.3.3.3 Florence Avenue from 8th Street to 11th Street
 - 4.3.3.4 Gary Avenue from one-half block south of 4th Street to 4th Place.
 - 4.3.3.5 10th Street from Delaware to Florence Avenue
- 4.3.4 The current campus automobile storage capacity is approximately 4,100 excluding approximately 350 on-street parking spaces.
- 4.3.5 Reorganization of these spaces is indicated on the Vehicular System and Parking Plan (Exhibit D).

Including the development on the south campus, the projected automobile storage capacity is approximately 4,500 excluding on-street parking spaces.

4.4 Campus Design Plan

Elements of the Campus Design Plan are described below:

- 4.4.1 The University identifiers are planned for the following locations:
 - 4.4.1.1 The northeast corner of Delaware Avenue and 11th Street
 - 4.4.1.2 The northwest corner of Harvard Avenue and 11th Street

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- 4.4.1.3 The southwest corner of Harvard Avenue and 4th Street
- 4.4.1.4 The southeast corner of Delaware Avenue and 3rd Street
- 4.4.1.5 The northwest corner of Delaware Avenue and 6th Street
- 4.4.1.6 The northwest corner of Harvard and 4th Place
- 4.4.1.7 The northwest corner of Harvard and 8th Street
- 4.4.1.8 The southeast corner of Delaware and 8th Street
- 4.4.1.9 The northeast corner of 6th Street and Columbia
- 4.4.1.10 The formal entrance with major identifier will be located on the north side of 11th Street midway between Evanston and College.
- 4.4.2 Entry treatment is provided at the access streets at the perimeter of the campus.
- 4.4.3 The campus perimeter provides buffer areas of attractive landscaping, lawns, open space and yards. These areas include:
 - 4.4.3.1 A 10' buffer along the south side of 3rd street from Delaware Avenue to College Avenue, and along the south side of 4th Street on both side of the Harvard Avenue intersection.
 - 4.4.3.2 A 10' buffer along the east side of Delaware Avenue from 3rd Street to 11th Street.
 - 4.4.3.3 A 10' buffer along the west side of Delaware Avenue from one-half block south of 4th Street to 10th Street.
 - 4.4.3.4 A 10' buffer along the east side of Columbia Avenue from 5th Place to 10th Street.
 - 4.4.3.5 A 10' buffer along the campus (Planned Acquisition Area) boundary midway between 4th Street and 4th Place from Columbia Avenue to Delaware Avenue.
 - 4.4.3.6 A 50' buffer along the north side of 11th Street from Gary Avenue to Harvard Avenue.

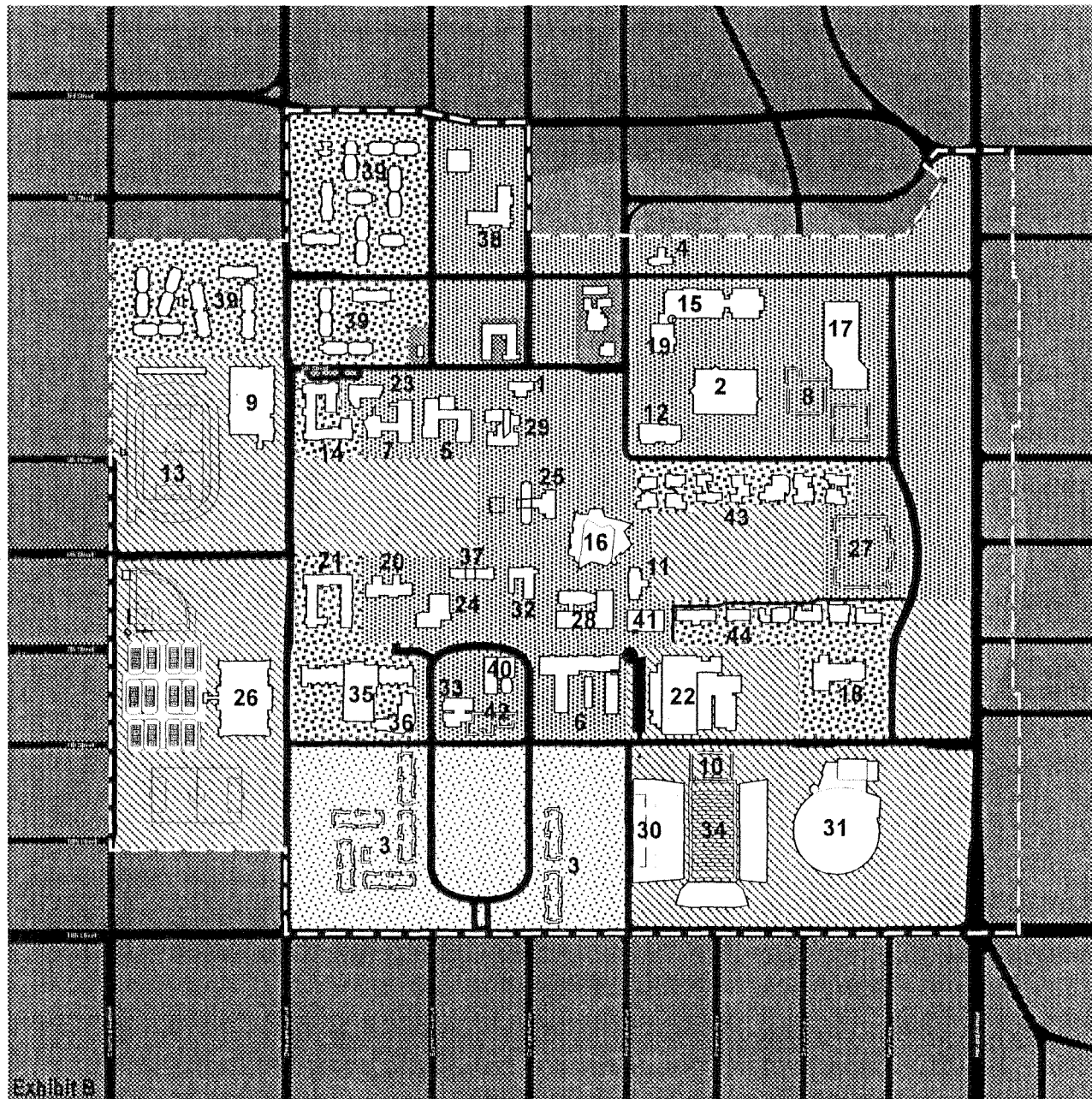
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- 4.4.3.7 A 10' buffer along the west side of Harvard Avenue from 8th Street to 4th Street.
- 4.4.3.8 A 50' buffer along the west side of Harvard Avenue from 11th Street to 8th Street.
- 4.4.3.9 The University property along the east side of Harvard Avenue from 11th Street to 4th Street.
- 4.4.4 Yards, lawns, open space, landscaping and screening are integral parts of all campus land uses. These features will continue to be provided for the campus as uses expand. Detailed site and project plans will provide for these features and are to be related to an overall landscape and tree plan for the University.
- 4.4.5 Screening of University uses from non-University uses along the campus perimeter will include screening fences at the following locations:
 - 4.4.5.1 Along the Planned Acquisition Area boundary one-half block south of 4th Street from Columbia Avenue to Delaware Avenue, and from College Avenue to Harvard Avenue.
 - 4.4.5.2 Along the Planned Acquisition Area boundary on the east side of Harvard Avenue from 4th Street to 11th Street.

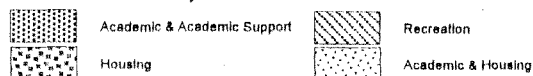
4.5 Public Utilities

Deliberate consideration was given to the location of existing utilities and the potential location of future utilities in the preparation of the Land Use & Buildings, Exhibit B. Review of the public infrastructure indicates that the systems are adequate to handle the planned University facilities and uses, although some realignment or alterations may be necessary. Specific system replacements should meet the standards and requirements of the appropriate city department. Campus-wide water distribution, sanitary sewerage and storm drainage plans for maintenance and replacement should be developed to meet the long term needs of the University.

- 4.5.1 Higher priority should be given to the planned improvements to the arterial and collector street system adjacent to and serving the University.



Proposed Land Use & Buildings
The University of Tulsa Master Plan



- 1 Alexander Heath Center
- 2 Allen Chapman Activity Center
- 3 Apartments - Future
- 4 Boesche Legal Clinic
- 5 Business Administration Center
- 6 Central Plant
- 7 Chapman Hall
- 8 Engineering - Future
- 9 Fulton & Susie Collins Fitness Center
- 10 Football - Future
- 11 Harwell Hall
- 12 Holmes Student Center
- 13 Hurricane Stadium
- 14 John Mabee Residence Hall
- 15 John Rodgers Hall
- 16 Kendall Hall
- 17 Keplinger Hall
- 18 LaFortune Hall
- 19 Law Library
- 20 Lorton Hall
- 21 Lottie Jane Mabee Residence Hall
- 22 Mabee Gymnasium
- 23 Mary K. Chapman Center
- 24 McClure Hall
- 25 McFarlin Library
- 26 Michael D. Case Tennis Center
- 27 Music Building - Future
- 28 Oliphant Hall
- 29 Phillips Hall
- 30 Pressbox - Future
- 31 Reynolds Center
- 32 Sharp Chapel
- 33 Shaw Alumni Center
- 34 Skelly Stadium
- 35 Twin Towers Residence Hall
- 36 Twin Towers South Res. Hall
- 37 Tyrrell Hall
- 38 University School
- 39 University Square Apartments
- 40 Westby Hall
- 41 Zink Hall
- 42 Visitors / Student Services - Future
- 43 Sororities
- 44 Fraternities

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October 8, 2003

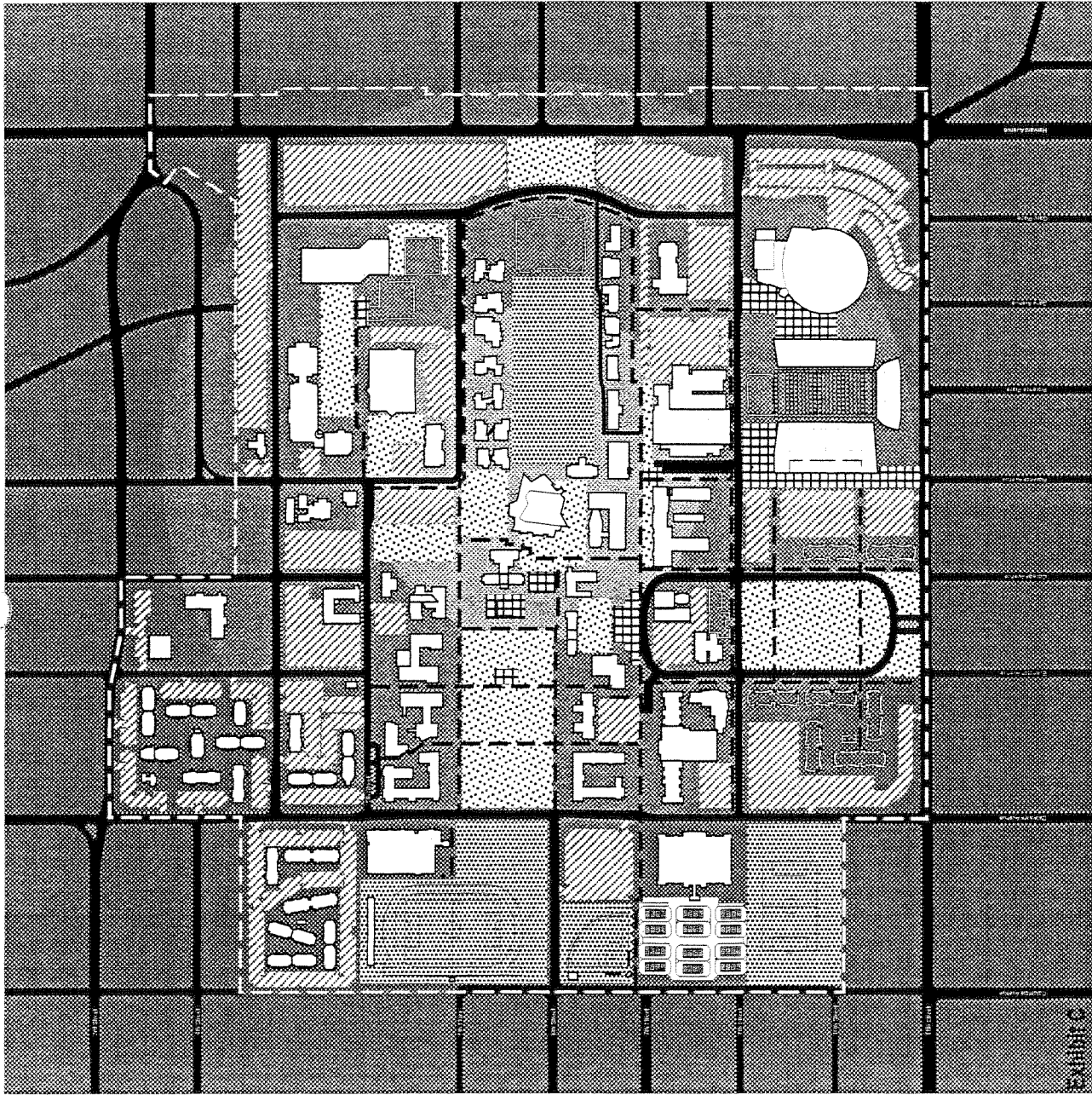


EXHIBIT C

Proposed Pedestrian System & Open Space The University of Tulsa Master Plan

- Pedestrian Circulation
- Recreation and Athletic Space
- Defined Open Space
- Plaza Space
- Vehicular Parking

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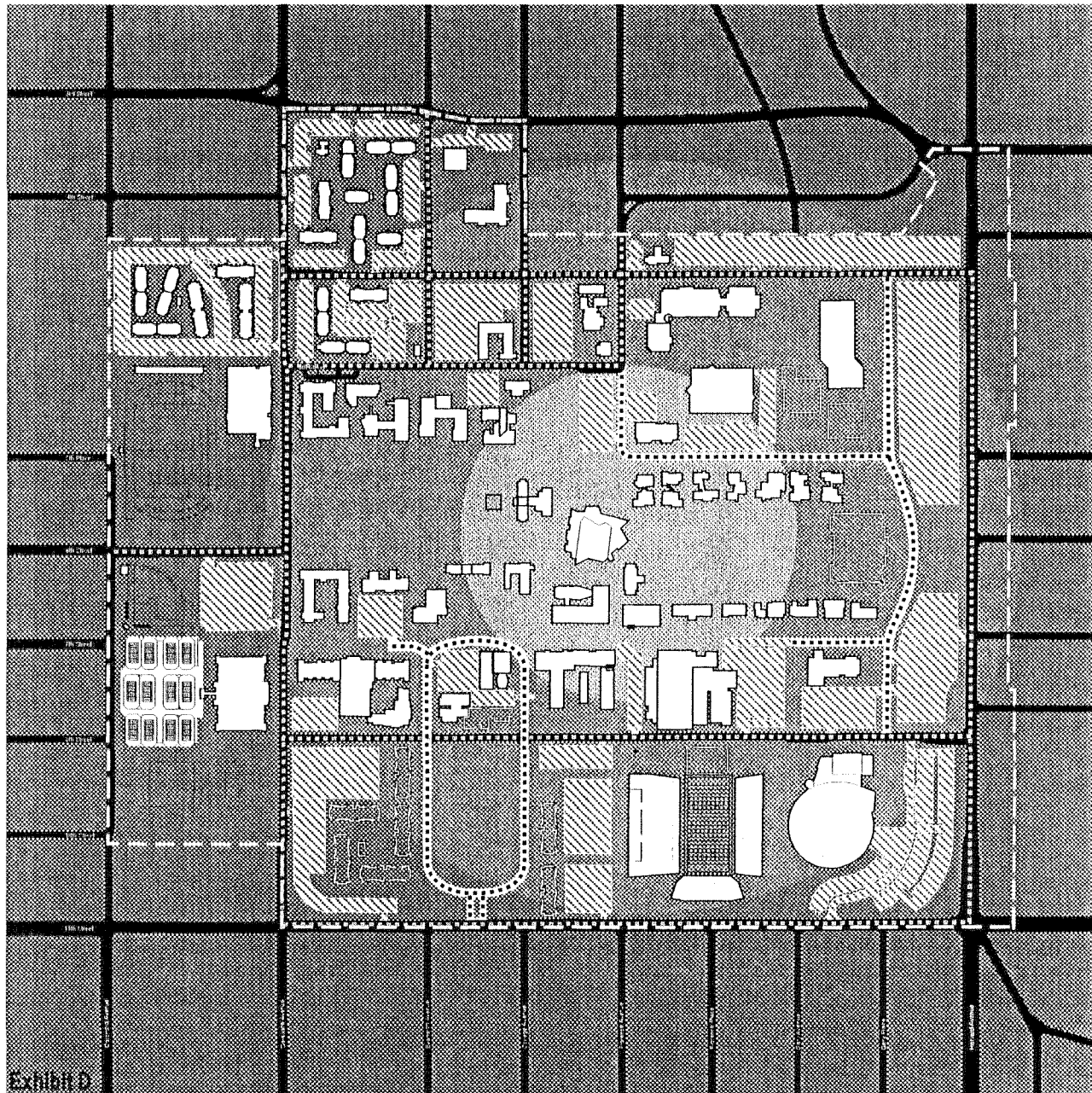





Exhibit D

Proposed Vehicular System & Parking The University of Tulsa Master Plan

-  Vehicular Circulation
-  Private Street
-  Vehicular Parking

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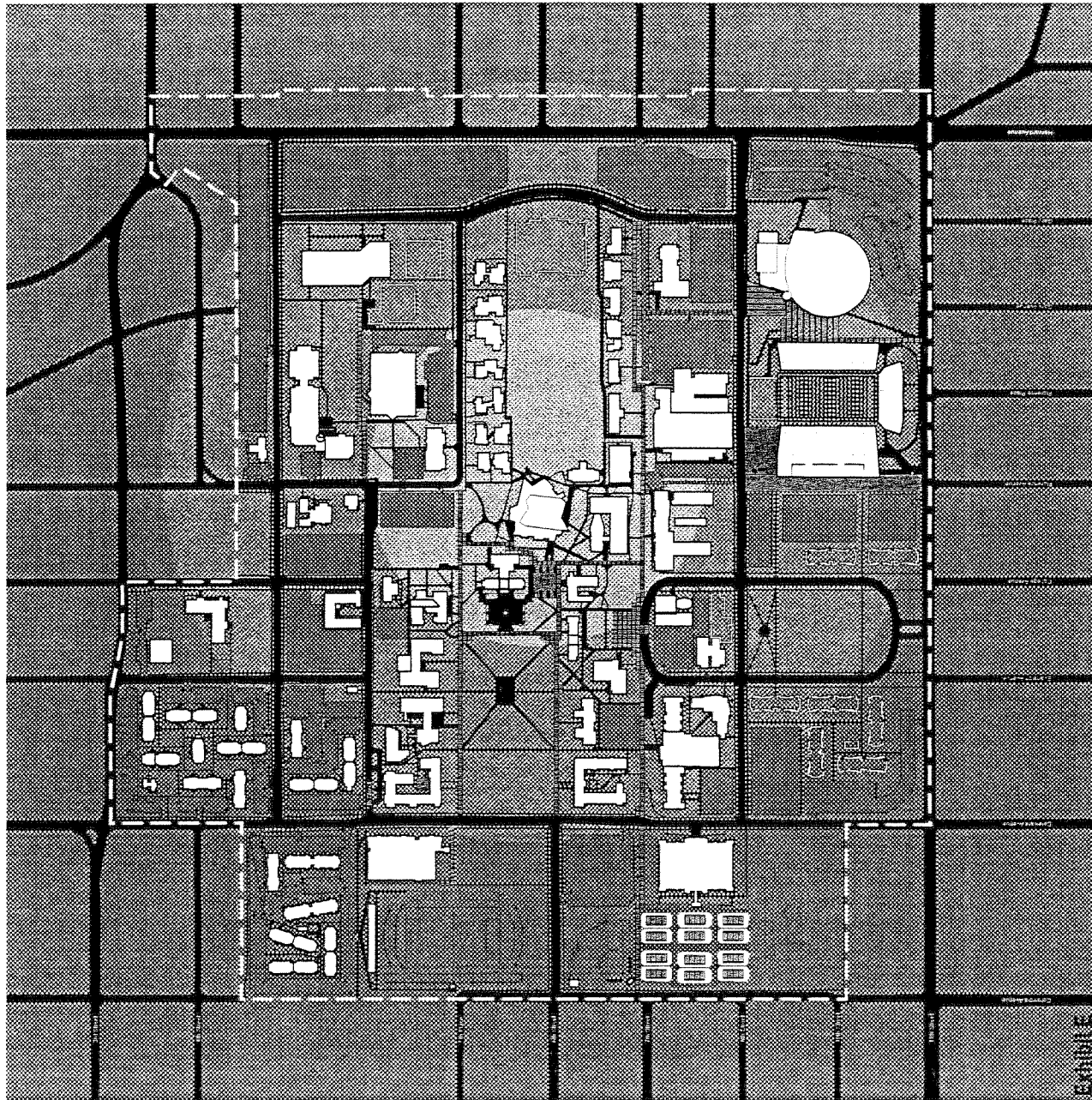


Exhibit E

Proposed Campus Plan
The University of Tulsa Master Plan

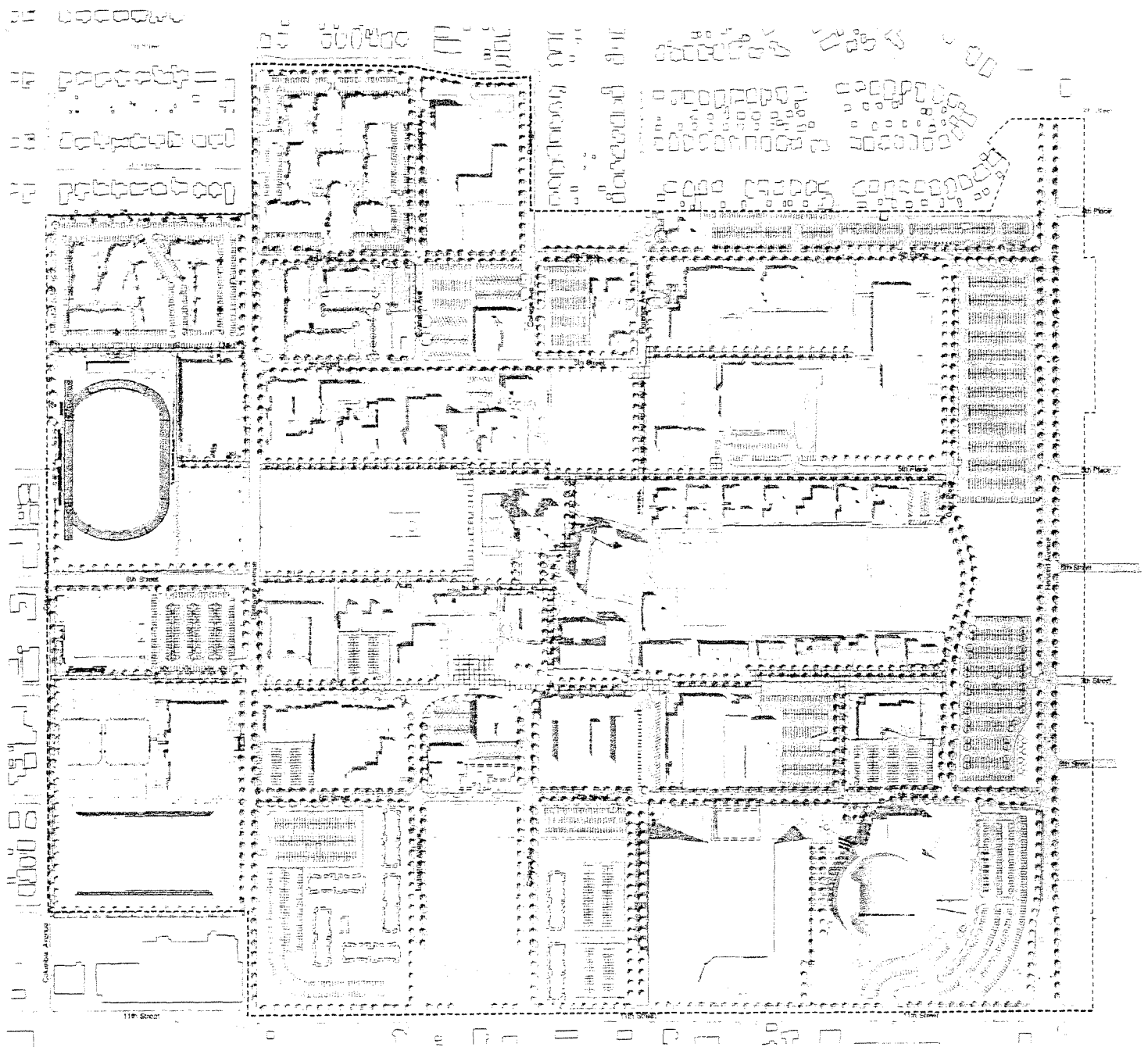
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THE UNIVERSITY OF TULSA

‘AMENDED’ MASTER PLAN

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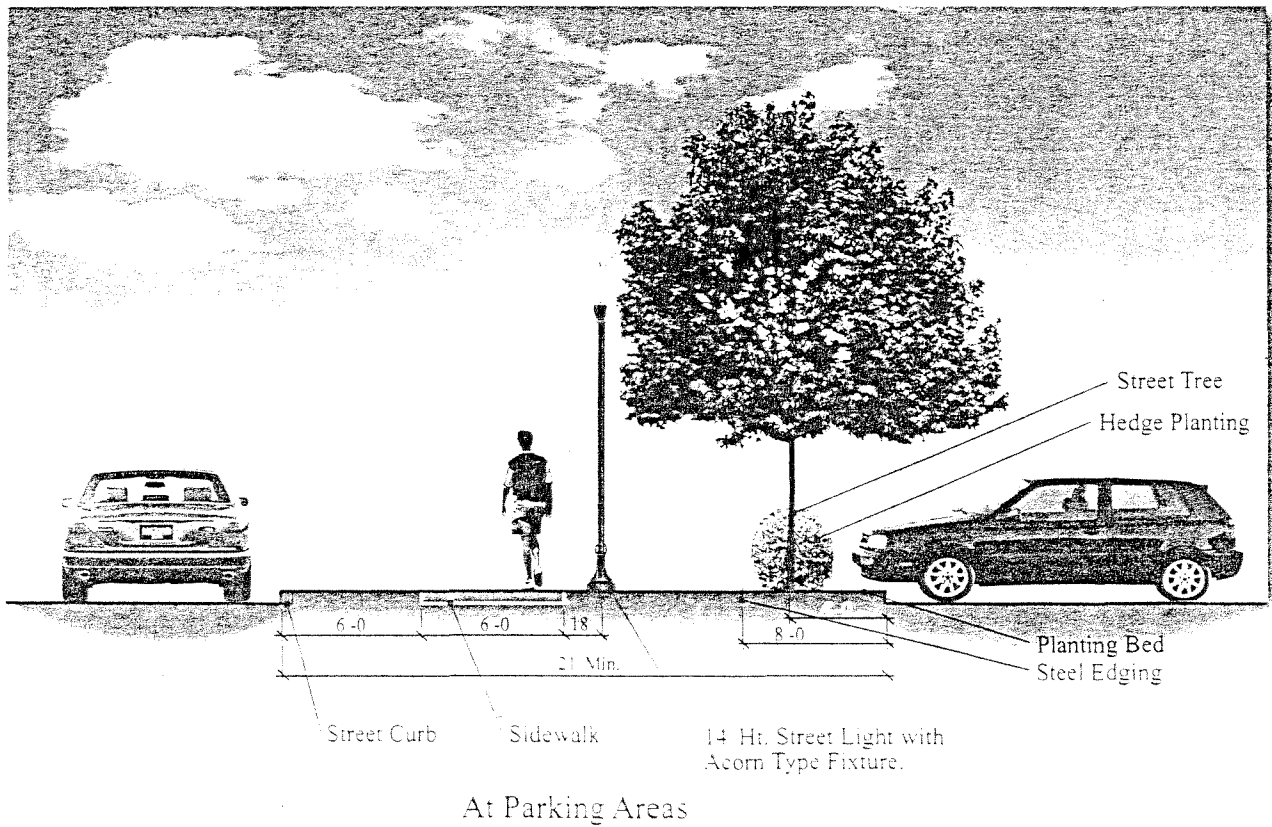
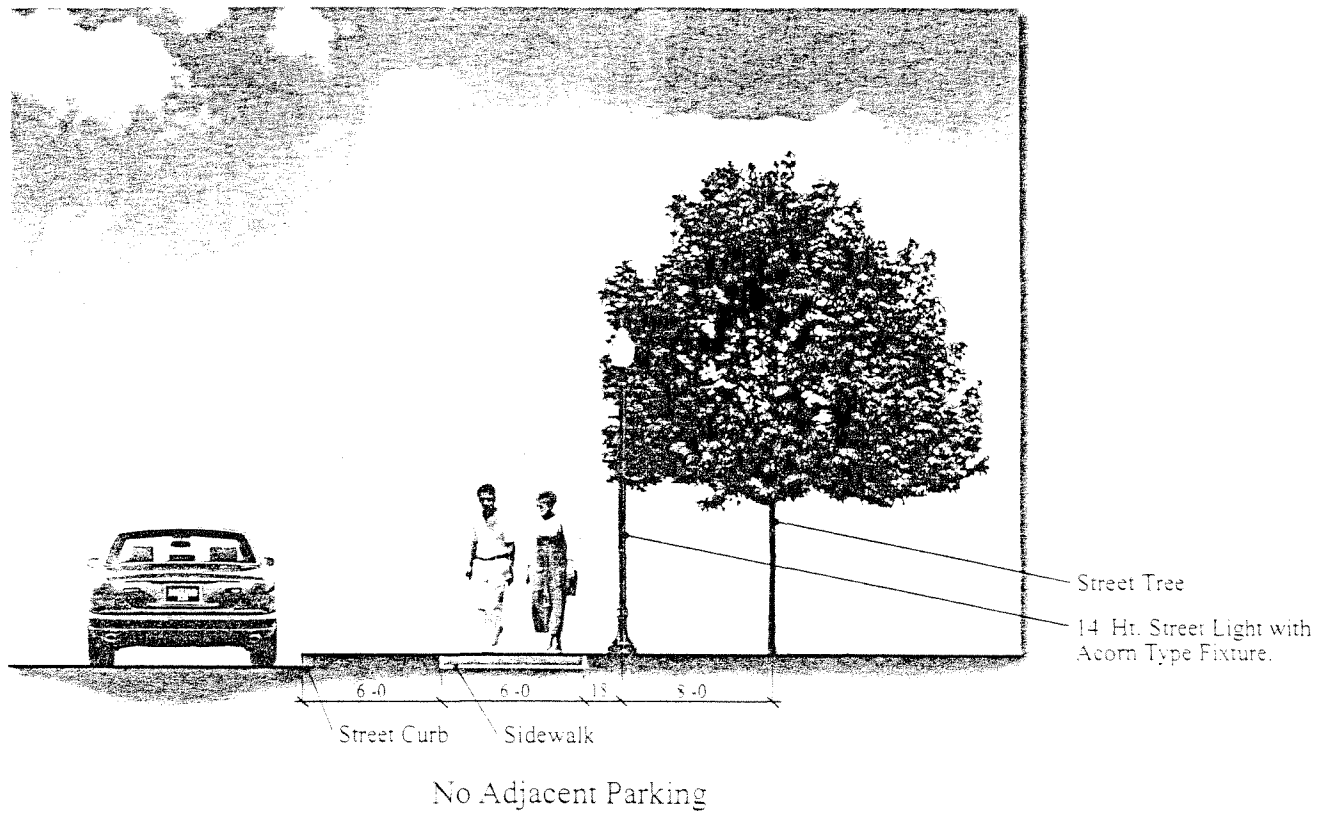
- Existing Pedestrian Spine
- Proposed Pedestrian Spine
- Outdoor Athletic Areas
- Vehicular Circulation and Parking
- Proposed Building
- Existing Building
- Spine and Edge Treatment



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December 29, 2003

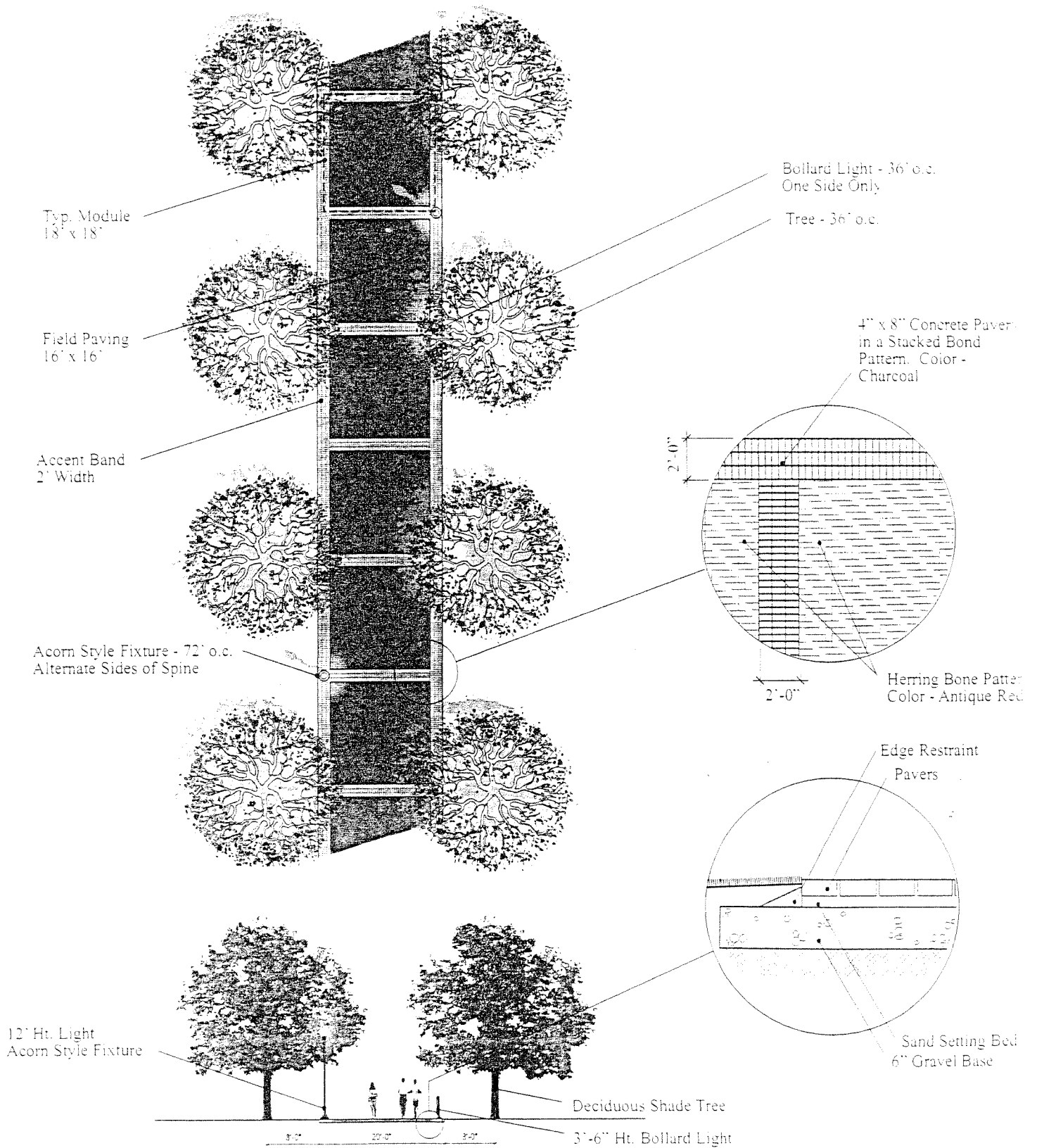
The University of Tulsa Campus Landscape Plan



1. Street light spacing to be staggered across street.
2. Tree spacing to be centered between lights.

Street Landscape Standard
May 8, 20

The University of Tulsa Campus Landscape Plan



Pedestrian Spine Standards
May 8, 2007

The University of Tulsa Campus Landscape Plan

Campus Landscape Plan The University of Tulsa

Appendix A Tree Selection Matrix

March 31, 2003

		Locations					Characteristics			Special Considerations	
		Streets and Pedestrian Spine	Outdoor Room Edges	Parking Lots	Courtyards, Small Spaces	Memorial Trees	Fall Color	Flowers/Fruit	Columnar or Upright Form	Special Growing Conditions Required	For Limited Use Only
Deciduous - Medium to Large											
Acer saccharum cv.	Maple, Legacy Sugar	✓	✓			✓	✓				
Acer rubrum cv.	October Glory Red Maple	✓	✓			✓	✓			✓	✓
Acer truncatum	Maple, Shantung		✓		✓	✓	✓				
Acer truncatum x plat. cv.	Maple, Pacific Sunset		✓		✓	✓	✓				
Acer x freemanii	Maple, Autumn Blaze	✓	✓			✓	✓				✓
Carpinus betulus	Hornbeam, European		✓		✓	✓			✓		
Fraxinus americana cv.	Ash, Autumn Purple	✓	✓			✓	✓				✓
Fraxinus pennsylvanica cv.	Ash, Urbanite	✓	✓	✓		✓	✓				
Ginkgo biloba	Ginkgo (male)					✓	✓				✓
Koelreuteria paniculata	Goldenraintree, Panicked			✓	✓	✓	✓	✓			✓
Liriodendron tulipifera	Tulip Tree	✓	✓			✓	✓				✓
Metaseq. glyptostroboides	Dawn Redwood		✓			✓			✓	✓	✓
Nyssa sylvatica	Gum, Black		✓			✓	✓				✓
Pistacia chinensis	Pistache, Chinese		✓			✓	✓				
Quercus alba	Oak, White		✓			✓					
Quercus bicolor	Oak, Swamp White	✓	✓			✓					
Quercus lyrata	Oak, Overcup	✓	✓	✓		✓					
Quercus macrocarpa	Oak, Bur			✓		✓					
Quercus nigra	Oak, Water			✓		✓					
Quercus nuttallii	Oak, Nuttall	✓	✓			✓	✓				

Campus Landscape Plan The University of Tulsa

Appendix A Tree Selection Matrix

March 31, 2003

		Locations					Characteristics			Special Considerations	
		Streets and Pedestrian Spine	Outdoor Room Edges	Parking Lots	Courtyards, Small Spaces	Memorial Trees	Fall Color	Flowers/Fruit	Columnar or Upright Form	Special Growing Conditions Required	For Limited Use Only
Quercus phellos	Oak, Willow	✓	✓			✓				✓	
Quercus rober	Oak, English	✓	✓			✓					
Quercus rubra	Oak, Northern Red	✓	✓			✓	✓				
Quercus shumardi	Oak, Shumard	✓	✓	✓		✓	✓				
Tilia cordata cv.	Linden, Greenspire		✓			✓				✓	
Ulmus parvifolia cv.	Elm, Allee Lacebark	✓	✓	✓		✓					
Zelkova serrata cv.	Zelkova, Village Green		✓			✓	✓			✓	
Deciduous - Small											
Acer palmatum	Maple, Green Japanese				✓	✓	✓			✓	
Acer palmatum cv.	Maple, Red Thrdlf Japanese				✓	✓	✓			✓	
Acer palmatum cv.	Maple, Grn Thrdlf Japanese				✓	✓	✓			✓	
Acer palmatum cv.	Maple, Bloodgood Japanese				✓	✓	✓			✓	
Amelanchier x grandiflora	Autumn Brill. Serviceberry				✓		✓	✓		✓	
Cercis canadensis	Redbud, Eastern				✓	✓		✓			
Cercis canadensis cv.	Whitebud, Texas				✓	✓		✓			
Cercis canadensis cv.	Redbud, Forest Pansy				✓	✓		✓			
Cercis canadensis cv.	Redbud, Oklahoma				✓	✓		✓			
Chionanthus virginicus	White Fringetree				✓			✓		✓	
Cornus florida (pink)	Dogwood, 'Cherokee Chief'				✓	✓	✓	✓		✓	✓
Cornus florida cv. (white)	Dogwood, 'Cloud Nine'				✓	✓	✓	✓		✓	✓
Crataegus phaenopyrum	Hawthorne, Washington				✓		✓	✓			✓

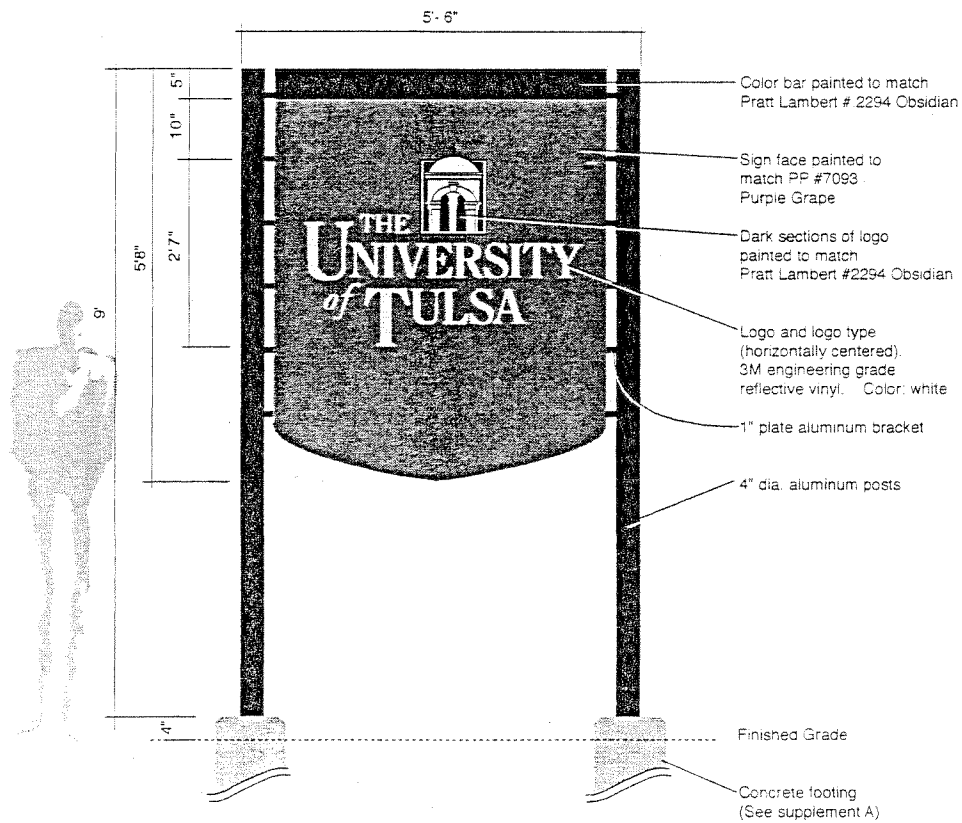
Campus Landscape Plan The University of Tulsa

Appendix A Tree Selection Matrix

March 31, 2003

		Locations					Characteristics			Special Considerations	
		Streets and Pedestrian Spine	Outdoor Room Edges	Parking Lots	Courtyards, Small Spaces	Memorial Trees	Fall Color	Flowers/Fruit	Columnar or Upright Form	Special Growing Conditions Required	For Limited Use Only
Lagerstroemia indica	Crapemyrtle, Flowering				✓	✓	✓	✓			
Magnolia soulangiana	Magnolia, Saucer					✓		✓			✓
Magnolia stellata	Magnolia, Star				✓			✓			✓
Malus cv. (Pink)	Crabapple, Robinson		✓					✓			✓
Malus cv. (Red)	Crabapple, Prairiefire		✓					✓			✓
Malus cv. (White)	Crabapple, Snowdrift		✓					✓			✓
Broadleaf Evergreen											
Ilex vomitoria	Holly, Yaupon		✓		✓						
Ilex x attenuata cv.	Holly, Foster		✓		✓				✓		
Ilex x attenuata cv.	Holly, East Palatka		✓		✓				✓		

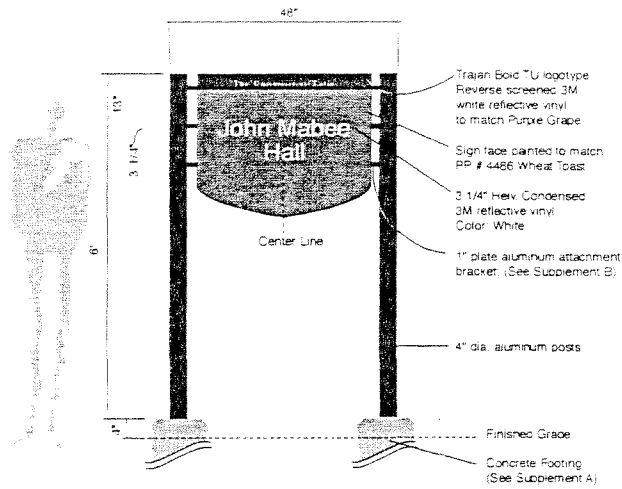
1. Fall color is an important factor in making tree selections on the campus. However, to insure that there is sufficient diversity to lessen the impact of diseases and blights, such trees as oaks not normally exhibiting distinctive fall color, are acceptable.
2. To insure the desired uniformity, spine and street tree plantings shall consist of one species for minimum of 300' segments.



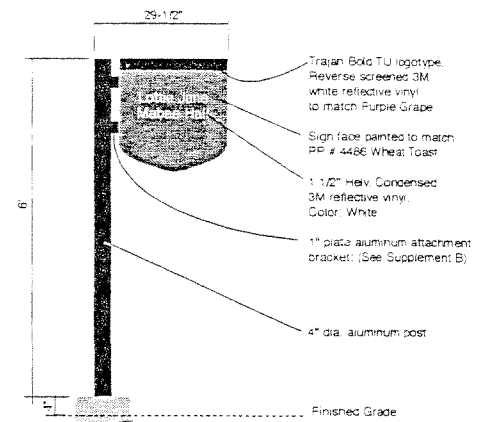
Primary Campus ID

May 8, 2003

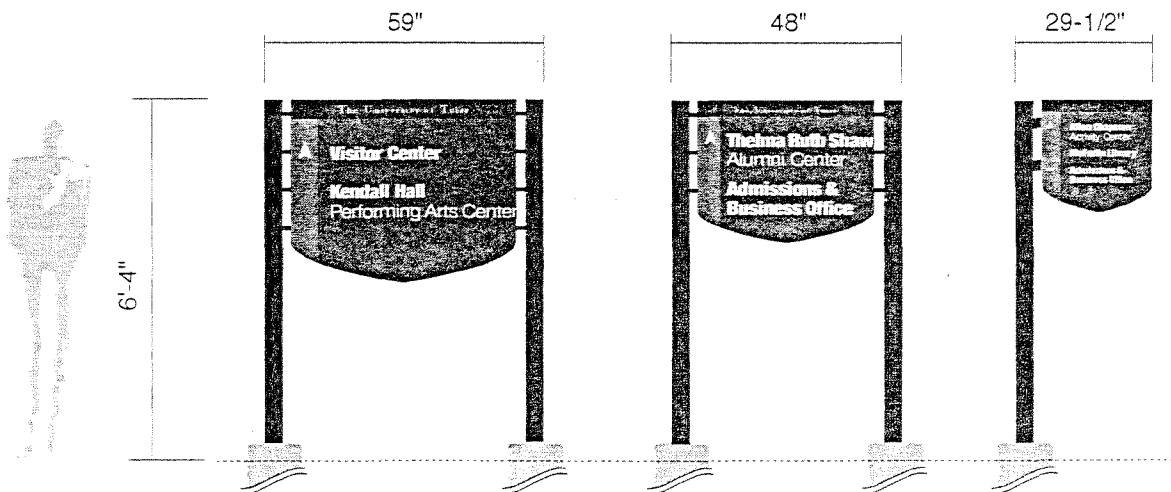
The University of Tulsa Signage and Graphics Plan



Primary Building ID



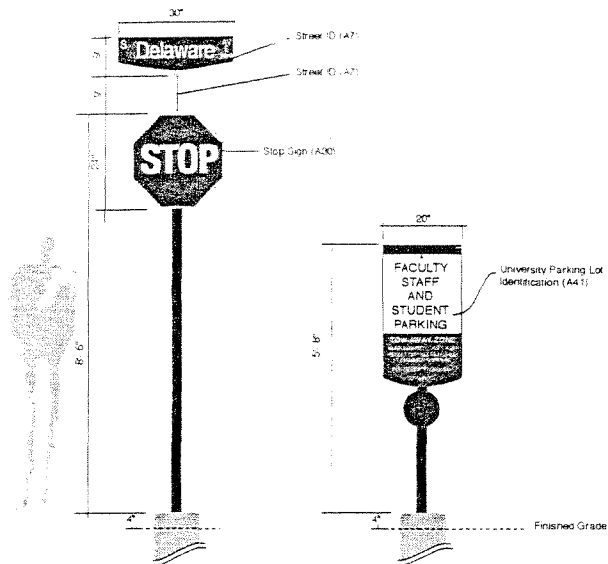
Secondary Building ID



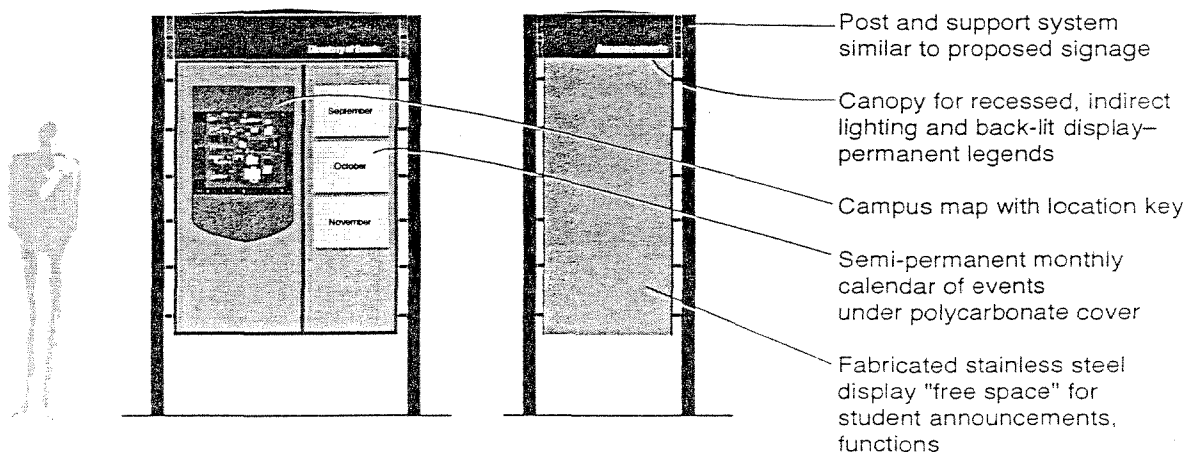
Primary Campus Directionals

May 8, 2003

The University of Tulsa Signage and Graphics Plan



Parking, Street ID, and Regulatory

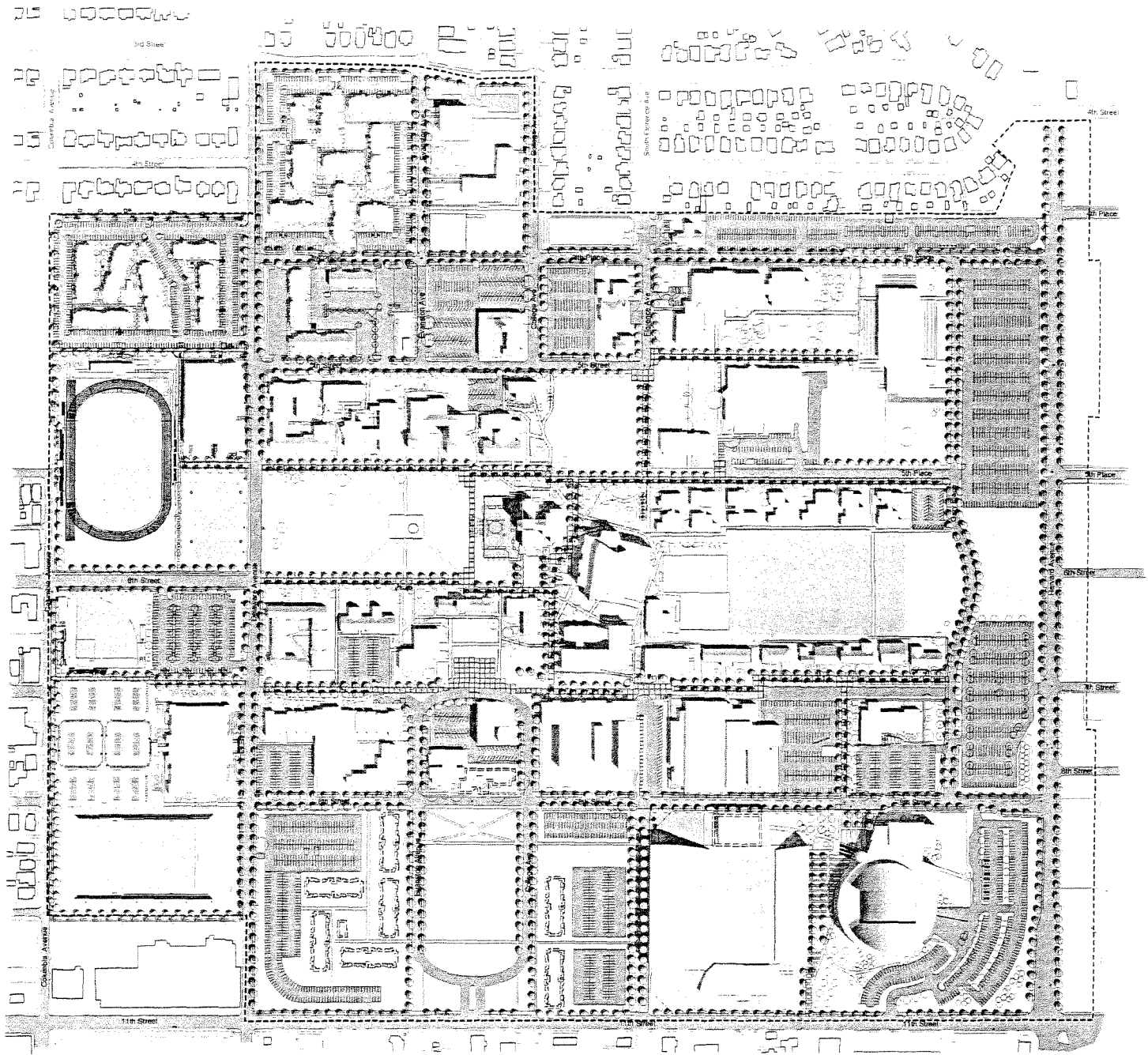


Overall size:
8'-0"h x 5'-6"w x 3'-6"d

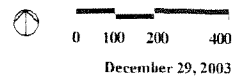
Kiosk Directory

May 8, 2003

The University of Tulsa Signage and Graphics Plan



- Existing Pedestrian Spine Proposed Building
- Proposed Pedestrian Spine Existing Building
- Outdoor Athletic Areas Spine and Edge Treatment
- Vehicular Circulation and Parking



The University of Tulsa Campus Landscape Plan

TU

EXHIBIT A-1
2/18/04
METROPOLITAN

**A RESOLUTION AMENDING
THE UNIVERSITY OF TULSA MASTER PLAN
MAP AND TEXT, A PART OF THE DISTRICT 4 DETAIL PLAN, A PART OF
THE COMPREHENSIVE PLAN FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June, 1960, adopt a Comprehensive Plan of the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 28th day of October, 1987 this Commission, by Resolution No. 1667:649, did adopt the University of Tulsa Master Plan Map and Text as a part of the District 4 Detail Plan, A Part of the Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a public hearing was held on the 18th day of February, 2004 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted University of Tulsa Master Plan Map and Text according to Attachments A, B, C, D and E attached and made a part herein.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC that the amendments to the University of Tulsa Master Plan Map and Text, as set out in Attachments A, B, C, D and E be and are hereby adopted as part of the University of Tulsa Master Plan, a part of the District 4 Detail Plan, a Part of the Comprehensive Plan of the Tulsa Metropolitan Area.

Applicant's Comments:

Charles Norman, 2900 Mid-Continent Tower, Tulsa, Oklahoma 74103, stated that this matter was first brought to the Planning Commission on December 10, 2003. Mr. Norman cited the changes to the University of Tulsa Master Plan. He informed the Planning Commission that the University met with the neighborhood associations in the surrounding area.

There were no interested parties wishing to speak.

On **MOTION** of **HARMON** TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to recommend **APPROVAL** of the proposed amendments to the University of Tulsa Master Plan Maps and Text, a part of District 4 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, Resolution No. 2369:860.

ZONING PUBLIC HEARING

Application No.: Z-6931/Z-6931/SP/PUD-701 RS-1 to CO/PUD

Applicant: Roy Johnsen (PD-26) (CD-8)

Location: Northwest corner of East 98th Street and South Memorial

STAFF RECOMMENDATION Z-6931:

Z-6879/PUD-678 October 2003: A request to rezone a 9.63-acre tract from RS-1 to RS-4 with a Planned Unit Development for residential development was filed. TMAPC and City Council concurred in denial of RS-4 and approved RS-3 zoning. After lengthy discussions and several amendments being submitted by the applicant, the PUD was approved for residential development for no more than 33 dwellings units and a minimum of two access points from a public street to the development. The property is located west of the northwest corner of East 98th Street and South Memorial Drive and on the south side of the Creek Turnpike.

PUD-405-K/Z-5722-SP-15 June 2002: A major amendment and Corridor Site Plan was approved to allow a single-family development with 140 dwelling units, and private gated streets in the development area originally proposed for multifamily use. The area borders the Creek Turnpike on the north and is west of South Memorial Drive.

PUD-603-A/Z-6579-SP-2 January 2000: All concurred in approving a request for a major amendment to PUD-603. The original PUD and corridor site plan designated four development areas for retail commercial and office use, including an automobile dealership on the south 2.5 acres. The major amendment was approved for two development areas on a 9.4-acre tract located on the southwest corner of East 98th Street and South Memorial Drive. Development standards and CS uses were approved for both development areas.

PUD-603/Z-6579-SP-1 January 1999: A Planned Unit Development and Corridor Site Plan were approved to allow proposed retail and office use on property located on the southwest corner of East 98th Street South and South Memorial Drive.

Z-6617/PUD-581 February 1998: All concurred in approval of a request for CO zoning on an 11.9-acre tract abutting the subject tract on the east. The Comprehensive Plan did not support CO zoning to a depth greater than 500' from South Memorial Drive, but staff and TMAPC concurred that the drainage way and City of Tulsa detention facility located southwest of the property established a natural demarcation for the CO zoning to a depth of 1,320'. The accompanying PUD was also approved for a proposed multifamily development.

Z-6579 March 1997: A request to rezone a 24.5-acre tract located on the southwest corner of East 98th Street South and South Memorial Drive from RS-1 to CO was approved.

Z-6578/PUD-554 January 1997: A request to rezone a 30.8-acre tract located south of the subject tract and west of the southwest corner of East 98th Street and South Memorial Drive from AG and RS-1 to RS-3/PUD for a single-family residential development. All concurred in approval of the request, subject to modifications.

Z-6140 February 1987: All concurred in approval of a request to rezone a 370' x 417' tract located in the southwest corner of the Creek Turnpike and South Memorial Drive from AG to CO.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is gently sloping, non-wooded, vacant, and zoned RS-1.

STREETS:

Exist. Access	MSHP Design.	MSHP R/W	Exist. # Lanes
South Memorial Drive	Primary arterial	120'	4 lanes
East 98 th Street South	Private street	X	2 lanes

UTILITIES: The subject tract has municipal water and sewer.

SURROUNDING AREA:

The property is abutted on the north by a parking lot, zoned PK and serving the bank to the north that is zoned CO. The subject property is abutted on the northwest by an apartment complex, zoned CO/PUD-581; to the southwest by single-family dwellings, zoned RS-3/PUD554; to the south by vacant property zoned CO/PUD-603-A, approved for commercial, retail and automobile dealership; and to the east is CO zoning with commercial uses that contain four major automobile dealerships.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject tract as Low Intensity – Corridor District, which means allowable uses are either Corridor or low intensity. In this case, the requested CO/PUD is in accord with the Plan.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan, surrounding uses and trends in the area, staff recommends **APPROVAL** of CO/PUD for Z-6931, so long as the TMAPC deems the accompanying PUD or some variation of it appropriate.

STAFF RECOMMENDATION Z-6931-SP/PUD-701:

The PUD consists of 4.24 acres located at the northwest corner of East 98th Street and South Memorial Drive. The subject tract has approximately 590 feet of frontage on Memorial and approximately 460 feet of frontage on 98th Street. The east/west depth of the tract, measured from the Memorial right-of-way, varies from approximately 412 feet to approximately 380 feet.

The Memorial frontage immediately north of the subject tract contains a banking facility including off-street parking along the common boundary. The Memorial frontages on the south side of 98th Street and extending south are within a CO Corridor District and have been approved for automobile dealerships. The westerly boundary of the tract is adjoined by an apartment project known as Echelon at Memorial Creek. West of the southwest corner of the tract and extending south from 98th Street is Audubon Park, a single family subdivision presently under development. On the east side of Memorial, the frontages have been designated by Corridor Site Plan for commercial use and contain four major automobile dealerships.

The subject tract is zoned RS-1 and concurrently an application (Z-6931) has been filed to rezone the tract to CO. This PUD and Corridor Site Plan proposes an automobile dealership with one development area. It is also proposed that commercial uses may be permitted in the alternative.

If Z-6931 is approved as recommended by staff, then staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff

finds PUD-701 as modified by staff, to be: (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-701 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.

2. Development Standards:

Net land area (after dedication of 98 th St.):	4.24 acres (184.796 sq. ft.)
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Permitted uses:

Automobile dealership which may include automobile and light truck sales, new and used, service and repair (excluding paint and body work) and uses customarily accessory thereto and uses permitted by right within a CS District, excluding Use Unit 12 A.

Maximum building floor area:	55,000 SF
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Maximum building coverage:	30% of net lot area
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Minimum building setbacks:

From west line of Memorial right-of-way <u>measured from Memorial section line</u>	60 <u>180</u> FT
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From west boundary	75 FT
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From centerline of 98 th Street	80 FT
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From north boundary	40 FT
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Maximum building height:	45 FT
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Minimum Off-street parking:

As required by the applicable use unit.

Minimum Landscaped Area:	10% of net lot area
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Operational Limitations:

1. Outside repair or service of vehicles is prohibited.
2. Outside storage of vehicles under repair is prohibited.
3. External public address or pager/speaker system is prohibited.
4. Promotional signage (including inflatable advertising) shall be located in front of the front building line and shall not exceed the height of the principal building.

Signs:

Signs shall be limited to:

- (a) wall or canopy signs not exceeding 2 square feet of display surface area per lineal foot of the main building wall to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed and no wall signs shall be affixed to the west buildings wall, and
- (b) One ground sign to be located along the Memorial Drive frontage not exceeding 25 feet in height and 250 square feet of display surface area.

3. Landscaping and Screening

A six-foot high or higher screening wall or fence and a landscaped area of not less than 50 feet in width, which may contain storm water detention facilities, shall be provided along the westerly boundary adjoining the apartment project. Commencing at the southwest corner of the planned unit development and extending along 98th Street to the first access drive, a landscaped area of not less than 20 feet in width, which shall include berming of variable height (2' to 5'), shall be provided. Landscaping throughout the planned unit development shall meet the requirements of the landscape chapter of the Tulsa Zoning Code.

4. Access and Circulation

There shall be a maximum of one point of access to Memorial Drive which shall be right turn only and two points of access to 98th Street. A Memorial Drive median opening is existing at 98th Street. Private and public vehicular and pedestrian circulation shall be reviewed during detail site plan review. All access shall be approved by TMAPC, the Fire Department and Public Works.

5. Transfer of Allocated Floor Area:

Allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated provided however the allocation shall not exceed 10% of the initial allocation to the lot to which the transfer of floor area is to be made.

6. No zoning clearance permit shall be issued for a lot within the PUD 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 PUD development standards.
7. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
8. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
9. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
10. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
11. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. No light standard nor building-mounted light shall exceed 25 feet in height.

12. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
13. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be 10 percent.
14. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
15. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have 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 and making the City beneficiary to said covenants that relate to PUD conditions.
16. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
17. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
18. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

PUD-701, northwest corner of East 98th Street and South Memorial

Water – Frontage along East 98th Street South requires the extension of a water main.

Stormwater – May require regulatory map amendment. Dependent upon design and modeling requirements, may need separate detention and compensatory storage areas and easements.

Wastewater – Sewer main extension required per plan.

Transportation – Is no longer private and should be marked, "public" on plans.

Traffic – Dedicate 98th Street as public right-of-way per Audubon Park PUD. Proposed Memorial access may be right-turn only.

General – No comments.

Applicant's Comments:

Roy D. Johnsen, 201 West 5th, Suite 501, Tulsa, Oklahoma 74103, representing Mike Quinn, cited the surrounding uses and zonings. He indicated that there is one change in the staff recommendation that he would like to request. Under minimum building setbacks, originally he requested 60 feet from the west line of the Memorial right-of-way. However, in that particular area, the east boundary of the subject property is irregular and the Memorial right-of-way tucks in and out and far exceeds the right-of-way that is normally available. On the site plan, there is a line for the building setback and it is easier to establish the setback at 180 feet from the section line. He would like to change the 60 feet from right-of-way to 180 feet measured from section line.

Mr. Dunlap stated that staff would not have a problem with the setback being described as "measured from section line".

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to recommend **APPROVAL** of Z-6931 for CO/PUD zoning and recommend **APPROVAL** for Z-6391-SP/PUD-701 per staff recommendation as amended by the Planning Commission. (Words deleted are shown as strikeout; words added or substituted are underlined.)

Legal Description for Z-6931/Z-6931-SP/PUD-701:

A tract of land that is part of the NE/4, SE/4 of Section 23, T-18-N, R-13-E, of the IBM, City of Tulsa, Tulsa County, Oklahoma, according to the U. S. Government survey thereof, said tract of land being more particularly described as follows, to-wit: starting at the Northeast corner of the SE/4 of said Section 23; thence S 01°07'48" E along the Easterly line of Section 23 for 418.00'; thence S 88°45'34" W for 125.00' to the Point of Beginning of said tract of land, said point being on the Westerly right-of-way line of South Memorial Drive; thence along said right-of-way line as follows: S 01°07'48" E for 154.03'; S 15°34'09" W for 104.40'; S 01°07'48" E for 150.00'; S 20°25'12" E for 105.95'; S 01°07'48" E for 90.92'; thence leaving said right-of-way line N 79°35'34" W for 0.00' to a point of curve; thence Northwesterly along a curve to the right with a central angle of 17°32'08" and a radius of 450.00' for 137.72' to a point of tangency; thence N 62°03'26" W along said tangency for 330.25' to the most Southerly Southeast corner of Lot 1

in Block 1 of Echelon at Memorial Creek, an addition to the City of Tulsa, Tulsa County, Oklahoma; thence N 01°07'48" W along the Easterly line thereof for 386.07'; thence N 88°45'34" W for 412.30' to the Point of Beginning of said tract of land, and located in the northwest corner of East 98th Street South and South Memorial Drive, Tulsa, Oklahoma, **From: RS-1 (Residential Single-family Low Density District) To: CO/PUD-701 (Corridor District/Planned Unit Development.**

* * * * *

Application No.: PUD-567-7

MINOR AMENDMENT

Applicant: Cathy Atchison

(PD-18) (CD-8)

Location: 10624 East 71st Street South

STAFF RECOMMENDATION:

The minor amendment proposes to modify the sign standards for Lot 1, Block 1, Woodland Park Center Addition, which is a part of Development Area A of PUD-567 in order to permit a projecting sign for a Fish Daddy's Restaurant.

The original signs standards for PUD-567 permitted the following:

- 1) Ground signs shall be limited to one sign for each lot along the East 71st Street frontage with a maximum of 160 square feet of display surface area for each sign and a maximum of 25 feet in height.
- 2) Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.
- 3) One monument style ground sign shall be permitted at the northeast corner of Development Area A with a maximum of 64 square feet of display surface area and six feet in height.
- 4) The existing outdoor advertising sign may continue until the first occupancy permit is issued in Development Areas A or B, then it must be removed in its entirety within 30 days.

Two restaurants were constructed on Lot 1, Block 1, Woodland Park Center. TMAPC, at their November 7, 2001 meeting approved PUD-567-5 (Minor Amendment) which permitted an additional ground sign on 71st Street not to exceed 160 feet of display surface area and 25 feet in height.

The applicant is requesting a 31.2-square foot projecting sign on the north elevation of the Fish Daddy's Seafood Grill. No additional signage is being requested on this elevation.

Staff finds the request to be minor in nature. Therefore staff recommends **APPROVAL** of PUD-567-7 per the submitted plans and with the condition that no additional signage be permitted on the north building elevation.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT** TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to **APPROVE** the minor amendment for PUD-567-7 per the submitted plans and with the condition that no additional signage be permitted on the north building elevation per staff recommendation.

* * * * *

OTHER BUSINESS:

Z-6934 Refund

Matthew Dyer, 1776 South Utica, Tulsa, Oklahoma 74104:

STAFF RECOMMENDATION:

Applicant has withdrawn this application and requested a refund of fees.

An application was filed on January 22, 2004, requesting the rezoning of a lot located at 1733 South Lewis Avenue. On February 2, 2004, the applicant requested the application be withdrawn and that he receive a refund.

The preliminary paperwork for this application was completed, i.e., map and labels (prepared by Mapping and Graphics), a request for a sign to be posted on the property was prepared and sign was ordered, but this request has been stopped; notices to the Legal News and to property owners within 300 feet was also completed, but not mailed.

Staff recommends that only the application fee of \$700.00 be refunded and that no administrative fees be refunded.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **WESTERVELT** TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to **APPROVE** the refund of \$700.00 for Z-6934 to Matthew Dyer per staff recommendation.

L-19661 - Refund

Russell Cummins, 12002 South 27th West Avenue

STAFF RECOMMENDATION:

The applicant applied to split their property into two tracts. During the review, however, it was noted that the property was annexed into the City of Jenks last year. Therefore, the application is no longer in the TMAPC's jurisdiction.

Staff recommends **APPROVAL** of a full refund of the \$50.00 lot-split application fee.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET** TMAPC voted 10-0-0 (Bayles, Carnes, Coutant, Harmon, Hill, Horner, Jackson, Midget, Miller, Westervelt "aye"; no "nays"; none "abstaining"; Ledford "absent") to **APPROVE** the full refund of \$50.00 for L-19661 per staff recommendation.

There being no further business, the Chair declared the meeting adjourned at 2:10 p.m.

Date Approved:

3/17/04

Mary E. Hill
2nd Vice Chair Chairman

ATTEST: Stacy M. Bayles
Secretary