

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2481

May 23, 2007

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

Review TMAPC receipts for the month of April 2007

1. Minutes of May 2, 2007, Meeting No. 2479

PUBLIC HEARINGS

2. **PUD-648-A/Z-6001-SP-2 – Roy Johnsen** (PD-8) (CD-2)
Northeast corner of West 71st Street and Highway 75 (Major Amendment to increase permitted floor area in each development area from 15% to 17% to a maximum of 60% to expand Tulsa Spine Hospital and a future building.) (Continued from 5/16/07) **(Related to Item 5.)**
3. **Z-6054-SP-7-a – Charles E. Norman** (PD-18) (CD-8)
East side of Mingo Valley Expressway (U.S. Highway 169) between East 84th Place South and East 86th Street South (Corridor Minor Amendment to amend building setback requirements.) **(Related to Item 4.)**

OTHER BUSINESS

4. **Z-6054-SP-7 – PSA-Dewberry** (PD-18) (CD-8)
East side of Mingo Valley Expressway (U.S. Highway 169) between East 84th Place South and East 86th Street South (Corridor Detail Site Plan for an elementary school.) **(Related to Item 3.)**
5. **PUD-648/Z-6001-SP-1 – Roy Johnsen** (PD-8) (CD-2)
6901 South Olympia Avenue (Detail Site Plan and Landscape Plan for a parking lot for Tulsa Spine Hospital and a future office building.) **Related to Item 2.)**

6. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.

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The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

**Francis Campbell City Council Room
Plaza Level**

Wednesday, May 23, 2007– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

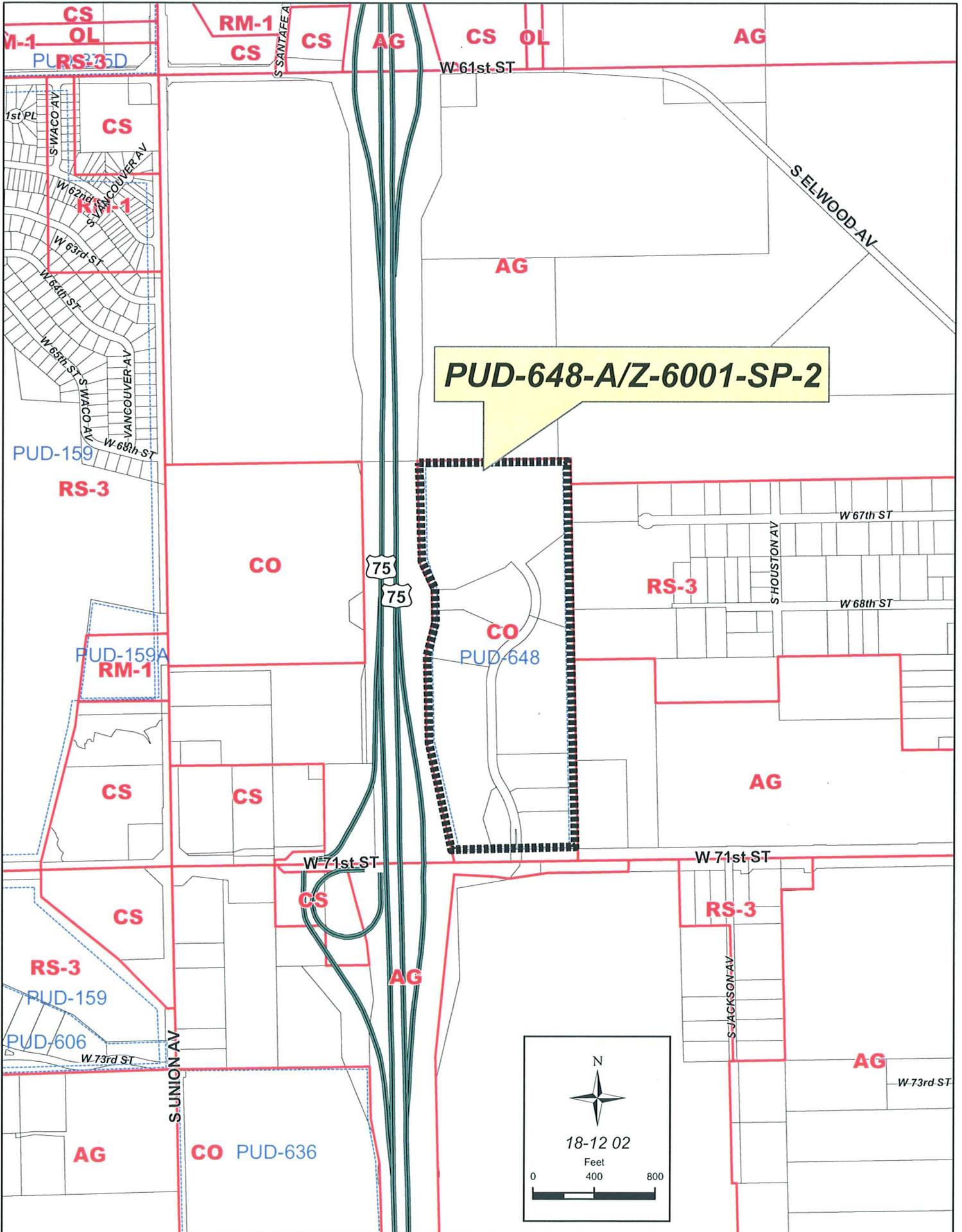
CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Presentation of Implementation Plan of LEAN Recommendations for City of Tulsa Development Services (Jack Page).
2. Presentation of PLANitulsa (City Planning Staff).

Adjourn.

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PUD-648-A/Z-6001-SP-2
 18-12 02
 Feet
 0 200 400


W 67th ST

SUBJECT TRACT

W 68th ST

75
75

W 71st ST

W 71st ST

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-648-A/Z-6001-SP-2

TRS 8202

Atlas 1012

CZM 51

PD-8 CD-2

TMAPC Hearing Date: May 23, 2007

Applicant: Roy D. Johnsen

Tract Size: 55± acres

ADDRESS/GENERAL LOCATION: Northeast corner of West 71st Street and Highway 75

EXISTING ZONING: CO/PUD

EXISTING USE: Hospital and office

ZONING ORDINANCE: Ordinance number 20134 dated May 24, 2001, established zoning for the subject property.

PROPOSED ZONING: CO/PUD

PROPOSED USE: Office, restaurant, hotel, hospital

RELEVANT ZONING HISTORY:

Z-7052/PUD-738 May 2007: All concurred in approval of a request to rezone a 39.19± acre tract from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development on property located at the southwest corner of West 71st Street South and South Elwood Avenue.

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in approval of a Corridor Site Plan on 176± acres to permit a regional shopping center know as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71st and West 81st Streets and south of subject property.

Z-7008 March 2006: All concurred in approval of a request to rezone a 43.6+ acre tract from AG/RS-3 to CO on property located East side of U. S. Highway 75 South between West 71st Street South and West 81st Street South for regional shopping center known as Tulsa Hills.

Z-6966 February 2005: Approval was granted on a request to rezone a seventy-two acre tract located on the southeast corner of West 71st Street South and U. S. Highway 75 South from AG to CO. An accompanying recommendation was to amend the District Plan map to reflect the CO rezoning, which will be done when the annual plan updates are processed.

Z-6967 February 2005: Approval was granted on a request to rezone the sixty-two acre tract located on the northeast corner of West 81st Street South and U. S. Highway 75 South, from AG to CO.

Z-6871 November 2002: All concurred in approval of a request to rezone a 141-acre tract located on the northwest corner of West 81st Street and South Elwood Avenue and south of subject property, from AG to RS-3 for residential development.

Z-6858/PUD-660 July 2002: All concurred in approval of a request to rezone a 2.2+ acre tract from AG to CS/PUD and a Planned Unit Development for commercial uses on property located east of the southeast corner of South Elwood Avenue and West 71st Street.

Z-6001-SP-1/PUD-648 May 2001: A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56 acre parcel located on the northeast corner of West 71st Street and U. S. High 75 South and the subject property. The original CO zoning for this parcel had been approved in 1984 from AG to CO.

PUD-636/Z-5457-SP/Z-4825-SP October 2000: Approval was granted, subject to conditions of the PUD, for a Planned Unit Development on a 108-acre tract located on the northwest corner of West 81st Street South and South Highway 75. The proposed uses include single-family and townhouse dwellings and commercial uses.

Z-6251 August 1989: All concurred in approval of a request to rezone three parcels containing one acre each and located south of the southwest corner of West 71st Street South and South Jackson Avenue, from RS-3 to AG.

PUD-384-A April 1987: The applicant requested a major amendment to PUD-384 to abandon previous uses that had originally been allowed and requested approval for Use Units 11, 14, 15 and 17. All concurred in approval of the request subject to conditions for the following uses, a mini-storage facility, a retail lawn and garden business with office and showroom. Use Unit 17 permitted the mini-storage facility only and all outdoor display for retail lawn and garden business would be only for seasonal merchandise. The property is located east of the southeast corner of South Elwood Avenue and West 71st Street.

Z-6017/PUD-384 May 1985: A request to develop a ten-acre tract located east of the southeast corner of South Elwood Avenue and West 71st Street for commercial use was approved with conditions for CS zoning on the north 550'. The requested IL zoning was denied.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 53 acres in size and is located on the east of U.S. Highway 75 and north of West 71st Street South. The property has been partially developed for office uses, including the Tulsa Spine Hospital and generally slopes from west to east, is partially wooded and currently includes three detention ponds.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 71 st Street South	Primary Arterial	120'	Four
South Olympia Avenue	Commercial Collector	80'	Two

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by vacant land zoned AG and vacant land and single-family residential zoned RS-3; on the north by vacant land zoned AG; on the west by U.S. Highway 75 and vacant land zoned CO, AG and CS; and on the south by West 71st Street South and the Tulsa Hills development zoned CO.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being part of the Turkey Mountain Special District, Corridor.

nd

According to the Zoning Matrix, the requested PUD major amendment **may be found** in accord with the Plan by virtue of the subject site's location within a Special District.

STAFF RECOMMENDATION:

The 55-acre PUD 648 and Corridor Site Plan Z-6001-SP-1 located at the northeast corner of U.S. Highway 75 and West 71st Street South was originally approved by TMAPC on April 18, 2001 and by Council on May 17, 2001, for the purpose of developing an office park and hospital. The PUD and Corridor Site Plan proposed six development areas with a maximum floor area ratio of 17% and open space of 62%. To date, the Tulsa Spine Hospital, recently approved by TMAPC to increase permitted floor area from 76,889 to 88,422.35 square feet, has been constructed in Development Area 'A'; and a four-story, 54,341 square foot office building has been constructed in Development Area 'D'.

This major amendment to the PUD and Corridor Site Plan proposes to increase permitted floor area in each development area from 15% and 17% to a maximum of 60% (of net area) to allow for significant expansion of the Tulsa Spine Hospital and to accommodate an anticipated hotel, which will also require an amendment to permitted uses. The increase in permitted floor area from 291,989 square feet to 823,800 square feet is desired to reflect an increase in demand for higher intensity uses generated by the Tulsa Hills development located at the southeast corner of West 71st Street South and U.S. Highway 75. Lastly, the amendment proposes to split Lot 2, Block 1 of Olympia Medical Park II (Development Area D) into three tracts and allocate floor area accordingly.

An increase of the intersection capacity of the north leg of the planned signalized intersection at West 71st Street South and South Olympia Avenue will be required at the maximum proposed intensity and density by PUD 648-A to properly balance the traffic demands of all approaches. Accordingly, the applicant is proposing a phased approach to development that will delay the necessity of intersection improvements: Phase I will permit 315,000 total square feet of development (includes existing development of 142,763 square feet) without improvements to the intersection; development beyond 315,000 square feet (up to 823,800 square feet) per Phase II will require improvements to the intersection. Such improvements will be made a condition of detail site plan approval for all development over 315,000 square feet.

Because of recent higher intensity development planned and approved for the area, including upgrades to highway and roadway systems, and because the purpose of the Corridor District is to encourage higher intensity development proximate to similar development and to high capacity thoroughfares, 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-648-A/ Z-6001-SP-2 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 and Corridor Chapters of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-648-A/ Z-6001-SP-2 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:

Development Area A

LAND AREA:

Gross	865,054 SF
Net [^]	392,006 SF

[^]Net area exclusive of streets and reserves.

PERMITTED USES:

Hospital uses as included within Use Unit 5 and Office uses as included within Use Unit 11, and uses customary and accessory thereto.

MAXIMUM BUILDING FLOOR AREA: 133,000 SF

MAXIMUM PERMITTED LAND COVERAGE
BY BUILDINGS: 30%

MAXIMUM NUMBER OF LOTS: One

PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code

MINIMUM BUILDING SETBACKS:

From the centerline of West 71 st Street	200 FT
From the centerline of South Olympia	65 FT
From the east boundary of the Dev. Area	77.5 FT
From other boundaries of the Dev. Area	10 FT

BUILDING LOCATION:

Buildings shall be located on the east side of the internal collector street (South Olympia Avenue).

MAXIMUM BUILDING HEIGHT: 26 FT

MINIMUM NET LANDSCAPED AREA: 15% of each lot

LIGHTING:

Exterior light standards for Development Area A shall not exceed 25 feet in height, or 12 feet in height if within 150 feet of the east boundary of the PUD, and shall be hooded and directed downward and away from the boundaries of the PUD. No light standards are permitted within the east 70 feet of the PUD. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

SIGNS:

One ground sign shall be permitted north of Development Area F along the internal collector street frontage, which shall not exceed 125 square feet of display surface area and 25 feet in height. One ground sign shall be permitted along the West 71st Street South frontage in Reserve A, which shall not exceed 225 square feet of display surface area and 25 feet in height.

Wall signs shall not exceed an aggregate display surface area of one square foot per each lineal foot of building wall to which attached. There shall be no wall signs permitted on the east-facing walls.

Development Area B

LAND AREA:

Gross	444,499 SF
Net^	348,650 SF

^Net area exclusive of streets and reserves.

PERMITTED USES:

Uses included within Use Unit 11, Office, Studios and Support Services; Hospitals, as provided within Use Unit 5, Community Services and Similar Uses; Hotels and Motels as provided within Use Unit 19, Hotel, Motel and Recreation Facilities; and those uses customary and accessory thereto.

MAXIMUM BUILDING FLOOR AREA: 210,000 SF

MAXIMUM PERMITTED LAND COVERAGE BY BUILDINGS: 30%

MAXIMUM NUMBER OF LOTS: One

PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the centerline of South Olympia Ave.	65 FT
From the west boundary of the Development Area	50 FT
From the south boundary of the Development Area	10 FT
From the north boundary of the Development Area	20 FT

MAXIMUM BUILDING HEIGHT: 65 FT*

**Proposed height subject to FAA finding of no impact to airport operations through review of Airspace Study.*

MINIMUM NET LANDSCAPED AREA: 15% of each lot

LIGHTING:

Exterior light standards for Development Area B shall not exceed 25 feet in height, or 12 feet in height if within 150 feet of an RS district, and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

SIGNS:

Two ground signs shall be permitted, which shall not exceed 125 square feet of display surface area or 25 feet in height. No ground signs are permitted within 150 feet of the northern boundary of the PUD.

Wall signs shall not exceed an aggregate display surface area of one square foot per each lineal foot of building wall to which attached. No wall signs are permitted on the north-facing walls within 150 feet of the northern boundary of the PUD.

Development Area C

LAND AREA:

Gross	323,482 SF
Net	323,482 SF

PERMITTED USES:

Uses included within Use Unit 11, Offices, Studios and Support Services, and uses customary and accessory thereto.

MAXIMUM BUILDING FLOOR AREA: 130,000 SF

MAXIMUM PERMITTED LAND COVERAGE
BY BUILDINGS: 30%

MAXIMUM NUMBER OF LOTS: One

PARKING:

As required by the applicable use unit of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the centerline of South Olympia Ave.	65 FT
From the east boundary of the Development Area	77.5 FT
From the south boundary of the Development Area	10 FT
From the north boundary of the Development Area	20 FT

MAXIMUM BUILDING HEIGHT: 26 FT

MINIMUM NET LANDSCAPED AREA: 15%

LIGHTING:

Exterior light standards for Development Area C shall not exceed 25 feet in height, or 12 feet in height if within 150 feet of the east boundary of the PUD or an RS district, and shall be hooded and directed downward and away from the boundaries of the PUD. No light standards are permitted within the east 70 feet of the PUD. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

SIGNS:

Two ground signs shall be permitted, which shall not exceed 125 square feet of display surface area or 25 feet in height. No ground signs are permitted within 150 feet of the northern boundary of the PUD.

Wall signs shall not exceed an aggregate display surface area of one square foot per each lineal foot of building wall to which attached. No wall signs are permitted on the north-facing walls within 150 feet of the northern boundary of the PUD.

Development Area D

LAND AREA:	588,923 SF (gross)	577,860 SF (net)
	Lot 1, Block 1 Olympia Medical Park II:	142,419 SF (net)
	Lot 2, Block 1 Olympia Medical Park II:	435,441 SF (net)**
	<i>**Lot 2, Block 1 to be subdivided into three tracts as follows:</i>	
	Tract 2A:	206,515 SF (net)
	Tract 2B:	118,727SF (net)
	Tract 2C:	110,199 SF (net)

PERMITTED USES:

Uses included within Use Unit 11, Office, Studios and Support Services; Hospitals, as provided within Use Unit 5, Community Services and Similar Uses; Hotels and Motels as provided within Use Unit 19, Hotel, Motel and Recreation Facilities; and Restaurants with Accessory Bar as provided in Use Unit 12, Eating Establishments Other Than Drive-Ins; and those uses customary and accessory thereto.

MAXIMUM BUILDING FLOOR AREA:

Lot 1, Block 1 Olympia Medical Park II:	56,000 SF
Lot 2, Block 1 Olympia Medical Park II, Tract 2A:	124,000 SF
Lot 2, Block 1 Olympia Medical Park II, Tract 2B:	66,500 SF
Lot 2, Block 1 Olympia Medical Park II, Tract 2C:	34,000 SF

MAXIMUM PERMITTED LAND COVERAGE

BY BUILDINGS: 30%

MAXIMUM NUMBER OF LOTS: Four

PARKING:

As required by the applicable use unit of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the centerline of East 71 st Street South	200 FT
From the centerline of South Olympia Avenue	65 FT
From the west boundary of the Development Area	50 FT
From the north boundary of the Development Area	10 FT
From internal lot boundaries	10 FT

MAXIMUM BUILDING HEIGHT 65 FT*

**Proposed height subject to FAA finding of no impact to airport operations through review of Airspace Study.*

MINIMUM NET LANDSCAPED AREA:

Lot 1, Block 1 Olympia Medical Park II:	15%
Lot 2, Block 1 Olympia Medical Park II, Tract 2A:	15%
Lot 2, Block 1 Olympia Medical Park II, Tract 2B:	10%
Lot 2, Block 1 Olympia Medical Park II, Tract 2C:	10%

LIGHTING:

Exterior light standards for Development Area D shall not exceed 25 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

SIGNS:

One ground sign shall be permitted per lot, each not to exceed 125 square feet of display surface area or 25 feet in height.

Wall signs shall not exceed an aggregate display surface area of one square foot per each lineal foot of building wall to which attached.

Development Area E

LAND AREA:

Gross	90,657 SF
Net	85,925 SF

PERMITTED USES:

Uses included within Use Unit 11, Office, Studios and Support Services; Hospitals, as provided within Use Unit 5, Community Services and Similar Uses; Hotels and Motels as provided within Use Unit 19, Hotel, Motel and Recreation Facilities; and Restaurants with Accessory Bar as provided in Use Unit 12, Eating Establishments Other Than Drive-Ins; and those uses customary and accessory thereto.

MAXIMUM BUILDING FLOOR AREA: 26,000 SF

MAXIMUM PERMITTED LAND COVERAGE

BY BUILDINGS: 30%

MAXIMUM NUMBER OF LOTS: One

PARKING:

As required by the applicable use unit of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the centerline of East 71 st Street	200 FT
From the centerline of South Olympia Avenue	65 FT
From the east boundary of the Development Area	77.5 FT
From the north boundary of the Development Area	10 FT

MAXIMUM BUILDING HEIGHT: 35 FT

MINIMUM NET LANDSCAPED AREA: 10%

LIGHTING:

Exterior light standards for Development Area E shall not exceed 25 feet in height, or 12 feet in height if within 150 feet of the east boundary of the PUD, and shall be hooded and directed downward and away from the boundaries of the PUD. No light standards are permitted within the east 70 feet of the PUD. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas.

SIGNS:

One ground sign shall be permitted, which shall not exceed 125 square feet of display surface area or 25 feet in height. The ground sign shall be located a minimum of 150 feet from the east boundary of the development area.

Wall signs shall not exceed an aggregate display surface area of one square foot for each lineal foot of building wall to which attached. There shall be no walls signs permitted on the east-facing walls.

Development Area F

LAND AREA:

Gross	118,647 SF
Net	110,712 SF

PERMITTED USES:

Uses included within Use Unit 11, Office, Studios and Support Services; Hospitals, as provided within Use Unit 5, Community Services and Similar Uses; Hotels and Motels as provided within Use Unit 19, Hotel, Motel and Recreation Facilities; and Restaurants

with Accessory Bar as provided in Use Unit 12, Eating Establishments Other Than Drive-Ins; and those uses customary and accessory thereto.

MAXIMUM BUILDING FLOOR AREA: 44,300 SF

MAXIMUM PERMITTED LAND COVERAGE

BY BUILDINGS: 30%

MAXIMUM NUMBER OF LOTS: One

PARKING:

As required by the applicable use unit of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the centerline of South Olympia Avenue	65 FT
From the east boundary of the Development Area	77.5 FT
From the north boundary of the Development Area	10 FT
From the south boundary of the Development Area	10 FT

MAXIMUM BUILDING HEIGHT: 35 FT

MINIMUM LANDSCAPED AREA: 10% of each lot

LIGHTING:

Exterior light standards for Development Area E shall not exceed 25 feet in height, or 12 feet in height if within 150 feet of the east boundary of the PUD, and shall be hooded and directed downward and away from the boundaries of the PUD. No light standards are permitted within the east 70 feet of the PUD. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas.

SIGNS:

One ground sign shall be permitted, which shall not exceed 125 square feet of display surface area or 25 feet in height. The ground sign shall be located along the internal collector street frontage.

Wall signs shall not exceed an aggregate display surface area of one square foot for each lineal foot of building wall to which attached. There shall be no wall signs permitted on the east-facing walls.

**Improvements to Planned Signalized Intersection
At West 71st Street South and South Olympia Avenue**

An increase of the intersection capacity of the north leg of the planned signalized intersection at West 71st Street South and South Olympia Avenue will be required at the maximum proposed intensity and density by PUD 648-A to properly balance the traffic demands of all approaches. Accordingly, development will occur in two phases to delay onset of this requirement:

PHASE I will permit 315,000 total square feet of development (includes existing development of 142,763 square feet) without improvements to the intersection. Phase I includes the following development areas and/or lots:

<u>DEVELOPMENT AREA</u>	<u>NET AREA*</u>	<u>FAR</u>	<u>ALLOCATED FLOOR AREA</u>
Development Area A			
Lot 3, Block 2, Olympia Medical Park (Existing Spine Hospital And expansion)	392,006 SF	.34	133,000 SF
Development Area D			
Lot 1, Block 1 Olympia Medical Park II (existing office building)	142,419 SF	.38	54,341 SF
Lot 2, Block 1 Olympia Medical Park II Tract 2B (proposed hotel)	118,727 SF	.56	66,500 SF
Lot 2, Block 1 Olympia Medical Park II Tract 2C (office/ commercial)	110,199 SF	.31	34,000 SF
Development Area E			
Lot 1, Block 2 Olympia Medical Park II (office/ commercial)	<u>85,925 SF</u>	<u>.30</u>	<u>26,000 SF</u>
Total	849,276 SF	.37	315,500 SF

PHASE II, development beyond 315,000 square feet and/or not included among lots permitted for development in Phase I will require improvements to the intersection. Such improvements will be made a condition of detail site plan approval.

3. No zoning clearance permit shall be issued for a lot within the PUD/ Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD/ Corridor Site Plan development standards.
4. The minimum parking setbacks from the east boundary of the PUD shall be 75 feet.
5. Screening along the north and east boundaries of the PUD shall be determined by TMAPC at the time of Detail Site Plan Review.
6. Sidewalks shall be provided and/or maintained along the north side of West 71st Street South and along both sides of South Olympia Avenue. In addition, designated pedestrian access (i.e., paving or striping) shall be provided from West 71st Street South or South Olympia Avenue sidewalks to each building with frontage on that arterial or collector street.
7. Accommodation for transit buses is required, either through bus pullouts or other means (i.e. access through parking lots) which allow buses to load and unload and return south on South Olympia Avenue.
8. Within a development 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.
9. Parcelization within development areas is permitted subject to approval by the Tulsa Metropolitan Area Planning Commission of a minor amendment establishing floor area allocations and confirming the existence of any necessary cross parking and mutual access easements.
10. 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 or will be installed within 30 days 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.
11. No sign permits shall be issued for erection of a sign on a lot within the PUD/ Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD/ Corridor Site Plan development standards.
12. 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.
13. 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.

14. An owners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD/ Corridor Site Plan.
15. 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 ten percent.
16. 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.
17. 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/ Corridor Site Plan conditions.
18. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
19. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
20. Approval of the PUD/ Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
21. 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/ Corridor Site Plan except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD/ Corridor Site Plan.

TAC Comments from 5/3/07:

General: No comments.

Water: Water service is available.

Fire: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. See attached figure 508.5.1(1) from the *International Fire Code Commentary*.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

Stormwater: Platted sites provided detention. Sites to be platted will also require detention.

Wastewater: See comments for PUD Major Amendment.

Transportation: Intersection modifications as explained by Traffic (see below) are supported; additional right-of-way may be required to accommodate widening of the north leg (Olympia Ave.). Sidewalk requirements per Subdivision Regulations are supported.

Traffic: Based on the significant increase of office and commercial square footage, an increase of the intersection capacity of the north leg of this future signalized intersection (Olympia Ave.) shall be required. This change in infrastructure may consist of eastbound (EB) dual left turn lanes and the widening of additional lanes on the north leg as approved by the Traffic Engineer in order to properly balance the traffic demands of all approaches to this extremely high volume intersection.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

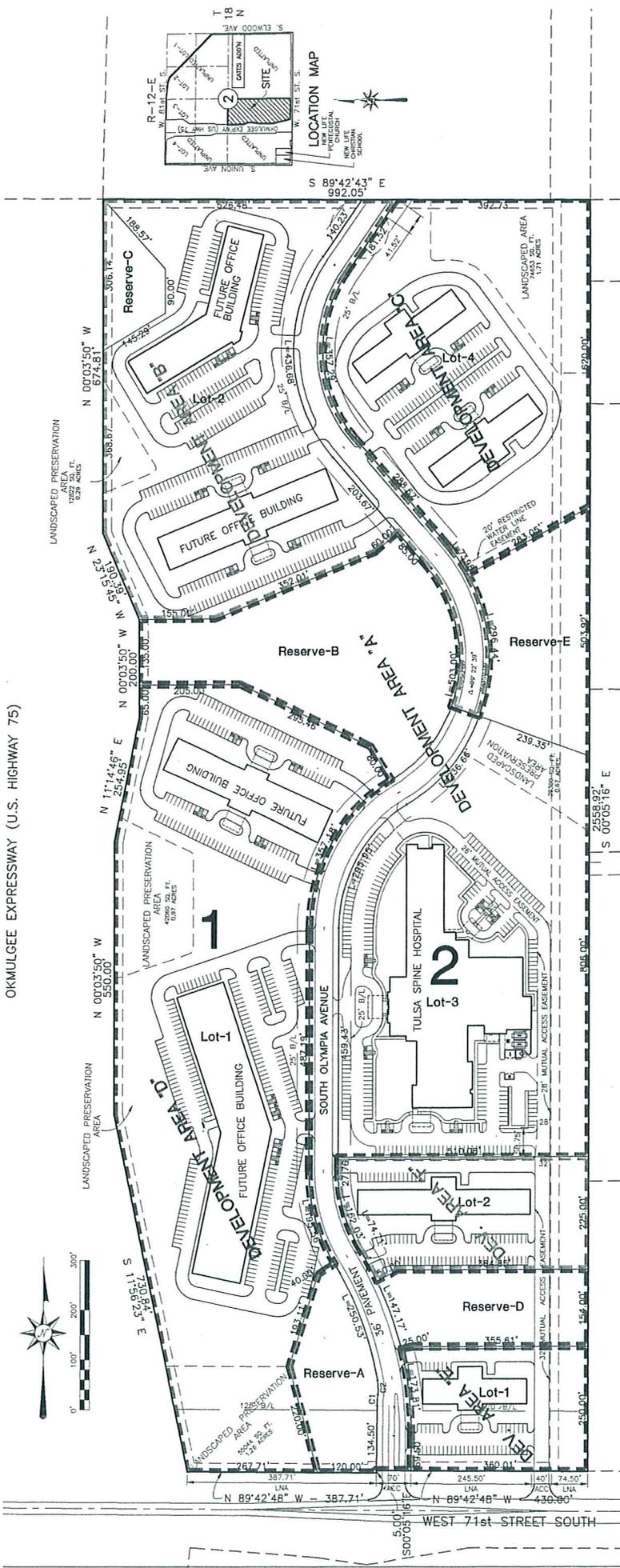
MSHP: Sidewalks should be constructed if non-existing on West 71st Street South as well as South Olympia Avenue, or maintained if existing. South Olympia Avenue is a designated collector. West 71st Street South is a designated primary arterial.

LRTP: West 71st Street South, between U.S. Highway 75 and Elwood Avenue is planned for six lanes. U.S. Highway 75 between West 61st Street South and West 81st Street South is planned for six lanes.

TMP: No Comment.

Transit: Currently Tulsa Transit operates an existing route on West 71st Street South, between U.S. Highway 75 and South Elwood Avenue. According to MTTA future plans, this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development. **Per discussion with Tulsa Transit regarding the increased intensity of uses, service (Route 471) is desired to be extended north along South Olympia Avenue; therefore accommodations for buses will be required, either through bus pull-outs or other means which allow buses to load and unload and return south on South Olympia Avenue.**

05/16/07 cont. to 5/23/07



DEVELOPMENT AREA "A" STATISTICS		DEVELOPMENT AREA "B" STATISTICS		DEVELOPMENT AREA "C" STATISTICS		DEVELOPMENT AREA "D" STATISTICS		DEVELOPMENT AREA "E" STATISTICS		DEVELOPMENT AREA "F" STATISTICS	
DESCRIPTION	SITE PLAN	DESCRIPTION	SITE PLAN	DESCRIPTION	SITE PLAN	DESCRIPTION	SITE PLAN	DESCRIPTION	SITE PLAN	DESCRIPTION	SITE PLAN
GROSS AREA	665,084 S.F.	GROSS AREA	444,499 SF	NET LAND AREA	323,482 SF	NET LAND AREA	588,923 SF	GROSS AREA	90,657 SF	GROSS AREA	110,530 SF
RESERVE "A"	15,000 SF	LOT-5, BLOCK-1	24,899 SF	LOT-4, BLOCK-1	323,482 SF	LOT-1, BLOCK-1	588,923 SF	LOT-1, BLOCK-2	90,657 SF	LOT-2, BLOCK-2	110,530 SF
RESERVE "B"	100,248 SF	LOT-5, BLOCK-1	373,839 SF	OFFICE BUILDINGS	14,375 SF	OFFICE BUILDINGS	25,748 SF	OFFICE BUILDING FLOOR AREA	12,421 SF	OFFICE BUILDING FLOOR AREA	19,420 SF
RESERVE "C"	62,248 SF	NET AREA (LESS STREET R/W)	373,839 SF	FLOOR AREA (N. BLDG.)	14,375 SF	FLOOR AREA (S. BLDG.)	60,000 SF	PARKING SPACES	203	PARKING SPACES	67
LOT-1, BLOCK-2	392,000 SF	OFFICE BUILDINGS	30,848 SF	FLOOR AREA (N. BLDG.)	43	FLOOR AREA (S. BLDG.)	118	STANDARD SPACES	212	PARKING SPACES	7
NET AREA (LESS STREET R/W)	764,250 SF	FLOOR AREA (N. BLDG.)	27,748 SF	PARKING SPACES (N. BLDG.)	43	PARKING SPACES (S. BLDG.)	240	TOTAL SPACES	25	TOTAL SPACES	74
PARKING SPACES	76,888 SF	PARKING SPACES (N. BLDG.)	142	PARKING SPACES (S. BLDG.)	43	PARKING SPACES (S. BLDG.)	240	BUILDING SETBACK	25 FEET	BUILDING SETBACK	25 FEET
STANDARD SPACES	212	STANDARD SPACES	129	STANDARD SPACES	43	STANDARD SPACES	240	FROM WEST LOT LINE	10 FEET	FROM WEST LOT LINE	10 FEET
TOTAL SPACES	212	TOTAL SPACES	138	TOTAL SPACES	47	TOTAL SPACES	240	FROM EAST LOT LINE	20 FEET	FROM EAST LOT LINE	15 FEET
BUILDING SETBACK	25 FEET	BUILDING SETBACK	25 FEET	BUILDING SETBACK	15 FEET	BUILDING SETBACK	25 FEET	FROM WEST LOT LINE	15 FEET	FROM WEST LOT LINE	15 FEET
FROM WEST LOT LINE	15 FEET	FROM WEST LOT LINE	15 FEET	FROM WEST LOT LINE	15 FEET	FROM WEST LOT LINE	15 FEET	FROM EAST LOT LINE	15 FEET	FROM EAST LOT LINE	15 FEET
FROM EAST LOT LINE	20,300 SF	FROM EAST LOT LINE	15 FEET	LANDSCAPE AREA	74,653 SF	LANDSCAPE AREA	74,653 SF	MAXIMUM BUILDING HEIGHT	15 FEET	MAXIMUM BUILDING HEIGHT	15 FEET
MAXIMUM BUILDING HEIGHT	15 FEET	MAXIMUM BUILDING HEIGHT	15 FEET	LANDSCAPE AREA	74,653 SF	LANDSCAPE AREA	74,653 SF				
LANDSCAPE AREA		LANDSCAPE AREA									

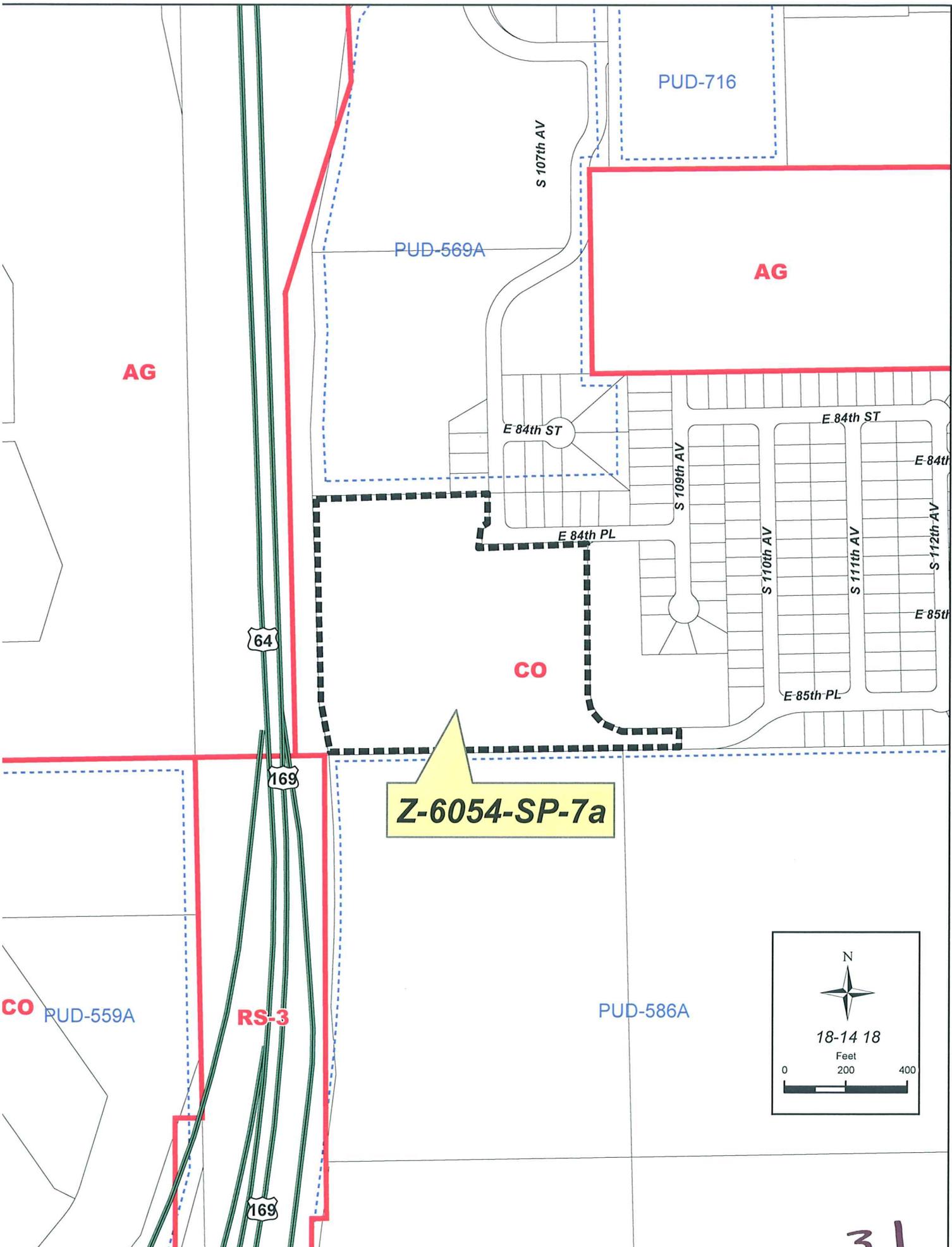
CONCEPTUAL SITE PLAN

MESHEK AND ASSOCIATES INC.
 70 West Second Suite 200 • Sand Springs, OK 74063 • (918) 241-9803

DESIGNER: RWT
 CHECKER: JKM

PROJECT NUMBER: 00M501
 DATE: 03/09/01

EXHIBIT 1





169

64

169

S 107th AV

E 84th ST

E 84th PL

S 109th AV

S 110th AV

S 111th AV

S 112th AV

E 84th ST

E 84th

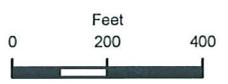
E 85th

E 85th PL



18-14 18

Z-6054-SP-7a



37

May 23, 2007

STAFF RECOMMENDATION

Z-6054-SP-7a

Minor Amendment – Union Elementary School No. 13; East side of Mingo Valley Expressway (U.S. Highway 169) between East 84th Place South and East 86th Street South; Currently unplatted; PD-18; CD-8

The applicant is requesting a minor amendment to Z-6054-SP-7 for the purpose of amending building setback requirements. The corridor site plan as originally filed proposed public streets (East 84th Place, South 105th East Avenue and East 86th Place) on the north, west and south boundaries of Union Elementary School No. 13. As a result of budget considerations, the Union School district revised the plans for Elementary School No. 13 and eliminated the perimeter streets as originally proposed and filed Amended Exhibits A, B, C and D and Amended Minimum Building Setbacks as set forth in a letter to staff dated November 15, 2006.

The proposed amended minimum building setbacks were as follows:

From the west property line	80 FT
From the north property line	100 FT
From the centerline of S. 107 th East Avenue (extended)	150 FT
From the south property line	200 FT

Staff was in support of the requested modifications. However, as an oversight, the staff recommendation was not revised to include the requested Amended Minimum Building Setbacks; the applicant did not notice the recommendation had not been modified as requested and did not suggest the revision at the public hearing. Consequently, the Minimum Building Setbacks were approved by TMAPC and City Council as originally submitted. The amendment is now necessary to reflect the desired setbacks.

Therefore, staff recommends **APPROVAL** of Z-6054-SP-7a as proposed.

NORMAN WOHLGEMUTH CHANDLER & DOWDELL

ATTORNEYS AT LAW

2900 MID-CONTINENT TOWER

401 S. BOSTON AVENUE

TULSA, OKLAHOMA 74103-4065

TELEPHONE (918) 583-7571

FAX (918) 584-7846

CHARLES E. NORMAN
JOEL L. WOHLGEMUTH
R. JAY CHANDLER
JOHN E. DOWDELL
THOMAS M. LADNER
WILLIAM W. O'CONNOR
ROGER K. ELDRIDGE
CHRISTINE D. LITTLE
ANGELA FREEMAN PORTER

DAVID R. ROSS
JO LYNN JETER
STEVEN M. RUBY
BRIANA J. ROSS

November 15, 2006

www.nwcdlaw.com

e-mail cen@nwcdlaw.com

BY HAND DELIVERY

Ms. Delise Tomlinson
INCOG
201 W. 5th Street
Tulsa, Ok 74103-4212

Re: Union School District Elementary School No. 13
Corridor District Site Plan No. Z-6054-SP-7

Dear Ms. Tomlinson:

As a result of budget considerations, the Union School District has revised its plans for Elementary School No. 13. Enclosed are two sets (8-1/2 x 11") and one set (11 x 17") of Amended Exhibits A, B, C and D.

Please submit the Amended Exhibits to the Technical Advisory Committee for review on December 7, 2006 and make the Amended Exhibits a part of the file for the staff review and hearing before the Tulsa Metropolitan Area Planning Commission on December 20, 2006.

All of the Development Standards remain the same except the Minimum Building Set Backs are amended to read as follows:

"Minimum Building Set Backs:

From the west property line	80 FT
From the north property line	100 FT
From the centerline of S. 107th East Avenue (extended)	150 FT
From the south property line	200 FT"

EXHIBIT B

25

November 15, 2006
Page 2

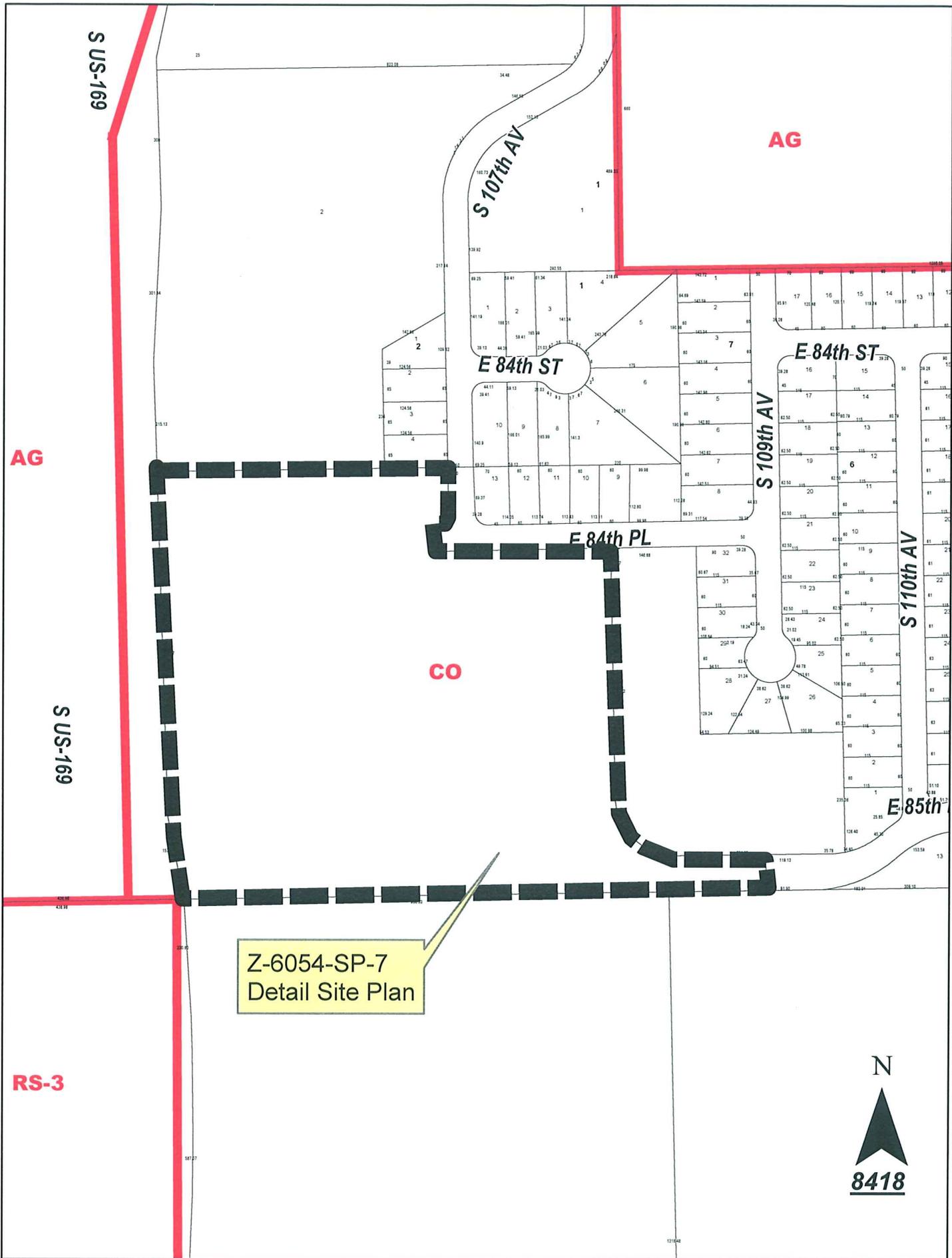
Please let me know if you have any questions about the Amended Exhibits or the amended Minimum Building Set Backs or other aspects of the proposed Corridor District Site Plan.

Sincerely,



Charles E. Norman

CEN/jcd
Enclosures





S US-169

S 107th AV

E 84th ST

E 84th ST

S 109th AV

E 84th PL

S 110th AV

S US-169

E 85th

Z-6054-SP-7
Detail Site Plan

N
8418

May 23, 2007

STAFF RECOMMENDATION

Z-6054-SP-7

Detail Site Plan - Union Elementary School No. 13; East side of Mingo Valley Expressway (U.S. Highway 169) between East 84th Place South and East 86th Street South; Currently unplatted; PD-18; CD-8; *related to Z-6054-SP-7a*

The applicant is requesting approval of a detail site plan for an elementary school. The proposed use, Use Unit 5, Community Services and Similar Uses, is in conformance with Development Standards of Z-6054-SP-7.

The proposed site plan complies with floor area, land coverage, building height, parking, lighting and landscaped area requirements per the development standards and the zoning code. The site will comply with minimum building setbacks subject to TMAPC approval of Z-6054-SP-7a.

Per development standards, sidewalks are required along South 107th East Avenue, East 84th Place South and East 86th Street South. Sidewalks are proposed as required with exception to the west side of South 107th east Avenue north of East 84th Place South and along the south side of East 84th Place South east of South 107th East Avenue.

Therefore, staff recommends **APPROVAL** of Z-6054-SP-7 detail site plan subject to TMAPC approval of Z-6054-SP-7a and subject to extension/ provision of sidewalks along the west side of South 107th East Avenue north of East 84th Place South and along the south side of East 84th Place South east of South 107th East Avenue in accord with development standards.

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

ATTACHMENT B
Corridor District Site Plan
No. Z-6054-SP-7

PERMITTED USES: A PUBLIC ELEMENTARY SCHOOL UNDER THE PROVISIONS OF USE UNIT 5 AND USES CUSTOMARILY ACCESSORY THERETO, INCLUDING COMMUNITY MEETING AREAS, AND PROVIDED THAT NO BUILDINGS OR USES OTHER THAN ACCESSORY ATHLETIC FIELDS BE PERMITTED EAST OF 107TH EAST AVENUE.

MAXIMUM BUILDING FLOOR AREA PERMITTED
 120,000 SF

PROPOSED BUILDING FLOOR AREA
 69,356 SF

LAND AREA = 16.34 ACRES OR 711,849 SF
 MAXIMUM LAND COVERAGE OF BUILDING = 30%

PROPOSED LAND COVERAGE = 10%

MAXIMUM BUILDING BUILDING HEIGHT
 PERMITTED = 60'

MAXIMUM BUILDING BUILDING HEIGHT
 PROPOSED = 34'

MINIMUM BUILDING SETBACKS
 FROM THE WEST LOT LINE 80 FT
 FROM THE NORTH LOT LINE 100 FT
 FROM THE CENTERLINE OF SO. 107TH EAST AVE. 150 FT
 FROM THE SOUTH LOT LINE 200 FT

PARKING REQUIREMENTS
 1 PARKING SPACE PER 1,200 SF OF APPLICABLE USE UNIT OF THE TULSA ZONING CODE

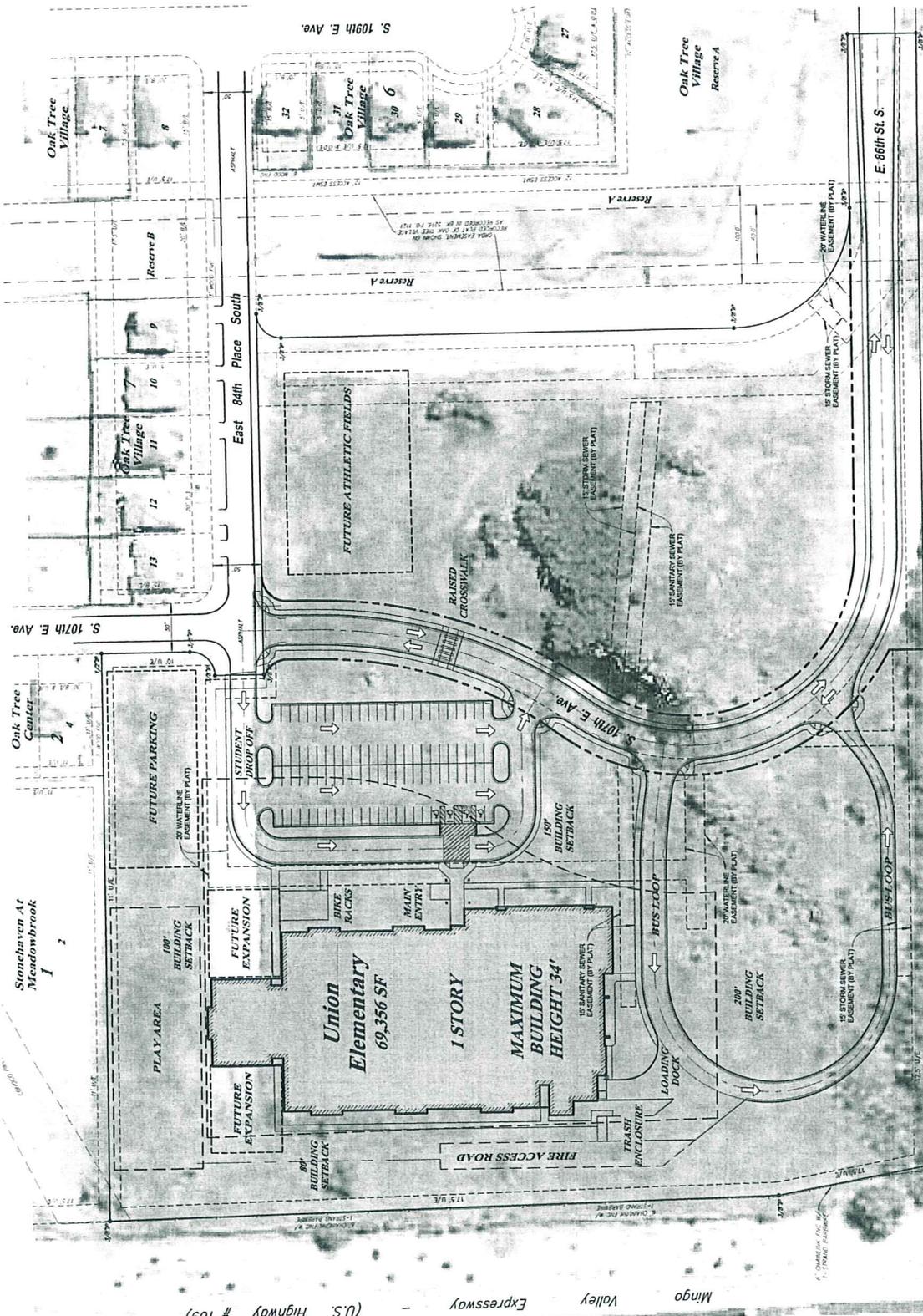
59 SPACES REQUIRED
 98 SPACES PROVIDED
 4 HANDICAP SPACES PROVIDED

20% NET OR 142,370 SF LAND AREA REQUIRED LANDSCAPING
 36% OR 261,077 SF OF IMPROVED INTERNAL LANDSCAPED OPEN SPACE PROVIDED

LIGHT HEIGHT FOR PARKING AREAS

MAXIMUM HEIGHT PERMITTED = 25'
 MAXIMUM HEIGHT PROPOSED = 25'

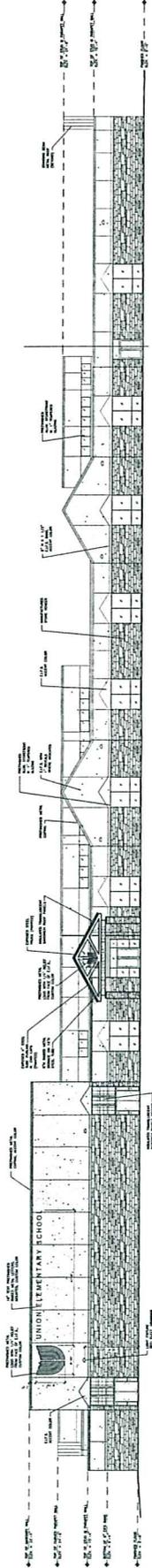
PSA  Dewberry



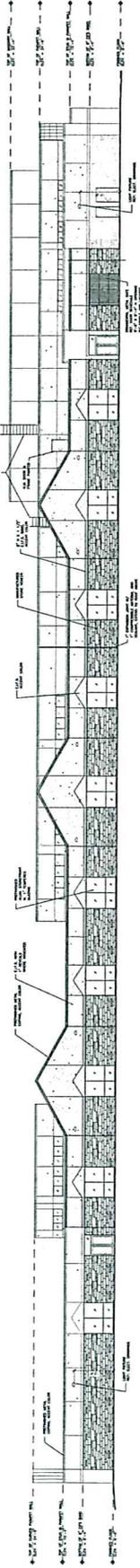
Union School District
 Elementary School No. 13
 Corridor District Site Plan No. Z-6054-SP-7
 Detailed Site Plan

44

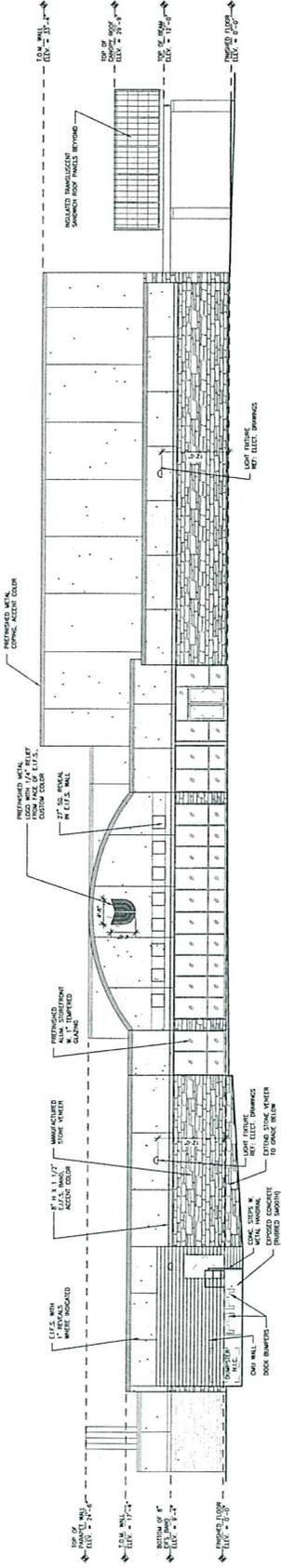
EAST



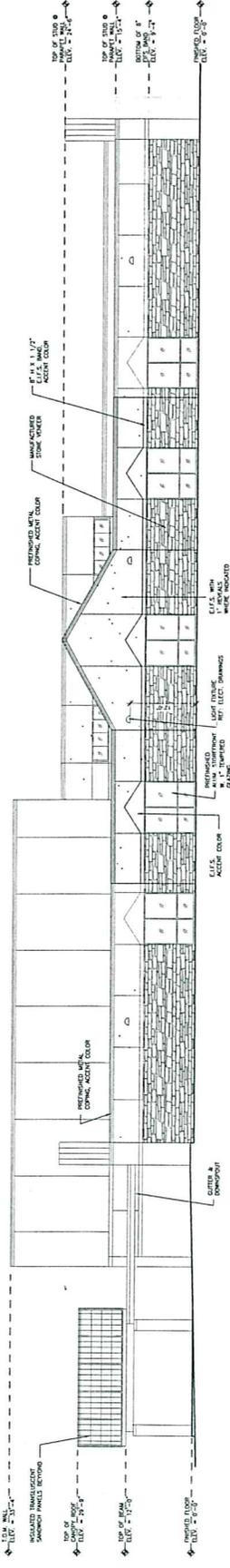
WEST



SOUTH



NORTH



Union School District
 Elementary School No. 13
 Corridor District Site Plan No. Z-6054-SP-7
 Building Elevations

SCALE: NTS

PSA Dewberry

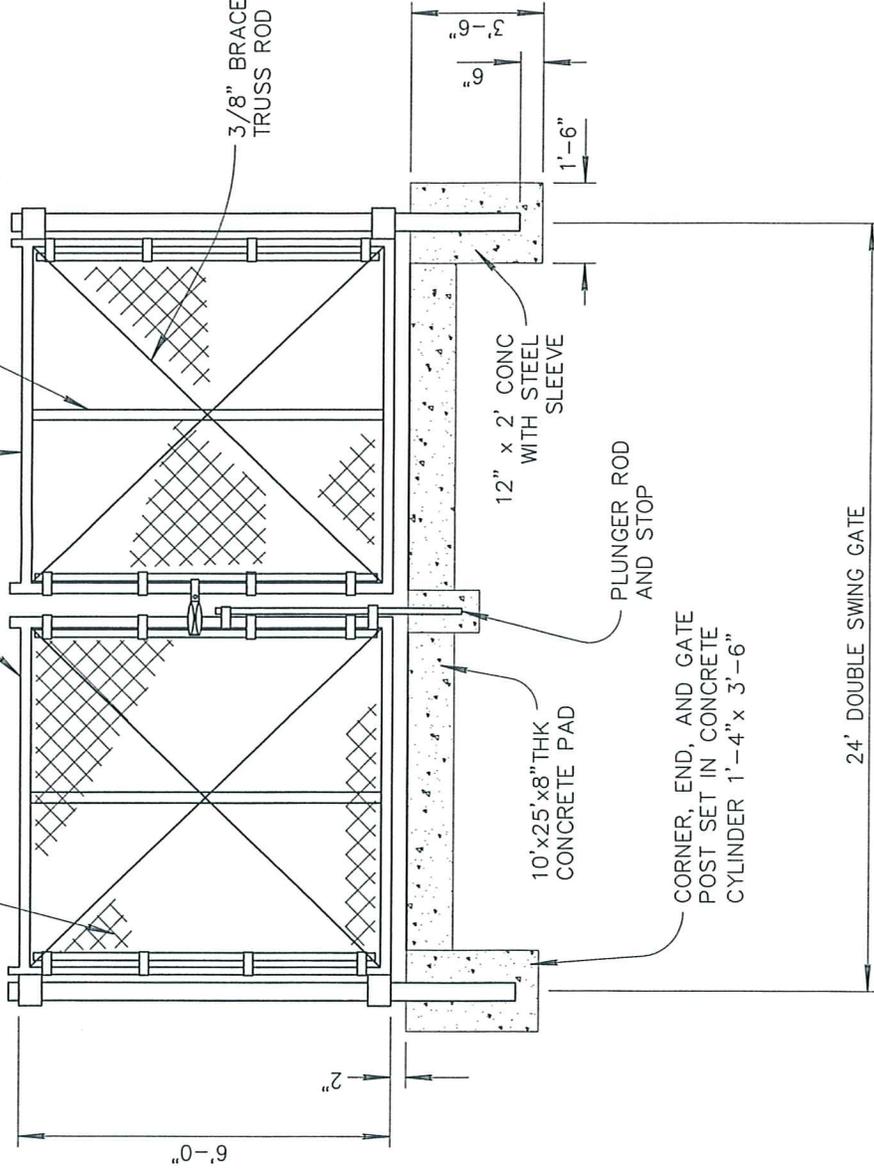
4.5

#9 GA. FABRIC WITH 2" MESH, STD. INDUSTRIAL GALVANIZED. TOP AND BOTTOM EDGES TO HAVE TWISTED AND BARBED FINISH AND HIGH STRENGTH NYLON PRIVACY PANEL. COORDINATE COLOR WITH OWNER/ARCHITECT.

GATE FRAMES- 2" O.D. TUBULAR, 2.72 LBS./FT.

INTERMEDIATE 1 5/8" OD TUBULAR STEEL MEMBERS 2.27 LBS./FT.

3/8" BRACE TRUSS ROD



12" x 2' CONC WITH STEEL SLEEVE

PLUNGER ROD AND STOP

10'x25'x8" THK CONCRETE PAD

CORNER, END, AND GATE POST SET IN CONCRETE CYLINDER 1'-4" x 3'-6"

24' DOUBLE SWING GATE

PSA Dewberry

DUMPSTER PAD FENCING DETAIL

SCALE: NONE

Union School District
 Elementary School No. 13
 Corridor District Site Plan No. Z-6054-SP-7
 Trash Enclosure

4.6

ATTACHMENT B
Corridor District Site Plan
No. Z-6054-SP-7

PERMITTED USES: A PUBLIC ELEMENTARY SCHOOL UNDER THE PROVISIONS OF USE UNIT 5 AND USES CUSTOMARILY ACCESSORY THERETO, INCLUDING COMMUNITY MEETING AREAS, AND PROVIDED THAT NO BUILDINGS OR USES OTHER THAN ACCESSORY ATHLETIC FIELDS BE PERMITTED EAST OF 107TH EAST AVENUE.

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 120,000 SF
 PROPOSED BUILDING FLOOR AREA
 69,356 SF

LAND AREA = 16.34 ACRES OR 711,849 SF
 MAXIMUM LAND COVERAGE OF BUILDING = 30%
 PROPOSED LAND COVERAGE = 10%

MAXIMUM BUILDING BUILDING HEIGHT
 PERMITTED = 60'
 MAXIMUM BUILDING BUILDING HEIGHT
 PROPOSED = 34'

MINIMUM BUILDING SETBACKS
 FROM THE WEST LOT LINE 80 FT
 FROM THE NORTH LOT LINE 100 FT
 FROM THE CENTERLINE OF SO. 107TH EAST AVE. 150 FT
 FROM THE SOUTH LOT LINE 200 FT

PARKING REQUIREMENTS
 1 PARKING SPACE PER 1,200 SF OF APPLICABLE USE UNIT OF THE TULSA ZONING CODE

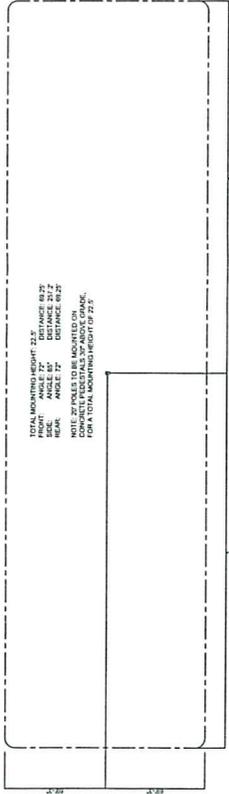
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20% NET OR 142,370 SF LAND AREA REQUIRED LANDSCAPING
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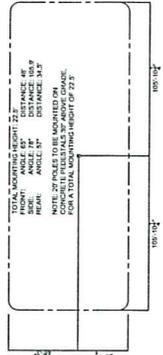
LIGHT HEIGHT FOR PARKING AREAS
 MAXIMUM HEIGHT PERMITTED = 25'
 MAXIMUM HEIGHT PROPOSED = 25'



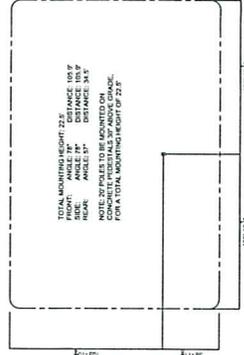
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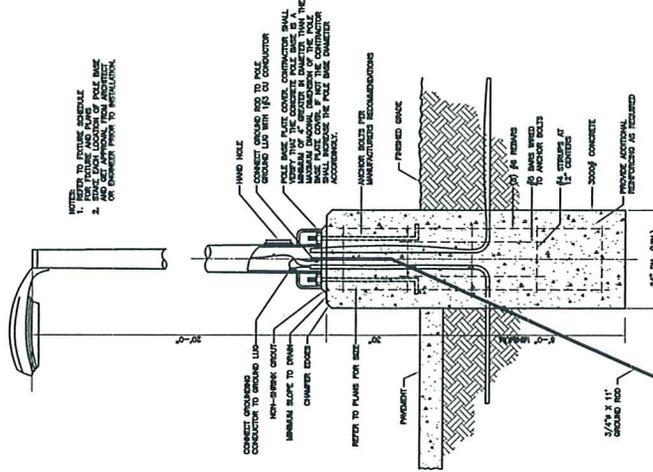
A SCALE: NONE



B SCALE: NONE



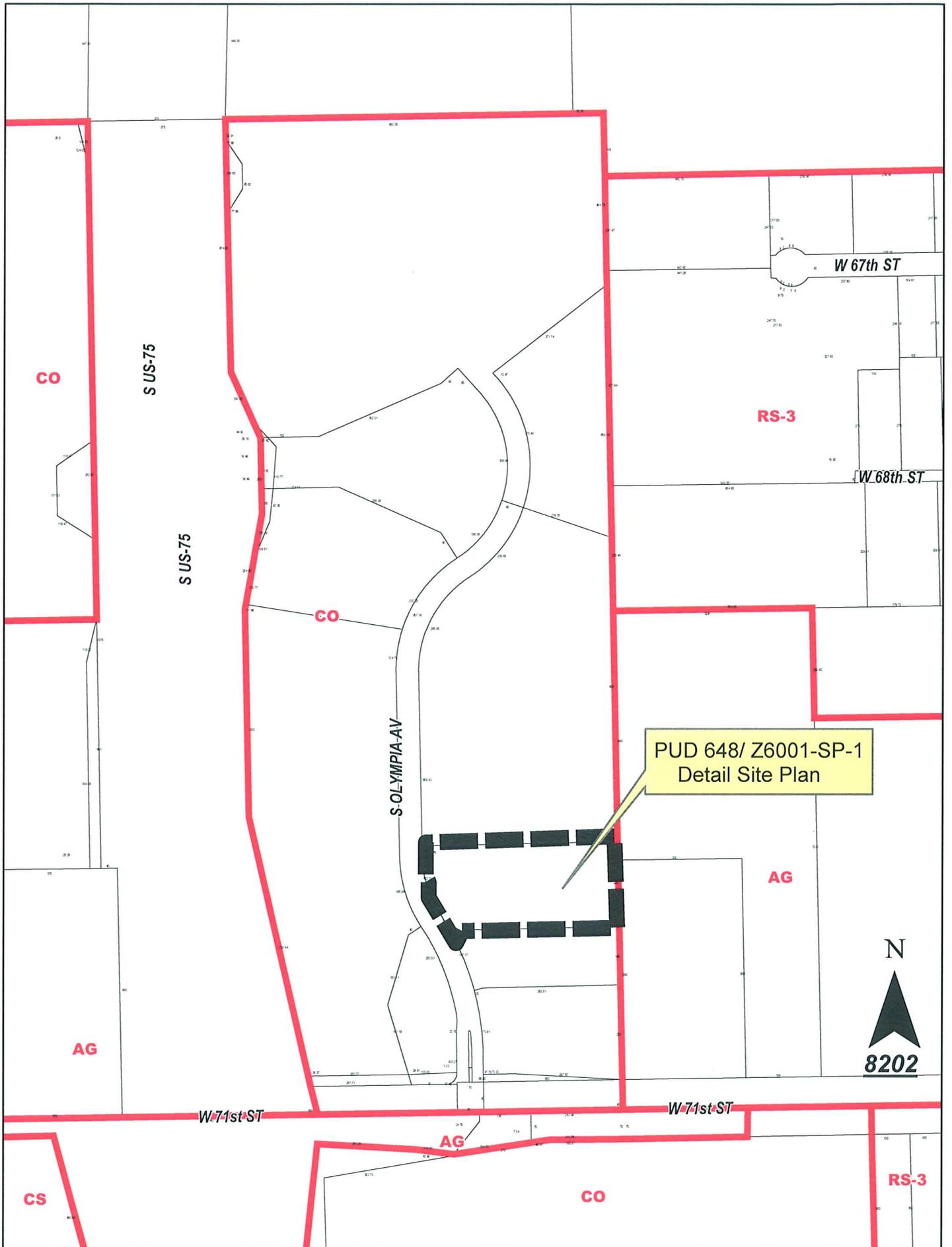
C SCALE: NONE



D SCALE: NONE

POLE MOUNTING DETAIL
 Union School District
 Elementary School No. 13
 Corridor District Site Plan No. Z-6054-SP-7
 Detailed Site Plan

Lighting



PUD 648/ Z6001-SP-1
Detail Site Plan





May 23, 2007

STAFF RECOMMENDATION

PUD-648/Z-6001-SP-1: Detail Site and Landscape Plan – Parking Lot; 6901 South Olympia; Lot 2, Block 2, Olympia Medical Park; Development Area A; CO/PUD; PD-8; CD-2

The applicant is requesting approval of a detail site plan for a parking lot which will serve the Tulsa Spine Hospital and a future office building. The proposed use, Use Unit 10, Off-Street Parking, is in conformance with Development Standards of PUD 648/Z-6001-SP-1. The future office building is not part of this review and will require TMAPC approval at the time application for site plan review is made.

Access to the parking will be from the Spine Hospital parking lot, adjacent to the north, and from an access drive along the east property line. Access to South Olympia will be required prior to approval of the future office building. Parking design complies with the zoning code and parking lot lighting complies with design standards; however, verification of compliance with glare restrictions per application of the Kennebunkport Formula has not been provided.

Sufficient landscaped area has been provided, but an additional tree is required adjacent to the southernmost parking bay.

Therefore, staff recommends **APPROVAL** of PUD-648/Z-6001-SP-1 detail site and landscape plan for Lot 2, Block 2, Olympia Medical Park subject to verification of compliance with glare restrictions per application of the Kennebunkport Formula and the addition of one tree adjacent to the southernmost parking bay.

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

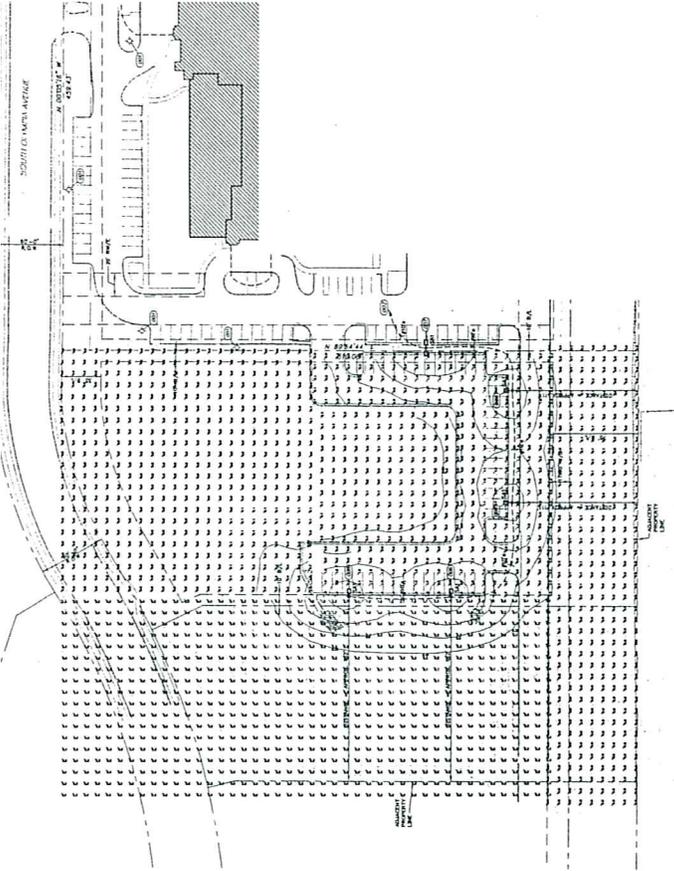
5.6

NO.	DATE	DESCRIPTION
1	10-20-11	100% PERMITS
2	10-20-11	100% PERMITS
3	10-20-11	100% PERMITS

- REVISIONS:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- LEGEND:**
- 1. 1/2" DIA. GALV. STEEL
 - 2. 1/2" DIA. GALV. STEEL
 - 3. 1/2" DIA. GALV. STEEL
 - 4. 1/2" DIA. GALV. STEEL
 - 5. 1/2" DIA. GALV. STEEL
 - 6. 1/2" DIA. GALV. STEEL
 - 7. 1/2" DIA. GALV. STEEL
 - 8. 1/2" DIA. GALV. STEEL
 - 9. 1/2" DIA. GALV. STEEL
 - 10. 1/2" DIA. GALV. STEEL

NOTES:

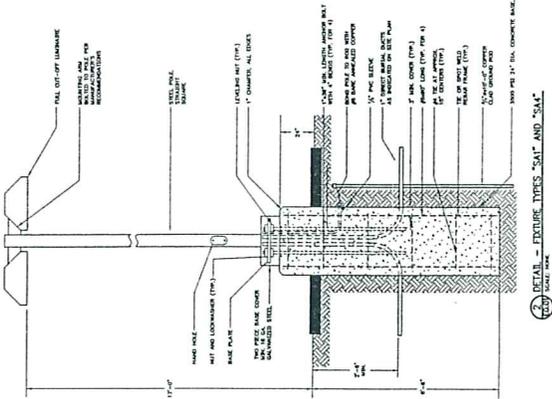
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



SITE LIGHTING PLAN - AREA 2

SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	QUANTITY	WATTAGE	HEIGHT	SPACING
S1	100WATT, 10' MOUNTING HEIGHT, 10' SPACING	1	100WATT	10'	10'
S2	100WATT, 10' MOUNTING HEIGHT, 10' SPACING	1	100WATT	10'	10'
S3	100WATT, 10' MOUNTING HEIGHT, 10' SPACING	1	100WATT	10'	10'



DETAIL - FIXTURE TYPES "S1" AND "S2"

NO.	DATE	REVISIONS
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2	11/2/08	11/2/08
3	11/2/08	11/2/08
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48	11/2/08	11/2/08
49	11/2/08	11/2/08
50	11/2/08	11/2/08

TULSA SPINE HOSPITAL - SOUTH PARKING
 6901 S. OLYMPIA AVENUE
 TULSA, TULSA CO., OKLAHOMA
SOUTH PARKING SITE PLAN

GENERAL SITE CONSTRUCTION NOTES:

1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE PLANS AND/OR PROJECT SPECIFICATIONS. ANY DEVIATION FROM THE PLANS AND/OR PROJECT SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OKLAHOMA, AND THE OKLAHOMA DEPARTMENT OF TRANSPORTATION, EDITION 1997 AND SUPPLEMENTALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES OF ANY WORK TO BE PERFORMED IN AREAS WHERE UTILITY COMPANIES OR ADJACENT PROPERTY OWNERS MAY BE AFFECTED BY THE CONSTRUCTION. THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE, THE CONTRACTOR SHALL MAKE EVERY ATTEMPT TO AVOID ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAGING.
3. ALL STORM DRAINAGE, SEWERAGE, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF PRACTICE WHICH SHALL BE FOR (4) INCHES WIDE, UNLESS SHOWN OTHERWISE ON THE PLANS.
5. IN AREAS WHERE CONCRETE PAVING IS TO BE APPLIED TO EXISTING PAVING, THE CONTRACTOR SHALL CONSTRUCT A 10" THICKED COE IN THE CONCRETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CURBS, GUTTERS, AND SIDEWALKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL EXISTING CURBS, GUTTERS, AND SIDEWALKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL EXISTING CURBS, GUTTERS, AND SIDEWALKS.
6. UNLESS OTHERWISE STATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING AND RECORDS FOR ALL CONCRETE AND APPROVAL OF THE SOILS LABORATORY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CURBS, GUTTERS, AND SIDEWALKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL EXISTING CURBS, GUTTERS, AND SIDEWALKS.
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DETAILS SITE SUMMARY

PUD: R10-14B12-6001-SB-1
 DEVELOPMENT AREA: 110,312 S.F.

PERMITTED USES: PARKING
 PROPOSED USES: PARKING

MAXIMUM BLDG. FLOOR AREA PERMITTED: 10,400
 BLDG. FLOOR AREA PROPOSED FOR EACH USE: TO BE COMPLETED AS A SEPARATE PHASE

MAXIMUM BLDG. HEIGHT PERMITTED: N/A
 MAXIMUM BLDG. HEIGHT PROPOSED: N/A

MINIMUM BLDG. SETBACKS REQUIRED
 (from centerline of adjacent streets(s) and PUD and/or Development Area boundaries)

OFF-STREET PARKING
 - RATION PER USE: N/A
 - NUMBER OF SPACES REQUIRED PER USE: 80
 - NUMBER OF SPACES PROPOSED PER USE: 80
 - TOTAL NUMBER OF SPACES PROPOSED: 80

MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED: 1.5% 16,452 S.F.
 MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDED: 2.1% 22,762 S.F.

REQUIRED: S.F. 147
 PROVIDED: S.F. 11,951
 S.F. 11,951
 S.F.

ADDITIONAL LANDSCAPE AREA(S) REQUIRED (IF ANY): N/A

LIGHTING HEIGHT FOR PARKING AREAS
 MAXIMUM HEIGHT PERMITTED: _____ HEIGHT PROPOSED: _____

REQUIRED BUILDING SETBACKS:
 FROM CENTERLINE OF OLYMPIA AVENUE: 65 FEET
 FROM NORTH BOUNDARY OF DEVELOPMENT AREA: 77.5 FEET
 FROM EAST BOUNDARY OF DEVELOPMENT AREA: 10 FEET
 FROM SOUTH BOUNDARY OF DEVELOPMENT AREA: N/A

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