

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2482

June 6, 2007

1:30 PM

Francis Campbell City Council Room  
Plaza Level, Tulsa Civic Center

## CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

## REPORTS

### Chairman's Report:

### Worksession Report:

### Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

### Director's Report:

1. Minutes of May 16, 2007, Meeting No. 2480  
Minutes of May 23, 2007, Meeting No. 2481

## 2. **CONSENT AGENDA**

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

- a. **L-19092** – John Woolslayer (2993)/**Lot-Split** (PD 6) (CD 9)  
2698 East 37<sup>th</sup> Street
- b. **L-20063** – Sack & Associates (8407)/**Lot-Split** (PD 18) (CD 7)  
Northeast corner of East 79<sup>th</sup> Street South and Mingo
- c. **L-20091** – Ernest Marshall (0404)/**Lot-Split** (County)  
14312 East 59<sup>th</sup> Street North
- d. **L-20092** – Kenneth Smith (9236)/**Lot-Split** (PD 18) (CD 9)  
1096 East Skelly Drive
- e. **L-20094** – Yia Xiong (1315)/**Lot-Split** (County)  
East of southeast corner 106<sup>th</sup> Street North and Yale
- f. **L-20095** – Linda Bocker (1202)/**Lot-Split** (County)  
11932 North Cincinnati
- g. **L-20097** – Riggs Abney (8307)/**Lot-Split** (PD 18) (CD 2)  
Southeast corner of East 73<sup>rd</sup> Street and Wheeling
- h. **L-20099** – Carolyn Spickelmier (1313)/**Lot-Split** (County)  
10503 North Memorial

2.

**CONSENT AGENDA, cont'd**

- i. **L-20100** – Etta Bruce (7319)/**Lot-Split** (County)  
15116 South Lewis
- j. **L-20101** – Doug Isgrigg (7333)/**Lot-Split** (County)  
4002 East 171<sup>st</sup> Street
- k. **L-20102** – Tulsa Development Authority (0225)/**Lot-Split** (PD 2) (CD 1)  
772 East Tecumseh
- l. **L-20103** – Harden & Associates (0223)/**Lot-Split** (PD 2) (CD 1)  
2618 North Cincinnati
- m. **LC-40** – H. I. Aston (0331)/**Lot-Combination** (PD 2) (CD 1)  
1123 North Utica
- n. **LC-49** – Brad Shelts (9326)/**Lot-Combination** (PD 18) (CD 5)  
6536 East 42<sup>nd</sup> Street
- o. **LC-50** – Dennis Blind (9307)/**Lot-Combination** (PD 6) (CD 11)  
1643 East 17<sup>th</sup> Place
- p. **Silver Ridge** – (8309)/**Final Plat** (PD 18) (CD 8)  
North of the northwest corner of East 75<sup>th</sup> Street South and  
Yale Avenue
- q. **PUD-514-A** – (9322)/**Plat Waiver** (PD 6) (CD 5)  
Northeast corner of East 33<sup>rd</sup> Street and South Yale Avenue
- r. **PUD-514-A – Lou Reynolds/Detail Site Plan** (PD-6) (CD-5)  
3259 South Yale Avenue (Detail Site Plan for a  
communication tower/flag pole.)
- s. **Trinity Creek II** – (9426)/**Final Plat** (PD 17) (CD 6)  
Northeast corner of East 51<sup>st</sup> Street South and 161<sup>st</sup> East  
Avenue
- t. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

3.

**CONTINUANCE REQUESTS AND/OR STRIKE FROM AGENDA**

- a. **The Reserve at Stonebrooke** – (8211)/**Preliminary Plat** (PD 8) (CD 2)  
Northwest of the northwest corner of West 81<sup>st</sup> Street South  
and Elwood Avenue (**A continuance is requested to June  
20, 2007 for further TAC review.**)
- b. **Hidden Valley** – (9230)/**Preliminary Plat** (County)  
4340 South 65<sup>th</sup> West Avenue (**Strike from agenda.  
Applicant has withdrawn plat.**)



3.

**CONTINUANCE REQUESTS AND/OR STRIKE FROM  
AGENDA, cont'd**

- c. **Shwiyat Estates** – (9311)/Preliminary Plat (PD 5) (CD 5)  
1720 South Memorial Drive (**Strike from agenda. Plat will be reconfigured and resubmitted. Plat was continued from May 2, 2007 and May 16, 2007 TMAPC meetings.**)
- d. **Z-7035 - Richard Gardner** RS-3 to CS  
9707-9709 East 62<sup>nd</sup> Street/6139 South Mingo (This case was continued from April 4, 2007.) (**Staff is requesting a continuance to July 11, 2007 due to payment for new notice fee being late.**) (PD-18c) (CD-6)
- e. **PUD-136-A – Tanner Consulting, LLC/Detail Site Plan** (PD-18) (CD-8)  
7412 South Yale Avenue (**Staff recommends a minor amendment and therefore recommends a continuance to June 20, 2007.**)

4.

**PUBLIC HEARINGS**

- a. **Riverfield Country Day School II** – (9234)/Authorization for Accelerated Release of Building Permit (PD 8) (CD 2)  
2433 West 61<sup>st</sup> Street South
- b. **PUD-737 – Tulsa Engineering & Planning Associates** AG to CS/RS-3/PUD  
Southeast corner East 11<sup>th</sup> Street and South 161<sup>st</sup> East Avenue (This case was continued from April 4, 2007.) (PUD proposes primarily residential development with a five-acre commercial node.) (PD-17) (CD-6)
- c. **PUD-599-1 – Randall S. Pickard/Minor Amendment** (PD-18c) (CD-6)  
West of the southwest corner of South 104th East Avenue and East 61st Street South (Minor Amendment to split Lot 2, Block 1, Commerce Center into two tracts, allocating floor area, uses and reducing the west building setback from 50' to 25'.)
- d. **Z-7057 – David Riggs/Tulsa Development Authority** RS-4 to OM  
Northeast corner of North Cincinnati Avenue and East Queen Street (PD-2) (CD-1)
- e. **CZ-386 – Tommy Hall** AG to IL  
South of the southeast corner of East 116<sup>th</sup> Street North and North Yale Avenue County
- f. **Z-7059/PUD-740 – Sisemore Weisz & Associates** RS-1 to RS-3/PUD  
Southwest corner of South Canton Avenue and East 93<sup>rd</sup> Street (PUD for a 15 lot single-family residential infill development with a private cul-de-sac/loop street system.) (PD-18b) (CD-8)

4. **PUBLIC HEARINGS, cont'd**

- g. **Z-7004-SP-1 – Chris Kannady/Corridor Site Plan** (PD-17) (CD-6)  
South of southwest corner of South 129<sup>th</sup> East Avenue and East 7<sup>th</sup> Street (Corridor Site Plan for a heating and air-conditioning service business.)

5. **OTHER BUSINESS**

- a. **Z-7008-SP-1 – Sack & Associates/Corridor Detail Plan** (PD-8) (CD-2)  
South of the southwest corner of West 71<sup>st</sup> Street South and South Olympia Avenue (Corridor Detail Site Plan and Landscape Plan for retail shopping space.)
- b. **Commissioners' Comments**

**ADJOURN**

PD = Planning District/CD = Council District

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

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

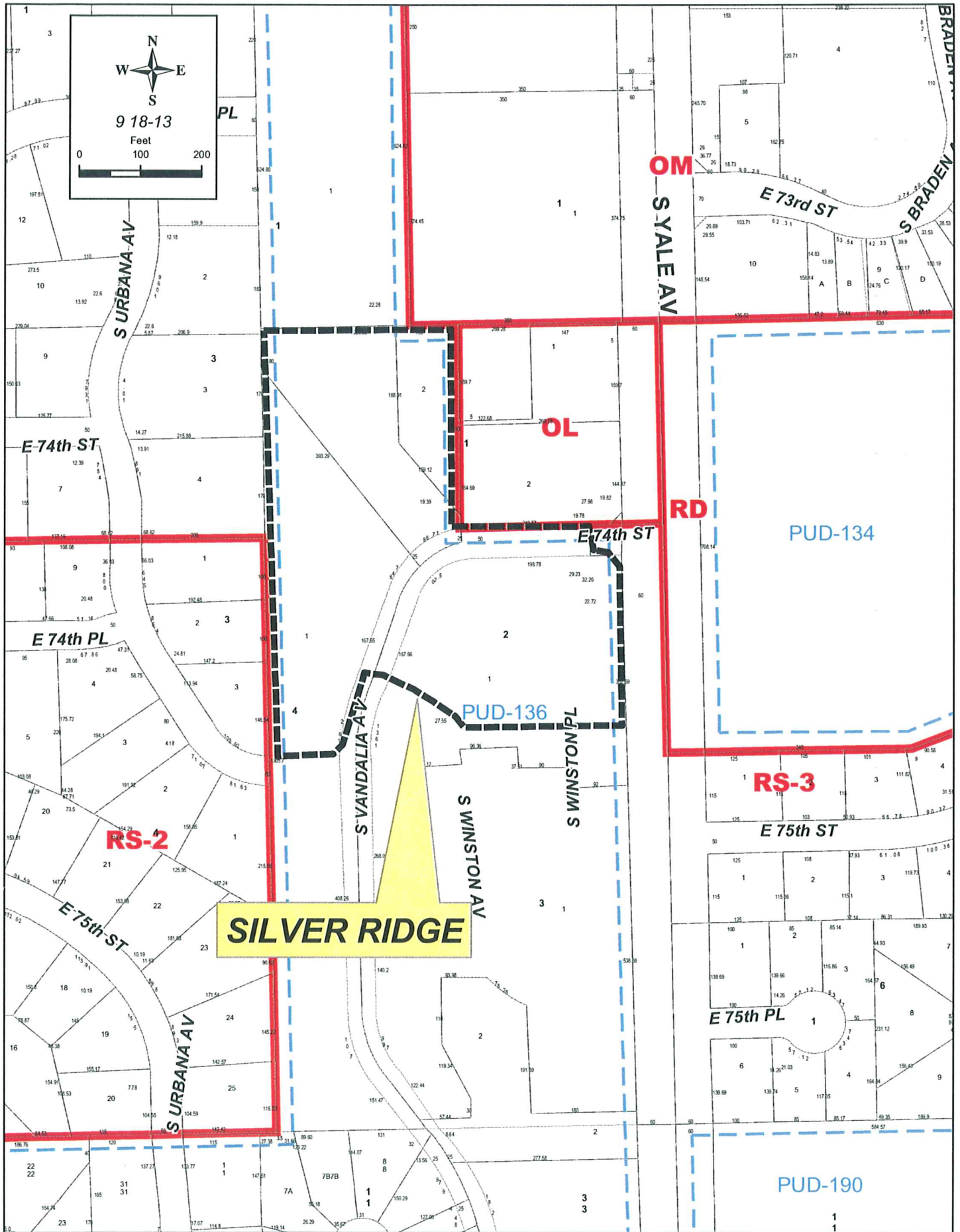
**Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.**

Visit our website @ [www.tmapc.org](http://www.tmapc.org)

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

**TMAPC Mission Statement**





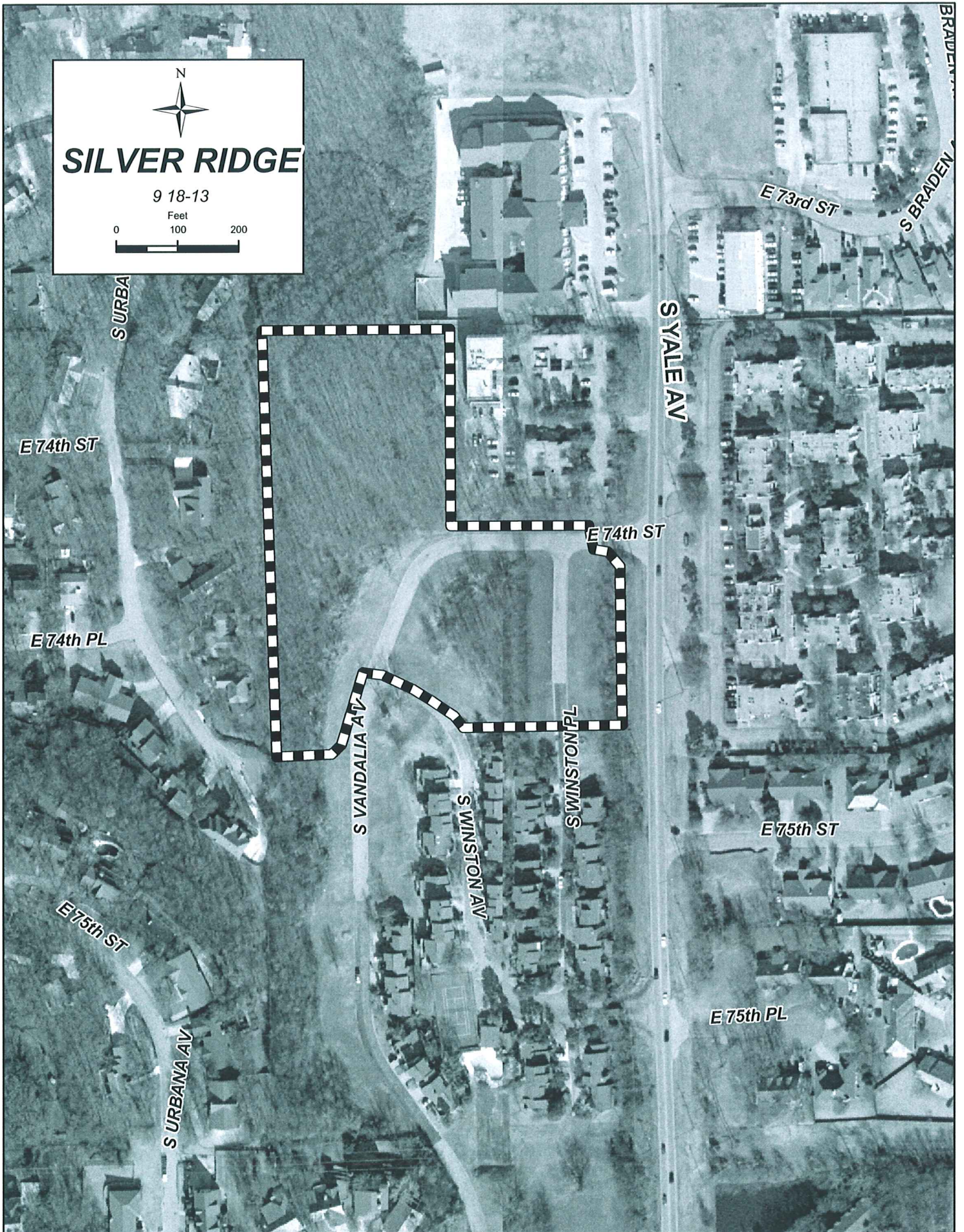


N

**SILVER RIDGE**

9 18-13

Feet  
0 100 200





## Final Subdivision Plat

**Silver Ridge - (8309) (PD 18) (CD 8)**

North of the northwest corner of East 75<sup>th</sup> Street South and Yale Avenue

This plat consists of 9 Lots in 1 Blocks on 6.7 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

**PUD 136-A**

PART OF THE E/2 OF THE SE/4 OF THE NE/4 OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 13 EAST  
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

PART OF THE E/2 OF THE SE/4 OF THE NE/4 OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 13 EAST  
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



PLAT No.	FINAL PLAT CERTIFICATE OF APPROVAL I hereby certify that this plat was correctly prepared and that the position Area Planning Commission on _____
	7/14/87/2000
	This document is valid if this document is filed with the County Clerk on or before _____
	CITY ENGINEER _____
	APPROVED _____ by the Commissioners of the City of Tulsa, Oklahoma.
	City Clerk _____
	Mayor _____
	Attest: City Clerk _____
	Attest: City Attorney _____

**SURVEYOR:**  
**Tanner Consulting, LLC.**  
DAN E. TANNER, P.L.S. NO. 1435  
OK CA No. 2001, EXPIRES 6/30/2007  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918)745-9929  
EMAIL: [dane.tanner@tannerballshop.com](mailto:dane.tanner@tannerballshop.com)

**SURVEYOR:**  
**Tanner Consulting, LLC.**  
DAN E. TANNER, P.L.S. NO. 1435  
OK CA No. 2001, EXPIRES 6/30/2007  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918)745-9929  
EMAIL: [dane.tanner@tannerballshop.com](mailto:dane.tanner@tannerballshop.com)



SUBDIVISION CONTAINS  
NINE(9) LOTS IN ONE(1) BLOCK AND ONE(1) RESERVE  
GROSS SUBDIVISION AREA: 6.706 ACRES

**Basie of Bearings:**  
A BASIS OF BEARINGS BEING THE EASTERLY LINE  
OF LOT ONE (1), BLOCK TWO (2), "TILLOKS  
1 THROUGH 5, SILVER OAKS" (PLAT NO. 3540)  
ON A PLATTED BEARING OF NORTH 07.015 WEST.

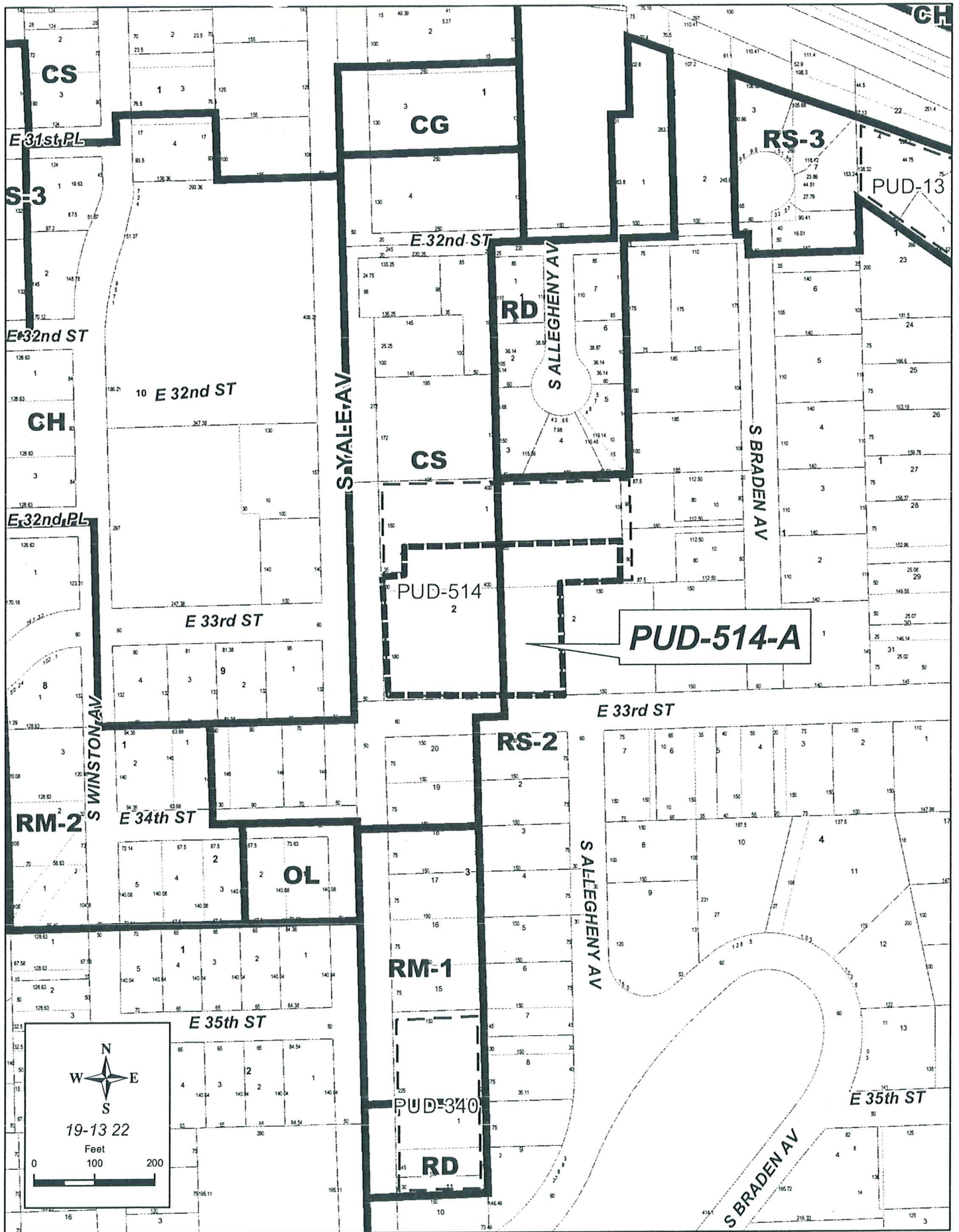
Curve#	Length	Radius	Delta
C1	23.56'	15.00'	$\Delta=90^{\circ}00'00''$
C2	18.10'	10.00'	$\Delta=103^{\circ}42'10''$
C3	19.57'	132.00'	$\Delta=87^{\circ}28'33''$
C4	18.15'	108.00'	$\Delta=81^{\circ}33'50''$
C5	34.42'	132.00'	$\Delta=145^{\circ}56'28''$

STATE OF OKLAHOMA }  
COUNTY OF TULSA } ss.

DATE OF PREPARATION: FEBRUARY 26, 2007

Silver Ridge  
SHEET 1 OF 3









**PUD-514-A**

19-13 22

Feet  
0 100 200



Meeting Date: 6/6/07

## **SUBDIVISION PLAT WAIVER**

### **PUD 514 A – (9322)**

Northeast corner of East 33<sup>rd</sup> Street and South Yale Avenue

The platting requirement is triggered by a major amendment to a PUD for a cell tower use.

It is the policy of TMAPC to waive the platting requirement for antennas and supporting structures (Use Unit 4) such as cell towers. Therefore, staff recommends **APPROVAL** of the requested plat waiver for PUD 514A.



THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.



EXP. DATE 06/30/07

ARCHCOMM, INC. - ARCHITECTS  
1840 Lockhill-Selma, Suite 101  
San Antonio, Texas 78213  
(210)308-9905

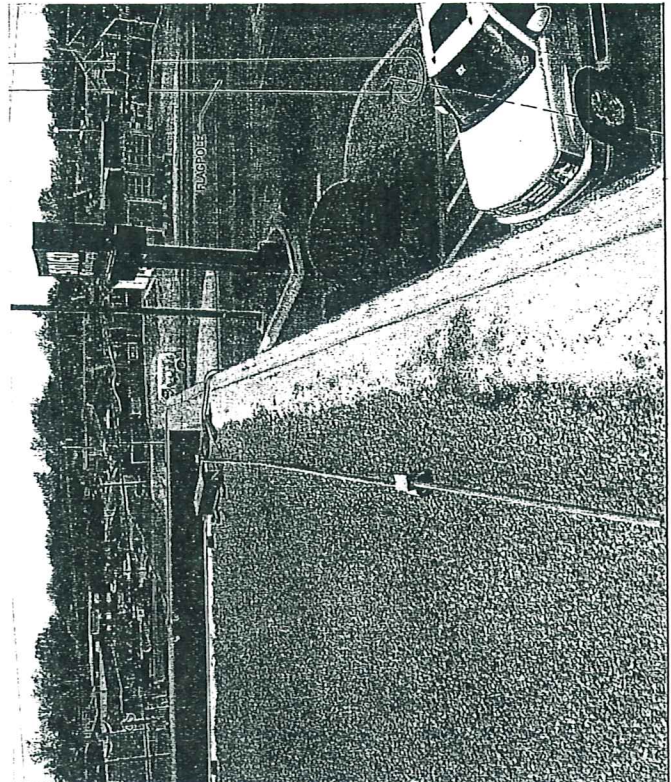
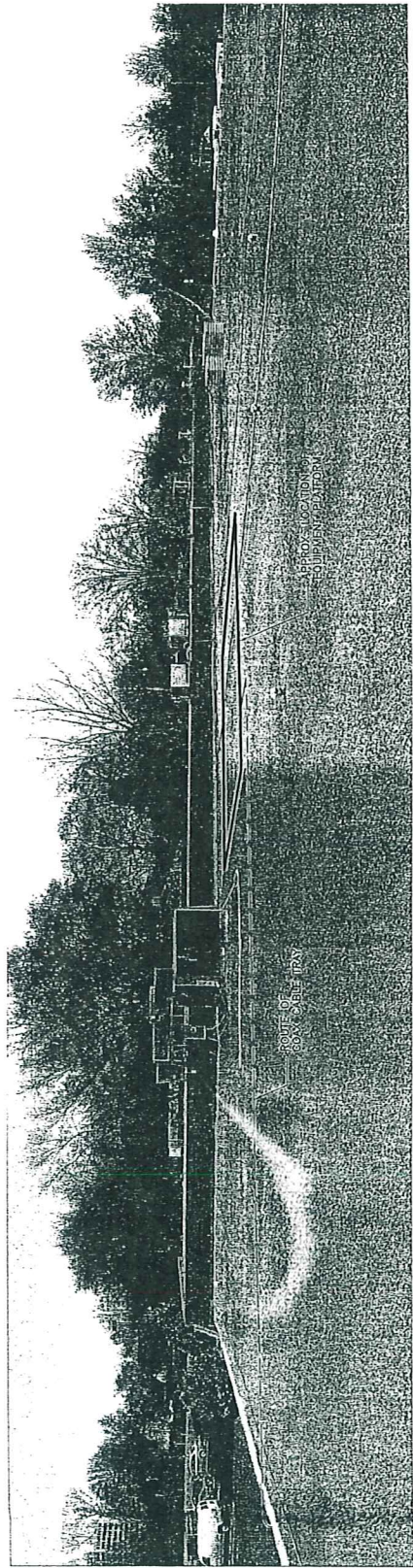


Yale\_Avenue\_South  
168407B  
3259 SOUTH YALE AVENUE, TULSA, OK 74135

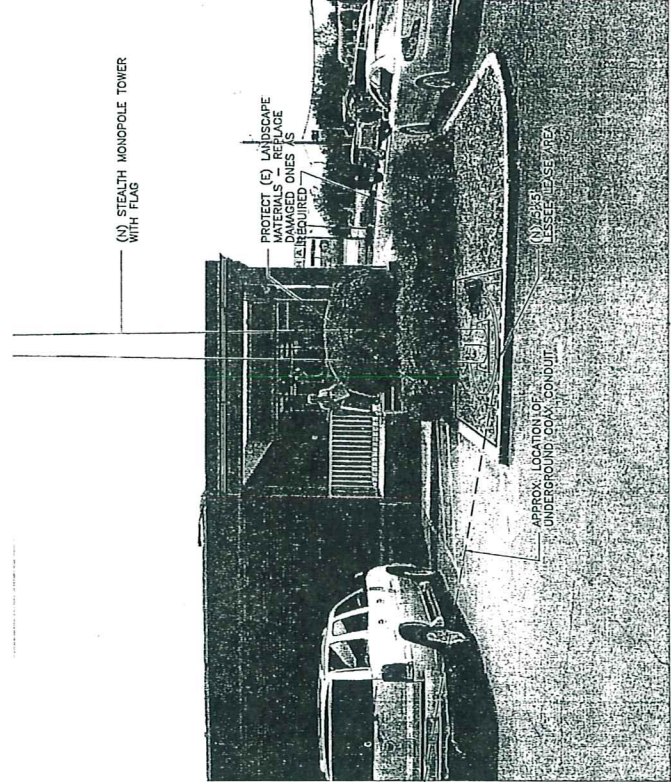
SHEET TITLE
SITE PHOTOGRAPHS
SHEET HISTORY
DRAWING ISSUE FOR CONST.
1.
2.
3.
4.
A3
VZ065489

NOTE: REFER TO SHEET  
A1 AND/OR A2 FOR  
LOCATIONS FROM WHICH  
PHOTOS WERE TAKEN

1 SITE PHOTOGRAPH





2 SITE PHOTOGRAPH



3 SITE PHOTOGRAPH







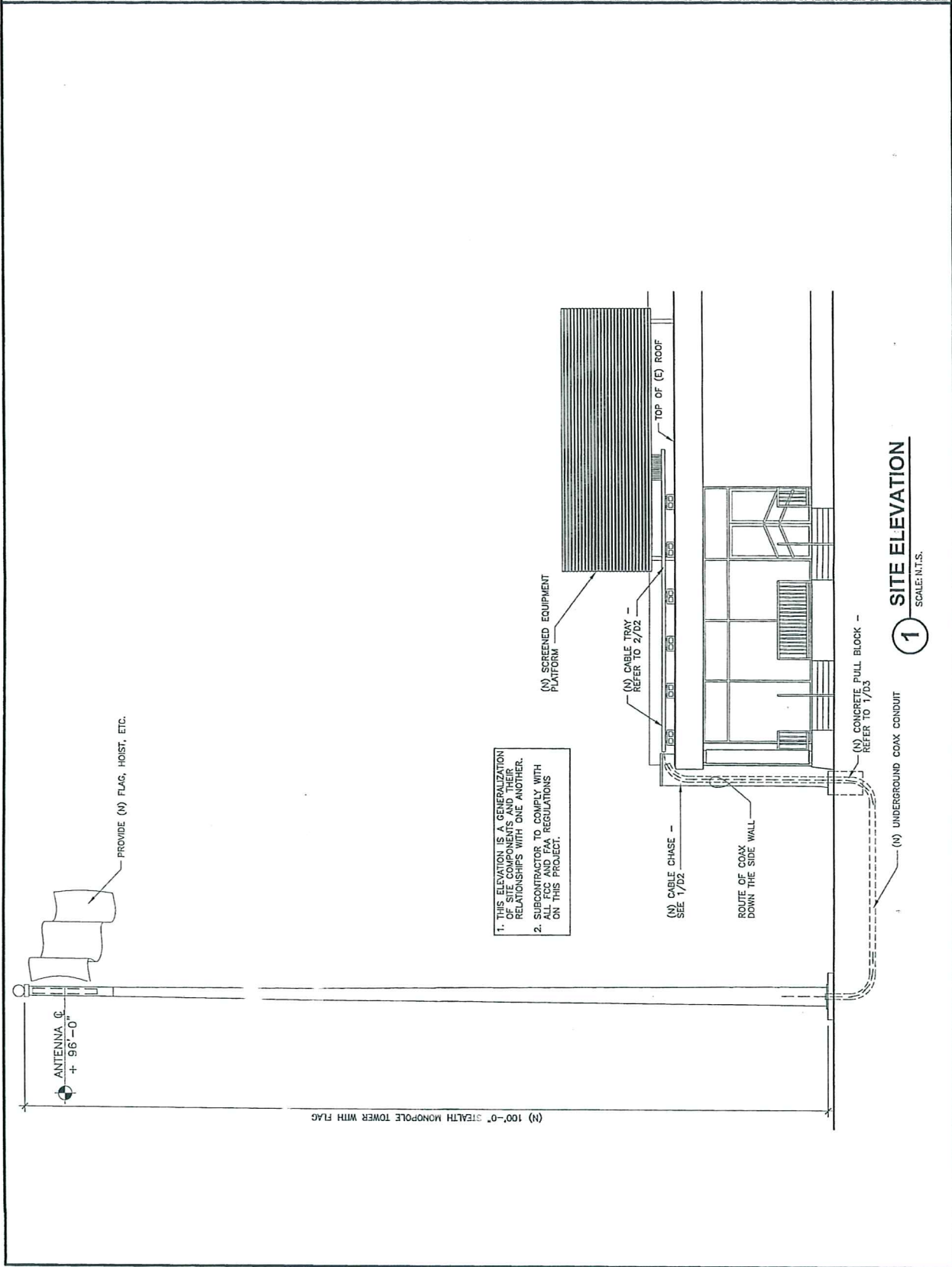
**Yale Avenue\_South**  
 168407B  
 3259 SOUTH YALE AVENUE, ULSA, OK 74135  
**ARCHCOMM, INC. - ARCHITECTS**  
 1840 Lockhill-Selma, Suite 101  
 San Antonio, Texas 78213  
 (210)308-9905

**SHEET TITLE**  
 SITE ELEVATION

**SHEET HISTORY**

1.	00000006	ISSUE FOR CONST.
2.		
3.		
4.		

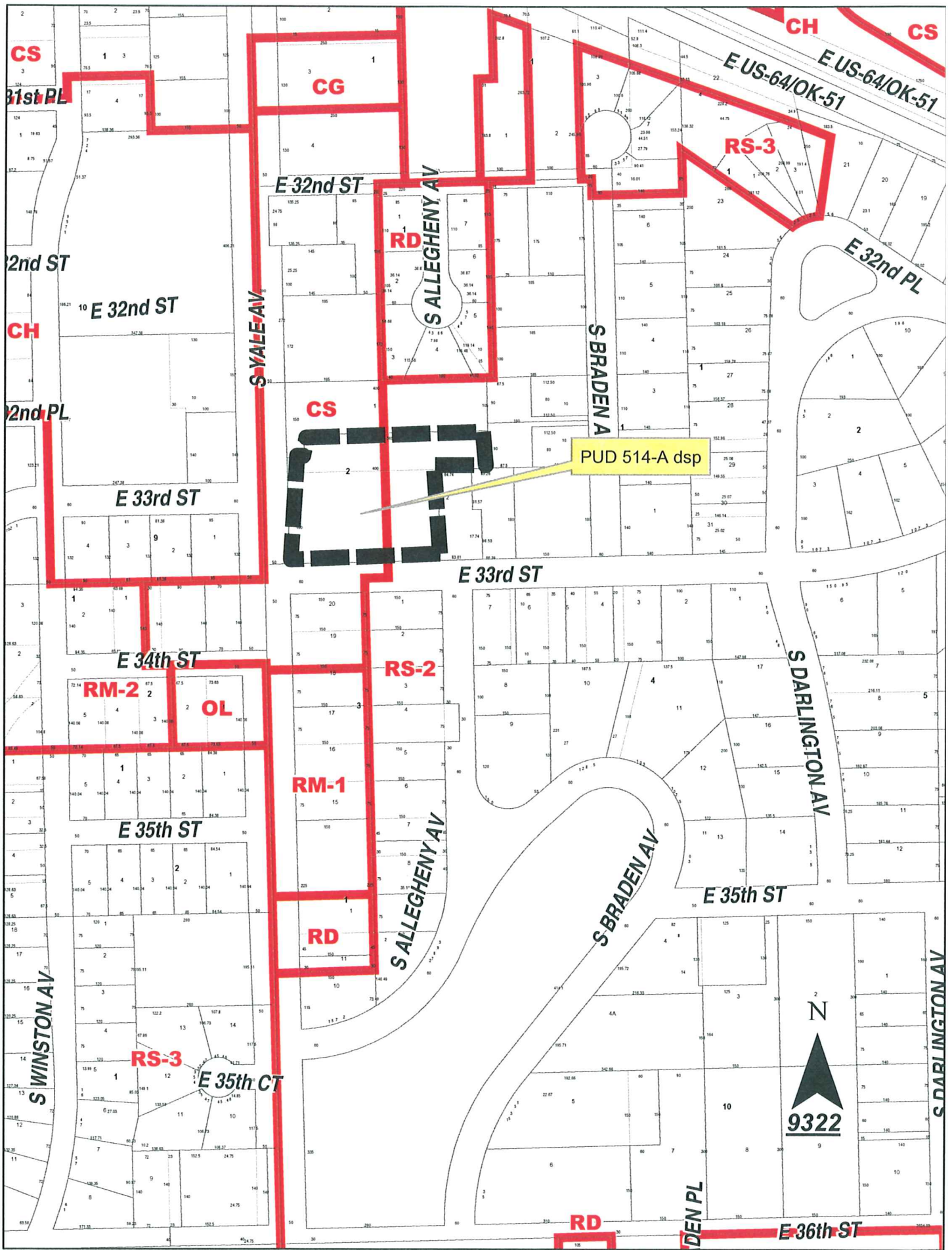
**A4**  
 VZ065489



THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.













June 6, 2007

### STAFF RECOMMENDATION

**PUD: 514-A**

Detail Site Plan – Communication Tower; 3259 South Yale Avenue; Lot 1, Block 2, Yorkshire Estates; Development Area A; PD-6; DC-5; CS/RS-2/PUD

---

The applicant is requesting approval of a detail site plan for communication tower/ flag pole. The proposed use, Use Unit 4, Public Protection and Utility Facilities, is in conformance with Development Standards of PUD 514-A.

The proposed communication tower complies with development standards.

Therefore, staff recommends **APPROVAL** of PUD 514-A detail site plan as proposed.

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

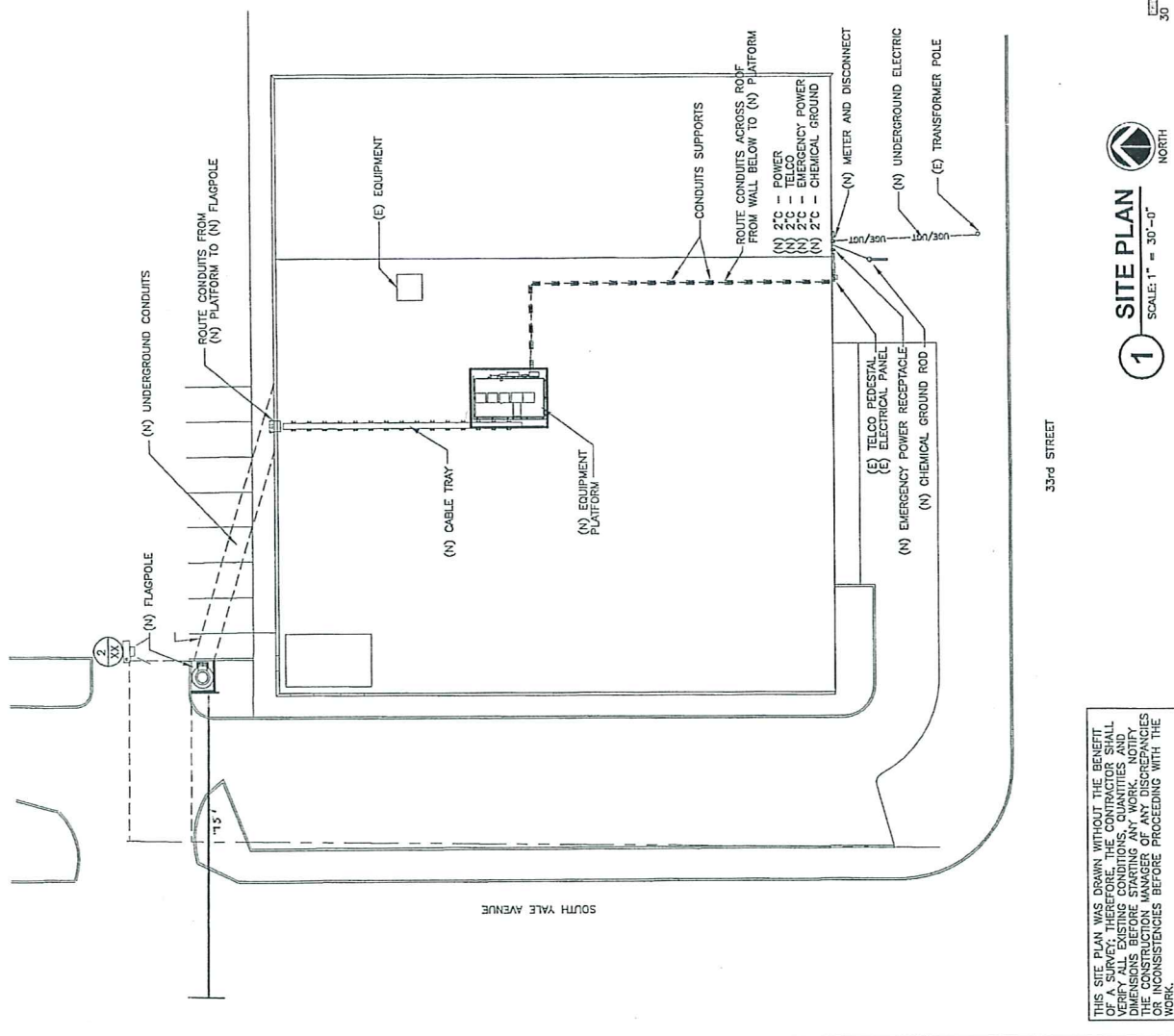
**Yale Avenue South**  
 3259 SOUTH YALE AVENUE, TULSA, OK 74135  
 168407B  
**ARCHCOMM, INC. - ARCHITECTS**  
 1840 Lockhill-Selma, Suite 101  
 San Antonio, Texas 78213  
 (210)308-9905

**SHEET TITLE**  
 SITE PLAN  
**SHEET HISTORY**  
 1. 000606 ISSUE FOR CONST.  
 2.  
 3.  
 4.

**E1**  
 VZ065489

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

**SITE NOTES:**  
 HAND DIG IN AREAS SUSPECTED TO CONTAIN EXISTING GROUNDING CONDUCTORS, GROUND RODS, POWER/TELCO CABLE OR OTHER BURIED SITE UTILITIES.  
 REPAIR/REPLACE AT NO ADDITIONAL EXPENSE TO THIS CONTRACT ANY CONSTRUCTION RELATED DAMAGE TO SITE ELEMENTS AND/OR FINISHES. MINIMUM ACCEPTABLE STANDARD SHALL BE TO MATCH EXISTING FINISHES AND CONDITIONS OR AS REQUIRED BY PROJECT MANAGER.  
 FIELD VERIFY ALL EXISTING CONDITIONS.  
 SHOULD UNDERGROUND PULL BOXES BE REQUIRED, PROVIDE THEM AS REQUIRED EVEN THOUGH NOT SHOWN ON PLANS.  
 ALL CONDUIT SHALL BE ROUTED INSIDE OF RESPECTIVE EASEMENT.



THIS SITE PLAN WAS DRAWN WITHOUT THE BENEFIT OF A SURVEY. THEREFORE, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES BEFORE STARTING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.

**1 SITE PLAN**  
 SCALE: 1" = 30'-0"  
 NORTH

SCALE: 1"=30'-0"  
 30 15 0 30 60  
 DISTANCE IN FEET  
 1-800-522-6543



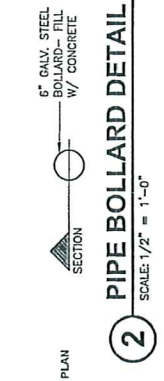
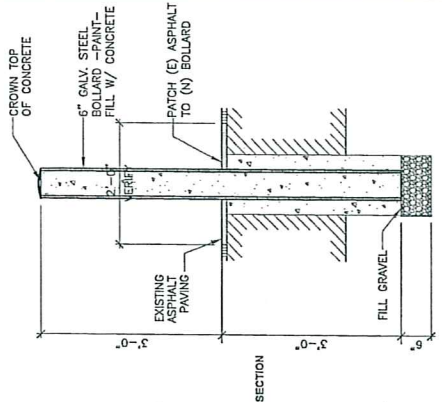


**Yale Avenue - South**  
168407B  
3259 SOUTH YALE AVENUE, TULSA, OK 74135  
ARCHCOMM, INC. - ARCHITECTS  
1840 Lockhill-Seima, Suite 101  
San Antonio, Texas 78213  
(210)308-9905

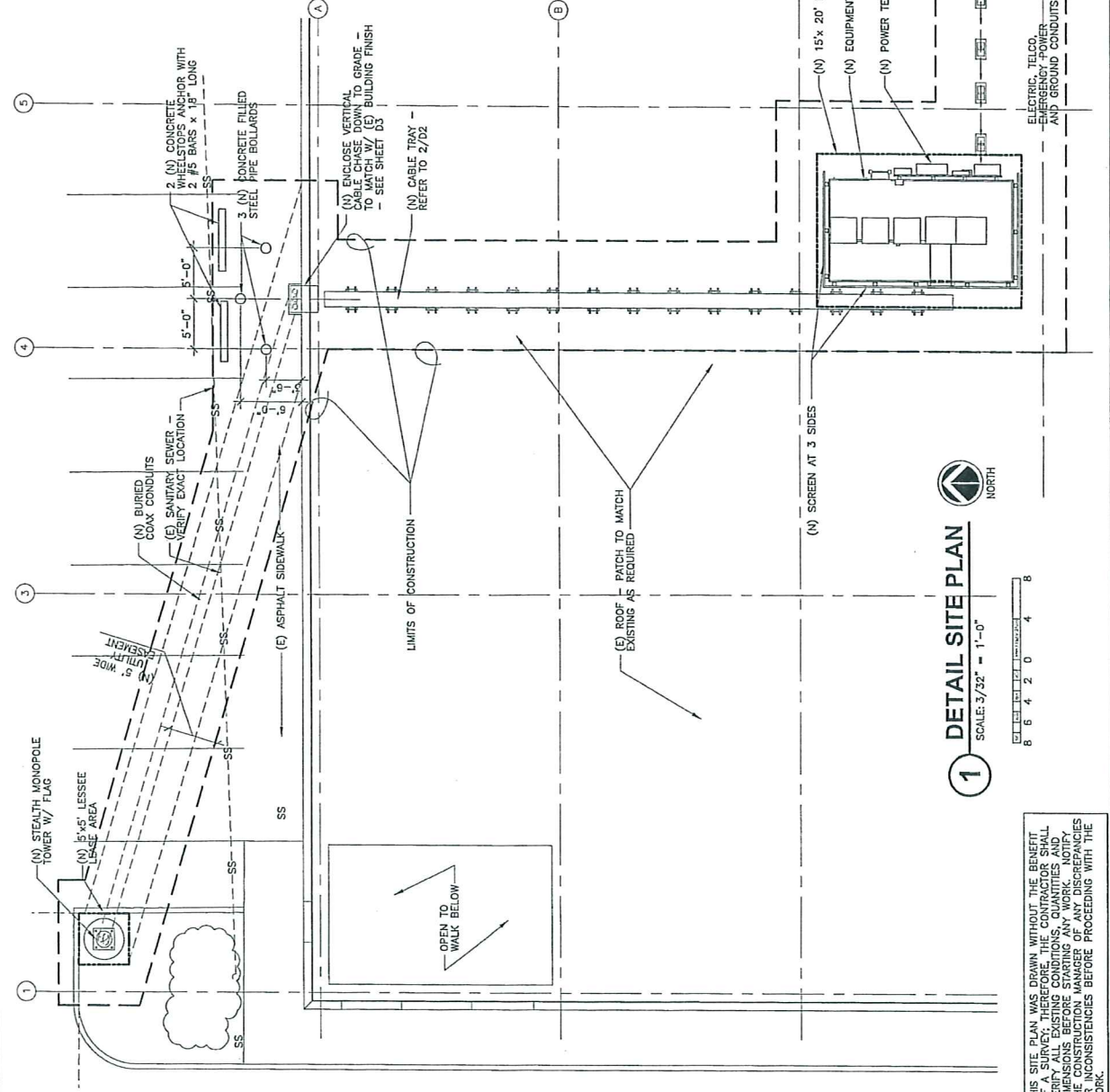
SHEET TITLE
DETAIL SITE PLAN
SHEET HISTORY
1. 01/06/06 ISSUE FOR CONST.
2.
3.
4.

**A2**  
VZ065489

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.



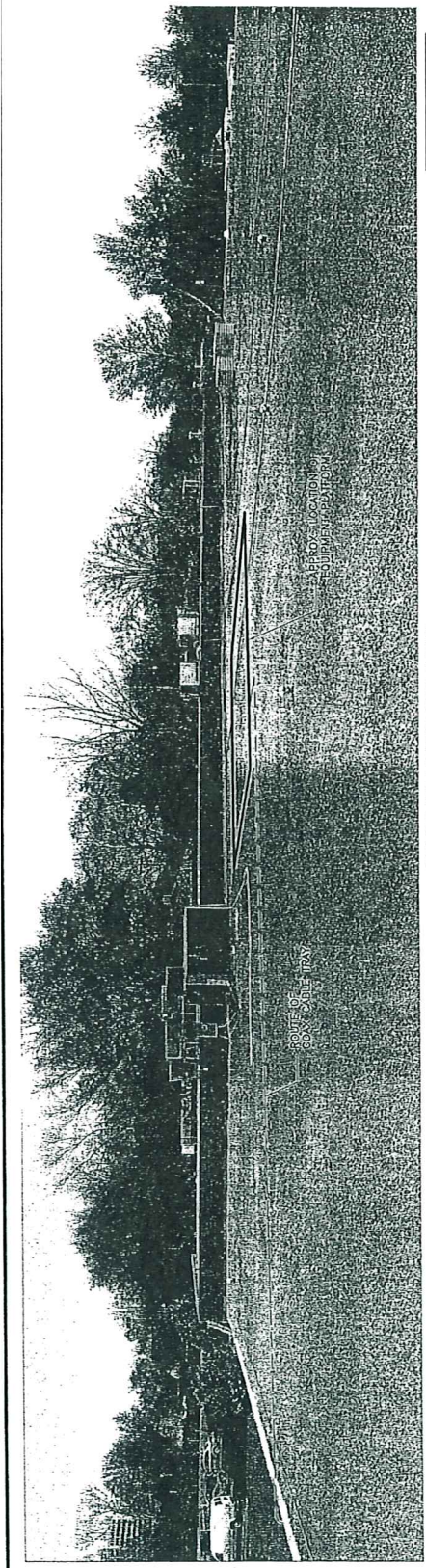
**2 PIPE BOLLARD DETAIL**  
SCALE: 1/2" = 1'-0"



**1 DETAIL SITE PLAN**  
SCALE: 3/32" = 1'-0"

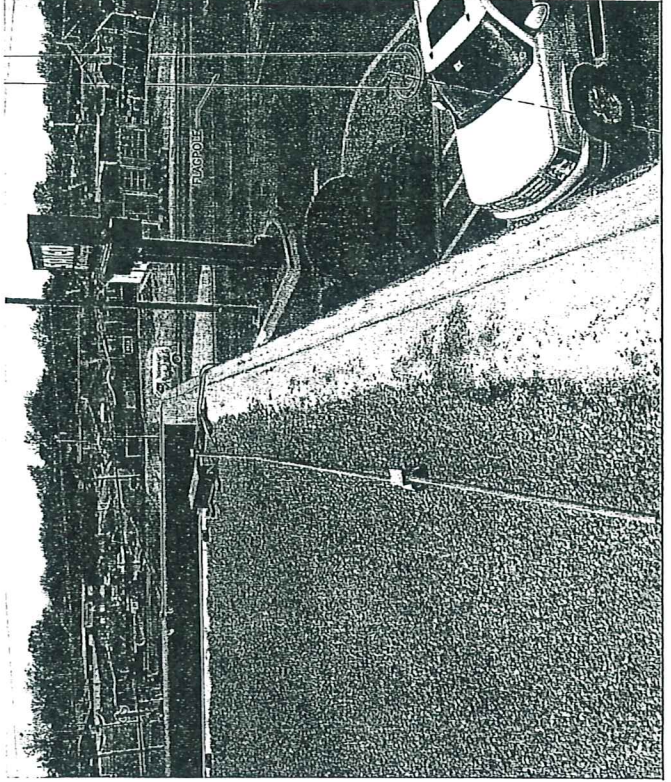
THIS SITE PLAN WAS DRAWN WITHOUT THE BENEFIT OF A SURVEY. THEREFORE, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, QUANTITIES AND DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.



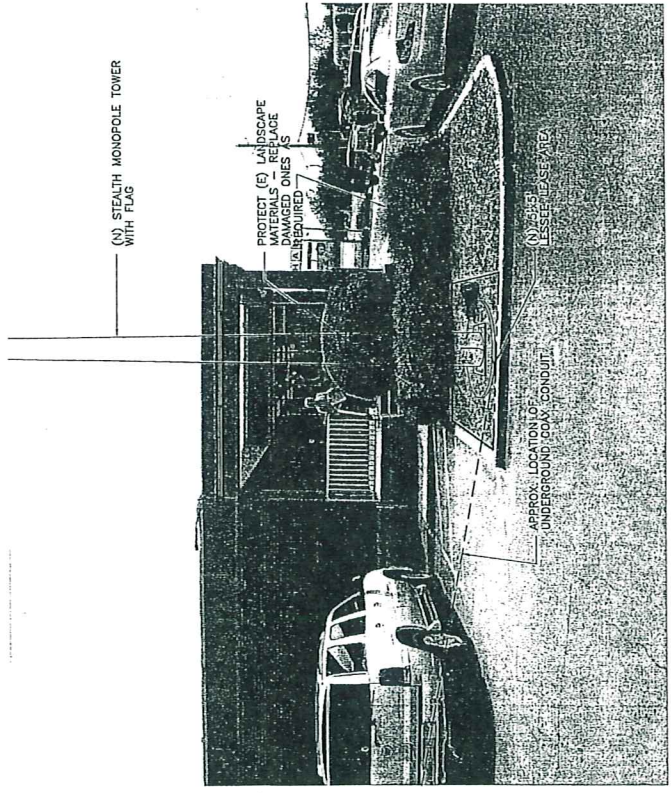


1 SITE PHOTOGRAPH

NOTE: REFER TO SHEET A1 AND/OR A2 FOR PHOTOGRAPH WHICH PHOTOS WERE TAKEN



2 SITE PHOTOGRAPH



3 SITE PHOTOGRAPH

EXP. DATE 06/20/07

**Yale\_Avenue\_South**  
168407B  
3259 SOUTH YALE AVENUE, TULSA, OK 74135  
ARCHCOMM, INC. - ARCHITECTS  
1840 Lockhill-Selma, Suite 101  
San Antonio, Texas 78213  
(210)308-9905

**SHEET TITLE**  
SITE PHOTOGRAPHS

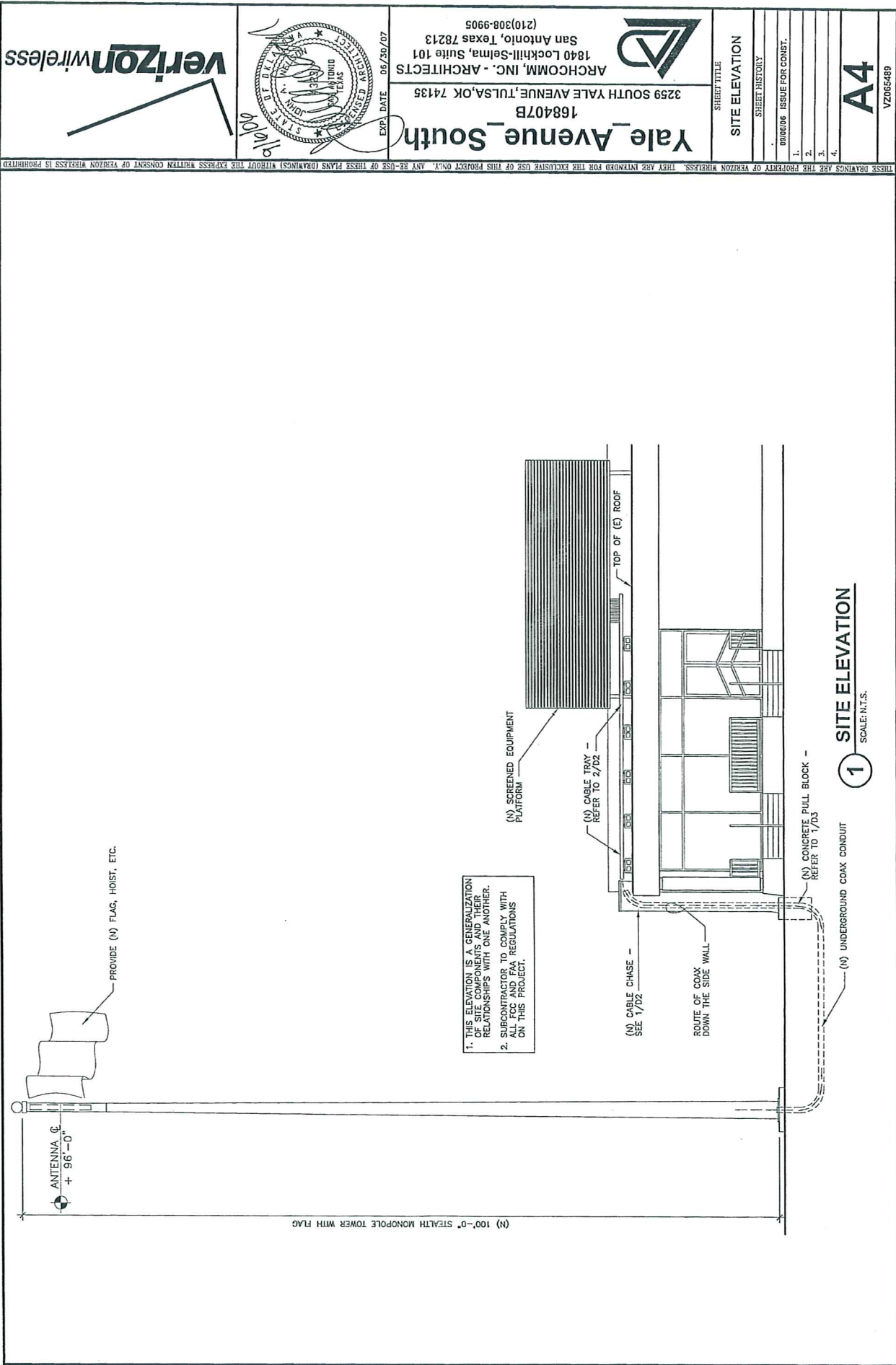
**SHEET HISTORY**

1.	000000	ISSUE FOR CONST.
2.		
3.		
4.		

**A3**  
VZ066489

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.











9426



AG

**TRINITY CREEK II**

AR-3

RS-3

RS-3

AG

E 51st ST

R-1

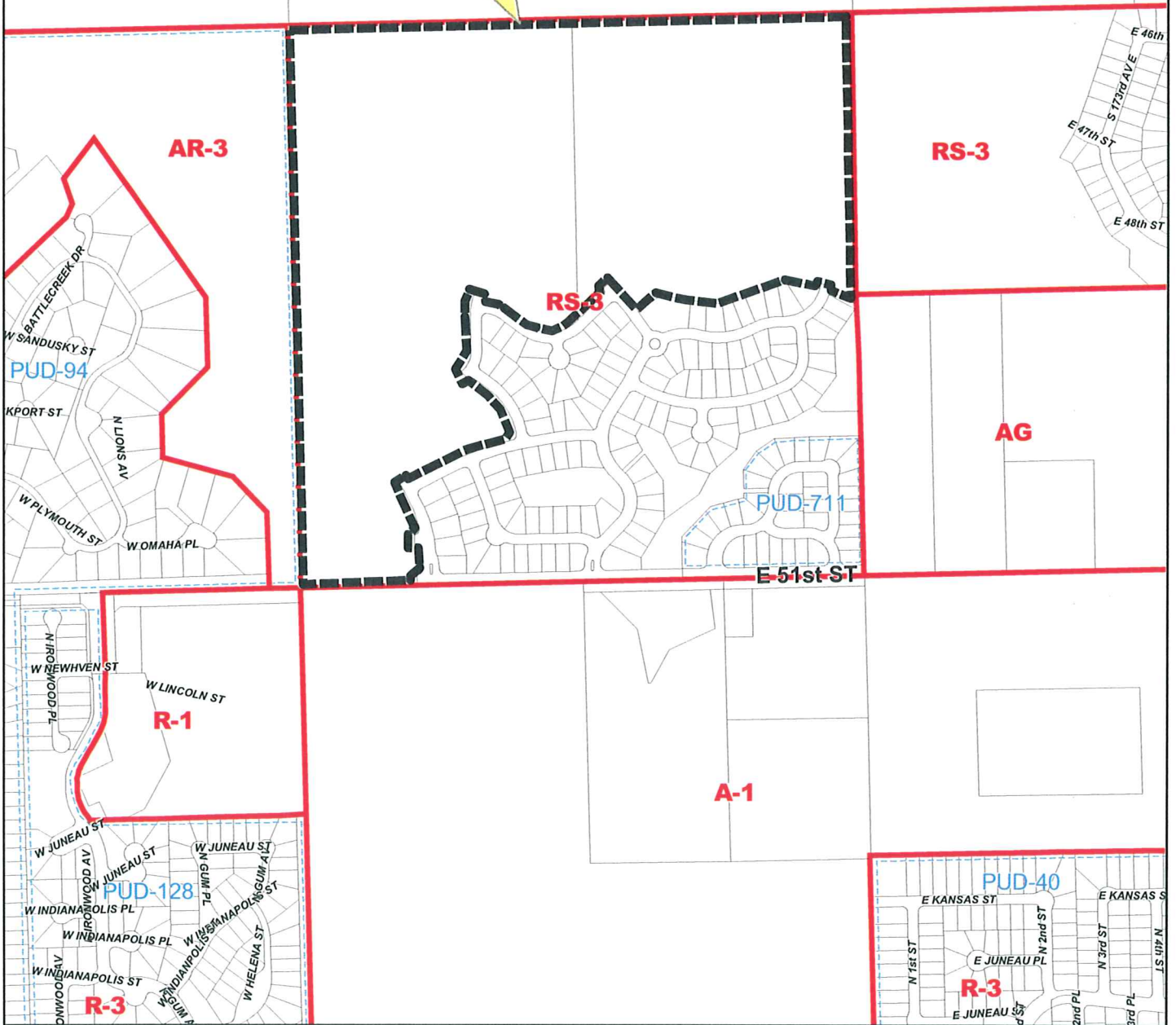
A-1

PUD-128

R-3

PUD-40

R-3

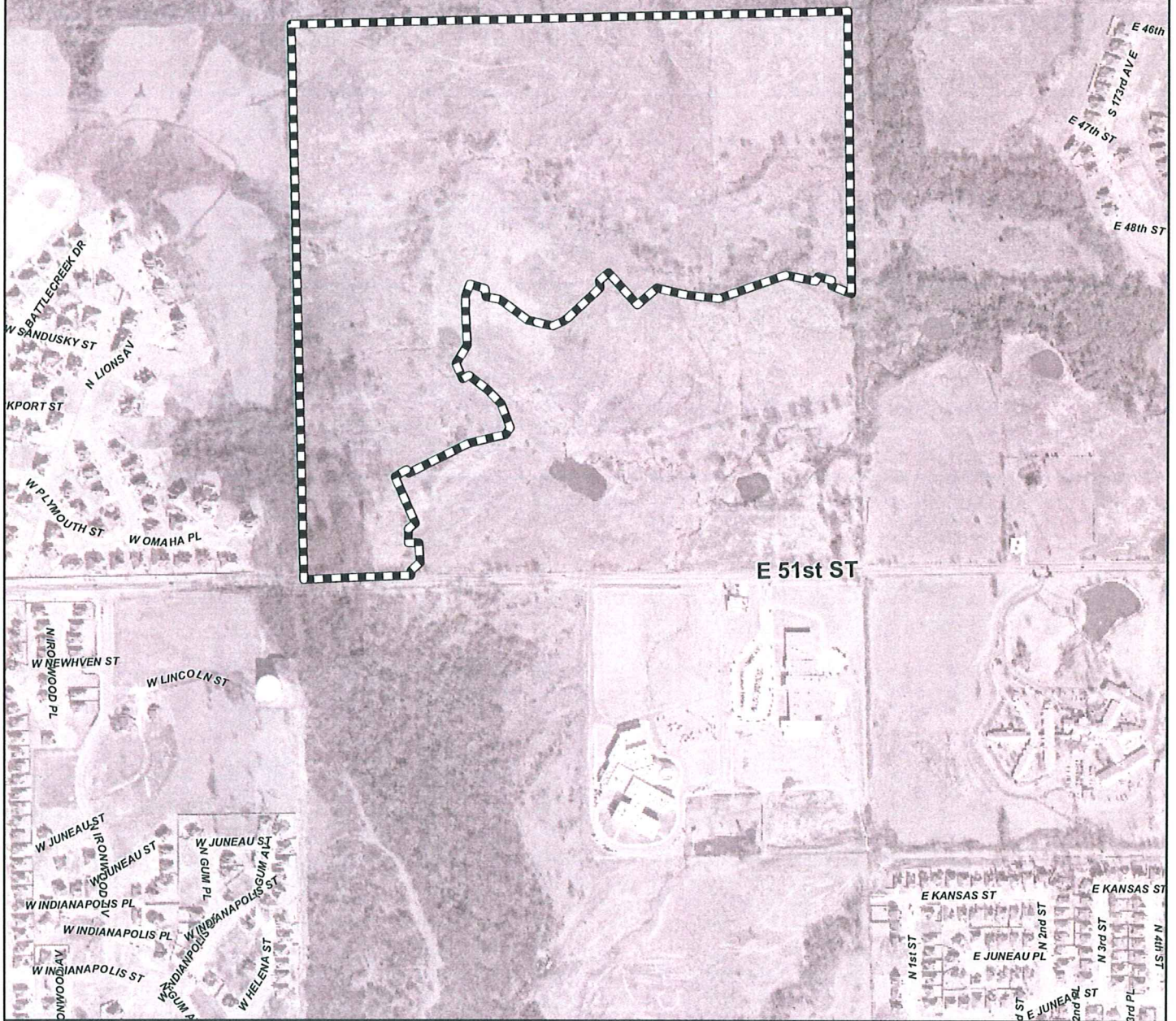






# TRINITY CREEK II

9426





## Final Subdivision Plat

**Trinity Creek II** - (9426) (PD 17) (CD 6)

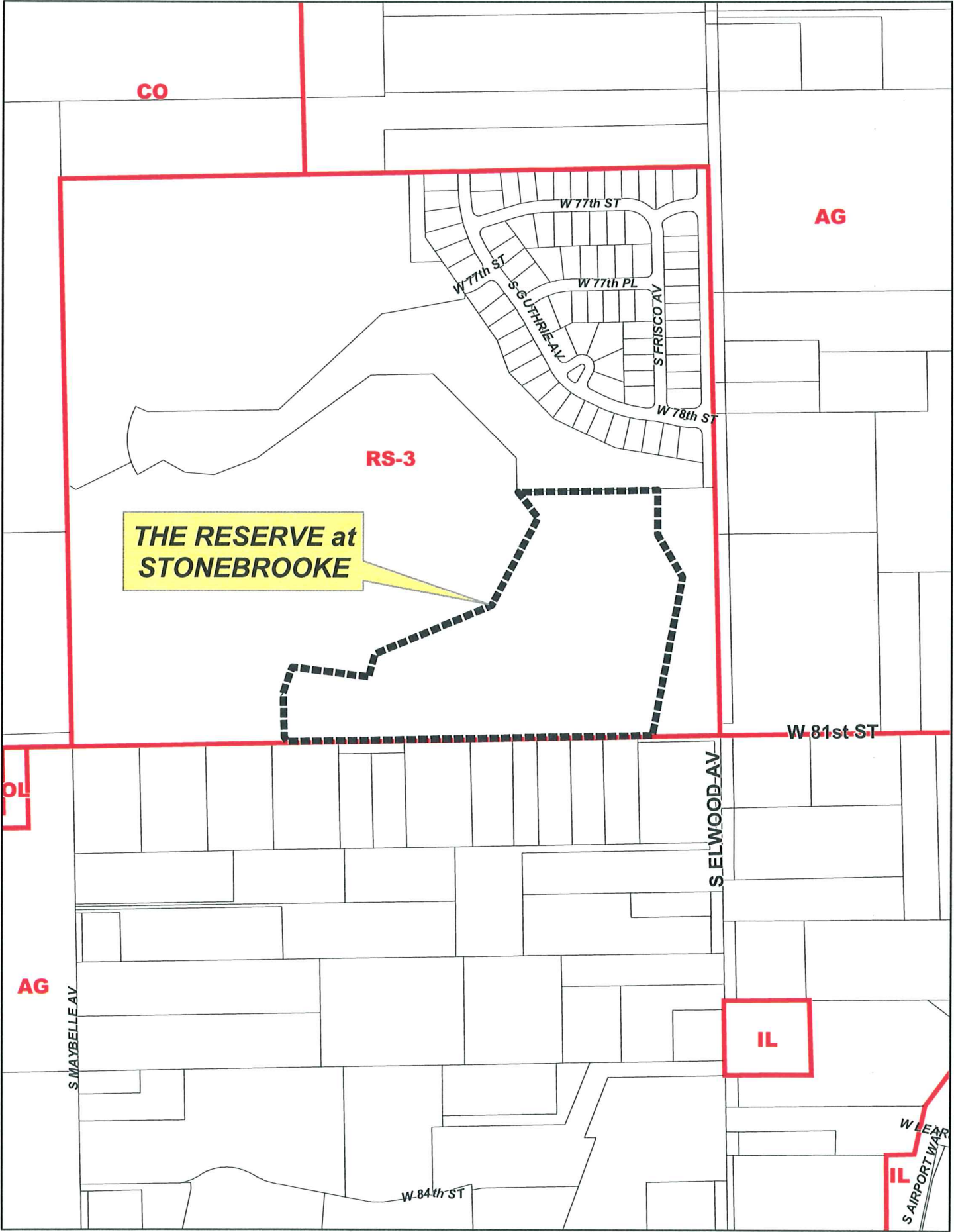
Northeast corner of East 51<sup>st</sup> Street South and 161<sup>st</sup> East Avenue

This plat consists of 316 Lots in 12 Blocks on 93 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

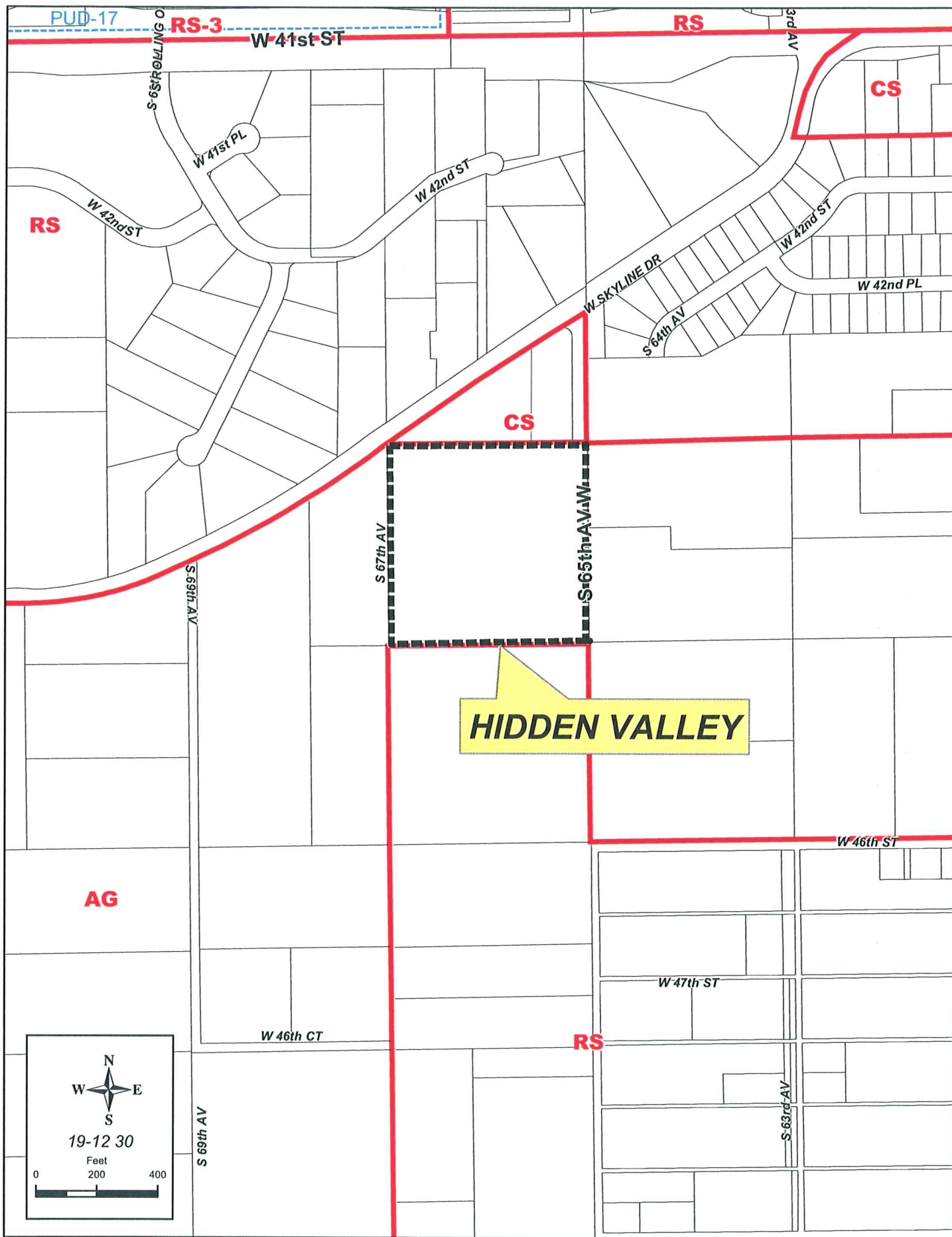












**Fernandez, Diane**

---

**From:** Gregory Carter [gcarter@breischcs.com]  
**Sent:** Wednesday, May 23, 2007 9:50 AM  
**To:** Fernandez, Diane  
**Subject:** RE: Hidden Valley

Diane:

Please withdraw the Hidden Valley preliminary plat.

Thank you,

Greg Carter

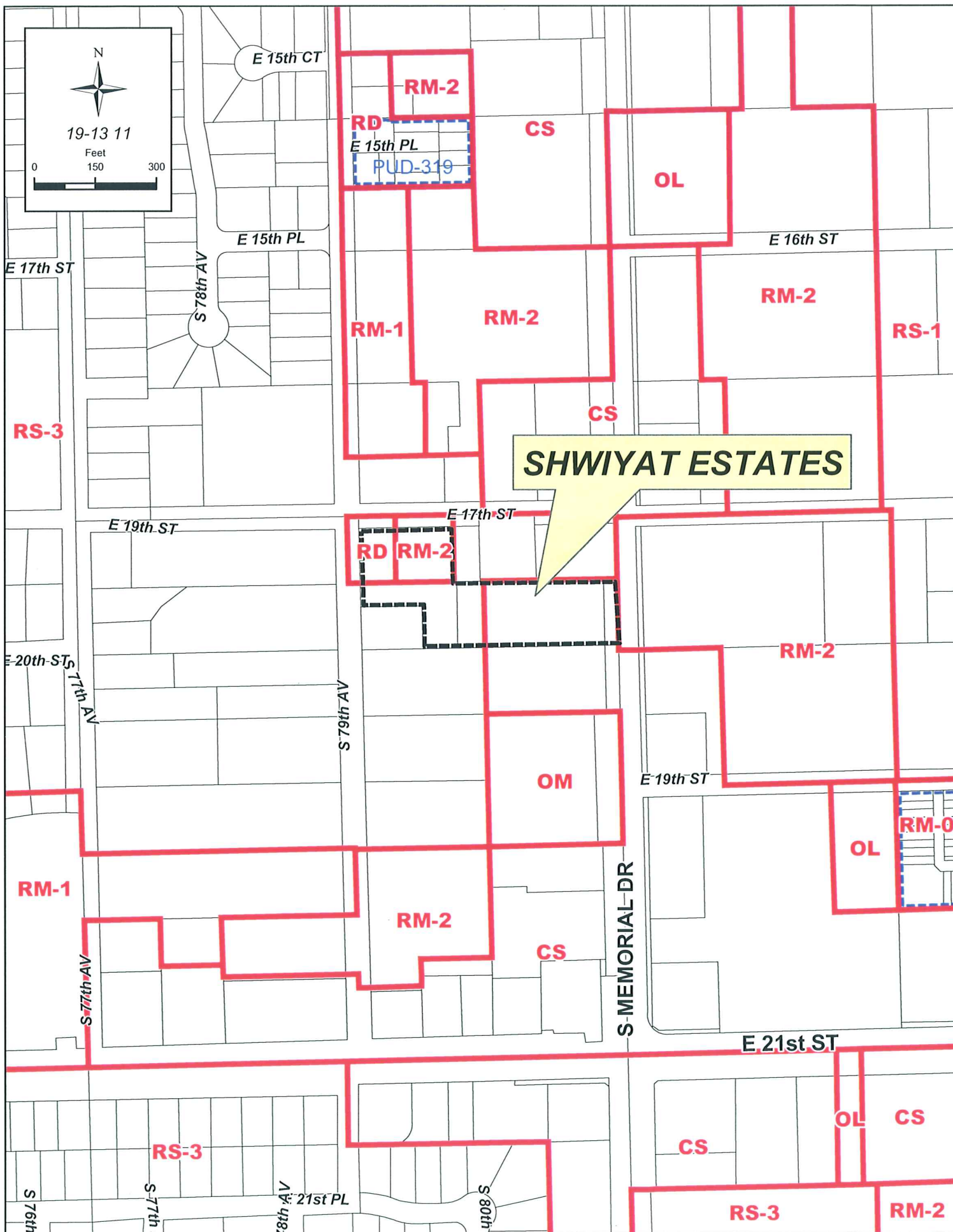
---

**From:** Fernandez, Diane [mailto:dfernandez@incog.org]  
**Sent:** Tuesday, May 22, 2007 2:50 PM  
**To:** Gregory Carter  
**Subject:** Hidden Valley

Greg – is this project to be withdrawn or are you still researching the sewer and water situations?

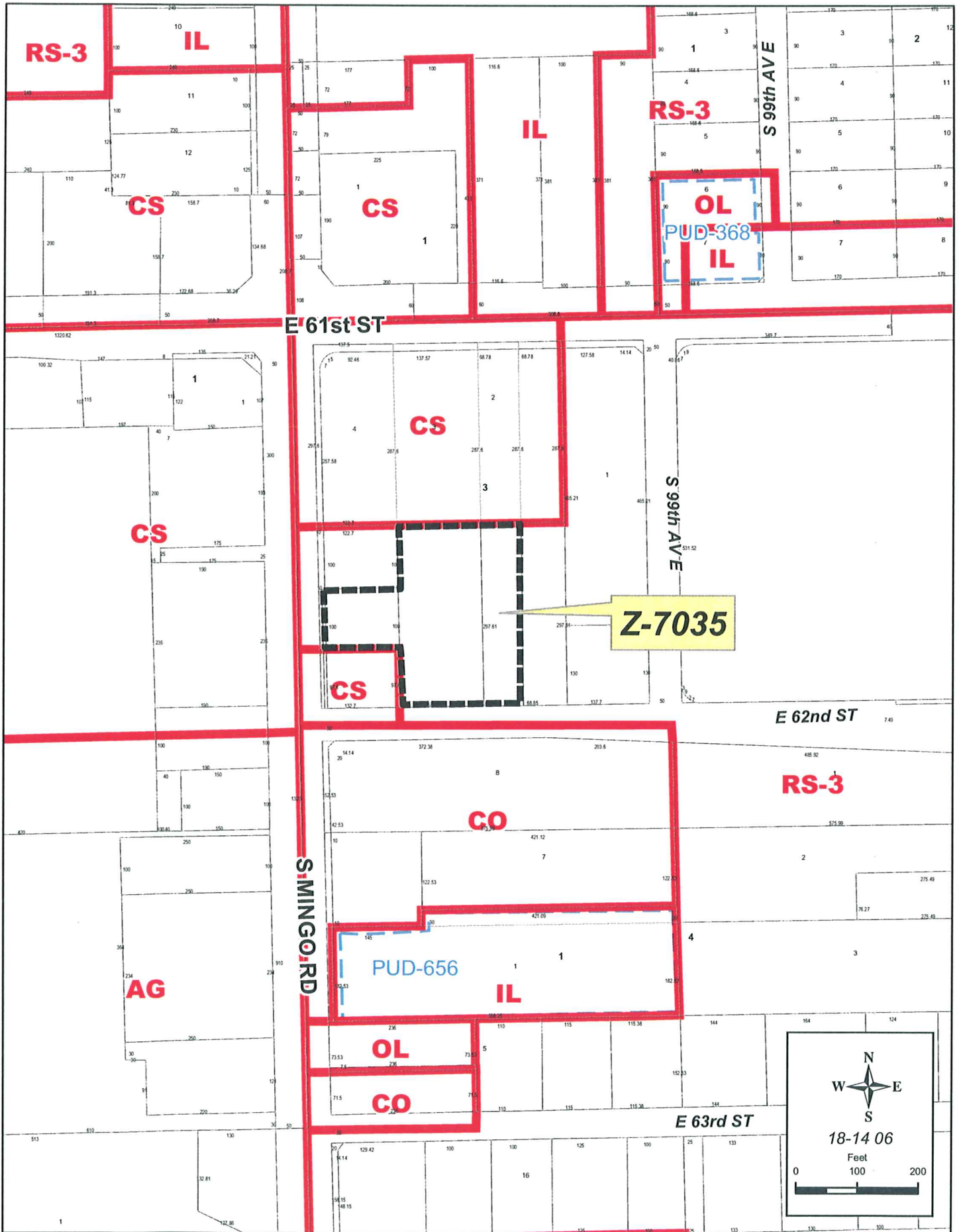
Diane S. Fernandez  
Senior Planner  
INCOG  
201 West 5th Street  
Tulsa, Oklahoma 74103  
Telephone: 918-584-7526  
E-mail: [dfernandez@incog.org](mailto:dfernandez@incog.org)  
Facsimile: 579-9581





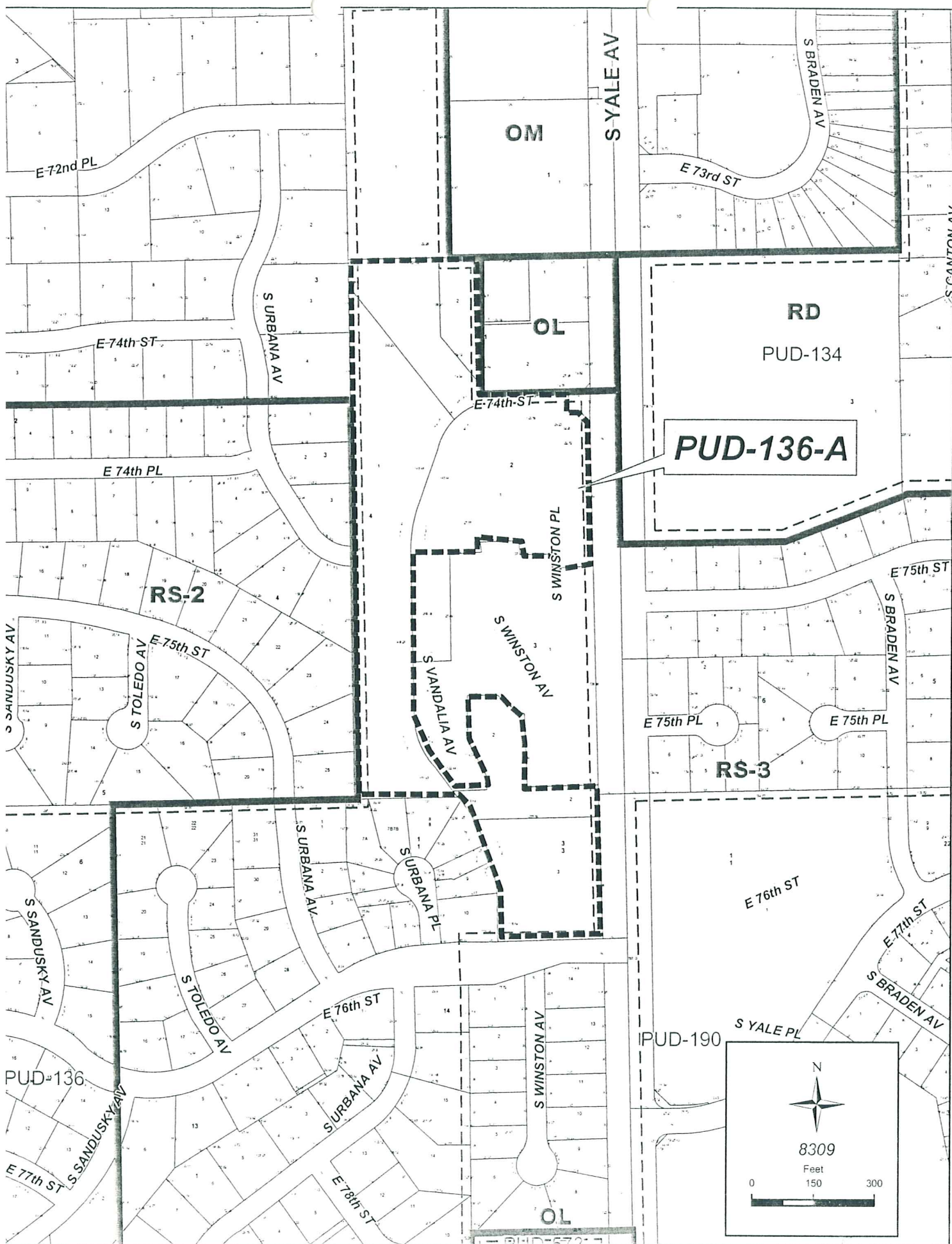






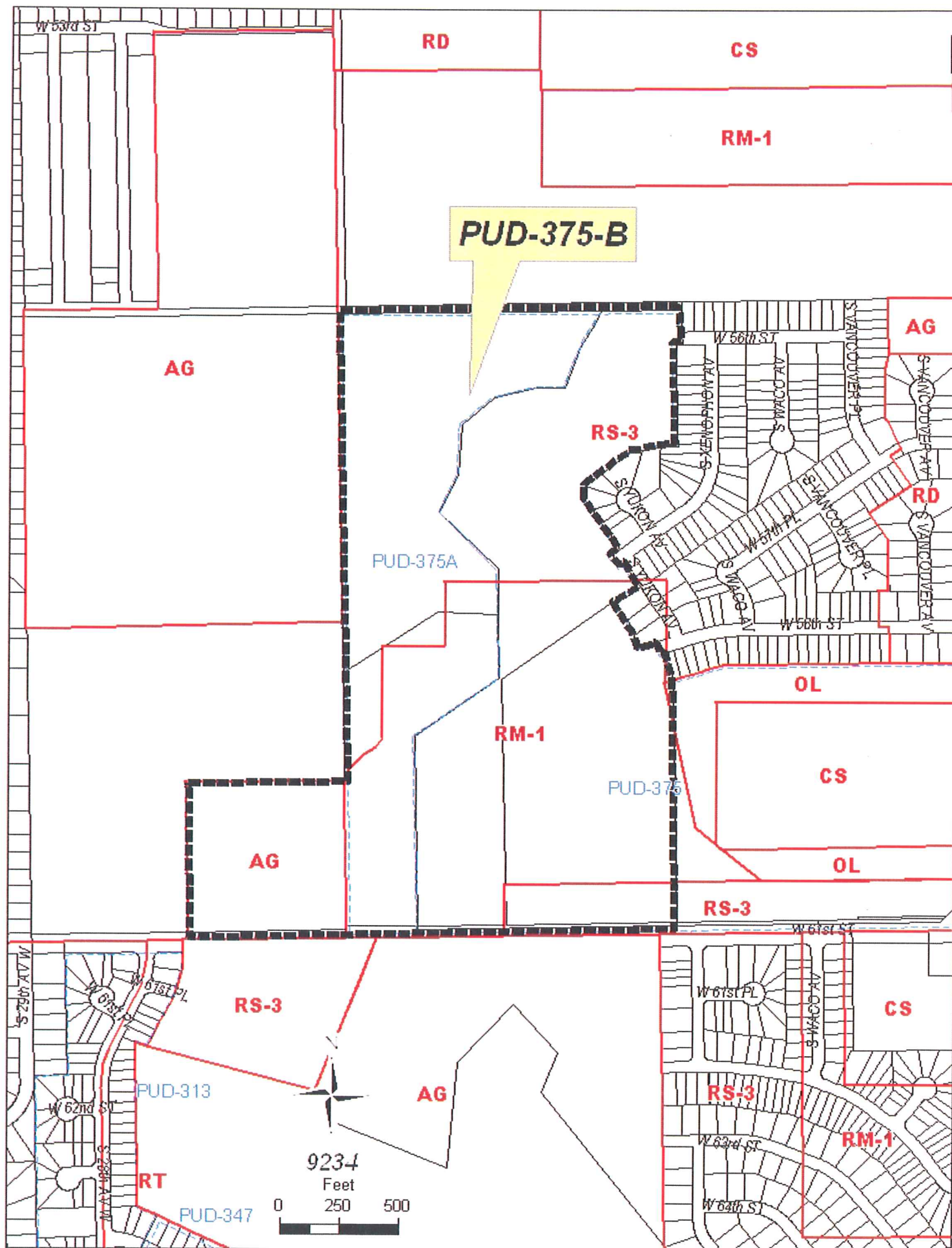




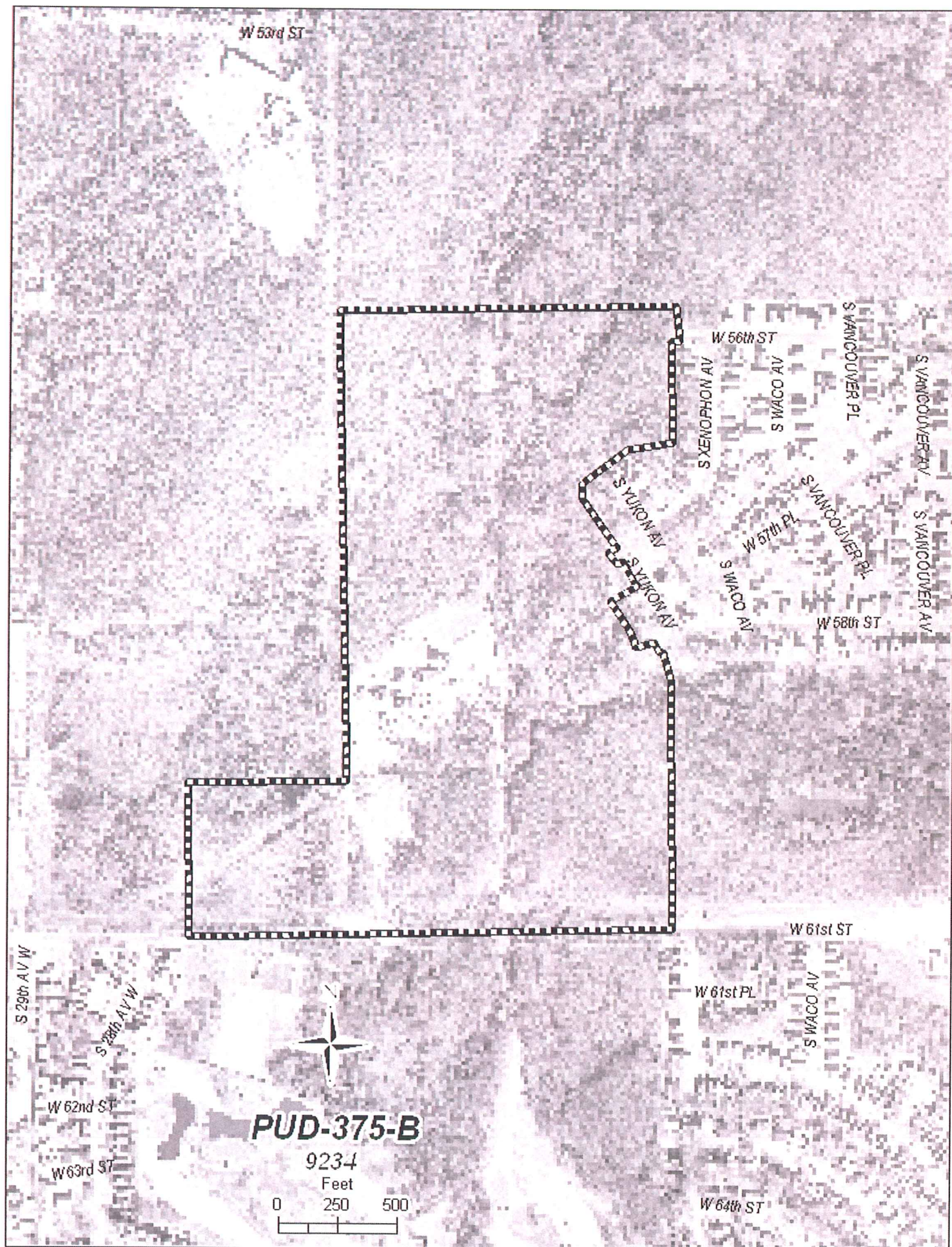














## **AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT**

**Riverfield Country Day School II – (9234) (PD 8) (CD 2)**  
2433 West 61<sup>st</sup> Street South

The property is zoned PUD 375. Full permits are requested. The Preliminary Plat was reinstated for this property at the May 16, 2007 TMAPC meeting.

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 plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: Growth of enrollment requires the additional classroom space by August 15, 2007.

***The following information was provided by the Technical Advisory Committee in its meeting May 17, 2007.***

**ZONING:**

- *TMAPC Staff:* The property is zoned PUD 375 B.

**STREETS:**

- *Public Works, Transportation:* No comment.
- *Public Works, Traffic:* No comment.

**SEWER:**

- *Public Works, Waste Water:* No comment.

**WATER:**

- *Public Works, Water:* A 6 inch water main exists for water services.

**STORM DRAIN:**

- *Public Works, Storm Water:* No comment.

**FIRE:**

- *Public Works, Fire:* Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet where: 1. The building is equipped throughout with an approved automatic sprinkler system. 2. Fire apparatus

access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 3. There are not more than two Group R-3 or Group U occupancies. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, except for approved security gates, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. The required turning radius of a fire apparatus access road shall be determined by the fire code official. Fire apparatus roads shall be designed with a minimum of 28 feet inside radius and a minimum of 48 feet outside radius. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet 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. Exceptions: 1. For Groups R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

#### **UTILITIES:**

- *Franchise Utilities:* No comment.

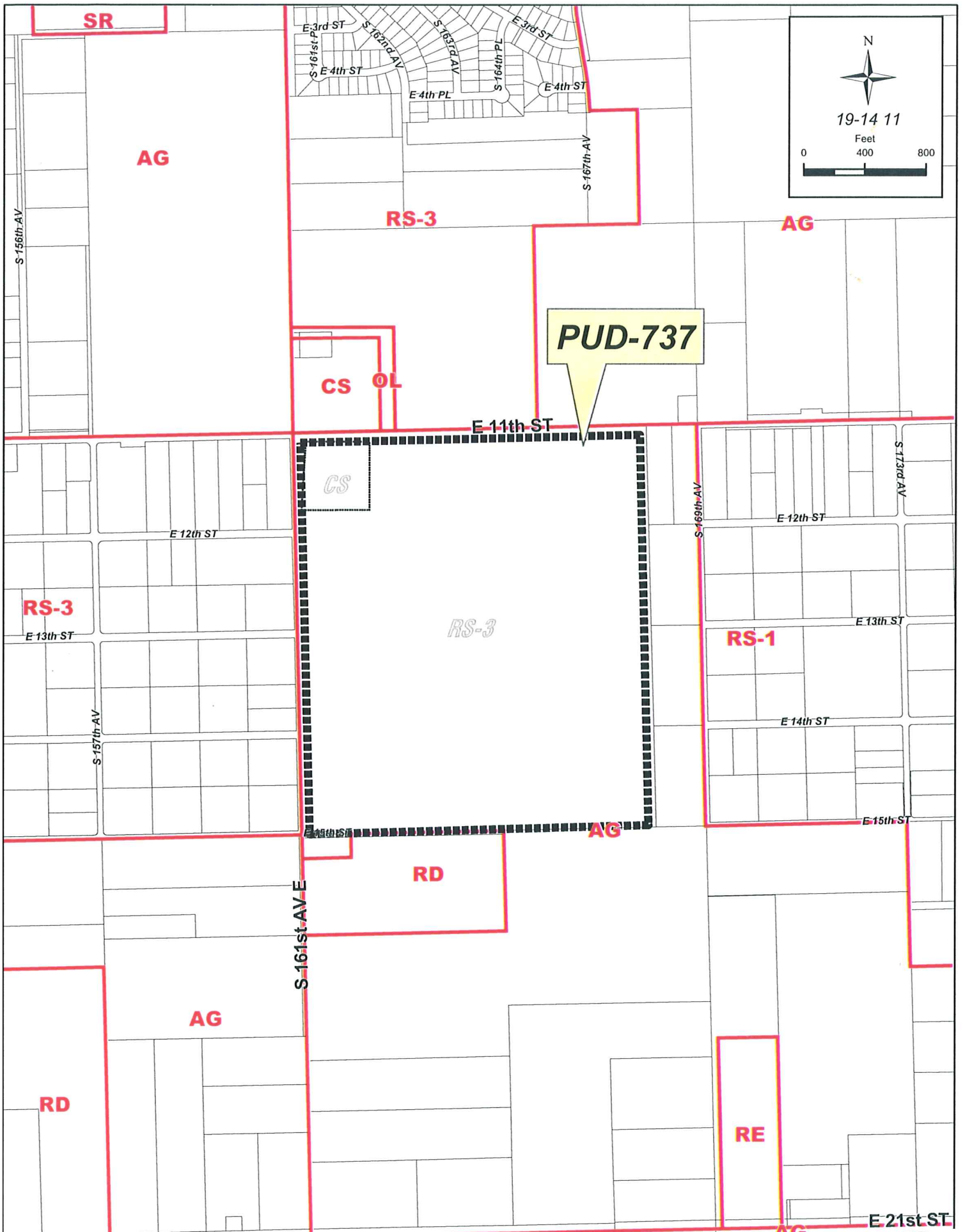
The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits adhere to this ideal. Staff recommends approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.



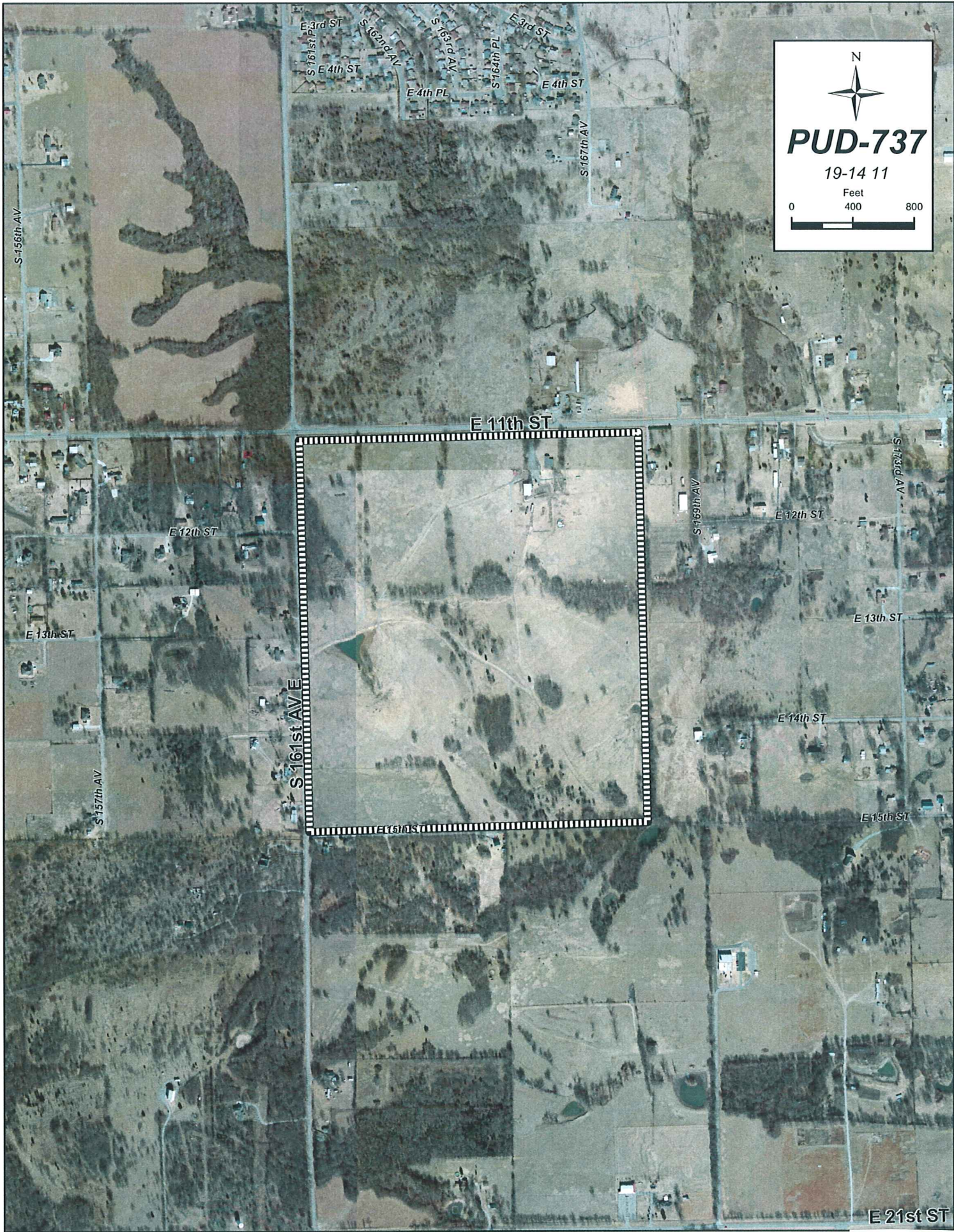












N

**PUD-737**

19-14 11

Feet  
0 400 800



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-737**

**TRS 9411**

**Atlas 0**

**CZM 40**

**PD-17 CD-6**

**TMAPC Hearing Date:** June 6, 2007

(Continued from April 4, 2007)

**Applicant:** Jerry Ledford Jr./TEP

**Tract Size:** 140± acres

**ADDRESS/GENERAL LOCATION:** Southeast corner East 11<sup>th</sup> Street and South 161<sup>st</sup> East Avenue

**EXISTING ZONING:** AG

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** RS-3/CS/PUD (135 A. **PROPOSED USE:** Residential/Commercial of RS-3 and 5 A. of CS)

**RELEVANT ZONING HISTORY:**

**Z-7045 December 6, 2006:** A request to rezone a 140± acre tract from AG to 135 acres to RS-4 and five acres to CS was heard by the TMAPC on December 6, 2006. The TMAPC and staff agreed to continue the case per the applicant to a further date. Applicant indicated he is considering reducing request from RS-4 to RS-3. Multiple requests for continuance were approved to be finally heard on March 7, 2007, with a related Planned Unit Development submitted on subject property.

**Z-6671 February 1999:** All concurred in approval of a rezoning of a tract of land lying one-half mile northeast of the subject site from RS-3 to AG.

**BOA-14627 October 22, 1987:** The Board of Adjustment approved a Use Variance to allow for a 1500 square foot accessory building for storage of personal items and electrical materials; per plan submitted; and subject to the Home Occupation Guidelines a set forth in the Code.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 140 acres in size and is located at the southeast corner of East 11<sup>th</sup> Street and South 161<sup>st</sup> East Avenue. The property appears to be vacant, partially wooded, gently rolling and zoned AG. According to a sign on the east boundary of the property, it is the site of a former horseback riding stable. A house, pole-barn shelter and several accessory buildings remain on the site. A ravine or drainage way crosses the property from approximately east to west, and there appears to be a pond in the interior of the property.

**STREETS:**

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 11 <sup>th</sup> Street	Secondary arterial	100'	Two
South 161 <sup>st</sup> Avenue	Secondary arterial	100'	Two

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

**SURROUNDING AREA:** The subject tract is abutted on all sides by agricultural land, open space and large-lot single-family development. A pasture with horses, lies across East 11<sup>th</sup> Street to the north, zoned CS, OL and RS-3. Staff notes that this property in this configuration was apparently zoned prior to the adoption of the current zoning map in 1970.

The properties to the west are vacant or large-lot single-family residential and zoned RS-3. Properties to the east and southeast are zoned AG and are in agricultural, vacant or in single-family residential, large-lot uses. On the southwestern boundary of the site is a parcel zoned RD, but is apparently not in that use. It appeared to be large-lot residential/agricultural.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-No Specific land use for the five-acre node at the intersection and the remainder as Low Intensity-No Specific land use. According to the Zoning Matrix, the requested CS, Commercial Shopping, and RS-3, Residential Single-Family, zoning is found to be **in accordance** with the Comprehensive Plan.

**STAFF RECOMMENDATION:**

PUD-737 is proposed primarily as a residential development, with a five acre commercial node on the southeast corner of East 11<sup>th</sup> Street South and South 161<sup>st</sup> East Avenue. The tract has 2,310 feet of frontage along East 11<sup>th</sup> Street South and 2,640 feet of frontage on South 161<sup>st</sup> East Avenue. Corresponding RS-3 and CS zoning are requested in support of the proposed development.

The 140-acre site is characterized by rolling terrain with a ridgeline that runs north/south along the western half of the subject property. A smaller ridgeline, or knob, is situated in the north central portion of the site along East 11<sup>th</sup> Street South. There are three drainage ways located on-site which are proposed for three wet stormwater detention facilities.

PUD-737 proposes a total of 600 single-family residential dwellings and 108,900 square feet of commercial floor area. Three access points onto East 11<sup>th</sup> Street South and two access points onto South 161<sup>st</sup> East Avenue are proposed from the residential portion of the development. All streets are to be public. Given the size and density of the proposed PUD and per the Comprehensive Plan, a collector street is recommended through the development; as is an additional stub street to the east. Sidewalks must be provided on East 11<sup>th</sup> Street South, South 161<sup>st</sup> East Avenue and on all residential streets. Careful consideration of topography and natural features is strongly recommended, with pedestrian access assured to common recreation areas.

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-737 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- 737 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: 5.0 AC (gross) 3.99 AC (net)

MINIMUM LOT WIDTH: 150 FT

**PERMITTED USES:**

Those uses as permitted by right in the CS district, excluding Use Unit 12a; and excluding outdoor advertising signs, only, within Use Unit 21, Business and Outdoor Advertising Signs.

MAXIMUM PERMITTED FLOOR AREA: 108,900 S.F.

MAXIMUM PERMITTED FLOOR  
AREA RATIO PER LOT: .50

MAXIMUM PERMITTED HEIGHT:  
One-story not to exceed 28 feet.

MINIMUM BUILDING SETBACKS:  
From centerline of East 11<sup>th</sup> Street South 100 feet  
From centerline of South 161<sup>st</sup> East Ave. 100 feet  
From abutting RS District 50 feet

MINIMUM SETBACK FOR BULK TRASH CONTAINERS (dumpsters):  
100 feet from the east boundary.

OFF-STREET PARKING:  
As required by the Tulsa Zoning Code per the applicable use unit.

MINIMUM LANDSCAPED AREA:  
A minimum of 10% of the net lot area shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

SCREENING AND BUFFERING:  
A minimum six-foot tall masonry screening wall shall be provided along the east and south boundaries of Development Area A. A minimum 20-foot wide landscape buffer with trees shall be provided along the east boundary, design of which shall be subject to TMAPC approval at detail site plan review.

465

#### VEHICULAR ACCESS:

A maximum of two access points each onto East 11<sup>th</sup> Street South and South 161<sup>st</sup> East Avenue is permitted.

#### PEDESTRIAN CIRCULATION:

Sidewalks shall be provided along East 11<sup>th</sup> Street South and along South 161<sup>st</sup> East Avenue. In addition, a minimum of one designated pedestrian access (i.e. paving or striping) from each arterial street sidewalk shall be provided through the parking to the interior use(s).

#### LIGHTING:

No light standard or building-mounted light shall exceed 20 feet in height. All lights standards shall be hooded and directed downward. 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 nearby residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

#### SIGNAGE:

Signage must comply with Section 1103.B.2.b of the zoning code and with the following conditions:

- (a) One ground sign per lot not to exceed a maximum of two ground signs per arterial street frontage shall be permitted. Each ground sign shall be permitted a maximum display surface area of 160 square feet and shall not exceed 25 feet in height.
- (b) Wall signs shall be permitted not to exceed two square feet of display surface area per each lineal foot of building wall to which the sign or signs are attached. No east or south-facing wall signs permitted on buildings within 150 feet of the south and east boundaries of Development Area A.
- (c) No outdoor advertising signs permitted.

#### **Development Area B:**

LAND AREA:	135.0 AC (gross)	130.38 AC (net)
------------	------------------	-----------------

#### PERMITTED USES:

Use Unit #6 and those uses customary and accessory thereto.

MINIMUM LAND AREA PER DWELLING UNIT:	8,400 SF
--------------------------------------	----------

MAXIMUM PERMITTED DWELLING UNITS:	600
-----------------------------------	-----

MINIMUM LOT AREA:	5,500 SF
-------------------	----------

MINIMUM LIVABILITY SPACE PER LOT:	2,000 SF
-----------------------------------	----------



MINIMUM LOT FRONTAGE: 50 FT\*

*\*Measured as the lot width at the building line. Lot shall have at least 30 feet of street frontage.*

MINIMUM SETBACKS:

Front Yard	20 FT
Side Yard Abutting a Public Street	15 FT**
Side Yard	5 FT
Yard Adjacent to an Arterial	35 FT***

*\*\*Garages shall be setback a minimum of 20 feet.*

*\*\*\*No front yards permitted on an arterial.*

MAXIMUM PERMITTED HEIGHT: 35 FT

VEHICULAR ACCESS:

Access to lots shall be provided by public streets with a maximum of three access points onto East 11<sup>th</sup> Street South and two access points onto South 161<sup>st</sup> East Avenue. A collector street with a minimum 60-foot right-of-way shall be provided through the development. An additional stub street to the east and north of the planned lift station shall be provided. No residential lot shall be permitted direct access onto an arterial.

PEDESTRIAN ACCESS:

Sidewalks shall be provided along all residential streets and along East 11<sup>th</sup> Street South and South 161<sup>st</sup> East Avenue. Pedestrian access shall be provided to all common areas unless the common area is dedicated solely for detention purposes.

3. 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 and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for each non-residential 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 a specified period of time 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.
5. 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.
6. 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.

7. 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.
8. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all common areas, including any stormwater detention areas or other commonly owned structures within the PUD.
9. 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.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. 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.
12. 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.
13. 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.

**TAC comments from 2/16/07:**

**General:** No comments.

**Water:** A water main extension will be required to serve the development.

**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.

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 installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

4.6.8



**Stormwater:** The Stormwater Detention Facilities, as shown in Exhibit 'A', may conflict with public utility projects in this area. See Wastewater.

**Wastewater:** The City has completed final design of a lift station and force main that will be in the area shown as Stormwater Detention Facility on the east side, and running north from that site along the east property boundary. The Stratford Ridge project will be served by the City's project and must incorporate the City's design and easement requirements into their design.

**Transportation:** Sidewalk requirement on all street frontages is supported. Right-of-way dedications for the secondary arterials along section lines will include additional 8 ft on S. 161st E. Ave. for right turn bay onto E. 11<sup>th</sup>. Design stage will include evaluating sight distance for arterial access locations. *(Additional comments presented at the meeting: Additional right-of-way in excess of 50' may be necessary for 11<sup>th</sup> Street so that its ultimate construction as a five lane secondary arterial can be accomplished without additional expense to be no steeper than 4:1 (H.V.) side slopes from pavement to sidewalk. Designer shall coordinate with Engineering Services to consider ultimate design profile and cross section. Additional stub to the east and north of the planned lift station is recommended to avoid landlocking future lots in the unplatted 330 foot-wide strip.*

**Traffic:** Recommend either a N-S or an E-W Collector St be incorporated into the Preliminary Plat for this large 140 acre development. The roadway along the northeast side of the Linear Park is long and continuous. Recommend a physical break. A 58 ft R/W for a NB Rt. Turn Bay on 161 E AV and a 30ft Intersection Radius are required by the Sub. Regs. Provide adequate separation from the existing residential intersections along 161 E AV. The portion of the PUD Text regarding Access does not match the site plan. No objection to 3 Public Streets accessing 11 ST.

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

**MSHP:** East 11<sup>th</sup> Street South and South 161<sup>st</sup> East Avenue have an existing two lanes. A minimum 100-foot right-of-way should be maintained, and sidewalks should be included along East 11<sup>th</sup> Street South and South 161<sup>st</sup> East Avenue and on all internal streets per Subdivision Regulations.

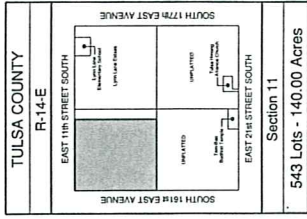
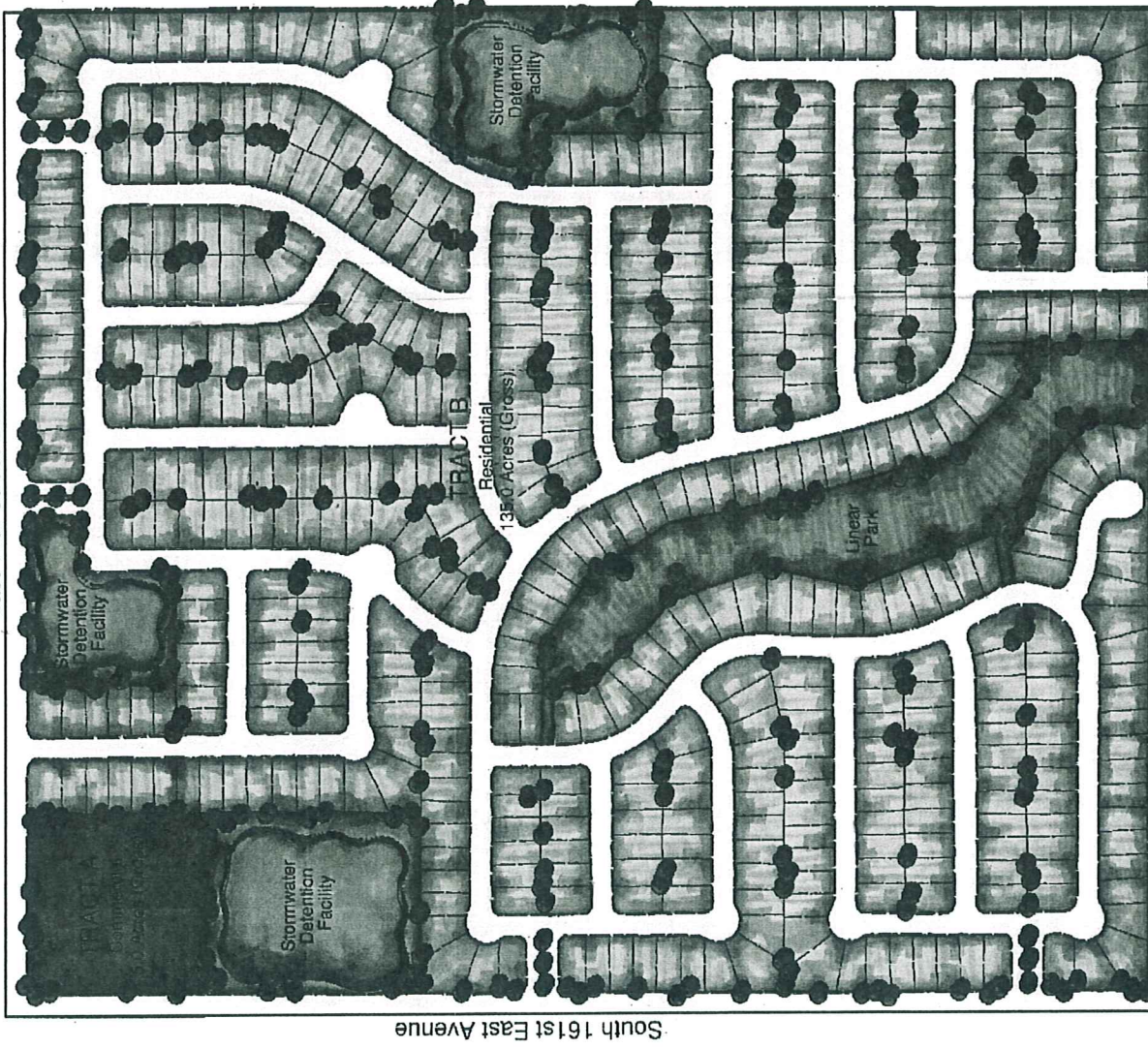
**LRTP:** East 11<sup>th</sup> Street South between South 161<sup>st</sup> East Avenue and South 177<sup>th</sup> East Avenue is an existing two lane street. South 161<sup>st</sup> East Avenue between East 11<sup>th</sup> Street South and East 21<sup>st</sup> Street South is an existing two lane street. Sidewalks should be constructed if non-existing or maintained if existing.

**TMP:** No Comment.

**Transit:** No current or future plans for this location.



East 11th Street South



**Date Summary:**

Total Project Area	140.00 Acres (Gross)
Commercial Area	134.38 Acres (Net)
Residential Area	5.00 Acres (Gross)
Total Number of Lots	135.00 Acres (Gross)
Average Lot Size	543*
Project Density	52.57' x 115'
Open Space	4.02 DU/Acre (Gross)*
	4.16 DU/Acre (Net)*
	18.06 Acres (12.9%)*

\*Numbers are based on Conceptual Illustration.



# Stratford Ridge

## Conceptual Illustration EXHIBIT 'A'

G:\05-089\PU\Conceptual Site Plan 05-089.dwg, 3/07/2007 - 10:42 AM

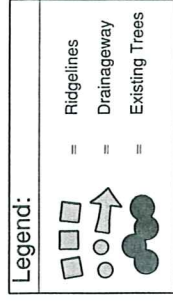
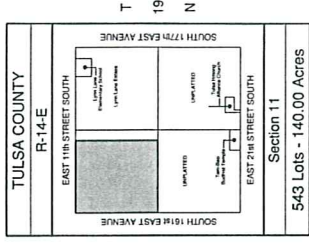
OFFICIAL RECORDING  
TULSA COUNTY COMMISSION

OFFICIAL RECORDING  
3-7-07  
TULSA COUNTY COMMISSION

lep

4.B.10





# Stratford Ridge

## Existing Conditions Plan

### EXHIBIT 'B'

G:\06-089\IUD\Existing Conditions 06-089.dwg, 3/07/2007 - 10:43 AM

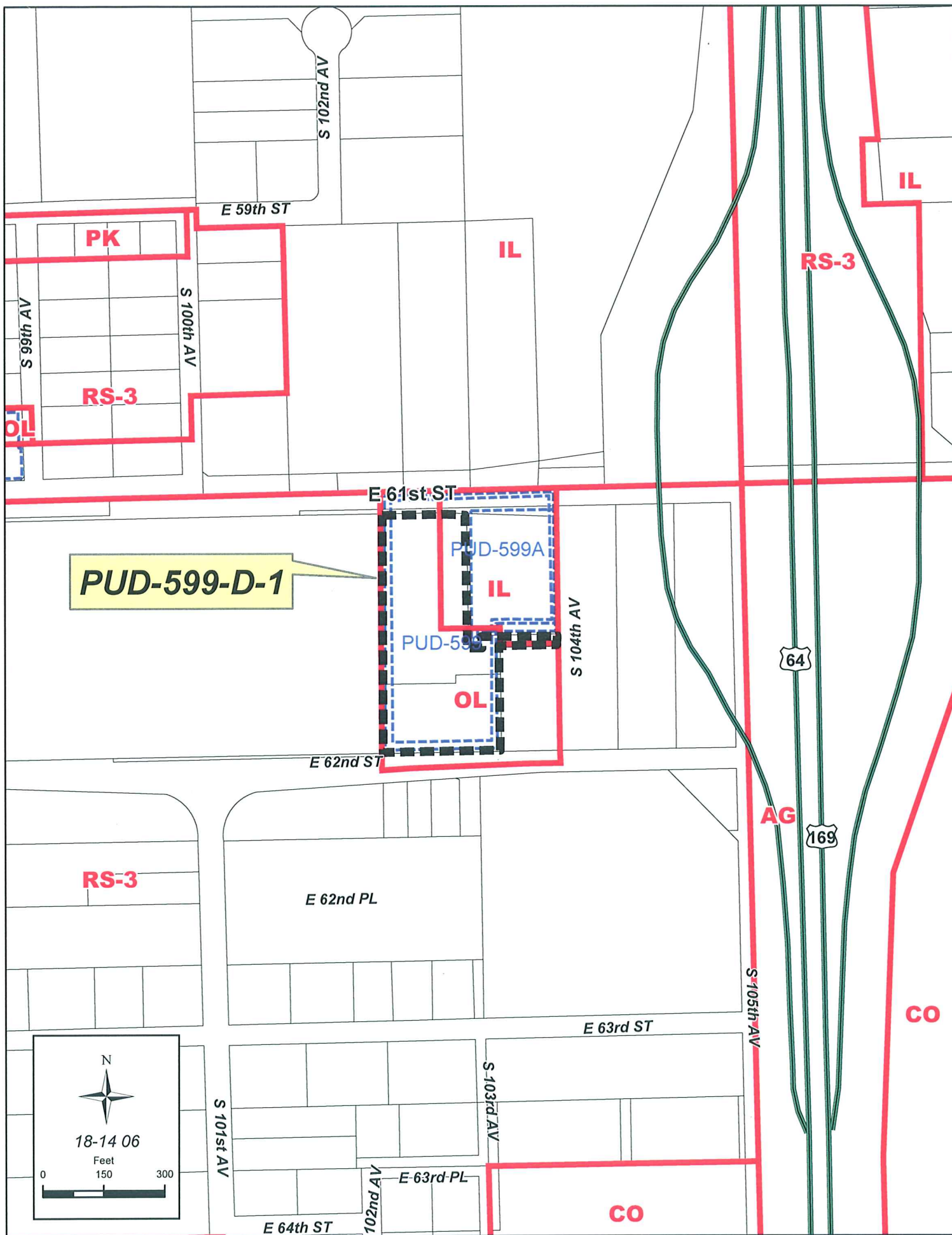
tep

4.6.11

3-7-07











N

**PUD-599-D-1**

18-14 06

Feet

0 150 300



June 6, 2007

## STAFF RECOMMENDATION

### PUD- 599-D-1

Minor Amendment – Vacant commercial/ office lot; west of the S/W corner of South 104<sup>th</sup> East Avenue and East 61<sup>st</sup> Street South; Lot 2, Block 1, Commerce Center; PD-18C; CD-6; IL/OL/PUD

The applicant is requesting a minor amendment to PUD 599-D for the purpose of splitting Lot 2, Block 1, Commerce Center into two tracts, allocating floor area and uses and reducing the west building setback from 50 feet to 25 feet.

PUD 599-D was approved by TMAPC and City Council in October and December, respectively, of 2006 to allow 22,000 square feet for an auto wash and/or drive-in restaurant and 26,000 square feet for office uses (as permitted by right in OL districts). In keeping with the proposed lot-split per PUD 599-D-1, staff recommends allocating the 22,000 square feet for the auto wash/ drive-in restaurant to Lot 2A (north tract adjacent to East 61<sup>st</sup> St. S.) and the 26,000 square feet of floor area to Lot 2B (south tract adjacent to the hotel) for office uses.

The applicant is also requesting a reduction of the west setback to allow room for traffic circulation and the proposed tunnel car wash and future office use(s). The abutting property to the west is zoned RS-3, but is the location of the Union Public School 6<sup>th</sup> Grade Center. Staff finds the proposed reduction in setback to pose little impact to the adjacent school since PUD 599-D requires a minimum six-foot screening wall or fence and five-foot wide landscaped buffer strip along the west boundary of Lot 2.

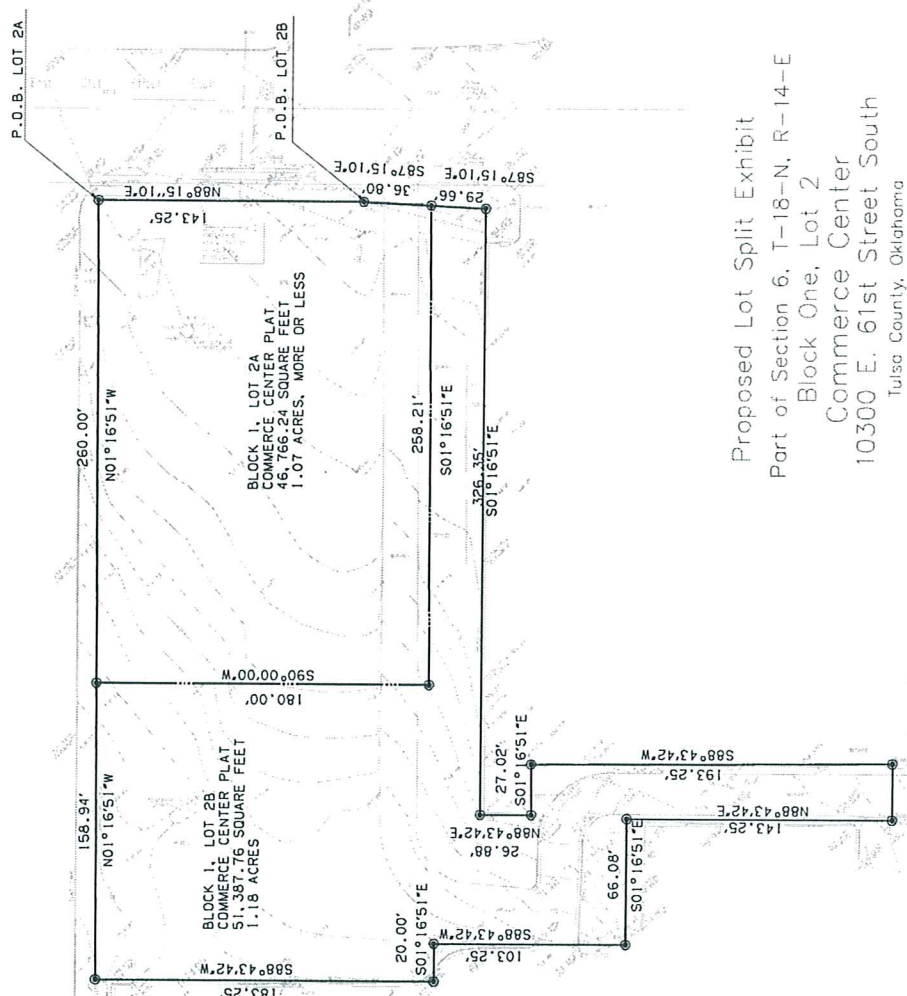
Functional access must be assured to each proposed lot. Therefore, TMAPC approval of a change of access will be necessary to recognize the existing driveway cut onto East 61<sup>st</sup> Street South. (Permitted access per the Commerce Center plat is located approximately 25 feet west of the existing access.) In addition, a mutual access easement covering the existing drive that is located along the east boundary of proposed Lot 2A will be necessary to provide functional access to proposed Lot 2B.

Therefore, staff recommends **APPROVAL** of PUD 599-D-1 subject to the following conditions:

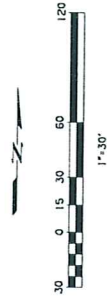
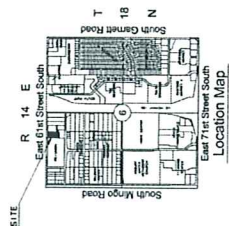
1. Maximum 22,000 square feet of floor area for an Auto Wash/ Drive-in Restaurant permitted on proposed Lot 2A;
2. Maximum 26,000 square feet of floor area permitted for office uses (as permitted by right in OL districts) on proposed Lot 2B;
3. TMAPC approval of a change of access to cover the present driveway access onto East 61<sup>st</sup> Street South;
4. Filing of a mutual access easement which covers the existing driveway along the east boundary of proposed Lot 2A.

PRELIMINARY-NOT FOR CONSTRUCTION

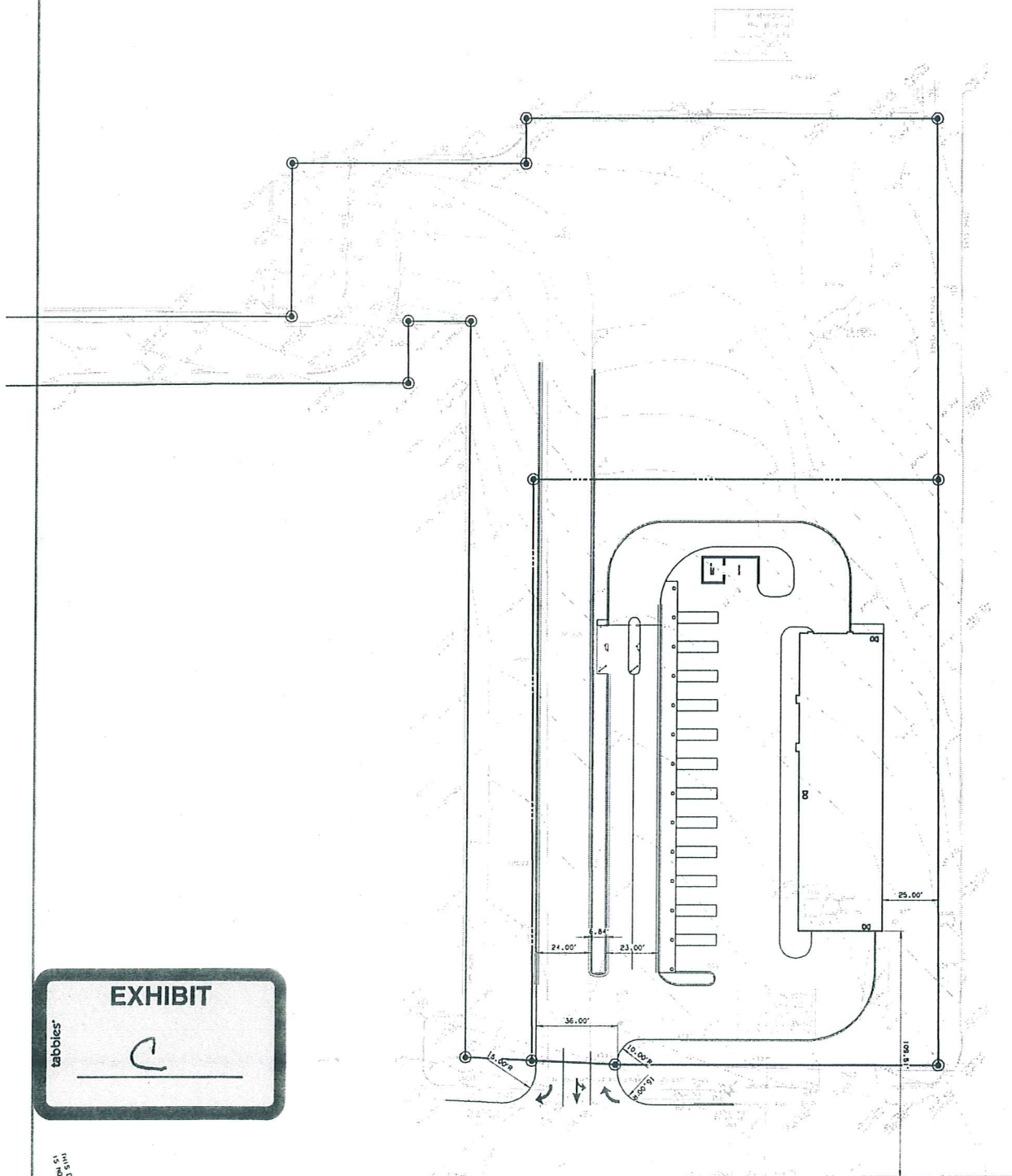
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.



**EXHIBIT "A"**







tabbles-  
**EXHIBIT**  
C

THIS DOCUMENT IS PRELIMINARY IN NATURE AND  
IS NOT FINAL. STAYED AND SAVED DOCUMENT.

PRELIMINARY-NOT FOR CONSTRUCTION

DATE  
05/10/07  
A1.1

ARCHITECTURAL SITE PLAN  
REVISIONS

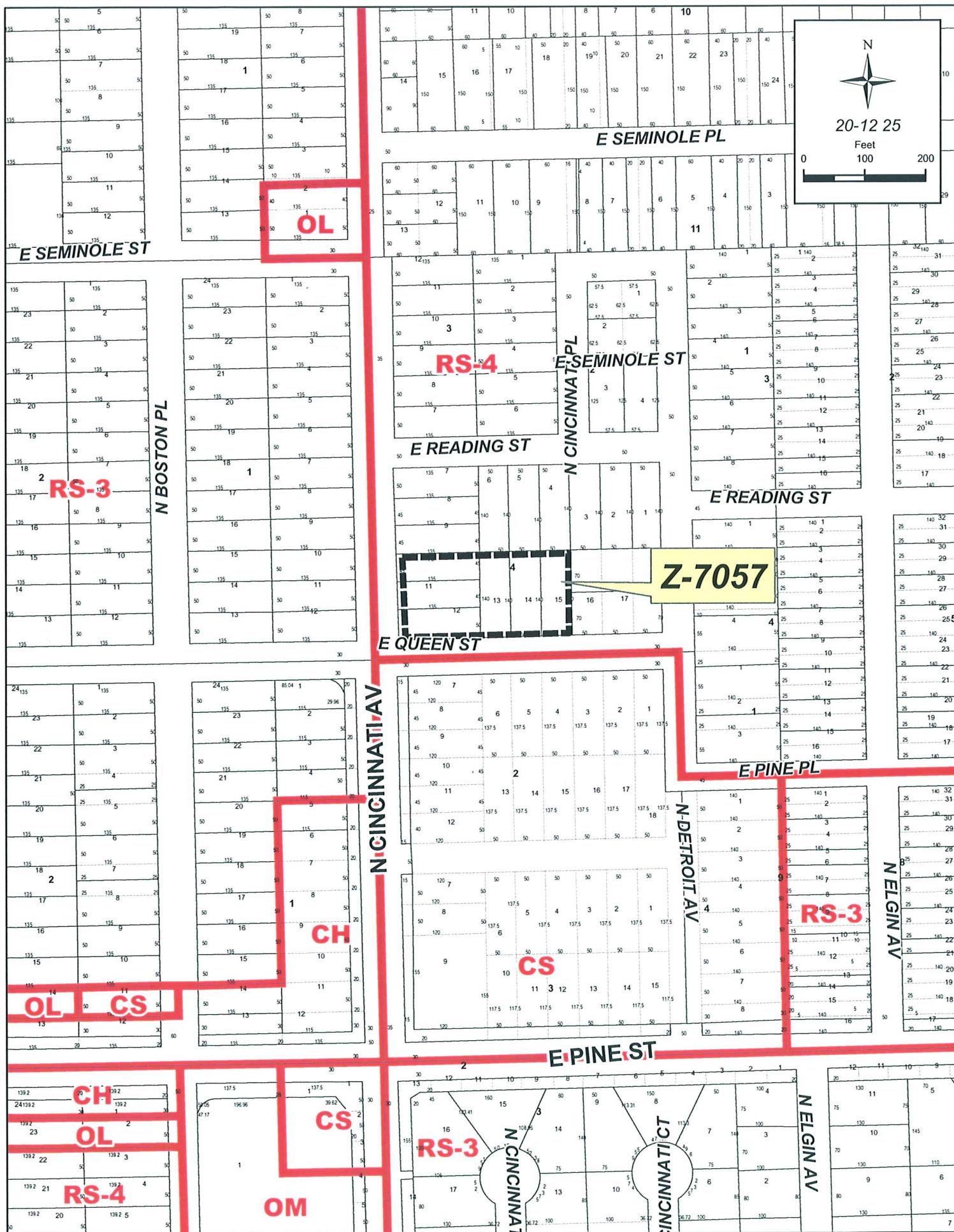
TUNNEL CARWASH  
LEGENDS CARWASH  
TULSA, OKLAHOMA

LEGENDS CARWASH  
TULSA, OKLAHOMA  
7200  
407-782-4085  
407-782-4085

**CR**  
GUEST  
RESEARCH  
ARCHITECTS  
407 GARDEN AVE.  
SUITE 600  
TULSA, OKLAHOMA  
74103  
(407) 782-4085  
407-782-4085











N

**Z-7057**

20-12 25

Feet

0 100 200

E SEMINOLE PL

E SEMINOLE ST

E SEMINOLE ST

E READING ST

E READING ST

E QUEEN ST

E PINE PL

E PINE ST

N BOSTON PL

N CINCINNATI AV

N DETROIT AV

N ELGIN AV

N CINCINNATI

N CINCINNATI

N ELGIN AV





N

**Z-7057**

20-12 25

Feet

0 50 100

SEMINOLE ST

N CINCINNATI PL

E READING

SUBJECT  
TRACT

E READING

N DETROIT AV

E QUEEN ST

N CINCINNATI AV

E PINE



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7057**

**TRS 0225**

**Atlas 163**

**CZM 28**

**PD-2 CD-1**

**TMAPC Hearing Date:** June 6, 2007

**Applicant:** David Riggs

**Tract Size:** 37,800 ± square feet

**ADDRESS/GENERAL LOCATION:** Northeast corner of North Cincinnati Avenue and East Queen Street

**EXISTING ZONING:** RS-4

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 18123 dated January 13, 1994, established zoning for the subject property.

**PROPOSED ZONING:** OM

**PROPOSED USE:** Dental office

**RELEVANT ZONING HISTORY:**

**Z-6440 May 1994:** All concurred in approval of a request for rezoning a 215± acre tract of land from RM-1/RM-2 to RS-4 to comply with the Comprehensive Plan for that area by the TMAPC, on property located between Pine and Zion and between Peoria and Union Pacific Railroad and part of it being the subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 37,800 square feet in size and is located northeast corner of North Cincinnati Avenue and East Queen Street. The property appears to be vacant and is zoned RS-4.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
North Cincinnati	Secondary arterial	100'	4
East Queen	N/A	N/A	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east by single-family residential uses, zoned RS-4; on the north by single-family residential uses, zoned RS-4; on the south by the North Pointe Center, zoned CS; and on the west by single-family residential uses, zoned RS-3. It should be noted that Cincinnati Avenue is a heavily-traveled arterial, and at various times in the past one or more of the residences fronting it on the west have reportedly been used as office-type facilities.



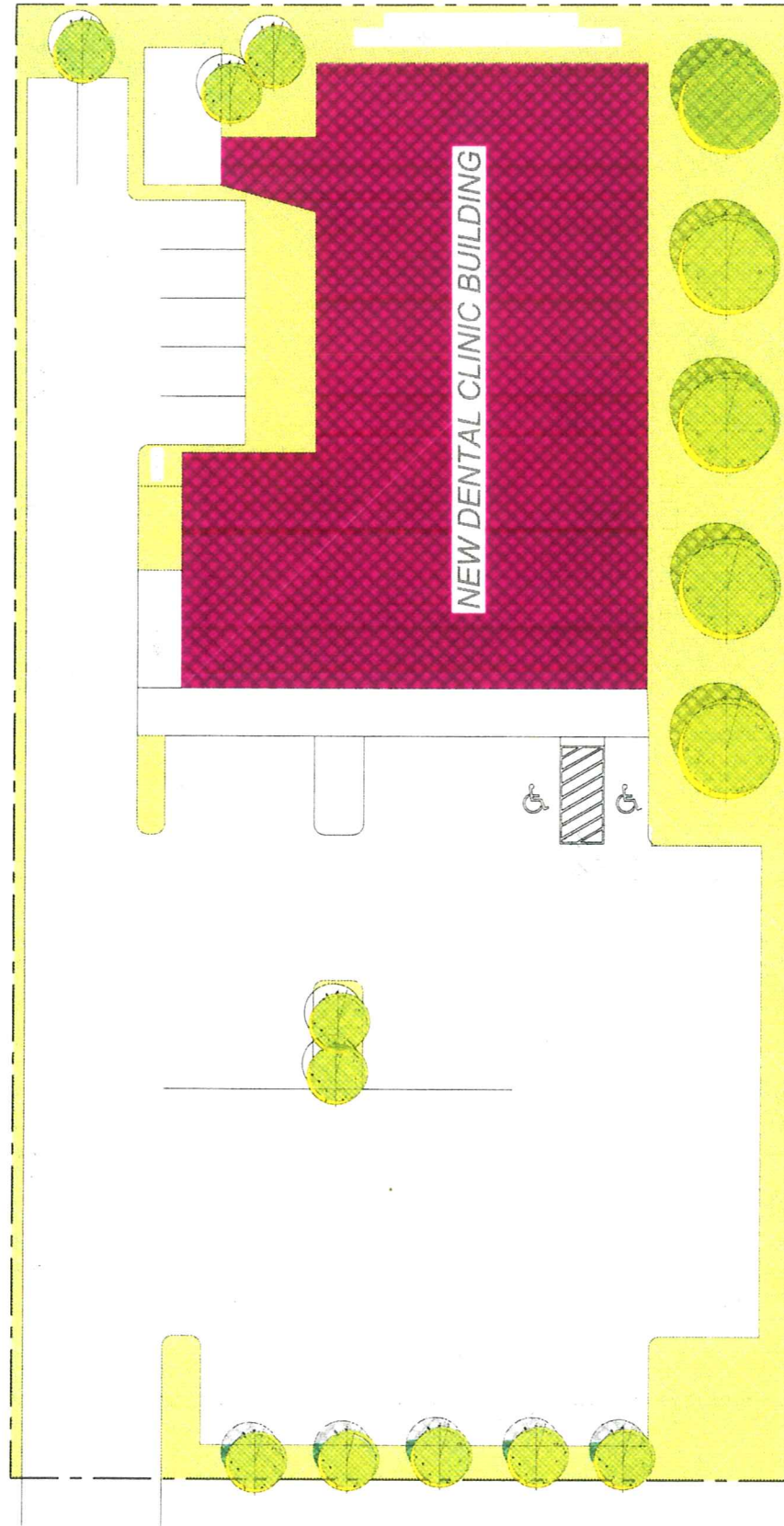
**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 2 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 1 – NDP Area (an Urban Renewal area designation) and Medium Intensity-No Specific land use. According to the Zoning Matrix, the requested OM zoning **may be found** in accord with the Plan due to the site's location within a Special District.

**STAFF RECOMMENDATION:**

This area is currently undergoing quality infill development. The North Pointe Center immediately south of the subject property contains office development and the proposed dental office would be compatible with that use. Several of the residential units in the area are newly constructed, and in the event the applicant proposes a two-story construction as allowed under OM zoning, at least one of the homes immediately adjacent to the site is a two-story unit and others have high and steeply-pitched roofs. Based on the Comprehensive Plan, nearby uses and trends in the area, staff can support the requested rezoning and recommends **APPROVAL** of OM zoning for Z-7057.

06/06/07



⌒ NORTH CINCINNATI AVENUE

EAST QUEEN STREET

FIRST FLOOR AREA 8,137 SQ. FT.  
47 PARKING SPACES



CONCEPTUAL SITE PLAN



BRICK

METAL ROOF

E.F.T.S.

BRICK

E.F.T.S.

SHORTLINE  
CLINIC

ELEVATION ONE

111



Shortline Dental has entered into a contract with Tulsa Development Authority to purchase a lot at Cincinnati and Queens Street. Shortline has requested to change the zoning to a commercial two-story designation.

The intended use for this building is a dental office. 80% of our patients are enrolled in Medicaid. Medicaid is the welfare entity for people that are dependant on the state for medical and dental care. In Tulsa there currently is limited access to Medical and Dental care for people enrolled in Medicaid. Our extended office hours and comprehensive treatment for patients of all ages makes us a reliable option for those that have trouble finding dental care. Below are some general facts about Shortline Dental.

- We provide comprehensive dentistry to all ages of patients
- Our staff is Bi-lingual
- We accept Medicaid for adults and children
- Our office hours are from 9:00 am to 9:00 pm, Monday thru Thursday  
Friday's office hours are from 9:00 am to 3:00 pm
- We also accept cash and most insurance programs
- We make dentures

Shortline Dental is looking forward to opportunity of serving the community and we believe the access to dental care is clearly needed in this community.

Respectfully,

Michael L. Riggs, DDS



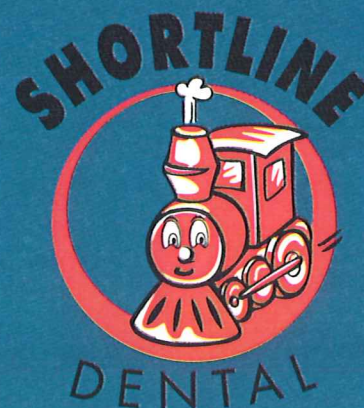
# Dental Clinic for Children and Adults



Also open  
Nights  
+  
Saturdays

Where healthy smiles are made

- **Medicaid** Accepted
- Se Habla Español
- Also Open Nights  
and Saturdays



**384-0099**  
**21st & N 4th**



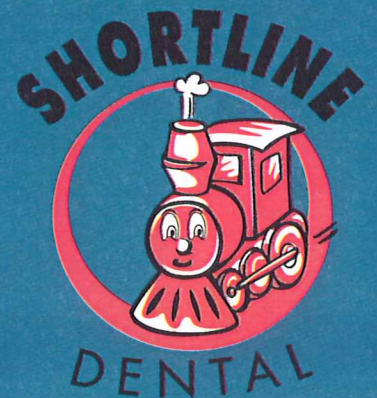
# Clínica Dental

También  
Tenemos Citas  
Por La Noche  
Y Sábados



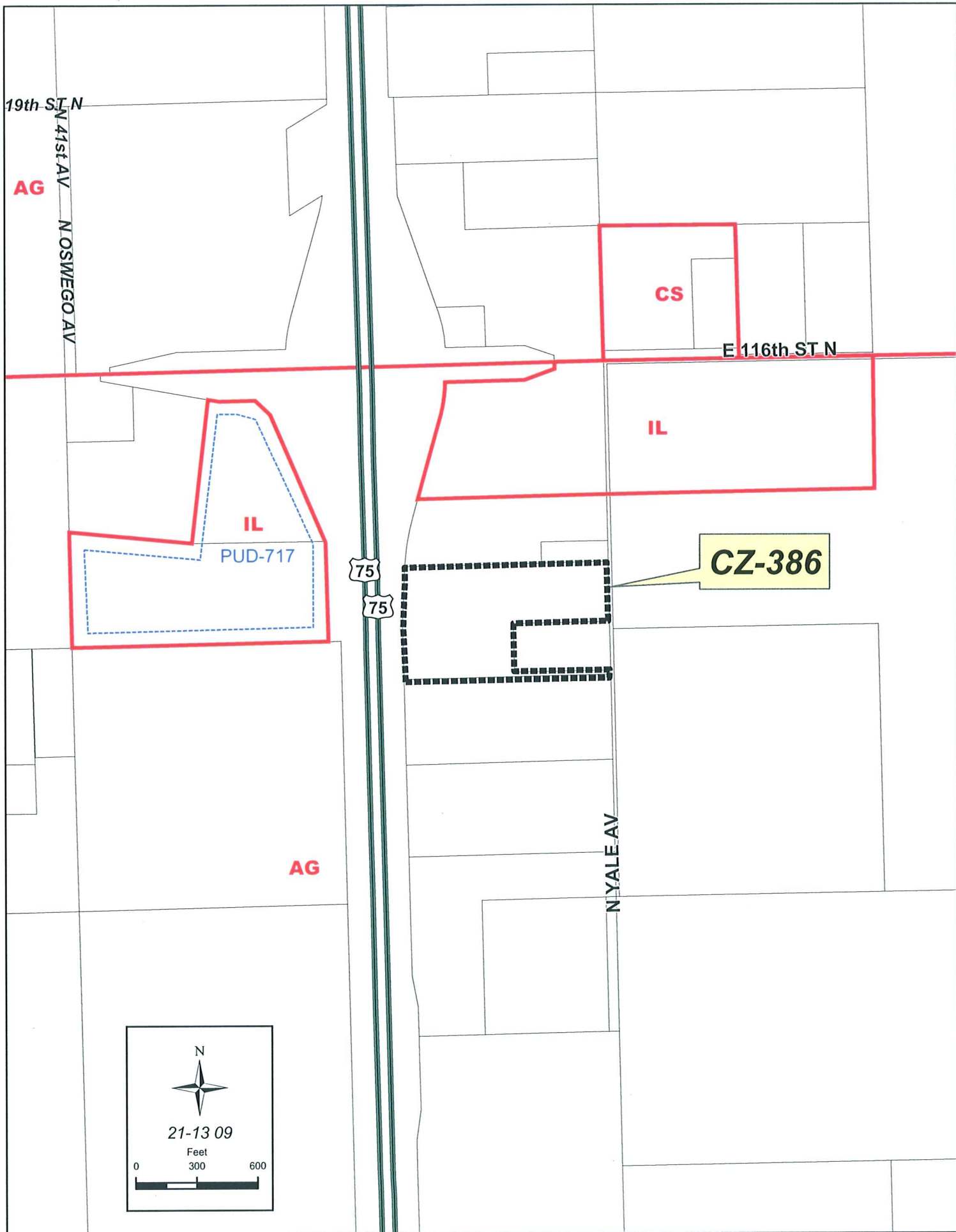
Donde se hacen las sonrisas de la salud

- Aceptamos **Medicaid**
- Con Alta Calidad  
De Cuidado Dental
- También Tenemos Citas  
Por La Noche Y Sábados



**384-0099**  
21st & 4th St







19th ST N

N OSWEGO AV

E 116th ST N

N 47th AV

75

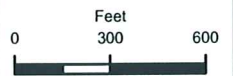
75

N YALE AV



**CZ-386**

21-13 09





E 116th ST N

SUBJECT  
TRACT

75

75

N YALE AV



**CZ-386**

21-13 09

Feet

0 150 300



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-386**

**TRS 1309**

**Atlas 0**

**CZM 10**

**County**

**TMAPC Hearing Date:** June 6, 2007

**Applicant:** Tommy Hall

**Tract Size:** 10± acres

**ADDRESS/GENERAL LOCATION:** South of the southeast corner of East 116<sup>th</sup> Street North and North Yale Avenue

**EXISTING ZONING:** AG

**EXISTING USE:** Residential

**ZONING RESOLUTION:** Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

**PROPOSED ZONING:** IL

**PROPOSED USE:** Farm equipment sales

**RELEVANT ZONING HISTORY:**

**PUD-717 August 2005:** All concurred in approval of a proposed Planned Unit Development on a 22± acre tract of land for commercial and storage use, per conditions, on property located on the southwest corner of East 116<sup>th</sup> Street North and U.S. Highway 75.

**CZ-351 April 2005:** All concurred in denial of a request for rezoning a 12.49± acre tract of land from AG to IH, but approval of IL on property located on the southeast corner of U.S. Highway 75 and East 116<sup>th</sup> Street North.

**CZ-335 April 2004:** A request to rezone a 21-acre tract located on the southeast corner of East 116<sup>th</sup> Street North and North Yale Avenue from AG to IL or CG for a metal fabricating business was approved for IL on the west half of the tract. The balance of the property remained AG.

**CZ-333 January 2004:** A request to rezone a tract of land from AG to IL or CG was filed. Staff recommended denial of both the IL and the CG as the property was designated as a Corridor Intensity- Agricultural district. The request was amended by the applicant and all concurred in approval to rezone the north 660 feet to IL, leaving the southern portion of the tract AG on property located on the southwest corner of East 116<sup>th</sup> Street North and U.S. Highway 75.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately ten acres in size and is located south of the southeast corner of East 116<sup>th</sup> Street North and North Yale Avenue. The property appears to be vacant/agricultural and large-lot single-family residential in use and is zoned AG.



**STREETS:**

**Exist. Access**

North Yale Avenue

**MSHP Design**

Secondary arterial

**MSHP R/W**

100'

**Exist. # Lanes**

2

**UTILITIES:** The subject tract has no municipal water or sewer available.

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant (possibly agricultural in use) land, zoned AG; on the north by large-lot single-family residential use and farther north at the southwest corner of the intersection of North Yale and East 116<sup>th</sup> Street North by a salvage yard that is well-screened, zoned AG and IL respectively; on the south by a large-lot single-family residence and a cemetery, zoned AG; and on the west by U.S. Highway 75, zoned AG.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The North Tulsa County Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within a Corridor. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan.

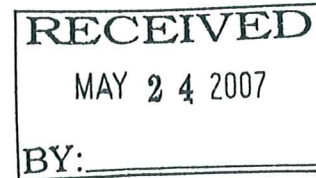
**STAFF RECOMMENDATION:**

This property may be appropriate for industrial-type uses at some point in the future, but to recommend that at this time would be spot zoning. Many of the single-family residences south of this site appear to be of recent construction. Moreover, the roadway is somewhat narrow and is lined with borrow ditches. If developed as an industrial use at this time the property immediately north of it can be expected to apply for industrial zoning in the near future, and at that point, industrial zoning might be appropriate for both properties. Therefore, staff recommends **DENIAL** of IL zoning for CZ-386.

06/06/07

WERNER E. MARJORIE KNIGGE  
P.O. BOX 142  
COLLINSVILLE, OK  
74021

INCOG  
201 W. 5<sup>th</sup> ST  
TULSA, OK 74103



SUBJECT: ZONING CASE CZ-386

IN RESPONSE TO YOUR LETTER OF NOTIFICATION,  
REGARDING ZONING CHANGE CASE CZ-386,  
WE ARE SUPPORTING AS A NEIGHBORING  
PROPERTY OWNER THE CHANGE FROM  
AG TO IL ZONING.

SINCERELY,

Werner Knigge  
Mayor Knigge









CREEK TPK.

N

**Z-7059 / PUD-740**

18-13 22

Feet

0 200 400





N

**Z-7059 / PUD-740**

18-13 22

Feet

0 100 200



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7059**

**TRS 8322**

**Atlas 1908**

**CZM 57**

**PD-18 CD-8**

**TMAPC Hearing Date:** June 6, 2007

**Applicant:** Sisemore Weisz & Associates, INC.

**Tract Size:** 4.87± acres

**ADDRESS/GENERAL LOCATION:** Southwest corner of South Canton Avenue and East 93<sup>rd</sup> Street

**EXISTING ZONING:** RS-1

**EXISTING USE:** Large-lot single-family residential use and some accessory buildings

**ZONING ORDINANCE:** Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** RS-3 (proposed to be accompanied by a PUD)

**PROPOSED USE:** Single-family Subdivision

**RELEVANT ZONING HISTORY:**

**Z-6759 July 2000:** All concurred in approval of a request for rezoning a 3± acre tract of land from RS-1 to RS-3 for single-family development, on property located on the northwest corner of East 93<sup>rd</sup> and South Darlington.

**Z-6615 February 1998:** All concurred in approval of a request to rezone a .54-acre tract located south of the southwest corner of East 91<sup>st</sup> Street South and South Yale Avenue from RS-1 to RS-3.

**PUD-580 December 1997:** All concurred in approval for a proposed Planned Unit Development on an 18-acre tract located east of the southeast corner of East 91<sup>st</sup> Street South and South Darlington Avenue, for a church and multifamily use.

**BOA-17795 August 26, 1997:** The Board of Adjustment approved a Special Exception for a Use Unit 4, for an electric sub-station per alternative plan and subject to storm-water management approval and to landscaping and screening requirements on property located and the subject property.

**Z-6441 May 1994:** All concurred in approval of a request to rezone a 17.8-acre tract located south and east of the southeast corner of East 91<sup>st</sup> Street South and South Yale Avenue, from RS-1 to RS-3.

**PUD-501 August 1993:** All concurred in approval of a request to rezone an 8.4-acre tract located south of the southeast corner of East 91<sup>st</sup> Street South and South Yale Avenue and abutting the subject property to the north from RS-1 to RS-1/PUD for a residential development.



**Z-5910/PUD-350 May 1984:** All concurred in approval of a request to rezone a 51-acre tract located south and east of the southeast corner of East 91st Street South and South Yale Avenue, from AG/RS-1 to RS-3/PUD.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 4.87 acres in size and is located at the southwest corner of South Canton Avenue and East 93<sup>rd</sup> Street (between South Braden and South Canton). The property is in large-lot single-family use and is zoned RS-1.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South Canton Avenue	N/A (County road)	N/A	2
South Braden Avenue	N/A	N/A	2
East 93 <sup>rd</sup> Street	N/A	N/A	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east by single-family residential uses, zoned RS-1; on the north by single-family residential uses, zoned RS-3; on the south by a large electrical substation, zoned RS-1; and on the west by a large-lot single-family residential use and vacant land, zoned RS-1.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RS-3 zoning **is** in accord with the Plan.

**STAFF RECOMMENDATION:**

Based on the Comprehensive Plan, existing nearby land uses and trends in the area, staff can support the rezoning request and recommends **APPROVAL** of RS-3 zoning for Z-7059. Staff notes that the straight zoning portion of this proposal is in accord with the Comprehensive Plan and can stand alone, regardless of the PUD proposal.

06/06/07

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-740**

**TRS 8322**

**Atlas 1908**

**CZM 37**

**PD-18 CD-8**

**TMAPC Hearing Date:** June 6, 2007

**Applicant:** Sisemore Weisz & Associates, INC.

**Tract Size:** 4.87± acres

**ADDRESS/GENERAL LOCATION:**

**EXISTING ZONING:** RS-1

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** RS-3/PUD

**PROPOSED USE:** Single-family Subdivision

**RELEVANT ZONING HISTORY:**

**Z-6759 July 2000:** All concurred in approval of a request for rezoning a 3± acre tract of land from RS-1 to RS-3 for single-family development, on property located on the northwest corner of Eat 93<sup>rd</sup> and South Darlington.

**Z-6615 February 1998:** All concurred in approval of a request to rezone a .54-acre tract located south of the southwest corner of East 91<sup>st</sup> Street South and South Yale Avenue from RS-1 to RS-3.

**PUD-580 December 1997:** All concurred in approval for a proposed Planned Unit Development on an 18-acre tract located east of the southeast corner of East 91<sup>st</sup> Street South and South Darlington Avenue, for a church and multifamily use.

**BOA-17795 August 26, 1997:** The Board of Adjustment approved a Special Exception for a Use Unit 4, for an electric sub-station per alternative plan and subject to storm-water management approval and to landscaping and screening requirements on property located and the subject property.

**Z-6441 May 1994:** All concurred in approval of a request to rezone a 17.8-acre tract located south and east of the southeast corner of East 91<sup>st</sup> Street South and South Yale Avenue, from RS-1 to RS-3.

**PUD-501 August 1993:** All concurred in approval of a request to rezone an 8.4-acre tract located south of the southeast corner of East 91<sup>st</sup> Street South and South Yale Avenue and abutting the subject property to the north from RS-1 to RS-1/PUD for a residential development.

**Z-5910/PUD-350 May 1984:** All concurred in approval of a request to rezone a 51-acre tract located south and east of the southeast corner of East 91<sup>st</sup> Street South and South Yale Avenue, from AG/RS-1 to RS-3/PUD.



## **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 4.87 acres in size and is located at the southwest corner of South Canton Avenue and East 93<sup>rd</sup> Street (between South Braden and South Canton). The property is in large-lot single-family use and is zoned RS-1.

### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South Canton Avenue	N/A	N/A	2
South Braden Avenue	N/A	N/A	2
East 93 <sup>rd</sup> Street	N/A	N/A	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east by single-family residential uses, zoned RS-1; on the north by single-family residential uses, zoned RS-3; on the south by a large electrical substation, zoned RS-1; and on the west by a large-lot single-family residential use and vacant land, zoned RS-1.

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RS-3 zoning is in accord with the Plan.

### **STAFF RECOMMENDATION:**

The applicant is proposing a fifteen lot single-family residential infill development with a private cul-de-sac/ loop street system. The proposed development is bounded by two public streets: on the north by East 93<sup>rd</sup> Street South (City of Tulsa) and on the east by South Canton Avenue (Tulsa County). South Braden Avenue "dead ends" at the northwest corner of the property.

With its closed loop private street system, the development proposes sole access from East 93<sup>rd</sup> Street South and will not extend South Braden Avenue or incorporate South Canton Avenue thus ignoring logical continuation and/or use of existing streets. In addition, the closed loop system does not provide future alternative access to the unplatted residential acreage abutting the south two-thirds of the west boundary. Although this unplatted property has frontage on South Yale Avenue, Public Works has advised staff that should the unplatted property be developed in accord with the Comprehensive Plan as a multi-lot residential single-family subdivision, sole access from that property onto South Yale Avenue would not be desirable. A full width street accessing Yale to serve such a development would require significant modifications to the recently improved and widened South Yale Avenue, including storm drain relocation and median modification. Plus, such access would be located relatively close to the intersection of South Yale Avenue and the Creek Turnpike.

The interior block of the development proposes double and triple-frontage lots. Such a configuration will require a waiver of the subdivision regulations.

The proposed development also has unresolved design considerations with respect to the adjacent AEP/PSO power substation. Often such issues are resolved during the platting phase. However, in this instance, resolution of the design considerations may require more substantial modifications to the PUD's proposed design for streets and the stormwater detention/ park area and, therefore, should be resolved prior to the plat phase.

Due to the numerous design concerns, including logical continuation of existing streets, provision of alternative and more desirable access for future residential development to the west, necessity for waivers of the subdivision regulations and possible design modifications necessary to accommodate the adjacent AEP/PSO substation, staff recommends **DENIAL** of PUD 740 as proposed, finding that the proposed development does not harmonize with the existing and expected development of surrounding areas and is not a unified treatment of the development possibilities of the project site.

**General:** No comments.

**Water:** A water main extension will be needed to provide water services to all lots within the proposed development. A 8-inch main along 93<sup>rd</sup> Street connecting dead end main lines at Braden Ave and Braden Pl. A 6-inch extension to the east to connect to the 6-inch dead-end water main at Canton Ave. inside a 10' easement is recommended.

**Fire:** No comments.

**Stormwater:** A Stormwater Pollution Prevention Plan will be required for development. Add the City of Tulsa Regulatory Floodplain for Vensel Creek Tributary H to Exhibit "B".

**Wastewater:** Sanitary Sewer service must be provided to all proposed lots.

**Transportation:** West side of this property would be the southward extension of S. Braden Ave., and this development would preclude that extension. With regard to future development of the property that extends west to Yale, not dedicating the S. Braden extension would force future street access with a cul-de-sac or loop system from S. Yale. Right-of-way dedication for 25 ft intersection radius at 93<sup>rd</sup> & Canton will be required. Subdivision Regulations requiring sidewalks is supported; sidewalks to be constructed on the interior private streets, Canton, and 93<sup>rd</sup>. Recommend street name shown as S. Canton Pl. be S. Braden Ct.

**Traffic:** Provide construction standards for the private streets per the Sub. Regs. within the PUD's Development Standards.

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

06/06/07





Sisemore Welsz & Associates, Inc.

Engineering  
Land Surveying  
Land Planning

May 22, 2007

Ms. Delise Tomlinson, Senior Planner  
INCOG  
201 W. 5<sup>th</sup>, Suite 600  
Tulsa, OK 74103

RE: Response to "Decatur Park" review comments at 5/17/07 TAC meeting (PUD-740)

Dear Delise:

With regard to project development discussions concerning PUD-740 at the 5/17/07 TAC meeting, please note that we will be working closely with city staff, utility service providers, and other project team members prior to advancement of this project to a Preliminary Plat stage. Listed below is our response to the principle issues that arose at the TAC meeting.

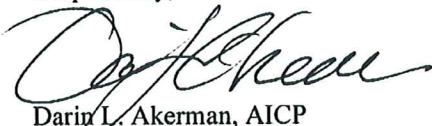
1. Traffic Circulation & Access: Per discussion of possible future development and access to the now existing single-family acreage tracts located to the west and abutting the PUD-740 tract (subject tract), and in consideration of a possible need for a limited degree of road right-of-way dedication within a western portion of the subject PUD-740 property for access provisions to the abutting acreage tracts, please note the following:
  - (A) The two single-family homes upon the existing acreage tracts to the west of the subject property (2.73 acre and 4.79 acre tracts) presently have full access rights available to South Yale Avenue. Additionally, as reflected on attached (PUD) Exhibit "B", the northerly 2.73 acre tract has a permanent gated, private drive at the western limit of East 93<sup>rd</sup> Street South, allowing full access to and from the public roadways of E. 93<sup>rd</sup> St. S. and S. Braden Ave, as well as site access availability onto South Yale Avenue.
  - (B) In consideration of the existing homes and improvements upon the acreage properties to the west of the subject tract, existing grade elevations on the subject acreage tracts, and a degree of city regulatory floodplain upon the southerly acreage tract, it is questionable as to whether or not a future single-family subdivision would develop on these properties. In the event such development would occur in the future, either two or more access points to South Yale Avenue could reasonably be supported for such development, mitigating any need for access across the subject PUD-740 property site.
  - (C) In review of the Tulsa Metropolitan Area Major Street & Highway Plan, there does not appear to be a residential collector or loop road extending eastward from South Yale Avenue across the subject acreage tracts abutting South Yale Avenue or across any portion of the subject PUD 740 property site.

Based upon the above, it is our position that public road right-of-way across any portion of the western boundary of the subject PUD-740 property site is unnecessary for traffic circulation purposes.

2. PUD-740 Block 3 Street Frontages & Lot Configuration: Per discussion at the TAC meeting in regards to the double street frontages posed by the internal Block 3 of PUD-740, it is the intent of the builder / developer to have only one access point to each of the proposed Lots 1 – 4, Block 3. However, since it is undetermined at this point which direction the future homes on these lots will face, and where the resulting garage access will be for such homes, we would simply request that a provision be placed in the PUD approval requirements, if desired, which would restrict access on such lots to one vehicular access point off of the private roadways abutting such lots.
3. Reserve Area "A" Improvements & Designs: In concern with AEP / PSO comments regarding the proposed detention facility and improvements within Reserve Area "A", which shall include a 100' width linear PSO easement as shown on (PUD) Exhibit "B", we will be submitting both preliminary and final engineering plans, as well as Reserve Area "A" improvement plans, to AEP / PSO staff for review, comment and approvals. Additionally, as part of the customary subdivision plan review efforts by City of Tulsa staff, we will be submitting complete preliminary and final project engineering plan documentation to the City of Tulsa Development Services Department for full review, comments and approvals.

You will note upon review of the revised PUD exhibits that many of the recommendations made at the 5/17/07 TAC meeting have now been incorporated into the PUD exhibits and text. Finally, as suggested in the opening of this letter and at the project TAC hearing, we will be closely coordinating our plan development efforts with all TAC members prior to submittal of project Preliminary Plat documentation. Should you or others have any questions at this time in regards to this revised PUD documentation submittal, please do not hesitate to contact either myself or our project engineer, Mr. Chinna Gunda, at our office telephone number of (918)665-3600.

Respectfully,



Darin L. Akerman, AICP  
Director of Planning

cc: Peter Chiconas, Jim Barnes, Bob Wright, Chinna Gunda, Greg Weisz, file  
Enclosures  
w:\15515.01\PUD-740-response-ltr.doc  
File No. 1813.2240



May 22, 2007

Ms. Delise Tomlinson, Senior Planner  
INCOG  
201 W. 5<sup>th</sup>, Suite 600  
Tulsa, OK 74103

RE: Response to "Decatur Park" review comments at 5/17/07 TAC meeting (PUD-740)

Dear Delise:

With regard to project development discussions concerning PUD-740 at the 5/17/07 TAC meeting, please note that we will be working closely with city staff, utility service providers, and other project team members prior to advancement of this project to a Preliminary Plat stage. Listed below is our response to the principle issues that arose at the TAC meeting.

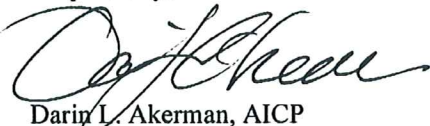
1. Traffic Circulation & Access: Per discussion of possible future development and access to the now existing single-family acreage tracts located to the west and abutting the PUD-740 tract (subject tract), and in consideration of a possible need for a limited degree of road right-of-way dedication within a western portion of the subject PUD-740 property for access provisions to the abutting acreage tracts, please note the following:
  - (A) The two single-family homes upon the existing acreage tracts to the west of the subject property (2.73 acre and 4.79 acre tracts) presently have full access rights available to South Yale Avenue. Additionally, as reflected on attached (PUD) Exhibit "B", the northerly 2.73 acre tract has a permanent gated, private drive at the western limit of East 93<sup>rd</sup> Street South, allowing full access to and from the public roadways of E. 93<sup>rd</sup> St. S. and S. Braden Ave, as well as site access availability onto South Yale Avenue.
  - (B) In consideration of the existing homes and improvements upon the acreage properties to the west of the subject tract, existing grade elevations on the subject acreage tracts, and a degree of city regulatory floodplain upon the southerly acreage tract, it is questionable as to whether or not a future single-family subdivision would develop on these properties. In the event such development would occur in the future, either two or more access points to South Yale Avenue could reasonably be supported for such development, mitigating any need for access across the subject PUD-740 property site.
  - (C) In review of the Tulsa Metropolitan Area Major Street & Highway Plan, there does not appear to be a residential collector or loop road extending eastward from South Yale Avenue across the subject acreage tracts abutting South Yale Avenue or across any portion of the subject PUD 740 property site.

Based upon the above, it is our position that public road right-of-way across any portion of the western boundary of the subject PUD-740 property site is unnecessary for traffic circulation purposes.

2. PUD-740 Block 3 Street Frontages & Lot Configuration: Per discussion at the TAC meeting in regards to the double street frontages posed by the internal Block 3 of PUD-740, it is the intent of the builder / developer to have only one access point to each of the proposed Lots 1 – 4, Block 3. However, since it is undetermined at this point which direction the future homes on these lots will face, and where the resulting garage access will be for such homes, we would simply request that a provision be placed in the PUD approval requirements, if desired, which would restrict access on such lots to one vehicular access point off of the private roadways abutting such lots.
3. Reserve Area "A" Improvements & Designs: In concern with AEP / PSO comments regarding the proposed detention facility and improvements within Reserve Area "A", which shall include a 100' width linear PSO easement as shown on (PUD) Exhibit "B", we will be submitting both preliminary and final engineering plans, as well as Reserve Area "A" improvement plans, to AEP / PSO staff for review, comment and approvals. Additionally, as part of the customary subdivision plan review efforts by City of Tulsa staff, we will be submitting complete preliminary and final project engineering plan documentation to the City of Tulsa Development Services Department for full review, comments and approvals.

You will note upon review of the revised PUD exhibits that many of the recommendations made at the 5/17/07 TAC meeting have now been incorporated into the PUD exhibits and text. Finally, as suggested in the opening of this letter and at the project TAC hearing, we will be closely coordinating our plan development efforts with all TAC members prior to submittal of project Preliminary Plat documentation. Should you or others have any questions at this time in regards to this revised PUD documentation submittal, please do not hesitate to contact either myself or our project engineer, Mr. Chinna Gunda, at our office telephone number of (918)665-3600.

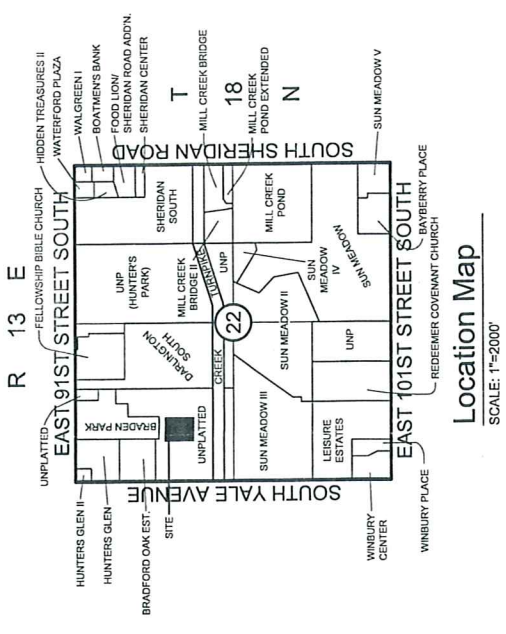
Respectfully,



Darin L. Akerman, AICP  
Director of Planning

cc: Peter Chiconas, Jim Barnes, Bob Wright, Chinna Gunda, Greg Weisz, file  
Enclosures  
w:\15515.01\PUD-740-response-ltr.doc  
File No. 1813.2240





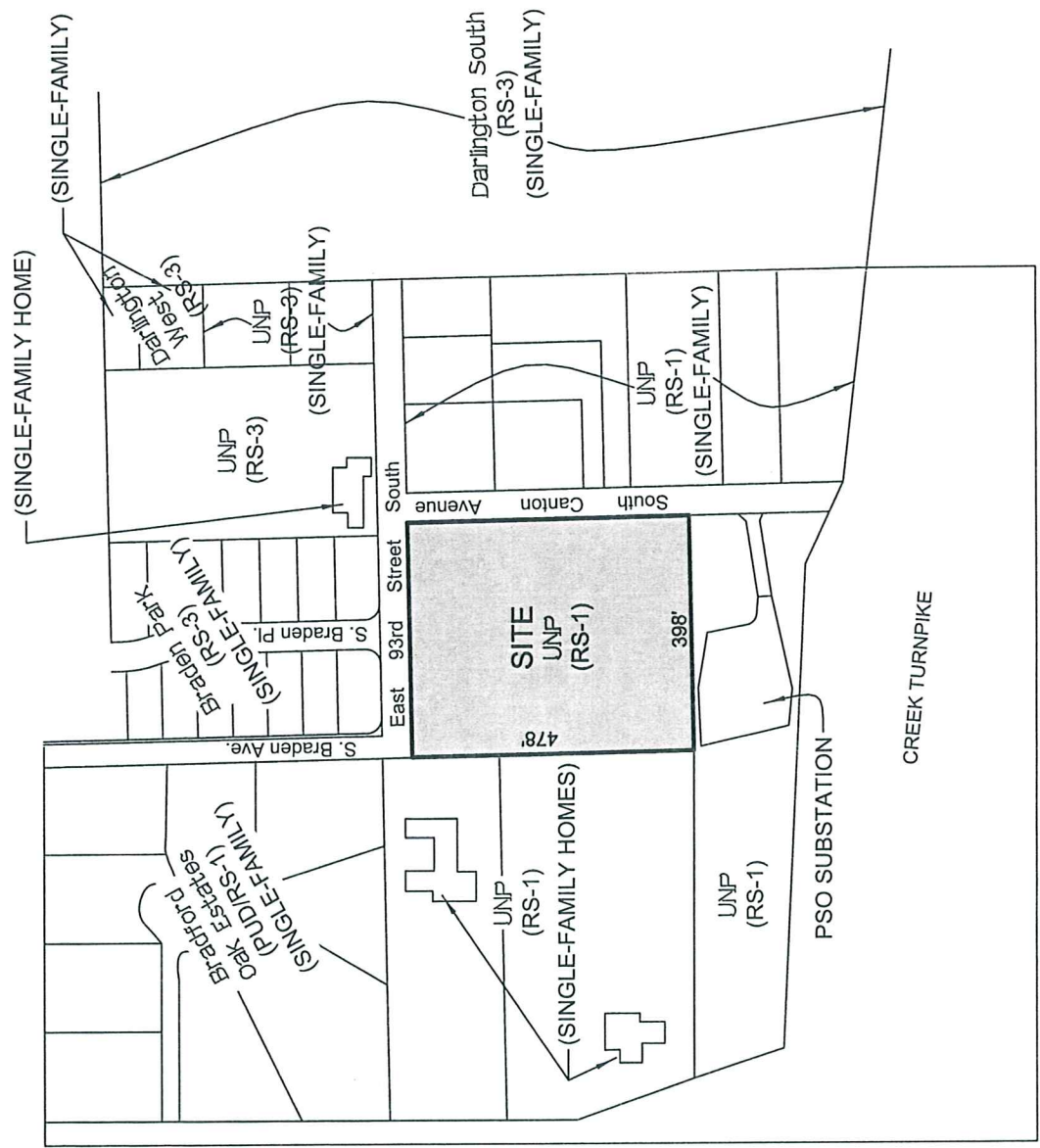
Scale: 1" = 200'

## Decatur Park

### Site and Surrounding Area Zoning & Land Uses

DATE PREPARED: APRIL 26, 2007

Exhibit "A"

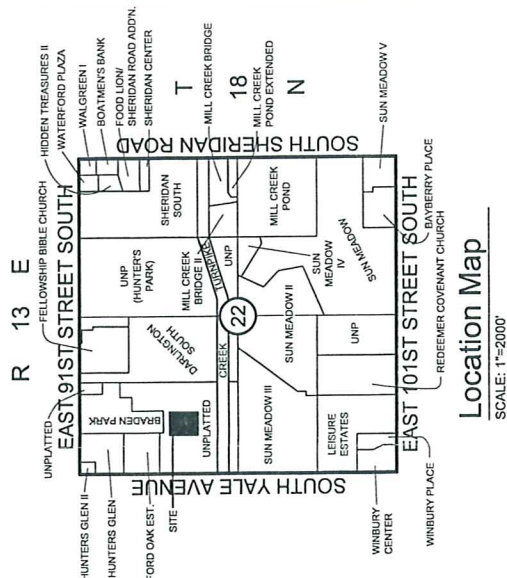


REV. NO.	DESCRIPTION	BY	DATE
1	ADDED EXISTING HOMESITE TO WEST OF SUBJECT SITE.	LAD	5/22/07

**Sisemore Weisz & Associates, Inc.**  
 811 EAST 20th PLACE  
 TULSA, OKLAHOMA 74106  
 CA. NO. 2421  
 PHONE: (918) 965-3000  
 FAX: (918) 965-8008  
 EXP. DATE 6/30/07



11513



Scale: 1" = 60'

### Legend

- |          |   |   |
|----------|---|---|
| B/L      | = | BUILDING SETBACK LINE                           |
| SM & U/E | = | STREET MAINTENANCE, SIDEWALK & UTILITY EASEMENT |
| U/E      | = | UTILITY EASEMENT                                |
| GAR.     | = | GARAGE  |
| ACC      | = | ACCESS  |
| LNA      | = | LIMITS OF NO ACCESS                             |

## Decatur Park

## Conceptual Site Plan

DATE PREPARED: APRIL 26, 2007

*Exhibit "B"*

REV. NO.	DESCRIPTION	BY	DATE
1	ADDED TRACT INFO TO WEST OF SUBJECT SITE; MODIFIED RESERVE AREA "A" IMPROVEMENTS.	LAD	5/22/07

**Sisemore Welsz & Associates, Inc.**

---

13111 EAST 32nd PLACE  
TULSA, OKLAHOMA 74136  
P.O. BOX 2421  
TULSA, OKLAHOMA 74136  
PHONE: (918) 605-3600  
FAX: (918) 605-8008  
EXP. DATE: 6/30/07



14





DATE PREPARED: APRIL 26, 2007

*Exhibit "C"*

REV. NO.	DESCRIPTION	BY	DATE
1	MINOR ADJACENT TRACT BOUNDARY UPDATES & OFF-SITE UTILITIES CALL OUT	LAD	5/22/07

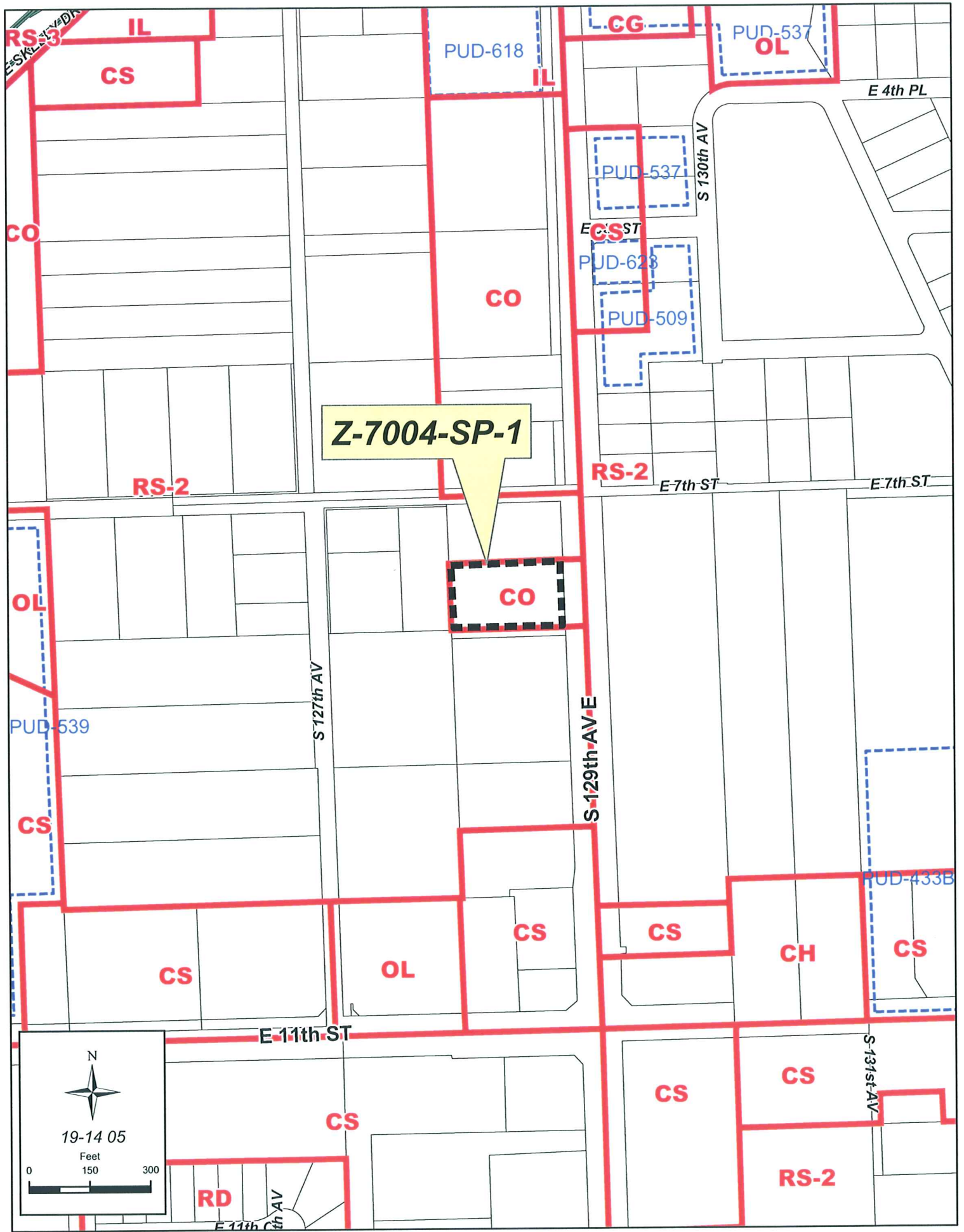
**Sisemore Weisz & Associates, Inc.**  
18111 EAST 32<sup>ND</sup> PLACE  
TULSA, OKLAHOMA 74135  
C.A. NO. 2421  
PHONE (918) 665-3000  
FAX: (918) 605-6068  
EXP. DATE 6/30/07



4 E 15











E SKELEY DR

E 4th PL

S 130th AV

E 5th ST

E 7th ST

E 7th ST

S 127th AV

S 129th AV

E 11th ST

S 131st AV

E 11th ST



**Z-7004-SP-1**

19-14 05

Feet

0 150 300



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7004-SP-1**

**TRS 9405**

**Atlas 977**

**CZM 39**

**PD-17 CD-6**

**TMAPC Hearing Date:** June 6, 2007

**Applicant:** Mike Marrara/Harden & Associates

**Tract Size:** 1.05± acres

**ADDRESS/GENERAL LOCATION:** South of southwest corner of South 129<sup>th</sup> East Avenue and East 7<sup>th</sup> Street.

**EXISTING ZONING:** CO

**EXISTING USE:** Office

**ZONING ORDINANCE:** Ordinance number 21195 dated November 20, 2005, established zoning for the subject property.

**PROPOSED ZONING:** CO

**PROPOSED USE:** Office and warehouse

**RELEVANT ZONING HISTORY:**

**BOA-20462 March 2007:** A request for a Variance of the required front setback from 200 feet to 65.4 feet to utilize an existing structure was withdrawn staff finding the request not necessary on subject property.

**BOA-20392 December 12, 2006:** The Board of Adjustment approved a Variance of the required front setback from the centerline of an abutting street in a CO district from 200 feet to 120 feet, per plan, on subject property.

**Z-7004 November 2005:** A request for rezoning a 1.06± acre tract of land from RS-2 to CG or CO on property located south of southwest corner of South 129<sup>th</sup> East Avenue and East 7<sup>th</sup> Street and the subject property. The TMAPC and City Council approved CO zoning for this tract of land.

**Z-6726/PUD-623 December 1999:** Approval was granted to rezone a 112' x 130' tract located on the southeast corner of East 5<sup>th</sup> Street South and South 129<sup>th</sup> East Avenue from RS-2 to CG with a Planned Unit Development for the proposed development for offices and commercial use.

**Z-6720/PUD-618 October 1999:** A request to rezone a 2.12-acre tract located south of the southwest corner of East Skelly Drive and South 129<sup>th</sup> East Avenue from CO to IL. TMAPC recommended approval of the requested IL and the PUD subject to conditions as recommended by staff.

**Z-6691/PUD-609 May 1999:** The City Council denied a request to rezone a 112' x 130' tract located on the southeast corner of East 5<sup>th</sup> Street South and South 129<sup>th</sup> East Avenue from RS-2 to CG for a mixed commercial development. (See Z-6726/PUD-623)

**Z-6485/PUD-537 July 1995:** A request to rezone seven lots located on the southeast corner of East 4<sup>th</sup> Street and South 129<sup>th</sup> East Avenue from OL and RS-2 to CG with a PUD for a

proposed mini-storage facility on the tracts fronting South 129<sup>th</sup> East Avenue with the remaining eastern lots for residential. All concurred in approval of CG/PUD subject to conditions.

**Z-6439/PUD-509 May 1994:** Approval was granted to rezone a 1.7-acre tract located south of the southeast corner of East 5<sup>th</sup> Street and South 129<sup>th</sup> East Avenue from RS-2 to CG and a PUD for a proposed retail, warehouse and office development.

**BOA-19854 July 2004:** A request to allow Use Unit 17 – automobile sales in a CS-zoned district on property located on the northwest corner of East 11<sup>th</sup> Street and South 129<sup>th</sup> East Avenue and south of the subject property.

**Z-6302 December 1990:** All concurred in approval of a request to rezone a tract from RS-2 to CG for general commercial use, located west of the northwest corner of East 11<sup>th</sup> Street and South 129<sup>th</sup> East Avenue.

### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property contains approximately one acre. It is gently sloping, non-wooded and contains a single-family residence, and is zoned CO.

### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South 129 <sup>th</sup> East Avenue	Secondary Arterial	100 feet	Four

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

**SURROUNDING AREA:** The property is abutting single-family dwellings, zoned RS-2 on the north and west; on the south by mixed residential/industrial and commercial uses, zoned RS-2; farther south at the northwest corner of East 11<sup>th</sup> and South 129<sup>th</sup> East Avenue is an auto sales lot, zoned CS; and to the east across South 129<sup>th</sup> East Avenue is vacant land, zoned RS-2.

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area Medium Intensity-Linear Development, and also within a designated Corridor District. According to the Zoning Matrix, the proposed corridor development **may be found** in accord with the Plan.

### **STAFF RECOMMENDATION:**

Initial corridor zoning for the one acre site was approved by TMAPC and Council in October and November, respectively, of 2005. The proposed corridor site plan is for a heating and air-conditioning service business. Development will include a 6,000 square foot equipment storage building and an existing house, which will be converted to office use and will be used as such until construction of a sanitary sewer main line extension to the property. Upon completion of the sewer main, the existing house/office will be demolished and 800 square feet of office space will be added to the storage building. The Board of Adjustment approved a variance of setback requirements for the proposed storage building; the existing residential structure was determined to be legal nonconforming and will be permitted to remain (until demolished) in accord with the provisions of Chapter 14 of the Tulsa Zoning Code.

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



Z-7004-SP-1 to be: (1) consistent with Corridor Zoning; (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 Corridor Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-7004-SP-1 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:**

LAND AREA:                      1.056 acres                      45,986 square feet

PERMITTED USES:

Those uses permitted by right within the CG District, including Use Unit 15, Other Trades and Services, and uses customarily accessory thereto.

MAXIMUM BUILDING FLOOR AREA (30%):                      13,796 SF

MINIMUM LOT FRONTAGE:                      150 FT

MAXIMUM LAND COVERAGE OF BUILDINGS:                      30%

MAXIMUM BUILDING HEIGHT:                      45 FT

OFF-STREET PARKING:

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

MINIMUM BUILDING SETBACKS:

Future buildings:

From the centerline of South 129 <sup>th</sup> East Avenue	120 FT
From the north, west, and south boundaries	17.5 FT

Existing building:

From the centerline of South 129 <sup>th</sup> East Avenue	65.3 FT
--	---------

LANDSCAPED AREA:

A minimum of 10% of the land area shall be improved as internal landscaped open space in accord with the Landscape Chapter of the Tulsa Zoning Code.

SIGNAGE:

One ground sign not exceeding 16 feet in height and 160 square feet in display surface area shall be permitted along South 129<sup>th</sup> East Avenue.

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. No west-facing wall signs shall be permitted.

#### PEDESTRIAN AND VEHICULAR ACCESS AND CIRCULATION:

Vehicular access onto South 129<sup>th</sup> East Avenue shall be permitted at the one existing driveway that was constructed in conjunction with the improvements to South 129<sup>th</sup> East Avenue. The existing sidewalk along South 129<sup>th</sup> East Avenue shall be retained and maintained.

#### SITE LIGHTING:

Exterior light standards shall not exceed 25 feet in height and shall be hooded and directed downward and away from the boundaries of the corridor site plan. 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.

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
4. 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.
5. No sign permits shall be issued for erection of a sign on a lot within the 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 Corridor Site Plan development standards.
6. 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.



7. 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.
8. No building permit shall be issued until the requirements of Section 805.E 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 Corridor Site Plan conditions of approval and making the City beneficiary to said covenants that relate to the Corridor Site Plan conditions.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
10. 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.
12. Approval of the 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.
13. 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 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 Corridor Site Plan.

#### **TAC Comments from 5-17-07:**

**General:** No comments.

**Water:** A 12-inch existing water main can be connected to for water services.

**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.

**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:** An Overland Drainage Easement will be required to convey public drainage across this property. A Stormwater Pollution Prevention Plan will be required for this site, if the entire site is disturbed by development.

**Wastewater:** No comments.

**Transportation:** No comments.

**Traffic:** Driveway width shall be a max. of 36-ft with an adequate commercial radii.

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

**MSHP:** South 129<sup>th</sup> East Avenue is a designated secondary arterial. Sidewalks should be included in the development per subdivision regulations.

**LRTP:** South 129<sup>th</sup> East Avenue is an existing and planned four lane arterial.

**TMP:** No trails planned in vicinity.

**Transit:** Currently, Tulsa Transit operates an existing route (111) on South 129<sup>th</sup> East Avenue between Admiral and East 11<sup>th</sup> Street South

06/06/07

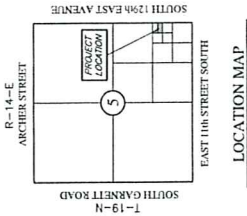
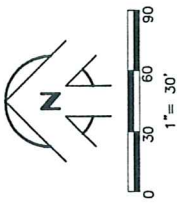


# Corridor Site Plan Metro Place

A part of the S/2 NE/4 SE/4 of Section 5, Township 19 North, Range 14 East, of the I.B. & M., City of Tulsa, Tulsa County, Oklahoma

Addition has 1 Lot in 1 Block and contains 1.056 acres, more or less.

706 SOUTH 129th EAST AVENUE



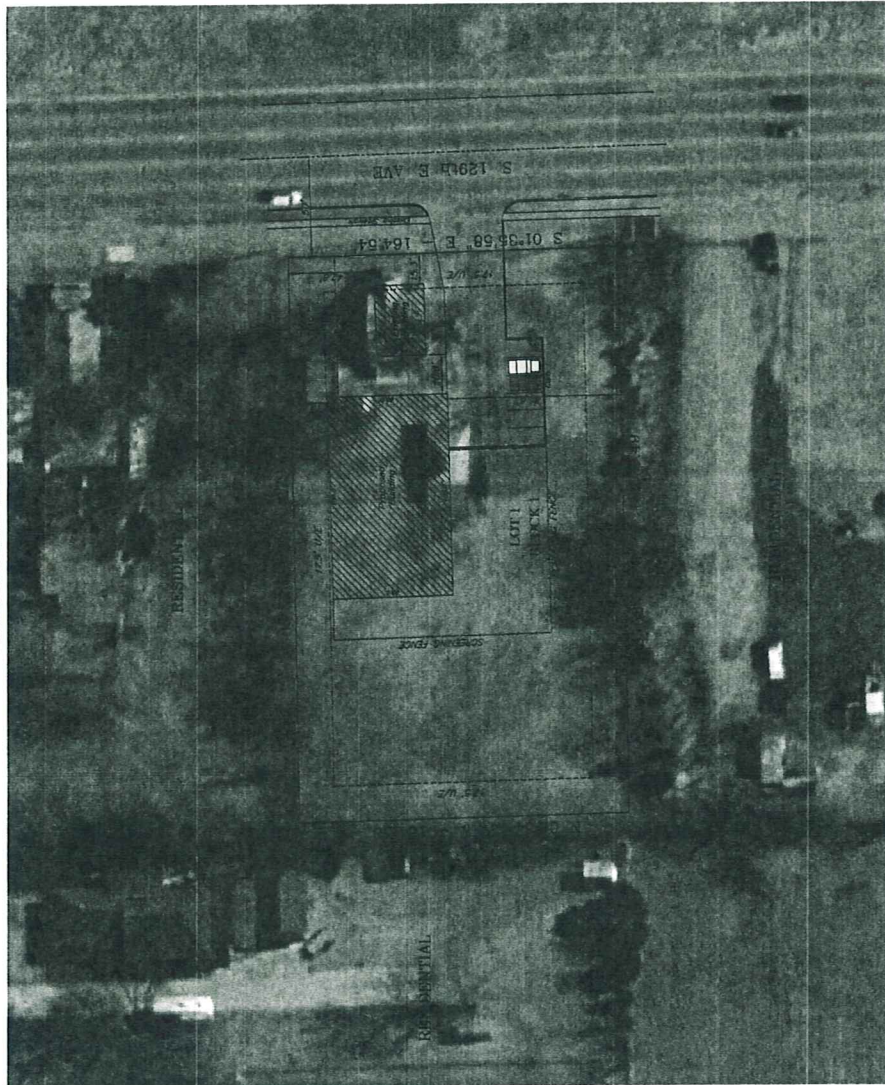
**OWNER**  
**Chris and Carrie Kennedy**  
P.O. Box 691813  
Tulsa, Oklahoma 74169  
(918) 234-4004

**SURVEYOR**  
**Harden & Associates**  
**Surveying and Mapping, PC**  
2001 South 114th East Avenue  
Tulsa, Oklahoma 74128  
(918) 234-4859  
Certificate of Authorization No. 4656  
Expires June 30, 2007

## LEGAL DESCRIPTION

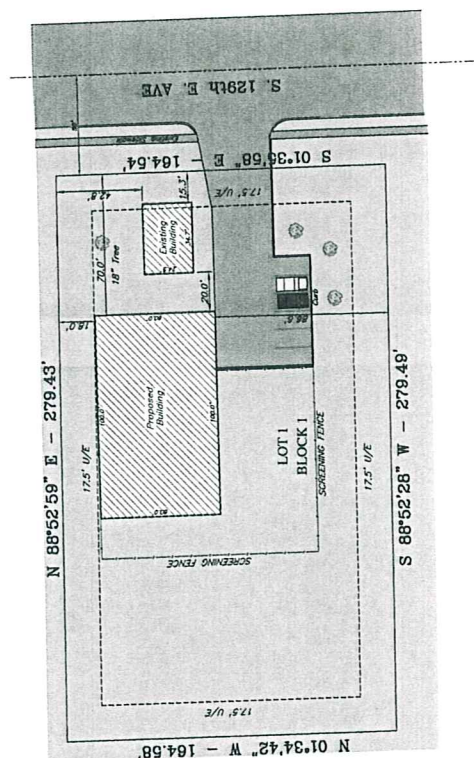
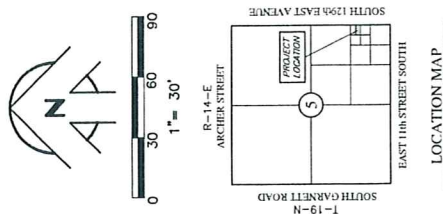
The South Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter (S/2 NE/4 NE/4 SE/4 SE/4) of Section Five (5), Township Nineteen (19) North, Range Fourteen (14) East, Meridian 14, Tulsa County, Oklahoma, according to the United States Government Survey thereof; LESS AND EXCEPT the East 50 feet thereof.

Metro Place, Tulsa County  
Aerial Photo - Land Use  
SHEET 1 OF 4



A part of the S/2 NE/4 NE/4 SE/4 of Section 5, Township 19 North, Range 14 East, of the I.B. & M., City of Tulsa, Tulsa County, Oklahoma Addition has 1 Lot in 1 Block and contains 1.056 acres, more or less.

706 SOUTH 129th EAST AVENUE



The South Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of the Southeast Nineteen (5/2 NE/4 NE/4 SE/4 SE/4) of Section Five (5), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the East 50 feet thereof. LESS AND EXCEPT the East 50 feet thereof.

**OWNER**  
**Chris and Carrie Kannady**  
P.O. Box 691813  
Tulsa, Oklahoma 74169  
(918) 234-4004

**SURVEYOR**  
**Harden & Associates**  
**Surveying and Mapping, PC**  
2001 South 114th East Avenue  
Tulsa, Oklahoma 74128  
(918) 234-4859  
Certificate of Authorization No. 4656  
Expires June 30, 2007

U/E = UTILITY EASEMENT  
B/L = BUILDING LINE

Metro Place, Tulsa County  
Concept Plan - Landscaping  
SHEET 2 OF 4



90 60 30  
1" = 30'

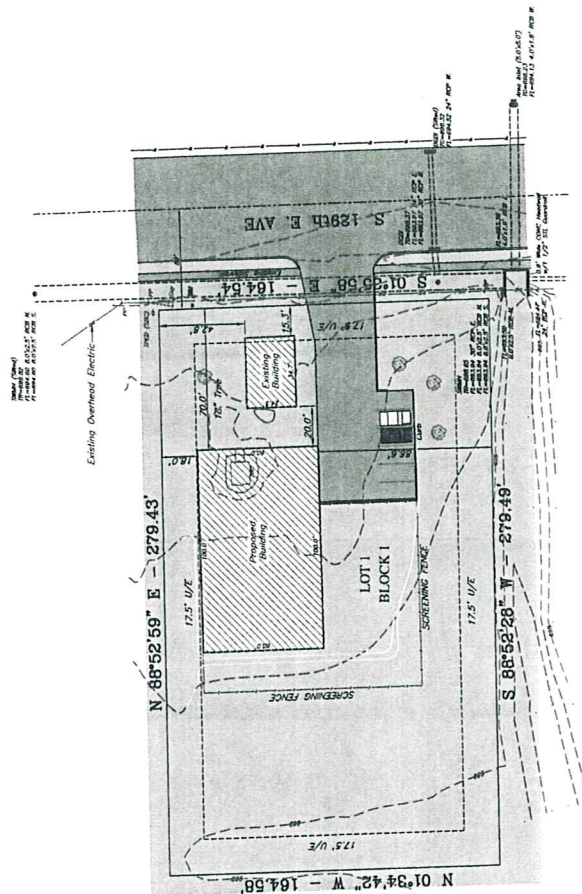
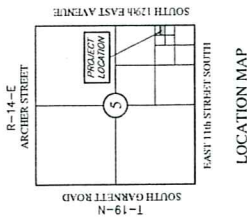
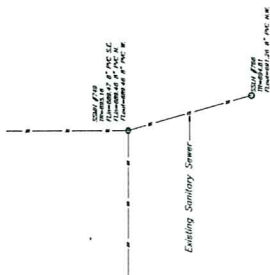
R-14-E  
ARCHER STREET

## LOCATION MAP

**OWNER**  
**Chris and Carrie Kannady**  
P.O. Box 691813  
Tulsa, Oklahoma 74169  
(918) 234-4004

**SURVEYOR**  
**Harden & Associates**  
**Surveying and Mapping, PC**  
2001 South 114th East Avenue  
Tulsa, Oklahoma 74128  
(918) 234-4859  
Certificate of Authorization No. 4656  
Expires June 30, 2007

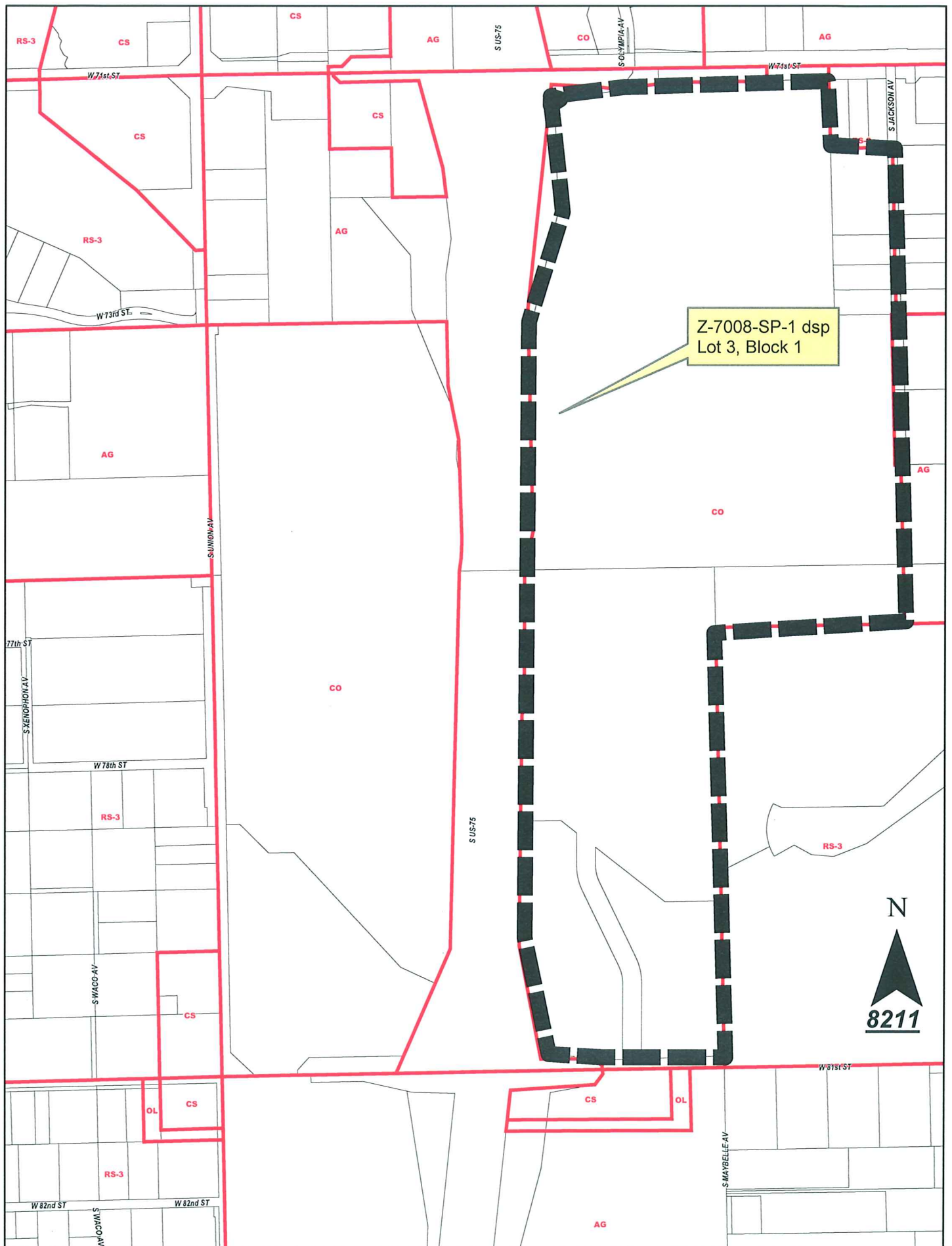
Metro Place, Tulsa County  
Site Map - Topography & Utilities  
SHEET 3 OF 4

[illegible]

The South Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of the Southeast Nineteen (1/4 NE 1/4 SE 1/4) of Section Five (5), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof; LESS AND EXCEPT the East 50 feet thereof.













June 6, 2007

### STAFF RECOMMENDATION

**Z-7008-SP-1:** Detail Site and Landscape Plan – Tulsa Hills Retail Center; south of the S/W corner West 71<sup>st</sup> Street South and South Olympia Avenue; Lot 3, Block 1, Tulsa Hills; Development Area 'A'; PD-8; CD-2; CO

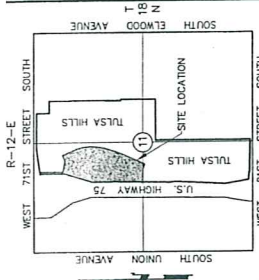
---

The applicant is requesting approval of a detail site plan for 242,930 square feet of retail shopping space. The proposed use, Use Unit 14, Shopping Goods and Services, is in conformance with Development Standards of Z-7008-SP-1.

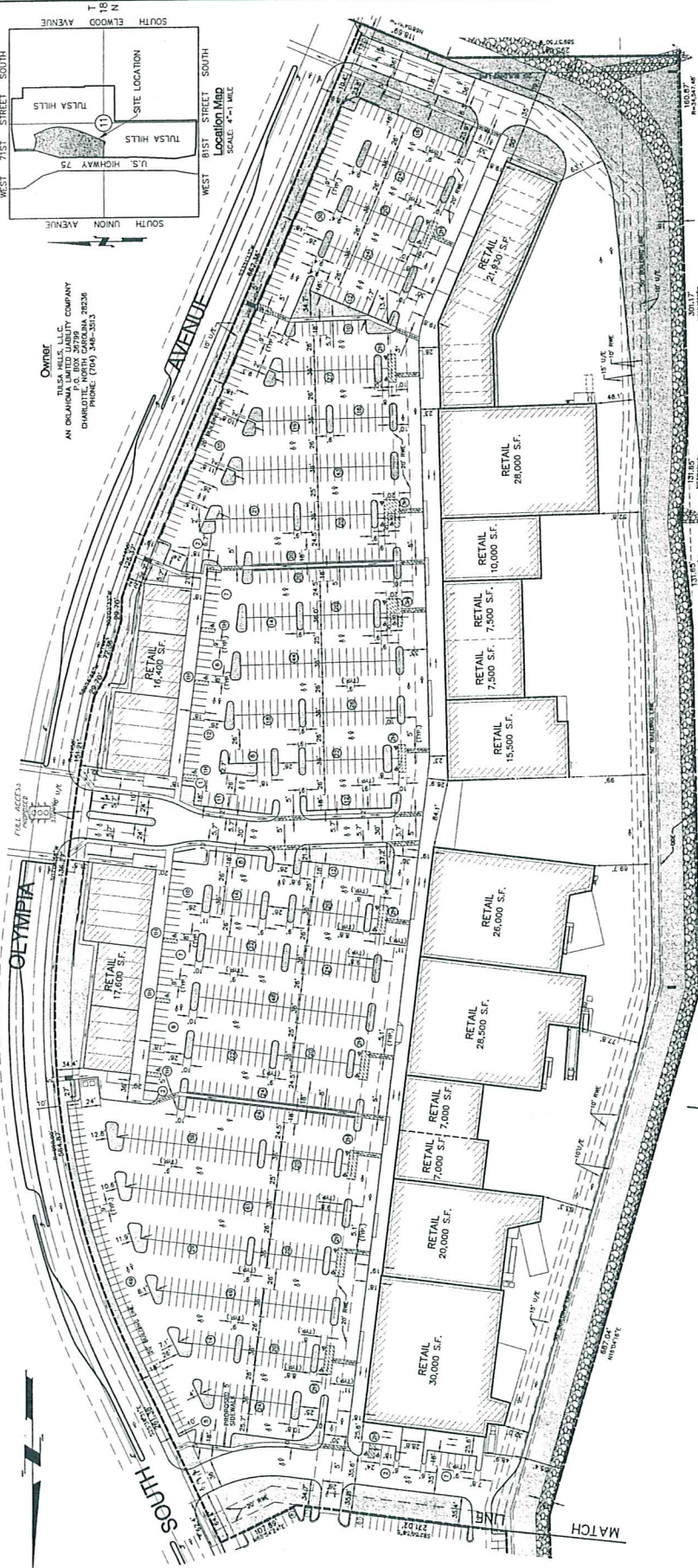
Proposed floor area, building heights, setbacks, parking, parking lot lighting, building materials and landscaped areas are in conformance with development standards. Pedestrian access is proposed along South Olympia Avenue and through parking lots as required. However, the proposed 1/3 mile long service drive with multiple pedestrian crossings that runs in front of and along the westernmost shopping center does not provide sufficient, if any, traffic calming. Additional design elements such as small traffic circles, curb extensions, planters, perceptual design features and curves and/or shifts in alignment of the service drive should be incorporated. Traffic calming should not be limited to stop signs and traffic humps.

Therefore, staff recommends **APPROVAL** of Z-7008-SP-1 detail site plan for Lot 3, Block 1, Tulsa Hills subject to addition of design elements beyond traffic humps and stop signs for the service drive that runs in front of and along the westernmost shopping center.

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



**Owner**  
 TULSA HILLS, L.L.C.  
 AN OKLAHOMA LIMITED LIABILITY COMPANY  
 10000 N. MAY AVE., SUITE 100  
 CHARLOTTE, NORTH CAROLINA 28226  
 PHONE: (704) 546-3513



**DETAIL SITE PLAN  
 FOR  
 LOT 3 IN BLOCK 1  
 (IN DEVELOPMENT AREA A)  
 OF  
 'TULSA HILLS'  
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
 CORRIDOR DISTRICT SITE PLAN NUMBER Z-7008-SP-1**



- Legend:**
- LANDSCAPED AREA
  - OVERLAND DRAINAGE EASEMENT
  - UTILITY EASEMENT
  - RETAINING WALL
  - PARKING COUNT (REGULAR PARKING SPACES)
  - PARKING COUNT (HANDICAP PARKING SPACES)
  - HANDICAP PARKING SPACE
  - DIRECTION OF PEDESTRIAN TRAFFIC
  - DIRECTION OF VEHICULAR TRAFFIC
- NOTE:** PEDESTRIAN CROSSINGS WILL BE DELINEATED BY CHANGES IN PAVEMENT MATERIALS OR STRIPING.

**Lot 3, Block 1 - Site Plan Statistics**

<b>BUILDING CROSSINGS</b>	<b>REQUIRED:</b>
FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF W. 71ST ST.	20 FEET
FROM OLIMPIA AVENUE	50 FEET
FROM WEST BOUNDARY OF AREA A	50 FEET
FROM SOUTH BOUNDARY OF AREA A	10 FEET
<b>OFF-STREET PARKING:</b>	
REQUIRED FOR USE UNIT 14:	1 PARKING SPACE PER 225 SQ. FT. OF BUILDING (242,800 S.F.)
PROPOSED:	1,155 PARKING SPACES (INCLUDES 30 HANDICAP SPACES)
<b>MINIMUM REQUIRED UNPAVED OPEN SPACE:</b>	
PROVIDED FRONTAGE & CORRESPONDING UNPAVED AREA:	10% 28,464 SQ. FT.
UNPAVED STREET YARD PER STREET FRONTAGE (SOUTH OLIMPIA AVENUE - 40,496 SQ. FT.):	8.8% 27,424 SQ. FT.
	6,075 SQ. FT.
	31,047 SQ. FT.

CORRIDOR DISTRICT SITE PLAN NUMBER Z-7008-SP-1  
 DEVELOPMENT AREA A  
 PERMITTED USES: THOSE USES PERMITTED AS A MATTER OF RIGHT IN USE UNITS 10, OFF-STREET  
 12 ENTERTAINMENT ESTABLISHMENTS AND EATING ESTABLISHMENTS OTHER THAN  
 DRIVE-INS; 13 CONVENIENCE FOODS AND SERVICES; 14 SHOPPING GOODS AND  
 SERVICES AND USES CUSTOMARILY ACCESSORY TO PERMITTED PRINCIPAL USES  
 PROPOSED USES: 14 SHOPPING GOODS AND SERVICES

TOTAL LOT AREA: 1,256,002 SQ. FT.  
 MAXIMUM BLDG. FLOOR AREA PERMITTED (2.5 FAR): 314,151 SQ. FT.  
 BLDG. FLOOR AREA PROPOSED: 242,800 SQ. FT.  
 MAXIMUM BLDG. HEIGHT PERMITTED: 35 FEET  
 MAXIMUM BLDG. HEIGHT PROPOSED: 34 FEET



**SACK AND ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 1000 N. MAY AVE., SUITE 100  
 TULSA, OKLAHOMA 74102  
 PHONE: (918) 438-1111  
 FAX: (918) 438-1112  
 E-MAIL: SACK@SACKANDASSOCIATES.COM  
 WWW: WWW.SACKANDASSOCIATES.COM

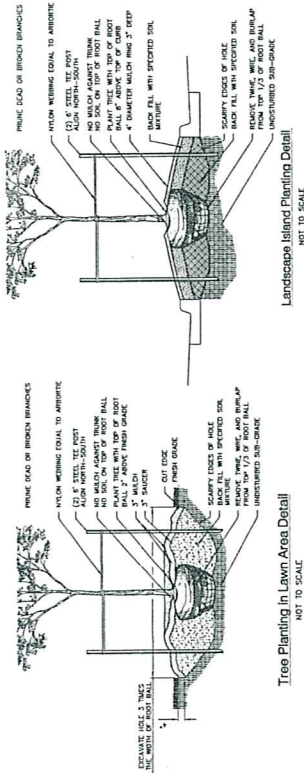


# Planting Notes

1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1 - CURRENT EDITION).
2. PLANTING SHALL BE LOCATED WHERE IT IS SHOWN ON THE PLAN EXCEPT WHERE OVERHEAD OR BELOW GROUND OBSTRUCTIONS ARE ENCOUNTERED. SHOULD SUCH OBSTRUCTIONS BE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER WHO WILL RELOCATE THE PLANT MATERIAL.
3. ALL PLANTING BEDS SHALL BE PREPARED IN THE FOLLOWING MANNER: REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS PRIOR TO REFINISHING SOIL. REFINISHING SOIL SHALL BE A MINIMUM OF 12" DEEP. SOIL SHALL BE REFINISHED TO A MINIMUM OF 1" OF PINE BARK MULCH, AND COMPOSITE FERTILIZER (1 LB. PER 100 SQ. FT.), APPLIED TO A DEPTH OF 6".
4. ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A MINIMUM OF 3" OF CEDAR MULCH.
5. ALL TREES SHALL BE PLANTED 2" ABOVE FINISH GRADE.
6. TRUNK AND BURIAL SHALL BE CUT AND REMOVED FROM THE UPPER 1/3 OF THE ROOT BALL ON ALL TREES AND SHRUBS.
7. FINISH GRADES OF ALL PLANTING BEDS SHALL PROVIDE POSITIVE DRAINAGE OUT OF PLANTED AREA.
8. AREAS WITHIN THE PROPERTY LINES, THE R.O.W., PARALLEL TO THE PROPERTY LINES, AND ADJACENT TO THE PROPERTY LINES, SHALL BE DESIGNATED AS PLANTING AREAS THAT ARE NOT DESIGNATED TO RECEIVE OTHER PLANTING, PAVING OR BUILDINGS ARE TO BE SOGGED WITH SOLID SUB BENEATH GRASS.
9. AREAS RECEIVING SOGGING SHALL RECEIVE A MINIMUM OF 4" OF TROPICAL SOG GRASSES, AND SHALL BE NOT LESS THAN 2 YEARS OLD. APPLY A 10-20-10 FERTILIZER TO A DEPTH OF 6" AND WATER TO A MINIMUM OF 10" DEEP PRIOR TO LAYING AREAS PRIOR TO SOGGING.
10. ALL PLANTING AREAS ADJACENT TO LAWN AREAS TO BE BORDERED BY 4" X 3/16" STEEL EDGING BY INTERSON.
11. BACK FILL ALL TREE PITS WITH A SOIL MIXTURE, CONSISTING OF 1 PART TOP SOIL AND 1 PART COMPOST AND 1/2 POUND COMPOSITE FERTILIZER PER TREE.
12. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO THE DRAWING.
13. SIX WEEKS AFTER THE INSTALLATION OF SOG, A GRANULAR APPLICATION OF FERTILIZER SHALL BE APPLIED TO THE SOG AREAS. APPLY A 10-20-10 FERTILIZER PER 1,000 S.F. AND INCREASED TO 20-20-20 FERTILIZER PER 1,000 S.F. AFTER THE SECOND WEEK OF FEBRUARY.
14. SIX WEEKS AFTER THE INSTALLATION OF THE LANDSCAPE MATERIALS, THE FIRST COVER AREA SHALL BE APPLIED TO THE MULCH SURFACE IN ALL SHRUB AND GRASS COVER AREAS.
15. LANDSCAPE FABRIC SHALL BE APPLIED TO THE MULCH SURFACE IN ALL SHRUB AND GRASS COVER AREAS. SHALL RECEIVE A LAYER OF WOVEN LANDSCAPE FABRIC BETWEEN FINISH GRADE AND MULCH. (TOWITT LANDSCAPE FABRIC)

# General Notes

1. ALL PLANTS SHALL BE GUARANTEED TO BE HEALTHY AND HEAVY FOR THE ALL PLANTS WITHIN THE PROPERTY LINES SHALL BE GUARANTEED TO BE HEALTHY AND HEAVY FOR THE ALL PLANTS WITHIN THE PROPERTY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF THE PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF THE PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF THE PLANTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL PLANTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL PLANTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES OF MATERIALS FROM THE PLANTING PLAN, WHEN DISCREPANCIES OCCUR BETWEEN THE LIST IN ALL CASES.



Tree Planting in Lawn Area Detail

Landscape Island Planting Detail

## Lot 3, Block 1 - Landscape Summary

CORRIDOR DISTRICT SITE PLAN NUMBER 27000-SP-1  
DEVELOPMENT AREA A

TOTAL LOT AREA	1,260,802 S.F.
TOTAL LOT AREA SQUARE FOOTAGE	126,080 S.F. (10%)
MINIMUM LANDSCAPE AREA REQUIRED	212,483 S.F. (16.8%)
LANDSCAPE AREA PROVIDED	40,494 S.F.
STREET YARD	6,075 S.F. (15%)
SOUTH VICTORIA AVENUE STREET YARD	31,047 S.F. (10.7%)
REQUIRED LANDSCAPE AREA	1 TREE PER 1000 S.F. = 27 TREES
PROVIDED	29 TREES

PARKING AREA TREES	996
NUMBER OF PROPOSED PARKING SPACES OUTSIDE STREET YARD	81
REQUIRED: 1 TREE PER 12 PARKING SPACES OUTSIDE STREET YARD	PROVIDED: 97 TREES

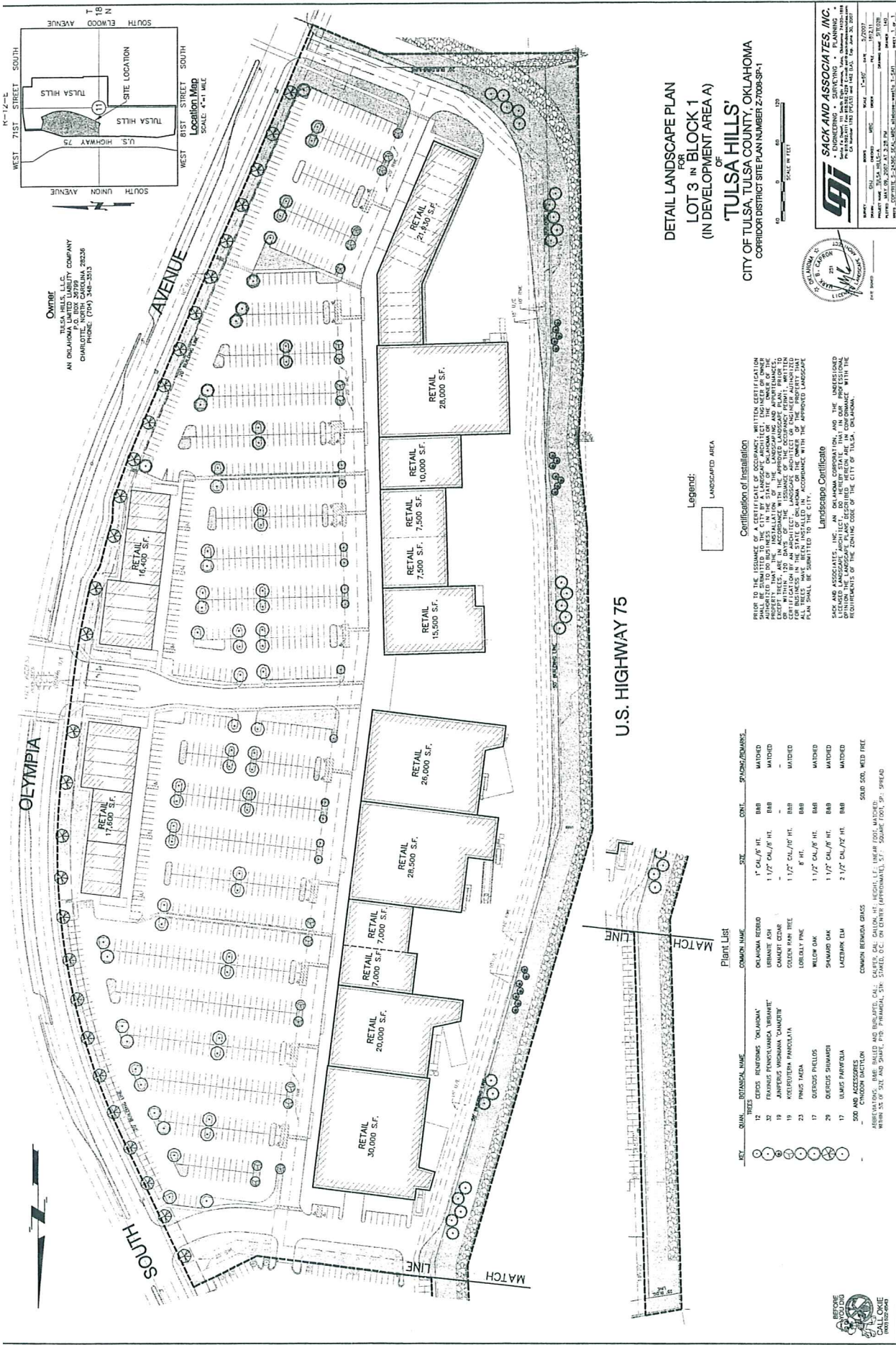


## LANDSCAPE DETAILS & NOTES

**SACK AND ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
10000 S. GARDEN AVENUE, SUITE 100  
DANA POINT, CA 92629-3000  
TEL: 949.345.1234 FAX: 949.345.1235  
WWW.SACKANDASSOCIATES.COM

PROJECT: 27000-SP-1  
SHEET: 27000-SP-1  
DATE: 10/10/07  
BY: J. SACK  
CHECKED: J. SACK  
APPROVED: J. SACK





# DETAIL LANDSCAPE PLAN FOR LOT 3 IN BLOCK 1 (IN DEVELOPMENT AREA A)

'TULSA HILLS'  
OF  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
CORRIDOR DISTRICT SITE PLAN NUMBER Z-7008-SP-1

SCALE IN FEET  
0 20 40 60 80 100



**SACK AND ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
233 SOUTH ELWOOD AVENUE, SUITE 100  
TULSA, OKLAHOMA 74106-1000  
PHONE: (918) 485-1234 FAX: (918) 485-1235  
WWW.SACKANDASSOCIATES.COM  
DATE: 08/20/2017 AT 2:30 PM  
BY: J. SACK  
CHECKED BY: J. SACK  
APPROVED BY: J. SACK  
SCALE: 1"=20'-0"

**Certification of Installation**  
PRIOR TO THE INSTALLATION OF ANY LANDSCAPE, THE LANDSCAPE ARCHITECT SHALL BE SUBMITTED TO THE CITY OF TULSA, OKLAHOMA, FOR REVIEW AND APPROVAL. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE LANDSCAPE AND FOR THE MAINTENANCE OF THE LANDSCAPE FOR A PERIOD OF TWO (2) YEARS AFTER THE DATE OF COMPLETION OF THE LANDSCAPE. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE LANDSCAPE AND FOR THE MAINTENANCE OF THE LANDSCAPE FOR A PERIOD OF TWO (2) YEARS AFTER THE DATE OF COMPLETION OF THE LANDSCAPE. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE LANDSCAPE AND FOR THE MAINTENANCE OF THE LANDSCAPE FOR A PERIOD OF TWO (2) YEARS AFTER THE DATE OF COMPLETION OF THE LANDSCAPE.

**Landscape Certificate**  
SACK AND ASSOCIATES, INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LANDSCAPE ARCHITECT, DO HEREBY CERTIFY THAT THE LANDSCAPE DESIGN AND INSTALLATION OF THE LANDSCAPE FOR LOT 3 IN BLOCK 1 (IN DEVELOPMENT AREA A) OF 'TULSA HILLS' OF THE CITY OF TULSA, OKLAHOMA, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA.

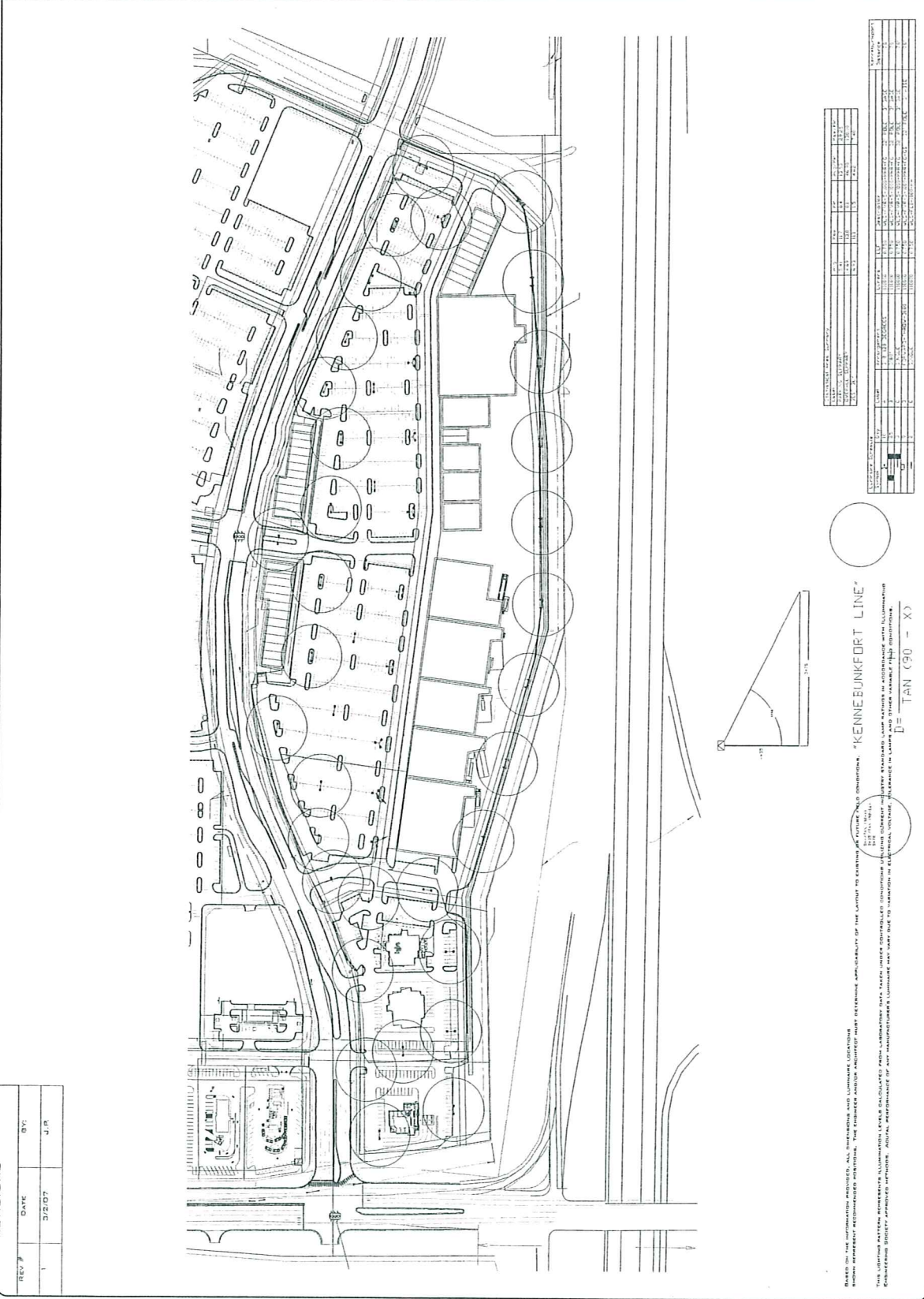
Legend:  
LANDSCAPED AREA

KEY	QUANTITY	PLANT NAME	COMMON NAME	SIZE	CNTL.	SPACING/DIMENSIONS
1	12	CITRUS SPINOSA 'SILVERADO'	OKLAHOMA REDBUD	1" CAL./8" HT.	BBB	MATCHED
2	32	FRAXINUS PENSYLVANICA 'BRIDGEMAN'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
3	16	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
4	16	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
5	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
6	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
7	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
8	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
9	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
10	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
11	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
12	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
13	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
14	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
15	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
16	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
17	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
18	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
19	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
20	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
21	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
22	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
23	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
24	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
25	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
26	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
27	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
28	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
29	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
30	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
31	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
32	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
33	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
34	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
35	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
36	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
37	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
38	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
39	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
40	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
41	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
42	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
43	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
44	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
45	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
46	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
47	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
48	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
49	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
50	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
51	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
52	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
53	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
54	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
55	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
56	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
57	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
58	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
59	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
60	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
61	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
62	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
63	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
64	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
65	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
66	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
67	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
68	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
69	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
70	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
71	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
72	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
73	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
74	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
75	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
76	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
77	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
78	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
79	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
80	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
81	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
82	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
83	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
84	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
85	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
86	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
87	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
88	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
89	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
90	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
91	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
92	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
93	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
94	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
95	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
96	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
97	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
98	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
99	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED
100	25	QUERCUS SPINOSA 'SILVERADO'	GRANITE ASH	1 1/2" CAL./8" HT.	BBB	MATCHED



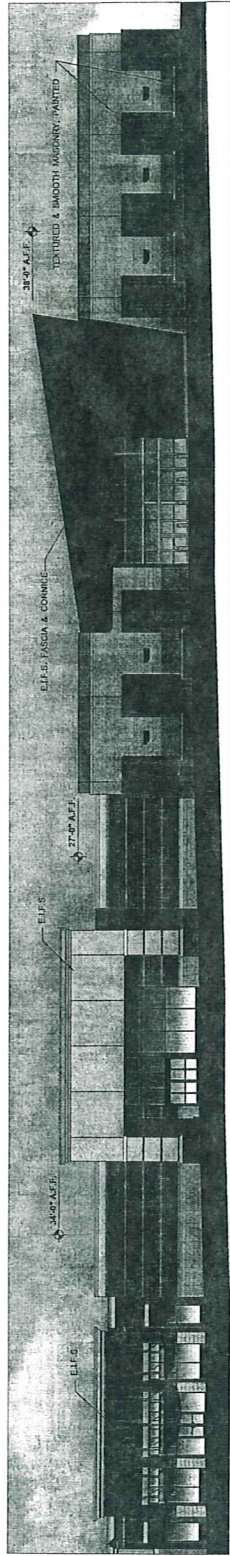
BEFORE  
RECORDING  
CALL ONE  
INTERPRETER





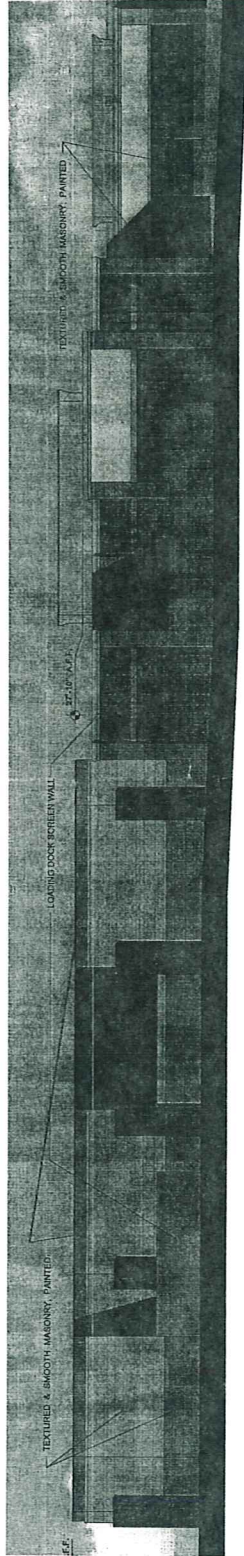
REV #	DATE	BY:
1	3/2/07	J.P.

REVISIONS



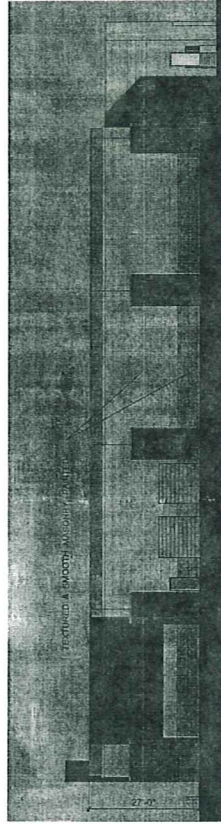
FRONT ELEVATION - RETAIL GROUP 'A'

SCALE: 3/32" = 1'-0"



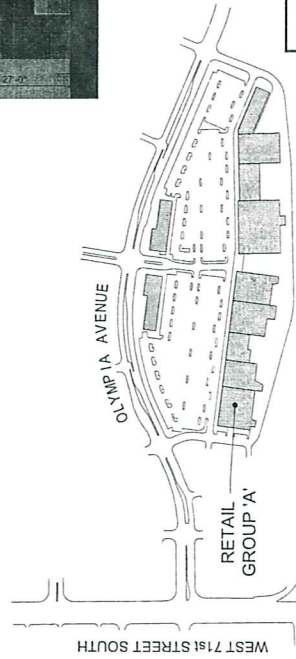
REAR ELEVATION - RETAIL GROUP 'A'

SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION - RETAIL GROUP 'A'

SCALE: 3/32" = 1'-0"



KEY PLAN

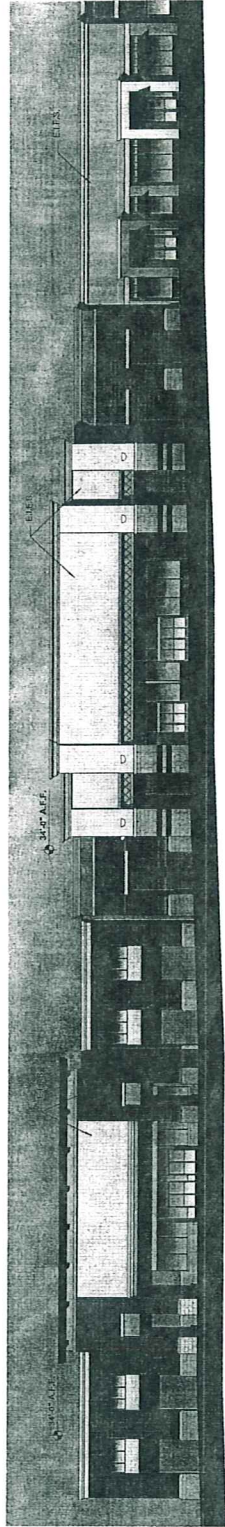
TULSA HILLS  
TULSA, OKLAHOMA

DRAWING PREPARED MAY 8, 2007 © COPYRIGHT 2007, WRIGHT ARCHITECTS, P.C.



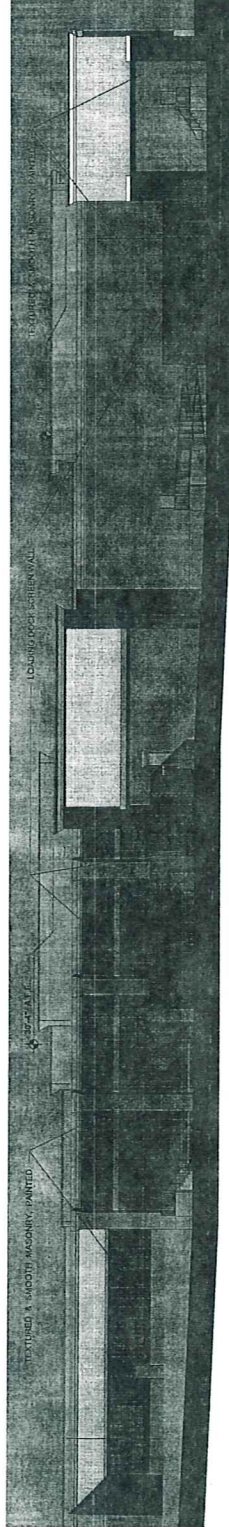
REVISIONS  
EL-7





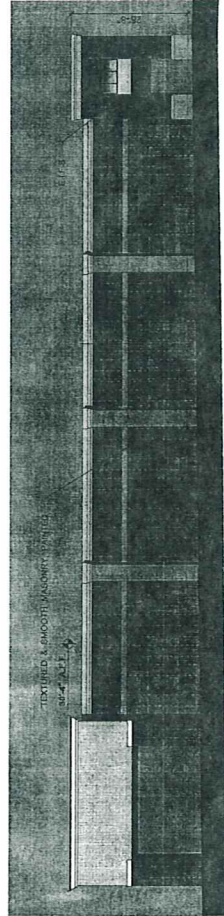
FRONT ELEVATION - RETAIL GROUP 'B'

SCALE: 3/32" = 1'-0"



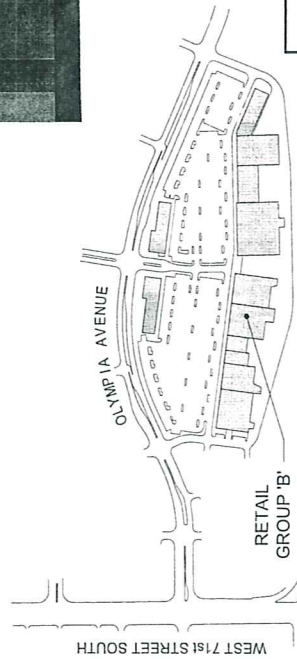
REAR ELEVATION - RETAIL GROUP 'B'

SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION - RETAIL GROUP 'B'

SCALE: 3/32" = 1'-0"



KEY PLAN

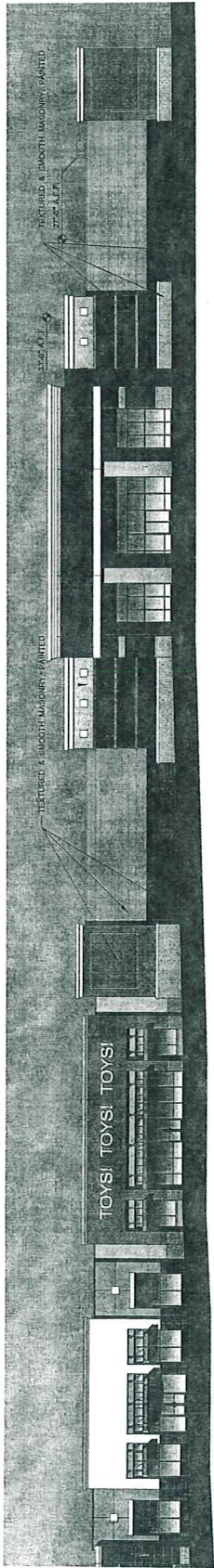
TULSA HILLS  
TULSA, OKLAHOMA

DRAWING PREPARED MAY 9, 2022

© COPYRIGHT 2022, WRIGHT ARCHITECTS, P.C.

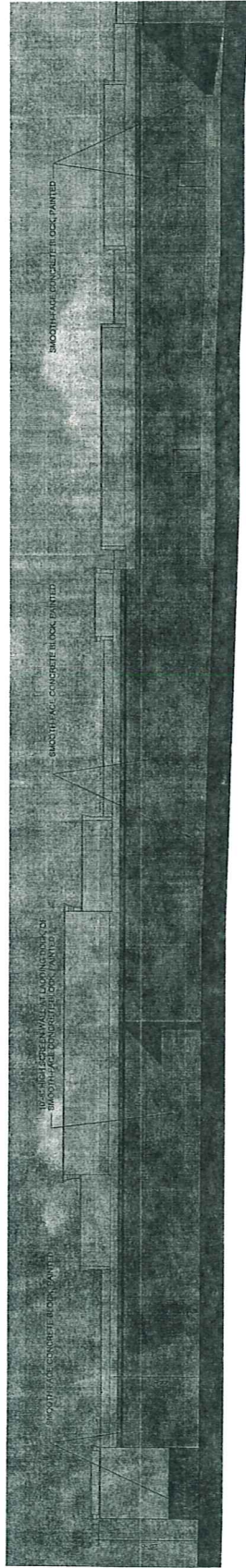


EL-8



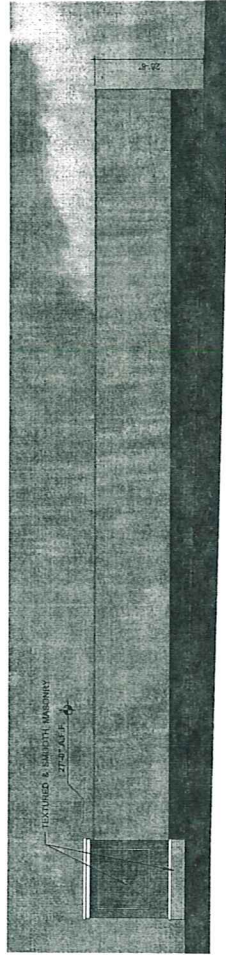
RETAIL GROUP "C" - FRONT ELEVATION

SCALE: 3/32" = 1'-0"



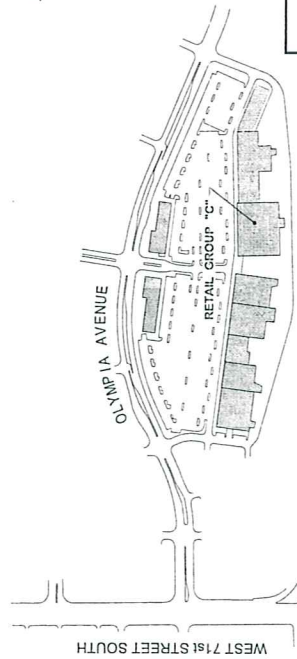
RETAIL GROUP "C" - REAR ELEVATION

SCALE: 3/32" = 1'-0"



RETAIL GROUP "C" - RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



KEY PLAN

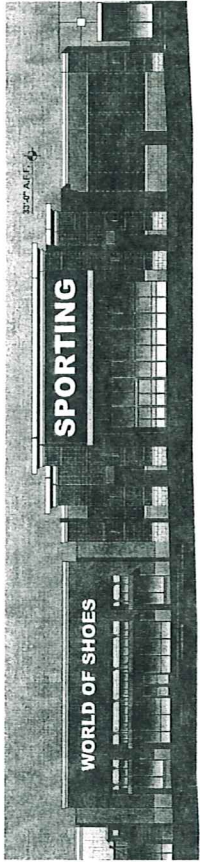
TULSA HILLS  
TULSA, OKLAHOMA

DRAWING PREPARED APRIL 24, 2027 © COPYRIGHT 2027, WRIGHT ARCHITECTS, P.C.



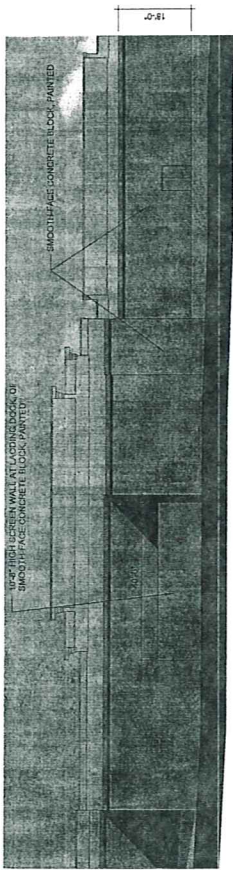
EL-9





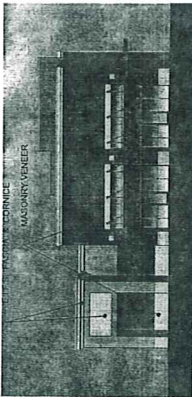
RETAIL GROUP "D" - FRONT ELEVATION

SCALE: 3/32" = 1'-0"



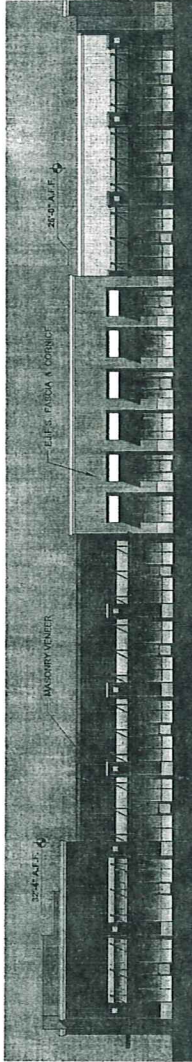
RETAIL GROUP "D" - REAR ELEVATION

SCALE: 3/32" = 1'-0"



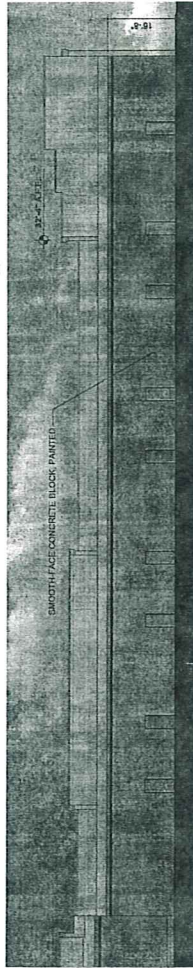
SHOPS "D" - LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



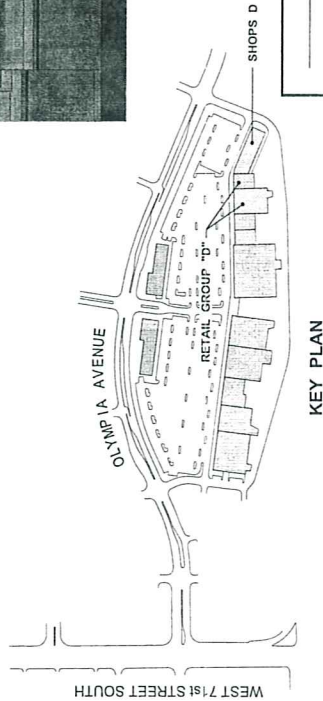
SHOPS "D" - FRONT ELEVATION

SCALE: 3/32" = 1'-0"



SHOPS "D" - REAR ELEVATION

SCALE: 3/32" = 1'-0"



KEY PLAN

EL-10

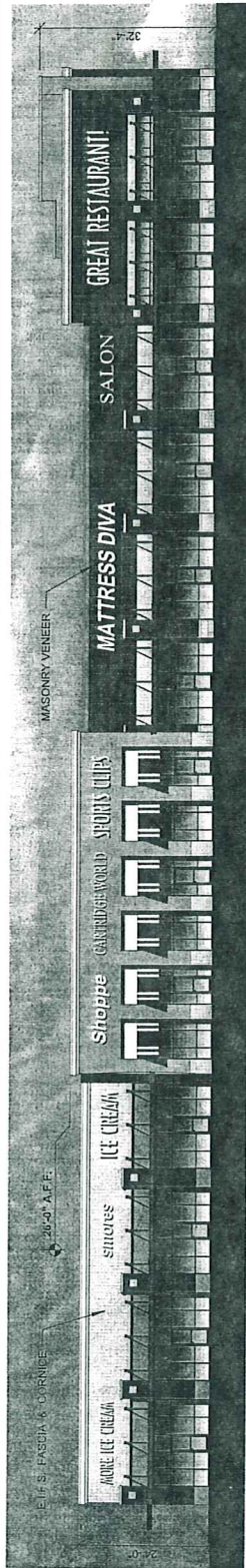
COLLETT & ASSOCIATES  
ARCHITECTS, P.C.  
CHARLOTTE, NORTH CAROLINA

wright  
ARCHITECTS, P.C.  
TULSA, OKLAHOMA

TULSA HILLS  
TULSA, OKLAHOMA

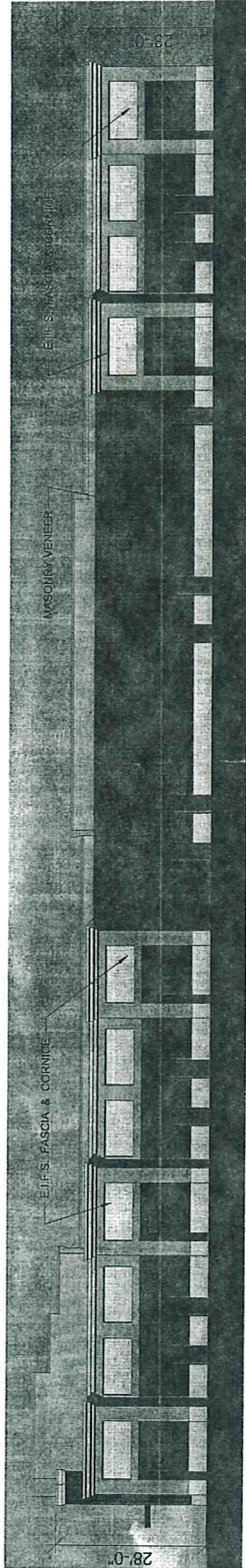
DRAWING PREPARED DATE: 26, 2007  
© COPYRIGHT 2007, WRIGHT ARCHITECTS, P.C.





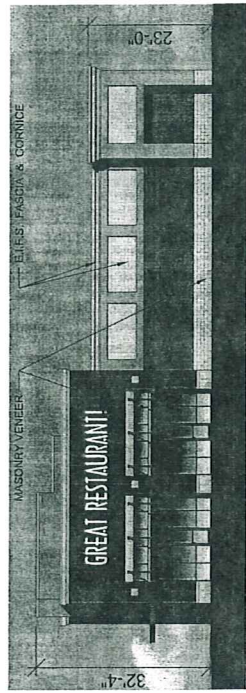
SHOPS B - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



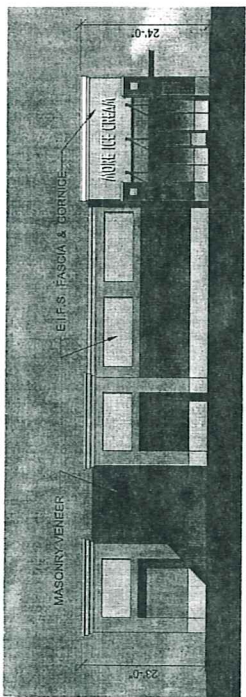
SHOPS B - REAR ELEVATION

SCALE: 1/8" = 1'-0"



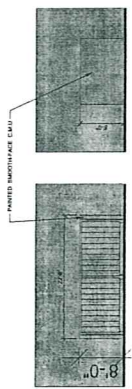
SHOPS B - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



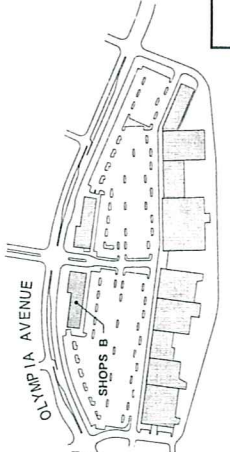
SHOPS B - RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



TYPICAL SHOPS DUMPSTER SCREEN ENCLOSURE

SCALE: 1/8" = 1'-0"



KEY PLAN

TULSA HILLS  
TULSA, OKLAHOMA

DRAWING PREPARED APRIL 26, 2007

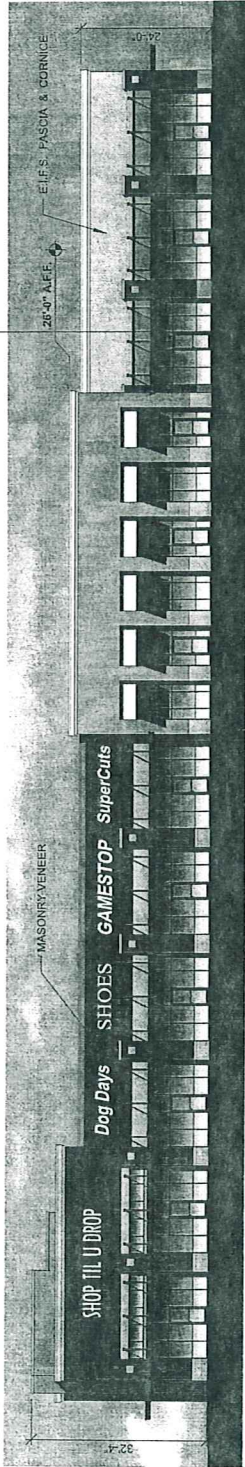
© COPYRIGHT 2007, WRIGHT ARCHITECTS, P.C.

DRAWING PREPARED FOR:  
**COLLETT & ASSOCIATES**  
CHARLOTTE, NORTH CAROLINA

DRAWING PREPARED BY:  
**wright**  
WRIGHT ARCHITECTS, P.C.  
1000 N. W. 10th Ave., Suite 200  
Tulsa, Oklahoma 74103  
Phone: 918.438.1111  
Fax: 918.438.1112  
www.wrightarchitects.com

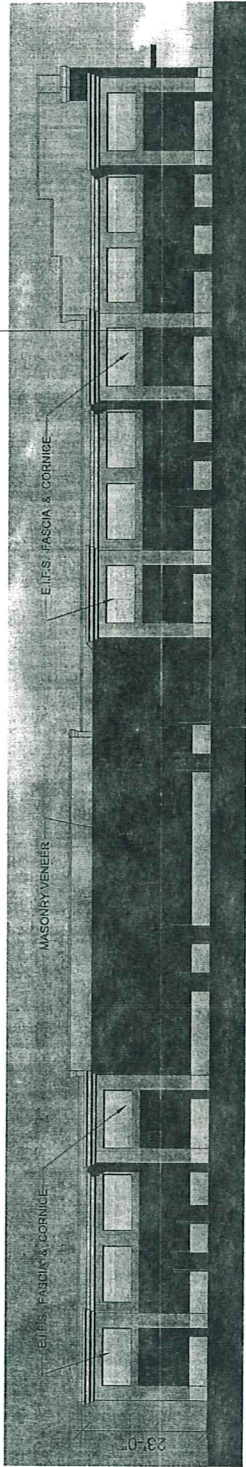
EL-11





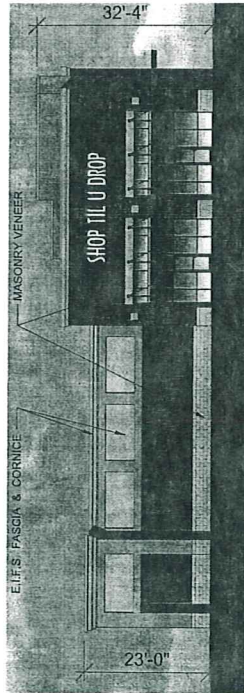
SHOPS C - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



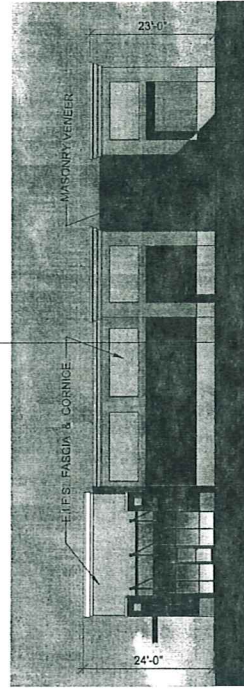
SHOPS C - REAR ELEVATION

SCALE: 1/8" = 1'-0"



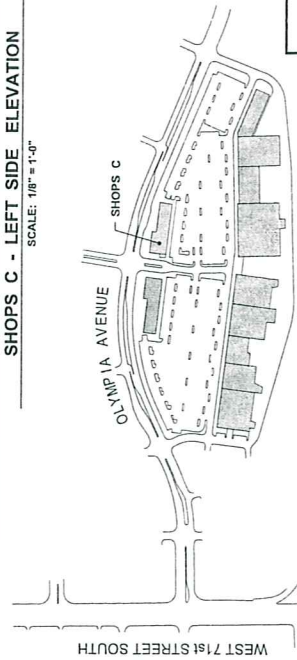
SHOPS C - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



SHOPS C - RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN

TULSA HILLS  
TULSA, OKLAHOMA

DRAWING PREPARED APRIL 24, 2007  
© COPYRIGHT 2007, WRIGHT ARCHITECTS, P.C.



EL-12

