

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2483

June 20, 2007

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

Review TMAPC Receipts for the month of May 2007

1.

CONTINUANCE REQUESTS AGENDA

a. Z-7059/PUD-740 – Sisemore Weisz & Associates

RS-1 to RS-3/PUD

Southwest corner of East 93rd Street South and South Canton Avenue (Continued from 6/6/07) (PUD) (Applicant has requested a continuance 6/28/07 to consider alternative lot configuration.)

(PD-18B) (CD-8)

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. Union Elementary No. 13 (8418)/Final Plat

(PD 18) (CD 8)

Southeast corner of East 84th Place and US 169

b. Silver Ridge – (8309)/Final Plat

(PD 18) (CD 8)

North of the northwest corner of East 76th Street South and Yale Avenue (continued from 6/6/07 agenda for a Minor PUD Amendment) (Related to Items 3.b. and 4.a.)

c. PUD-190-38 – Norman Construction, Inc./Minor Amendment

(PD-18) (CD-7)

7110 South Granite (Minor Amendment to construct a decorative six-foot tall fence in the front yard of a residential multifamily development.)

2.

CONSENT AGENDA, cont'd

- d. **PUD-489-10 – William B. Jones/Minor Amendment** (PD-18) (CD-8)
6910 South 101st East Avenue (Minor Amendment to allow off-site parking in combination with on-site parking for meeting parking requirements associated with a church use and an amendment to modify vehicular access and circulation.)
- e. **PUD-659 – Mary Moffett/Detail Site Plan** (PD-6) (CD-9)
West of the southwest corner of East 31st Street South and South Utica Avenue (Detail Site Plan for a gated entry and perimeter wall associated with the existing Andalusia Addition.)
- f. **PUD-704 – Wallace Engineering/Detail Site Plan** (PD-18) (CD-8)
9131 South Memorial Drive (Detail Site Plan for an automobile dealership.)
- g. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

3.

PUBLIC HEARINGS

- a. **The Reserve at Stonebrooke – Preliminary Plat (8211)** (PD 8) (CD 2)
Northwest of the northwest corner of West 81st Street South and Elwood Avenue (continued from June 6, 2007 meeting)
- b. **PUD-136-A-1 – Tanner Consulting, LLC** (PD-18) (CD-8)
7412 South Yale Avenue (Minor Amendment to allow a drainage diversion wall within the south 200 feet of the required 40-foot natural buffer along the westerly line of Development Area 1.) (Related to Item 2.b. and 4.a.)
- c. **Z-7058 – Charles Norman** **RS-3 to OL/PK**
North of northwest corner of East 11th Street and South Pittsburgh Avenue (PD-4) (CD-4)
- d. **PUD-375-E – Charles Norman** (PD-8) (CD-2)
West of the northwest corner of West 61st Street and South Union Avenue (Major Amendment to add 30 acres to Development Area A and establish the permitted uses and development standards for the expanded area.)
- e. **PUD-730-A – John W. Moody** (PD-4) (CD-4)
3617 East 21st Street, 1938 & 1942 South Louisville (Major Amendment to amend the permitted uses by adding an Adult Day Care Center as a permitted use, Use Unit 5.)

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

- f. **Z-7060/PUD-741 – Roy Johnsen** **AG to RS-2/PUD**
West of the northwest corner of Sheridan and East 111th (PD-26) (CD-8)
Street South (PUD for single-family subdivision.)
- g. **Z-7061 – Gregory S. Helms** **RS-3 to OL**
6301 South Mingo Road (PD-18c) (CD-7)

4. **OTHER BUSINESS**

- a. **PUD-136-A – Tanner Consulting, LLC** (PD-18) (CD-8)
7412 South Yale Avenue (Detail Site Plan and Landscape
Plan for an office park.) (Related to Item 2.b. and 3.b.)
- 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.

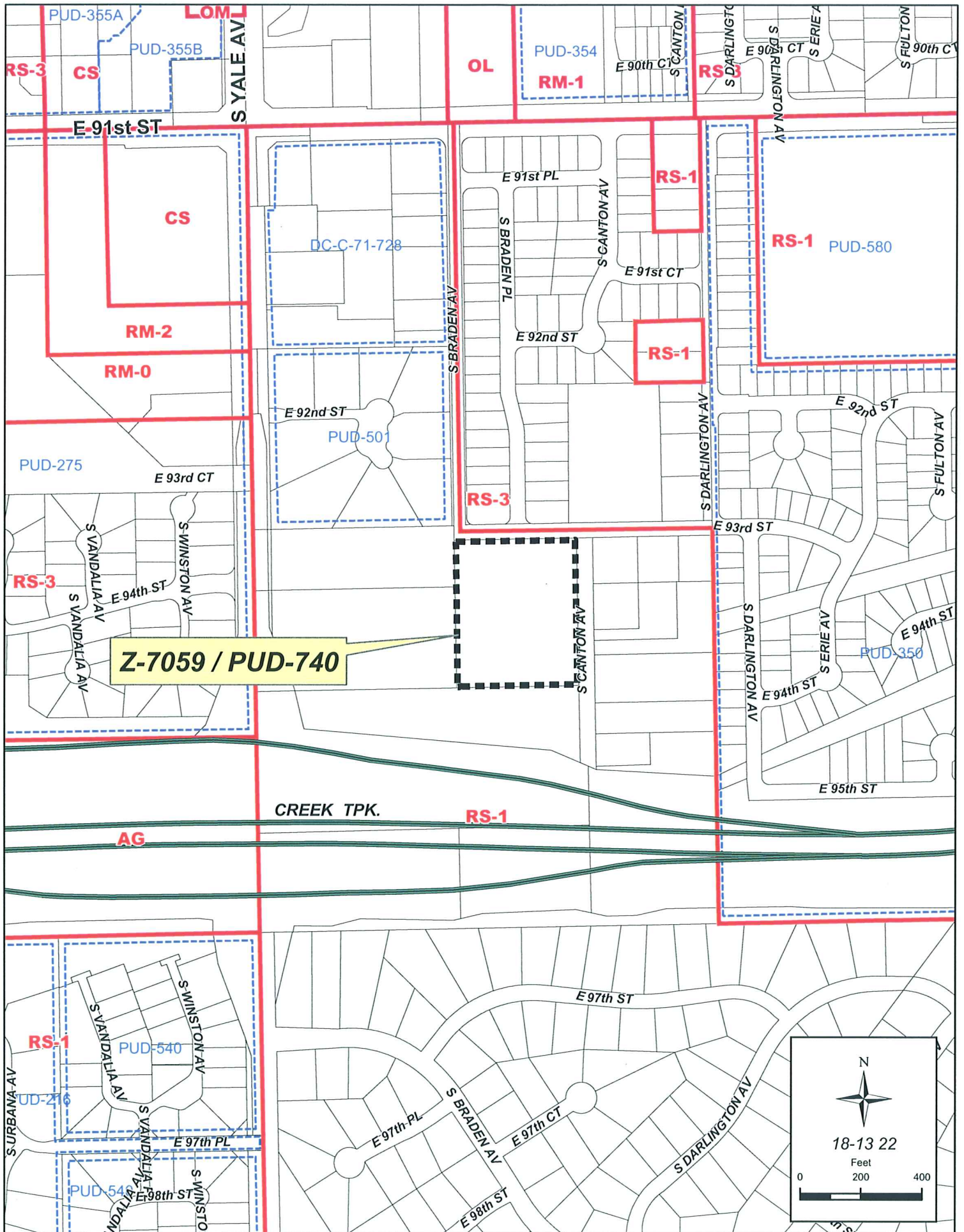
Visit our website @ www.tmapc.org

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

TMAPC RECEIPTS
Month of May 2007

		----- Current Period -----				----- Year To Date -----		
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Letters	17	\$85.00	\$85.00	\$170.00	161	\$805.00	\$805.00	\$1,610.00
Zoning	33	6,032.50	6,032.50	12,065.00	322	58,875.00	58,875.00	117,750.00
Refunds	0	0.00	0.00	0.00	7	(2,782.00)	(2,782.00)	(5,564.00)
Fees Waived	1	<u>400.00</u>	<u>400.00</u>	<u>800.00</u>	4	<u>400.00</u>	<u>400.00</u>	<u>800.00</u>
		<u>\$6,117.50</u>	<u>\$6,117.50</u>	<u>\$12,235.00</u>		<u>\$57,298.00</u>	<u>\$57,298.00</u>	<u>\$114,596.00</u>
LAND DIVISION								
Sketch Plats	1	\$125.00	\$125.00	\$250.00	5	\$1,025.00	\$1,025.00	\$2,050.00
Preliminary Plats	3	1,162.50	1,162.50	2,325.00	40	21,711.17	21,711.15	43,422.32
Minor Subdivision Plats	1	325.00	325.00	650.00	26	10,648.84	10,648.83	21,297.67
Plat Waivers	1	125.00	125.00	250.00	16	2,000.00	2,000.00	4,000.00
Access Changes	1	25.00	25.00	50.00	9	225.00	225.00	450.00
Lot Split	14	700.00	700.00	1,400.00	152	8,250.00	8,250.00	16,500.00
Refunds	0	0.00	0.00	0.00	2	(100.00)	(100.00)	(200.00)
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	1	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$2,462.50</u>	<u>\$2,462.50</u>	<u>\$4,925.00</u>		<u>\$43,760.01</u>	<u>\$43,759.98</u>	<u>\$87,519.99</u>
BOARDS OF ADJUSTMENT								
Fees	30	\$9,200.00	\$1,500.00	\$10,700.00	252	\$73,475.00	\$17,635.00	\$91,110.00
Refunds	0	0.00	0.00	0.00	5	(2,200.00)	0.00	(2,200.00)
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	1	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$9,200.00</u>	<u>\$1,500.00</u>	<u>\$10,700.00</u>		<u>\$71,275.00</u>	<u>\$17,635.00</u>	<u>\$88,910.00</u>
TOTAL		\$17,780.00	\$10,080.00	\$27,860.00		\$172,333.01	\$118,692.98	\$291,025.99





E 91st ST

S YALE AV

E 91st PL

S BRADEN PL

E 92nd ST

S CANTON AV

E 90th CT

E 91st CT

S DARLINGTON AV

S DARLINGTON CT

S DARLINGTON CT

S DARLINGTON CT

S DARLINGTON CT

S DARLINGTON CT

S DARLINGTON CT

S DARLINGTON CT

S DARLINGTON CT

E 92nd ST

E 93rd CT

S VANDALIA AV

E 94th ST

S WINSTON AV

S CANTON AV

E 93rd ST

S DARLINGTON AV

S DARLINGTON CT

E 94th ST

E 95th ST

CREEK TPK.

E 97th ST

E 97th PL

S BRADEN AV

E 97th CT

E 97th PL

E 98th ST

S WINSTON AV

E 98th ST

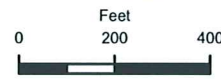
S GRANITE AV

E 98th ST



Z-7059 / PUD-740

18-13 22



EPPERSON & JOHNSEN

ATTORNEYS AT LAW

Suite 501

201 West Fifth

Tulsa, Oklahoma 74103-4277

(918) 585-5641

FAX (918) 585-2758

J. BARRY EPPERSON
ROY D. JOHNSEN
JANINE H. VANVALKENBURGH

June 14, 2007

The Tulsa Metropolitan Area Planning Commission

Attn: Wayne Alberty

Land Development Services

201 West Fifth, Ste. 600

Tulsa, Oklahoma 74103

Via: Hand Delivery

Re: Decatur Park
PUD - 740 and Z-7059
Request for continuance

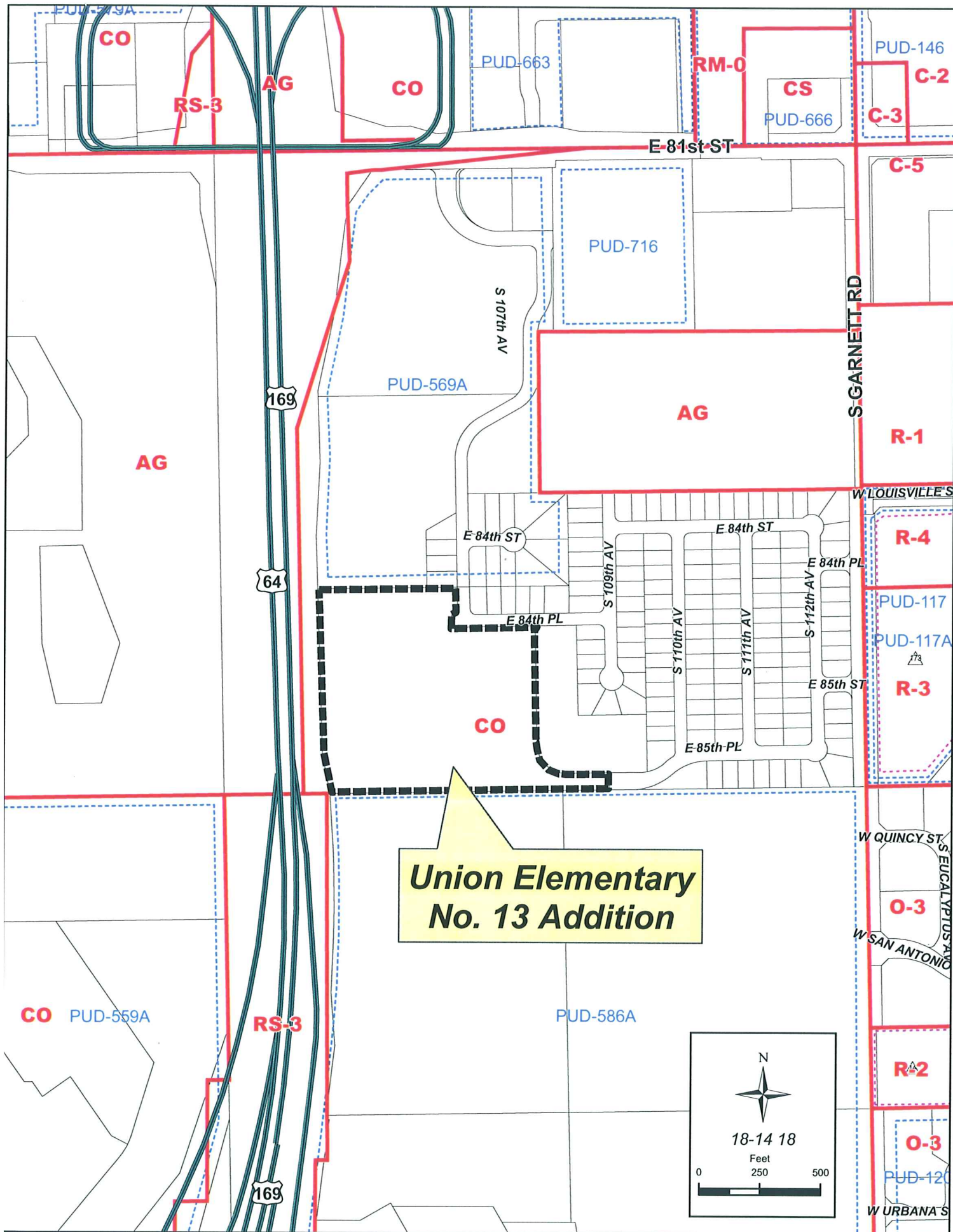
To the Members of the Commission:

It is requested that Commission consideration of the referenced matters be continued from June 20, 2007 continued until June 28, 2007, in order to consider alternative lotting configuration in response to Staff concerns.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Roy D. Johnsen", written over a horizontal line.

Roy D. Johnsen
Attorney for Applicant





N

Union Elementary
No. 13 Addition

18-14 18

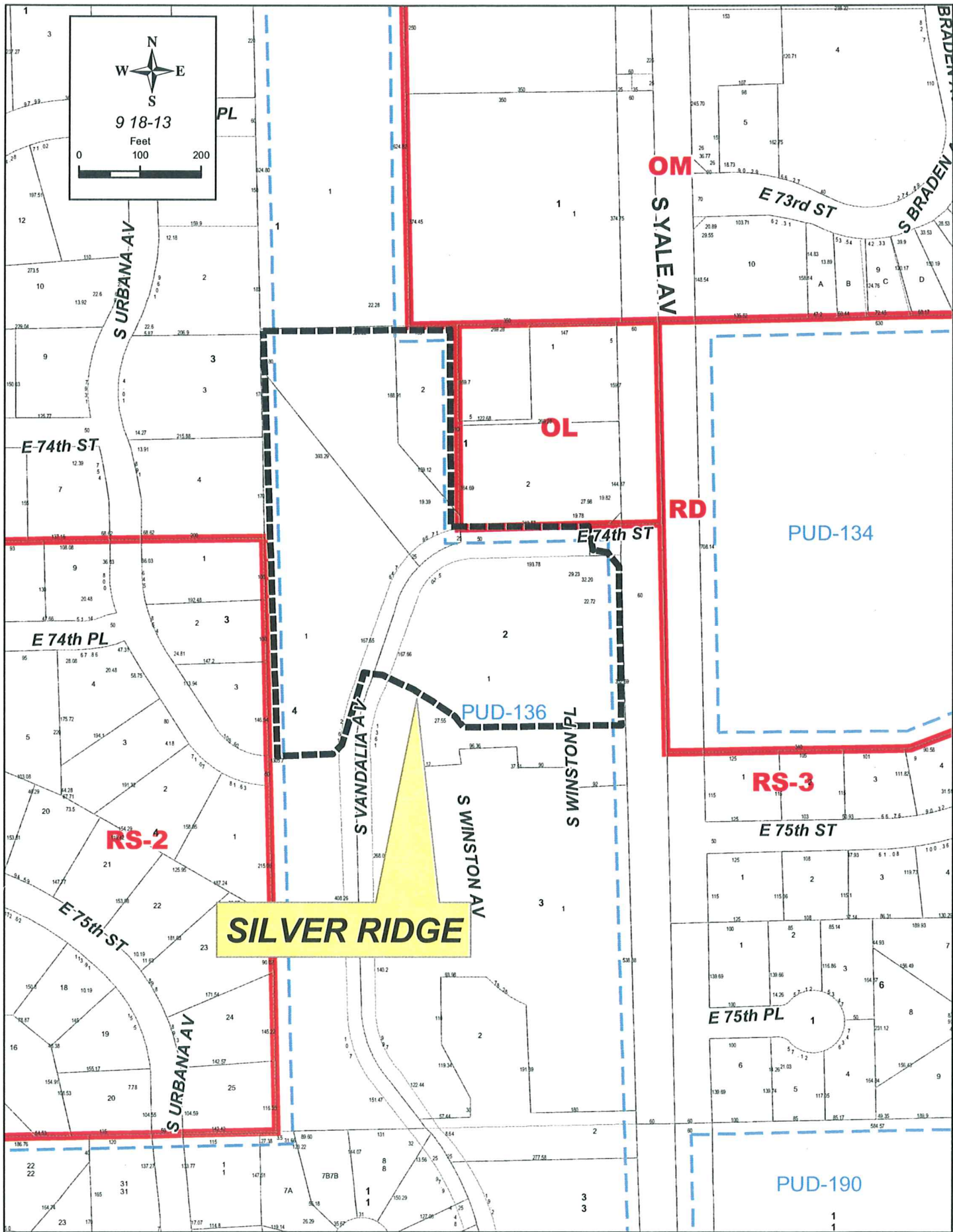
Feet
0 250 500

Final Subdivision Plat

Union Elementary No. 13 - (8418) (PD 18) (CD 8)
Southeast corner of East 84th Place and US 169

This plat consists of 2 Lots in 1 Block on 16.34 acres.

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

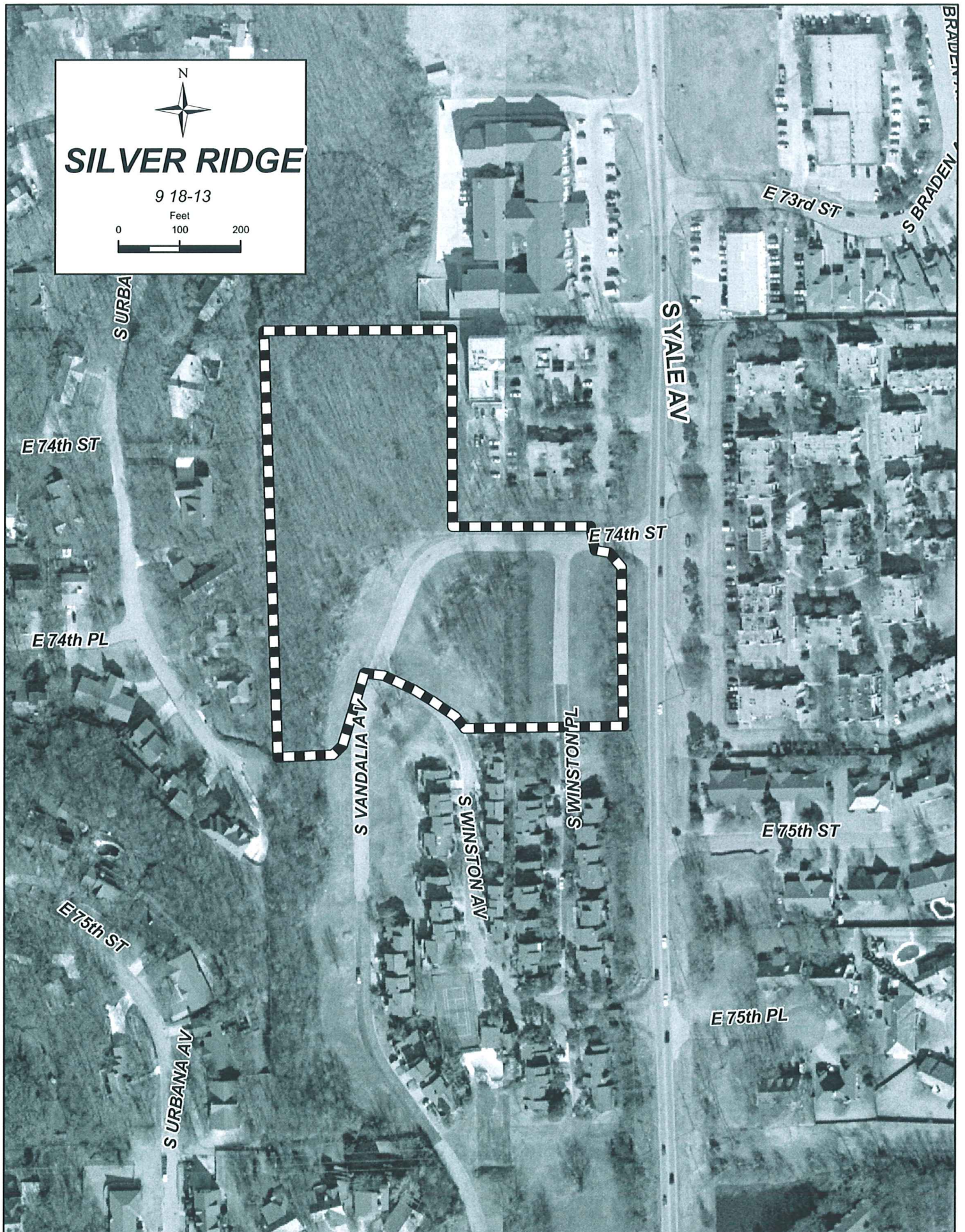


N

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 75th Street South and Yale Avenue

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

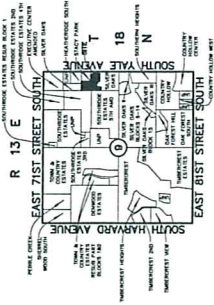
Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

Draft Final Plat

PUD 136-A

Silver Ridge

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



Location Map

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

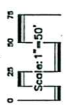
Basis of Bearings:

ALL BEARINGS ARE TO THE CENTER OF THE CURVE, UNLESS OTHERWISE NOTED.
ON A PLAT OF RECORD, THE BEARING SHALL BE THE BEARING OF THE CENTER OF THE CURVE.

Curve	Length	Radius	Delta
C1	23.56'	15.00'	90°00'00"
C2	23.56'	15.00'	90°00'00"
C3	15.17'	13.00'	90°00'00"
C4	15.17'	13.00'	90°00'00"
C5	15.17'	13.00'	90°00'00"

STATE OF OKLAHOMA }
COUNTY OF TULSA }
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office.
Dated this _____ day of _____, 2007.
BARBARA BROWN, Tulsa County Clerk

DATE OF PREPARATION: FEBRUARY 26, 2007



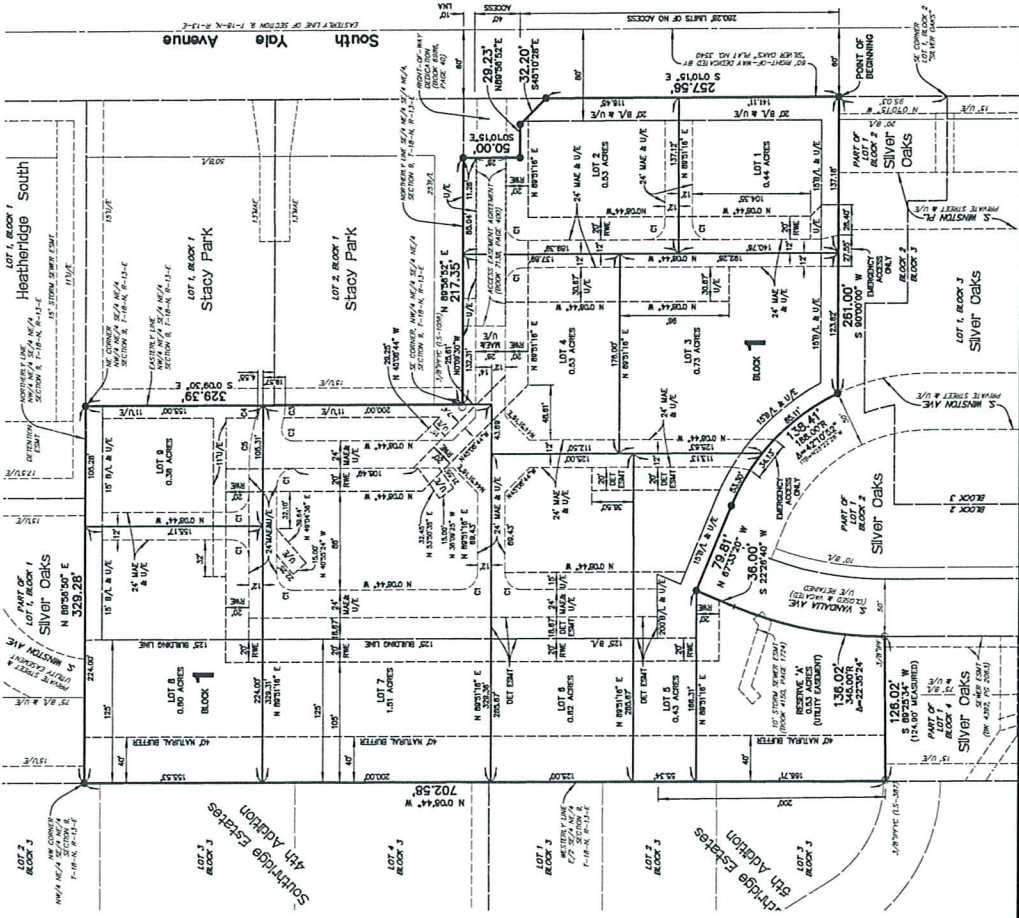
RA = RECORD LINE
UA = UTILITY ALIGNMENT
MA = MAINTENANCE ALIGNMENT
RE = RESTRICTED WATERWAY ALIGNMENT
DET = DETOUR ALIGNMENT
C = CENTERLINE ALIGNMENT
W = WATERWAY ALIGNMENT
S = SURFACE ALIGNMENT

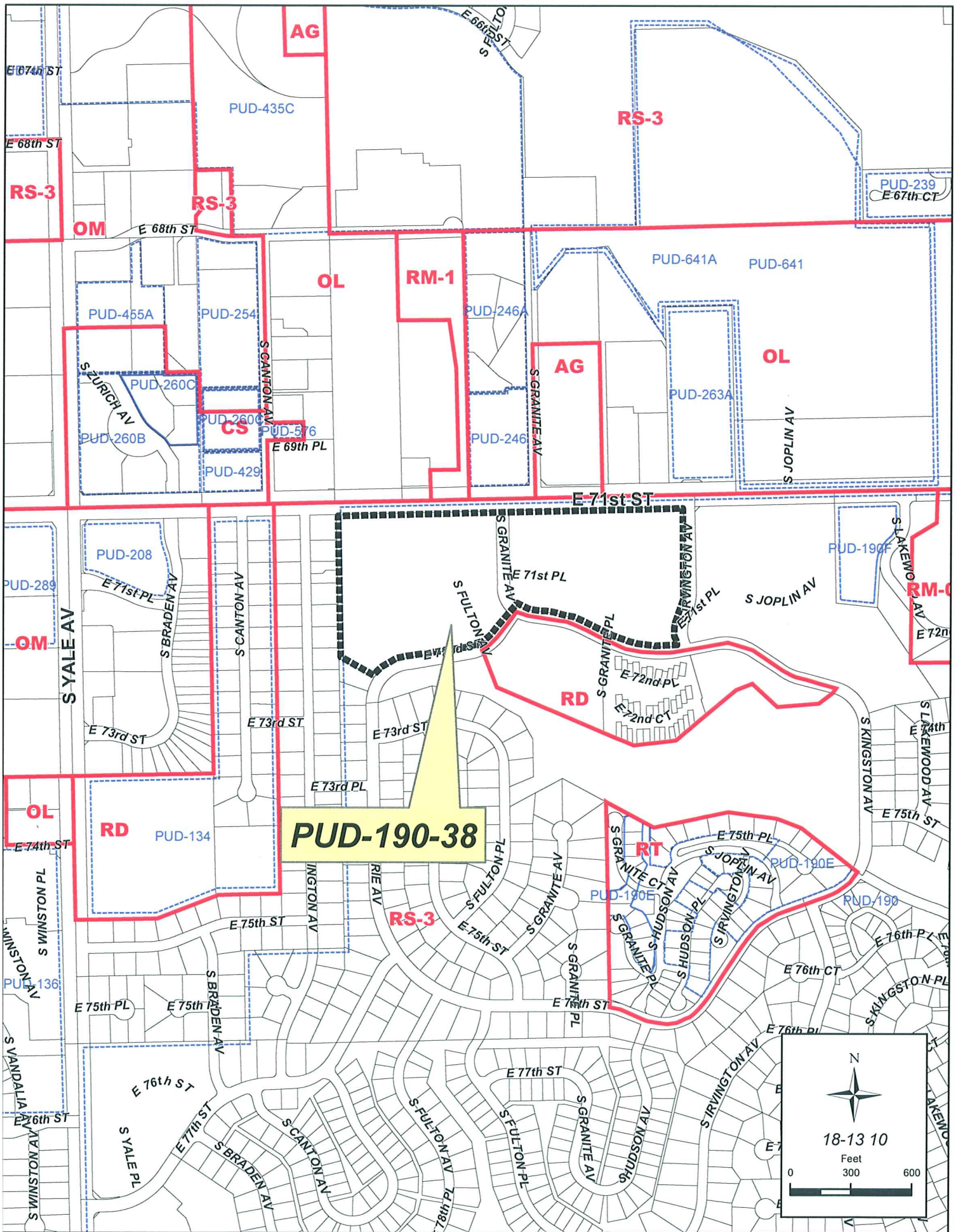
OWNER:
Silver Ridge Investments, LLC.
An Oklahoma Limited Liability Company
4745 East 91st Street
Tulsa, Oklahoma 74105
Phone: (918) 481-9922
Contact: Robert R. David, Manager

SURVEYOR:
Tanner Consulting, LLC.
P.O. Box 143
OKLA, No. 2881, EXPIRES 8/30/2007
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-8929
EMAIL: don@tannerconsulting.com

Silver Ridge
SHEET 1 OF 3

2.p.4





June 20, 2007

STAFF RECOMMENDATION

PUD- 190-38

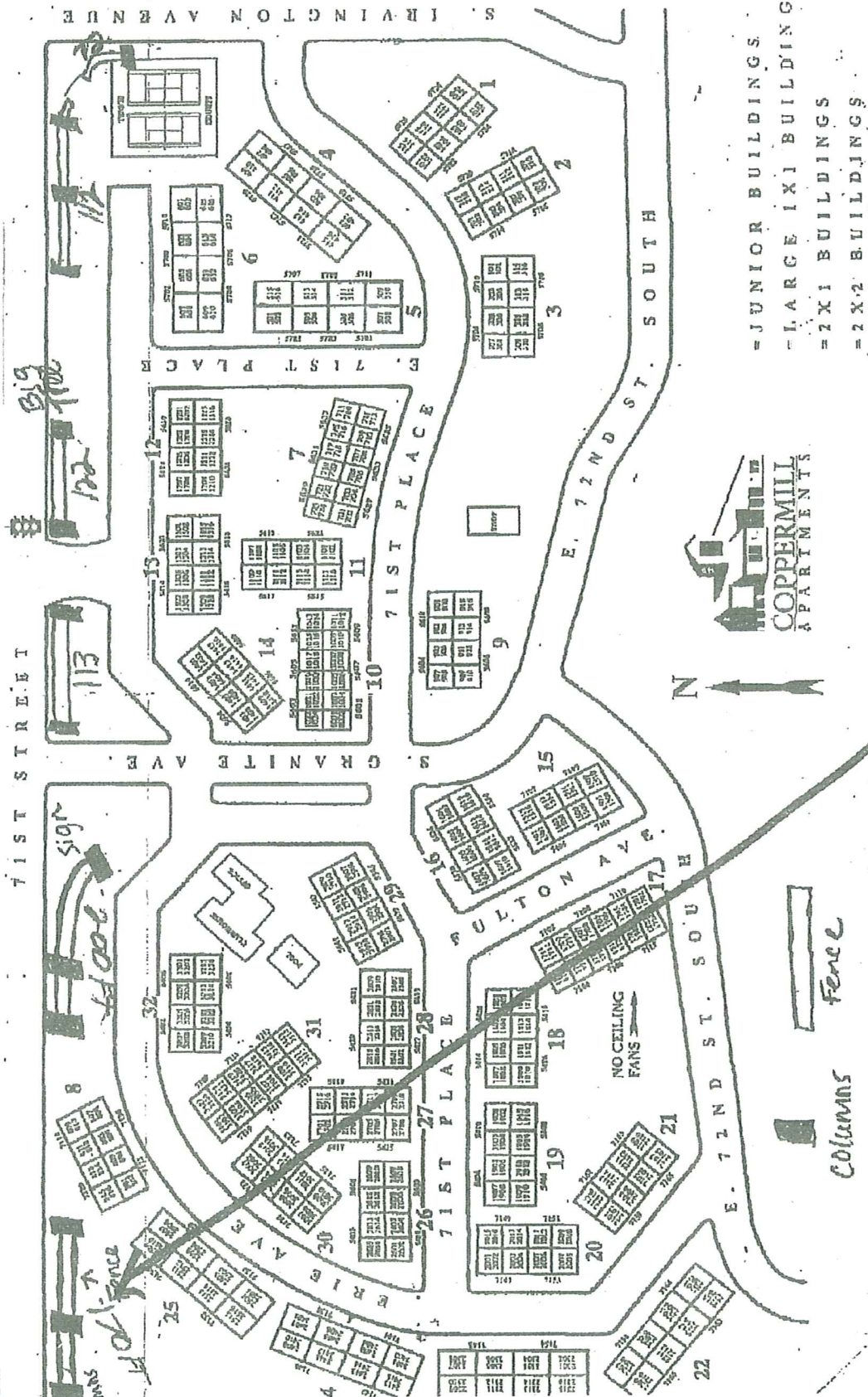
Minor Amendment – 7110 South Granite; Coppermill
Apartments; Lot 1, Block 1 and Lot 1, Block 2, Minshall
Park II; RS-3/ PUD; PD-18; CD-7

The applicant is requesting a minor amendment to PUD 190 for the purpose of constructing a decorative six-foot tall fence in the front yard of a residential multi-family development. A fence with a maximum height of four feet is permitted per development standards and the zoning code. The applicant intends for the proposed masonry columns with wrought iron fencing to provide visual separation from East 71st Street South and minimal security for the residential multi-family development. Staff finds the proposed amendment to be appropriate and minor in nature and, therefore, recommends **APPROVAL** of PUD 190-38 subject to the fence being located so as not to conflict with views of oncoming traffic.

02/21/2007 06:11 FAX 18184845744

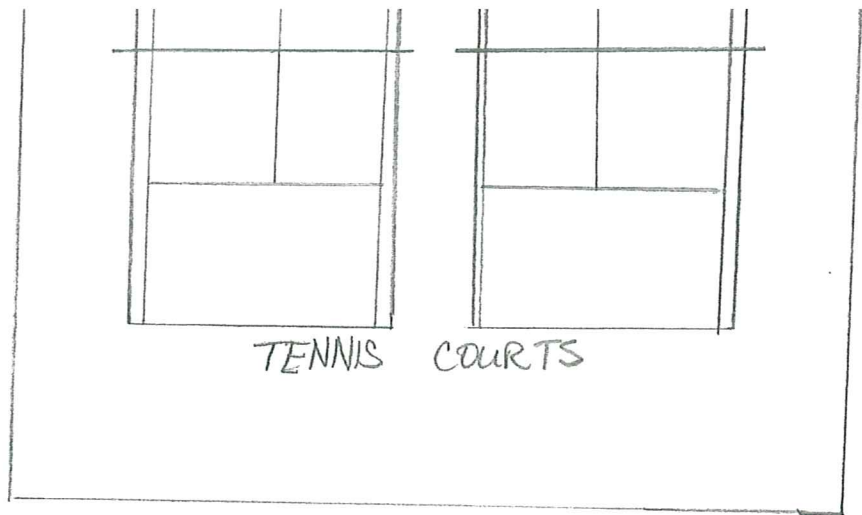
COPPERMILL

0003



Subject This 1700 ft + 3 Columns and sign with.

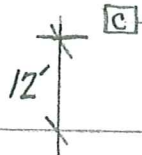
SOUTH IRVINGTON AVE.



TENNIS COURTS



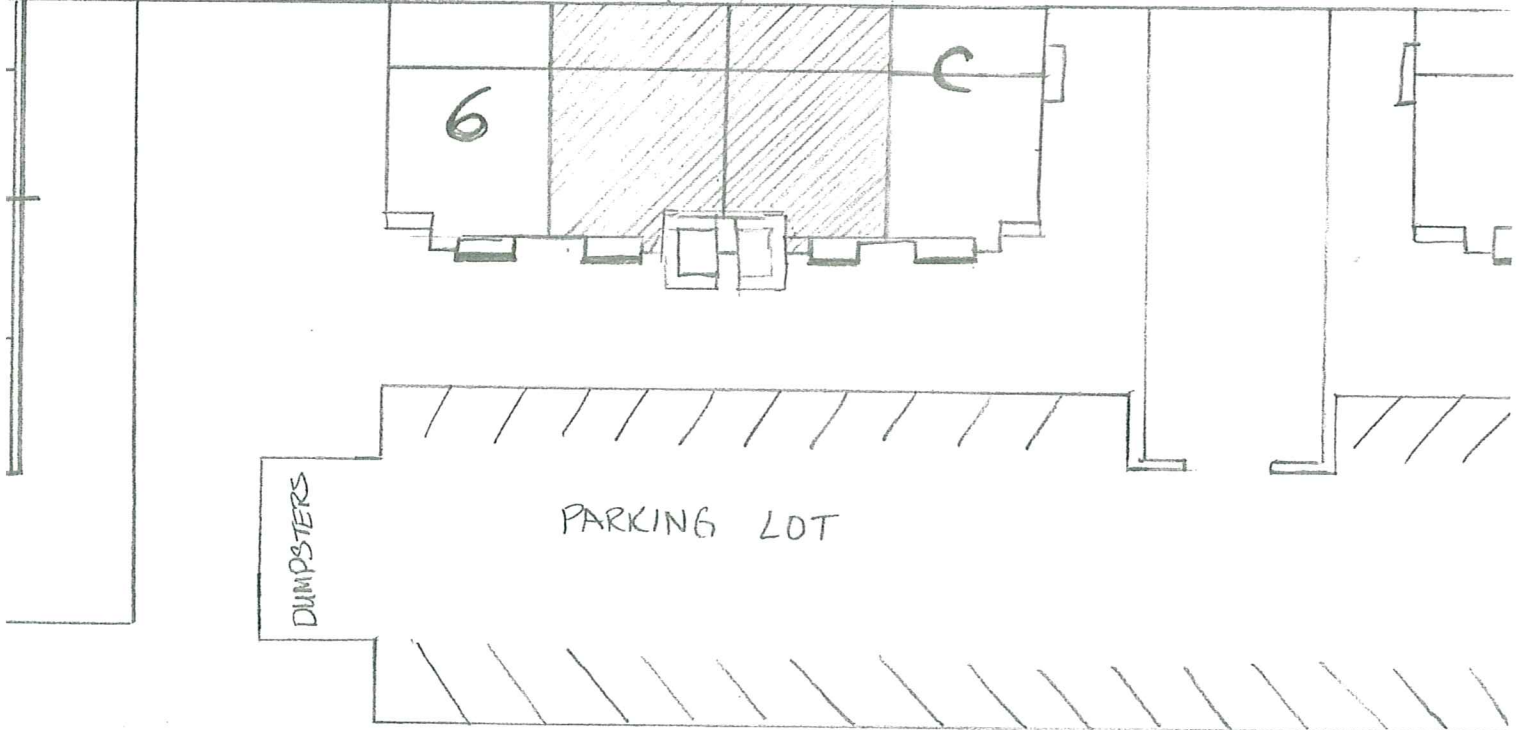
72'



SIDEWALK

EAST 71ST STREET

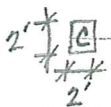
TION 1



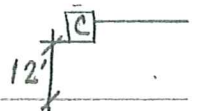
PARKING LOT

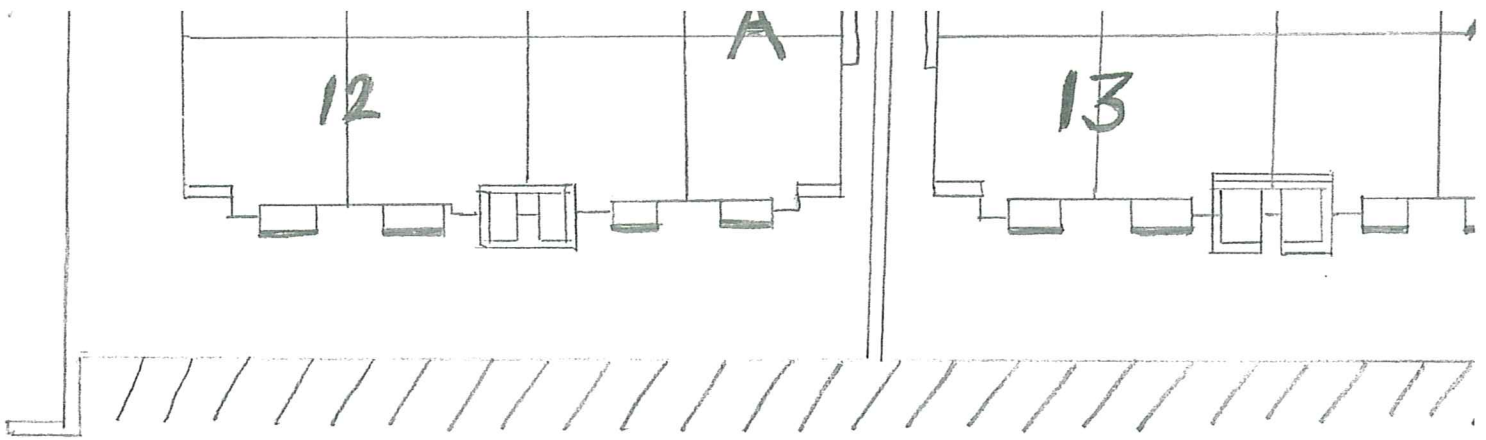
DUMPSTERS

112'

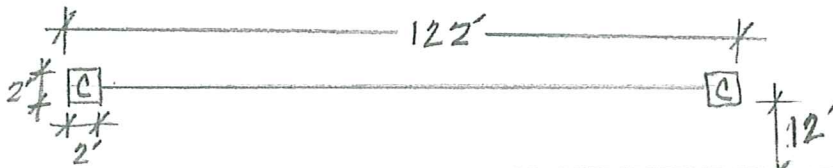
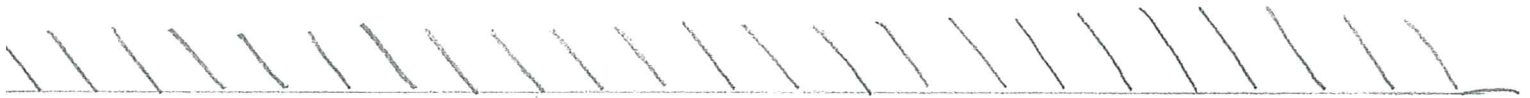


SIDEWALK





PARKING LOT

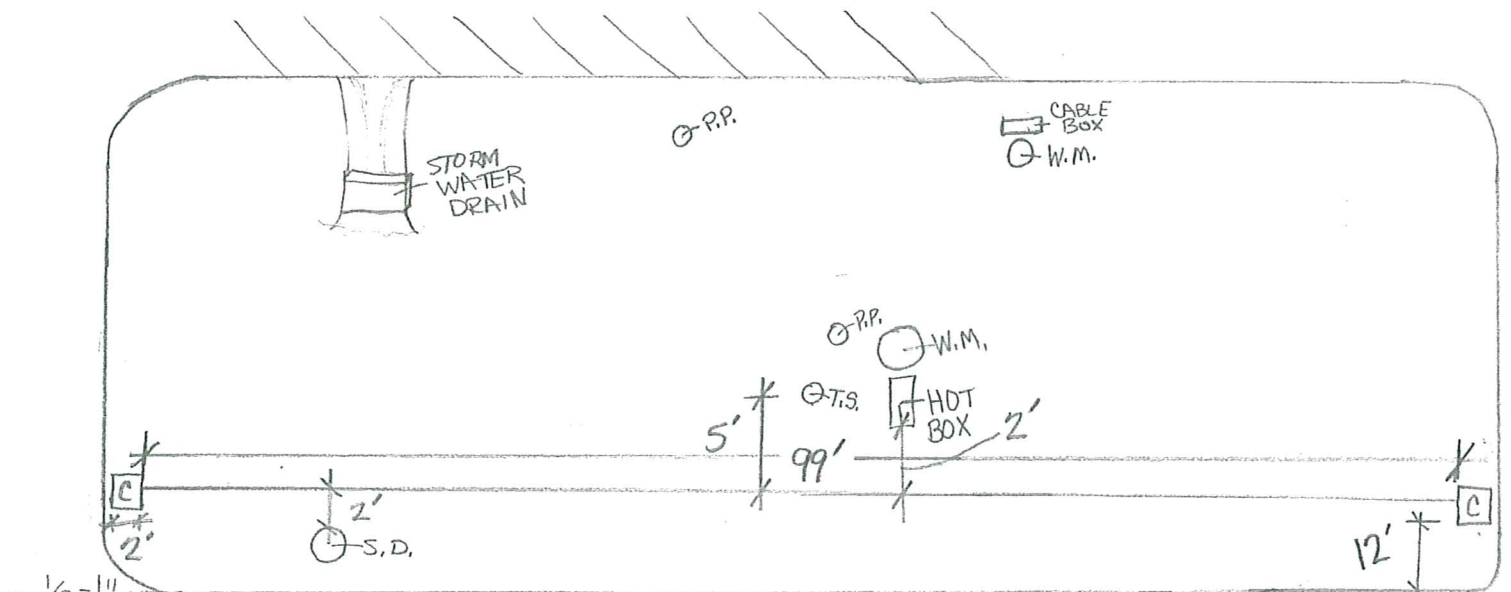
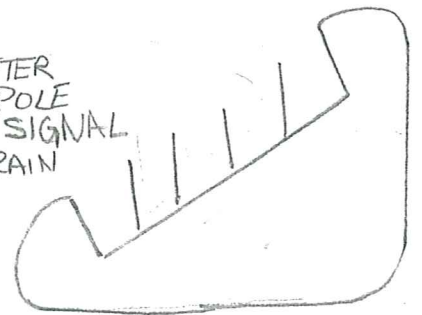


TION 3

EAST 71ST STREET

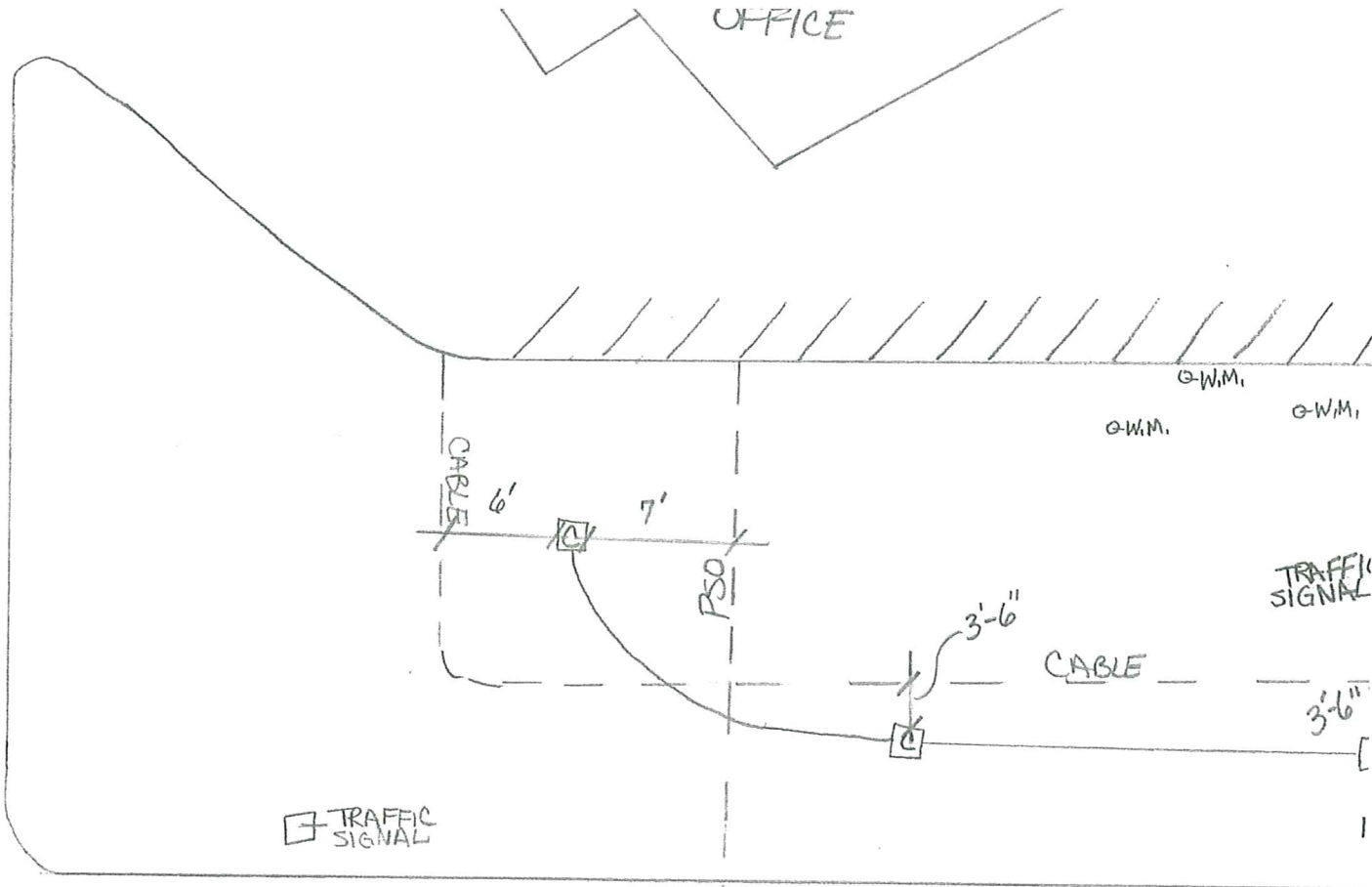
LEGEND

W.M. = WATER METER
 P.P. = POWER POLE
 T.S. = TRAFFIC SIGNAL
 S.D. = STORM DRAIN



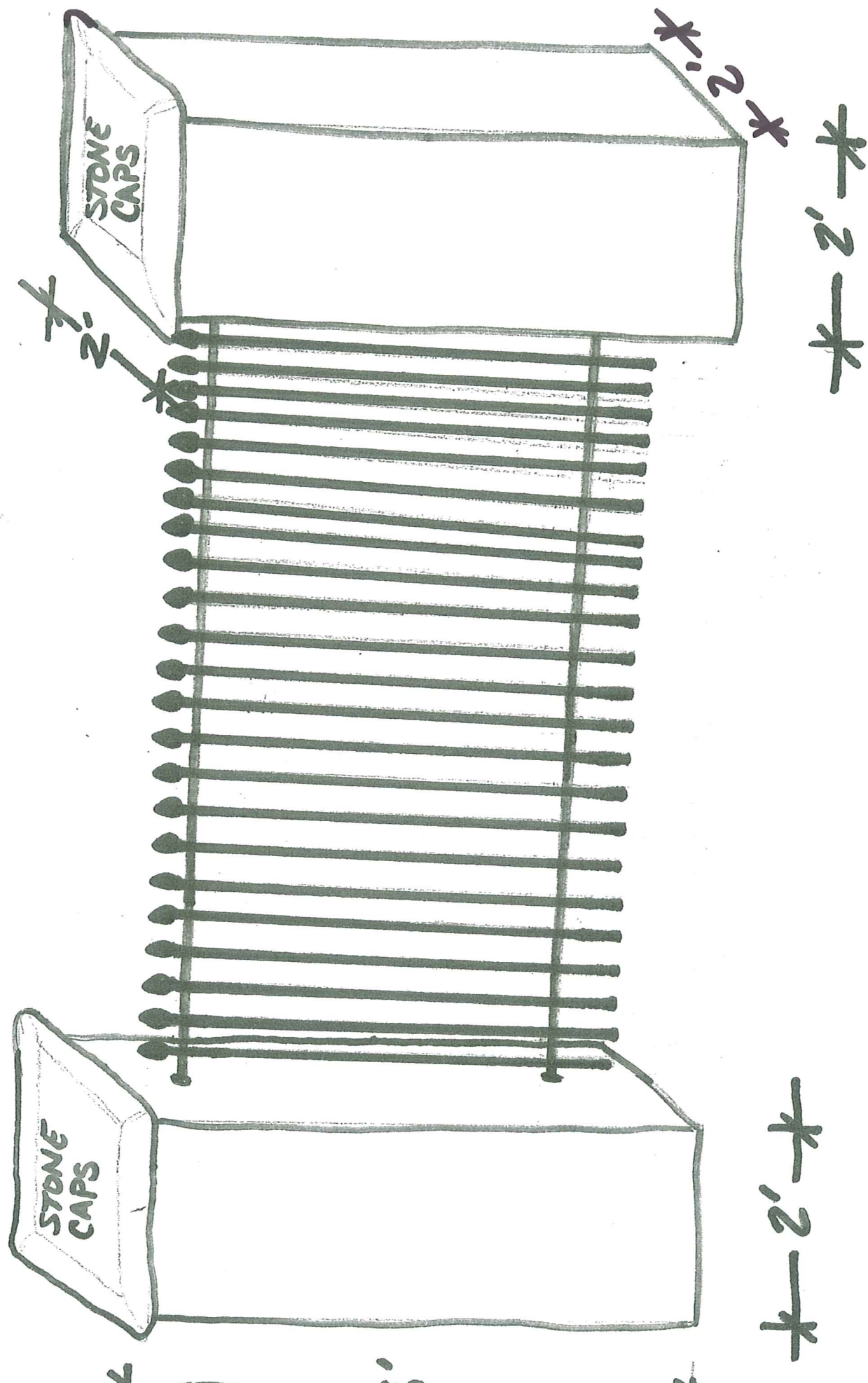
SOUTH GRANITE AVE.

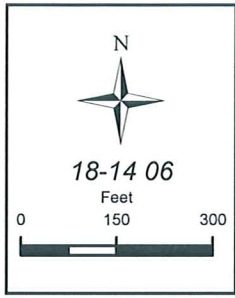
OFFICE



SECTION 5

EAST 71st STREET





AG

AG

PUD-595B PUD-595A

E 69th ST

RM-1

S MINGO RD

CO

PUD-481

PUD-489

PUD-489-10

PUD-468

CS

CS

E 71st ST

CS

PUD-498A

PUD-521

S 103rd AV

CS

CO

PUD-342

OM

RM-2

S 101st AV



PUD-489-10

18-14 06

Feet



S MINGO RD

E 69th ST

E 71st ST

S 101st AV

S 103rd AV

June 20, 2007

STAFF RECOMMENDATION

PUD- 489-10

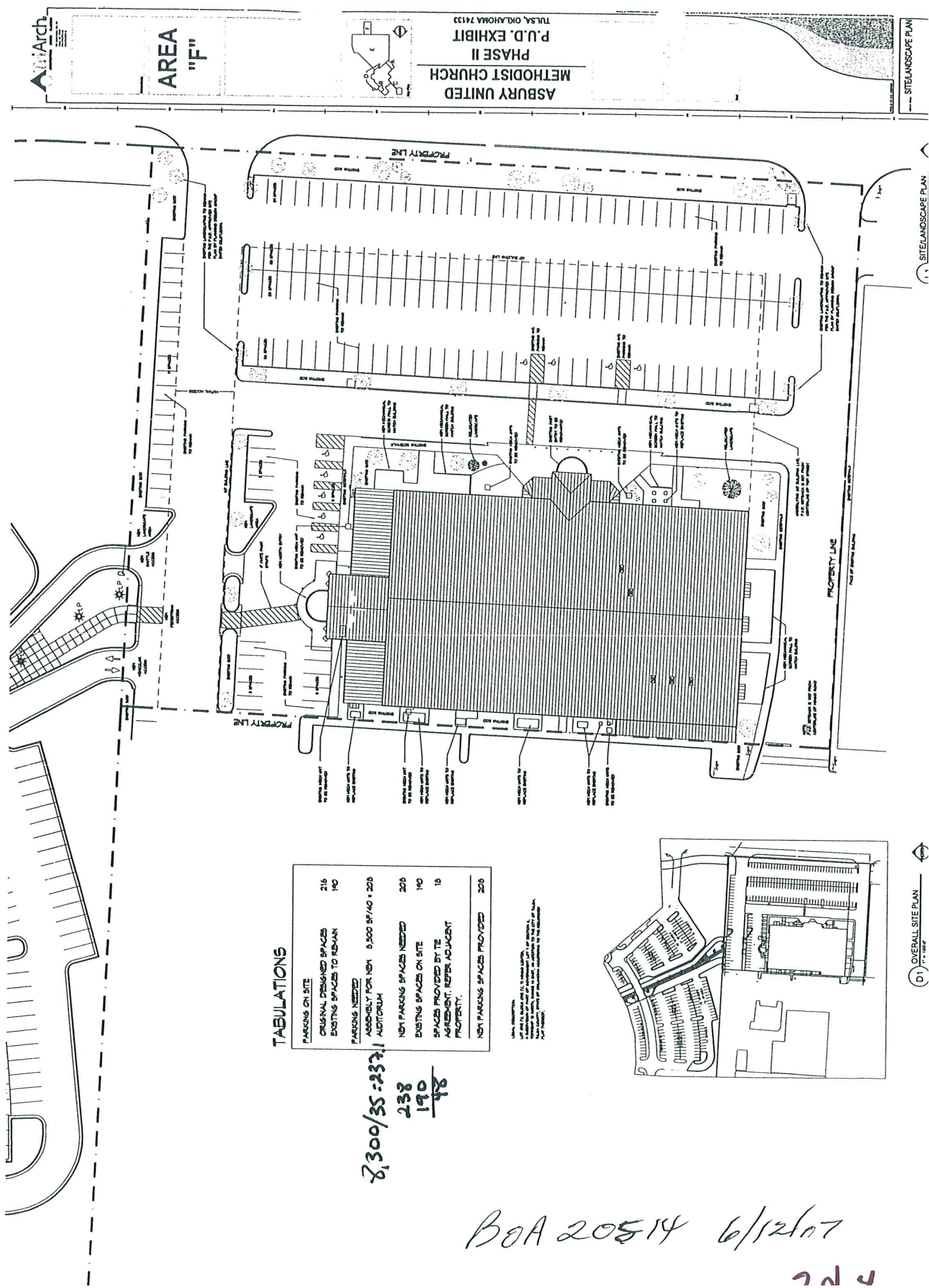
Minor Amendment – 6910 South 101st East Avenue; Lot 1, Block 1 71 Mingo Center; Development Area B; CO/PUD; PD-18; CD-8; *related case BOA-20514*

The applicant is requesting a minor amendment to PUD 489-10 to allow off-site parking in combination with on-site parking for meeting parking requirements associated with a church use; and an amendment to modify vehicular access and circulation. The subject property is the former site of the Tulsa Ice Arena and was recently approved for a church youth center (in association with the adjacent Asbury United Methodist Church) per PUD 489-9 in August, 2005, with the caveat that additional parking would be required if the building or portion thereof were used as sanctuary space. Because sanctuary space is now intended (and is a permitted use per PUD 489-9) for a portion of the building, additional parking is required but is not available on-site.

The proposed youth center/ sanctuary will include 8,300 square feet of assembly auditorium space requiring 238 parking spaces. The site, as slightly modified to provide better connection with the main church campus, will provide only 190 parking spaces. The applicant proposes to provide the remaining 48 parking spaces within the large main campus parking area to the northwest. According to updated calculations, the church campus has ample parking supply to accommodate overflow from the subject property. Because the zoning code requires approval of a special exception to allow parking on a lot other than the lot containing the use, the applicant applied for and received approval of a special exception, BOA-20514, on June 12, 2007, to allow the off-site parking.

Access to overflow parking on the main church campus is proposed per a new connecting drive at the subject property's northwest corner. Combined, access to the site would be provided by the proposed new connection, the existing driveways from South 101st East Avenue and from a mutual access easement connecting the subject property to the commercial retail center that comprises the balance of PUD 489. Staff finds the proposed amended circulation plan to be appropriate and desirable relief to congestion that would otherwise occur on South 101st East Avenue.

Finding that the proposed amendments are appropriate and minor in nature, staff recommends **APPROVAL** of PUD 489-10 as proposed.



Arch

AREA "F"

ASBURY UNITED
METHODIST CHURCH
PHASE II
P.U.D. EXHIBIT
TULSA, OKLAHOMA 74133

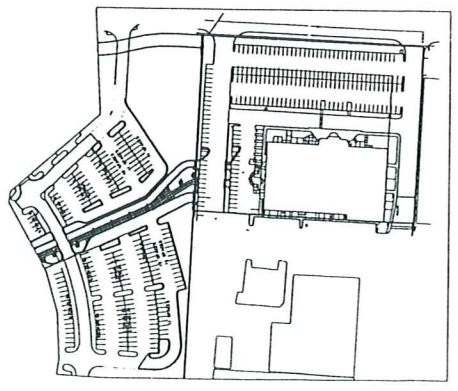
SITELANDSCAPE PLAN

TABULATIONS

PARKING ON SITE	
ORIGINAL DESIGNED SPACES	216
EXISTING SPACES TO REMAIN	190
PARKING NEEDED	
ASSEMBLY FOR NEW 8,500 SF 140 x 205	
AUDITORIUM	
NEW PARKING SPACES NEEDED	
EXISTING SPACES ON SITE	206
SPACES PROVIDED BY THE AGREEMENT, REFER ADJACENT PROPERTY.	190
NEW PARKING SPACES PROVIDED	15
	206

8,300/35 = 237.1
238
190
48

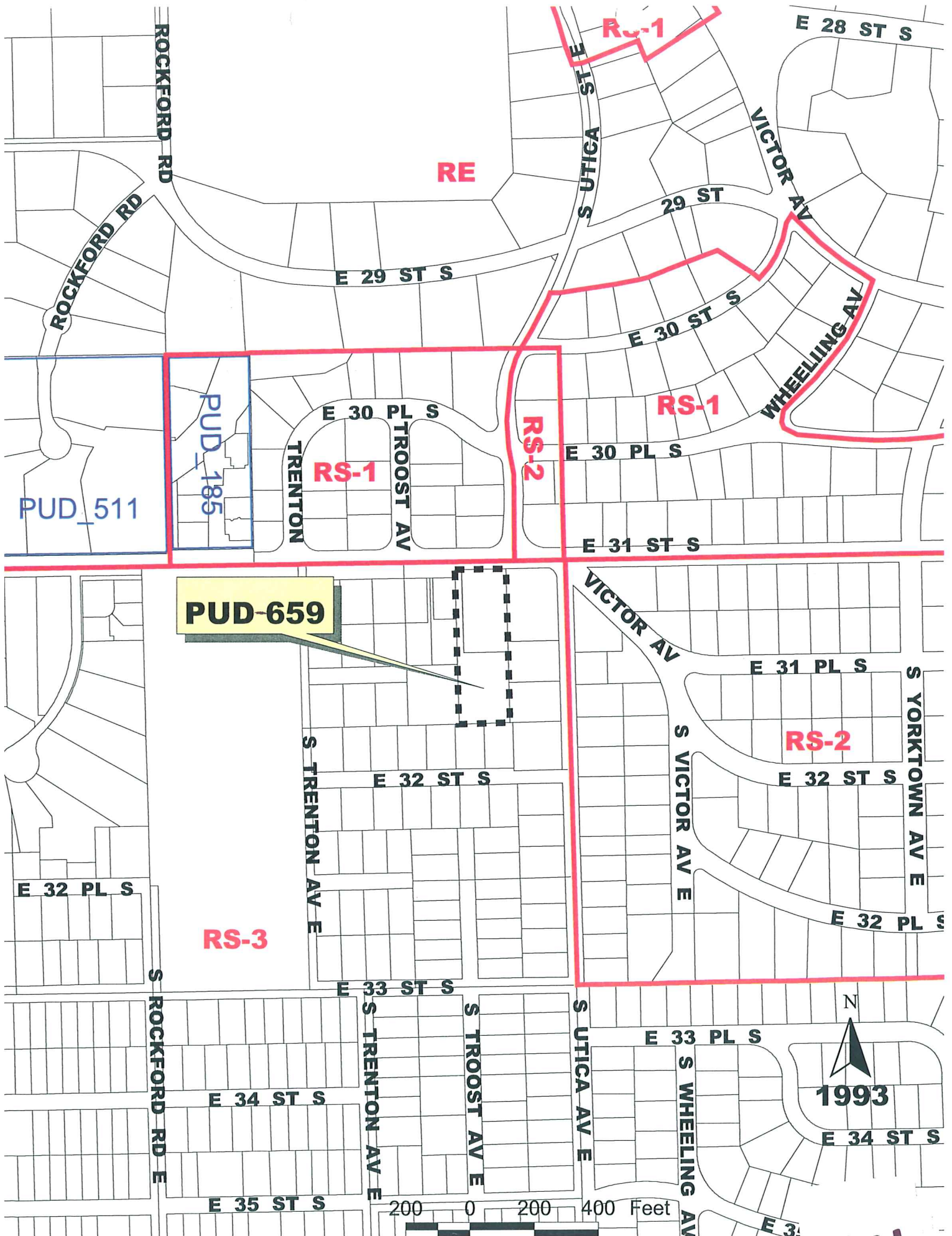
Notes: 1. All existing and new parking spaces shall be provided in accordance with the requirements of the City of Tulsa. 2. All existing and new parking spaces shall be provided in accordance with the requirements of the City of Tulsa. 3. All existing and new parking spaces shall be provided in accordance with the requirements of the City of Tulsa.



OVERALL SITE PLAN

BOA 20514 6/12/07

724





1993

PUD 659

200 0 200 400 Feet

June 20, 2007

STAFF RECOMMENDATION

PUD: 659

Detail Site Plan – Andalusia Addition; West of the southwest corner of East 31st Street South and South Utica Avenue; The Village on Utica Addition; RS-3/ PUD; PD-6; CD-9

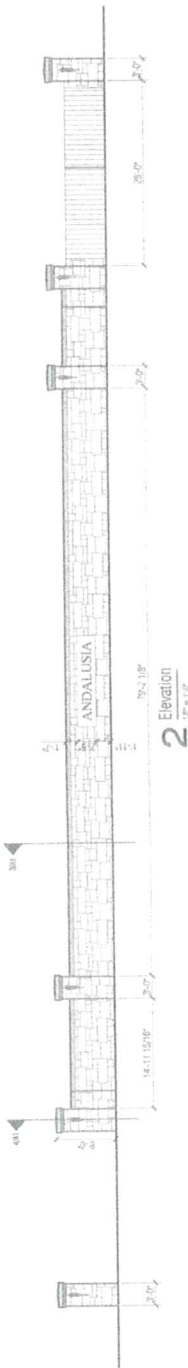
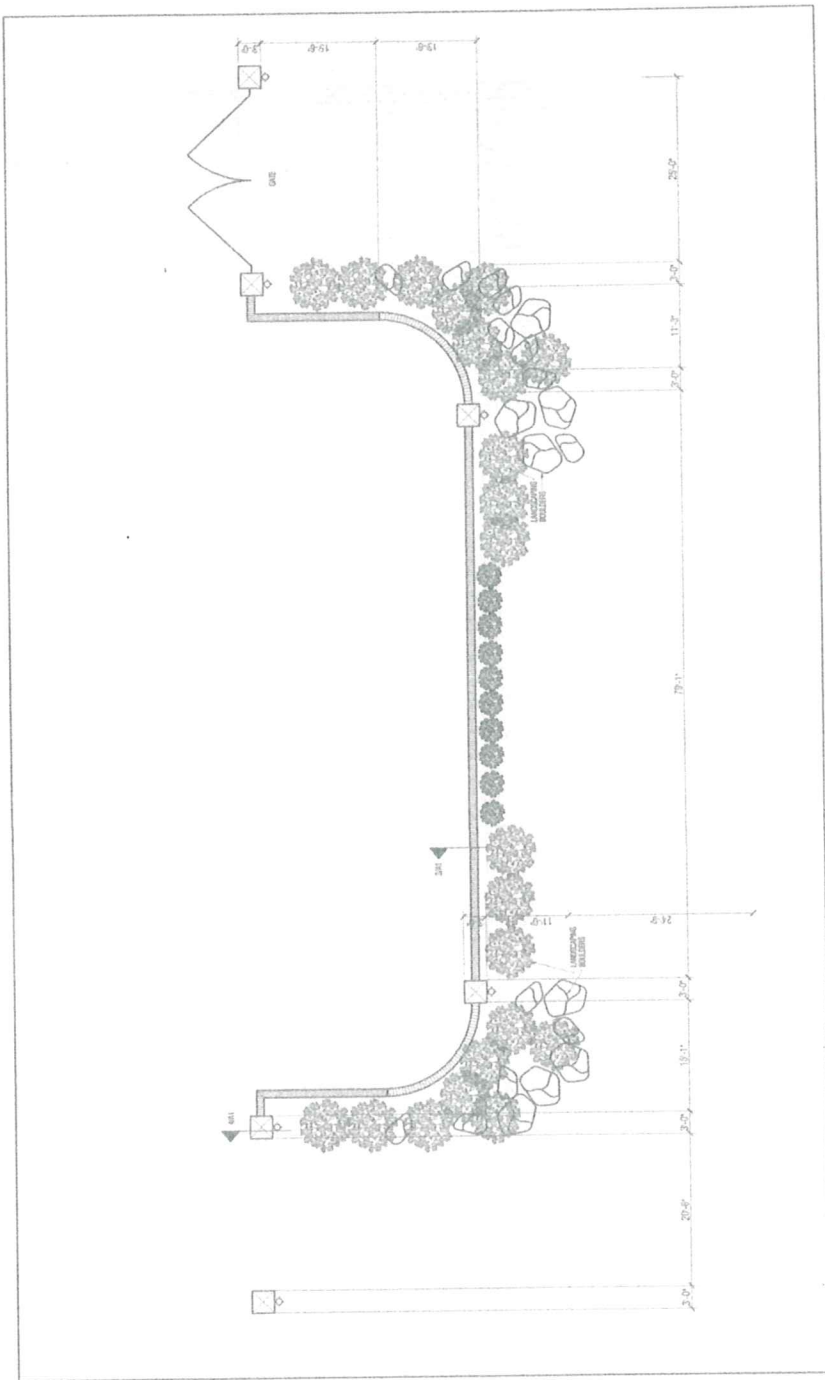
The applicant is requesting approval of a detail site plan for a gated entry and perimeter wall associated with the existing Andalusia Addition, a single-family residential infill development originally approved as “The Village on Utica”. The proposed wall and gated entry has been approved by the Traffic Engineer and Fire Marshall and is, therefore, in conformance with Development Standards of PUD 659.

Therefore, staff recommends approval of PUD 659 detail site plan as proposed.

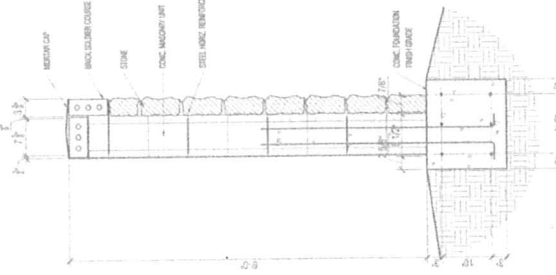
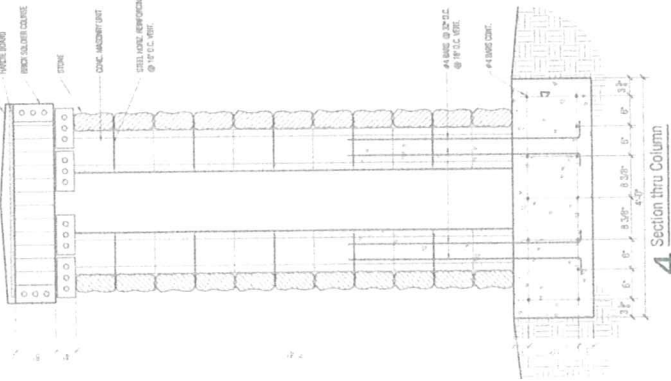
(Note: Detail site plan approval does not constitute landscape and sign plan approval.)

An Entrance Gate and Wall for:
Andalusia Addition
Ferrell Properties
Tulsa, Oklahoma

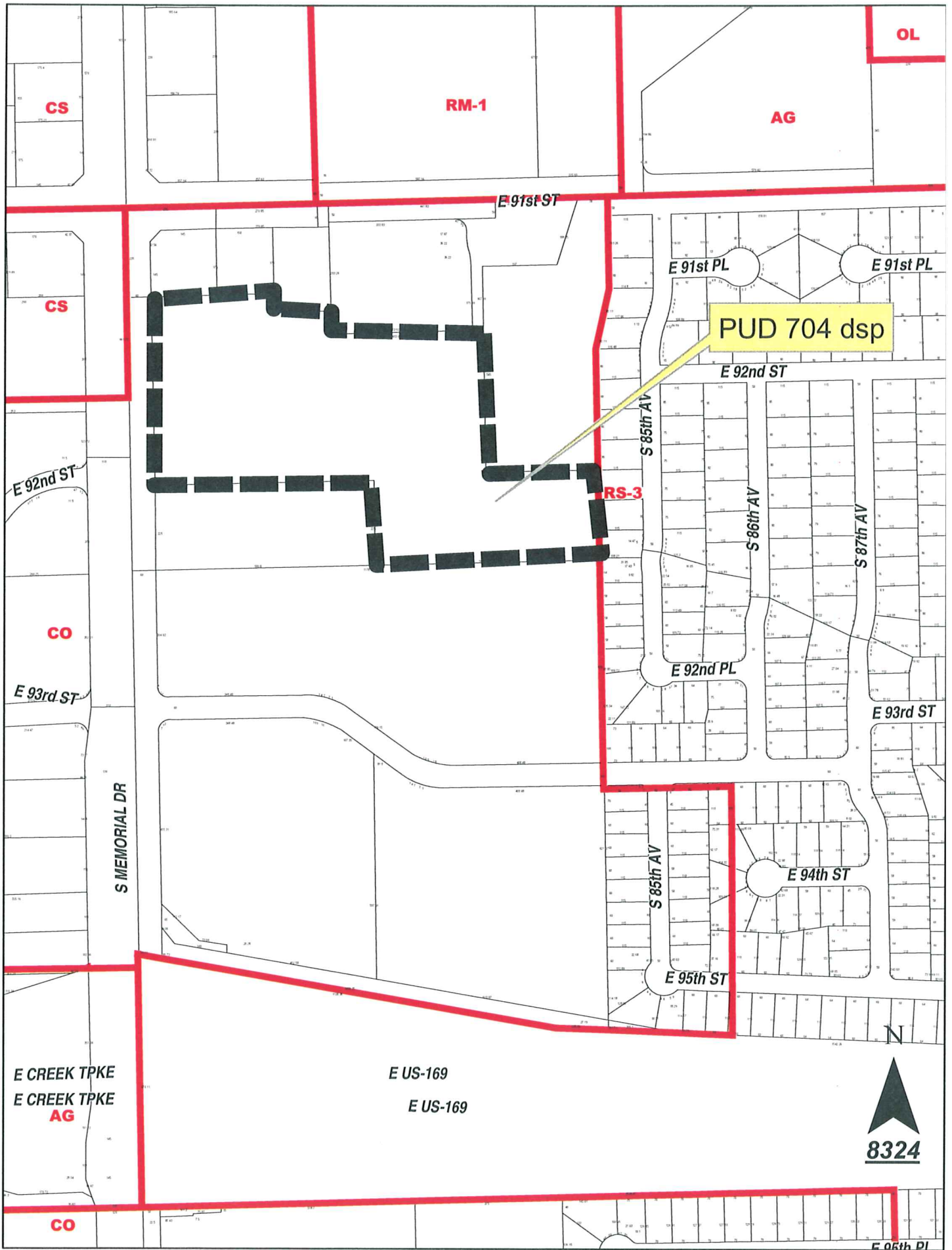
Project Name	Andalusia Addition
Client	Ferrell Properties
Architect	McGraw-Hill Construction
Engineer	McGraw-Hill Construction
Contract Number	20
Sheet Number	20
Scale	1/8" = 1'-0"
Date	07-20-07
Drawn By	McGraw-Hill Construction
Checked By	McGraw-Hill Construction
Project Plan	Andalusia Addition



Approved: *David J. Ferrell* 5-31-07
Project Engineer
Approved: *David J. Ferrell* 5-31-07
Project Engineer



NOTE: These documents represent our best interest in space planning and exterior design. No engineering is represented herein. McGraw-Hill Construction, Inc. assumes no responsibility for any damages, including professional liability, that may result from the use of these documents. McGraw-Hill Construction, Inc. assumes no responsibility for any damages, including professional liability, that may result from the use of these documents.



OL

CS

RM-1

AG

E 91st ST

E 91st PL

E 91st PL

PUD 704 dsp

E 92nd ST

S 85th AV

S 86th AV

S 87th AV

RS-3

E 92nd PL

E 92nd ST

CO

E 93rd ST

E 93rd ST

S MEMORIAL DR

E 94th ST

E 95th ST

E CREEK TPKE
E CREEK TPKE
AG

E US-169

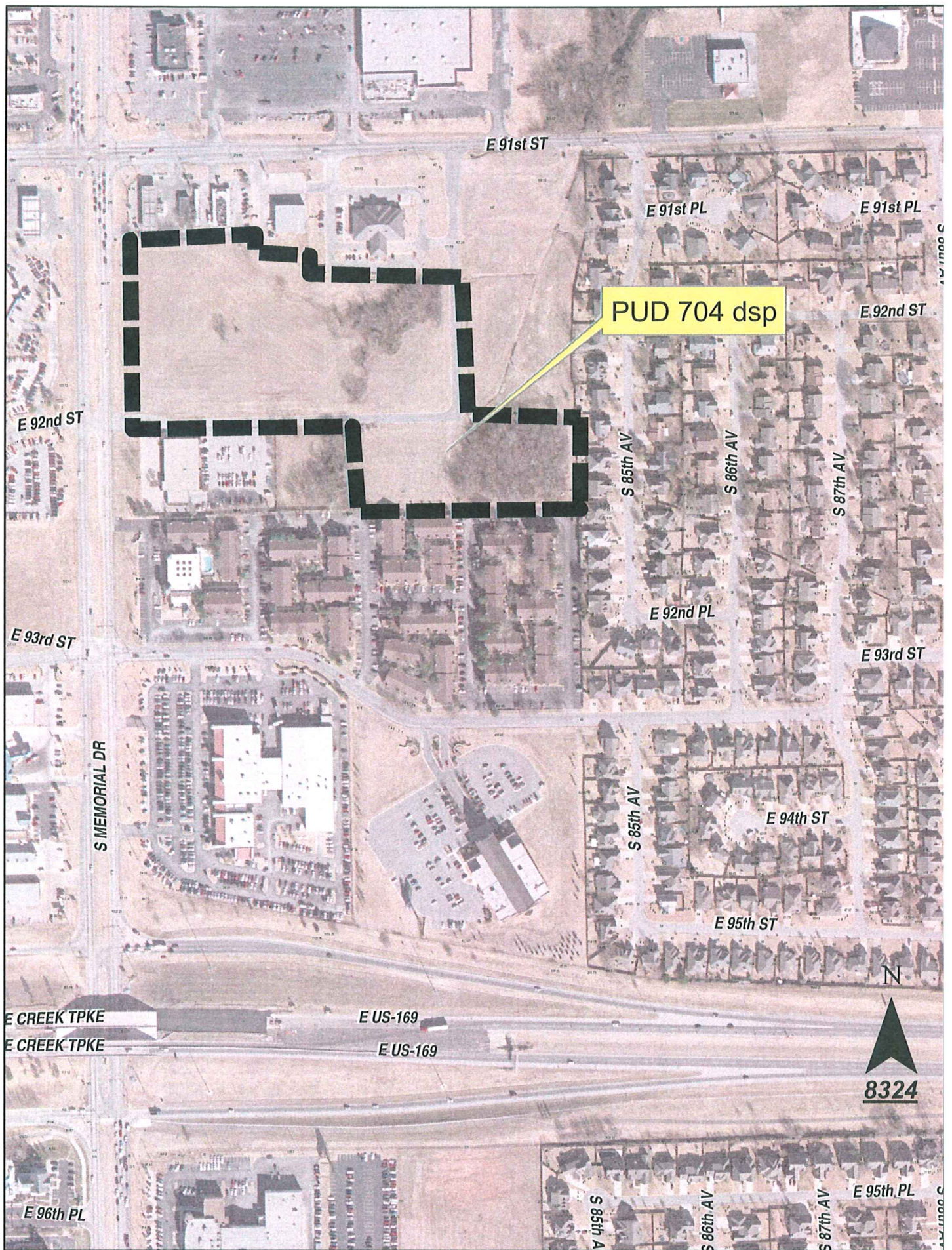
E US-169

CO



8324

E 95th PL



June 20, 2007

STAFF RECOMMENDATION

PUD: 704

Detail Site Plan – Car Max; 9131 South Memorial Drive; Lot 1, Block 1, Carmax Addition; CO/ PUD; PD-18; CD-8

The applicant is requesting approval of a detail site plan for an automobile dealership. The proposed use, Use Unit 17, Automotive and Allied Activities, is in conformance with Development Standards of PUD 704.

The proposed buildings comply with setback requirements, height restrictions and exterior façade requirements. The proposed parking and display areas comply with development standards and screening is proposed as required. In addition, the proposed site meets landscape area requirements and is in compliance with site lighting restrictions.

Therefore, staff recommends **APPROVAL** of PUD 704 detail site plan as proposed.

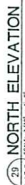
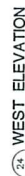
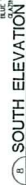
(Note: Detail site plan approval does not constitute landscape and sign plan approval.)



3000 ROYAL BOULEVARD SOUTH
ALPHARETTA, GEORGIA 30022
770.563.0706 FAX 563.0766

[illegible]

PROJECT NO	20-03023.02
DATE	19 JAN 2007
SHEET TITLE	
EXTERIOR ELEVATIONS	



AS3.0
SCALE: 3/12' = 1'-0"



TERRY

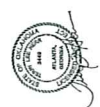
L

HERR

ARCHITECT

14 JACKSON WAY
PEPPER CORSEY HERR ARCHITECTS
3000 RYAN BOULEVARD SOUTH
ALPHARETTA, GEORGIA 30005
770.581.0706 FAX 770.581.0706

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RELEASED FOR CONSTRUCTION

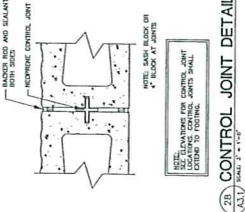
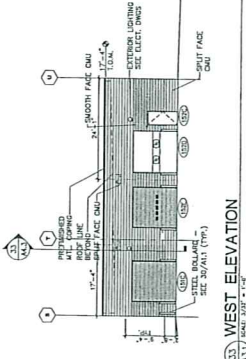
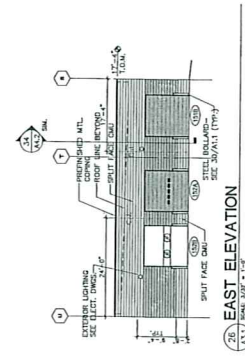
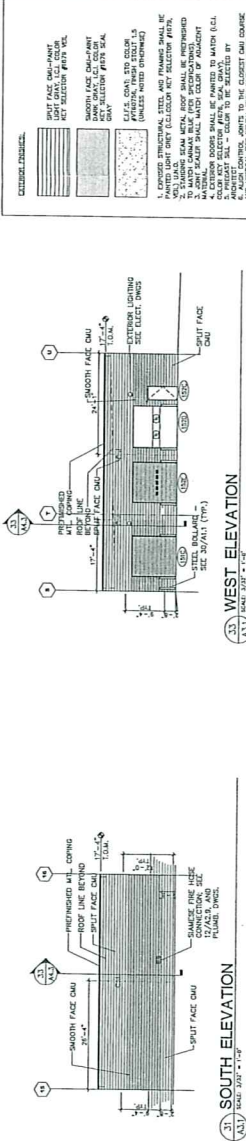
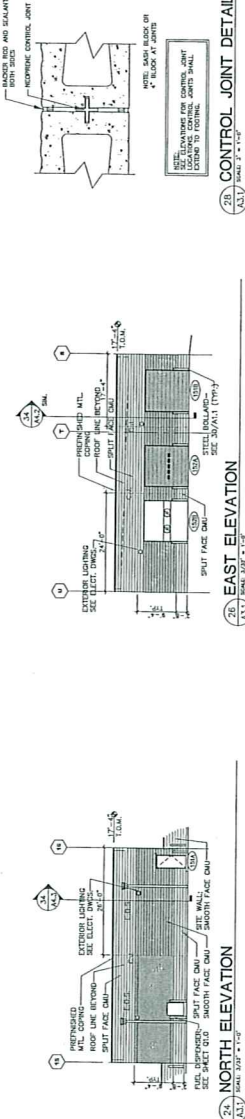
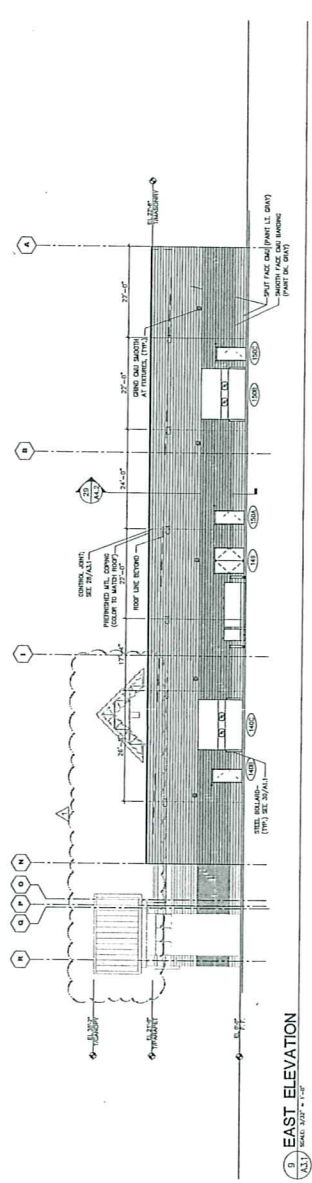
DATE	1/19/2007
BY	TERRY L. HERR
FOR	THE AUTO SUPERSTORE
PROJECT	10000 RYAN BOULEVARD SOUTH, ALPHARETTA, GA 30005
SCALE	AS SHOWN
DATE	1/19/2007
BY	TERRY L. HERR
FOR	THE AUTO SUPERSTORE
PROJECT	10000 RYAN BOULEVARD SOUTH, ALPHARETTA, GA 30005
SCALE	AS SHOWN



THE AUTO SUPERSTORE

TULSA, OK STORE NO. 7191

PROJECT NO. 20-00023.02
SHEET NO. 19 JAN 2007
EXTERIOR ELEVATIONS



EXTERIOR FINISHES

- SPLIT FACE CMU - PAINT WITH EXTERIOR GRADE COAT, ACT REFLECTOR #1111 W/SL.
- ROOF LINE - PAINT WITH EXTERIOR GRADE COAT, ACT REFLECTOR #1111 W/SL.
- EXTERIOR LIGHTING - PAINT WITH EXTERIOR GRADE COAT, ACT REFLECTOR #1111 W/SL.
- EXTERIOR LIGHTING - PAINT WITH EXTERIOR GRADE COAT, ACT REFLECTOR #1111 W/SL.
- EXTERIOR LIGHTING - PAINT WITH EXTERIOR GRADE COAT, ACT REFLECTOR #1111 W/SL.



NOT RELEASED FOR CONSTRUCTION			
APPROVAL			
REVISIONS			
NO.	DATE	REASON	BY
1	01/11/01	REVISIONS	01/11/01
2	01/11/01	REVISIONS	01/11/01
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4	01/11/01	REVISIONS	01/11/01
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77	01/11/01	REVISIONS	01/11/01

WALLACE ENGINEERING
PO BOX 100
ULSA, OK. 74103
5101 264-5656



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770.569.0706 FAX 569.0706

ALFARIANETTA, GEORGIA 30022

3000 ROYAL BOULEVARD SOUTH

ARCHITECT

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O'Brien

1177

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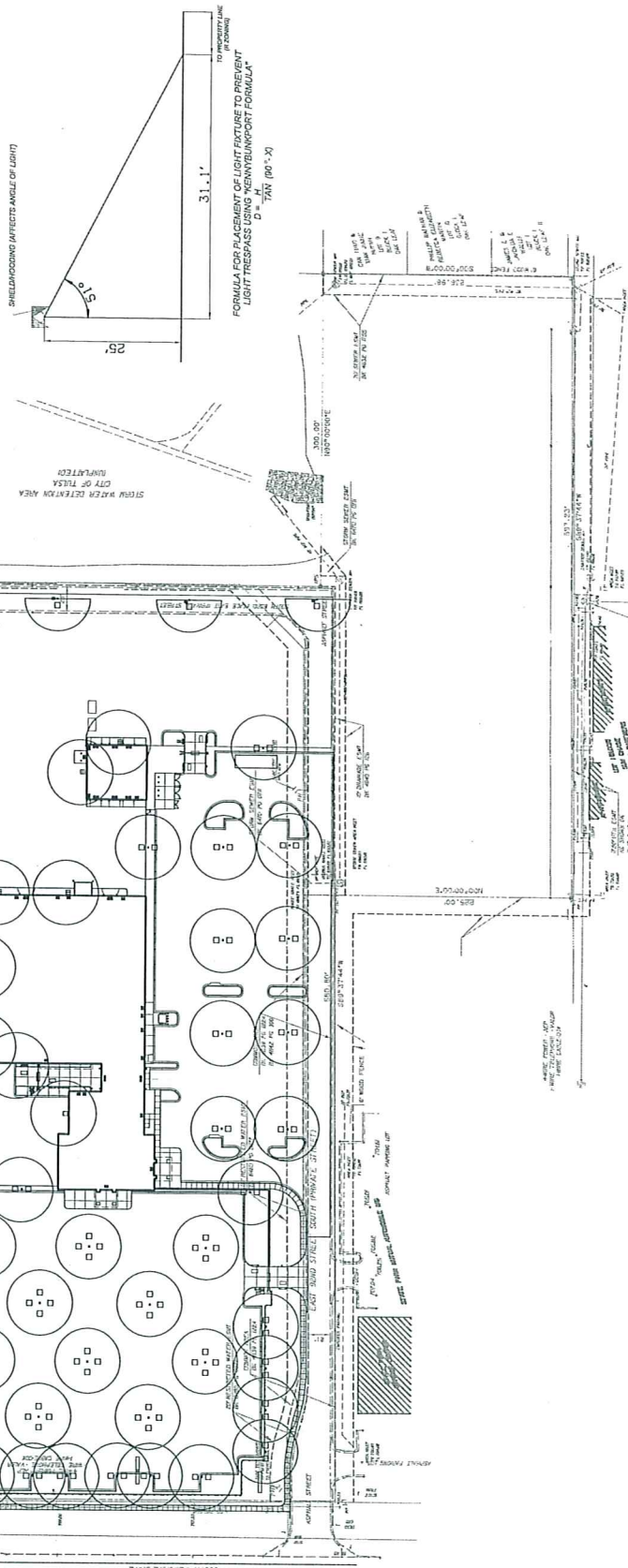
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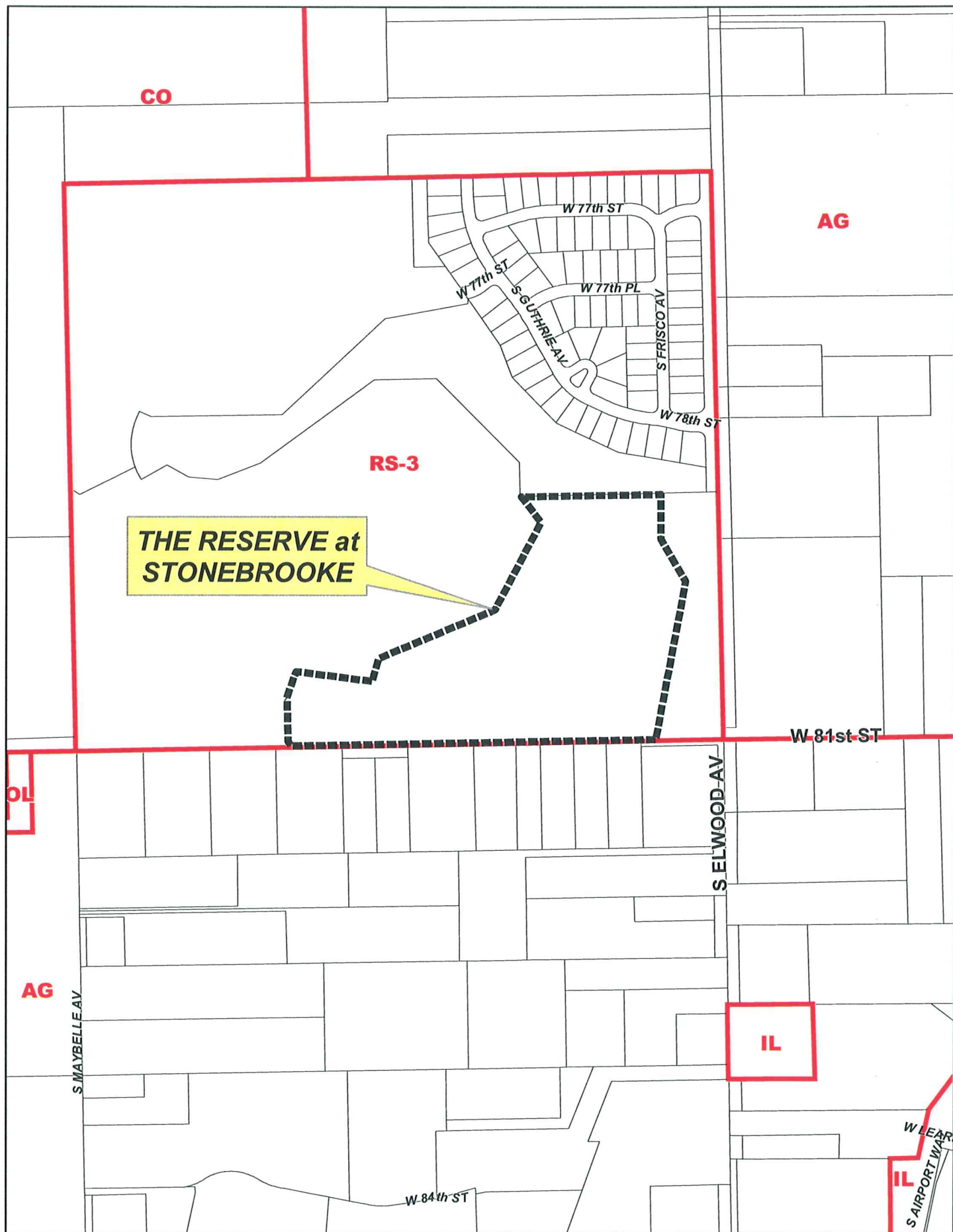
NOTES

1. *Phacelia* flowers are based on a total LSP of 22 at peak.
2. *Prunella* refers to *Laetia* *Laetia* for morning heights.
3. *Phacelia* flowers are in early of last season.
4. These plants are not a suitable for introduction.
5. *Phacelia* flowers are not a suitable for introduction.
6. *Phacelia* flowers are not a suitable for introduction.
7. *Phacelia* flowers are not a suitable for introduction.
8. *Phacelia* flowers are not a suitable for introduction.
9. *Phacelia* flowers are not a suitable for introduction.
10. *Phacelia* flowers are not a suitable for introduction.

SHIELDHOODING (AFFECTS ANGLE OF LIGHT)

FORMULA FOR PLACEMENT OF LIGHT FIXTURE TO PREVENT
LIGHT TRESPASS USING "KENNYBUNKPORT FORMULA"

$$D = \frac{H}{\tan (90^{\circ} - X)}$$






THE RESERVE at STONEBROOKE

18-12 11

0 Feet 250 500



PRELIMINARY SUBDIVISION PLAT

The Reserve at Stonebrooke – (8211) (PD 8) (CD 2)

Northwest of the northwest corner of West 81st Street South and Elwood Avenue

This plat consists of 39 Lots, 2 Blocks, on 24.49 acres.

The following issues were discussed May 17, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 739 (RS-3). All PUD conditions must be shown in the covenants and followed.
2. **Streets:** Show Limits of No Access on full length of frontage on West 81st Street South; include "Emergency Access Only" at Reserve B. The west cul-de-sac needs a street name. A "private street" label should be included. Statement of sidewalks needs to reflect that sidewalks are to be constructed on all streets. Include standard language paragraph for Limits of No access referencing the LNA areas to be shown per plat comment above. Correct paragraph 1.6.2 references to "commercial/office lots." Paragraph 1.6.4.1.a needs correction; the turnaround areas will need 40 foot face-to-face curb, not 20 feet. Standard language should be used for sidewalks to accurately declare where sidewalks are to be constructed and by whom.
3. **Sewer:** A SSID project has been started.
4. **Water:** No comment.
5. **Storm Drainage:** Specify in notes and by labeling where the stormwater detention for this subdivision is being provided. Please label the contour lines with elevations at least at 10 foot intervals, if not more frequently, and place them on the conceptual plan instead of the face of plat so that the actual information required on the face of plat can be more easily seen and reviewed. Add standard language for stormwater detention facility maintenance to specify this subdivisions' responsibility for maintenance of the off-site facility in Stonebrooke Estates Reserve C. Address roof drainage from the interior lots, to be piped to the adjacent street, wherever a lot is not adjacent to the floodplain. Label storm drainage system features.
6. **Utilities: Telephone, PSO, ONG, Cable:** No comment.

7. **Other: Fire:** 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 within 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. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Both the cul-de-sacs shall have a street name. Verify with Traffic Engineering or addressing on naming these streets. 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. Exception: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. **GIS:** Please include the e-mail address of the surveyor/engineer. Include the text "date of preparation" instead of just "date". Include the number of blocks with the number of lots. Label the Reserve A streets as "private". Assign addressing and lot square footages for final plat. Trails need to be coordinated through the transportation planner for trails. A predevelopment meeting was held on January 29, 2007, with the developers and their engineer. At that time, the property ownership was represented as extending east to South Elwood, to include the floodplain and in which case floodplain management would have been provided for in the plat. The location map needs revision to show the area does not extend to Elwood. Reserve B should reflect usage for the proposed water main line and emergency access only.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works department staff must be taken care of to their satisfaction.

Standard Conditions:

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

location. (This information to be included in restrictive covenants on plat.)

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

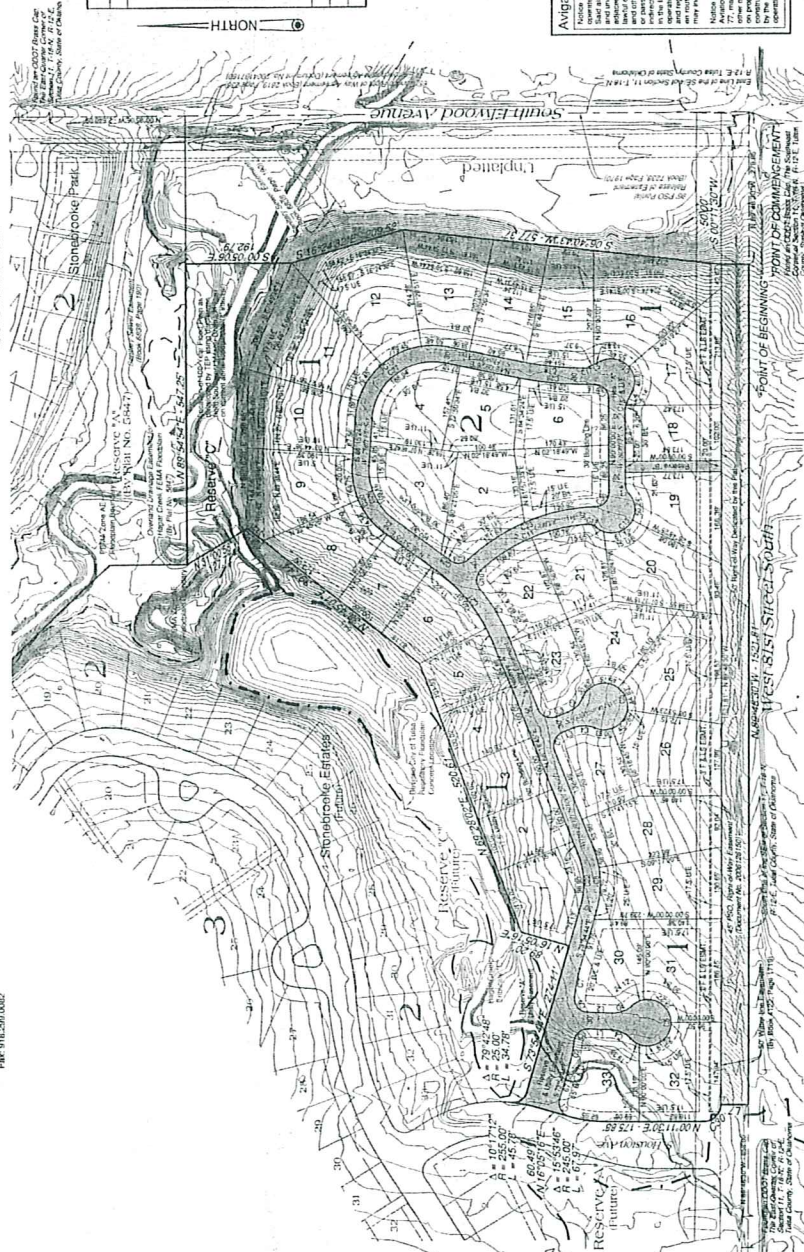
The Reserve at Stonebrooke

A subdivision in the City of Tulsa, being a part of the SE/4 of Section 11, Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

OWNER / DEVELOPER
Stonebrooke Development Group, L.L.C.

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.



Location Map
R-12-E

Section 11
Tulsa County

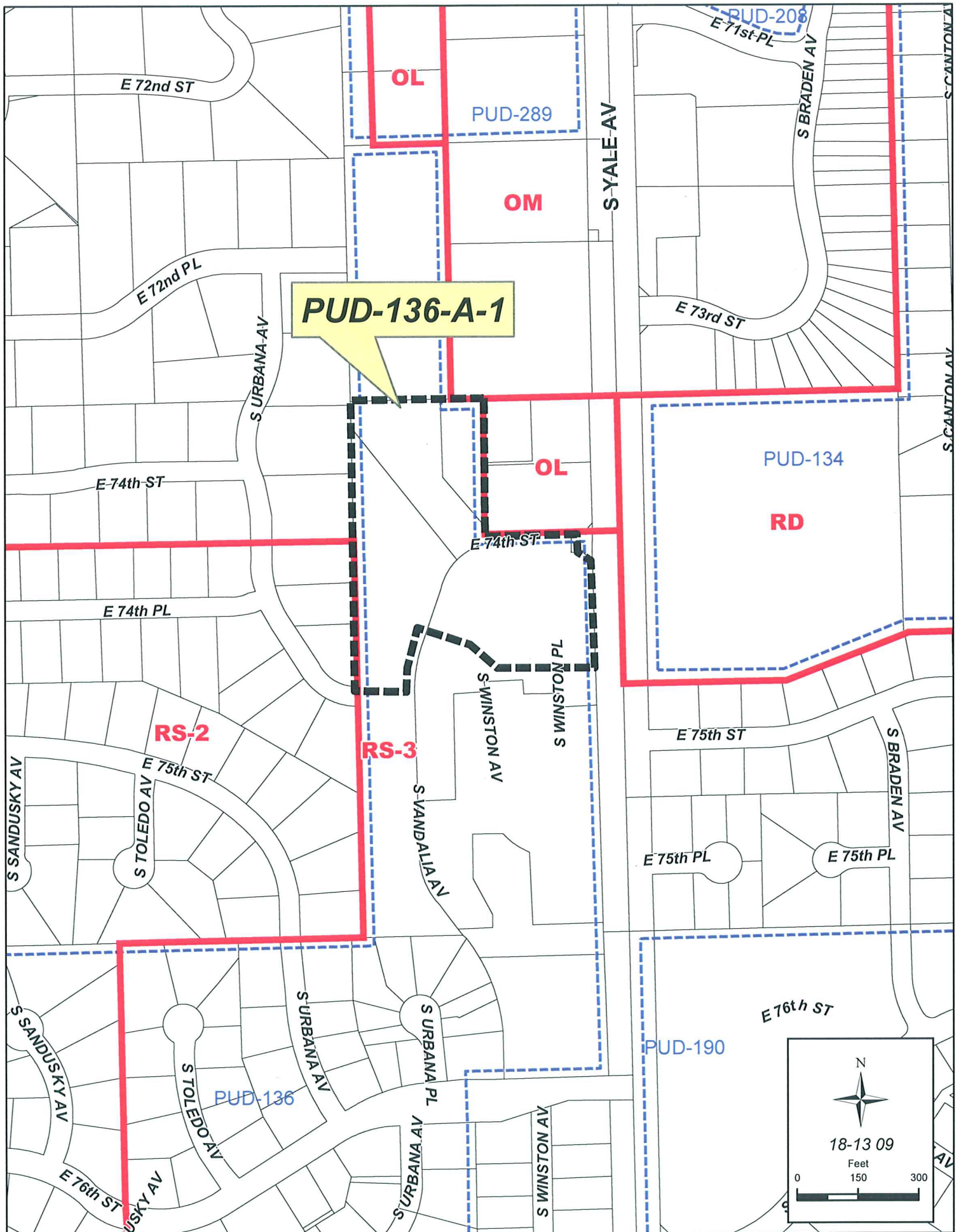
39 Lots: 24-4986 Acres

Avigation Notice

[illegible]

The Reserve at Stonebrooke
Date: 04/27/2007 Sheet: 1 of 3

G:\06-137\Final\Friminary Plat 06-137.dwg, 4/27/2007 - 12:59 PM





E 72nd ST

E 72nd PL

E 74th ST

E 74th PL

S URBANA AV

E 75th ST

S TOLEDO AV

S VANDALIA AV

S WINSTON AV

S WINSTON PL

S YALE AV

E 71st PL

S BRADEN AV

E 73rd ST

E 74th ST

E 75th ST

E 75th PL

S BRADEN AV

E 75th PL

E 76th ST

S BRADEN AV

S YALE PL

S CANTON AV

S CANTON AV



PUD-136-A-1

18-13 09

Feet

0 150 300

June 20, 2007

STAFF RECOMMENDATION

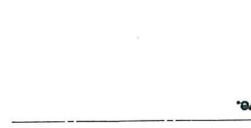
PUD- 136-A-1

Minor Amendment – Silver Ridge Office Park; 7412 South Yale; Lot 1, Block 2; Blocks 1 Through 5, Silver Oaks; Development Area One; OL/ PUD; PD-18; CD-8; *related to PUD 136-A detail site plan*

The applicant is requesting a minor amendment to PUD 136-A for the purpose of allowing a drainage diversion wall within the south 200 feet of the required forty-foot natural buffer along the westerly line of Development Area One. Development standards prohibit retaining walls within 45 feet of the west boundary. The proposed drainage diversion wall was required by Public Works as part of the PFPI (privately funded public improvement) review process for Silver Ridge and was also requested by the adjacent residential property owner. The wall is proposed in a location that will intercept existing overland stormwater runoff and will divert it into the existing creek, thus preventing the stormwater from flowing onto adjacent residential property.

The wall is proposed to be constructed on existing grade with no alterations to the natural terrain and will be three feet in height, freestanding, above grade with grouted stacked boulders.

Staff finds the proposed amendment to be appropriate and minor in nature and, therefore, recommends **APPROVAL** of PUD 136-A-1 to permit the drainage diversion wall as proposed per plan.



PUD No. 136-A

PUD 136—A Development Area One Site Data

[illegible]

PUD 136-A Development Area Two Site Data

OTHER THAN THE PARKING, THERE ARE NO OTHER ADDITIONS WITHIN DEVELOPMENT AREA TWO.

OFF-STREET PARKING: _____ 10
TOTAL NUMBER OF ADDITIONAL SPACES PROPOSED: _____

LANDSCAPED AREA: _____
THE LANDSCAPED AREA (OPEN SPACE) IS REDUCED BY: _____ 3,721 SF

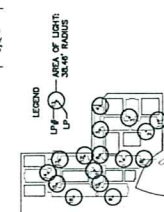
Tanner Consulting, LLC

3323 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105
PHONE (918)745-9929 FAX (918)745-9959

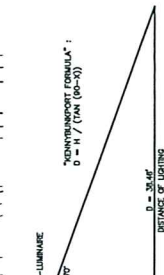


Note:

- SEE SHEETS L101 AND L102 FOR FENCE, GATE AND SIGN DETAILS AND FOR TRAFFIC AND FIRE DEPARTMENT APPROVALS FOR THE GATE.
- SEE SHEETS SD5 THRU SD10 AND SD13 FOR RETAINING WALLS AND GRADING.
- SEE EXTERIOR ELEVATIONS FOR GENERAL BUILDING VIEWS.



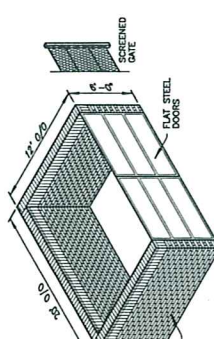
Site Lighting Plan



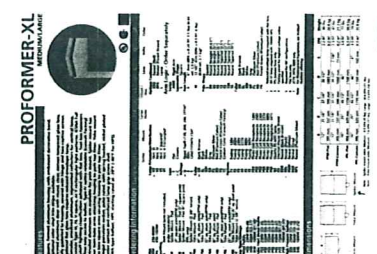
Site Lighting Diagram

gend

ADDRESS: 7412 SOUTH YALE AVENUE
DATE OF PREPARATION: MAY 16, 2007



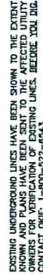
Trash Enclosure Detail



Site Lighting Fixture Detail

puede

B/L
B/S/T
EASMENT
LWA
LP
MAE
RVE
RESTRICTED WATERLINE EASEMENT
120 FT. EASEMENT



CONTACT ONE 1-800-322-0040.

A & T COMPANY
 COX COMMUNICATIONS
 OKLAHOMA NATURAL GAS COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 AMERICAN ELECTRIC POWER (P&O)

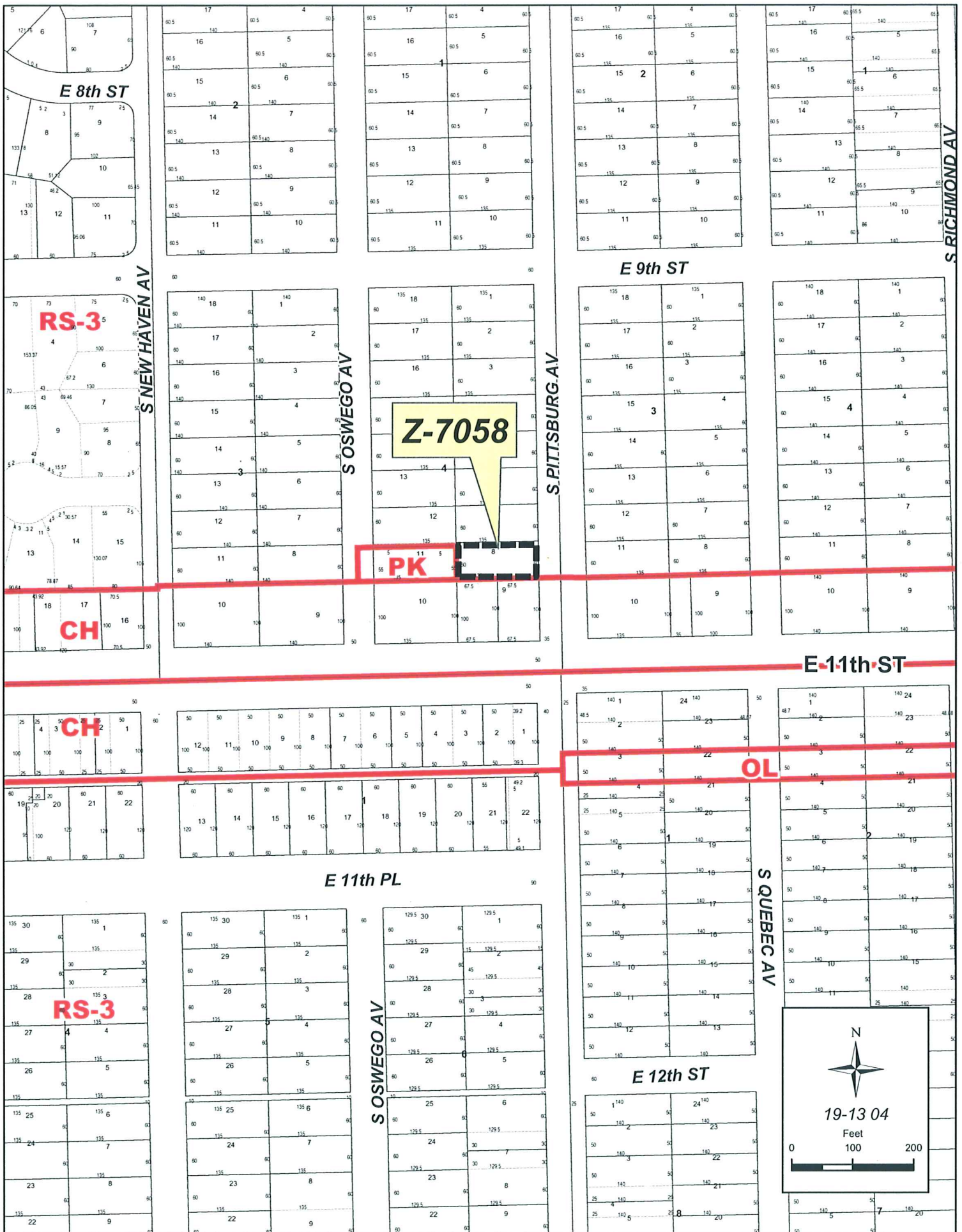
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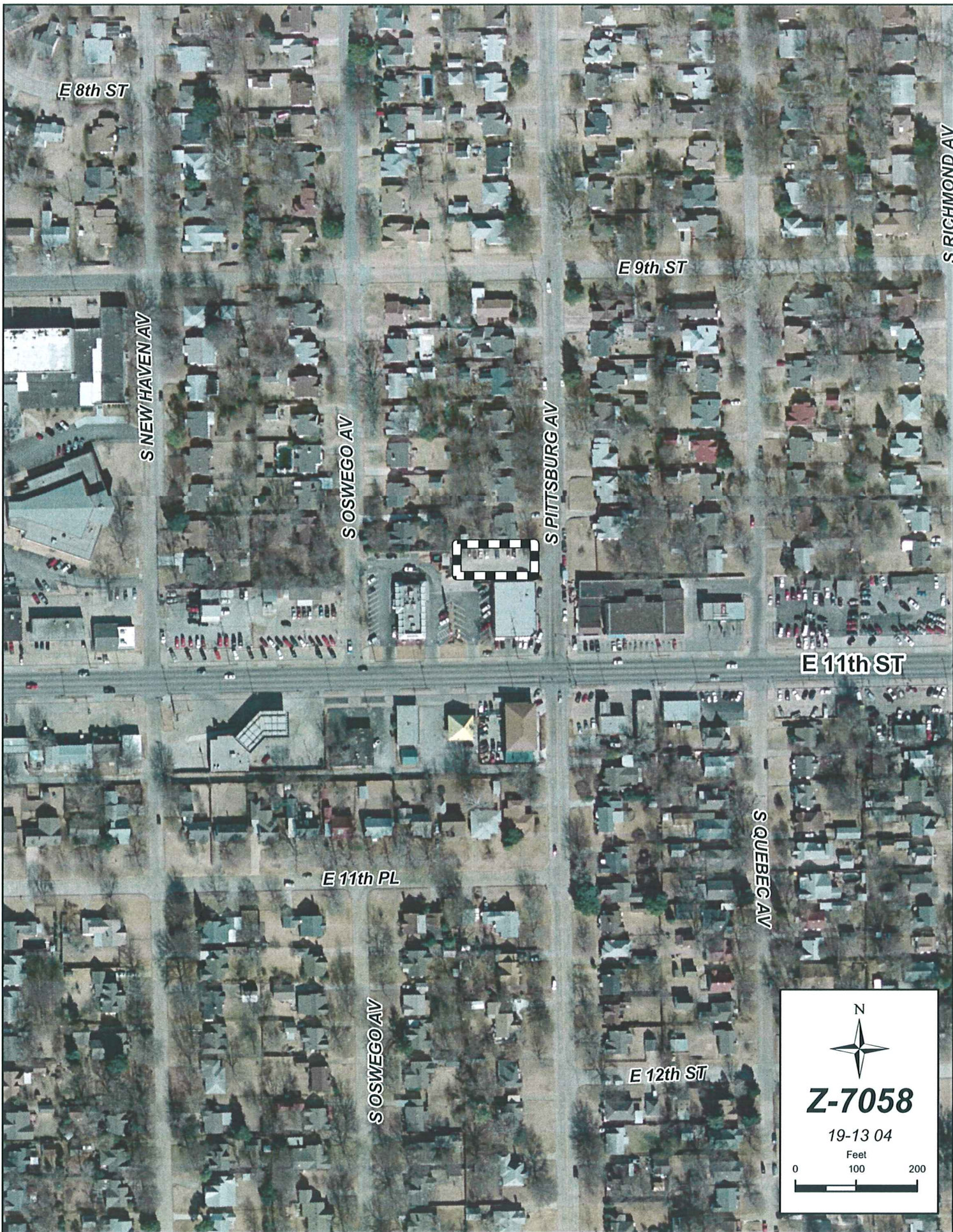
1. CONTRACTOR TO REMOVE UNSUITABLE SOIL.
2. CONTRACTOR SHALL ENSURE TEMPORARY EXCAVATIONS ARE STABLE AND PROVIDE EXCAVATION SUPPORT IF NEEDED.
3. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
4. CONTRACTOR SHALL SLOPE SITE GRAD TO DRAIN SURFACE RUNOFF AWAY FROM WALL END OF EACH DAY TO AVOID WATER DAMAGING THE WALL WHILE UNDER CONSTRUCTION.
5. ANY SURFACE DRAINAGE FEATURES, FRESH GROUNDS, PONDING, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.

DATE	BY	DATE	PLAN SCALE	USE THIS NEW PAPER, IT WILL	APPROVED
REVISION			NA	PROFILES AND DETAILS	
			PROFILE SCALE	RECOMMENDED	
			HORIZONTAL:	DEVELOPMENT SERVICES	
			1" = 20'	RECOMMENDED	
			VERTICAL:		
			1" = 5'	FOUNDATIONS SERVICES	
				FOUNDATIONS SERVICES	
					PUBLIC WORKS DIRECTOR
					DATE: 12/13/2006
					FILE: 2100600 PROJECT: 21000
					ALIAS PAGE NO: 681
					SHEET 3013 OF 15 SHEET

DATE: 12/13/2006
SHEET 0013 OF 15 SHEET

PL	
DA	21060
SH	





N

Z-7058

19-13 04

Feet

0 100 200

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7058

TRS 9304

Atlas 86

CZM 37

PD-4 CD-4

TMAPC Hearing Date: June 20, 2007

Applicant: Charles E Norman

Tract Size: 8,100± square feet

ADDRESS/GENERAL LOCATION: 11th and South Pittsburgh Avenue (north of the northwest corner of East 11th Street and Pittsburg)

EXISTING ZONING: RS-3

EXISTING USE: Parking

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: OL or PK

PROPOSED USE: Parking

RELEVANT ZONING HISTORY:

Z-4765 March 1975: A request for rezoning 2 lots from OL to RS-3 on Lot 11, Block 3 and Lot 11, Block 4 of Marshall Heights Addition from RS-3 to OL to correct a mapping error made in 1970 during the remapping process. Staff and TMAPC recommend approval. The City Council approved the Lot 11, Block 3 from OL to RS-3 but denied Lot 11, Block 4 from RS-3 to OL and approved to P for Parking District.

Z-4757 December 1974: All concurred in denial of a request for rezoning a 140' x 60'+ square foot tract of land from RS-3 to OL on property located north of northwest corner of 11th Street and Pittsburg Avenue and the subject property.

BOA-8565 May 1, 1975: The Board of Adjustment approved a Special Exception to permit off-street parking in an RS-3 District to be used in conjunction with a business adjoining property and subject to a six foot solid screening fence atop the retaining wall on the entire northern boundary between Oswego and Pittsburg; screening and landscaping be provided on the eastern boundary with the exception of the access opening, subject to the review of the Traffic Engineer in regard to sight distances on the eastern access; and that employees be restricted to parking on this lot, but that the parking on the lot not to be restricted to employee parking only, per revised plot plan, on property located and the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 8100 square feet in size and is located at 11th and Pittsburg Avenue. The property appears to have been used as parking for the former McDonald's Restaurant and is zoned RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Pittsburg Avenue	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-3; on the north by single-family residential uses, zoned RS-3; on the south by commercial and mixed uses, zoned CH; and on the west by a parking lot, zoned PK.

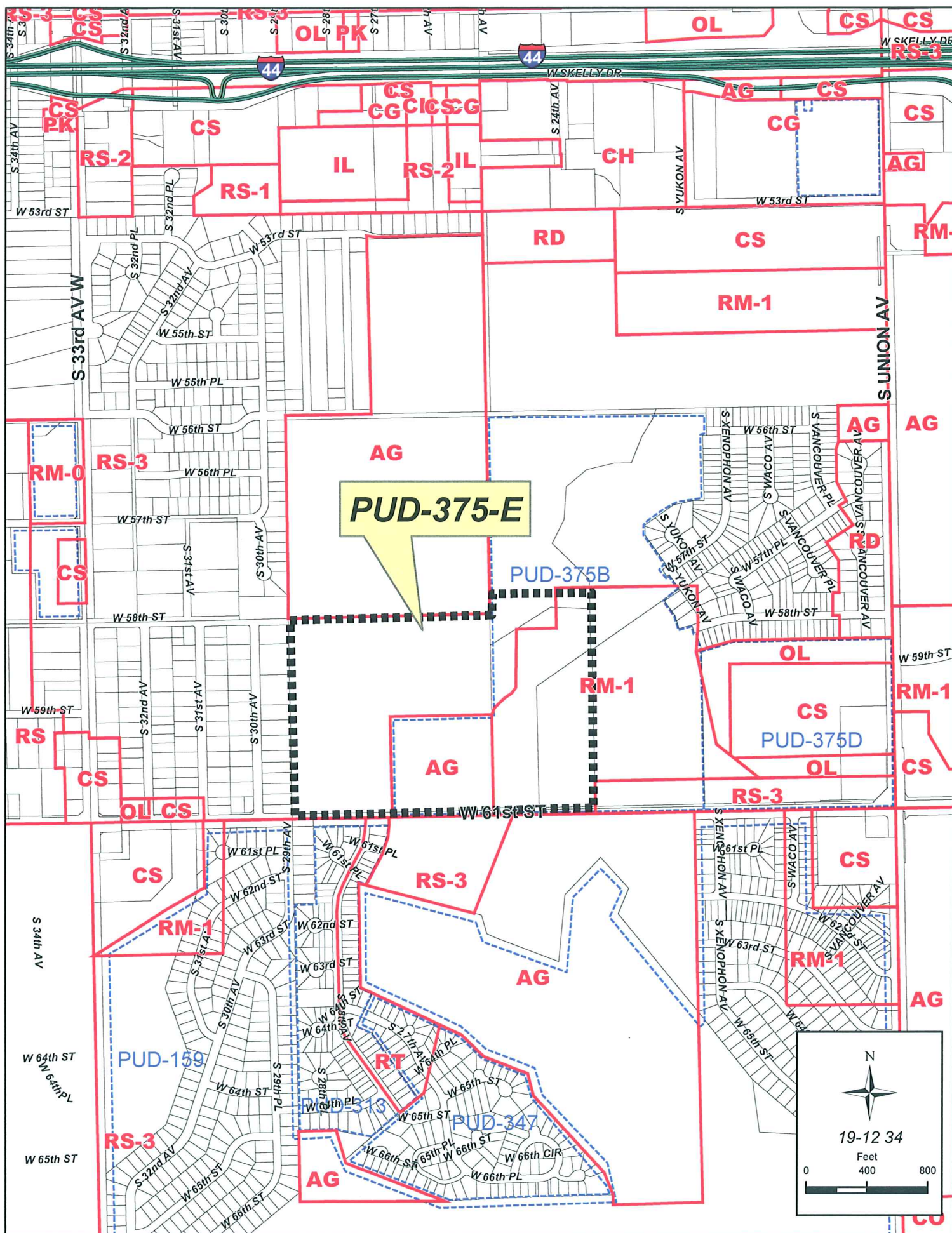
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity – Residential land use. According to the Zoning Matrix, the requested OL or PK zoning **is not** in accord with the Plan. However, subsequent plans in/near the area have recognized that the currently-zoned commercial lots fronting 11th Street and other arterials are too shallow to accommodate allowed uses and required parking (refer to the Planning District 4 Plan and the Kendall Whittier Neighborhood Master Plan). This is a situation common to many of the older areas in the city. Staff notes that the Zoning Code requires that PK zoned properties must be screened by a six-foot high wall if adjacent to a residentially-zoned property and ten per cent of the lot shall be pervious and/or landscaped.

STAFF RECOMMENDATION:

This property has functioned as a parking lot for the nearby fast-food restaurant by a BOA action prior to legislation that banned Use Variances by the City BOAs. The fast food restaurant has subsequently closed and if this property is to continue as a parking lot, rezoning will be necessary. Staff can support the request for PK zoning, which allows only off-street parking by right, and therefore recommends **APPROVAL** of PK zoning for Z-7058. In the alternative, as requested, the OL zoning would allow additional uses and not require screening. However, the OL provides an appropriate buffer between the commercial and residential uses. If the applicant opts for OL, staff recommends that a PUD be sought.

06/20/07





N

PUD-375-E

19-12 34

Feet
0 400 800

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-375-E

TRS 9234

Atlas 668

CZM 46

PD-8 CD-2

TMAPC Hearing Date: June 20, 2007

Applicant: Charles E. Norman

Tract Size: 62.38± acres

ADDRESS/GENERAL LOCATION: West of northwest corner of West 61st Street and South Union Avenue

EXISTING ZONING: AG/RS-3/RM-1/PUD

EXISTING USE: Private school

ZONING ORDINANCE: Ordinance number 20718 dated October 30, 2003, established zoning for the subject property.

PROPOSED ZONING: AG/RS-3/RM-1/PUD

PROPOSED USE: Add 30 acres for Private School

RELEVANT ZONING HISTORY:

PUD-375-D January 2005: All concurred in approval of a proposed Major Amendment to Planned Unit Development to add Use Unit 5 to allowed uses for church and church related uses including missionary housing on a 25± acre tract of land on property located on the northwest corner of West 61st Street South and South Union Avenue, subject to a screening fence or open landscaping along the north boundary being determined during the detail site plan review.

PUD-375-C December 2003: Approval was granted for a major amendment on the subject property to delete office development areas, reduce and reconfigure commercial development areas and established multifamily development area on the remaining property.

PUD-375-B October 2003: A request for a major amendment to the PUD to add an additional 10± acre tract that abutted the PUD on the west, to the original PUD-375 in order to increase the school campus area. New development standards and approval to add school and accessory school uses was approved.

PUD-375-A March 1989: All concurred in approval of a major amendment to PUD-375 to expand the existing Riverfield Country School located on the westerly 32.9± acres of the PUD. This was approved subject to conditions and amended development standards.

PUD-375 October 1984: Approval was granted for a Planned Unit Development on a 112± acre tract located on the northwest corner of West 61st Street and South Union, the subject property being a part of the original 112 acres. The PUD approved varied housing types, offices, commercial shopping and open space.

AREA DESCRIPTION:

SITE ANALYSIS: The heavily wooded subject property is approximately 62.38 acres in size and is located west of the northwest corner of South Union Avenue and West 61st Street South. The property vacant and is zoned AG, RS-3 and RM-1.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 61 st Street	Secondary Arterial	100'	Two

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant land zoned RM-1, RS-3/ PUD; on the north by vacant land zoned RS-3, AG/ PUD; on the west by single-family residential zoned RS-3; and on the south by West 61st Street South across which is vacant land and single-family residential zoned RS-3 and AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity – No Specific land use/ Development Sensitive. According to the Zoning Matrix, the proposed development plan **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

The subject property, Riverfield Country Day School, was part of PUD 375, approved in 1984 and originally contained 112 acres, including the northwest corner of West 61st Street South and South Union Avenue. PUD 375-A approved the private school use and reduced the property within PUD 375 to 79.8 acres.

Subsequently, Riverfield acquired an additional 48 acres within the original PUD 375 and a 10 acre tract on the north side of West 61st Street immediately west of the existing school campus.

PUD 375-B was approved in 2003 with the following purposes: combined PUD 375-A with PUD 375-B; transferred the additional 48 acres from PUD 375 to PUD 375-B; added the 10 acre tract on the west as part of Development Area A of PUD 375-B; divided the Riverfield property consisting of approximately 90 gross acres into Development Areas A, B, and C (shown on the Amended Development Area Map, Exhibit A); and established permitted uses and development standards for each of the three development areas.

Development Area A is planned as the school campus as shown on Amended Development Area A Campus Concept Illustration, Exhibit B. Development Area B has severe topography and was approved by PUD 375-B for outdoor recreational and educational uses or single-family duplex or townhouse dwelling units with the density established by the RS-3 zoning district. Development Area C is located partially within an existing RM-1 zoning district and was approved for multi-family dwelling units by PUD 375 and PUD 375-B.

The purposes of the current proposed amendment, PUD 375-E, are as follows:

1. To add 30 acres to Development Area A as shown on the Amended Development Area Map, Exhibit A;

2. To establish the permitted uses and development standards for the expanded Development Area A as shown on the Amended Development Area A Campus Concept Illustration, Exhibit B.

The proposed 30-acre addition to Development Area A is to be used primarily for athletic fields and a planned extension of the metropolitan area trail system along the western boundary of the additional 30 acres.

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-375-E 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-375-E subject to the following conditions:

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

Development Area A

LAND AREA (GROSS): 62.38 AC 2,717,470 SF

PERMITTED USES:

Private school offering a compulsory school curriculum for preschool, elementary, middle and high school students, gymnasium, playing fields, children's museum, indoor and outdoor children's exhibits, residences for a caretaker and facilities customarily accessory to a school.

MAXIMUM BUILDING FLOOR AREAS:

School buildings	150,000 SF
Gymnasium – Field House	50,000 SF
Caretaker Residence	2,000 SF

MAXIMUM BUILDING HEIGHT: 45 FT

OFF-STREET PARKING:

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

MINIMUM BUILDING SETBACKS:

From the centerline of West 61 st Street	150 FT
From the north boundaries of Area A	100 FT
From the east boundary of Area A	25 FT
From the west boundary of Area A	650 FT*

*Excluding athletic fields restrooms and concession buildings – to be established at detail site plan review.

MINIMUM LANDSCAPED AREA: 20% of net lot area**

**As much as possible, there shall be limited disturbance to existing grades and vegetation so as to retain significant areas of the property in a natural state.

SIGNS:

One ground school identification sign shall be permitted at the principal West 61st Street South entrance, which shall not exceed 12 feet in height or 48 square feet of display surface area. Identification and directional signage shall be permitted at other entrances from West 61st Street South, not to exceed six feet in height or 24 square feet of display surface area.

LIGHTING:

Parking Lots, Buildings and Site Lighting

Lighting other than athletic field lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. No light standard nor building-mounted light other than the athletic field lighting shall exceed 16 feet in height. All lighting shall be directed inward and downward into the development area. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

Athletic Field Lighting

Lighting of athletic fields and practice fields (not including tennis courts) may be permitted by TMAPC approval of a minor amendment allowing such lighting.

Tennis Courts

Lighting used to illuminate the tennis courts shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element(s) or reflector(s) of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-

way. The height of the light standards shall be determined at detail site plan review. Such lighting shall be directed inward and downward into the development area.

SCREENING:

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.

PEDESTRIAN AND VEHICULAR ACCESS AND CIRCULATION:

A maximum of two access points from Development Area A onto West 61st Street shall be permitted. A "half-street" stub with a 25 foot right-of-way shall be provided at the northwest corner of Development Area A for future connection to the existing 58th Street stub street east of 30th West Avenue. Sidewalks shall be provided along West 61st Street South and protected pedestrian access in the form of sidewalks, striping and pedestrian crossings shall be provided from parking lots to practice fields, athletic fields, tennis courts and associated buildings and uses.

MOOSER CREEK TRAIL:

A minimum 20-foot wide trail easement shall be provided from the north boundary of Development Area A to West 61st Street South. The trail easement shall be aligned in accord with the Trails Master Plan.

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 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.
8. 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.

9. An owners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
10. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
11. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
12. 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.
13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
14. 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.
15. 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.
16. 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 June 7, 2007:

General: No comments.

Water: Access to the water main must be provided for all proposed development areas at the time of development.

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 byway 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 (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: Drainage is acceptable. No work shall be performed in the FEMA Floodplain without FEMA approval of a Conditional Letter of Map Revision (CLOMR) for the specific work.

Wastewater: When the property develops, sanitary sewer service must be provided to all lots within the development

Transportation: Sidewalks are required on W. 61st St. S.; proposed location of the Mooser Creek Trail should be shown with connection to the sidewalk on 61st.

Traffic : The NW corner of Development Area 'A' may require a small section of 25ft R/W (1/2 street) for a future connection from the 20 acre tract to the north to the existing 58th St. stub street east of 30th W. Ave. Per the previous PUD, any significant classroom development will require the construction of additional capacity for the main driveway entry.

GIS: No comments.

Street Addressing: No comments.

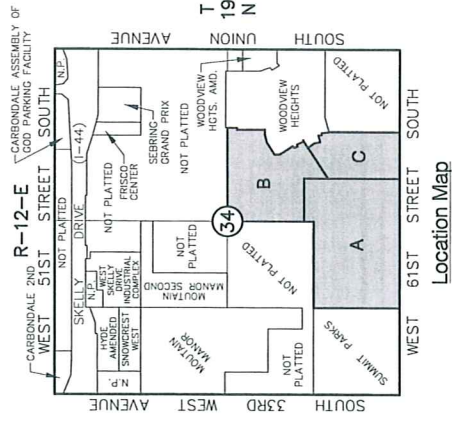
County Engineer: No comments.

MSHP, LRTP: W. 61st Street S., between S. Union Ave and S. 33rd W. Ave, planned 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing.

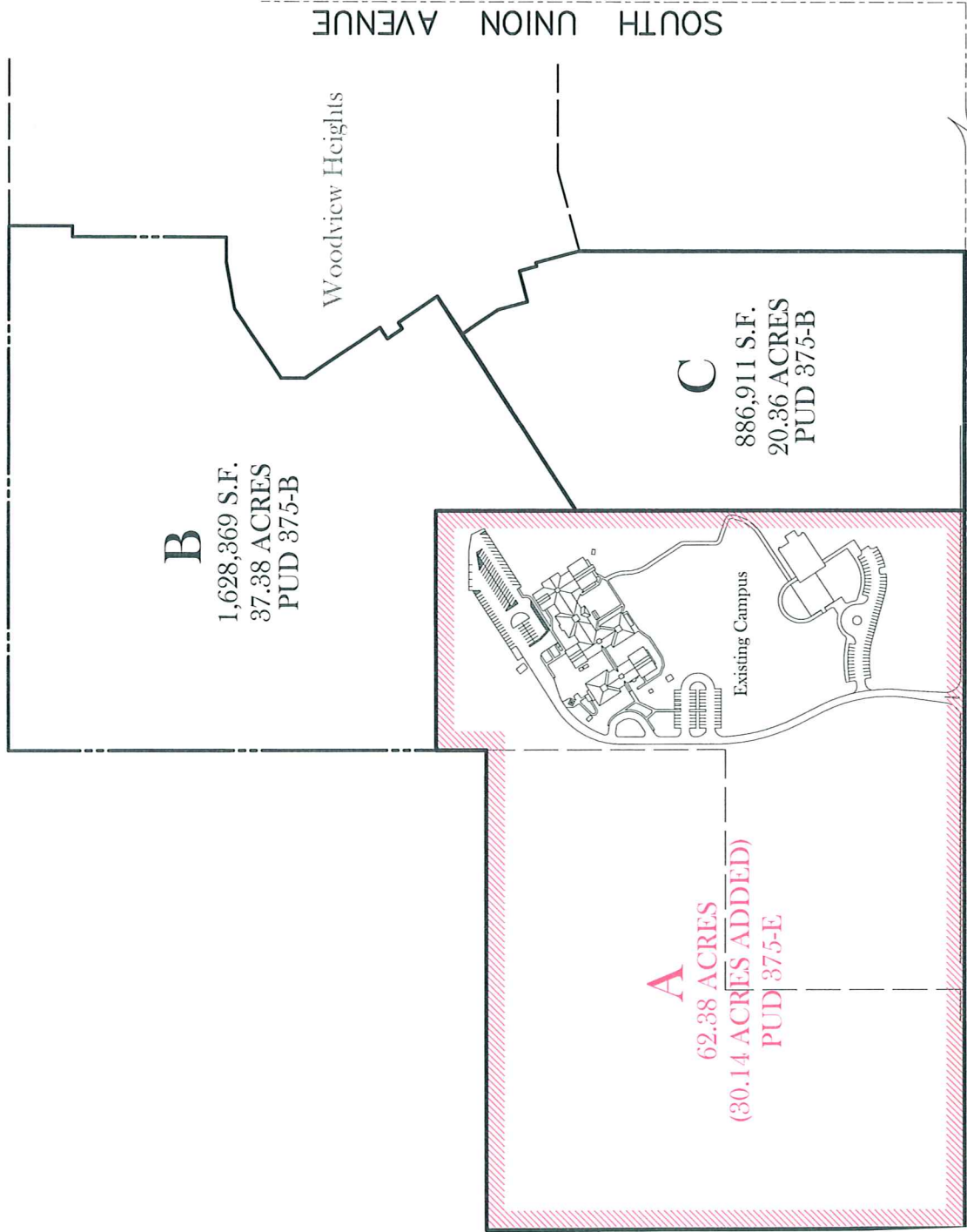
Trails Master Plan: The Mooser Creek Trail is planned to follow the existing PSO/AEP easement from the terminus of West 53rd Street South adjacent to Remington Elementary, south through the Riverfield School Campus to West 61st Street South. The site plan submitted indicates a new AEP easement and trail on the western edge of Development area A. The existing easement, where the trail is planned, parallels the Riverfield Property on the western edge of Development Area B, and follows the existing drive (as of June 2007) directly south through Development area A to West 61st. If there is a new easement on the western edge of Development area A, the site plan should show a trail originating from the existing PSO/AEP easement as it intersects with Development area A, turning west to follow either the north property line to the new AEP easement on the western edge of Development Area A, where it can continue its path south to West 61st Street OR from the same originating location, but paralleling the planned road and parking lot to West 61st Street. In either scenario, a 20' trail easement is requested.

Transit: Currently, Tulsa Transit operates an existing route on W. 61st Street S., between S. Union Ave and S. 33rd W. Ave. Therefore, consideration for access to public transportation should be included in the development.

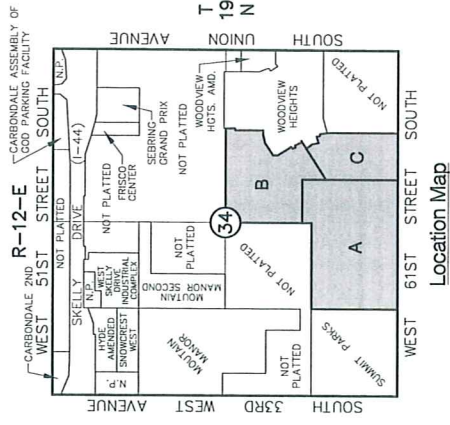
06/20/07



Amended Development Area Map
EXHIBIT 'A'
 Planned Unit Development Number 375-E



WEST 61ST STREET SOUTH

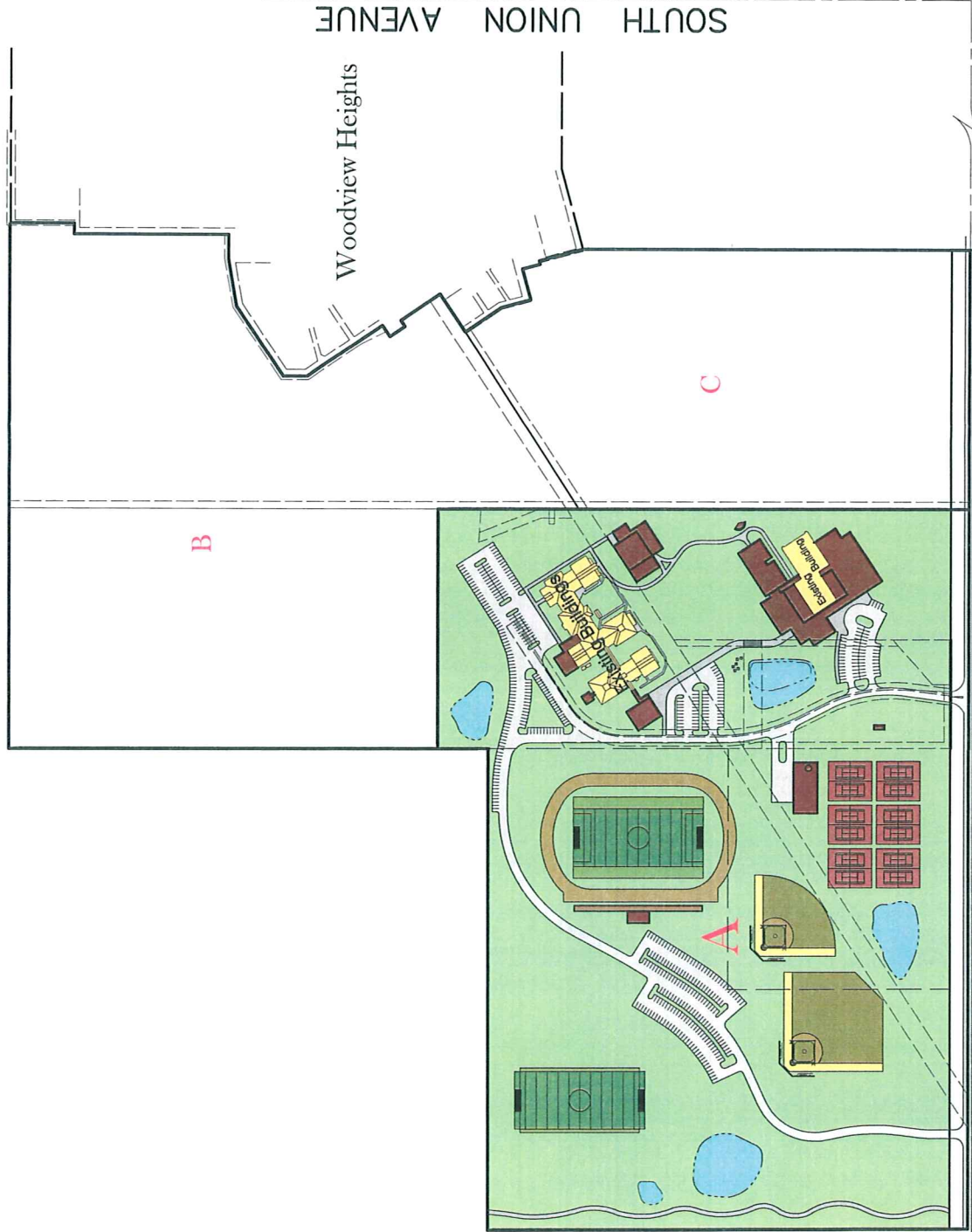


RIVERFIELD
COUNTRY DAY SCHOOL

Amended Development Area 'A' Campus Concept Illustration

EXHIBIT 'B'

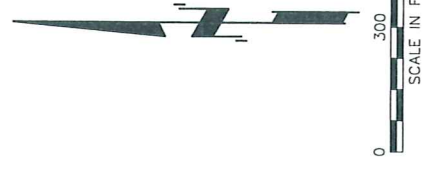
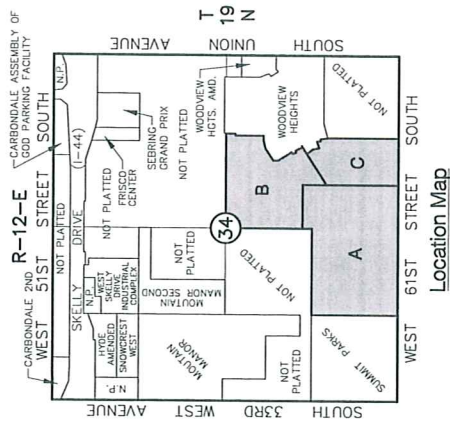
Planned Unit Development Number 375-E



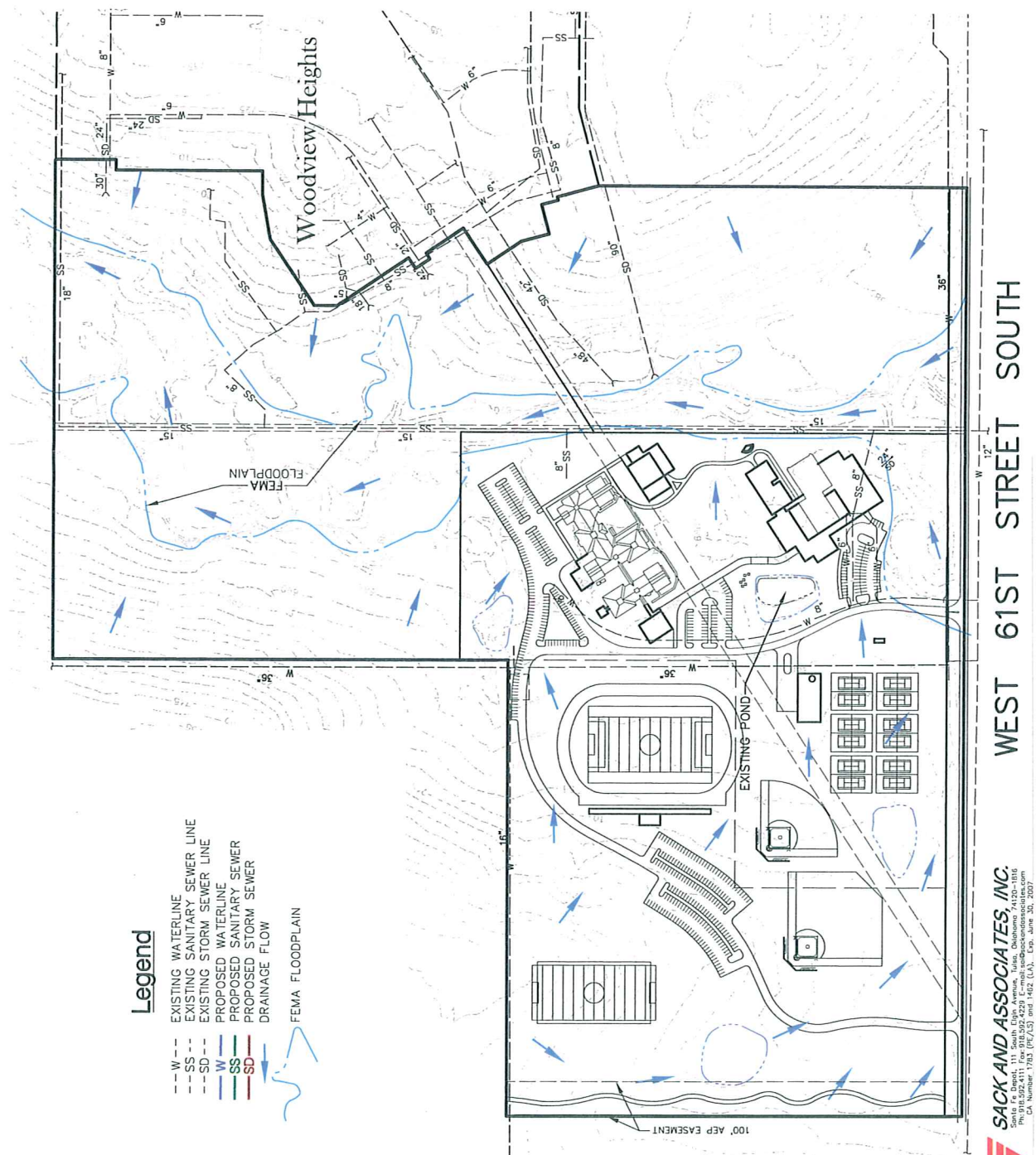
WEST 61ST STREET SOUTH

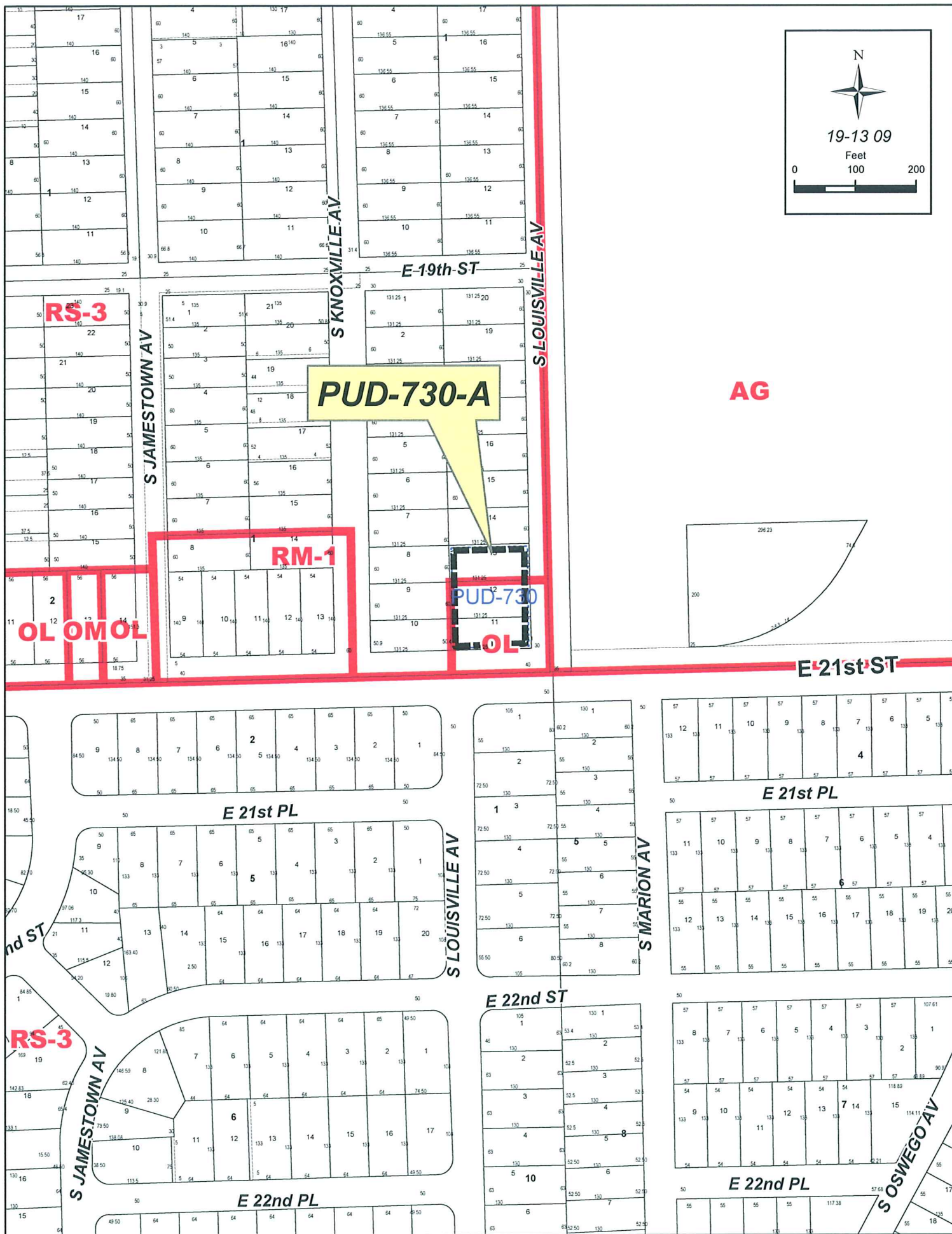
SACK AND ASSOCIATES, INC.
111 South Egan Avenue, Suite 200, Olathe, Kansas 66061
Phone: 913.766.1111 Fax: 913.766.1112
Project: RIVERFIELD COUNTRY DAY SCHOOL-A Drawing: PUD001A
Drawn: DJL Order: PUD0A Date: 10/15/14 Designer: BJA





Topography, Existing and
Proposed Utilities and Drainage
EXHIBIT 'C'
Planned Unit Development Number 375-E







N

PUD-730-A

19-13 09

Feet
0 100 200

S JAMESTOWN AV

S KNOXVILLE AV

E 19th ST

S LOUISVILLE AV

E 21st ST

S JAMESTOWN AV

E 21st PL

E 21st PL

S LOUISVILLE AV

S MARION AV

E 22nd ST

E 22nd PL

E 22nd PL

S OSWEGO AV

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-730-A

TRS 9309

Atlas 89

CZM 37

PD-4 CD-4

TMAPC Hearing Date: June 20, 2007

Applicant: John W. Moody

Tract Size: .78± acres

ADDRESS/GENERAL LOCATION: Northwest corner of South Louisville Avenue and East 21st Street

EXISTING ZONING: RS-3/OL/PUD

EXISTING USE: Commercial/Residential

ZONING ORDINANCE: Ordinance number 21337 dated July 31, 2006, established zoning for the subject property.

PROPOSED ZONING: RS-3/OL/PUD

PROPOSED USE: Adult day care center

RELEVANT ZONING HISTORY:

PUD-730 July 2006: All concurred in approval of a proposed Planned Unit Development on a .781± acre tract of land for office use with modifications for an eight foot screening fence on the west and north sides per the neighbors request, on property located on the northwest corner of South Louisville Avenue and East 21st Street and the subject property.

Z-7019 March 2006: A request for rezoning a 60' x 131.25' tract of land from RS-3 to PK for office parking, located as part of the subject property. The TMAPC advised the applicant to instead seek development of the three lots under a PUD.

Z-4602 January 1972: A request for rezoning a 110' x 131.25' tract from RS-3 to OL, located at the northwest corner of East 21st Street and South Louisville Avenue and abutting the subject property to the south. All concurred in the approval of rezoning this tract.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .781± acres in size and is located at the northwest corner of South Louisville Avenue and East 21st Street. The property is being used as an office and possibly single-family residence and is zoned OL/RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Louisville Avenue	Residential	50'	2 lanes
East 21 st Street	Secondary Arterial	100'	4 lanes

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

SURROUNDING AREA: The subject tract is abutted on the east by Expo Square/Tulsa County Fairgrounds and zoned AG in Tulsa County; on the north by single-family residences zoned RS-3; on the west by single-family residences zoned RS-3; and on the south by East 21st Street South and a single-family residence zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity - No Specific land use. The zoning district and plan category **may be found** in accordance.

STAFF RECOMMENDATION:

PUD 730-A comprises 0.781 acres located on three lots on the northwest corner of East 21st Street South and South Louisville Avenue. Two lots have underlying OL, Office Light, zoning and the northernmost lot is zoned RS-3. Per PUD 730, general office uses in a one and one-half story residential-style building with an interior courtyard were approved. No upper-story windows were permitted to face the adjacent residential to the west or north. Access to the site is from South Louisville Avenue, only. An eight-foot high screening wall or fence is required along the west and north boundaries. Landscaping of the north and west boundaries is to be in accordance with the original concept plan. Parking requirements for an Adult Day Care Center are less than General Office requirements (1/500 vs. 1/300). Therefore, there is sufficient area to accommodate parking.

The purpose of PUD 730-A is to amend the permitted uses by adding an Adult Day Care Center as a permitted use per Use Unit 5 of the Zoning Code. No other changes to PUD 730 are proposed. Use Unit 5, Community Services and Similar Uses, is permitted by special exception within OL districts. Within a PUD, this use may be added by major amendment.

- 1. The applicant's Outline Development Plan (same as PUD 730 with addition of use) and Text be made a condition of approval, unless modified herein.
- 2. Development Standards:

Land Area (Gross):	34,007.6 S.F.	0.781 AC
Land Area (Net):	21,118.1 S.F.	0.485 AC

Permitted Uses:

General office uses as permitted by right in OL, Office Light, zoning district, excluding medical offices, banks, funeral home, studio or school for teaching ballet, dance, drama, fine arts, music, language, business or modeling; *and further providing than an Adult Day Care Center as set forth in Use Unit 5 of the Zoning Code shall be a permitted use.*

Maximum Building Floor Area:	7,200 S.F.
Maximum Building Height:	One and one-half story* 28 feet

*No upper story windows on west or north-facing walls.

Minimum Building Setbacks:

From the centerline of E. 21 st St. S.	95 feet
From the centerline of S. Louisville Ave.	55 feet

From the west boundary
From the north boundary

8 feet
8 feet

Access:

Permitted from South Louisville Avenue, only.

Minimum Off-Street Parking:

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

Sidewalks:

Sidewalks shall be provided in the rights-of-way of all public residential and arterial streets in accordance with the Subdivision Regulations.

Minimum Internal Landscaped Open Space and Streetyards:

A minimum of 15 percent of the net land area shall be improved as internal landscaped open space and may include required streetyards and landscape buffers. All landscaping shall be in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code and PUD Development Standards.

Other Landscaping and Screening.

A minimum eight foot high screening wall or fence shall be required along the west and north boundaries. Landscaping of the north and west boundaries shall be in accordance with the concept plan.

Signs:

One monument-style ground sign not to exceed 32 square feet.

Lighting:

No pole-mounted lighting. Building-mounted lighting shall be decorative in nature; however, security lighting on the west and north elevations, if used, shall be hooded and directed downward and away from adjacent residential uses and shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within residential districts. Compliance with these standards and with the City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.

Outdoor Trash Receptacles:

Outdoor trash receptacles shall be screened from view of persons standing at ground level.

Other Bulk and Area Requirements:

As established within an OL district.

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, screening fences 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 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 occupancy or at the soonest appropriate planting time. 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 (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), 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 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.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
10. 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.

TAC Comments from June 7, 2007:

General: Comments made in the PUD-730 TAC review remain applicable.

Water: No comments.

Fire: No Comments. Owner/Developer should get with Building Official about this Use Group change.

Stormwater: No comments.

Wastewater: Sanitary Sewer Service is available to the property.

Transportation: 21st is a secondary arterial; R/W dedication needed to meet requirements for 50 ft width and 30 ft intersection radius.

Traffic: No comments.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

06/20/07

TEXT FOR MAJOR AMENDMENT PUD-730-A

Planned Unit Development Number 730 was approved by the Tulsa Metropolitan Area Planning Commission on May 6, 2006 and by the City Council on June 29, 2006, for an office building and permitted those uses permitted by right in the O. L.-Office Low Intensity District. The purpose of this amendment is to amend the permitted uses by adding an Adult Day Care Center under Use Unit 5 as a permitted use. No other changes to PUD-730 are requested.

The property will become the new location for the Crossroads Center and Clubhouse, presently located at 1888 East 15th Street. Crossroads is part of a national program that provides services to communities throughout the nation. Crossroads provides services to the community by providing a place for adults who have been diagnosed with a mental condition that might otherwise limit their ability to obtain employment, to develop new work skills and to obtain meaningful employment. The center also provides a setting for its members to develop interpersonal skills and to form meaningful relationships.

Crossroads has been in operation at its present location for over ten (10) years and has enjoyed the full support of the community. Crossroads is not a treatment center or a psychiatric center or a transitional living center and it does not provide therapy. It does not pose any threat or risk to the community. Its building and use are indistinguishable from any other office building as far as its outward appearance and activities. Crossroads generates less traffic and activity than a normal office building. Its sole function is to assist persons with a mental impairment to be fully functional citizens and to live a life with purpose and meaning.

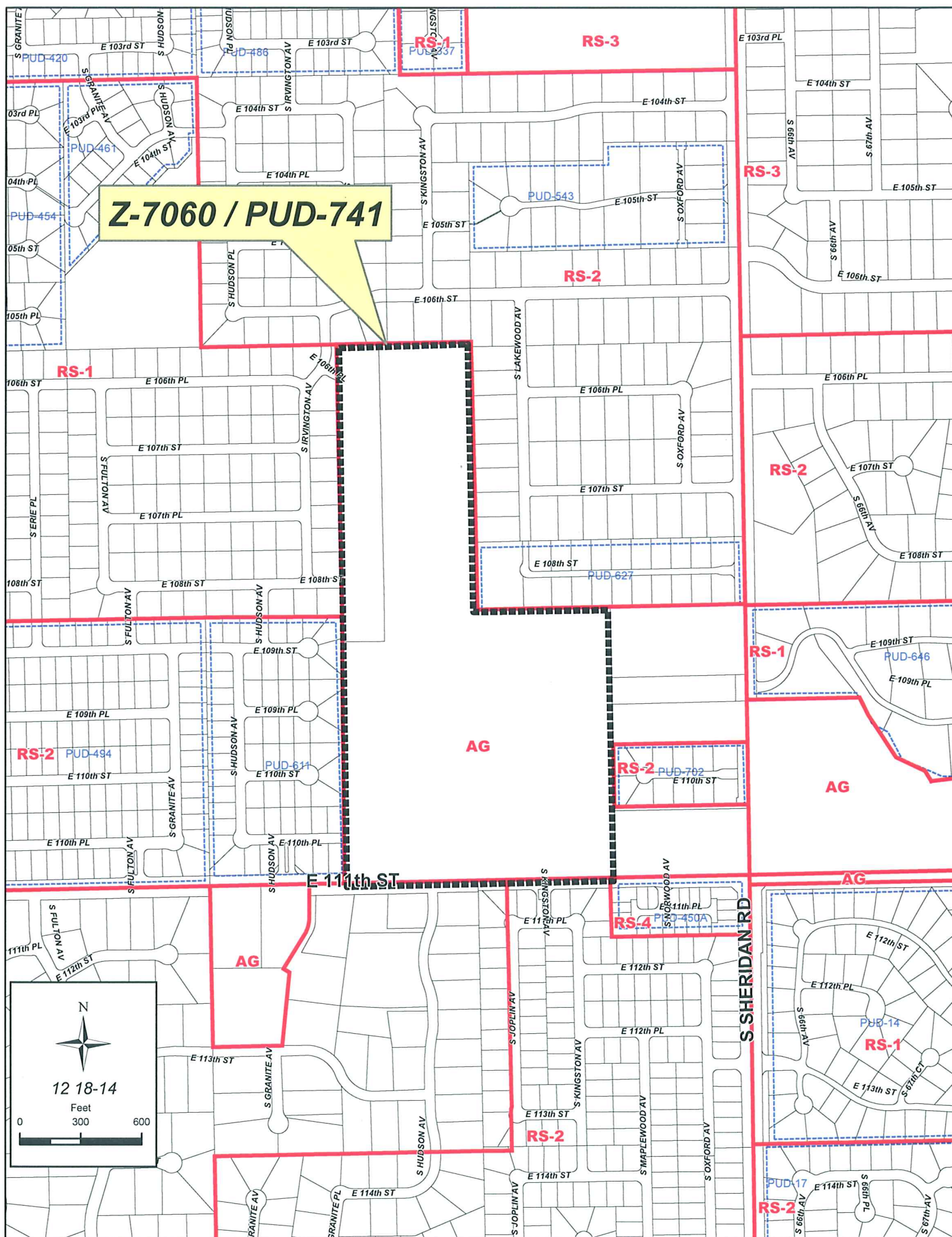
DEVELOPMENT STANDARDS:

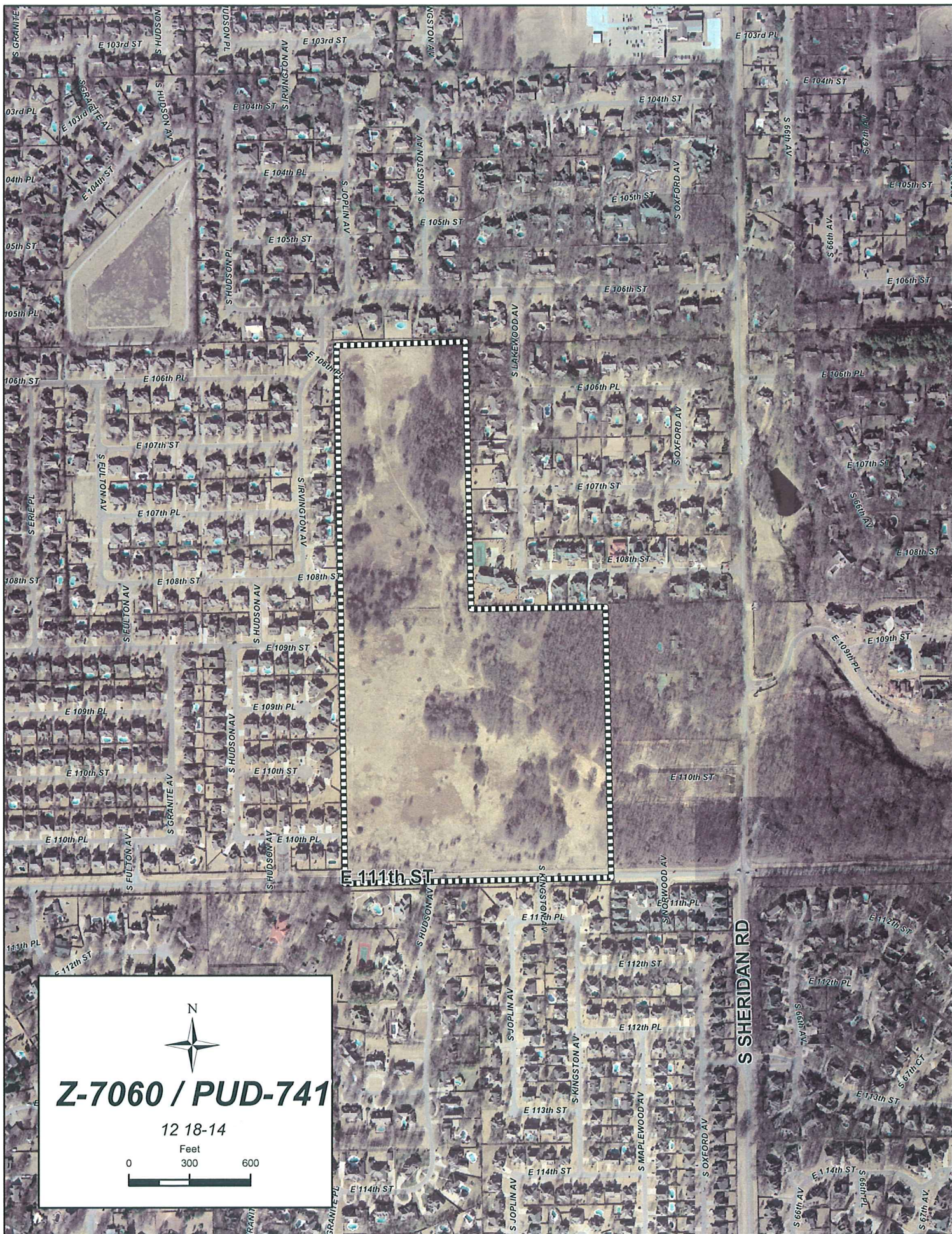
Land Area (Gross):	34,007.6 S. F.	0.781 AC
Land Area (Net):	21,118.1 S. F.	0.485 AC

Permitted Uses:

General office uses as permitted by right in the OL, Office Light zoning district, excluding medical offices, banks, funeral home, studio or school for teaching ballet, dance, drama, fine arts, music, language, business or modeling; and further providing that an Adult Day Care Center as set forth in Use Unit 5 of the Zoning Code and as described in the Applicant's Text shall be a permitted use.

No other changes to PUD-730 are proposed and all of the other conditions of approval and the other Development Standards as approved by the TMAPC and City Council shall remain unchanged and are incorporated herein by reference.





Z-7060 / PUD-741

12 18-14

Feet



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7060

TRS 8327

Atlas 2888

CZM 57

PD-26 CD-8

TMAPC Hearing Date: June 20, 2007

Applicant: Roy D Johnsen

Tract Size: 60 ± acres

ADDRESS/GENERAL LOCATION: West of northwest corner of Sheridan and East 111th Street South.

EXISTING ZONING: AG

EXISTING USE: Vacant

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

PROPOSED ZONING: RS-2

PROPOSED USE: Single-family Residential

RELEVANT ZONING HISTORY:

PUD-702-A November 2006: All concurred in approval of a proposed Major amendment to a Planned Unit Development to delete and abandon Reserve Area B on a 4.64± acre tract of land on property located north of northwest corner of East 11th Street and South Sheridan Road, subject to excluding the installation of sidewalks along South Sheridan Road per staff recommendation based upon Legal's advice regarding the issue. This Major Amendment was prompted by a minor amendment to PUD-702 on March 1, 2006 for purpose of conveyance to the adjoining property owner to the north.

PUD-702/Z-6933 May 2004: All concurred in approving a request to rezone a 4.64± acre tract from AG to RS-2 and a Planned Unit Development for Single Family Residential development on property located north of northwest corner of East 11th Street and South Sheridan Road.

Z-6810/PUD-646 July 2001: An application was filed to rezone a 35± acre tract located north and east of the northeast corner of East 111th Street South and South Sheridan Road from AG to RS-2 and PUD. The request for RS-2 zoning was denied and RE zoning was recommended with a maximum of 20 lots if the development provided only one access point. The applicant revised the request by including an additional 4.1 acres of land and TMAPC and City Council approved RS-1 zoning and approved the PUD for a maximum of 30 lots with two points of access being provided.

Z-6807/PUD-645 May 2001: A request to rezone the 10 acre node, located on the northwest corner of East 111th Street and South Sheridan Road from AG to CS and OL for future commercial and office development. TMAPC recommended approval of the request as submitted but City Council denied the request for rezoning. The request was appealed to district court and the district court upheld the decision of City Council.

Z-6753/PUD-450-A March 2000: All concurred in approval of a request for a major amendment and the rezoning of the 4.5-acre tract located on the southwest corner of East

111th Street and South Sheridan Road from CS/PUD-450 to RS-4/PUD-450-A for a gated single family development.

Z-6730/PUD-627 March 2000: A request to rezone a 10 acre tract located on the southwest corner of East 108th Street South and South Sheridan Road from AG to RS-2/PUD for single-family development. Staff and TMAPC recommended denial of RS-2 and recommended approval of RS-1 with PUD-627. City Council concurred in approval per TMAPC recommendation.

Z-6700/PUD-611 June 1999: All concurred in approval of a request to rezone a 20-acre tract located west of the northwest corner of East 111th Street South and South Sheridan Road from AG to RS-2/PUD for a residential development.

BOA-17569 November 1996: A request to allow a 110' cellular tower on property located north of the northwest corner of East 111th Street South and South Sheridan Road, and zoned AG, was denied.

Z-6525/PUID-543 April 1996: All concurred in approval of a request to rezone a 14.6+ acre tract from AG to RS-2/PUD and a proposed Planned Unit Development for single-family subdivision, located between East 104th Street and East 106th Street on west side of Sheridan.

Z-6249/PUD-450 July 1989: A request to rezone a 4.5-acre tract located on the southwest corner of East 111th Street South and South Sheridan Road, from AG to CS/PUD for commercial shopping center. The request was approved subject to the PUD standards and conditions.

Z-6249 May 1989: An application was filed to rezone a 44.6-acre tract located on the southwest corner of East 111th Street South and South Sheridan Road, from AG to RS-2 and CS. TMAPC recommended approval of RS-1 on the west 140' of the tract, RS-2 on the balance of the tract less the proposed commercial node (675' x 290'). All concurred in approval of the residential zoning and recommended the applicant submit a PUD along with the rezoning application for CS on the 4.5-acre node of the property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 60 acres in size and is located west of the northwest corner of South Sheridan and East 111th Street South. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 111 th Street	Secondary arterial	100'	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 and vacant land, zoned AG and RS-2; on the north by single-family residential land use, zoned PUD and RS-2; on the south by single-family residential land use, zoned RS-1 and RS-2; and on the west by single-family residential land use, zoned RS-1 and RS-2.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity Residential/Development Sensitive – Residential land use. According to the Zoning Matrix, the requested RS-2 zoning **is** in accord with the Plan.

STAFF RECOMMENDATION:

Staff can support the requested RS-2 zoning and therefore recommends **APPROVAL** of RS-2 zoning for Z-7060.

06/20/07

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-741

TRS 8327

Atlas 2888

CZM 57

PD-26 CD-8

TMAPC Hearing Date: June 20, 2007

Applicant: Roy D. Johnsen

Tract Size: 60 ± acres

ADDRESS/GENERAL LOCATION: West of the northwest corner of 111th Street South and South Sheridan

EXISTING ZONING: AG

EXISTING USE: Vacant

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

PROPOSED ZONING: RS-2

PROPOSED USE: Single-family Residential

RELEVANT ZONING HISTORY:

PUD-702-A November 2006: All concurred in approval of a proposed Major amendment to a Planned Unit Development to delete and abandon Reserve Area B on a 4.64± acre tract of land on property located north of northwest corner of East 11th Street and South Sheridan Road, subject to excluding the installation of sidewalks along South Sheridan Road per staff recommendation based upon Legal's advice regarding the issue. This Major Amendment was prompted by a minor amendment to PUD-702 on March 1, 2006 for purpose of conveyance to the adjoining property owner to the north.

PUD-702/Z-6933 May 2004: All concurred in approving a request to rezone a 4.64± acre tract from AG to RS-2 and a Planned Unit Development for Single Family Residential development on property located north of northwest corner of East 11th Street and South Sheridan Road.

Z-6810/PUD-646 July 2001: An application was filed to rezone a 35± acre tract located north and east of the northeast corner of East 111th Street South and South Sheridan Road from AG to RS-2 and PUD. The request for RS-2 zoning was denied and RE zoning was recommended with a maximum of 20 lots if the development provided only one access point. The applicant revised the request by including an additional 4.1 acres of land and TMAPC and City Council approved RS-1 zoning and approved the PUD for a maximum of 30 lots with two points of access being provided.

Z-6807/PUD-645 May 2001: A request to rezone the 10 acre node, located on the northwest corner of East 111th Street and South Sheridan Road from AG to CS and OL for future commercial and office development. TMAPC recommended approval of the request as submitted but City Council denied the request for rezoning. The request was appealed to district court and the district court upheld the decision of City Council.

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Z-6249 May 1989: An application was filed to rezone a 44.6-acre tract located on the southwest corner of East 111th Street South and South Sheridan Road, from AG to RS-2 and CS. TMAPC recommended approval of RS-1 on the west 140' of the tract, RS-2 on the balance of the tract less the proposed commercial node (675' x 290'). All concurred in approval of the residential zoning and recommended the applicant submit a PUD along with the rezoning application for CS on the 4.5-acre node of the property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 60 acres in size, includes rolling terrain, is partially wooded and is located approximately 660 feet west of the northwest corner of the intersection of South Sheridan Road and East 111th Street South. The property appears to be vacant and is zoned AG with an application for RS-2 zoning per Z-7060 to be considered concurrently by TMAPC at its June 20, 2007 hearing.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 111 th Street	Secondary Arterial	100'	Two

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

SURROUNDING AREA: The subject tract is abutted on the east by a mix of vacant land zoned AG and residential single-family zoned RS-2; on the north by residential single-family zoned RS-2; on the west by residential single-family zoned RS-1 and RS-2; and on the south by East 111th Street South and residential single-family zoned AG, RS-2 and RS-1.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low-Intensity Residential/ Development Sensitive – Residential Land Use. According to the Zoning Matrix, the proposed PUD development **is in accord** with the Plan.

STAFF RECOMMENDATION:

The proposed development is planned as a single-family subdivision containing an area of conventional lots accessed by public streets and two separate areas accessed by gated private streets. Traffic Engineering recommends that the boundary line for Development Area "B" be extended south along Joplin to include the approach and transition to the gated entry if private streets are approved as proposed.

Modifications of RS-2 standards, including an increase in permitted height from 35 feet to 40 feet and a reduction of side lot setbacks from ten feet to five feet are proposed. These modifications also include an increase in minimum lot width requirements from 75 feet (per RS-2 bulk and area requirements) to 80 feet and an increase in minimum lot size from 9,000 square feet (per RS-2 bulk and area requirements) to 13,000 square feet. Per the requested RS-2 zoning, a maximum of approximately 240 dwelling units is permitted. PUD 741 proposes a maximum of 100 dwelling units. The PUD also proposes to meet minimum livability space requirements by assuring each lot provides the minimum 5,000 square feet required (in keeping with RS-2 bulk and area requirements) in Development Area "A" and a minimum of 3,000 square feet (between RS-3 and RS-4 bulk and area requirements) in Development Areas "B" and "C" with additional livability space provided in two landscaped reserve areas and two detention areas. The project as a whole will exceed minimum livability space requirements.

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-741 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-741 subject to the following conditions:

1. TMAPC approval of RS-2 zoning per Z-7060.
2. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
3. Development Standards:

Development Area A

LAND AREA: 25.3 AC net of arterial streets

PERMITTED USES:

Detached single-family residences accessed by public streets, and those uses customary and accessory to single-family residential.

MAXIMUM DWELLING UNITS: 49

MINIMUM LOT SIZE: 13,000 SF

MINIMUM LOT WIDTH: 80 FT

MAXIMUM BUILDING HEIGHT: 40 FT

MINIMUM YARDS:

From 111th Street 35 FT

From minor street

Front 25 FT

Corner lot-side 15 FT*

Interior side yards

One side yard 5 FT

Other side yard 5 FT

Rear yard 20 FT

**Garages fronting a street shall be set back a minimum of 20 feet.*

LIVABILITY SPACE PER DWELLING UNIT: 5,000 SF
(Open space not used for parking or drives.)

Minimum within each lot 5,000 SF

OTHER BULK AND AREA REQUIREMENTS:

As provided within an RS-2 district.

VEHICULAR AND PEDESTRIAN CIRCULATION:

Access shall be provided to the development by public streets. Sidewalks shall be provided along East 111th Street South and along both sides of all internal public streets.

Development Area B

LAND AREA: 12 AC net of detention and open space reserve areas

PERMITTED USES:

Detached single-family residences accessed by gated private streets and those uses customary and accessory to single-family residential.

MAXIMUM DWELLING UNITS: 24

MINIMUM LOT SIZE: 13,000 SF

MINIMUM LOT WIDTH: 80 FT

MAXIMUM BUILDING HEIGHT: 40 FT

MINIMUM YARDS:

From minor street	
Front	20 FT
Corner lot-side	15 FT*

Interior side yards	
One side yard	5 FT
Other side yard	5 FT

Rear yards	20 FT
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**Garages fronting a private street shall be set back a minimum of 20 feet.*

LIVABILITY SPACE PER DWELLING UNIT 5,000 SF
(Open space not used for parking or drives.)

Minimum within each lot	3,000 SF
Minimum within common areas	60,000 SF

OTHER BULK AND AREA REQUIREMENTS:

As provided within an RS-2 district.

VEHICULAR AND PEDESTRIAN CIRCULATION:

Access to the development area may be by private, gated streets. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.

Sidewalks shall be provided on both sides of interior private streets and shall be contained within easements or reserve areas.

Development Area C

LAND AREA: 13.1 AC net of detention and open space reserve areas

PERMITTED USES:

Detached single-family residences accessed by gated private streets and those uses customary and accessory to single-family residential.

MAXIMUM DWELLING UNITS: 27

MINIMUM LOT SIZE: 13,000 SF

MINIMUM LOT WIDTH: 80 FT

MAXIMUM BUILDING HEIGHT: 40 FT

MINIMUM YARDS:

From minor street

Front	20 FT
Corner lot-side	15 FT*

Interior side yards

One side yard	5 FT
Other side yard	5 FT

Rear yards 20 FT

**Garages fronting a private street shall be set back a minimum of 20 feet.*

LIVABILITY SPACE PER DWELLING UNIT 5,000 SF
(Open space not used for parking or drives.)

Minimum within each lot	3,000 SF
Minimum within common areas	100,000 SF

OTHER BULK AND AREA REQUIREMENTS:

As provided within an RS-2 district.

VEHICULAR AND PEDESTRIAN CIRCULATION:

Access to the development area may be by private, gated streets. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.

Sidewalks shall be provided along East 111th Street South and on both sides of interior private streets. Sidewalks along private streets shall be contained within easements or reserve areas.

4. 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.
5. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed or will be installed within 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.
6. 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.
7. 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.
8. 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.
9. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, sidewalks and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
10. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
11. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
12. 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.
13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

14. 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.
15. 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.
16. 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 6-7-07:

General: A predevelopment meeting with Development Services and the engineer was held October 13, 2006. Construction Standards for Private Streets should be included in the PUD Development Standards for each approved area. In the Table of Contents both "B&C" should be labeled as proposing "Private Streets", with correct page numbers. Suggest that the boundary line for Dev. Area "B" be extended south along Joplin to include the approach and transition to the gated entry if approved for private streets.

Water: No comments.

Fire: Cul-de-sacs shall have a turn-around radius of not less than thirty-eight (38) feet of paving, utilizing a rolled curb section wherever possible, and a radius of fifty (50') of right-of-way at the property line. Cul-de-sacs greater than two hundred and fifty (250) feet in length shall have a turn-around radius of not less than forty (40') feet of paving and a radius of fifty-two (52') feet of right-of-way at the property line.

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

Stormwater: The Exhibit 'B' drainage system plan is acceptable in concept.

Wastewater: Access to the Sanitary Sewer Main must be provided to all proposed lots within the project area.

Transportation: A minimum 50-ft right-of-way dedication for E. 111th St. S., a secondary arterial, will be required.

Traffic : The Conceptual site plan for PUD 741 consists of two separate areas with Private Streets and one section with Public Streets. Traffic Engineering has no objection to the Private Streets in Development Area "C" (block 8-9 in the eastern portion). Area "B" (block 6-7 in the northern portion) is a unique tract surrounded by existing development on three sides. Dev. Area "B" has two existing Public Stub Streets from the same adjacent neighborhood on the west. This subdivision (Southern Park Estates) has reasonable traffic circulation that is

improved by the proposed connection of 108 ST to 111 ST via Joplin AV. The Private Street designs for both "B" & "C" meet the current Subdivision Standards as to maximum acreage and accessibility. Based on this review Traffic Engineering, while preferring to connect the two stub streets together, does not recommend requiring Public Streets in Area "B".

GIS: No comments.

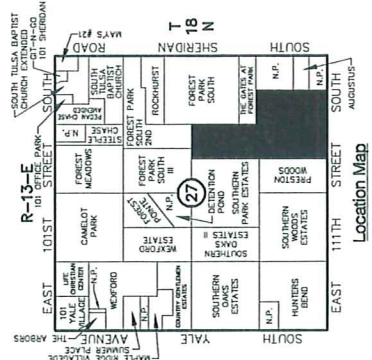
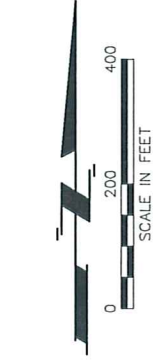
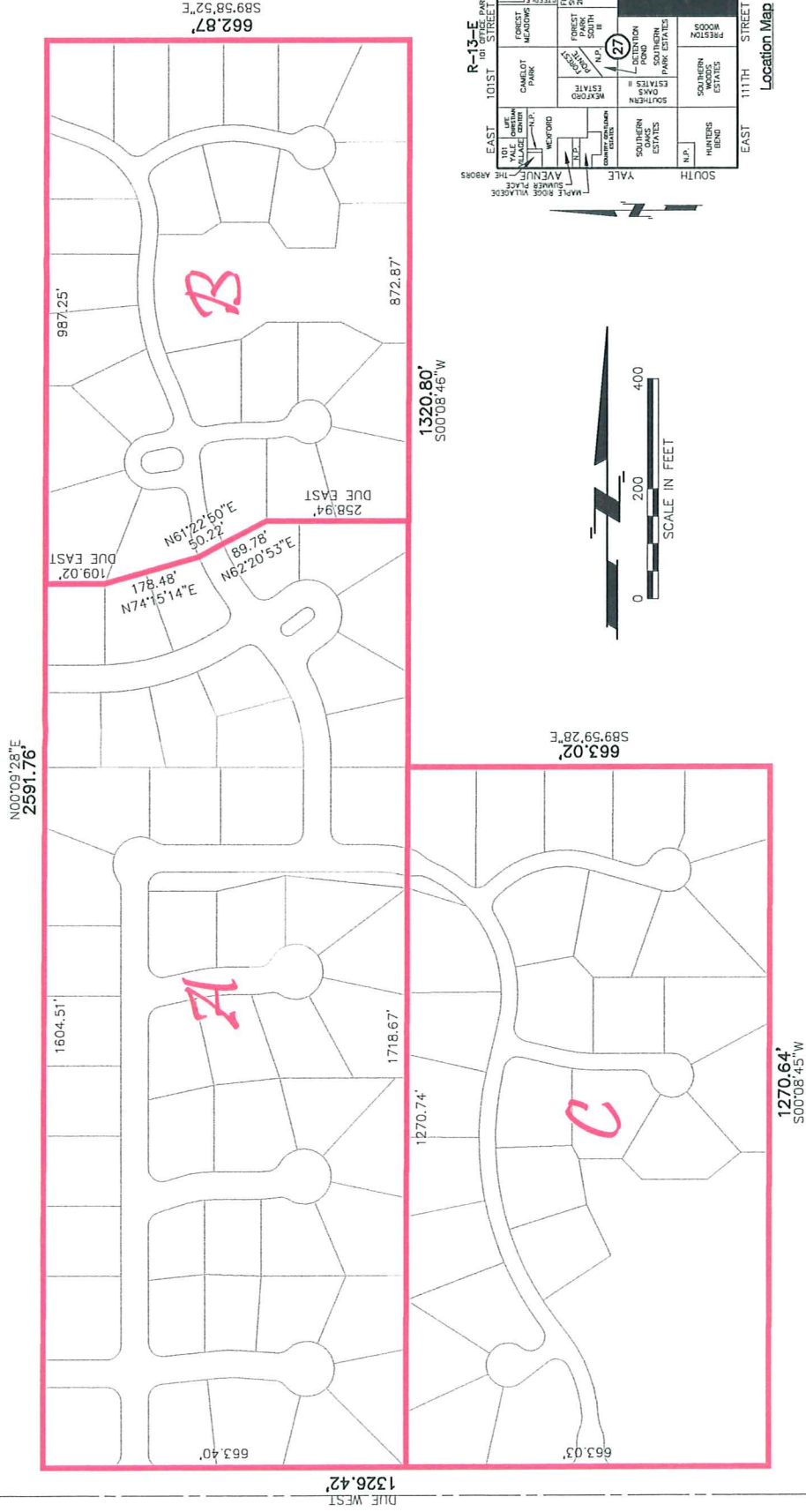
Street Addressing: No comments.

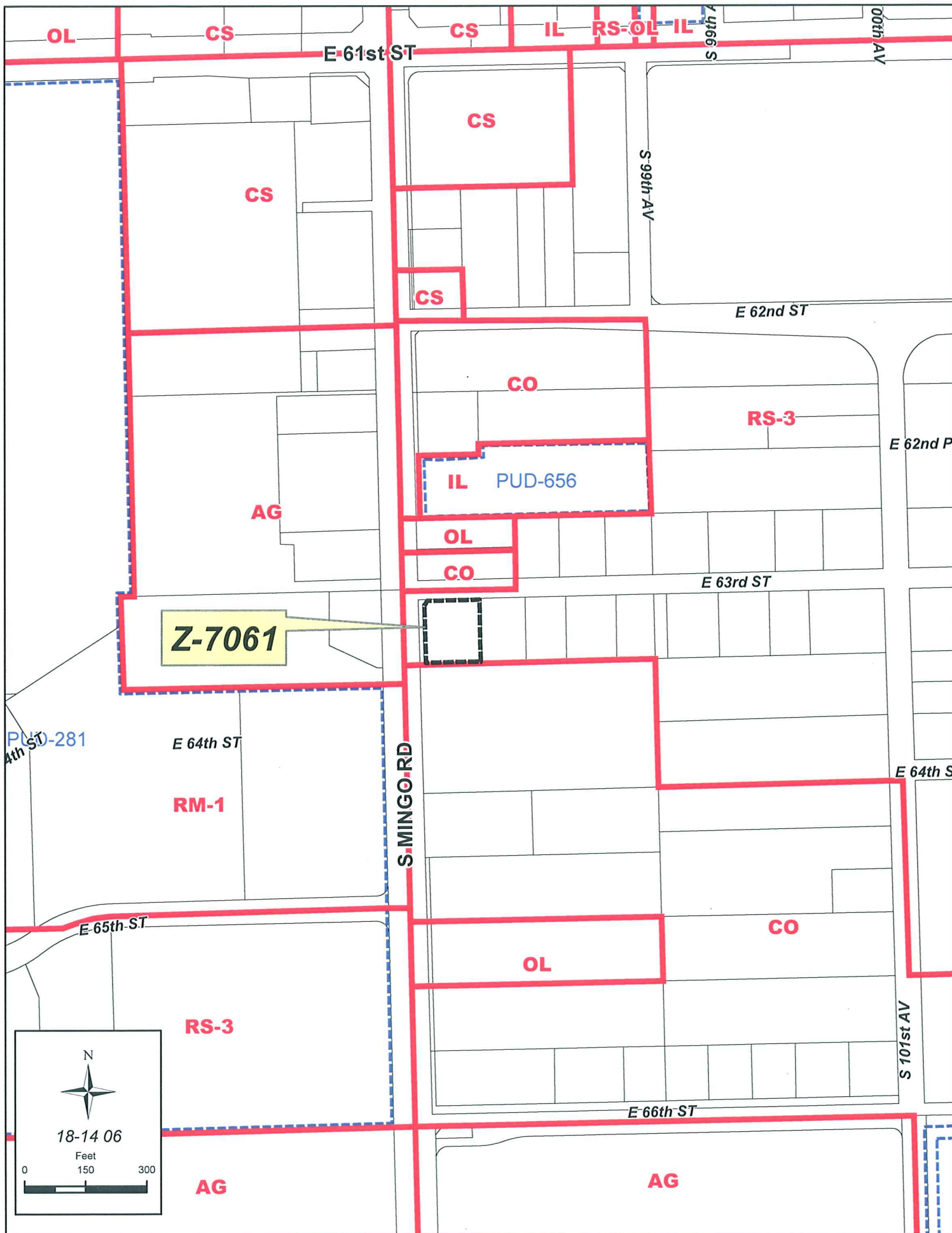
County Engineer: No comments.

PSO/AEP, ONG and AT&T: These utilities expressed concern that easement widths as indicated in the concept plan would not be sufficient to accommodate all potential utility lines and subsequently put the developer on notice that additional easement width may be necessary. (The proposed location of utility easements if increased in width would not affect proposed building setbacks.)

06/20/07

EAST 111TH STREET SOUTH







Z-7061

18-14 06

Feet

0 150 300



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7061

TRS 8406

Atlas 873/758

CZM 54

PD-18 CD-7

TMAPC Hearing Date: June 20, 2007

Applicant: Gregory S Helms

Tract Size: .87 ± acres

ADDRESS/GENERAL LOCATION: Southeast corner of East 63rd Street South and South Mingo Road

EXISTING ZONING: RS-3

EXISTING USE: Vacant (apparently empty building)

ZONING ORDINANCE: Ordinance number 11830 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: OL

PROPOSED USE: Office building

RELEVANT ZONING HISTORY:

Z-6882 March 2003: All concurred in approval of a request for rezoning a 2.9± acre tract of land from OL to CO for church athletic fields, on property located south of southeast corner of East 63rd Street and South Mingo Road

Z-5903-SP-4 March 2003: All concurred in approval of a proposed Corridor Site Plan on 6.3± acre tract for church athletic fields, on property located south of southeast corner of East 63rd Street and South Mingo Road.

Z-5903-SP-3 November 2002: All concurred in approval of a proposed Corridor Site Plan on 1.1± acre tract for a two-story office building, on property located southeast of southeast corner of East 63rd Street and South Mingo Road.

Z-6840/PUD-656 November 2001: A request to rezone a 2.37± acre tract from CO to IL/PUD on property located south of southeast corner of East 61st Street South and South Mingo Road for uses permitted by right and exception in an IL district excluding Use Unit 12A. Staff recommended denial of IL zoning and for the PUD but the TMAPC recommended approval per modifications. The City Council approved the rezoning and PUD per modifications.

Z-6725 December 1999: All concurred in approval of a request to rezone a 34.78± acre tract from CO to AG for church and accessory uses on property located on the southeast corner of East 66th Street and South Mingo Road.

Z-6078-SP-4 September 1997: All concurred in approval of a Corridor Site Plan to permit a mobile home on property located north of northwest corner of East 66th Street and South 101st Avenue East.

Z-6078-SP-3 February 1997: All concurred in approval of a Corridor Site Plan to permit a mobile home on property located on northwest corner of East 66th Street and South 101st Avenue East.

Z-5903-SP-2 April 1995: All concurred in approval of a proposed Corridor Site Plan on 6.3+ acre tract for Miller Swim School, on property located south of southeast corner of East 63rd Street and South Mingo Road and abutting the subject property to the south.

Z-5903-SP-1 April 1995: All concurred in approval of a proposed Corridor Site Plan on 3.25+ acre tract for indoor and outdoor skating rinks, on property located south of southeast corner of East 63rd Street and South Mingo Road and abutting the subject property to the south.

Z-6078-SP-2 March 1995: All concurred in approval of a Corridor Site Plan to permit a mobile home on property located north of northwest corner of East 66th Street and South 101st Avenue East.

Z-6254/Z-6254-SP-1 September 1989: All concurred in approval of rezoning a .4-acre lot located on the northeast corner of East 63rd Street South and South Mingo Road from RS-3 to CO and approval was also granted on a detail corridor site plan, Z-6254-SP-1 on the property for a small appliance business in the existing building.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .87± acres in size and is located at the southeast corner of East 63rd Street and South Mingo Road. The property appears to be a vacant metal building and is zoned RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Mingo Road	Secondary arterial	100'	4 (with turn lane)
East 63 rd 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-3; on the north by office and mixed industrial uses, zoned CO; on the south by mixed commercial/office uses, zoned CO; and on the west by mixed commercial use (office supply and mini storage), zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

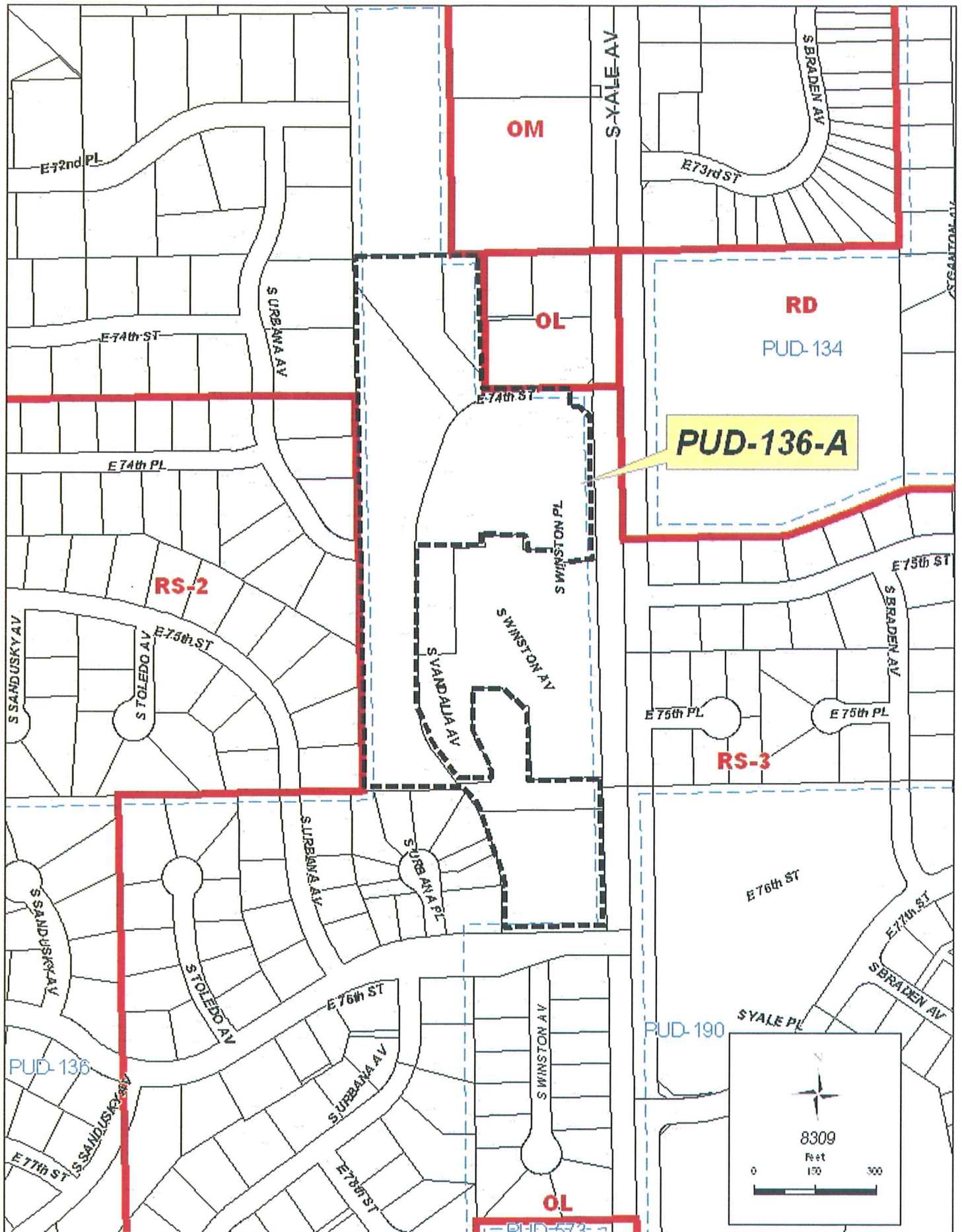
The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within a Low Intensity Corridor. According to the Development Guidelines, uses here may be either low intensity, if developed under straight zoning, or of higher intensity uses if developed under a Corridor designation. According to the Zoning Matrix, the requested OL zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

This area is in transition. Uses nearby appear to be compatible with the requested OL zoning, and the OL is certainly compatible with the Corridor land use designation. Staff, therefore, recommends **APPROVAL** of OL zoning for Z-7061.

06/20/07

394



June 20, 2007

STAFF RECOMMENDATION

PUD- 136-A

Detail Site and Landscape Plan – Silver Ridge Office Park;
7412 South Yale; Lot 1, Block 2; Blocks 1 Through 5, Silver
Oaks; Development Area One; OL/ PUD; PD-18; CD-8;
related to PUD 136-A-1

The applicant is requesting approval of a detail site plan for an office park. The proposed use, Use Unit 11, Offices, Studios and Support Services, is in conformance with Development Standards of PUD 136-A.

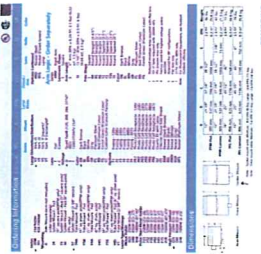
The proposed buildings comply with setbacks, height restrictions and permitted floor area. Proposed parking complies with design requirements and setbacks; parking lot lighting conforms to development standards per application of the Kennebunkport Formula. Proposed landscaped area meets minimum requirements and complies with the landscape chapter of the zoning code. A natural buffer area augmented with new trees is provided along the west boundary in conformance with development standards. Proposed retaining walls (and the drainage diversion wall with TMAPC approval of PUD 136-A-1) comply with development standards.

Therefore, staff recommends **APPROVAL** of PUD 136-A detail site plan for Silver Ridge office park as proposed.

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



MEDIUM/LARGE



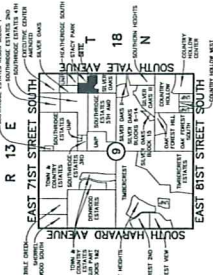
B/L BUILDING LINE
ESMT EASEMENT
LNA LIMITS OF NO ACCESS
LP LIGHT POLE
MAE MUTUAL ACCESS EASEMENT
RWE RESTRICTED WATERLINE
U/E UTILITY EASEMENT

D = 38.46"

2

SEE SHEETS L101 AND L102 FOR FENCE
GATE AND SIGN DETAILS AND FOR TRAFFIC
SIGNALS AND FIRE DEPARTMENT APPROVALS FOR
THE GATE.

Location Map
SCALE: 1"=2000'

[illegible]

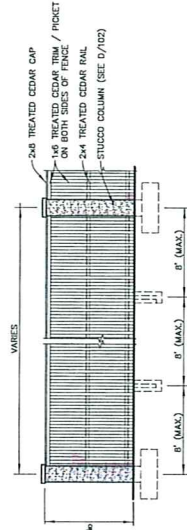
PUD 136-A Development Area Two Site Data

OTHER THAN THE PARKING, THERE ARE NO OTHER ADDITIONS WITHIN DEVELOPMENT AREA TWO.
OFF-STREET PARKING: _____
TOTAL NUMBER OF ADDITIONAL SPACES PROPOSED: _____ 10

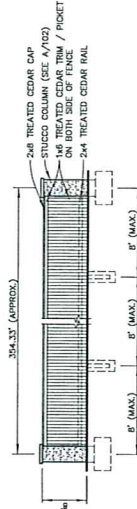
LANDSCAPED AREA:
THE LANDSCAPED AREA (OPEN SPACE) IS REDUCED BY: _____ 3,721 SF



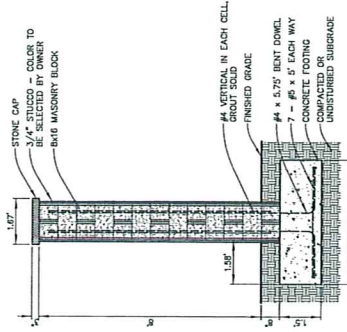
SANDWICH ENGINEERING, INC.
CA 9513
FAX: 650/07



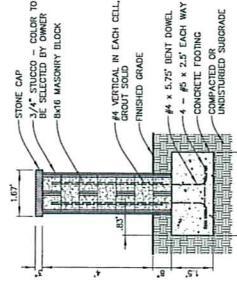
(B) 8' FENCE ELEVATION
SCALE: 1"=5'



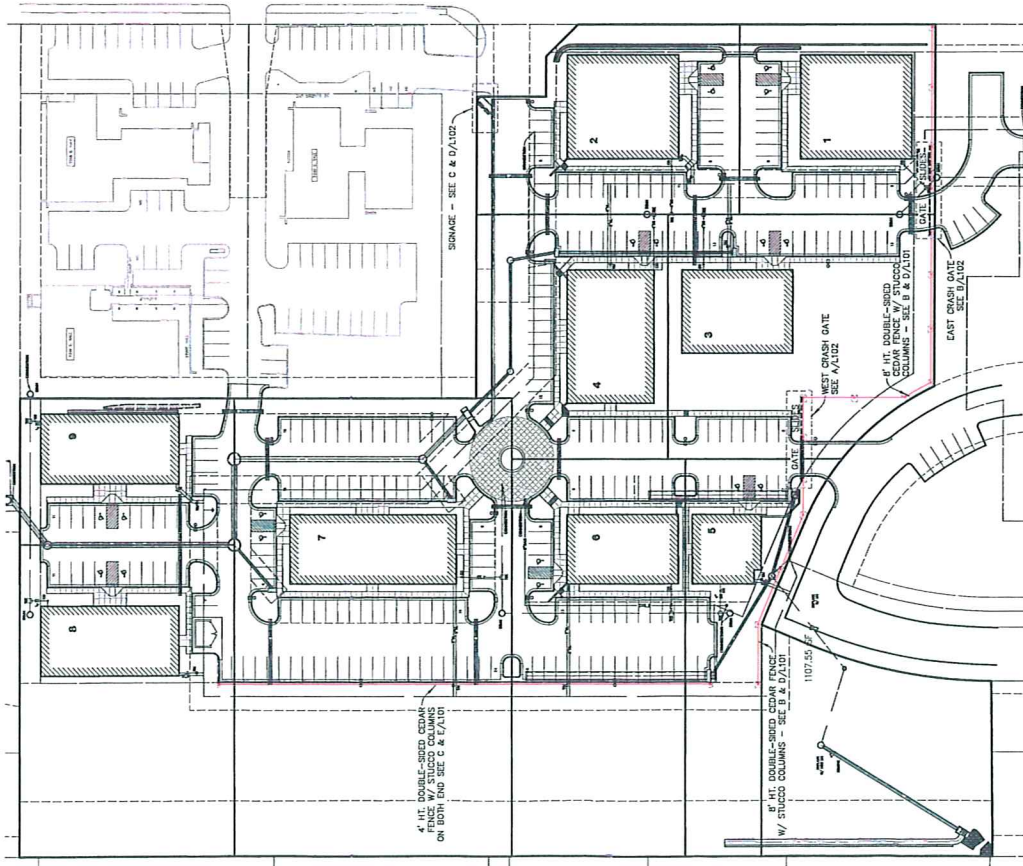
© 4' FENCE ELEVATION
SCALE: 1"=5'



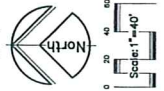
8' COLUMN SECTION
SCALE: 1"=2'



4' COLUMN SECTION

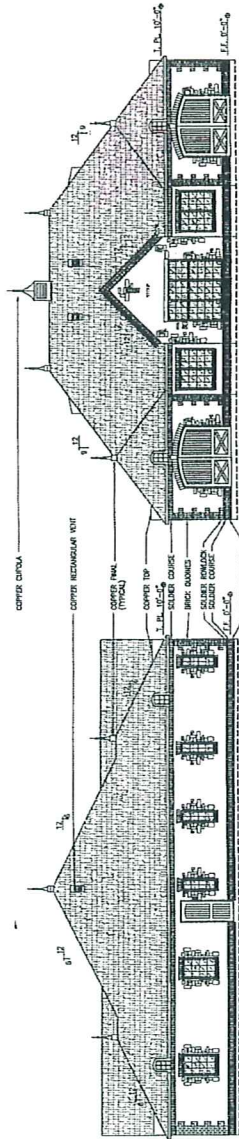


A SITE PLAN
SCALE: 1"=40'



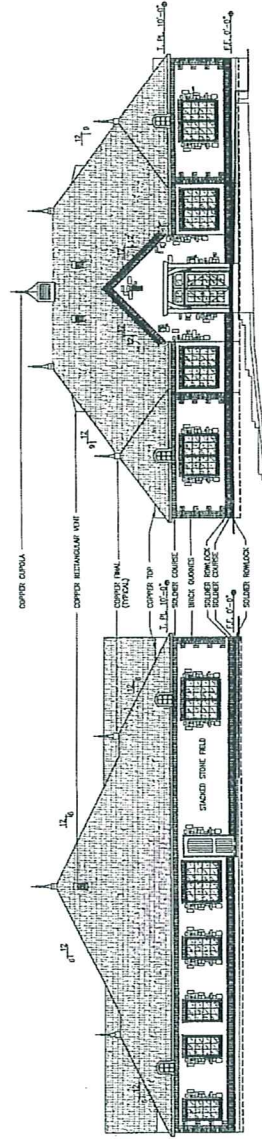
EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. **WEATHER YOUR OWN CONTRACT ORLE 1-800-622-6543.**

Typical One Story Building Elevation
Silver Ridge



B WEST ELEVATION
1/8"=1'-0"

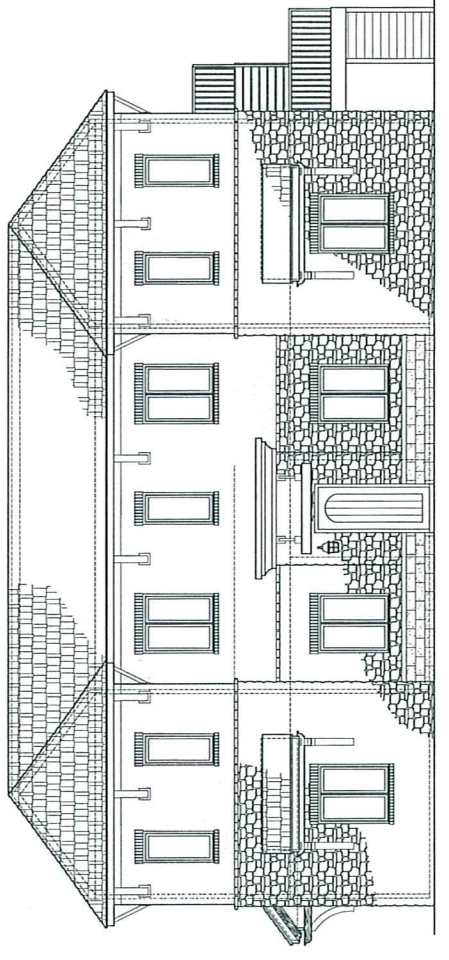
A NORTH ELEVATION
1/8"=1'-0"



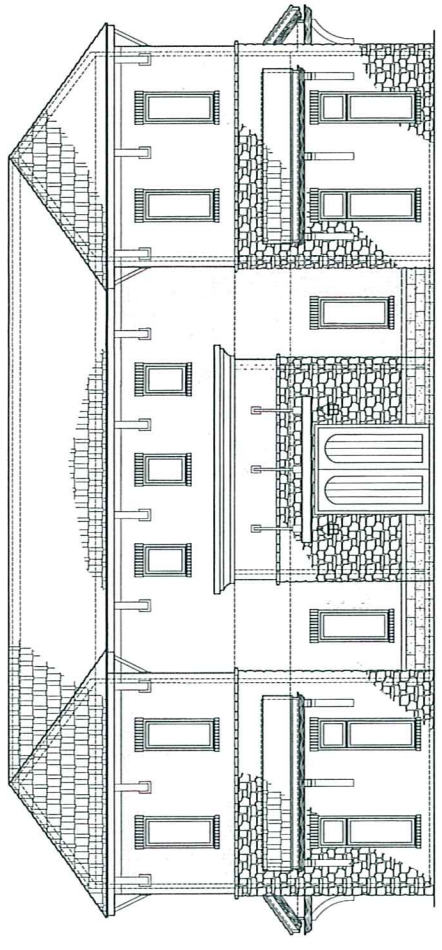
C EAST ELEVATION
1/8"=1'-0"

D SOUTH ELEVATION
1/8"=1'-0"

② NORTH ELEVATION
SCALE: 1/4"=1'-0"



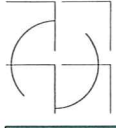
① EAST ELEVATION
SCALE: 1/4"=1'-0"

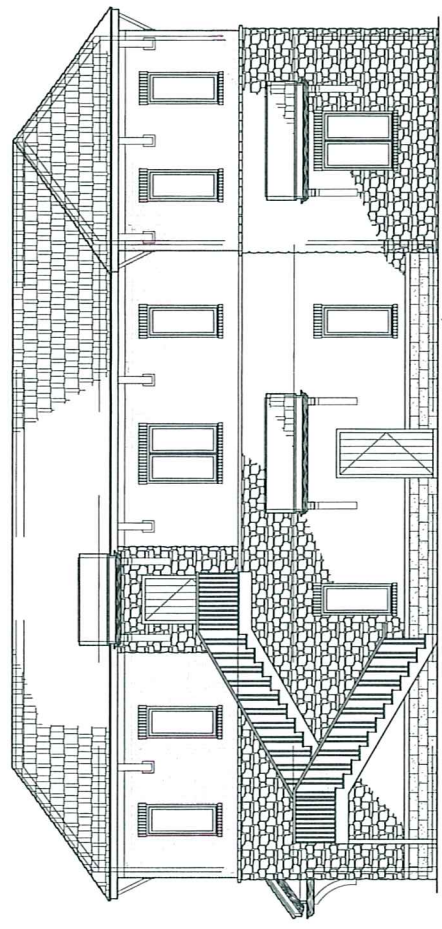


ISSUE DATE:
SHEET TITLE:
TYPICAL ELEVATIONS
SCALE: 1/4"=1'-0"

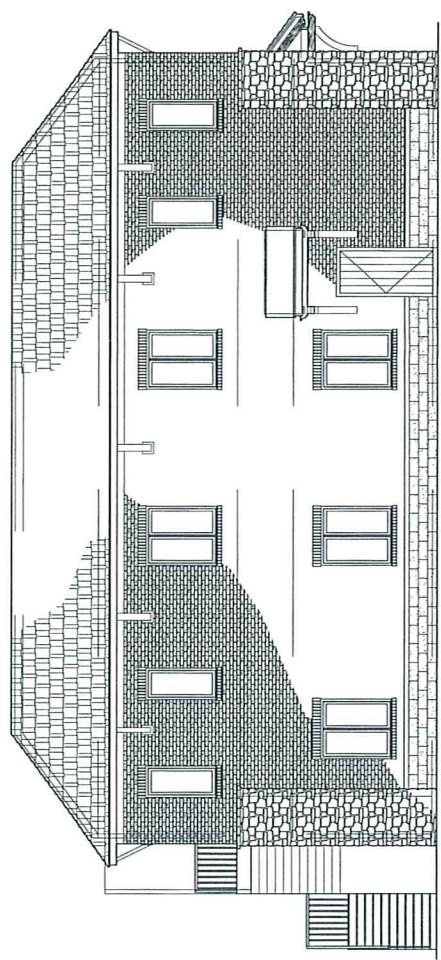
Silver Ridge
Typical Two-Story Building Elevations
Tulsa, Oklahoma
JOB NUMBER:
21060

A1





① WEST ELEVATION
SCALE: 1/4"=1'-0"



② SOUTH ELEVATION
SCALE: 1/4"=1'-0"



JOB NUMBER: 21080.02

Tulsa, Oklahoma

Silver Ridge

REVISIONS:

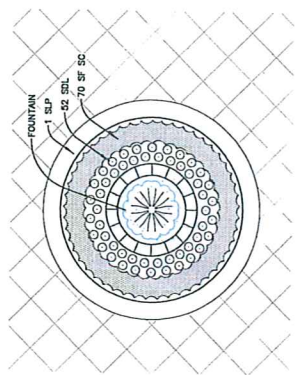
No.	Date	Description

ISSUE DATE: _____

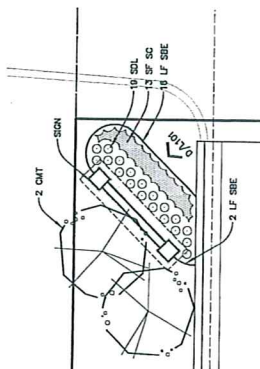
ISSUE DATE:

SHEET TITLE:
Landscape Plan

L103



B ISLAND LANDSCAPE PLAN
SCALE: 1"=5'



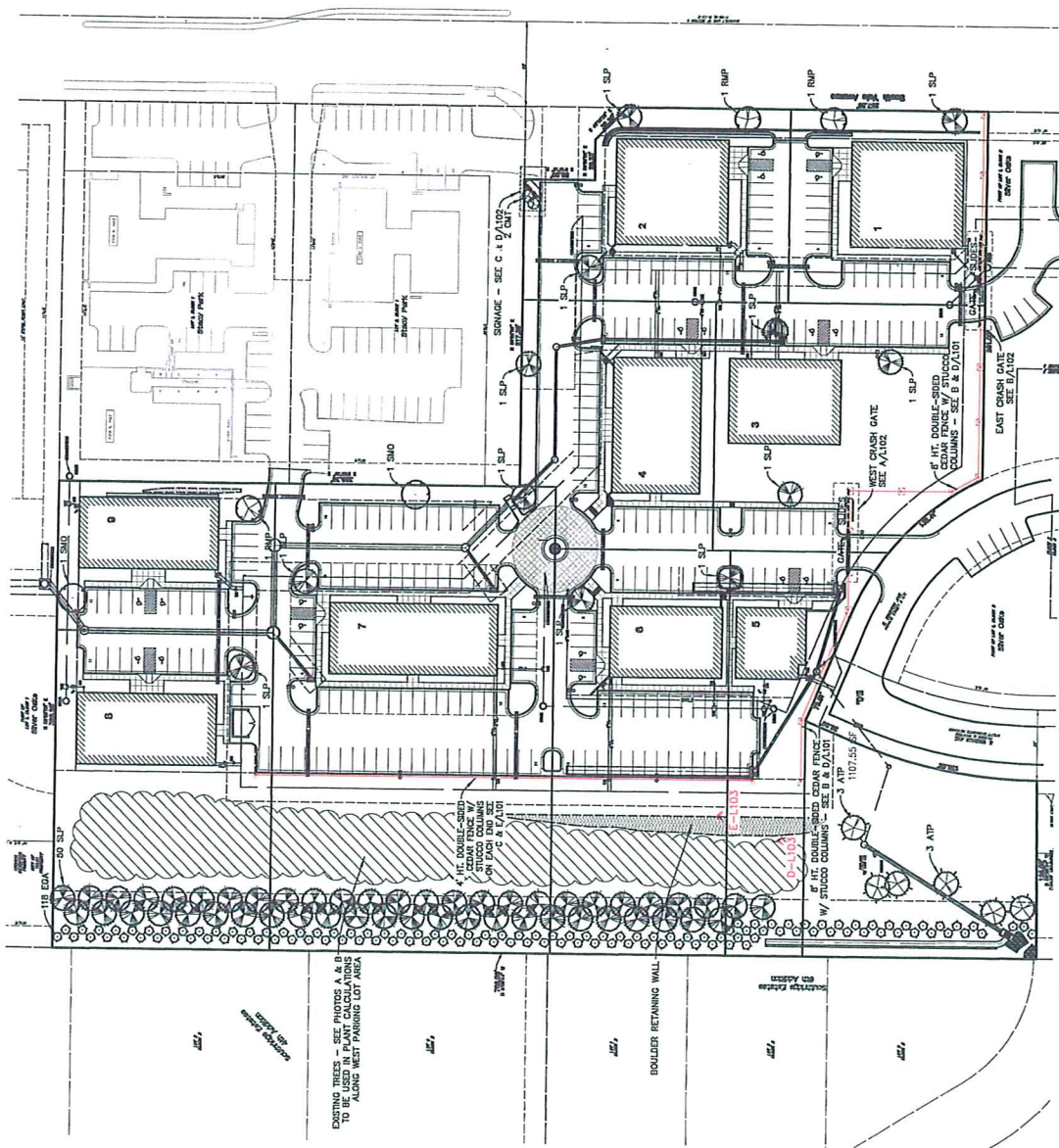
C SIGN LANDSCAPE PLAN
SCALE: 1"=5'



D VIEW OF TREES LOOKING NORTH
(BOTTOM OF WALL)



(E) VIEW OF TREES LOOKING NORTH
(TOP OF WALL)



A SITE LANDSCAPE PLAN
SCALE: 1"=40'

EXISTING TREES -- SEE PHOTOS A & B
TO BE USED IN PLANT CALCULATIONS
ALONG WEST PARKING LOT AREA

BOULDER RETAINING WALL

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-0543.

A T & T COMPANY
COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (AEP)



GENERAL PLANTING NOTES

1. QUANTITIES OF MATERIALS SHOWN IN PLANT MATERIAL LIST IS TO BE FOR CONTRACTORS CONVENIENCE AND INFORMATION ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING MATERIALS AS SPECIFIED TO LANDSCAPE PLAN TO PROVIDE A COMPLETE PROJECT.
2. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR SPECIFIC INSTRUCTIONS REGARDING THE ORDERING OF PLANT MATERIALS.
3. LANDSCAPE ARCHITECT SHALL ADVISE CONTRACTOR REGARDING THE RIGHT TO REVERSE PROPOSED PLANT LIST AND LOCUS LOCATION OF PLANTS AS DEMAND NECESSARY.
4. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO COMPLETE THE ENTIRE PLANT MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
5. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WELL BEING TRANSPORTED, AND IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING COVERED BALLS TO KEEP MOIST. IF PLANTS ARE TO LEAVES BEFORE GROUNDING, REASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE DESCENDANT AFTER PLANTING TO REDUCE TRANSPARATION.
6. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND BE TYPICAL IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE PHYSICAL OF THE ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF LANDSCAPE ARCHITECTS AND AS SET FORTH IN THE AMERICAN ASSOCIATION OF LANDSCAPE ARCHITECTS RESERVING THE RIGHT TO REJECT ANY PLANTS OR PLACES PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS REQUIREMENTS.
7. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN PLASTIC GALS OR BODIES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS PRIOR TO PLANTING. PLANTS SHALL BE WELL-ROOTED AND SHALL BE PLANTING THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
8. STARTING WORK, LANDSCAPE SHALL LOCATE ALL UTILITIES PRIOR TO THE BEHAP OF ANY DAMAGE HEY CAUSE TO UTILITIES.
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNDESIRABLE AND TO REMOVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED OTHERWISE.
10. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. EARTHWORK CONTRACTOR SHALL PERFORM ROUGH GRADING FOR ANY SITES.
11. WHEN ANY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN ACCORDANCE WITH STANDARD TRADE PRACTICE.
12. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN WASHING SOIL EXCAVATED FROM PLANTING SITE MIXED WITH COMPOST AND WELL-COMPOST AND WELL-ROTTED MANURE.

GENERAL NOTES

CALL COUNCIL - 1-800-822-2664 FOR INFORMATION ON THE LOCATION OF ANY CONTRACT PROJECTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES BOTH OVERHEAD AND BURIED WHICH MAY OCCUR DURING ANY PROJECT SITE DURING THE CONSTRUCTION OF ANY PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO PERFORMING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING THE FOLLOWING OPERATIONS IN ANY AREA:

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE, CUT TWICE FROM THE TRUNK, AND TRIM THE BRANCHES AND TWIGS AWAY FROM THE TOP OF THE PLANT. PLANT BUSHES TWO (2) INCHES ABOVE FINISHED GRADE, CUT TWICE FROM THE TRUNK, AND TRIM THE BRANCHES AND TWIGS AWAY FROM THE TOP OF THE BUSHES. PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE, CUT TWICE FROM THE TRUNK, AND TRIM THE BRANCHES AND TWIGS AWAY FROM THE TOP OF THE SHRUBS. PLANT TREES AND BUSHES SHALL BE PLANTED AT THE CORNERS OF THE PLANTING ISLANDS AT ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING. ALL PLANTING SHALL BE ABOVE TOP OF DRAINAGE CUT OF THE PLANTING ISLANDS.

BED PREPARATION

[illegible]

MULCH

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDED CYPRESS MULCH TO A DEPTH OF TWO INCHES.

LAWN

ALL AREAS OF THE SITE (AND ADJACENT STREET RIGHT-OF-WAYS) THAT ARE DISTURBED BY CONSTRUCTION SHALL BE SOODED WITH 419 BERMUUDA, PER SPECIFICATION 02305, UNLESS SHOWN FOR OTHER PLANTINGS.

APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:
MAY 1 - AUGUST 31: APPLY A 16-8-8 FERTILIZER AT A RATE
PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

SEPTEMBER 1 - APRIL 30. APPLY MILORGANITE 6-2-0 FERTILIZER AT A RATE OF TEN (10) POUNDS PER 1,000 SQUARE FEET OF LAWN AREA. FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.

IRRIGATION NOTES

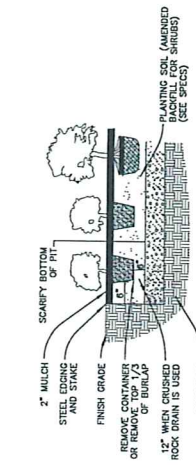
AN UNDERGROUND, FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.

PLANT MATERIAL SCHEDULE

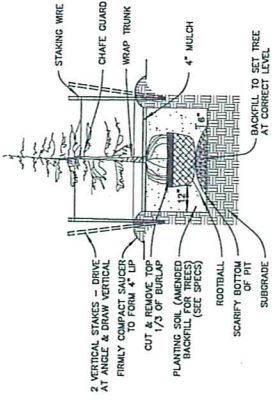
QUANTITY	COMMON NAME	TAG
2	SHAMROCK OAK	
3	RED MAPLE	
6	AUTUMN PINE	
12	SLIP PINE	
2	CHAMELYTILE	
2	CAT	
70	SILVER DRAGON LUSPOE	
43 SF	SEASONAL COLOR (SQUARE FEET)	
10 LF	STEL BED DOING (LINEAR FEET)	
50	PRESERVED NATURAL BUFFER	
50	SLIP PINE	
118	ECO	
	EMERALD GREEN ABSORPTIVE	

40' PRESERVED NATURAL BUFFER

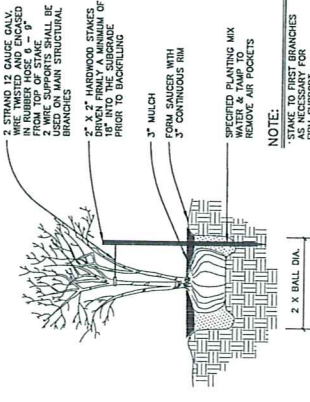
50	SLP	SLASH PINE
110	EGA	EMERALD GREEN ARBOVITAE



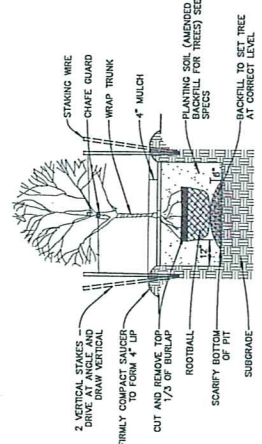
D SHRUB PLANTING DETAIL
NOT TO SCALE (MINIMUM DIMENSIONS SHOWN)



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE (MINIMUM DIMENSIONS SHOWN)



(B) MULTI-TRUNK TREE STAKING
NOT TO SCALE



C **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE (MINIMUM DIMENSIONS SHOWN)

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT ORIE: 1-800-822-6543.

A T & T COMPANY
COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY

