

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2496

October 24, 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:

Director's Report:

## COMPREHENSIVE PLAN PUBLIC HEARING

1. Resolution amending the District 6 Plan Map and Text, a part of the Comprehensive Plan for the Tulsa Metropolitan Area by adopting the Lewis Study, East 15<sup>th</sup> Street South to East 21<sup>st</sup> Street South (Resolution No. 2496:888)

## 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.

2. **Crossroad Village** – (8419) Final Plat (PD 18) (CD 8)  
West of U.S. 169, South of East 91<sup>st</sup> Street
3. **Metro Place** – (9405) Final Plat (PD 17) (CD 6)  
North of East 11<sup>th</sup> Street South, West of South 129th East Avenue
4. **PUD-274-A-1 – Roy D. Johnsen** (PD-18) (CD-9)  
North of northeast corner of 61<sup>st</sup> Street and Lewis Avenue  
(Minor Amendment to permit an increased floor area and the adjustment of internal development boundaries.)
5. **PUD-364-5 – Architects Collective** (PD-26) (CD-8)  
Northeast corner of East 101<sup>st</sup> Street South and South Mingo Road  
(Minor Amendment to permit the increased building height within 100 feet of the residential area, an increase in building height for buildings beyond the 100 feet and an increased height for the parking lot light poles.)

6. **Z-7008-SP-1 – Sack & Associates** (PD-8) (CD-2)  
South of the southeast corner of West 71<sup>st</sup> Street South and South Olympia Avenue/Lots 13 & 14, Block 2 (Corridor Detail Site Plan/Landscape Plan for Tulsa Hills Development.)

7. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

**PUBLIC HEARINGS**

8. **PUD-397-A-1 – Claude Neon Federal/ONB Bank** (PD-18) (CD-7)  
Southeast corner of 61<sup>st</sup> Street and 90<sup>th</sup> East Avenue (Minor Amendment to permit the increase of the permitted square footage of the existing ground sign to 86.5 square feet.)
9. **PUD-533-B-2 – Sack & Associates** (PD-5) (CD-5)  
Northeast corner of 27<sup>th</sup> Street South and Skelly Drive (I-44) service road (Minor Amendment to allow a lot-split creating two tracts in Lot 1, Block 1, Grizzly Mountain Mercantile, Development Area B-1.)

**OTHER BUSINESS**

10. **Commissioners' Comments**

**ADJOURN**

PD = Planning District/CD = Council District

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

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

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

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

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

**TMAPC Mission Statement**



# A G E N D A

## TULSA METROPOLITAN AREA PLANNING COMMISSION

### WORKSESSION

Francis Campbell City Council Room  
Plaza Level

Wednesday, October 24, 2007– 1:45 p.m.\*

(\*Or immediately following adjournment of the TMAPC Meeting)

#### CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Discussion on County Sidewalk Policy Changes/Staff

Adjourn. [www.tmapc.org](http://www.tmapc.org)

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

# A G E N D A

## TULSA METROPOLITAN AREA PLANNING COMMISSION

### TRAINING SESSION

INCOG

201 West 5<sup>th</sup>, Suite 550  
5<sup>th</sup> Floor Conference Room

Wednesday, October 24, 2007

11:00 a.m.

#### CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Presentation by Tulsa Preservation Commission/Ard
2. Presentation by John Shivel on Planning matters

Adjourn. [www.tmapc.org](http://www.tmapc.org)

**PROPOSED PLAN AMENDMENTS AS A RESULT OF THE LEWIS STUDY**  
**October 24, 2007**

**District 6 Plan**

**Plan map:** Show boundaries of the Lewis Study on the District 6 Plan map – properties fronting onto or siding onto South Lewis Avenue between East 15<sup>th</sup> Street South and East 21<sup>st</sup> Street South – and identify as a Special District.

**Plan text:** Renumber policies under Specific Areas as follows.

Adopt as Policy 3.5 Lewis Study Area:

The Lewis Study, as adopted and amended by the City of Tulsa Council, is hereby adopted as part of the District 6 Detail Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area. Its boundaries are as set forth on the Planning District 6 Plan Map.

Renumber existing Policy 3.5 and following text accordingly.

**RESOLUTION NO.: 2496:888**

**A RESOLUTION AMENDING  
THE DISTRICT 6 PLAN MAP AND TEXT,  
A PART OF THE COMPREHENSIVE PLAN  
FOR THE TULSA METROPOLITAN AREA BY ADOPTING THE LEWIS  
STUDY, EAST 15<sup>TH</sup> STREET SOUTH TO EAST 21<sup>ST</sup> STREET SOUTH**

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

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

WHEREAS, on the 25th day of August, 1976 this Commission, by Resolution No. 1126:438, did adopt the District 6 Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 24th day of October, 2007, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District 6 Plan Map by the following:

Indicating the boundaries of the Lewis Study as lots fronting or siding onto South Lewis Avenue between East 15<sup>th</sup> Street and East 21<sup>st</sup> Street as being the Lewis Avenue Special District.

And to modify the District 6 Plan Text by the following:

Add as Policy 3.5 Lewis Study Area

The Lewis Study, as adopted and amended by the City of Tulsa Council, is hereby adopted as part of the District 6 Detail Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area. Its boundaries are as set forth on the Planning District 6 Plan Map.

Renumber existing Policy 3.5 and the following text accordingly.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 6 Plan Map and Text, as set out herein, be and are hereby adopted as part of the District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

**RESOLUTION NO.: 2496:888**

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 2007.

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

\_\_\_\_\_  
Chair

**ATTEST:**

\_\_\_\_\_  
Secretary

**APPROVED** by the City Council of the City of Tulsa, Oklahoma this \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mayor

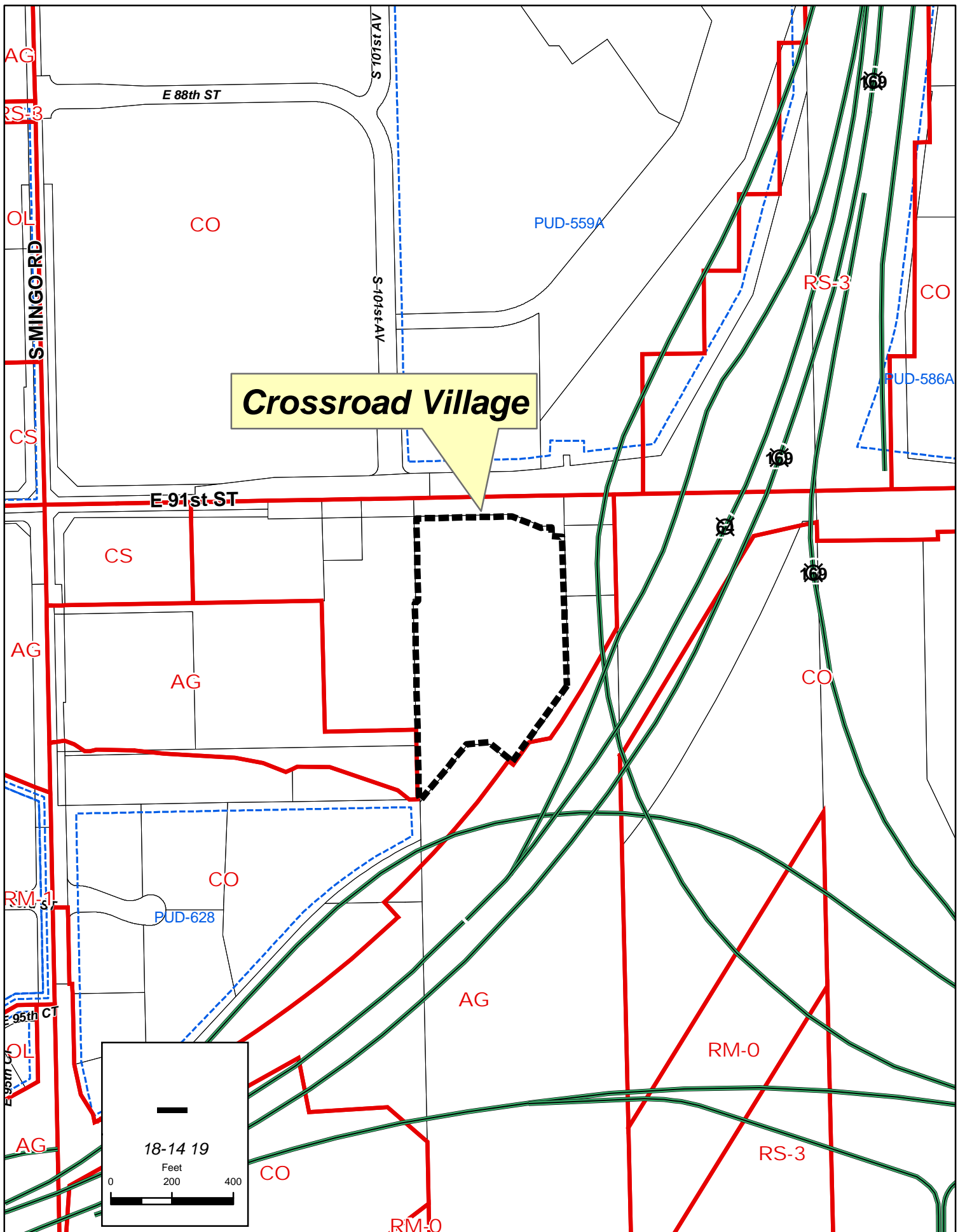
\_\_\_\_\_  
Council Chair

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

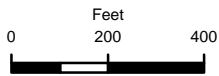




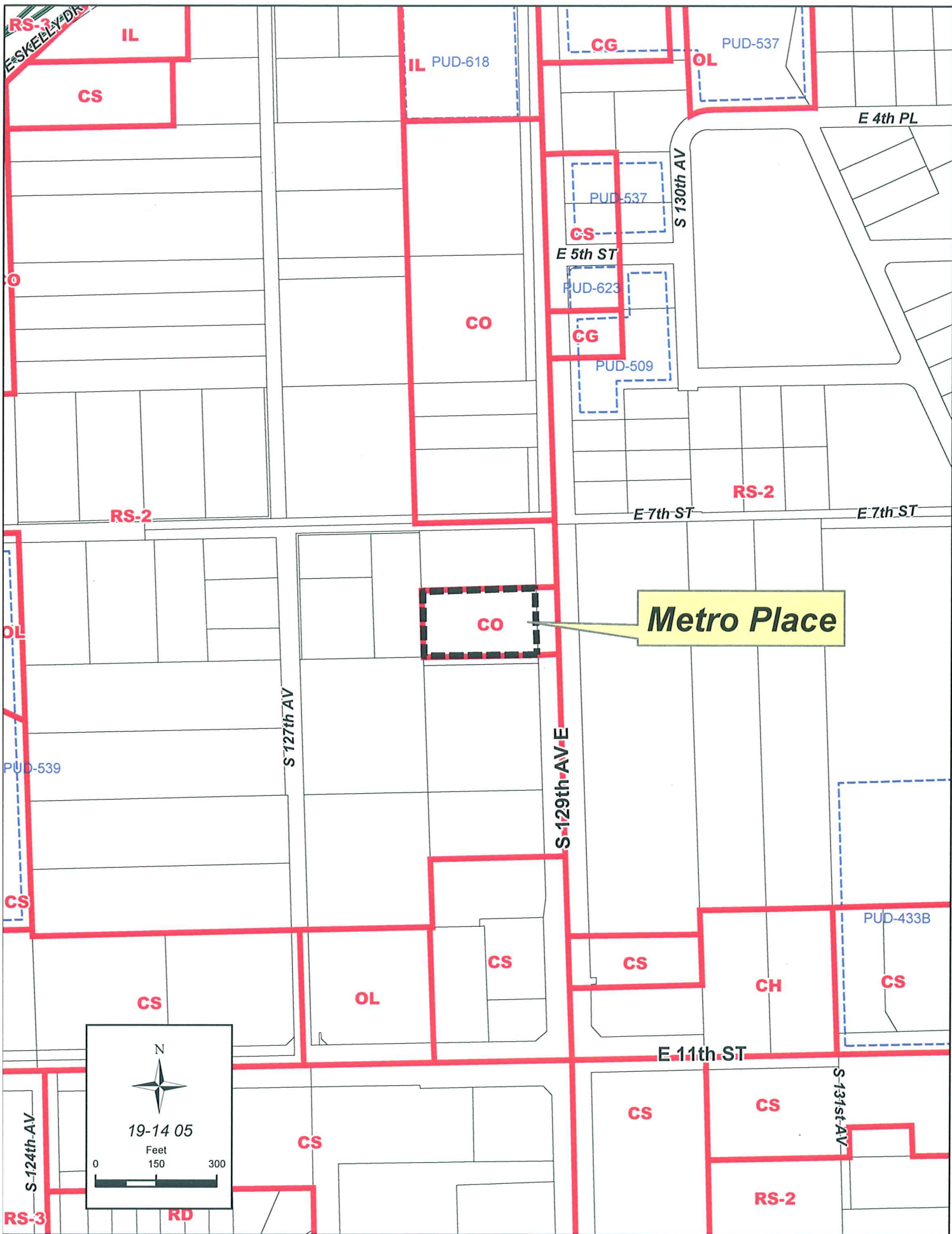


**Crossroad Village**

18-14 19





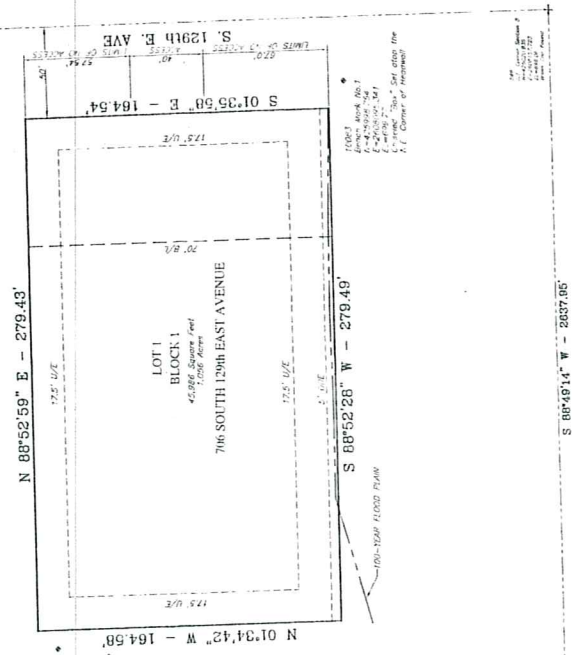


# Preliminary Plat Metro Place

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

## Corridor Site Plan Z-7004-SP-1

PLAT NO.	
FIRM PLAT	
DATE	
ISSUED BY	
REVISIONS	
APPROVED BY	
DATE	
CITY OF TULSA	
PLANNING DEPARTMENT	



**OWNER**  
**Chris & Carrie Kennedy**  
Tulsa, Oklahoma 74169  
(918) 234-4004

**SURVEYOR**  
**Harden & Associates**  
**Surveying and Mapping, PC**  
2001 South 114th East Avenue  
Tulsa, Oklahoma 74148  
(918) 234-4859  
Certificate of Authorization No. 4856  
Expires June 30, 2007

**BENCHMARKS**

- Unstaked Iron Peg into the Northwest Corner of hedgehog (B.M.) South end 15.0 East of the Southeast Corner of Lot 1  
Elevation = 899.77 (NVD 1988)
- Iron Nail w/Breccia Set in the East face of a 24" Hackberry, 1.0' AG  
Elevation = 898.69 (NAD 1983)

**BEARING BASIS**  
The bearings shown herein are based on the Oklahoma  
State Plane Coordinate System NAD 83 (1993).

**LEGEND**

- U/E = UTILITY EASEMENT
- B/L = BUILDING LINE
- CEE = CORRIDOR EASEMENT

**ADDRESSES**

Addresses shown on this plat were accurate at the time this plat was filed. Addresser or filer of this plat should never be relied on in place of legal description.

**MONUMENTATION**

All lot corners are monumented with a 3/8" Iron Pin with Plastic Cap.

Metro Place, Tulsa County  
Preliminary Plat, June 13, 2007  
SHEET 1 OF 2

RECEIVED  
JUN 14 2007  
TULSA METROPLACE AREA  
PLANNING COMMISSION

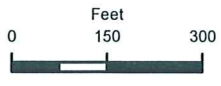
3.9.6





# Metro Place

19-14 05



E 4th PL

S 130th AV

E 5th ST

E 7th ST

E 7th ST

S 129th AV E

S 127th AV

E 11th ST

S 124th AV

S 131st AV

E SKELLY DR



## Final Subdivision Plat

**Metro Place - (9405) (PD 17) (CD 6)**  
North of East 11<sup>th</sup> Street South, West of South 129<sup>th</sup> East Avenue

This plat consists of 1 Lot in 1 Block on 1.056 acres.

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

RECEIVED  
AUG 28 2007  
Tulsa Metropolitan Area Planning Commission

RECEIVED  
AUG 28 2007  
Tulsa Metropolitan Area Planning Commission

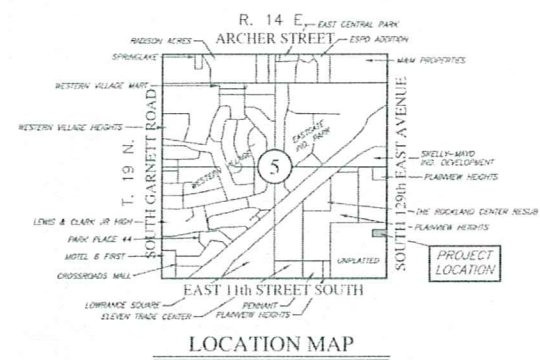
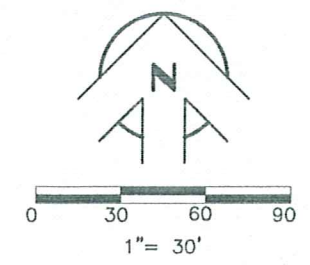
PLAT NO.
<b>FINAL PLAT</b>
<b>CERTIFICATE OF APPROVAL</b>
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____
_____
TMAPC/INOCG OFFICIAL
This approval is void if this plat is not filed in the Office of the County Clerk on or before _____
_____
COUNTY OR CITY ENGINEER
APPROVED by _____
by the Council of the City of Tulsa, Oklahoma
Chairman _____
Mayor _____
Attest: City Clerk _____
Approved: City Attorney _____

# Draft Final Plat Metro Place

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

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

## Corridor Site Plan Z-7004-SP-1



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

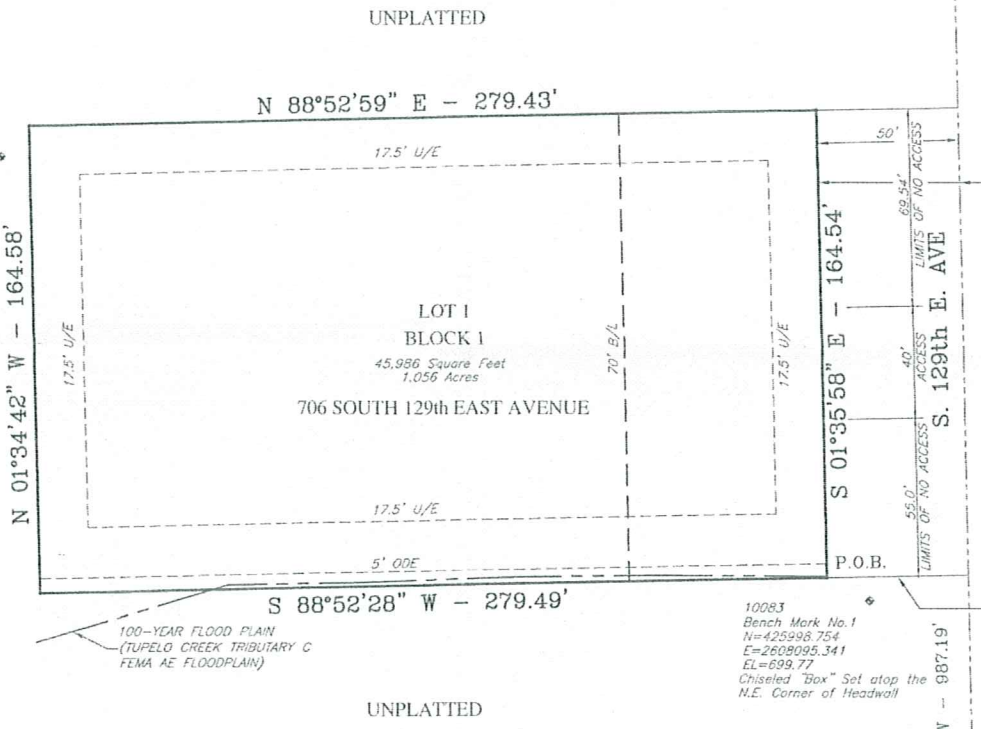
**SURVEYOR**  
**Harden & Associates**  
**Surveying and Mapping, PC**  
2001 South 114th East Avenue  
Tulsa, Oklahoma 74128  
phone: (918) 234-4859  
fax: (918) 437-5551  
email: mike@hardenandassoc.com  
Certificate of Authorization No. 4656  
Expires June 30, 2009

- BENCHMARKS**
- Chiseled Box Set atop the Northeast Corner of headwall (8.4' South and 15.0' East of the Southeast Corner of Lot1) Elevation = 699.77 (NAVD 1988)
  - 60d Nail w/Brace Set in the East Face of a 24" Hackberry, 1.0' A.G. (10.6' South and 10.2' West of the Northwest Corner of Lot1) Elevation = 696.69 (NAVD 1988)

**BEARING BASIS**  
The bearings shown hereon are based on the Oklahoma State Plane Coordinate System NAD 83 (1993).

**LEGEND**  
U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
ODE = OVERLAND DRAINAGE EASEMENT

Metro Place, Tulsa County  
Draft Final Plat, date of preparation July 26, 2007  
First Revision: August 24, 2007 SHEET 1 OF 2



**ADDRESSES**  
Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal description.

**MONUMENTATION**  
All lot corners are monumented with a 3/8" Iron Pin with Plastic Cap.

1011  
Bench Mark No. 2  
N=426154.884  
E=260786.328  
EL=696.69  
60d Nail w/Brace Set in the E. Face of a 24" Hackberry 1.0' A.G.

50' General Warranty Deed to the City of Tulsa, recorded in Book 4991 at Page 2191

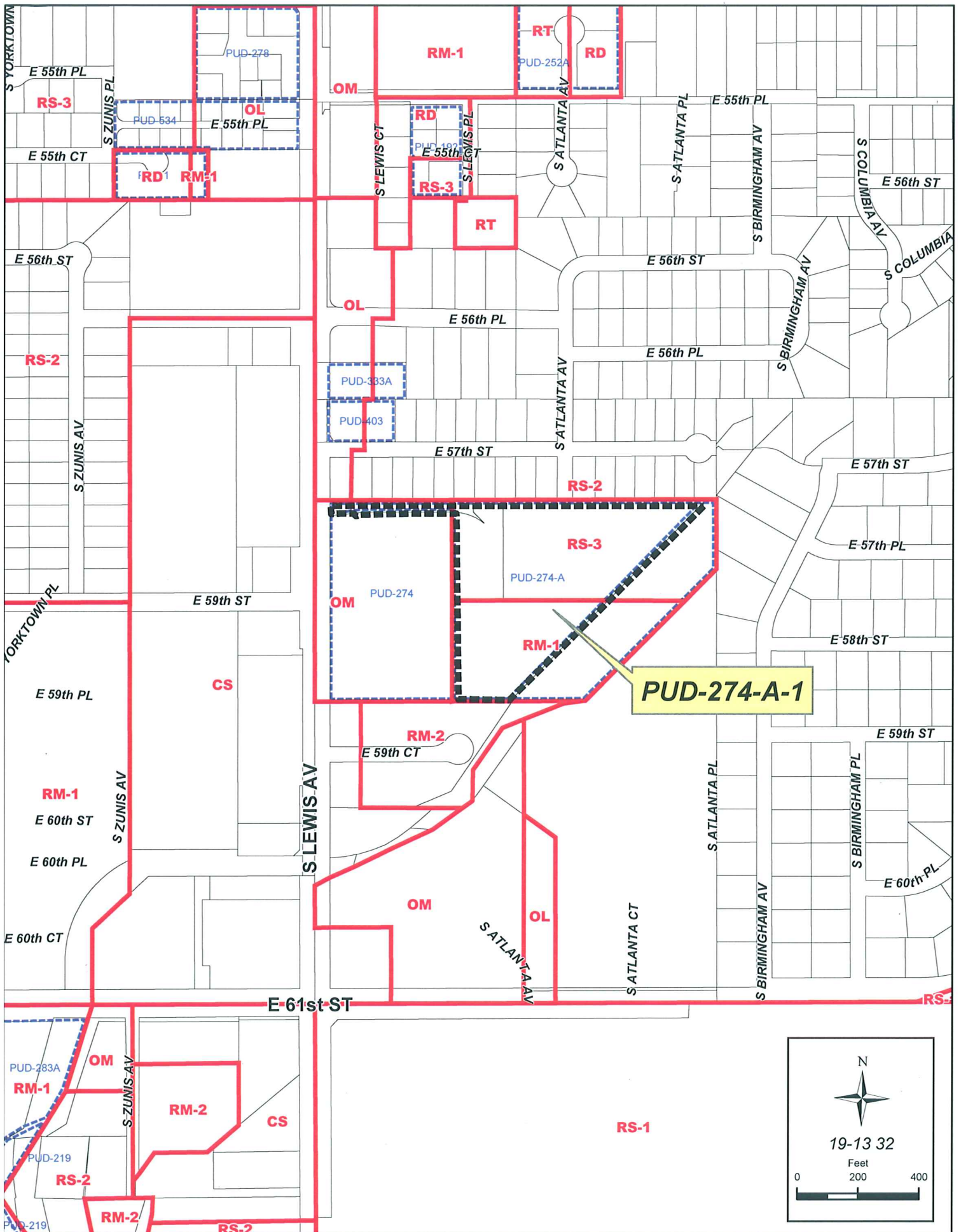
10283  
Bench Mark No. 1  
N=425998.754  
E=2608095.341  
EL=699.77  
Chiseled "Box" Set atop the N.E. Corner of Headwall

559  
E/4 Corner Section 5  
N=427652.410  
E=2608094.235  
EL=696.08  
Brass Cap Found

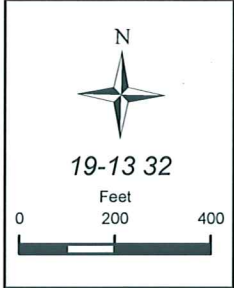
RECEIVED  
AUG 28 2007  
Tulsa Metropolitan Area Planning Commission

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Tulsa Metropolitan Area Planning Commission

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AUG 28 2007  
Tulsa Metropolitan Area Planning Commission




**PUD-274-A-1**








N



**PUD-274-A-1**  
19-13 32

Feet  
0 200 400







E 56th PL

E 56th PL

SUBJECT TRACT

S ATLANTA AV

E 57th ST


E 59th ST

S LEWIS AV

E 59th CT

S ATLANTA PL

N




**PUD-274-A-1**

19-13 32

Feet

0 100 200





October 24, 2007

## STAFF RECOMMENDATION

**PUD 274-A-1:** Minor Amendment – North of the Northeast corner of 61<sup>st</sup> Street and Lewis Avenue; Lots 2, 3, 4, 5, and 6, Block 1, Summit Plaza; OM/RM-1/ RS-3/PUD.

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The applicant is requesting approval of a minor amendment to permit an increased floor area and the adjustment of internal development boundaries. PUD-274-A, a major amendment to PUD-274 permitted a Senior Care Center with a permitted floor area of 95,000 square feet on the 8.16 acre tract. The request is to increase the floor area of the Center to 105,000 square feet, an increase of 10,000 square feet or 10.5%. The adjustment of the internal development area boundaries would reduce Development Area A and increase Development Area E by approximately 1,225 square feet. This would have a negligible affect on the approved office development to the west, while increasing the Center development area.

Adjustments in the residential density and the non-residential intensity are permitted as minor amendments if the underlying zoning permits it and the increase does not exceed 15%. The underlying zoning would permit 153,113 square feet of floor area far more than the proposed 105,000 square feet. The boundary adjustment is to permit a more effective realignment of an interior access drive.

Therefore, staff recommends **APPROVAL** of the requested minor amendment finding that it is consistent with the approval guidelines for PUD minor amendments.

**Planned Unit Development No. 274-A-1**  
**StoneGate Senior Care**  
**N of NE/C of South Lewis Avenue and East 61<sup>st</sup> Street South**

**Minor Amendment**

Narrative:

The property which is the subject of this application for minor amendment consists of 8.16 acres of land situated north and east of the northeast corner of 61<sup>st</sup> Street South and South Lewis Avenue (hereinafter the "Subject Property"). The developable area of the site is an interior tract located approximately 400 feet east of Lewis Avenue and is abutting an eight story office building known as One Summit Plaza. The Subject Property derives its access from Lewis Avenue by private access easements.

The Subject Property and the adjoining existing multistory office building tract, together comprising 13.85 acres, were submitted as Planned Unit Development No. 274 which was approved by the Tulsa City Commission on January 12, 1982 and subsequently platted in 1984 as One Summit Plaza (Plat # 4497). The Subject Property comprised Development Areas A, ( 1.13 acres - landscaped open space - platted as Lots 4, 5 and 6 ), Area C (4.05 acres - garden office - platted as Lot 2) and Area D (2.98 acres - multifamily residential - platted as Lot 3).

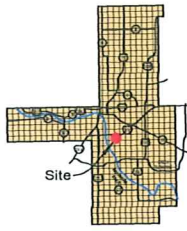
A Major Amendment (PUD No.274-A) was submitted and approved (TMAPC 4.18.07, City Council 5.10.07) to permit a Senior Care Center to be located within a new development area designated as Development Area E and comprised of the combined Development Areas C and D. Development Area A remained as landscaped open space.

This application for minor amendment proposes:

1. An increase of floor area for the Senior Care Center from 95,000 sq.ft. to 105,000 sq.ft. PUD No.274-A established for the Senior Care Center (Use Unit 2) a maximum permitted floor area of 95,000 sq.ft. Use Unit 2 permits a floor area ratio of .5, if the maximum was approved and as applied to Development Area E would permit 153,113 sq.ft. of floor area (7.03 acres x 43,560 x .5). The proposed increase of 10,000 sq.ft. is an increase of approximately 10.5 per cent.
2. An adjustment of the interior common boundary of Lot 5 (part of Development Area A) and Lot 2 (a part of Development Area E) to reduce Development Area A and increase Development Area E by approximately 1225 sq.ft. The adjustment of development area boundaries would permit a more effective realignment of an interior access drive

A conceptual site plan is attached.





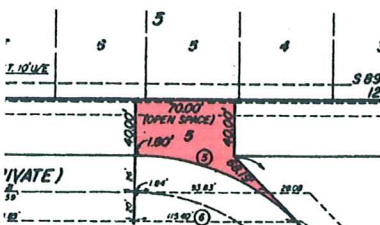
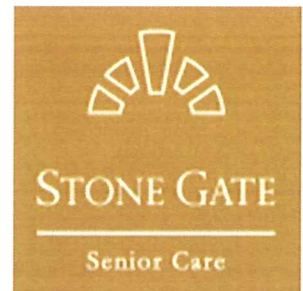
Tulsa County

# STONEGATE Senior Care

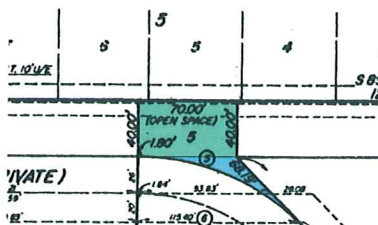


0 75 150  
Scale: 1"=150'

Planned Unit Development No. 274-A  
Minor Amendment Exhibit  
Revised September 2007



Original Lot 5 (One Summit Plaza) Plat No. 4497

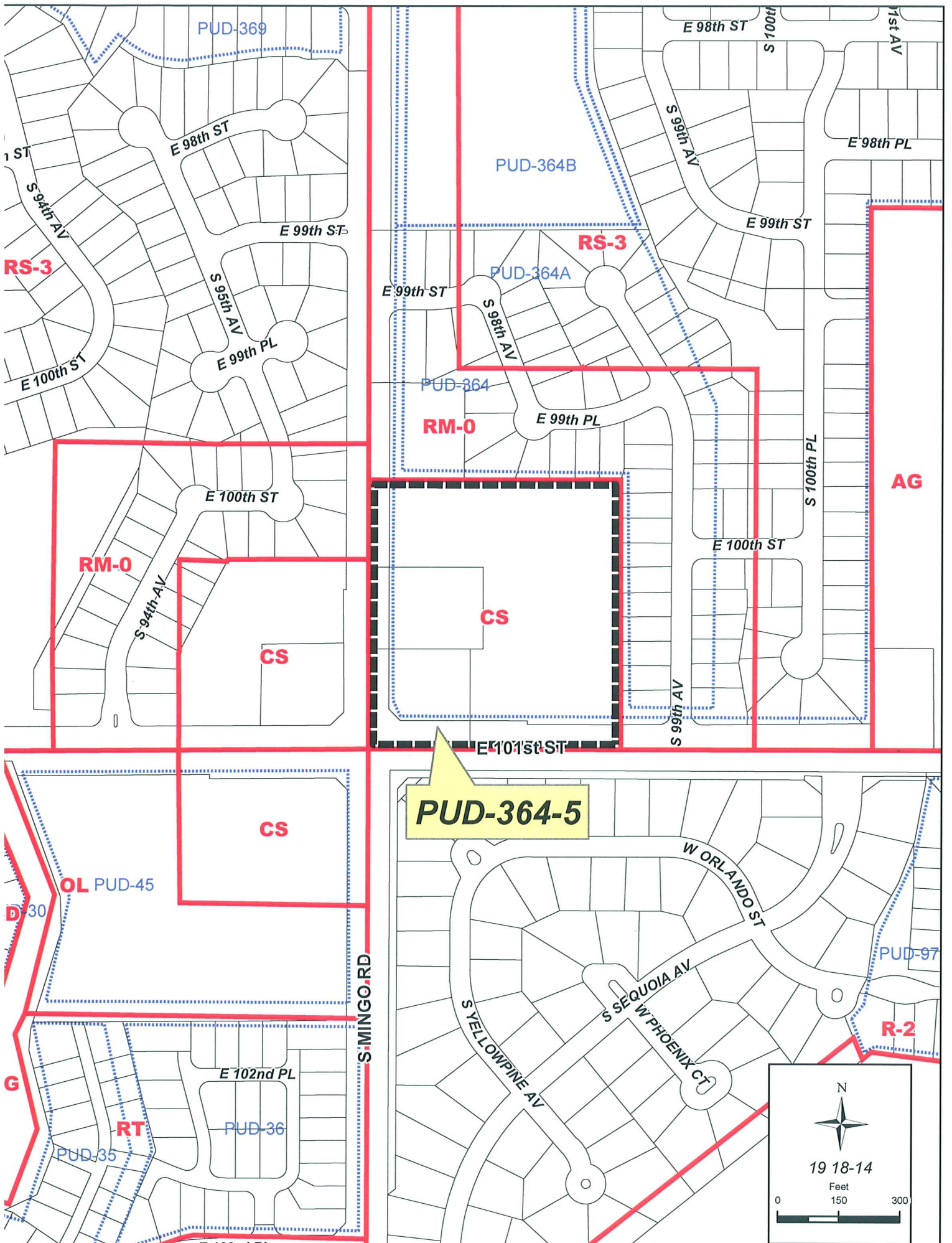


Revised Lot 5 (One Summit Plaza) Plat No. 4497

- New Lot 5
- Add to Lot 2

**Tanner Consulting, LLC.**  
Land Development Consultants  
Architecture  
Land Planning  
Land Surveying  
Civil Engineering  
Landscape Architecture



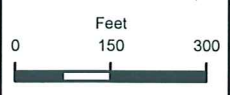






19 18-14

**PUD-364-5**







E 99th PL

S 95th AV

S 98th AV

E 99th PL

S 99th AV

**Subject  
Property**

E 100th ST

S MINGO RD

E 100th

E 101st ST

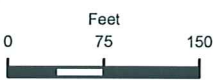
W ORLANDO ST

S YELLOWPINE AV



19 18-14

**PUD-364-5**





October 24, 2007

## STAFF RECOMMENDATION

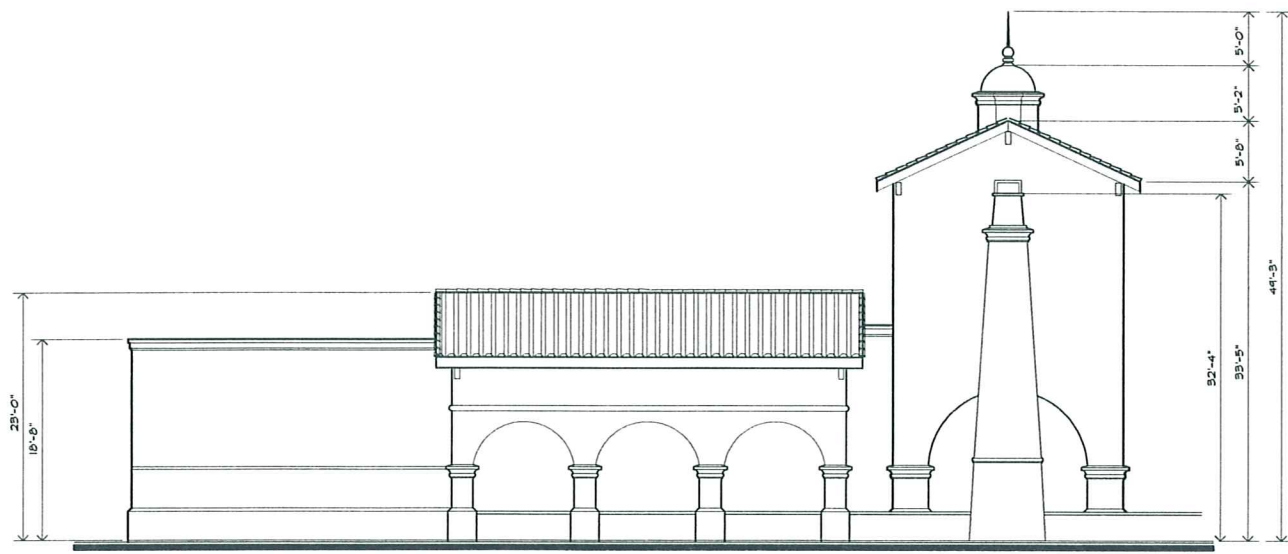
**PUD 364-5:** Minor Amendment – Northeast corner of 101<sup>st</sup> Street and Mingo Road.

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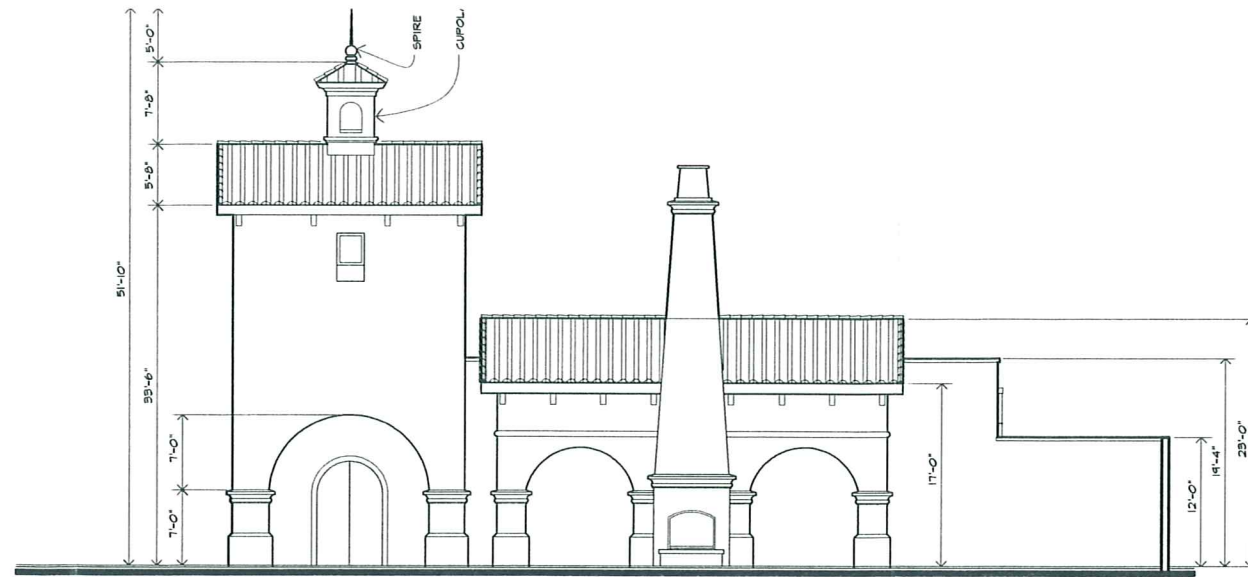
The applicant is requesting approval of a minor amendment to the approved conditions of PUD 364-3 to permit the increased building height within 100 feet of the residential area, an increase in building height for buildings beyond the 100 feet and an increased height for the parking lot light poles. The current requirement for one-story buildings within 100 feet of the residential area is 14 feet and the request is to increase it to 17 feet. The current height requirement for two-story buildings is 28 feet and the request is to allow a 40 foot height for towers as architectural features. The current height requirement for light poles is 12 feet and the applicant is requesting an increase to 25 feet subject to the "Kennebunkport" standards.

The request to increase the height from 14 feet to 17 feet within 100 feet of residential areas is minor and is acceptable based on the proposed elevations. The requested increase building height from 28 feet to 40 feet is to accommodate architectural design features not to add additional habitable floor area. The shopping center will be all single-story and the increase height to accommodate design features will not adversely impact the adjacent properties. The original height limitation on the parking lot light poles was an attempt to control light spill-over by reducing the pole height. That is now controlled by applying the "Kennebunkport" standards.

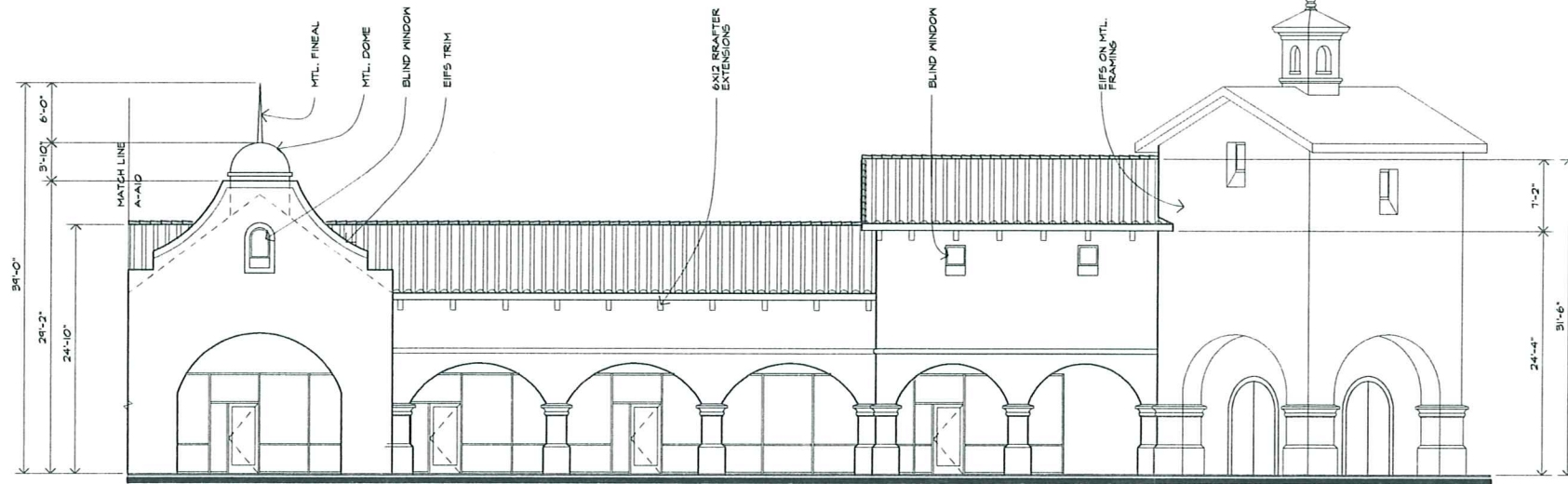
Therefore, staff recommends **APPROVAL** of the requested minor amendment for PUD-364-5 as reflected on the accompanying exhibits.



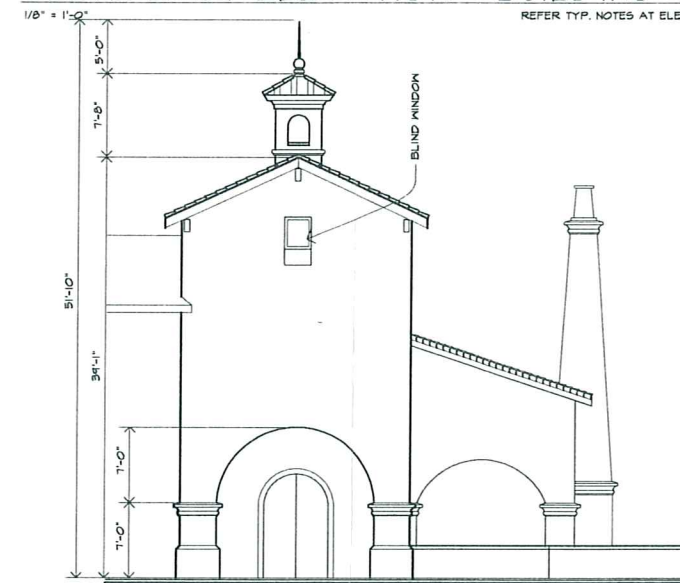
TOWER A3  
 SOUTH-EAST ELEVATION - BUILDING 'A'  
 1/8" = 1'-0"  
 REFER TYP. NOTES AT ELEV. 'A'



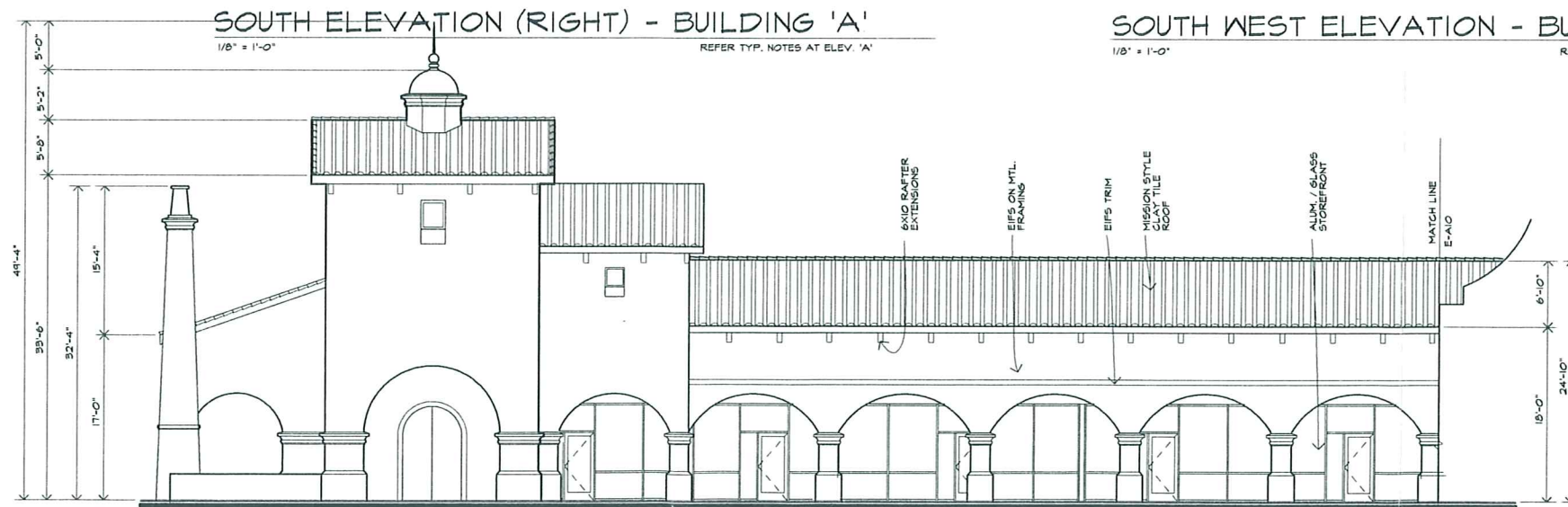
TOWER A1  
 SOUTH-EAST ELEVATION - BUILDING 'A'  
 1/8" = 1'-0"  
 REFER TYP. NOTES AT ELEV. 'A'



TOWER A2  
 SOUTH ELEVATION (RIGHT) - BUILDING 'A'  
 1/8" = 1'-0"  
 REFER TYP. NOTES AT ELEV. 'A'



TOWER A1  
 SOUTH WEST ELEVATION - BUILDING 'A'  
 1/8" = 1'-0"  
 REFER TYP. NOTES AT ELEV. 'A'



TOWER A3  
 SOUTH ELEVATION (LEFT) - BUILDING 'A'  
 1/8" = 1'-0"

REVISIONS

PROJECT  
**PLAZA del SOL  
 SHOPPING CENTER**  
 LOCATION  
 TULSA, OKLAHOMA  
 CLIENT  
 COLLINS PROPERTIES

SEAL



NOTICE OF COPYRIGHT

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**Architects  
 Collective**

4200 EAST SKELLY DRIVE SUITE 750  
 TULSA, OKLAHOMA 74135  
 918/492-2997

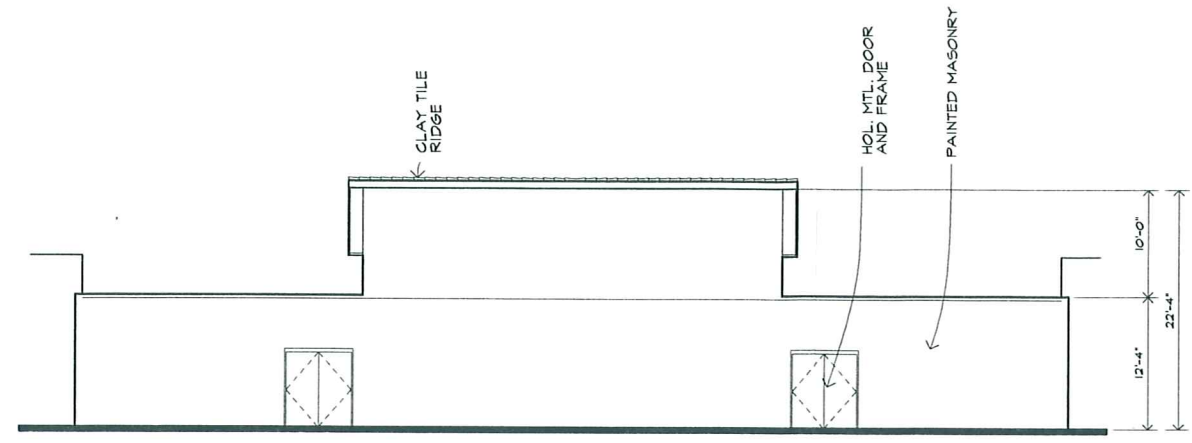
PROJECT NUMBER  
 DATE

SHEET TITLE  
**BLDG. A  
 ELEVATIONS**

SHEET NUMBER

**EXHIBIT A**

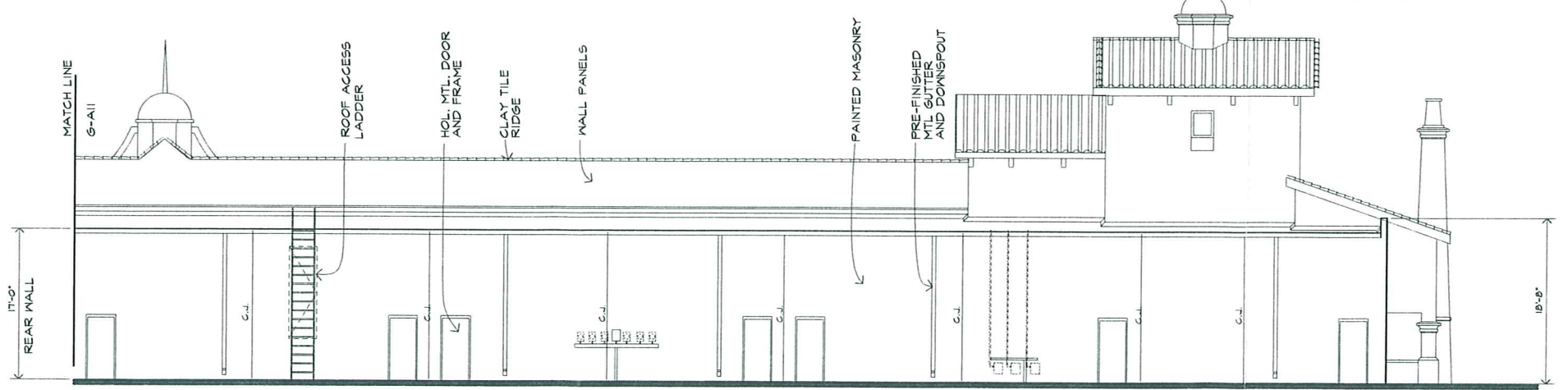




NORTH EAST ELEVATION (REAR) - PLAZA  
 1/8" = 1'-0"  
 REFER NOTES BELOW TYP.



NORTH ELEVATION (REAR) - BUILDING 'A'  
 1/8" = 1'-0"  
 REFER NOTES BELOW TYP.

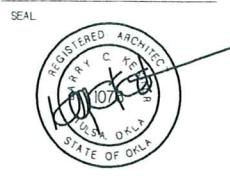


NORTH ELEVATION (REAR) - BUILDING 'A'  
 1/8" = 1'-0"

REVISIONS

**PLAZA del SOL**  
**SHOPPING CENTER**  
 TULSA, OKLAHOMA  
 COLLINS PROPERTIES

PROJECT:  
 LOCATION:  
 CLIENT:



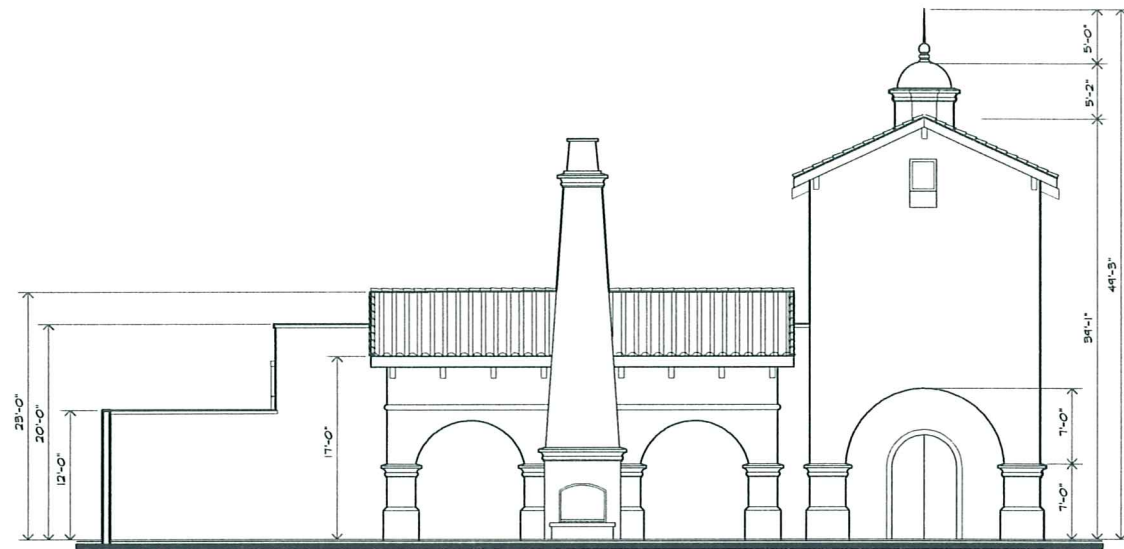
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**Architects Collective**  
 4200 EAST SKELLY DRIVE SUITE 150  
 TULSA, OKLAHOMA 74135  
 918/492-2987

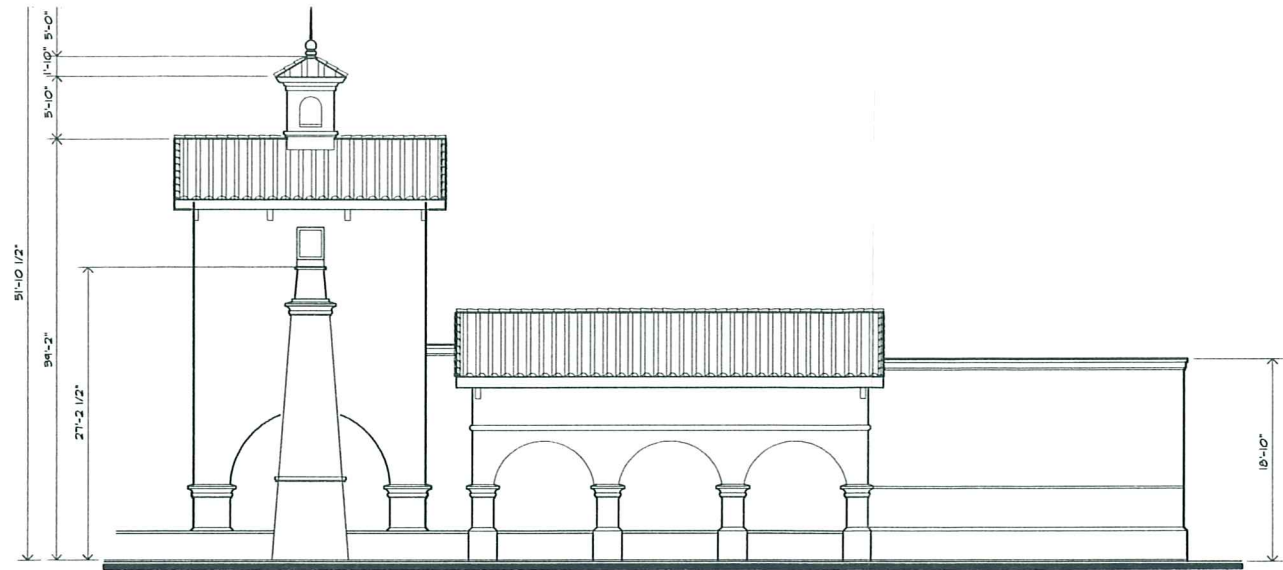
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 DATE:

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**BLDG. A**  
**ELEVATIONS**

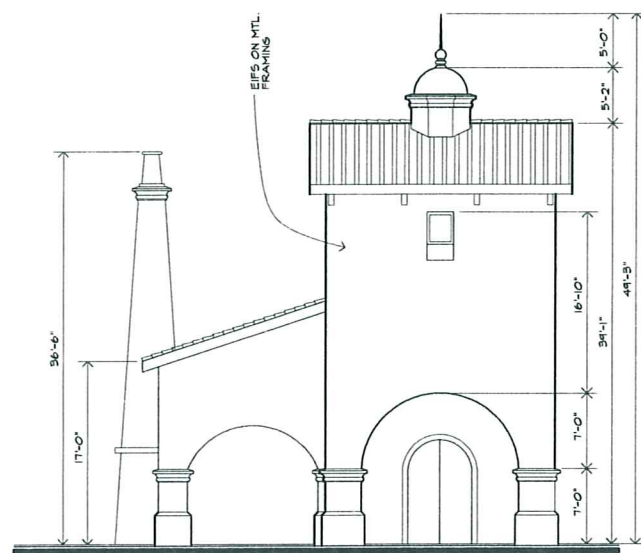
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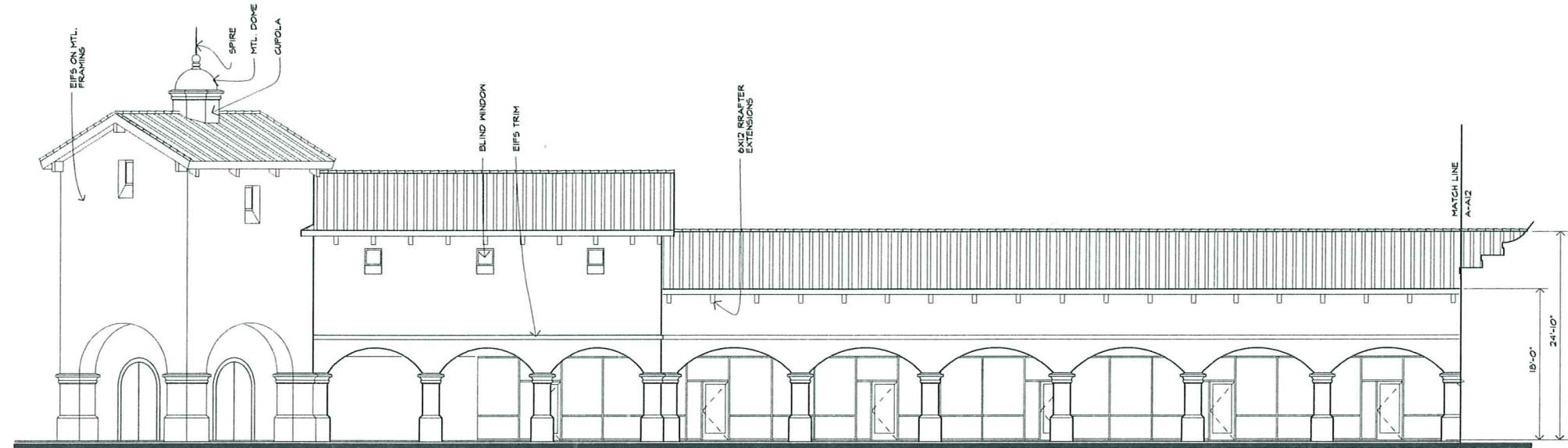
NORTHWEST ELEV. - BLDG. 'B'  
1/8" = 1'-0"



TOWER B3 SOUTH ELEVATION - BUILDING 'B'  
1/8" = 1'-0"

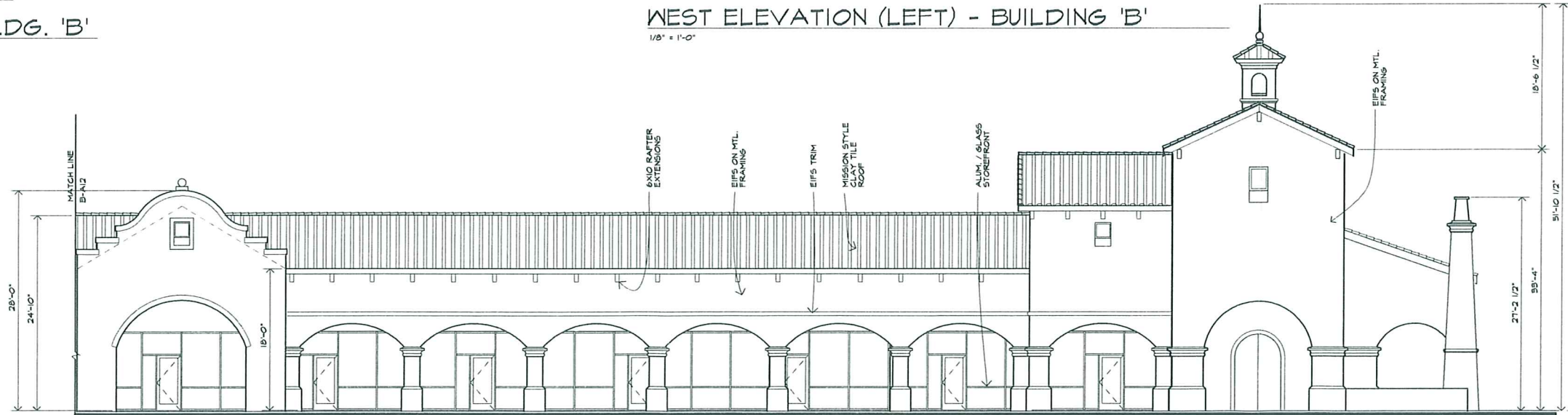


TOWER B1 SOUTHWEST ELEV. - BLDG. 'B'  
1/8" = 1'-0"



TOWER B1

WEST ELEVATION (LEFT) - BUILDING 'B'  
1/8" = 1'-0"



TOWER B2

TOWER B3

WEST ELEVATION (RIGHT) - BUILDING 'B'

**PLAZA del SOL**  
**SHOPPING CENTER**  
TULSA, OKLAHOMA  
COLLINS PROPERTIES

PROJECT:  
LOCATION:  
CLIENT:



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4200 EAST SKELLY DRIVE SUITE 750  
TULSA, OKLAHOMA 74135  
918/492-2987

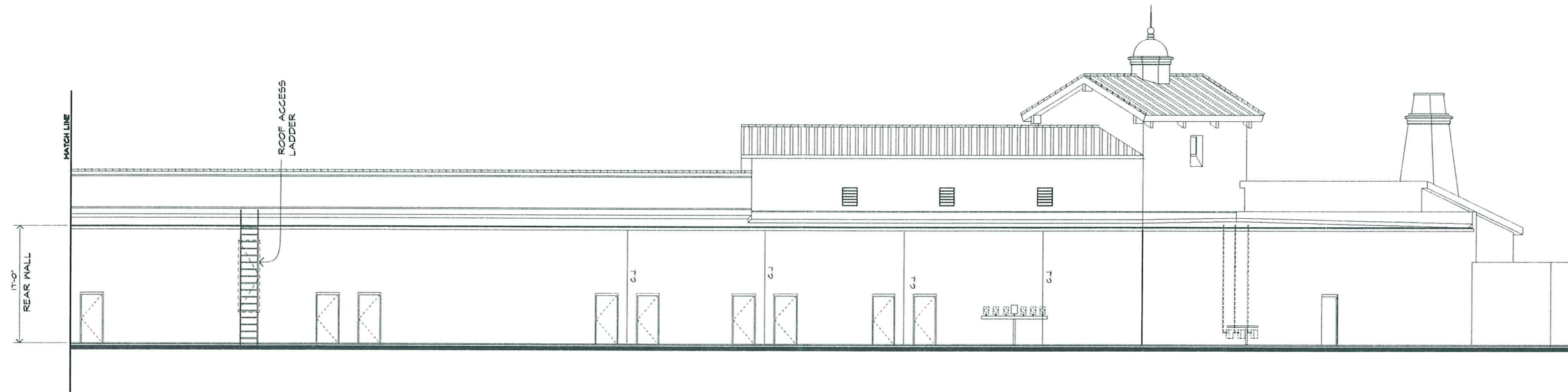
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SHEET TITLE:  
BLDG. B  
ELEVATIONS

SHEET NUMBER:

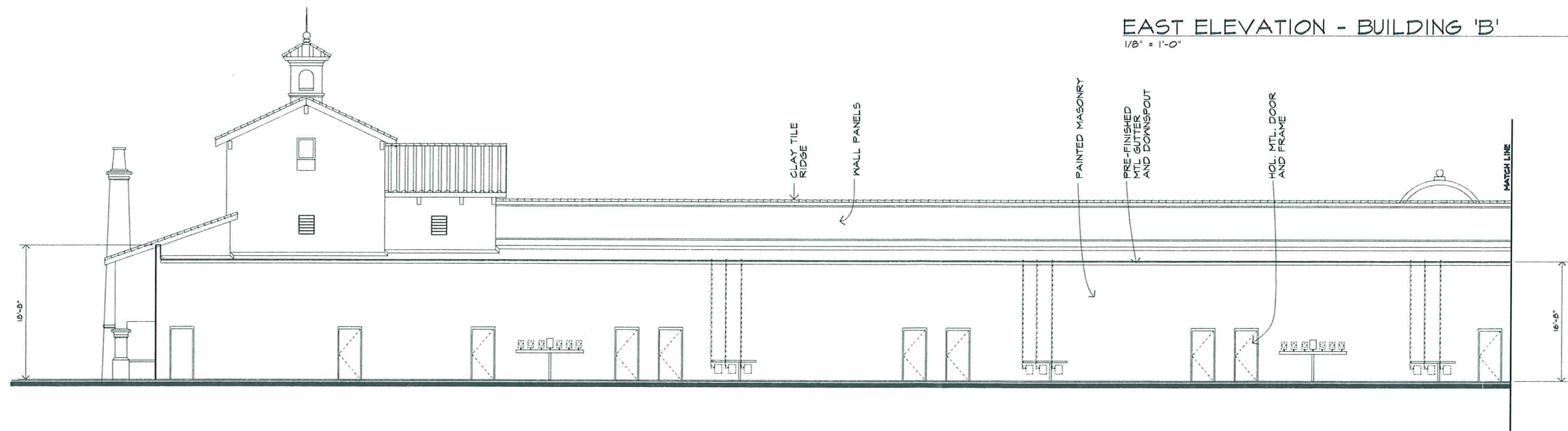
**EXHIBIT C**





EAST ELEVATION - BUILDING 'B'

1/8" = 1'-0"

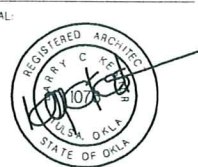


EAST ELEVATION - BUILDING 'B'

1/8" = 1'-0"

PROJECT: **PLAZA del SOL SHOPPING CENTER**  
 LOCATION: **TULSA, OKLAHOMA**  
 CLIENT: **COLLINS PROPERTIES**

PROJECT: **PLAZA del SOL SHOPPING CENTER**  
 LOCATION: **TULSA, OKLAHOMA**  
 CLIENT: **COLLINS PROPERTIES**



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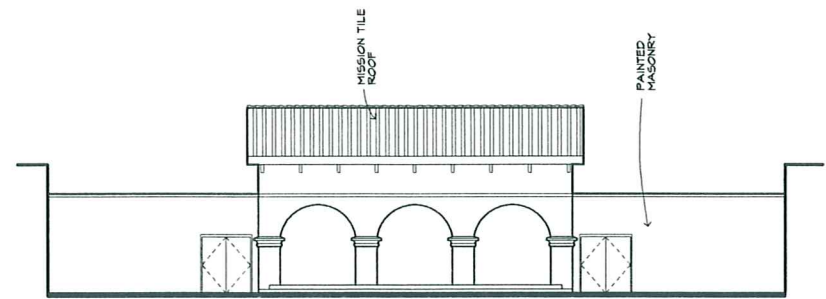
4200 EAST SKELLY DRIVE SUITE 750  
 TULSA, OKLAHOMA 74135  
 918/492-2987

PROJECT NUMBER  
 DATE

SHEET TITLE  
**BLDG. B ELEVATIONS**

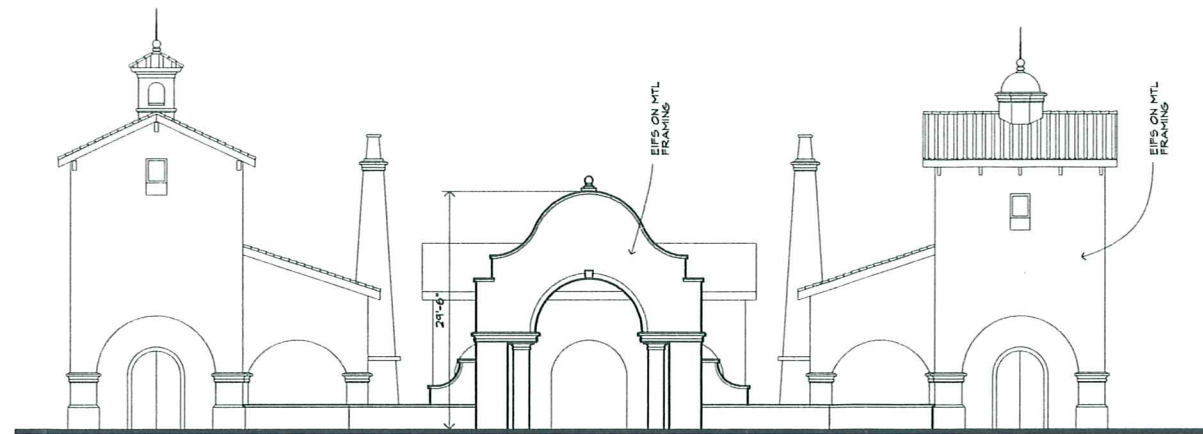
SHEET NUMBER

**EXHIBIT D**



PLAZA INTERIOR ELEVATION

3/32" = 1'-0"

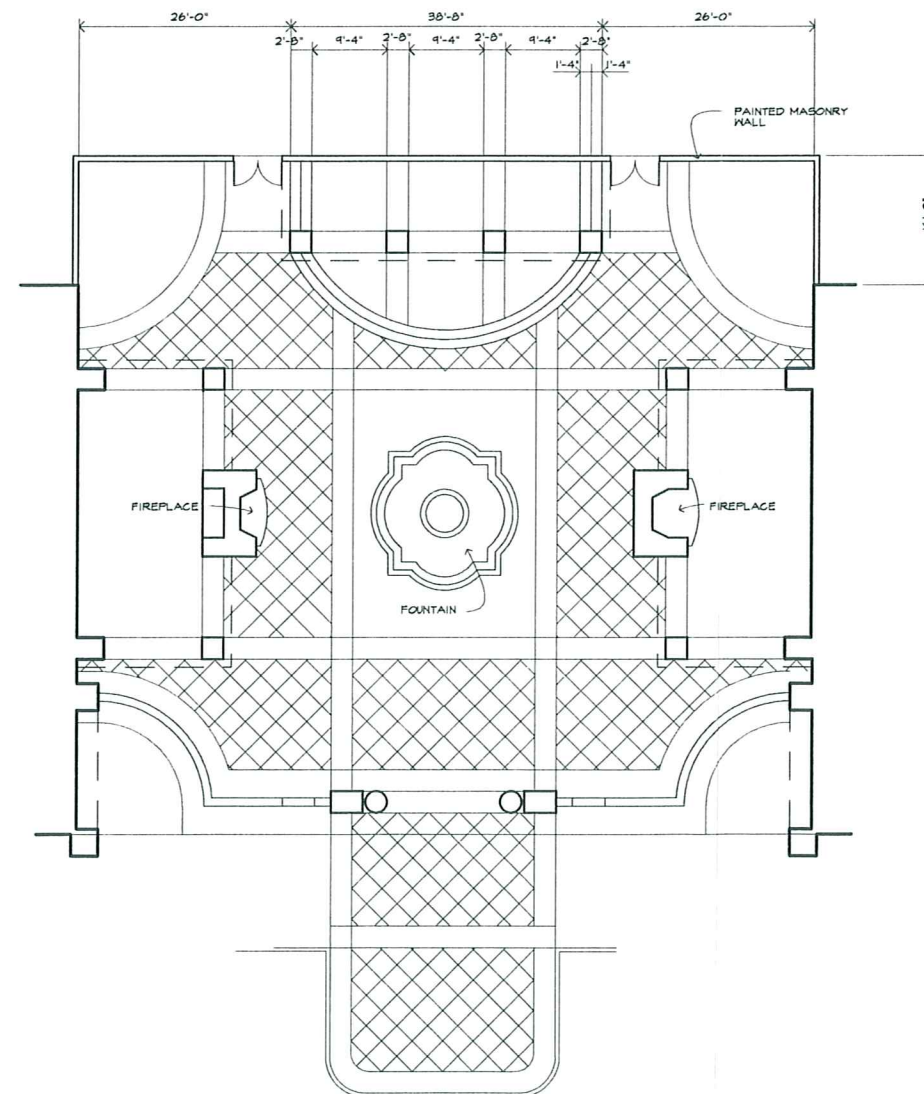


TOWER A1

TOWER B1

PLAZA ENTRY ELEVATION

3/32" = 1'-0"



PLAZA FLOOR PLAN

3/32" = 1'-0"



REVISIONS

PROJECT: **PLAZA del SOL SHOPPING CENTER**

LOCATION: **TULSA, OKLAHOMA**  
CLIENT: **COLLINS PROPERTIES**

PROJECT:

LOCATION:

CLIENT:

SEAL:



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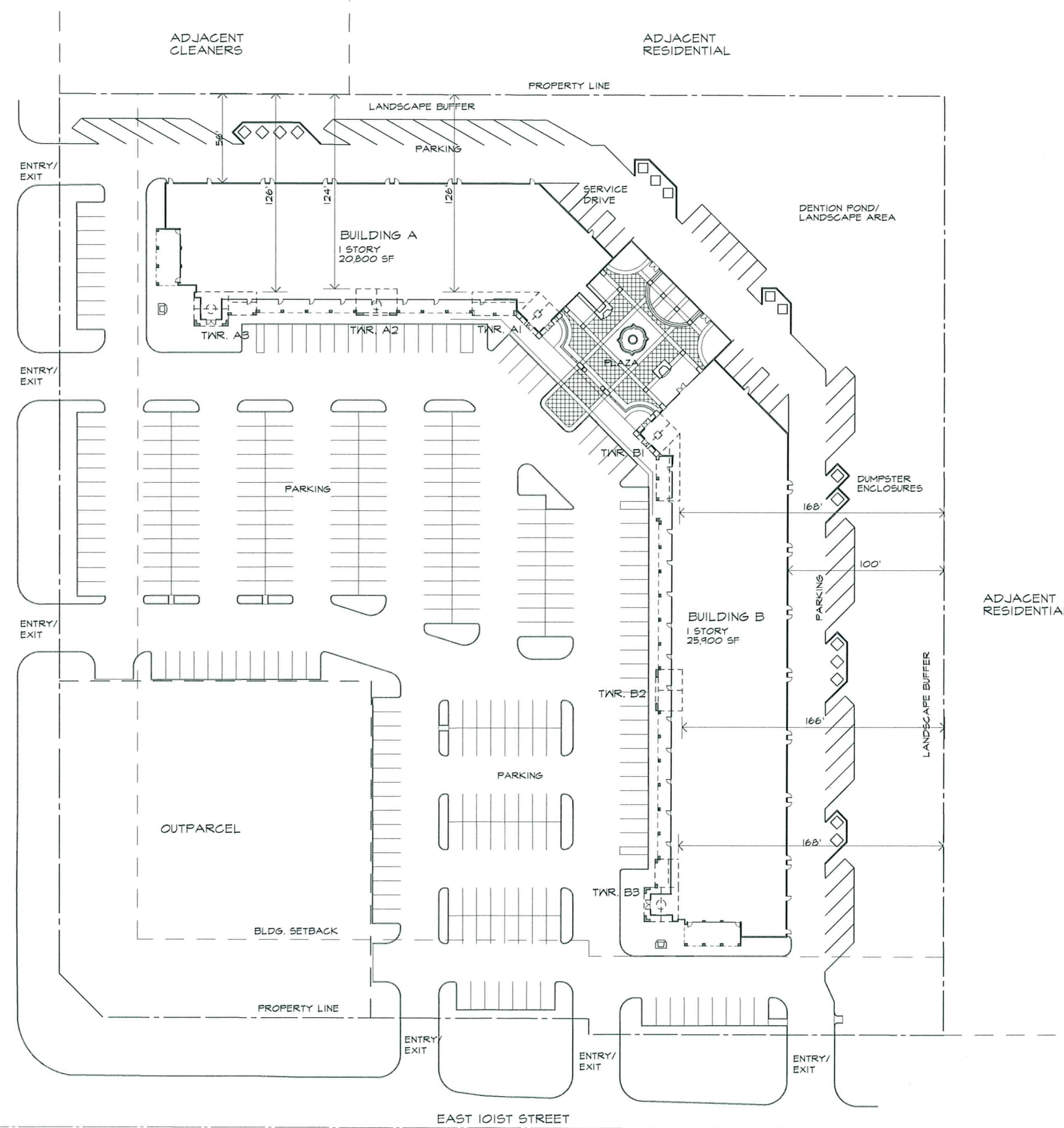
4200 EAST SKELLY DRIVE SUITE 750  
TULSA, OKLAHOMA 74125  
918/492-2987

PROJECT NUMBER:  
DATE:

SHEET TITLE:  
**PLAZA PLAN**

SHEET NUMBER:

**EXHIBIT E**



# Plaza del Sol

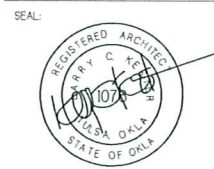
## Site Plan



REVISIONS

**PLAZA del SOL**  
**SHOPPING CENTER**  
 TULSA, OKLAHOMA  
 COLLINS PROPERTIES

PROJECT: LOCATION: CLIENT:



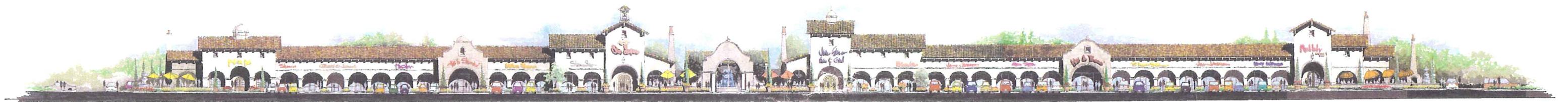
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**Architects Collective**  
 4200 EAST SHELLEY DRIVE SUITE 750  
 TULSA, OKLAHOMA 74135  
 918/492-2987

PROJECT NUMBER: DATE:  
 SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:

**EXHIBIT F**





*Plaza del Sol*  
Shopping Village

PLAZA DEL SOL  
SHOPPING VILLAGE

Concept Elevation

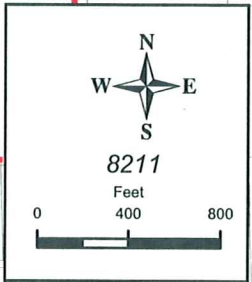
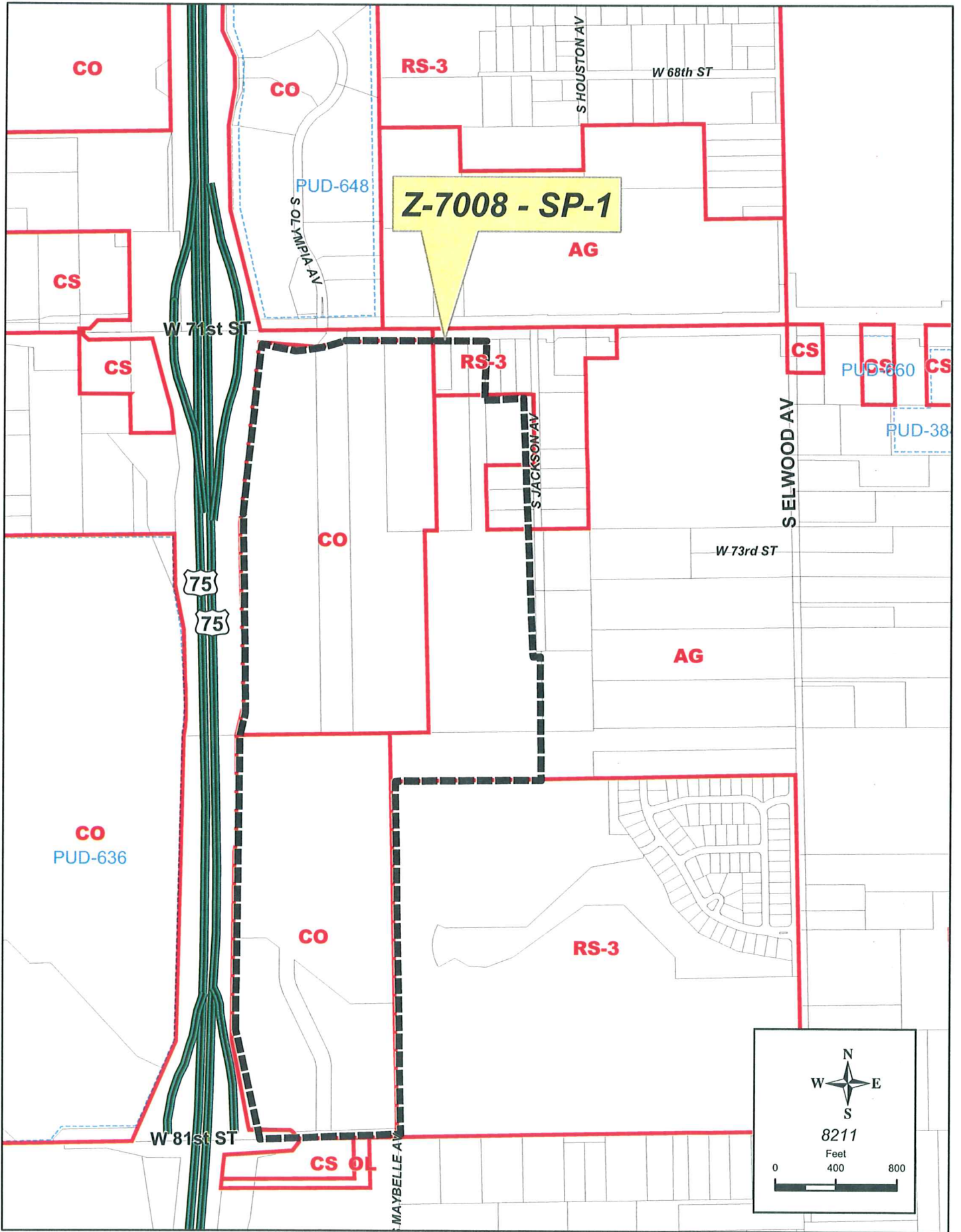




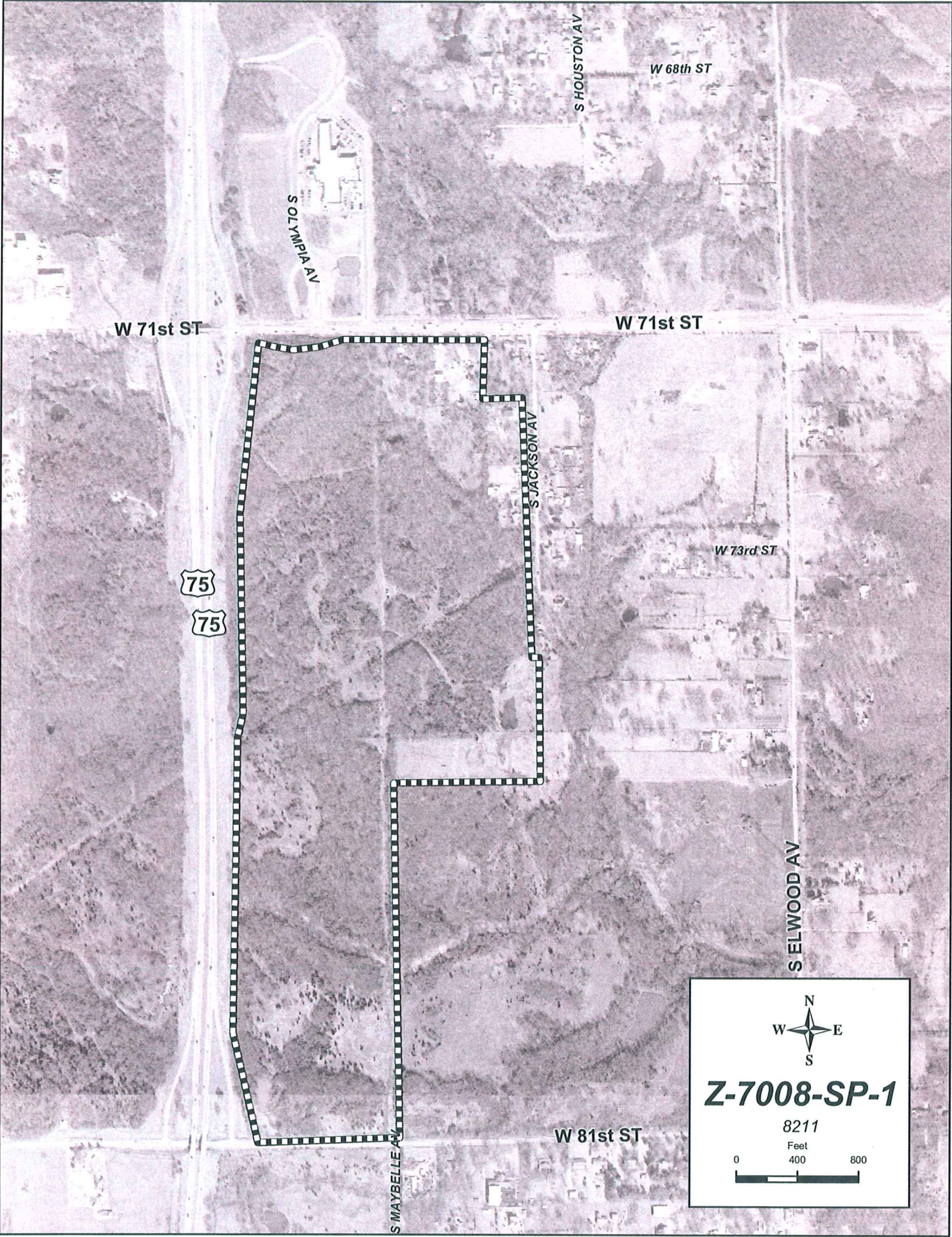
*Plaza del Sol*  
Shopping Village

  
Architects  
Collective  
1000 EAST PUEBLO AVENUE SUITE 700  
DENVER, COLORADO 80202  
303/462-3000











October 24, 2007

## STAFF RECOMMENDATION

**Z-7008-SP-1:** Corridor Detail Site Plan and Landscape Plan – South of the Southeast corner of W. 71<sup>st</sup> Street and S. Olympia Ave.; Development Area B; Lots 13 and 14, Block 2, Tulsa Hills; CO.

---

The applicant is requesting approval of a corridor detail site plan and landscape plan for Lots 13 and 14, Block 2, Tulsa Hills. The proposed use's, Use Unit 11, Offices and Studios , including Drive-thru Banking Facilities, Use Unit 12, Entertainment Establishments and Eating Establishments Other than Drive-ins, Use Unit 13, Convenience goods and Services, Use Unit 14, Shopping Goods and Services, and uses customarily accessory to the permitted uses are in conformance with Development Standards of Z-7008-SP-1, Corridor Plan.

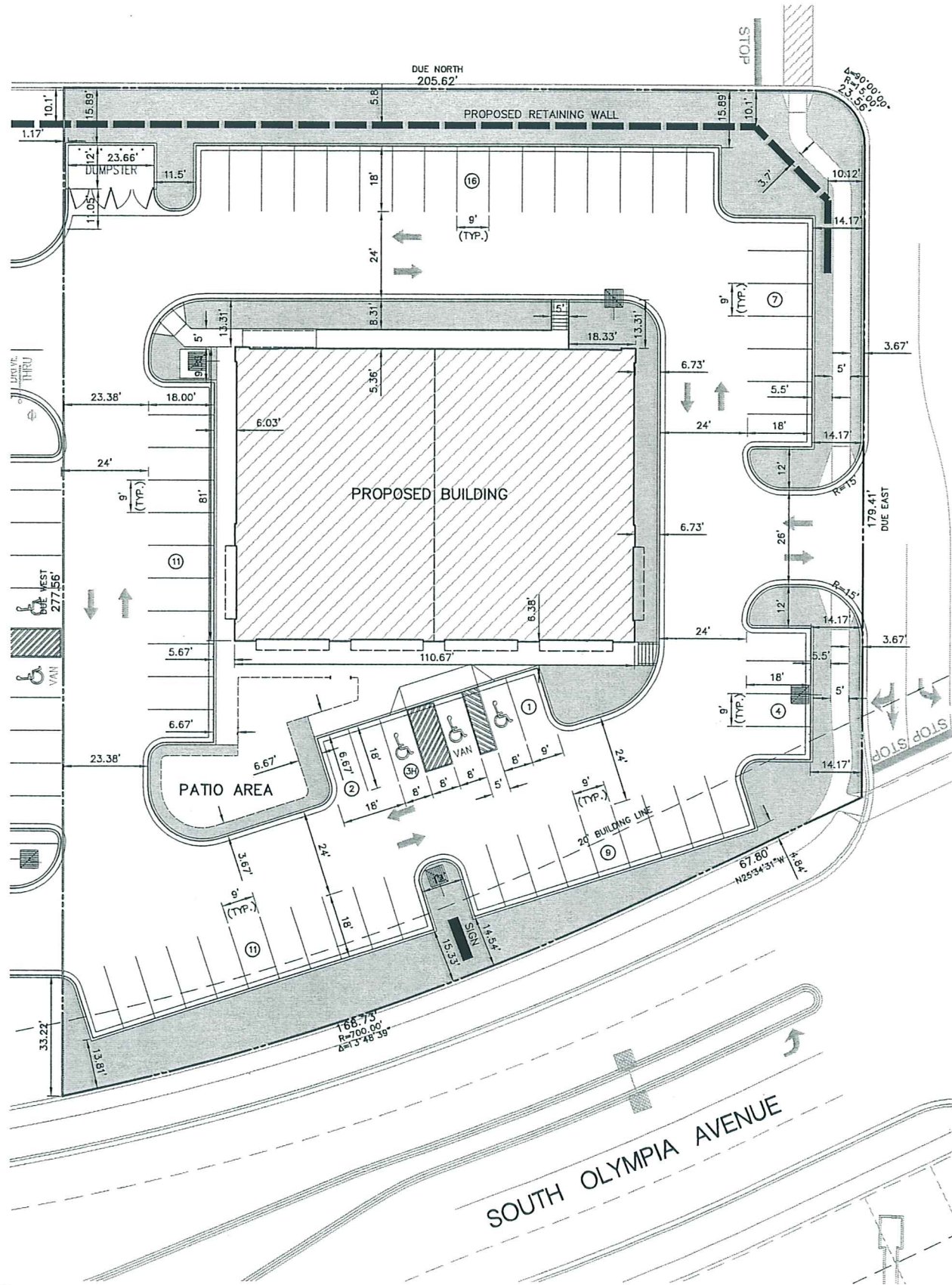
The proposed building floor area (Lot 13 – 8,964 sq. ft.; Lot 14 – 1,750 sq. ft.) is less than the permitted 11,500 sq. ft. for the combined lots. The proposed building height of 26.5 feet is less than the permitted 35 feet. The proposed parking spaces of 104 spaces for the combined two lots exceed the required 95 spaces. The proposed setbacks exceed the minimum required setbacks. The site lighting complies with the pole height of 35 feet and the Kennebunkport standards.

The landscape plans for Lots 13 and 14 meet or exceed the minimum requirements for percentage of landscape area per lot and number of trees.

Therefore, staff recommends **APPROVAL** of the detail site and landscape plans for Lots 13 and 14, Block 2, Tulsa Hills.

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





**Site Plan Statistics**

CORRIDOR DISTRICT SITE PLAN NUMBER: Z-7008-SP-1  
 DEVELOPMENT AREA B  
 TOTAL LOT AREA: 53,271 SQ. FT. OR 1.22 ACRES

PERMITTED USES: THOSE USES PERMITTED AS A MATTER OF RIGHT IN USE UNITS 10, OFF-STREET PARKING; 11, OFFICES AND STUDIOS, INCLUDING DRIVE-THRU BANKING FACILITIES; 12, ENTERTAINMENT ESTABLISHMENTS AND EATING ESTABLISHMENTS OTHER THAN DRIVE-INS; 13, CONVENIENCE GOODS AND SERVICES; 14, SHOPPING GOODS AND SERVICES; AND USES CUSTOMARILY ACCESSORY TO PERMITTED PRINCIPAL USES SHALL BE PERMITTED.

PROPOSED USES: SHOPPING GOODS AND SERVICES

MAXIMUM BLDG. FLOOR AREA PERMITTED: 9,000 SQ. FT.  
 BLDG. FLOOR AREA PROPOSED: 8,800 SQ. FT.

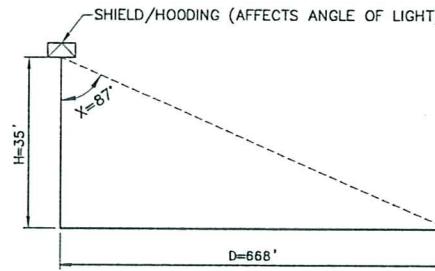
MAXIMUM BLDG. HEIGHT PERMITTED: 35 FEET  
 MAXIMUM BLDG. HEIGHT PROPOSED: 26.5 FEET

MINIMUM BLDG. SETBACKS REQUIRED:  
 FROM EASTERLY RIGHT-OF-WAY LINE OF SOUTH OLYMPIA AVENUE 20 FEET

OFF-STREET PARKING:  
 RATIO PER USE: USE UNIT 12: 1 PARKING SPACE PER 100 SQ. FT. (4,400 S.F. PROPOSED BUILDING)  
 TOTAL NUMBER OF SPACES REQUIRED PER USE UNIT 14: 44  
 RATIO PER USE: USE UNIT 12 PATIO AREA: 1 PARKING SPACE PER 100 SQ. FT. OVER 10% OF 4,400 S.F. AREA OF PATIO DINNING 1,125 SQ.FT.  
 TOTAL NUMBER OF SPACES REQUIRED PER USE UNIT 12 PATIO AREA: 7  
 RATIO PER USE: USE UNIT 14: 1 PARKING SPACE PER 225 SQ. FT. (4,400 S.F. PROPOSED BUILDING)  
 TOTAL NUMBER OF SPACES REQUIRED PER USE UNIT 14: 20  
 TOTAL NUMBER OF SPACES REQUIRED: 64 (INCLUDES 10% REDUCTION PER 1305)  
 TOTAL NUMBER OF SPACES PROPOSED: 64 (INCLUDES 3 HANDICAP SPACES)

REQUIRED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 10% 5,327 SQ. FT.  
 PROVIDED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 20.3% 10,831 SQ. FT.

LANDSCAPED STREET YARD PER STREET FRONTAGE: (SOUTH OLYMPIA AVENUE) - 4,736 SQ. FT.)  
 REQUIRED (15%): 711 SQ. FT. PROVIDED (67.3%): 3,185 SQ. FT.

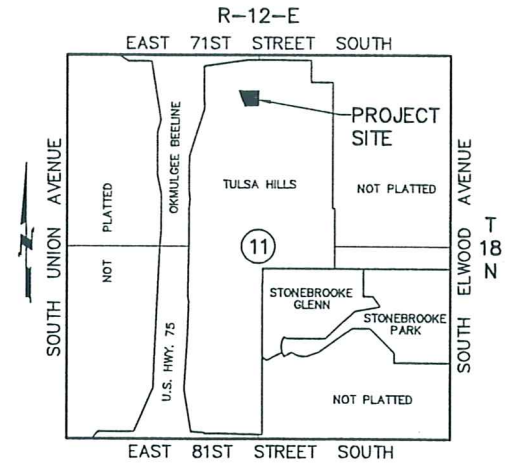


**Kennebunkport Detail**  
 NOT TO SCALE

FORMULA FOR PLACEMENT OF LIGHT FIXTURE TO PREVENT LIGHT TRESPASS USING 'KENNEBUNKPORT FORMULA'  

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

NOTE:  
 KENNEBUNKPORT DISTANCE IS 668'. CLOSEST RESIDENTIAL PROPERTY IS OVER 728' AWAY.



**Location Map**

SCALE: 4"=1 MILE

**Developer**

MICHAEL BOLKA  
 CHIEF OPERATING OFFICER  
 MEDEVELOP, INC.  
 1019 WATERWOOD PARKWAY, SUITE C  
 EDMOND, OKLAHOMA 73034  
 PHONE: (405) 341-7318  
 FAX: (405) 341-9412  
 mbolka@medevelop.net

**Legend**

- LANDSCAPED AREA
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE (PREVIOUSLY APPROVED)

DETAIL SITE PLAN  
 FOR  
**LOT 13 IN BLOCK 2**  
 OF  
**'TULSA HILLS'**  
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
 CORRIDOR DISTRICT SITE PLAN NUMBER Z-7008-SP-1



OCTOBER 8, 2007



LUMINAIRE SCHEDULE						
SYMBOL	QTY.	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
	7	C	SINGLE	110000	0.750	VISIONAIRE AMERICAN #AME-4-T3-1000-M-VLFG-BZ @ 35' MTG HT.-Pole #RTSP32

**SACK AND ASSOCIATES, INC.**  
 • ENGINEERING • SURVEYING • PLANNING •  
 Sack & Assoc., Inc. 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1816  
 Ph: 918.592.4111 Fax: 918.592.4225 E-mail: ed@sackandassociates.com  
 CA Number 1783 (PE/LS) and 1462 (LA), Exp. June 30, 2009

SURVEY: \_\_\_\_\_ BOOKS: \_\_\_\_\_ SCALE: 1"=20' DATE: 9/2007  
 DRAWN: GHJ CHECKED: MBC ORDER: F074S FILE: 1812.11  
 PROJECT NAME: TULSA HILLS-A DRAWING NAME: SITE04E





**MILLER ARCHITECTS, INC.**

1429 Health Center Parkway  
Tulsa, OK 74309  
P: 405.265.2992  
F: 405.265.2439  
W: www.millerarch.com

Developer:  
Name:  
Address:  
City, ST ZIP:  
P:  
F:  
W:

Structural:  
JAC Engineering, LLC  
6600 N. Meridian, Ste. 265  
Oklahoma City, OK 73116  
P: 405.200.4996  
F: 405.286.9007

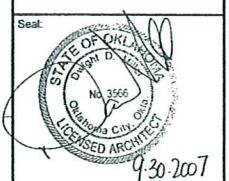
Architectural:  
Miller Architects Inc  
1429 Health Center Parkway  
Tulsa, OK 74309  
P: 405.265.2992  
F: 405.265.2439  
W: www.millerarch.com

PME:  
Name:  
Address:  
City, ST ZIP:  
P:  
F:  
W:

Project:

**TULSA HILLS RETAIL  
TULSA, OKLAHOMA**

Project Number:  
MAJ #: 27035.00

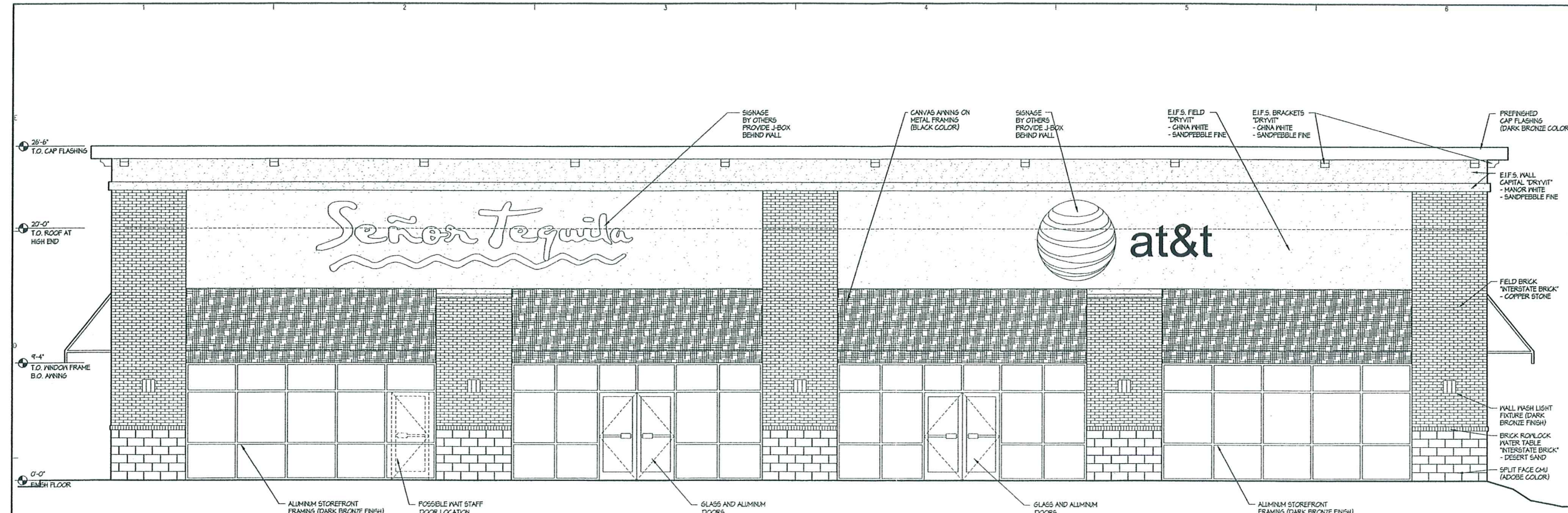


Date - Issue:  
September 30, 2007

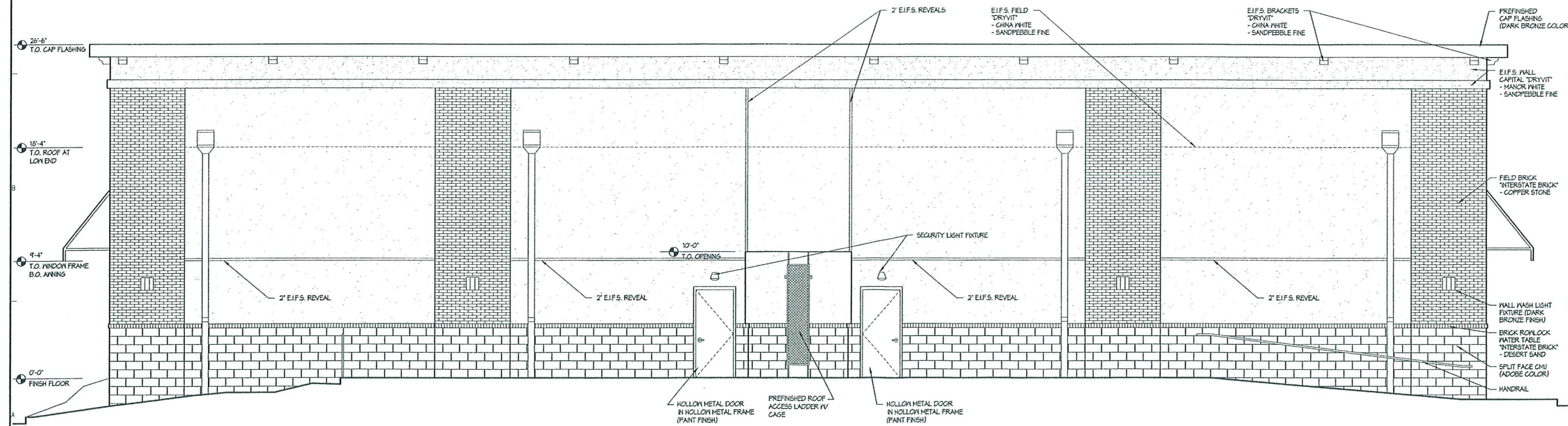
Date - Revisions:

Sheet Contents:  
BUILDING ELEVATIONS

Sheet Number:  
**A3**



**1 WEST ELEVATION**  
1/4" = 1'-0"



**2 EAST ELEVATION**  
1/4" = 1'-0"





**MILLER ARCHITECTS, INC.**

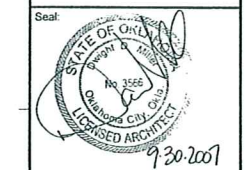
1429 Health Center Parkway  
Yukon, OK 73099  
P: 405.265.2992  
F: 405.265.2439  
W: www.millerarch.com

Developer:  
-  
-  
-  
P: -  
F: -  
W: -  
Civil:  
Name  
Address  
City, ST ZIP  
P:  
F:  
W:  
Structural:  
JAC Engineering, LLC  
6600 N. Meridian, Ste. 265  
Oklahoma City, OK 73116  
P: 405.200.4986  
F: 405.286.9007  
Architectural:  
Miller Architects Inc  
1429 Health Center Parkway  
Yukon, OK 73099  
P: 405.265.2992  
F: 405.265.2439  
W: www.millerarch.com

PME:  
Name  
Address  
City, ST ZIP  
P:  
F:  
W:

Project:  
**TULSA HILLS RETAIL  
TULSA, OKLAHOMA**

Project Number:  
MA #: 27035.00

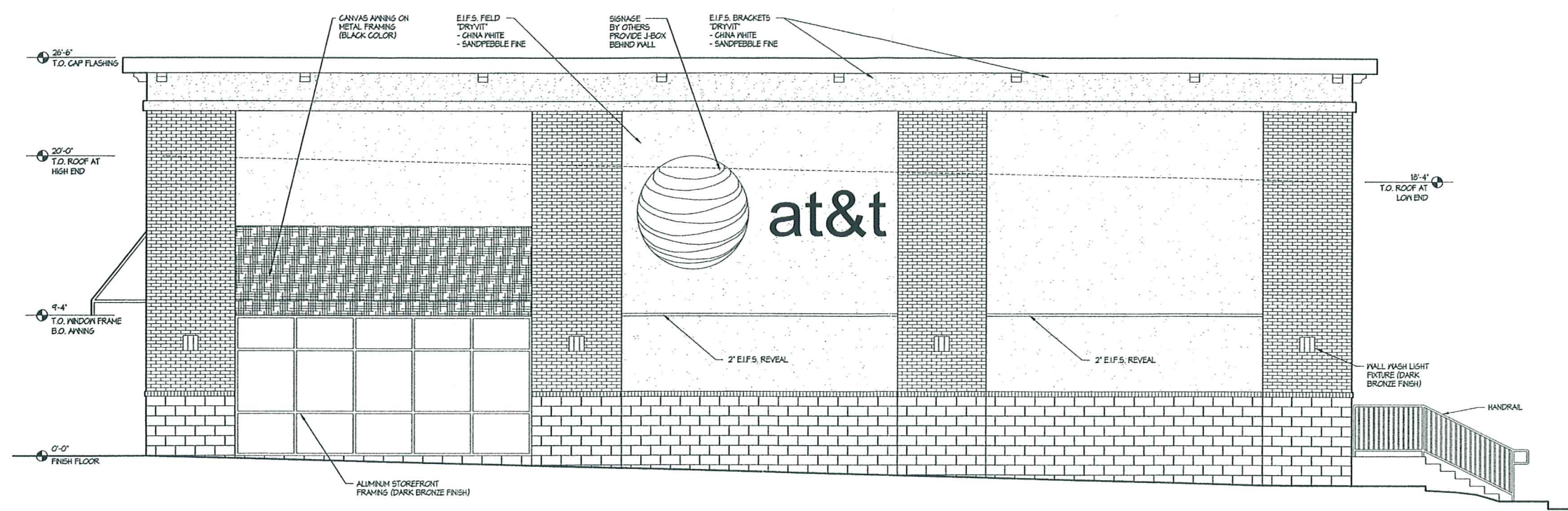


Date - Issue:  
September 30, 2007

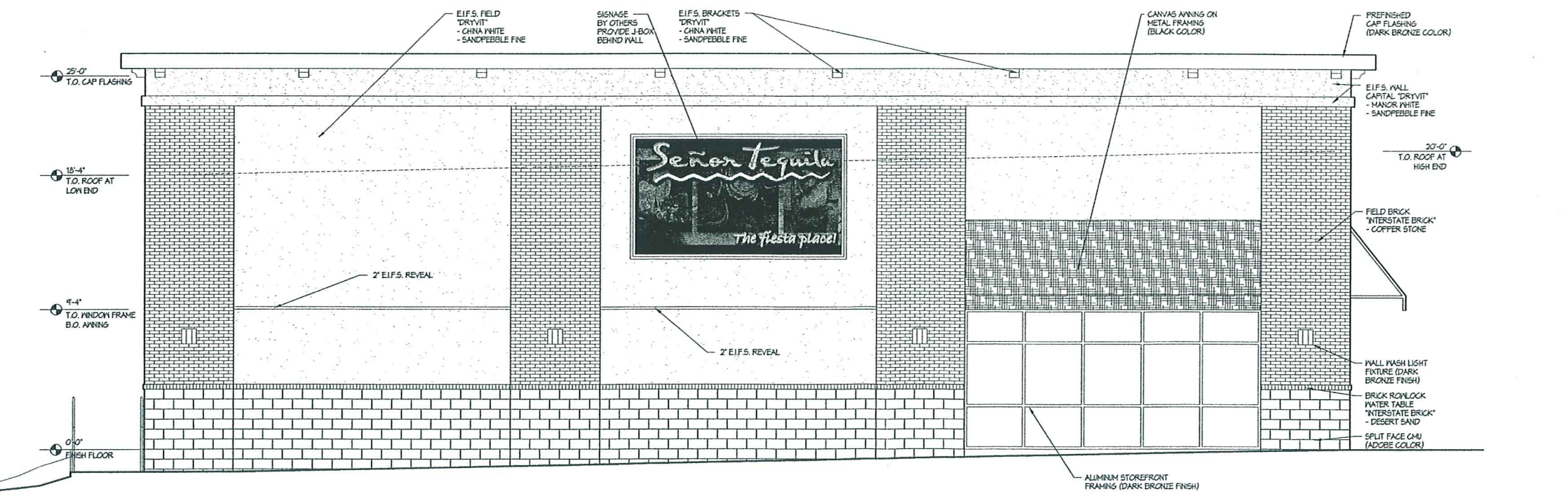
Date - Revisions:  
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Sheet Contents:  
**BUILDING ELEVATIONS**

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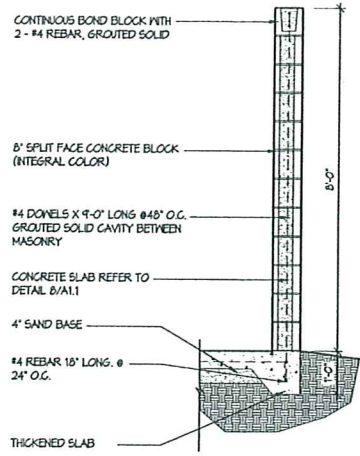


**1 SOUTH ELEVATION**  
A3.1 1/4" = 1'-0"

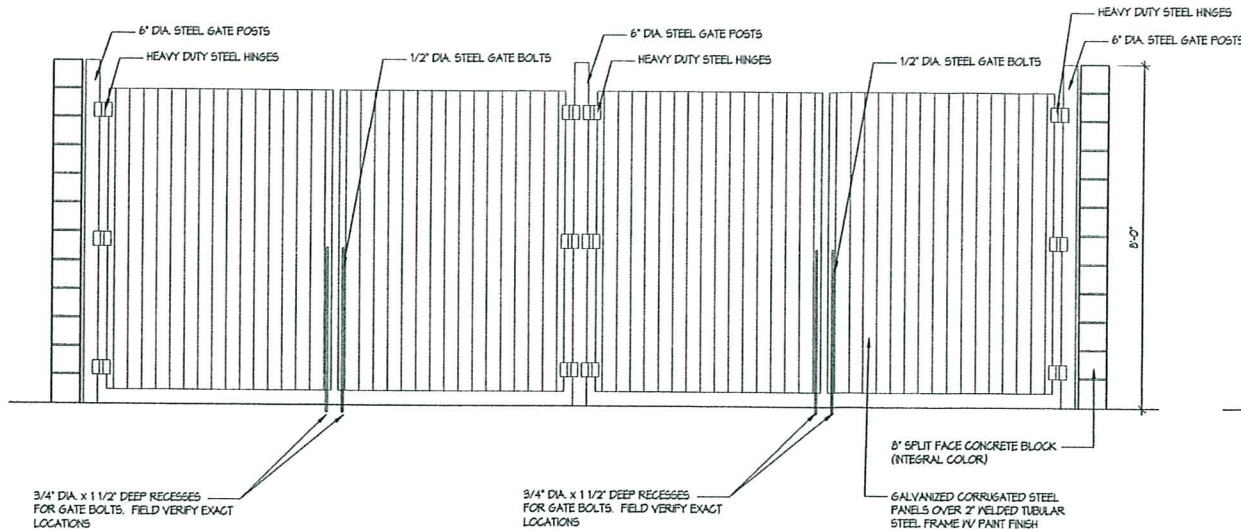


**2 NORTH ELEVATION**  
A3.1 1/4" = 1'-0"

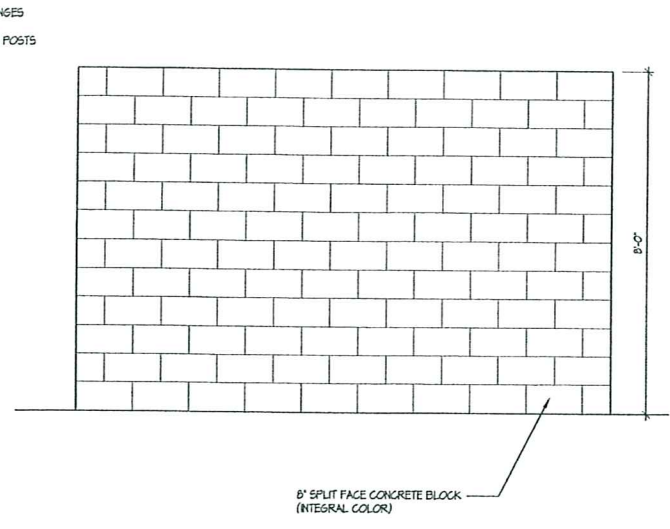




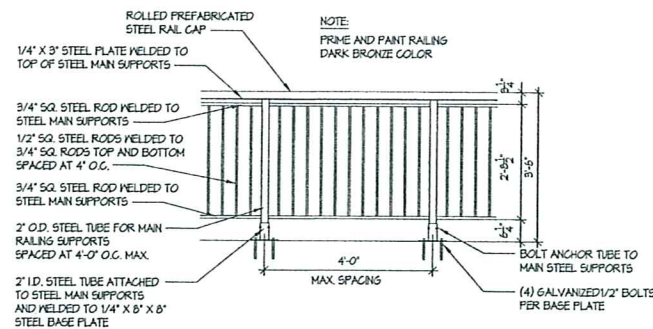
**1 ENCLOSURE WALL SECTION**  
1/2" = 1'-0"



**2 ENCLOSURE FRONT ELEVATION**  
1/2" = 1'-0"



**3 ENCLOSURE SIDE ELEVATION**  
1/2" = 1'-0"



**4 GUARD RAILING SECTION**  
1/2" = 1'-0"

**M**  
**MILLER ARCHITECTS, INC.**  
1429 Health Center Parkway  
Yukon, OK 73099  
P: 405.265.2992  
F: 405.265.2439  
W: www.millerarch.com

Developer:  
-  
-  
-  
P: -  
F: -  
W: -  
Civil:  
Name:  
Address:  
City, ST ZIP:  
P:  
F:  
W:  
Structural:  
JHC Engineering, LLC  
6500 N. Meridian, Ste. 265  
Oklahoma City, OK 73116  
P: 405.200.4996  
F: 405.265.9007

Architectural:  
Miller Architects Inc  
1429 Health Center Parkway  
Yukon, OK 73099  
P: 405.265.2992  
F: 405.265.2439  
W: www.millerarch.com

PME:  
Name:  
Address:  
City, ST ZIP:  
P:  
F:  
W:

Project:  
**TULSA HILLS RETAIL  
TULSA, OKLAHOMA**

Project Number:  
MJ #: 27035.00



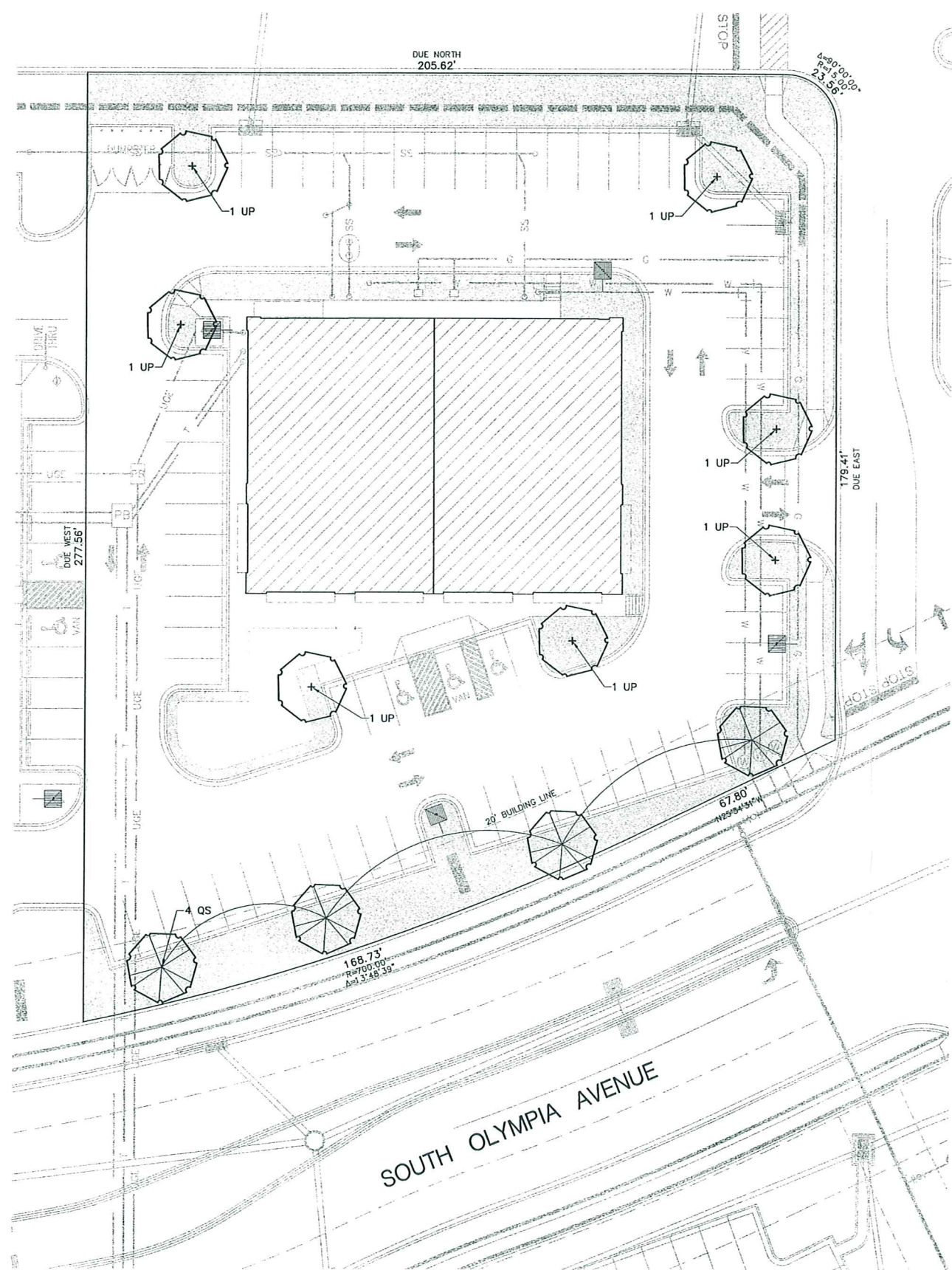
Date - Issue:  
September 30, 2007  
Date - Revisions:  
-

Sheet Contents:  
SITE DETAILS

Sheet Number:  
**A1.1**



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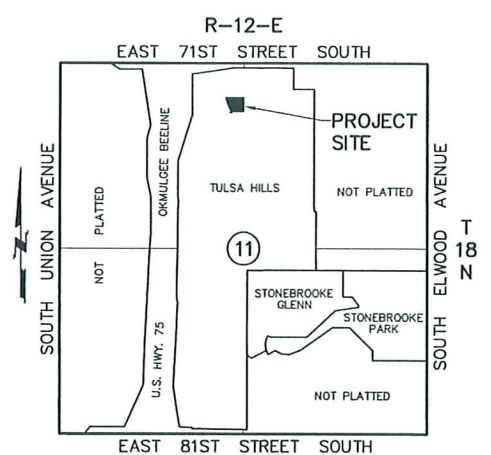
**Landscape Summary**

CORRIDOR DISTRICT SITE PLAN NO. Z-7008-SP-1  
DEVELOPMENT AREA: B

**TOTAL LOT AREA**  
TOTAL LOT AREA SQUARE FOOTAGE: 53,271 S.F. 1.22 ACRES  
REQUIRED LANDSCAPED AREA: 5,327 S.F. (10%)  
PROVIDED LANDSCAPE AREA: 10,831 S.F. (20.3%)

**STREET YARD TREES**  
SOUTH OLYMPIA AVENUE: 4,736 S.F.  
REQUIRED LANDSCAPE AREA: 711 S.F. (15%)  
LANDSCAPE AREA PROVIDED: 3,185 S.F. (67.3%)  
REQUIRED: 1 TREE PER 1,500 S.F. (4 TREES)  
PROVIDED: 4 TREES

**PARKING AREA TREES**  
NUMBER OF PROPOSED PARKING SPACES OUTSIDE STREET YARD: 60  
REQUIRED: 1 TREE PER 12 PARKING SPACES (5 TREES)  
PROVIDED: 7 TREES



**Location Map**  
SCALE: 4"=1 MILE

**Developer**

MICHAEL BOLKA  
CHIEF OPERATING OFFICER  
MEDEVELOP, INC.  
1019 WATERWOOD PARKWAY, SUITE C  
EDMOND, OKLAHOMA 73034  
PHONE: (405) 341-7318  
FAX: (405) 341-9412  
mbolka@medevelop.net

**Legend**



**Plant List**

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING/REMARKS
TREES						
OS	4	QUERCUS SHUMARDII	SHUMARD OAK	1 1/2" CAL/8' HT.	B&B	MATCHED
UP	7	ULMUS PARVIFOLIA	LACEBARK ELM	1 1/2" CAL/8' HT.	B&B	MATCHED

ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL: CALIPER, HT.: HEIGHT, MATCHED: WITHIN 5% OF SIZE AND SHAPE

**Certification of Installation**

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE CITY BY A LANDSCAPE ARCHITECT, ENGINEER OR OWNER AUTHORIZED TO DO BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT THE INSTALLATION OF THE LANDSCAPING AND APPURTENANCES, EXCEPT TREES, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO OR WITHIN 120 DAYS OF THE ISSUANCE OF THE OCCUPANCY PERMIT, WRITTEN CERTIFICATION BY AN ARCHITECT, LANDSCAPE ARCHITECT OR ENGINEER AUTHORIZED FOR BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT ALL TREES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY.

**Landscape Certificate**

SACK AND ASSOCIATES, INC. AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED LANDSCAPE ARCHITECT, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE LANDSCAPE PLANS DESCRIBED HEREON ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA.



LANDSCAPE PLAN  
FOR  
**LOT 13 IN BLOCK 2**  
OF  
**'TULSA HILLS'**  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
CORRIDOR DISTRICT SITE PLAN NUMBER Z-7008-SP-1



OCTOBER 8, 2007

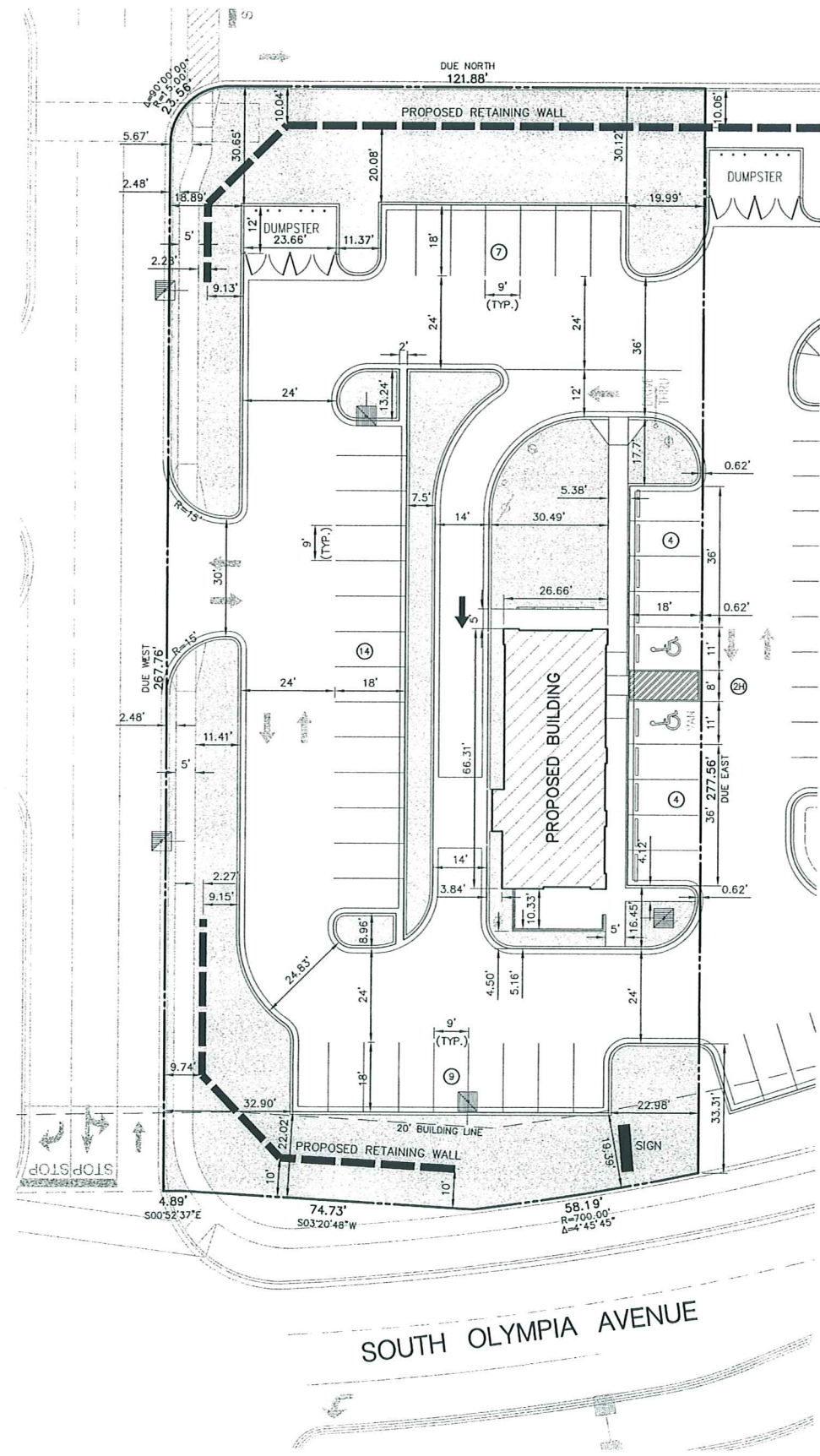


**SACK AND ASSOCIATES, INC.**  
• ENGINEERING • SURVEYING • PLANNING •  
Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1816  
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com  
CA Number 1783 (PE/LS) and 1462 (LA), Exp. June 30, 2009

SURVEY	BOOKS	SCALE	1"=20'	DATE	9/2007
DRAWN	GHJ	CHECKED	MBC	ORDER	F074S FILE 1812.11
PROJECT NAME	TULSA HILLS-A		DRAWING NAME	LSCAPE13B	
PLOTTED	OCTOBER 08, 2007 AT 9:36 AM		DRAWER	37	
xrefs_063-const base file-westside-BASE COPYRITE S-2234C SEAL-MBC 1 of 1					



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**Site Plan Statistics**

CORRIDOR DISTRICT SITE PLAN NUMBER: Z-7008-SP-1  
 DEVELOPEMENT AREA B  
 TOTAL LOT AREA: 38,810 SQ. FT. OR 0.89 ACRES

PERMITTED USES: THOSE USES PERMITTED AS A MATTER OF RIGHT IN USE UNITS 10, OFF-STREET PARKING; 11, OFFICES AND STUDIOS, INCLUDING DRIVE-THRU BANKING FACILITIES; 12, ENTERTAINMENT ESTABLISHMENTS AND EATING ESTABLISHMENTS OTHER THAN DRIVE-INS; 13, CONVENIENCE GOODS AND SERVICES; 14, SHOPPING GOODS AND SERVICES; AND USES CUSTOMARILY ACCESSORY TO PERMITTED PRINCIPAL USES SHALL BE PERMITTED.

PROPOSED USES: EATING ESTABLISHMENT

MAXIMUM BLDG. FLOOR AREA PERMITTED: 2,500 SQ. FT.  
 BLDG. FLOOR AREA PROPOSED: 1,750 SQ. FT.

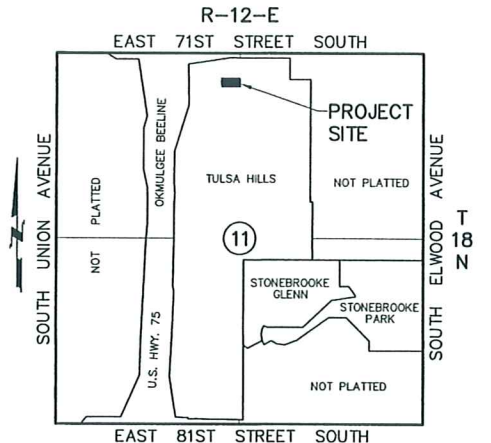
MAXIMUM BLDG. HEIGHT PERMITTED: 35 FEET  
 MAXIMUM BLDG. HEIGHT PROPOSED: 26.5 FEET

MINIMUM BLDG. SETBACKS REQUIRED:  
 FROM EASTERLY RIGHT-OF-WAY LINE OF SOUTH OLYMPIA AVENUE 20 FEET

OFF-STREET PARKING:  
 RATIO PER USE: USE UNIT 12: 1 PARKING SPACE PER 100 SQ. FT. (1,750 S.F. PROPOSED BUILDING)  
 TOTAL NUMBER OF SPACES REQUIRED: 18  
 TOTAL NUMBER OF SPACES PROPOSED: 40 (INCLUDES 2 HANDICAP SPACES)

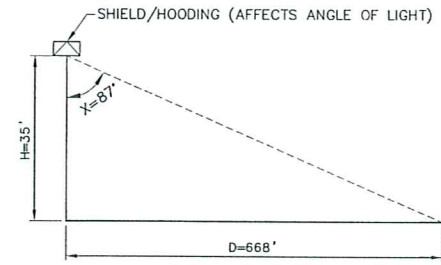
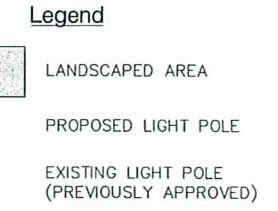
REQUIRED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 10% 3,881 SQ. FT.  
 PROVIDED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 35.1% 13,633 SQ. FT.

LANDSCAPED STREET YARD PER STREET FRONTAGE: (SOUTH OLYMPIA AVENUE) - 2,758 SQ. FT.  
 REQUIRED (15%): 414 SQ. FT. PROVIDED (95.4%): 2,630 SQ. FT.



**Location Map**  
 SCALE: 4"=1 MILE

**Developer**  
 MICHAEL BOLKA  
 CHIEF OPERATING OFFICER  
 MEDEVELOP, INC.  
 1019 WATERWOOD PARKWAY, SUITE C  
 EDMOND, OKLAHOMA 73034  
 PHONE: (405) 341-7318  
 FAX: (405) 341-9412  
 mbolka@medevelop.net



**Kennebunkport Detail**  
 NOT TO SCALE

FORMULA FOR PLACEMENT OF LIGHT FIXTURE TO PREVENT LIGHT TRESPASS USING 'KENNEBUNKPORT FORMULA'  

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

NOTE:  
 KENNEBUNKPORT DISTANCE IS 668'. CLOSEST RESIDENTIAL PROPERTY IS OVER 720' AWAY.

LUMINAIRE SCHEDULE						
SYMBOL	QTY.	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
	7	C	SINGLE	110000	0.750	VSIGNAIRE AMERICAN #AME-4-T3-1000-M-VLFG-BZ @ 35' MTG HT.--Pole #RTSP32

DETAIL SITE PLAN  
 FOR  
**LOT 14 IN BLOCK 2**  
 OF  
**'TULSA HILLS'**  
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
 CORRIDOR DISTRICT SITE PLAN NUMBER Z-7008-SP-1



OCTOBER 8, 2007



**SACK AND ASSOCIATES, INC.**  
 • ENGINEERING • SURVEYING • PLANNING •  
 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1816  
 Phone: 918.592.4111 Fax: 918.592.4229 E-mail: sa@sackandassociates.com  
 CA Number 1783 (PE/LS) and 1462 (LA), Exp. June 30, 2009

SURVY	BOOKS	SCALE	1"=20'	DATE	9/2007
DRAWN	GHJ	CHECKED	MBC	ORDER	F0745
PROJECT NAME	TULSA HILLS-A	FILE	1812.11	DRAWING NAME	SITE03B
PLOTTED	OCTOBER 08, 2007 AT 9:31 AM	DRAWER	37		
vrsrs_063-const base file-westside-BASE COPYRITE S-2234C SHEET 1 of 1					





**MILLER ARCHITECTS, INC.**

1429 Health Center Parkway  
Tulsa, OK 73099  
P: 405.265.2992  
F: 405.265.2439  
W: www.millerarch.com

Developer:  
Name:  
Address:  
City, ST ZIP:  
P:  
F:  
W:  
Civil:  
Name:  
Address:  
City, ST ZIP:  
P:  
F:  
W:  
Structural:  
JAG Engineering, LLC  
6600 N. Meridian, Ste. 265  
Oklahoma City, OK 73116  
P: 405.200.4596  
F: 405.286.9007  
Architectural:  
Miller Architects Inc  
1429 Health Center Parkway  
Tulsa, OK 73099  
P: 405.265.2992  
F: 405.265.2439  
W: www.millerarch.com

PME:  
Name:  
Address:  
City, ST ZIP:  
P:  
F:  
W:

Project:  
**STARBUCKS COFFEE  
TULSA HILLS  
TULSA, OKLAHOMA**

Project Number:  
MH #: 27036.00

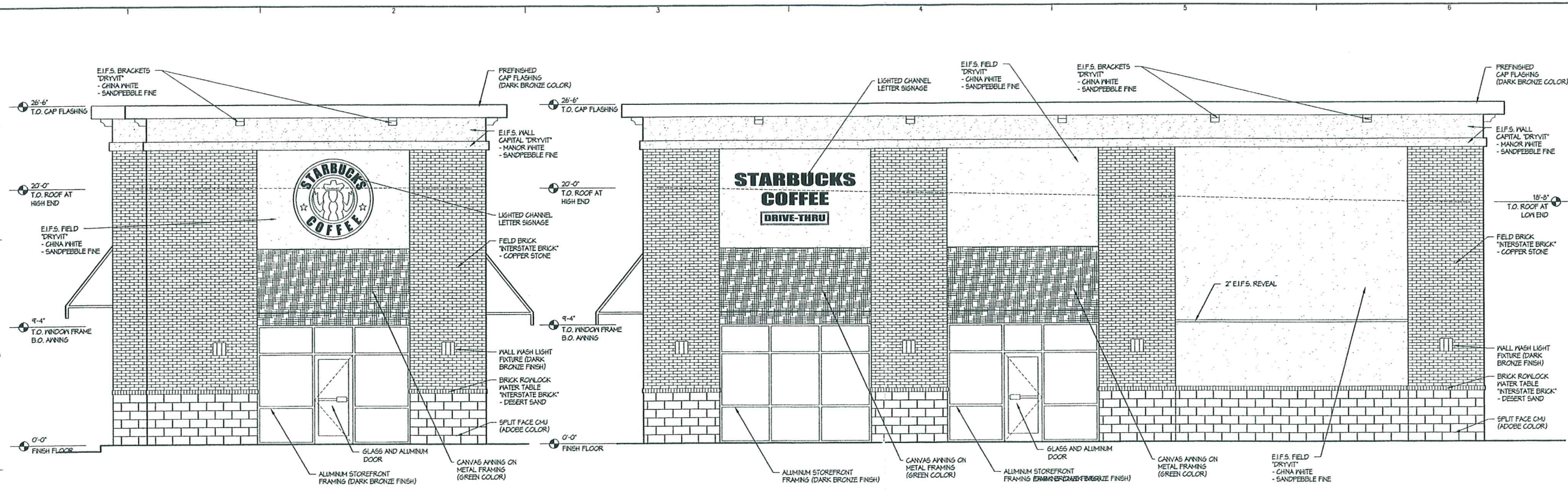


Date - Issue:  
September 30, 2007

Date - Revisions:

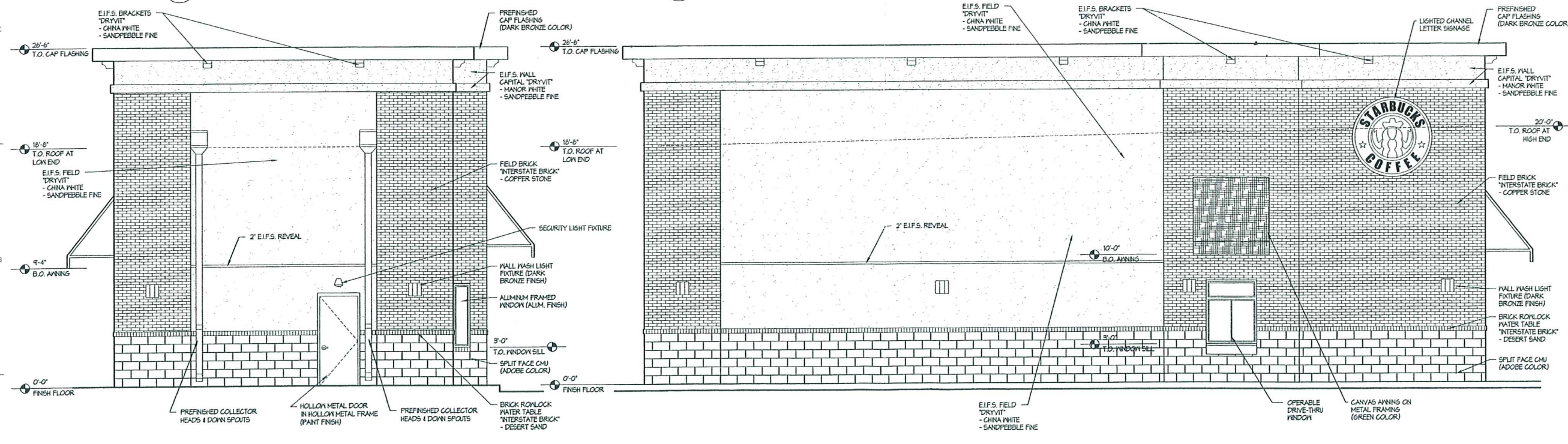
Sheet Contents:  
BUILDING ELEVATIONS

Sheet Number:  
**A3**



**1 WEST ELEVATION**  
A3 1/4" = 1'-0"

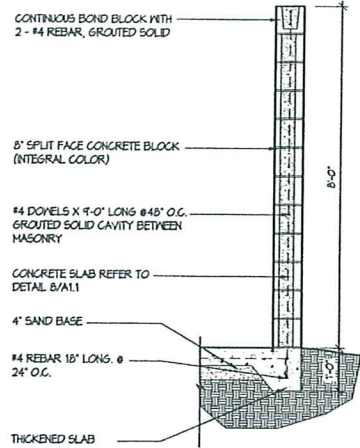
**2 SOUTH ELEVATION**  
A3 1/4" = 1'-0"



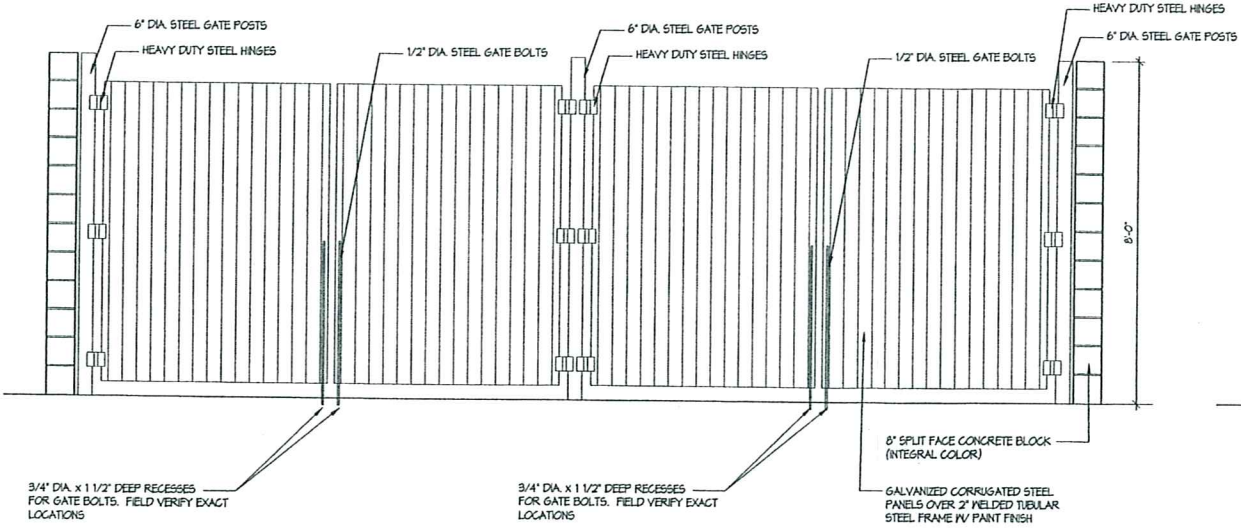
**3 EAST ELEVATION**  
A3 1/4" = 1'-0"

**4 NORTH ELEVATION**  
A3 1/4" = 1'-0"

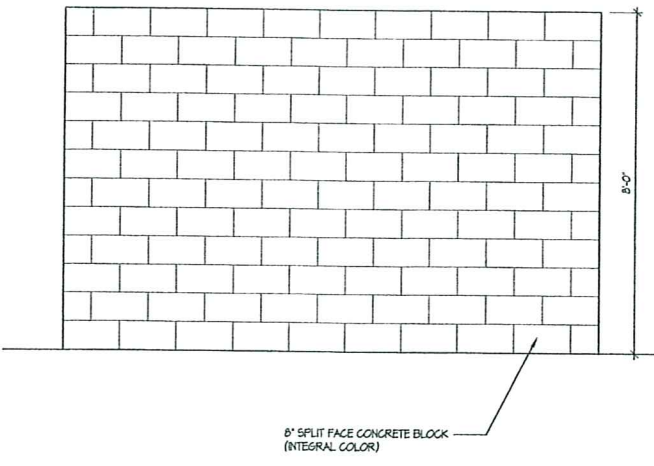




**1 ENCLOSURE WALL SECTION**  
1/2" = 1'-0"



**2 ENCLOSURE FRONT ELEVATION**  
1/2" = 1'-0"



**3 ENCLOSURE SIDE ELEVATION**  
1/2" = 1'-0"



**MILLER**  
ARCHITECTS, INC.

1429 Health Center Parkway  
Yukon, OK 73099  
P: 405.265.2892  
F: 405.265.2439  
W: www.millerarch.com

Developer:  
Name:  
Address:  
City, ST ZIP:  
P:  
F:  
W:  
Civil:  
Name:  
Address:  
City, ST ZIP:  
P:  
F:  
W:  
Structural:  
JAC Engineering, LLC  
6500 N. Meridian, Ste. 265  
Oklahoma City, OK 73116  
P: 405.200.4996  
F: 405.286.9007

Architectural:  
Miller Architects Inc.  
1429 Health Center Parkway  
Yukon, OK 73099  
P: 405.265.2892  
F: 405.265.2439  
W: www.millerarch.com

P/ME:  
Name:  
Address:  
City, ST ZIP:  
P:  
F:  
W:

Project:  
**STARBUCKS COFFEE  
TULSA HILLS  
TULSA, OKLAHOMA**

Project Number:  
MAI #: 27036.00



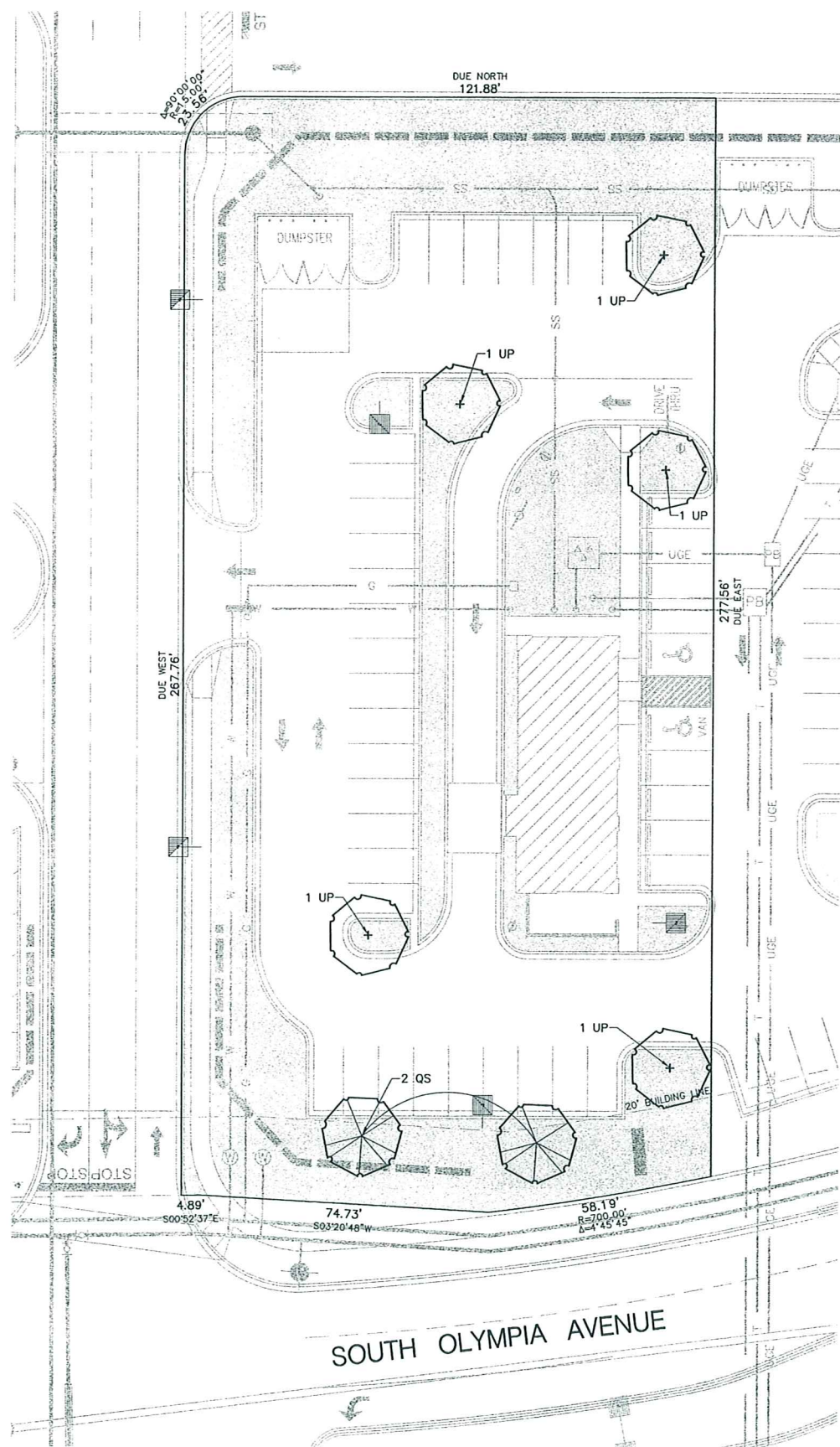
Date - Issue:  
September 30, 2007

Date - Revisions:  
-

Sheet Contents:  
SITE DETAILS

Sheet Number:  
**A1.1**





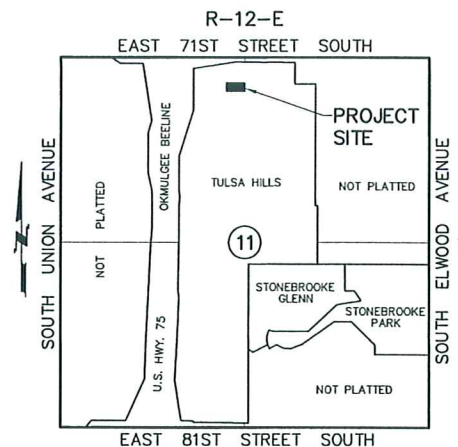
**Landscape Summary**

CORRIDOR DISTRICT SITE PLAN NO. Z-7008-SP-1  
DEVELOPMENT AREA: B

**TOTAL LOT AREA**  
TOTAL LOT AREA SQUARE FOOTAGE: 38,810 S.F. 0.89 ACRES  
REQUIRED LANDSCAPED AREA: 3,881 S.F. (10%)  
PROVIDED LANDSCAPE AREA: 13,633 S.F. (35.1%)

**STREET YARD TREES**  
SOUTH OLYMPIA AVENUE: 2,757 S.F.  
REQUIRED LANDSCAPE AREA: 414 S.F. (15%)  
LANDSCAPE AREA PROVIDED: 2,629 S.F. (95.4%)  
REQUIRED: 1 TREE PER 1,500 S.F. (2 TREES)  
PROVIDED: 2 TREES

**PARKING AREA TREES**  
NUMBER OF PROPOSED PARKING SPACES OUTSIDE STREET YARD: 40  
REQUIRED: 1 TREE PER 12 PARKING SPACES (4 TREES)  
PROVIDED: 5 TREES



**Location Map**

SCALE: 4"=1 MILE

**Developer**

MICHAEL BOLKA  
CHIEF OPERATING OFFICER  
MEDEVELOP, INC.  
1019 WATERWOOD PARKWAY, SUITE C  
EDMOND, OKLAHOMA 73034  
PHONE: (405) 341-7318  
FAX: (405) 341-9412  
mbolka@medevelop.net

**Legend**



**Plant List**

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING/REMARKS
TREES						
OS	2	QUERCUS SHUMARDII	SHUMARD OAK	1 1/2" CAL./8' HT.	B&B	MATCHED
UP	5	ULMUS PARVIFOLIA	LACEBARK ELM	1 1/2" CAL./8' HT.	B&B	MATCHED

ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL.: CALIPER, HT.: HEIGHT, MATCHED: WITHIN 5% OF SIZE AND SHAPE

**Certification of Installation**

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE CITY BY A LANDSCAPE ARCHITECT, ENGINEER OR OWNER AUTHORIZED TO DO BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT THE INSTALLATION OF THE LANDSCAPING AND APPURTENANCES, EXCEPT TREES, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO OR WITHIN 120 DAYS OF THE ISSUANCE OF THE OCCUPANCY PERMIT, WRITTEN CERTIFICATION BY AN ARCHITECT, LANDSCAPE ARCHITECT OR ENGINEER AUTHORIZED FOR BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT ALL TREES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY.

**Landscape Certificate**

SACK AND ASSOCIATES, INC. AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED LANDSCAPE ARCHITECT, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE LANDSCAPE PLANS DESCRIBED HEREON ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA.



DATE SIGNED: 10-8-07

LANDSCAPE PLAN  
FOR  
**LOT 14 IN BLOCK 2**  
OF  
**'TULSA HILLS'**  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
CORRIDOR DISTRICT SITE PLAN NUMBER Z-7008-SP-1



OCTOBER 8, 2007

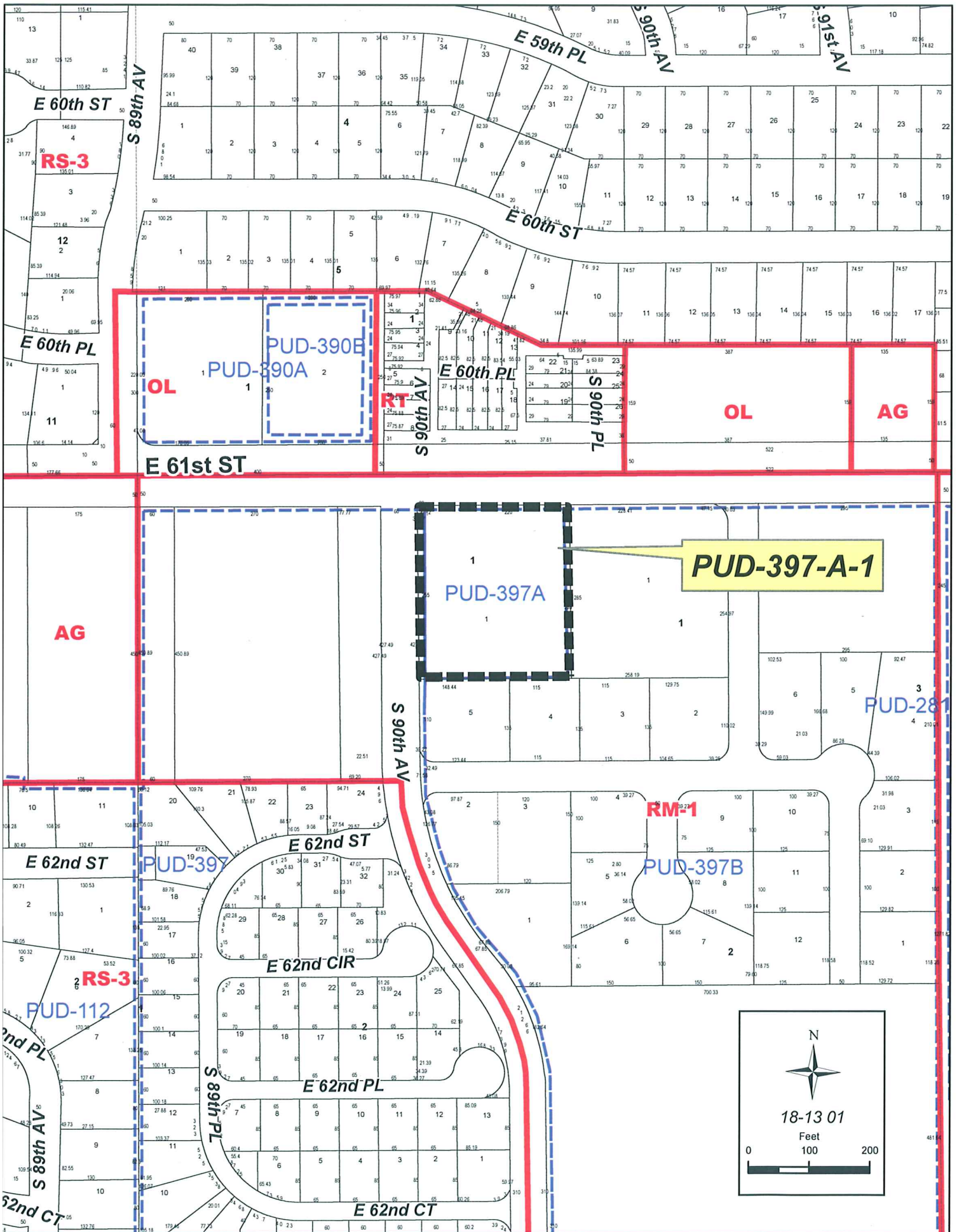


**SACK AND ASSOCIATES, INC.**  
ENGINEERING • SURVEYING • PLANNING •  
Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1816  
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sad@sackandassociates.com  
CA Number 1783 (PE/LS) and 1462 (LA), Exp. June 30, 2009

SURVEY	BOOKS	SCALE	1"=20'	DATE	9/2007
DRAWN	GHJ	CHECKED	MBC	ORDER	F074S
PROJECT NAME	TULSA HILLS-A	FILE	1812.11	DRAWING NAME	LSCAPE12B
PLOTTED	OCTOBER 08, 2007 AT 9:37 AM	DRIVER	37		

xxxxx\_063-const base file-westside-BASE COPYRIGHT S-2234C SEAL-MBC 1 of 1





**PUD-397-A-1**

PUD-397A

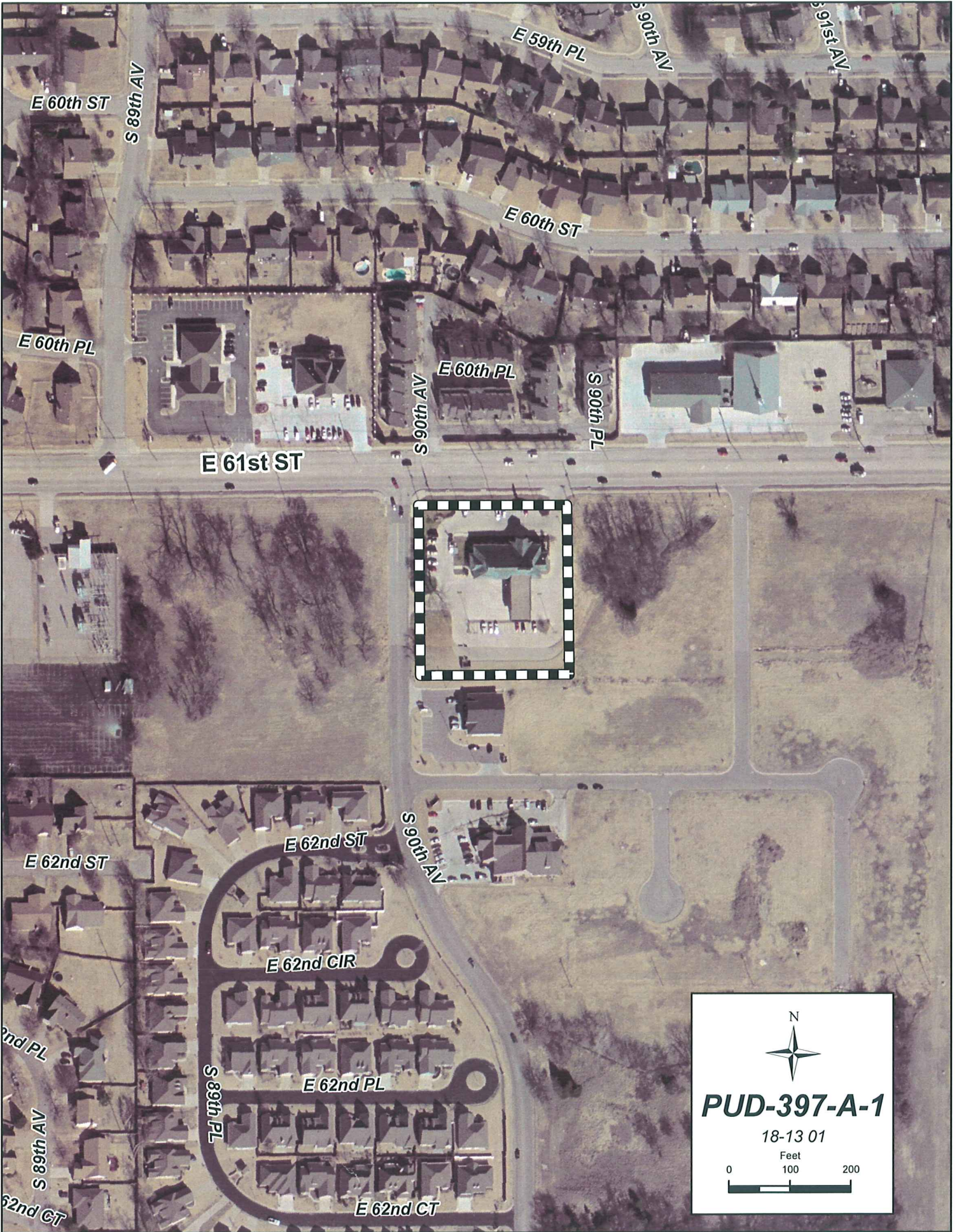


18-13 01

Feet

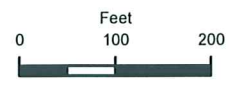






**PUD-397-A-1**

18-13 01







*E 60th PL*

*S 90th AV*

*S 90th PL*

**E 61st ST**

SUBJECT TRACT

*S 90th AV*

*E 62nd ST*

N  
↑  
↓  
← →

**PUD-397-A-1**

18-13 01

Feet  
0 50 100



October 24, 2007

### STAFF RECOMMENDATION

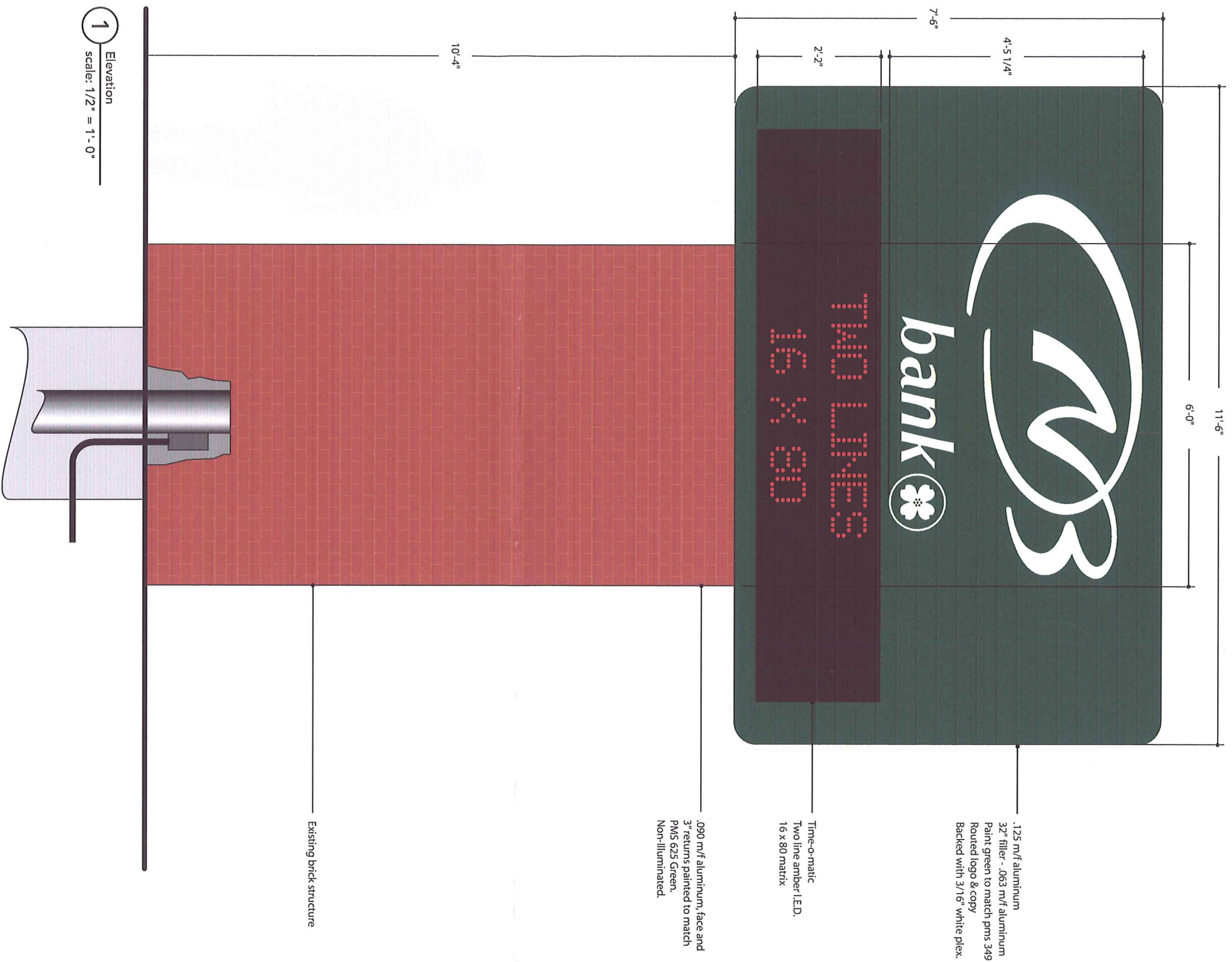
**PUD 397-A-1:** Minor Amendment – Southeast corner of 61<sup>st</sup> Street and 90<sup>th</sup> East Avenue, Lot 1, Block 1, Community Place

---

The applicant is requesting approval of a minor amendment to permit the increase of the permitted square footage of the existing ground sign to 86.5 square feet. The approved sign plan for the property was for 48 square feet and 20 feet in height approved on March 31, 1998. The applicant states that the existing sign is 80 square feet which exceeds the approved PUD sign plan. An application before the Board of Adjustment to increase the square footage was approved on Case No. 20571 to 75.5 square feet on October 9, 2007. However that approval only gives the applicant the right to request an additional square footage, through a PUD minor amendment, beyond what the Zoning Code permits by right. The requested increase in sign square footage exceeds the permitted 50 square feet based on 2/10 times 250' of frontage. The requested 86.5 square feet is not in conformance with Development Standards of PUD-397.

Therefore, staff recommends **DENIAL** of the requested minor amendment to PUD-397.







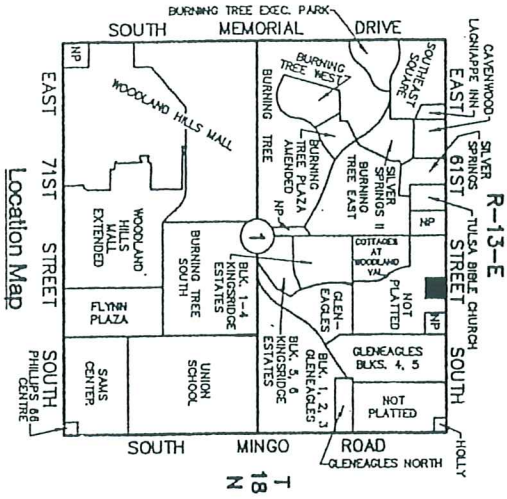
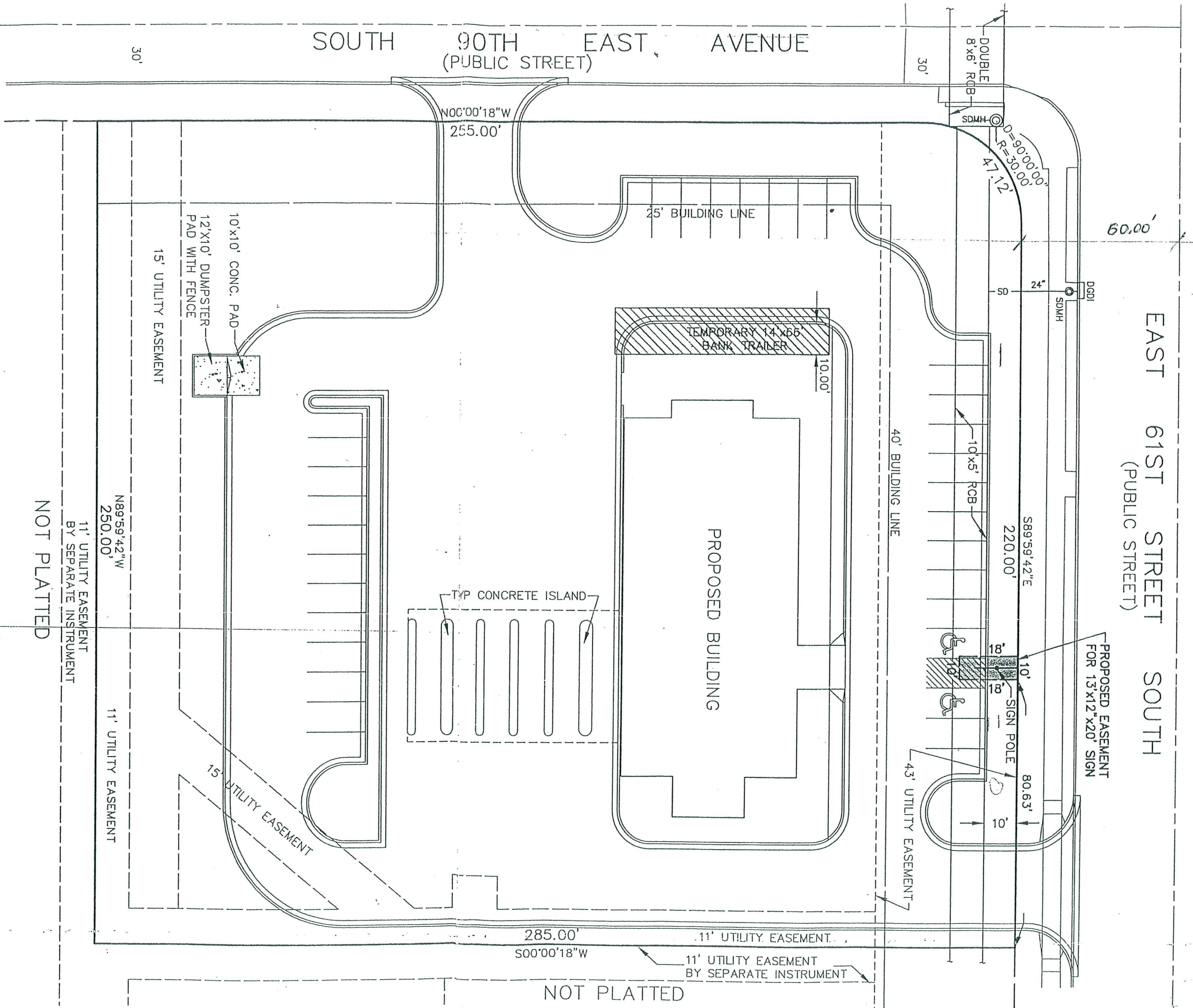
 <b>Claude Neon Federal Signs</b> 533 South Rockford Tulsa, Oklahoma 74120 ph: 918.587.7171 fax: 918.587.7176	These drawings are the exclusive property of Claude Neon Federal Signs, Inc. and are the result of original work by its employees. They are submitted for the sole purpose of your consideration of whether to purchase these plans or a product. If you purchase any product or service, you agree to these plans. Distribution or exhibition of these plans to others is expressly forbidden. © 2005 CNF Signs	
	PROJECT/CLIENT NAME: <b>ONB BANK</b>	LOCATION/ADDRESS: <b>E. 61st STREET</b>
I hereby give my approval to proceed with fabrication of the signage depicted in this drawing in order to meet the project objectives in a timely fashion. I understand that any changes (additions, deletions, or modifications) to the fundamental structure, underlying design, or the specific features of this signage may result in slippage of the completion date, additional resource requirements or additional cost.	<input type="checkbox"/> Approved as Shown <input type="checkbox"/> Approved as Noted Client Name: _____ Date: _____	ISSUES/REVISIONS: 07.10.07 REVIEW
DRAWN BY: <b>WADE SANDERS</b>	DWG. #/FILE REFERENCE #: 02-071007MS	SIGN TYPE: PRIMARY PYLON ID
DATE- ORIGINAL DWG: 10.JULY.2007	DWG. SCALE: <b>G-1.0</b>	SHEET NO.
AS NOTED		

Photo representation is for position only and is not to scale.  
 See measured drawing for actual production size.



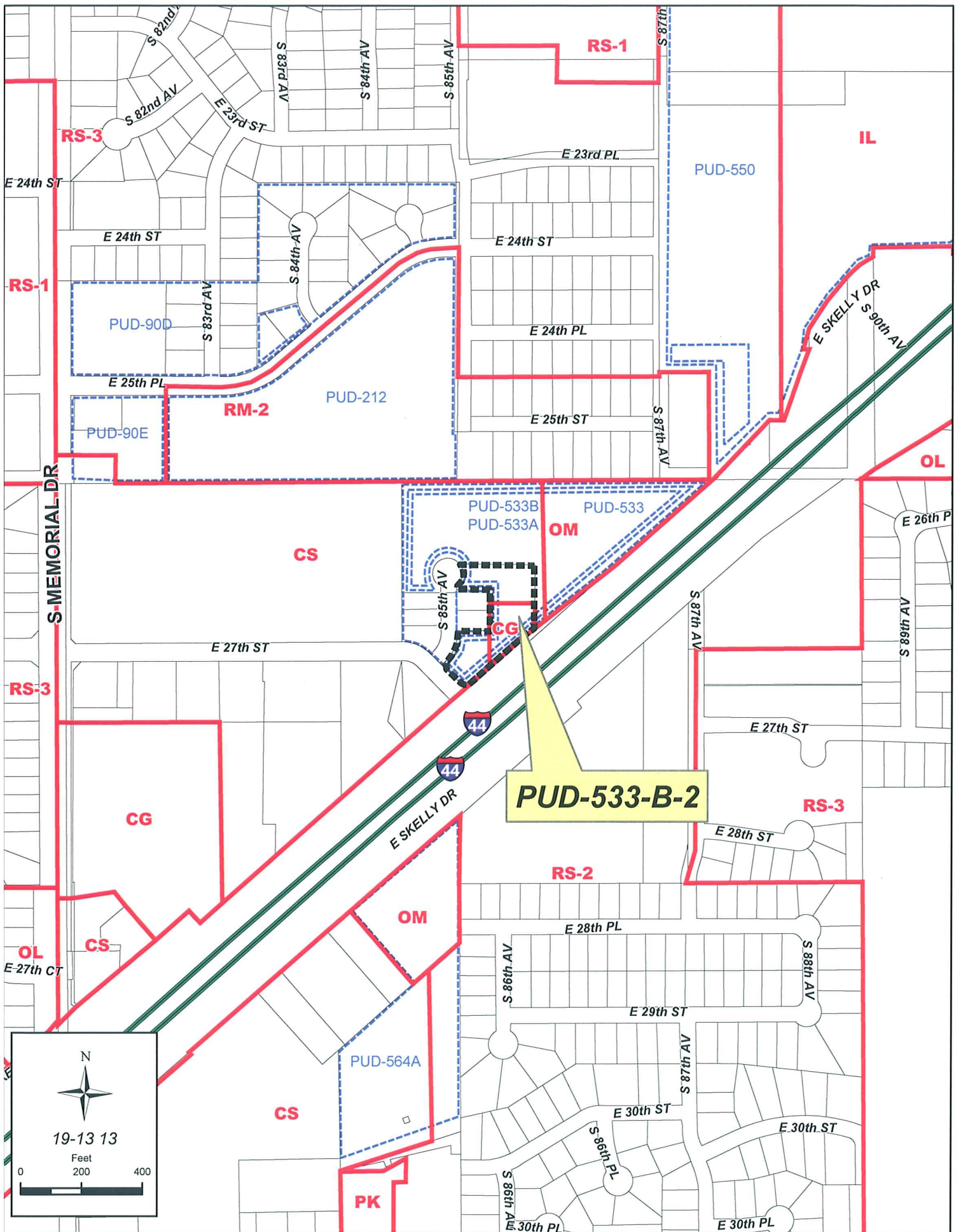


**EXHIBIT 'A'**  
**COMMUNITY PLACE**

0 30 60  
SCALE IN FEET

**SACK AND ASSOCIATES, INC.**  
 Santa Fe Depot, 111 South Eighth Avenue, Tulsa, Oklahoma 74120  
 Phone: 918/592-4111 Fax: 918/592-4229 E-mail: saki@sackandassoc.com  
 Certificate of Authorization No. 1783 (Exp. June 30, 1999)  
 Project: COMMERCIAL Drawing: EXHIBIT 'A' File: 1813.01 Drawer: B  
 Drawn: CH Order: C442E Plot: 1813.01  
 XREF: COPYRIGHT S-1117X-T-5A2  
 Platfiled: 08 JUN 1998









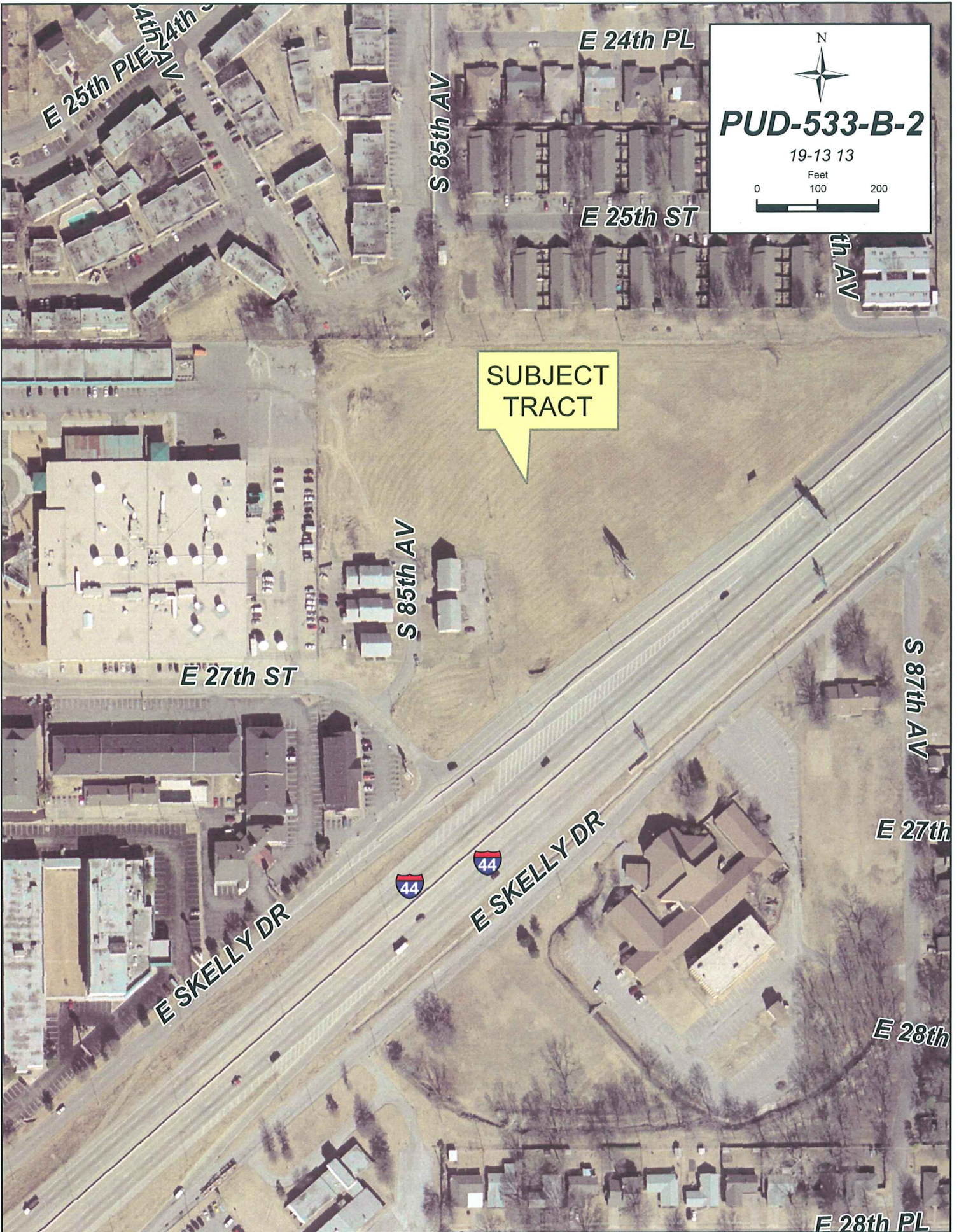
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**PUD-533-B-2**

19-13 13

Feet  
0 200 400






E 25th PL  
E 24th PL

E 24th PL

S 85th AV

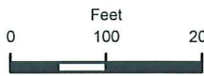
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**PUD-533-B-2**

19-13 13

Feet  
0 100 200



E 25th ST

th AV

SUBJECT TRACT

S 85th AV

E 27th ST

S 87th AV



E SKELLY DR

E SKELLY DR

E 27th

E 28th

E 28th PL



October 24, 2007

## STAFF RECOMMENDATION

**PUD 533-B-2:** Minor Amendment – Northeast corner of 27<sup>th</sup> Street South and Skelly Drive (I-44) service road; Lot 1, Block 1, Grizzly Mountain Mercantile; CG/CS/PUD.

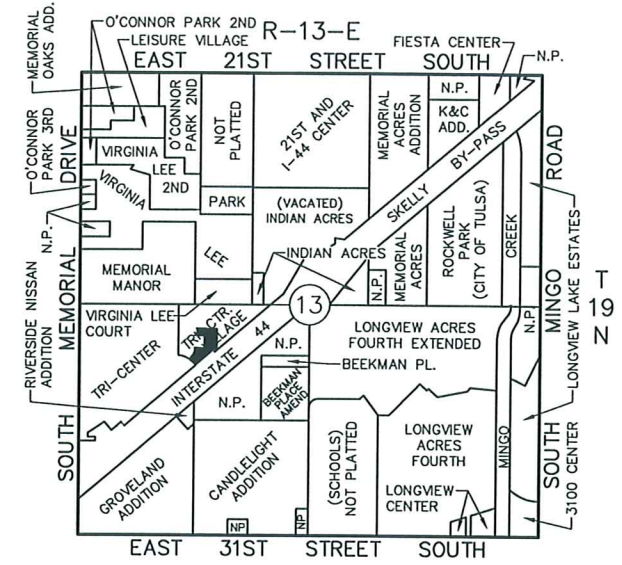
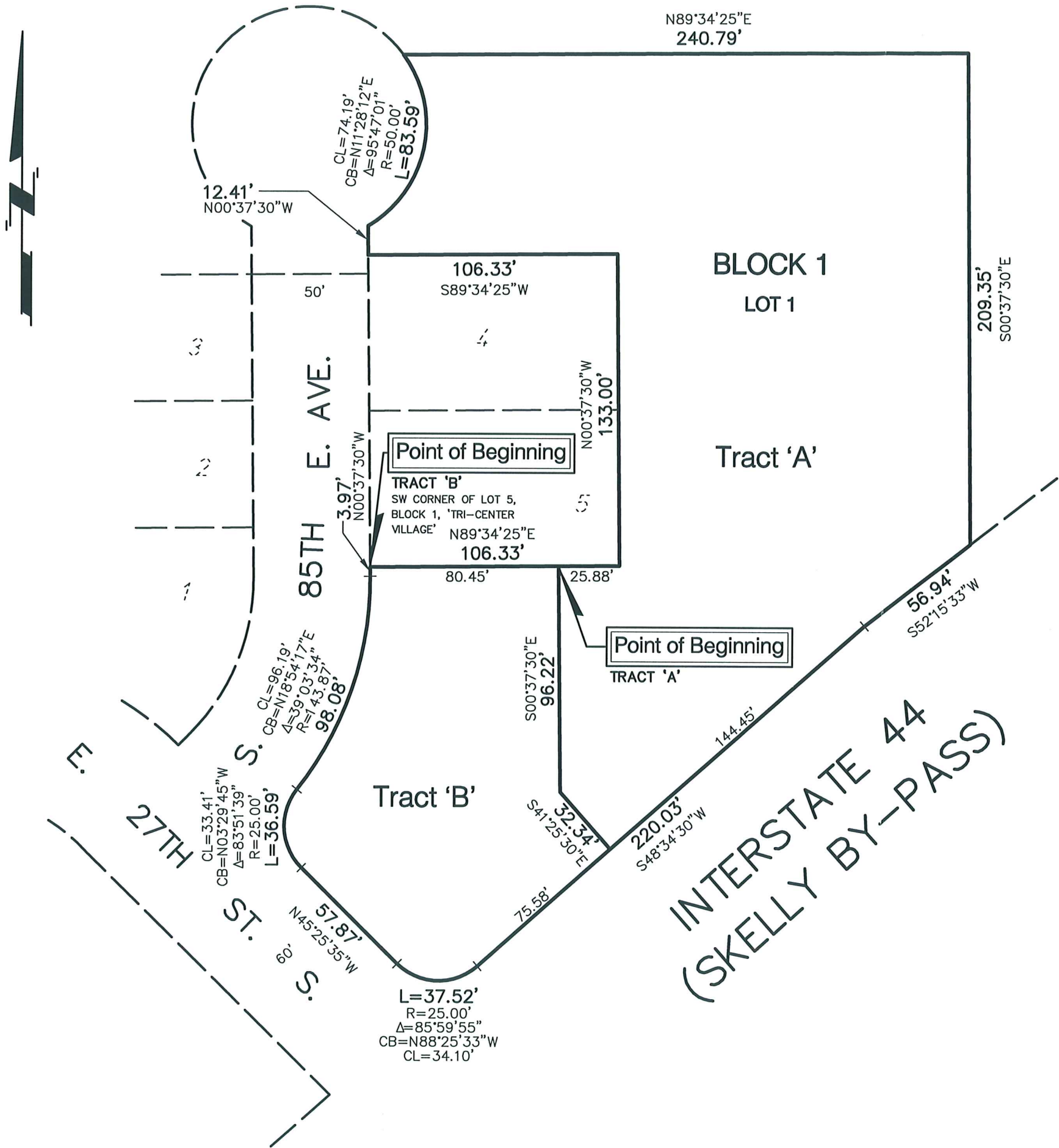
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The applicant is requesting approval of a minor amendment to allow a lot-split creating two tracts in Lot 1 Block 1 Grizzly Mountain Mercantile, Development Area "B-1" of PUD 533-B. Development Area "B-1" currently contains 1.55 acres and has been approved for 12,000 square feet of furniture manufacturing and sales. The entire 1.55 acres was approved for the current use.

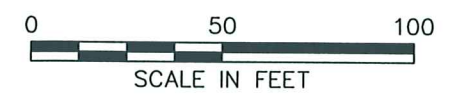
The proposed lot-split would create Tract A, 1.17 acres with the present 12,000 square foot building, parking and landscaping and Tract B, 0.37 acres with only landscaping and no building square footage or use other than the approved landscaping. The staff cannot support this request creating a lot with no development rights separating it from an approved site and landscape plan.

Therefore, staff recommends **DENIAL** of PUD-533-B-2 for the stated reasons.





**Minor Amendment Exhibit**  
 for  
**Planned Unit Development Number 533-B**



**SACK AND ASSOCIATES, INC.**  
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 CA Number 1783 (PE/LS) and 1462 (LA), Exp. June 30, 2009

Project: TRI-CENTER VILLAGE-B Drawing: EXHBT05A XREFS: COPYRIGHT 5-1117X T-SAI2  
 Drawn: GHJ Order: F282G File: 1913.13 Drawer: C Plotted: 25 JUN 2009