

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2505

February 20, 2008

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 of TMAPC Receipts for the Month of January 2008

1. Minutes of February 6, 2008, Meeting No. 2504

## 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. **Oxford Court** – (9426)/Final Plat (PD 17) (CD 6)  
North of the northwest corner of east 47<sup>th</sup> Street South and 177<sup>th</sup> East Avenue
3. **Walnut Creek Office Park** – (8317)/Final Plat (PD 18) (CD 2)  
Southeast corner of East 81<sup>st</sup> Street South and Florence Place
4. **The Retreat at Brookside North** – (9330)/Final Plat (PD 6) (CD 9)  
East of the Northeast corner of East 41<sup>st</sup> Place South and Peoria Avenue
5. **L-20179** – Bloss Sales & Rental Co., Inc. (9431)/Lot-Split (PD 18) (CD 5)  
Southwest corner of South Mingo Road and East 59<sup>th</sup> Street South, 5883 South Mingo Road
6. **L-20182** – First Title (8315)/Lot-Split (PD 18) (CD 8)  
South of the southwest corner of South Joplin Avenue, 8929 South Joplin
7. **LC-79** – James Wakefield (8334)/Lot Combination (PD 26) (CD 8)  
Northeast corner of South Hudson Court, 11668 South Hudson Court

- 7a. **LC-80** – Keith D. Robertson/Lot-Combination (PD-6) (CD-4)  
Southwest corner of East 15<sup>th</sup> Street and South Trenton Avenue
8. **PUD-631-A – Hraok, Inc./Dwayne Wilkerson** (PD-18) (CD-8)  
Southern Ridge, south side of East 91<sup>st</sup> Street South between South Yale and South Harvard (Detail Site Plan for Lot 3, Block 1 for the construction of a two-story medical office.)
9. **Z-7008-SP-1 – McDonald's USA/Coon Engineering, Inc.** (PD-8) (CD-2)  
West 71<sup>st</sup> Street and Olympia Avenue (Corridor Detail Site Plan/Landscape Plan for Development Area B, Lot 2, Block 2, Tulsa Hills, for the construction of a McDonald's restaurant.)
10. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- PUBLIC HEARINGS**
11. **South Town Market** – (8324)/Preliminary Plat (PD 26) (CD 8)  
Northeast corner of East 101<sup>st</sup> Street South and Memorial Drive  
**(A continuance is requested until March 5, 2008 so that the PUD standards can be established.)**
12. **7000 Riverside** – (8201)/Preliminary Plat (PD 18) (CD 2)  
Northeast corner of Riverside Drive and Peoria Avenue (7007 Riverside Drive)
13. **7000 Riverside** – (8201)/Plat Waiver (PD 18) (CD 2)  
Northeast corner of Riverside Drive and Peoria Avenue (7007 Riverside Drive)
14. **PUD-411-E/Z-5842-SP-7 – Lou Reynolds** (PD-26) (CD-8)  
Northeast corner of South Memorial Drive and East 101<sup>st</sup> Street South (Major amendment and corridor plan to amend development standards to create a new Development Area 1A-1.) (Applicant requested to reduce his request to a minor amendment **PUD-411-C-12/Z-5842-SP-7** to increase the permitted floor area of Development Area 1-A, relaxing two setback requirements and increasing permissible height restrictions.) (Continued from 1/23/08 and 2/6/08.)
15. **Z-7082 – Don R. Loyd** **RS-2 to CG**  
East of northeast corner of South Yale Avenue and East 32<sup>nd</sup> Street South (Continued from 12-5-07) **(Applicant has withdrawn this application)** (PD-18b) (CD-5)
16. **Z-7088 – Charles E. Norman** **RS-3 to RM-1**  
West of the northwest corner of East 51<sup>st</sup> Street and South 145<sup>th</sup> East Avenue (PD-17) (CD-6)

17. **PUD-749 – Roy Johnsen** **RS-1 to RS-1/PUD**  
East of northeast corner of East 41<sup>st</sup> Street and South Utica Avenue (PUD to split 1.96 acres into five lots and two reserve areas for development as a single-family residential development.) (PD-6) (CD-9)
18. **PUD-464-4 – Kenneth E. Vives** (PD-18) (CD-8)  
8603 South Gary Avenue (Minor Amendment to increase permissible height of a detached accessory structure in the required rear yard from 18 feet to 27 feet.)
19. **PUD-595-B-1/Z-5970-SP-5a – Charles E. Norman** (PD-18c) (CD-8)  
East side of South 101<sup>st</sup> East Avenue and ¼ mile north of East 71<sup>st</sup> Street South, Lots 1-10, Block 1 (Minor Amendment to add a business center identification sign.)
20. **PUD-702-A-1 – Birnie W. Whitlow** (PD-26) (CD-8)  
West of the southwest corner East 110<sup>th</sup> Street South and Sheridan Road (Minor Amendment to reduce the front setback requirement for a garage from 25 feet to 20 feet on Lot 8, Block 1.)

#### **OTHER BUSINESS**

21. **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.**

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

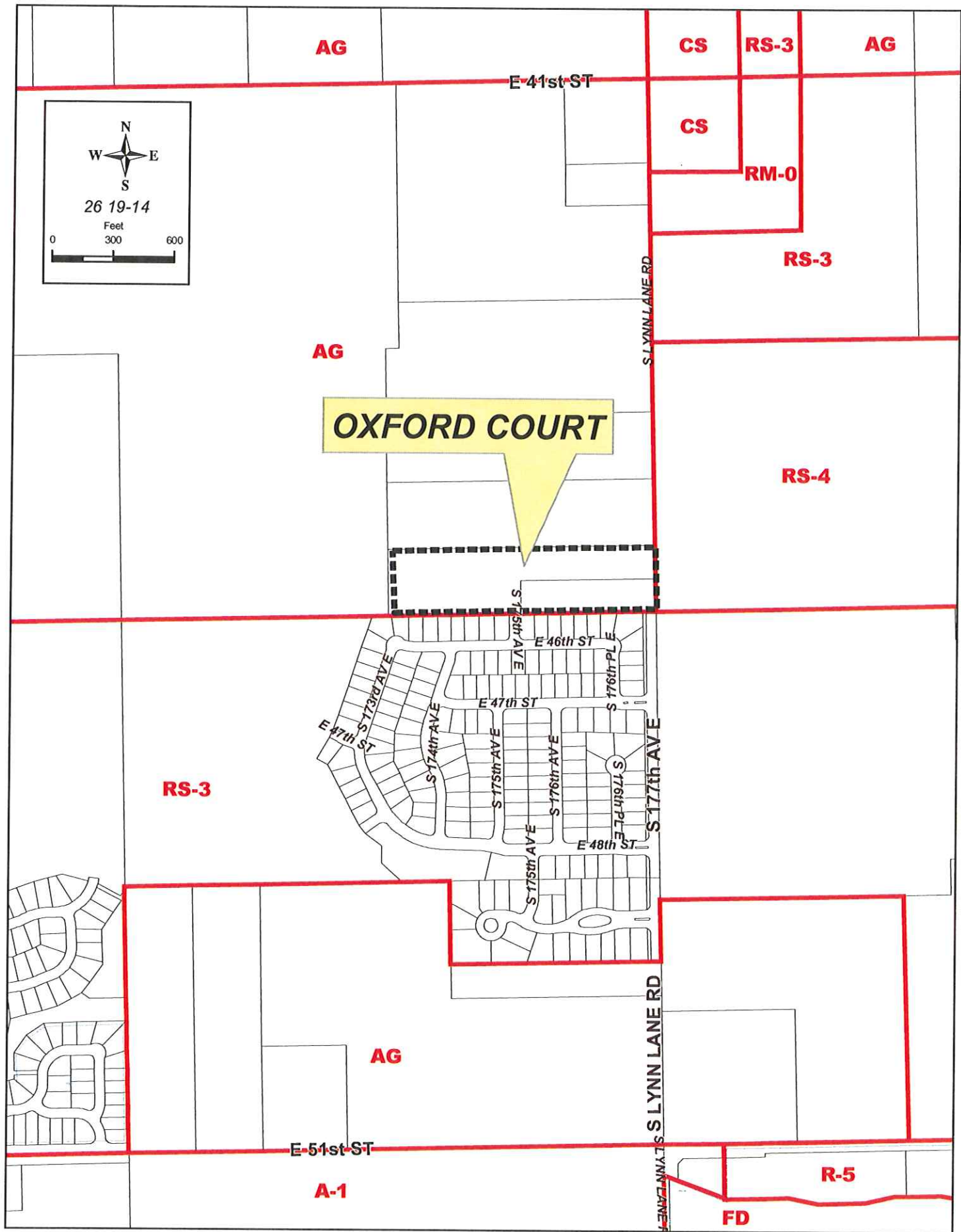
Visit our website @ [www.tmapc.org](http://www.tmapc.org)

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**

TMAPC RECEIPTS  
Month of January 2008

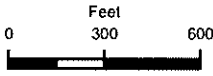
|                             |      | ----- Current Period ----- |                   |                    |          | ----- Year To Date ----- |                    |                     |
|-----------------------------|------|----------------------------|-------------------|--------------------|----------|--------------------------|--------------------|---------------------|
|                             | ITEM | CITY                       | COUNTY            | TOTAL<br>RECEIVED  | ITEM     | CITY                     | COUNTY             | TOTAL<br>RECEIVED   |
| <b>ZONING</b>               |      |                            |                   |                    |          |                          |                    |                     |
| Zoning Letters              | 11   | \$55.00                    | \$55.00           | \$110.00           | 92       | \$477.50                 | \$477.50           | \$955.00            |
| Zoning                      | 4    | 1,187.50                   | 1,187.50          | 2,375.00           | 39       | 11,355.00                | 11,355.00          | 22,710.00           |
| PUDs & Plan Reviews         | 18   | 2,612.50                   | 2,612.50          | 5,225.00           | 175      | 17,407.50                | 17,407.50          | 34,815.00           |
| Refunds                     | 0    | 0.00                       | 0.00              | 0.00               | 1        | (175.00)                 | (175.00)           | (350.00)            |
| Fees Waived                 | 1    | <u>750.00</u>              | <u>750.00</u>     | <u>1,500.00</u>    | <u>1</u> | <u>750.00</u>            | <u>750.00</u>      | <u>1,500.00</u>     |
|                             |      | <u>\$3,855.00</u>          | <u>\$3,855.00</u> | <u>\$7,710.00</u>  |          | <u>\$29,065.00</u>       | <u>\$29,065.00</u> | <u>\$58,130.00</u>  |
| <b>LAND DIVISION</b>        |      |                            |                   |                    |          |                          |                    |                     |
| Minor Subdivisions          | 0    | \$0.00                     | \$0.00            | \$0.00             | 4        | \$1,640.00               | \$1,640.00         | \$3,280.00          |
| Preliminary Plats           | 1    | 447.50                     | 447.50            | 895.00             | 26       | 12,813.88                | 12,813.87          | 25,627.75           |
| Final Plats                 | 2    | 995.00                     | 995.00            | 1,990.00           | 13       | 5,927.93                 | 5,927.92           | 11,855.85           |
| Plat Waivers                | 1    | 125.00                     | 125.00            | 250.00             | 7        | 925.00                   | 925.00             | 1,850.00            |
| Lot Splits                  | 5    | 244.50                     | 244.50            | 489.00             | 63       | 3,249.50                 | 3,249.50           | 6,499.00            |
| Lot Combinations            | 2    | 100.00                     | 100.00            | 200.00             | 24       | 1,200.00                 | 1,200.00           | 2,400.00            |
| Access Changes              | 0    | 0.00                       | 0.00              | 0.00               | 3        | 0.00                     | 0.00               | 0.00                |
| Other                       | 0    | 0.00                       | 0.00              | 0.00               | 0        | 75.00                    | 75.00              | 150.00              |
| Refunds                     | 0    | 0.00                       | 0.00              | 0.00               | 3        | 0.00                     | 0.00               | 0.00                |
| Fees Waived                 | 0    | <u>0.00</u>                | <u>0.00</u>       | <u>0.00</u>        | <u>0</u> | <u>0.00</u>              | <u>0.00</u>        | <u>0.00</u>         |
|                             |      | <u>\$1,912.00</u>          | <u>\$1,912.00</u> | <u>\$3,824.00</u>  |          | <u>\$25,831.31</u>       | <u>\$25,831.29</u> | <u>\$51,662.60</u>  |
| <b>BOARDS OF ADJUSTMENT</b> |      |                            |                   |                    |          |                          |                    |                     |
| Fees                        | 10   | \$2,600.00                 | \$750.00          | \$3,350.00         | 92       | \$35,700.00              | \$6,650.00         | \$42,350.00         |
| Refunds                     | 1    | 0.00                       | (200.00)          | (200.00)           | 10       | (2,640.00)               | (200.00)           | (2,840.00)          |
| Fees Waived                 | 1    | <u>2,100.00</u>            | <u>0.00</u>       | <u>2,100.00</u>    | <u>1</u> | <u>2,100.00</u>          | <u>0.00</u>        | <u>2,100.00</u>     |
|                             |      | <u>\$2,600.00</u>          | <u>\$550.00</u>   | <u>\$3,150.00</u>  |          | <u>\$33,060.00</u>       | <u>\$6,450.00</u>  | <u>\$39,510.00</u>  |
| <b>TOTAL</b>                |      | <b>\$8,367.00</b>          | <b>\$6,317.00</b> | <b>\$14,684.00</b> |          | <b>\$87,956.31</b>       | <b>\$61,346.29</b> | <b>\$149,302.60</b> |





# OXFORD COURT

26 19-14



## Final Subdivision Plat

**Oxford Court - (9426) (PD 17) (CD 6)**

North of the northwest corner of East 47<sup>th</sup> Street South and 177<sup>th</sup> East Avenue

This plat consists of 28 Lots in 2 Blocks on 10 acres.

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

2.3  
2/5/08

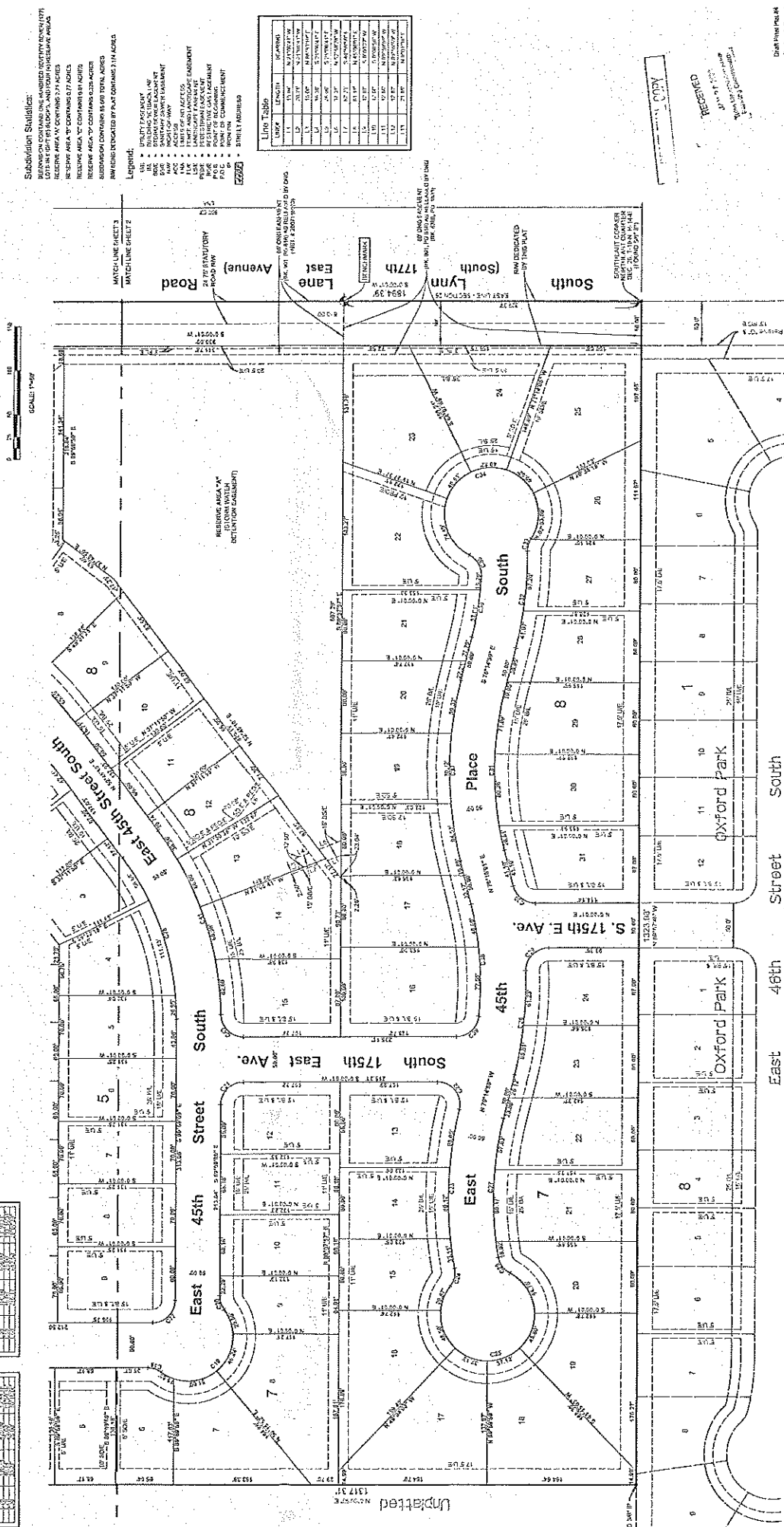
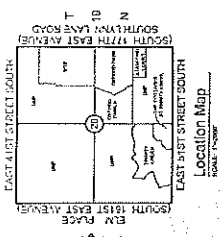
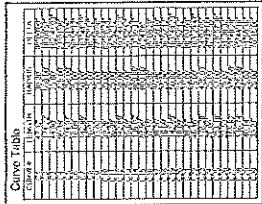
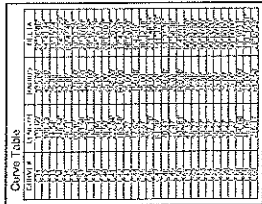
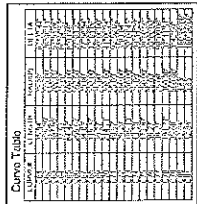


# Oxford Court

A SUBDIVISION OF PART OF THE NORTHEAST QUARTER  
OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 14 EAST,  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

**Owner:**  
OP Associates, LLC.  
An Oklahoma Company  
2842 East 21st Street  
Tulsa, Oklahoma 74114-1720  
Phone: (918) 740-3068  
Contact: Mr. Kirby Bourgeois

**Engineer/Surveyor:**  
Sisemore Weitz & Associates, Inc.  
Certified as a Professional Surveyor  
1010 North 10th Street  
Tulsa, Oklahoma 74103  
Phone: (918) 585-5800  
E-mail: gwa@swa-inc.com



Line Table

| Line | Length | Area |
|------|--------|------|
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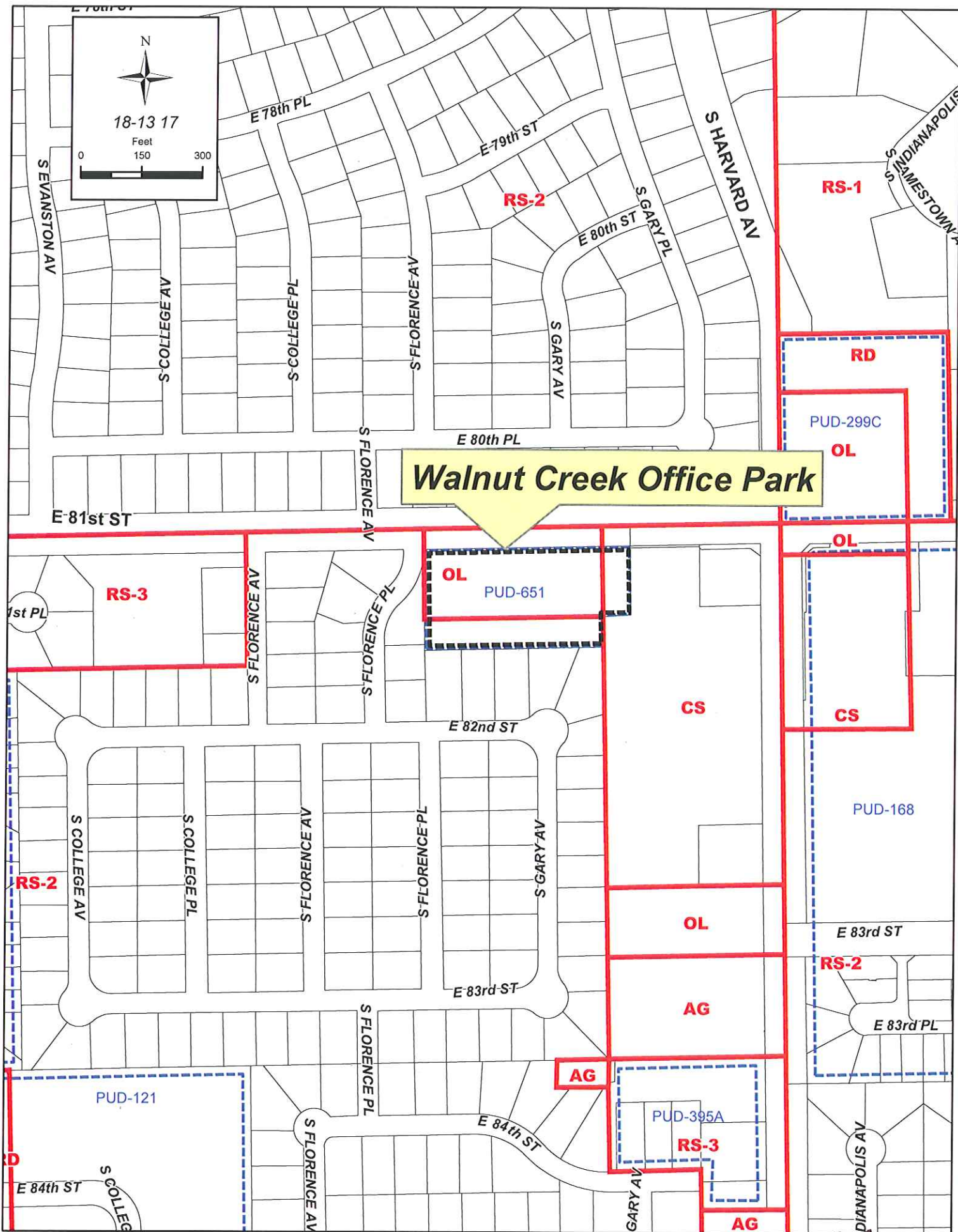
RECEIVED  
JUN 11 2008  
Tulsa County Clerk's Office

Draft Plat No. 44  
Oxford Court  
2008.06.11

2.5









# Walnut Creek Office Park

18-13 17

Feet  
0 150 300



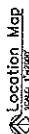
## Final Subdivision Plat

**Walnut Creek Office Park - (8317) (PD 18) (CD 2)**  
Southeast corner of East 81<sup>st</sup> Street South and Florence Place

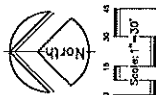
This plat consists of 5 Lots in 1 Block on 2.78 acres.

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

PART OF THE NE/4, NE/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 13 EAST  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SUBDIVISION CONTAINS  
SINGLE(6) LOTS IN ONE(1) BLOCK  
TOTALS SUBDIVISION AREA: 2.763 ACRES



@A = BUILDING LINE  
 @U = BUILDING LINE + UTILITY EASEMENT  
 @P = HIGH PVI FOUND  
 LER = LANDSCAPING BUFFER  
 O = MONUMENT FOUND  
 @ = 3/8" IRON PIV SET WITH YELLOW CAP  
 UNA = LIMITS OF NO ACCESS  
 WAE = MUTUAL ACCESS EASEMENT  
 WME = RESTRICTED WATERLINE EASEMENT  
 @E = UTILITY EASEMENT



THE BASES OF DEARING FOR THE SURVEY SHOWN HEREIN IS THE NORTH LINE OF THE NE/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ON A BEARING OF N 88°44'28" E

STATE OF OREGON

Barbara Wilson, Tulsa County Clerk, is and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Signed this \_\_\_\_ day of \_\_\_\_\_, 1907

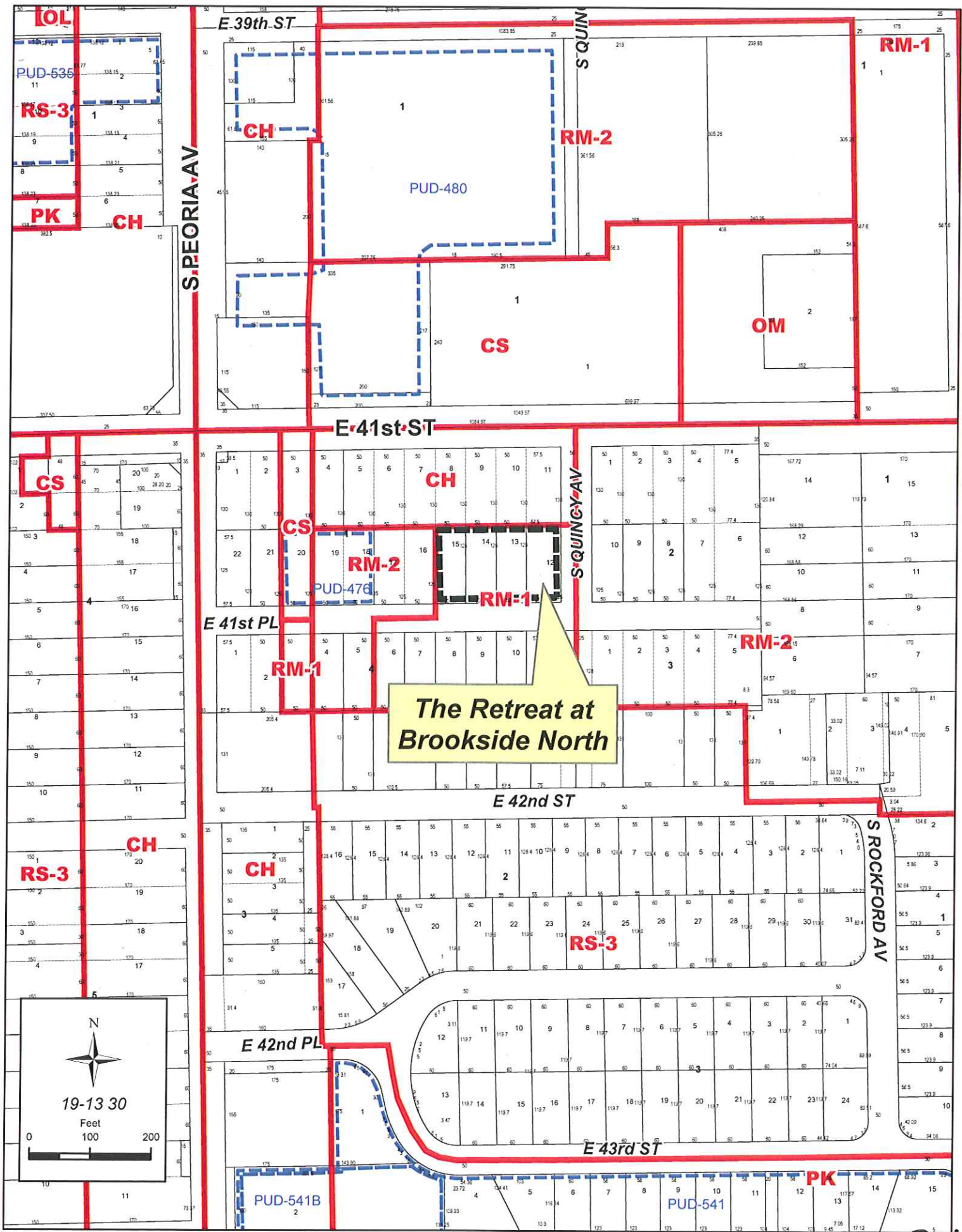
**OWNER/DEVELOPER:**  
**GBR PROPERTIES, INC.**  
8880 South Sheridan, Suite 280  
Tulsa, Oklahoma 74133  
Phone: (918) 493-2525  
Contact: Mike Russell

**SURVEYOR:**  
**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.E., NO. 1426  
OK CA No. 2661, EXPIRES 8/30/2009  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929  
Email: [dane@tannerllc.com](mailto:dane@tannerllc.com)

DATE OF PREPARATION: January 3, 2008

WALNUT CREEK OFFICE PARK  
SHEET 1 OF 2

### 3.4



*The Retreat at  
Brookside North*



N

**The Retreat at Brookside North**

19-13 30

Feet

0 100 200

## Final Subdivision Plat

**The Retreat at Brookside North - (9330) (PD 6) (CD 9)**  
East of the Northeast corner of East 41<sup>st</sup> Place South and Peoria Avenue

This plat consists of 7 Lots in 1 Block on ,595 acres.

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

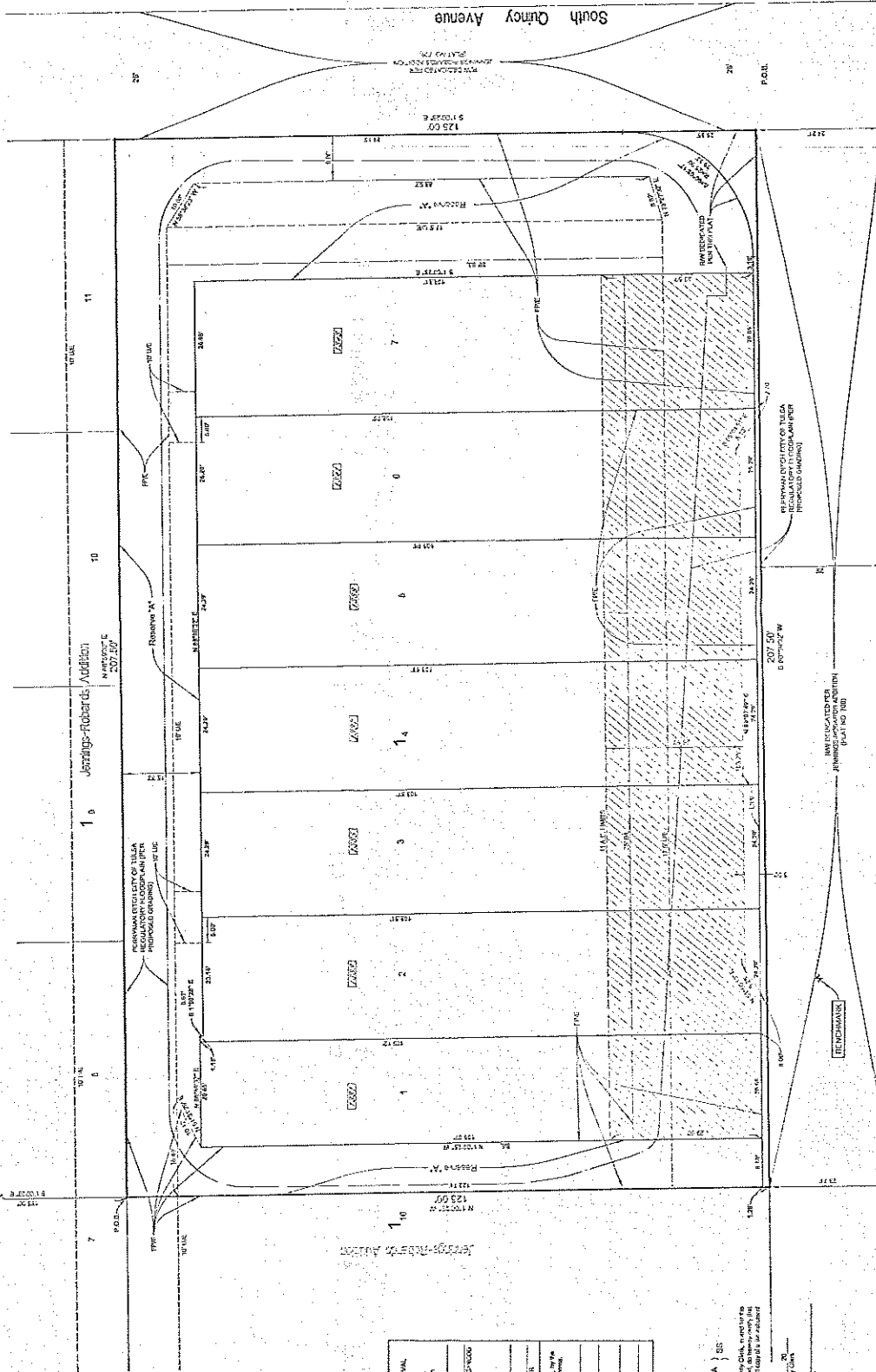
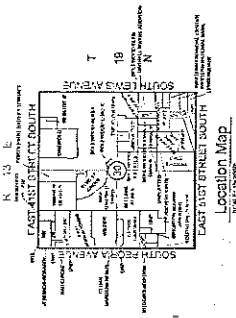
# The Retreat at Brookside North

A REDIVISION OF LOTS 12, 13, 14 & 15, BLOCK 1, JENNINGS SQUARES ADDITION,  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

PLAT No.

**Owner/Developer:**  
Brookside 41, LLC  
An Oklahoma Limited Liability Company  
4111 S. Holladay, Suite 1200  
Tulsa, Oklahoma 74105  
Phone: (918) 485-3000  
Contact: Mr. Grant Hines

**Engineer/Surveyor:**  
Sisamore Wolosz & Associates, Inc.  
Certificate of Authorization No. 242 Exp. June 30, 2020  
8111 E. 32nd Place  
Tulsa, Oklahoma 74105  
Phone: (918) 485-3000  
E-mail: gswolosz@swolosz.com



**FINAL PLAT**  
This plat was prepared by the undersigned, a duly licensed Surveyor in the State of Oklahoma, and is hereby certified to be a true and correct copy of the original as the same appears on the books of the Surveyor General of the State of Oklahoma.

**APPROVED:** \_\_\_\_\_  
Surveyor General of the State of Oklahoma

**WITNESSED:** \_\_\_\_\_  
City Clerk

**APPROVED:** \_\_\_\_\_  
City of Tulsa, Oklahoma

**WITNESSED:** \_\_\_\_\_  
City of Tulsa, Oklahoma

**APPROVED:** \_\_\_\_\_  
Tulsa County Clerk

STATE OF OKLAHOMA }  
COUNTY OF TULSA } SS  
I, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on the books of the Surveyor General of the State of Oklahoma.

Given this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Surveyor General, Tulsa County, Oklahoma

4.4

**Standard Disclaimer:**  
THE SURVEYOR HAS BEEN ADVISED THAT THE LOT AREA (S) OF THE LOTS SHOWN ON THIS PLAT ARE APPROXIMATE AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN FOR THE PURPOSES OF THE PLAT.

**Legend:**  
PVC = POINT OF VERTICAL CURVE  
PVI = POINT OF INTERSECTION  
PT = POINT OF TANGENCY  
PCE = POINT OF CURVE ENTRY  
PTE = POINT OF CURVE EXIT  
PCE = POINT OF CURVE ENTRY  
PTE = POINT OF CURVE EXIT

**Notes:**  
1. ALL DIMENSIONS SHOWN ON THIS PLAT ARE APPROXIMATE. AT THE TIME OF SURVEY, THE SURVEYOR WAS NOT AWARE OF ANY EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE PLAT. THE SURVEYOR HAS BEEN ADVISED THAT THE LOT AREA (S) OF THE LOTS SHOWN ON THIS PLAT ARE APPROXIMATE AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN FOR THE PURPOSES OF THE PLAT.

**Monumentation:**  
24" HIGH PINE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**Notes of Board:**  
THE BOARD OF SURVEYORS HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE OKLAHOMA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE SURVEYOR GENERAL OF THE STATE OF OKLAHOMA.

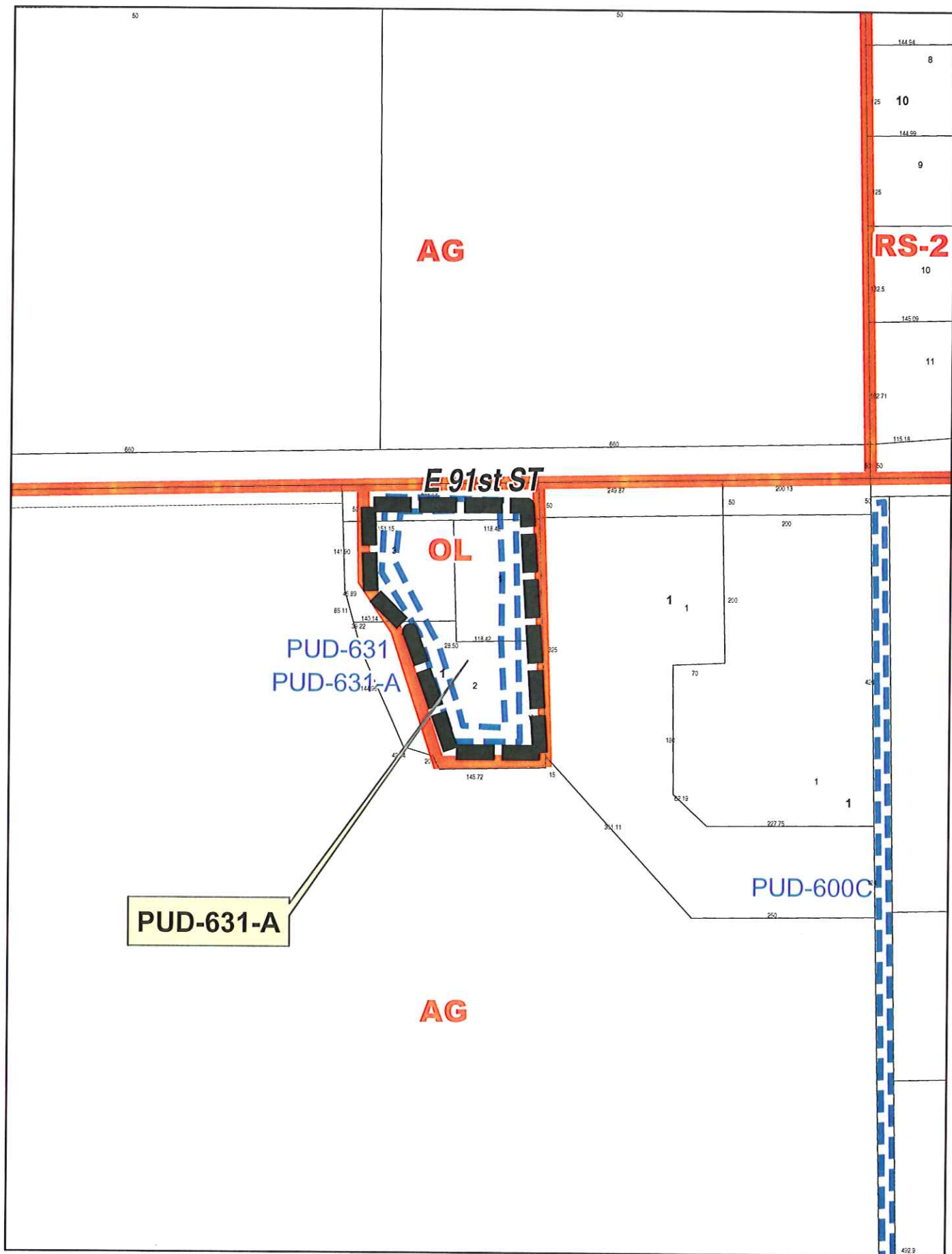
**Boundaries:**  
THE BOUNDARIES SHOWN ON THIS PLAT ARE APPROXIMATE AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN FOR THE PURPOSES OF THE PLAT.

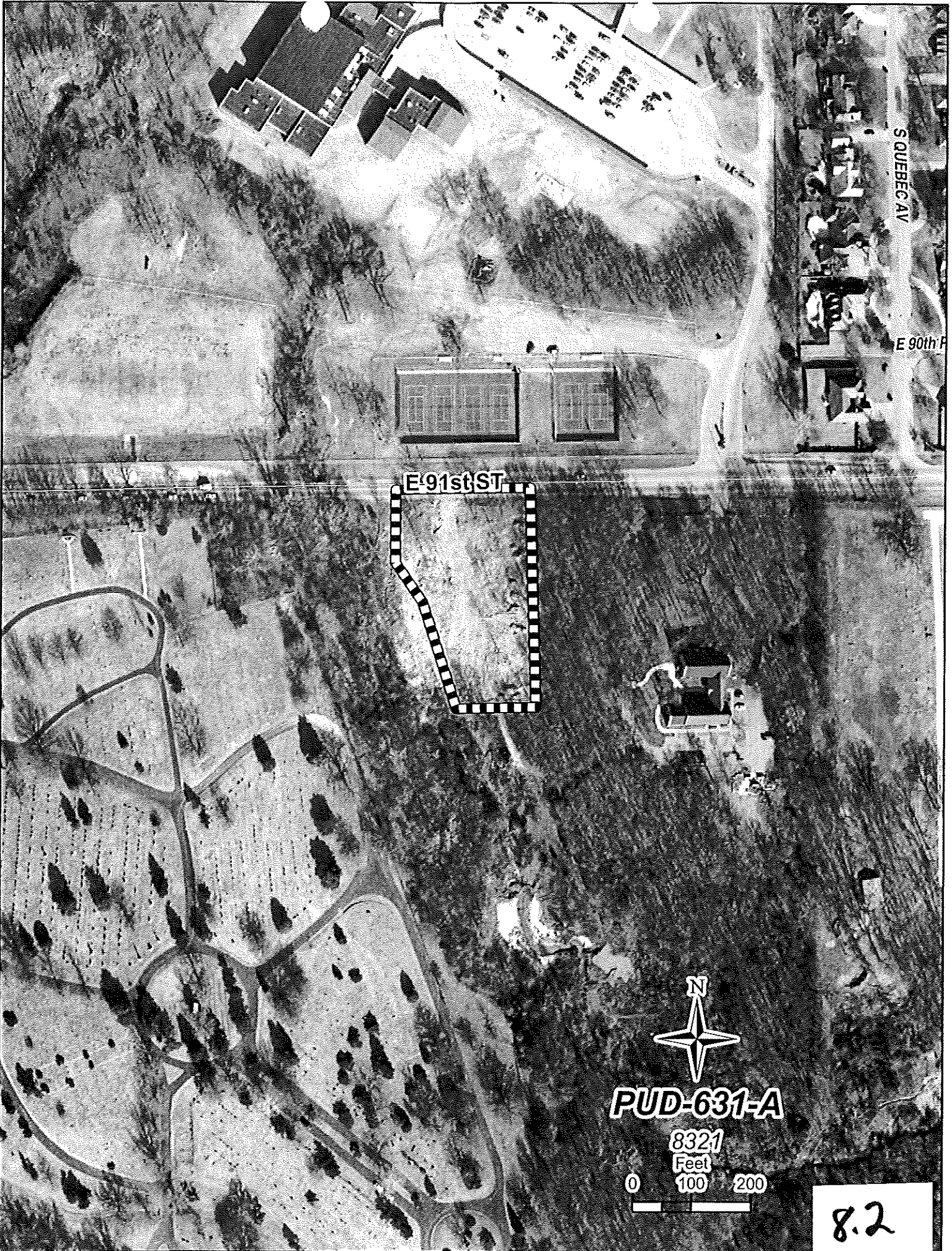
**Lot Area Table**

| LOT | AREA (S) | AREA (S) | AREA (S) |
|-----|----------|----------|----------|
| 1   | 1.23     | 1.23     | 1.23     |
| 2   | 1.23     | 1.23     | 1.23     |
| 3   | 1.23     | 1.23     | 1.23     |
| 4   | 1.23     | 1.23     | 1.23     |
| 5   | 1.23     | 1.23     | 1.23     |
| 6   | 1.23     | 1.23     | 1.23     |
| 7   | 1.23     | 1.23     | 1.23     |
| 8   | 1.23     | 1.23     | 1.23     |
| 9   | 1.23     | 1.23     | 1.23     |
| 10  | 1.23     | 1.23     | 1.23     |
| 11  | 1.23     | 1.23     | 1.23     |
| 12  | 1.23     | 1.23     | 1.23     |
| 13  | 1.23     | 1.23     | 1.23     |
| 14  | 1.23     | 1.23     | 1.23     |
| 15  | 1.23     | 1.23     | 1.23     |

**RECORDED**  
JUL 16 2020  
TULSA COUNTY CLERK

**THE RETREAT AT BROOKSIDE NORTH**





E 91st ST

S QUEBEC AV

E 90th P



PUD-631-A

8321

Feet

0 100 200

8.2

February 20, 2008

### STAFF RECOMMENDATION

**PUD-631-A:** Detail Site Plan – South side 91<sup>st</sup> Street South, Between South Yale Avenue and South Harvard Avenue; Lot 3, Block 1 – Southern Ridge; CZM 56; PD 18 CD 8; OL/PUD

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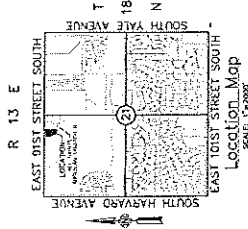
The applicant is requesting approval of a detail site plan for Lot 3, Block 1 – Southern Ridge for the construction of a two-story medical office. The proposed use, Use Unit 11, Office, Studios and Support Services is in conformance with Development Standards of PUD-631-A.

The proposed site plan meets building floor area, height and setback requirements per PUD development standards. Parking requirements have been met per the Zoning Code and PUD development standards.

Access to the site is provided from 91<sup>st</sup> Street South and a mutual access easement with Lot 1, Block 1 – Southern Ridge. Open space landscaping and street yard landscaping exceed the 15% PUD requirement.

Therefore, staff recommends **APPROVAL** of the detail site plan for Lot 3, Block 1 – Southern Ridge located in PUD-631-A.

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



**Handicapped Parking Space**  
 HANDICAPPED PARKING SPACE IDENTIFICATION LOGO  
 (SEE PLAN FOR LOCATION)

**Handicap Parking Pavement Markings**  
 (SEE PLAN FOR LOCATION)

**Site Benchmark**  
 44C MSL LOCATED AT NE CORNER OF PROPERTY  
 ELEVATION = 679.67 (MWD 1025 DATA)

**Basis of Bearings**  
 BEARINGS BASED ON A PLATTED BEARING OF  
 100 DEGREES 30 MINUTES 00 SECONDS  
 IN THE CITY OF TULSA, TULSA COUNTY, STATE  
 OF OKLAHOMA, RECORDED AS PLAT NO. 5077.

**Lighting and Signage**  
 EXTERIOR LIGHTING: ALL LIGHTING SHALL MEET  
 ILLUMINANCE REQUIREMENTS OF THE  
 OKLAHOMA ELECTRICAL CODE. LIGHTING DESIGN NOT AVAILABLE  
 AT THIS TIME. NO POLES WILL BE PLACED IN  
 UTILITY CORRIDORS.

SHOULD SIGNAGE BE INSTALLED, SHALL BE  
 COORDINATED WITH CITY OF TULSA ZONING  
 ORDINANCE.

**Legend**

- D/L BUILDING LINE
- U/C UTILITY LAYOUT
- U/L UTILITY LIMITS
- ACC ACCESS
- ACC LIMITS OF ACCESS

**LAND SUMMARY: Lot 3, Block 1**

|                     |                              |
|---------------------|------------------------------|
| Gross Area          | 27,100.00 sq. ft. / 0.64 ac. |
| Net Area            | 20,400.00 sq. ft. / 0.47 ac. |
| Landscaped Area     | 4,500.00 sq. ft. / 0.10 ac.  |
| Impervious Area     | 15,900.00 sq. ft. / 0.37 ac. |
| Increased Imp. Area | 71.00                        |

**Parking Space Summary**

|                                  |                                               |
|----------------------------------|-----------------------------------------------|
| Required                         | 1 Space per 250 sq. ft. (Office Light Zoning) |
| Lot                              | 3                                             |
| Building Area (ft <sup>2</sup> ) | 67,110                                        |
| Required                         | 27                                            |
| Provided                         | 27                                            |

PUD NO. 631A  
**SOUTHERN RIDGE**  
 LOT 3, BLOCK 1  
 TULSA, OKLAHOMA

**OWNER**  
 Whitlock Plastic Surgery & Reflexion Medical Spa  
 3310 EAST 46TH STREET, TULSA, OKLAHOMA 74135  
 PHONE: (918) 743-5438

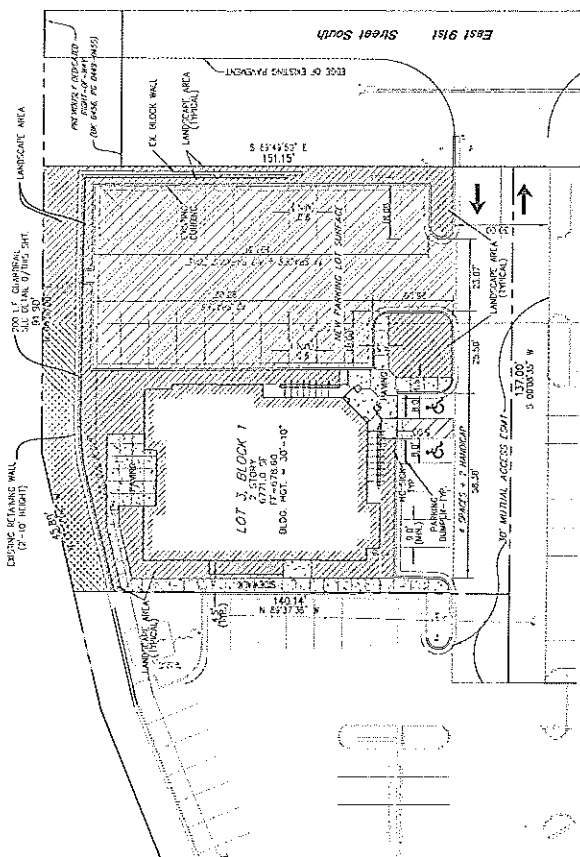
**LANDSCAPE ARCHITECT**  
**HRAOK, INC.**  
 1003 WEST TULSA - SUITE 200  
 TULSA, OKLAHOMA 74104  
 PHONE: (918) 743-5438  
 FAX: (918) 743-5438

**SHEET NO.**  
**SITE PLAN**

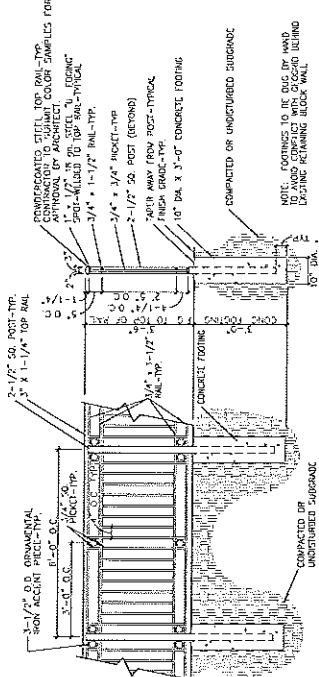
**SP**



**DATE:** 01/24/2008  
**REV:** 02/15/2008  
**SCALE:** 1" = 20'-0"



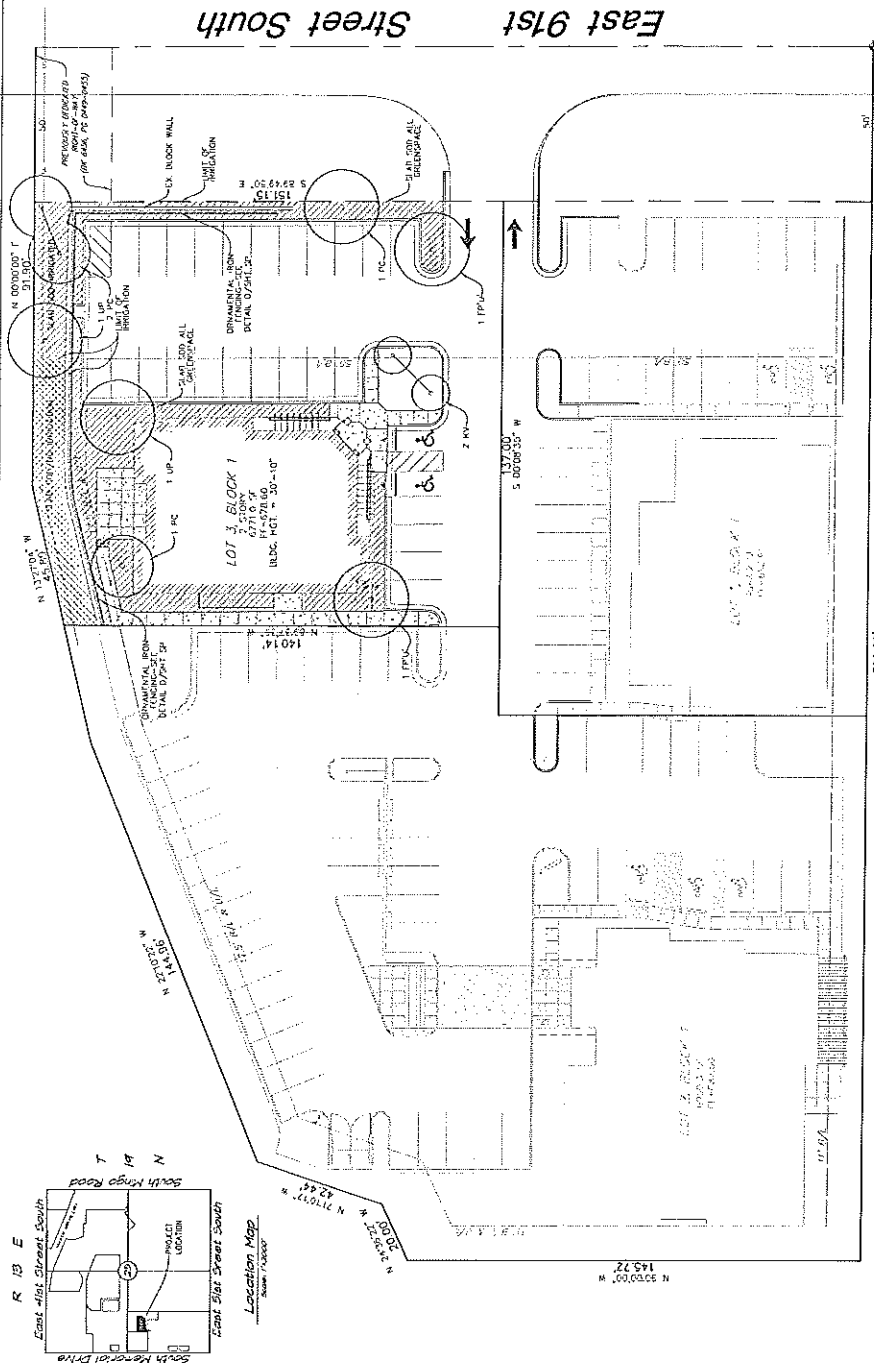
**Site Plan - Plan View**



- NOTES:**
1. ALL METAL COMPONENTS TO BE WELDED TOGETHER AND GROUNDING SHOULD BE MADE PRIOR TO FINAL PAINT APPLICATION.
  2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ENGINEER.
  3. REFER TO SHOP DRAWINGS BY RETAINING CONTRACTOR.

**Cross-Section at Retaining Wall - Schematic Elevation**

8.4



Irrigation Notes

1. ALL IRRIGATION SHALL CONFORM TO LOCAL CODES.
2. IRRIGATION SHALL BE MAINTAINED SEPARATELY.
3. CONTRACTOR SHALL SUPPLY SHARP DRAINAGES AND CUT SHEETS TO LANDSCAPE ARCHITECT 10 DAYS PRIOR TO INSTALLATION.
4. HEAD SISING AND PLACEMENT SHALL BE SET TO PROVIDE ADEQUATE DRAINAGE.
5. ALL RIDGES SHALL BE INSTALLED WITH A SLOPED JOINT.

setonburgia

- [illegible]

PUD NO. 631A  
**SOUTHERN RIDGE**  
LOT 3, BLOCK 1  
TULSA, OKLAHOMA

**OWNER:**  
**Whidock Plastic Surgery & Reflexion Medical Spa**  
3319 EAST 46TH STREET, TULSA, OKLAHOMA 74135  
PHONE: (918) 743-5008

LANDSCAPE ARCHITECTS:

**HR&OK, INC.**

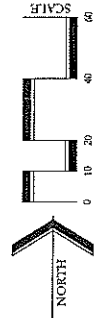
1933 WEST TACOMA - SUITE A    WOOD (416) 756-3737  
BROOKLYN, MISSOURI 63104    FAX (416) 756-2504  
CALIF. REG. NO. 10000    EXP. DATE 6-30-2000

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

1



DATE: 02/24/2008  
REV: 02/25/2008

LP

| Tree Summary                                                         |                   | Legend |                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------|-------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Yard 76' x 41' ft.<br>(1 tree per 1500 sq ft.)                | Trees<br>Required | 6      | <div style="border: 1px solid black; width: 40px; height: 40px; margin: 2px;"></div> Irrigated Landscape Area<br><div style="border: 1px solid black; width: 40px; height: 40px; margin: 2px;"></div> Landscape area (No irrigation) |
| Parking Spaces outside<br>Street Yard 15'<br>(1 tree per 12' spaces) | Trees<br>Provided | 4      | <div style="border: 1px solid black; width: 40px; height: 40px; margin: 2px;"></div> Compliance Certification                                                                                                                        |

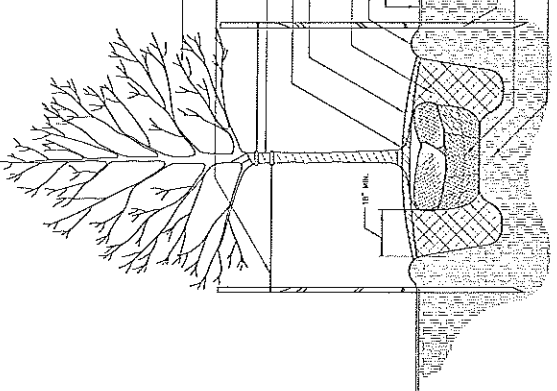
The Landscape Plan shown herein is in conformance with the requirements of Section 1002 of the City of Philadelphia Code.

Dr. J. J. J.  
 C. Dwyane Milnerman      L.A.# 160

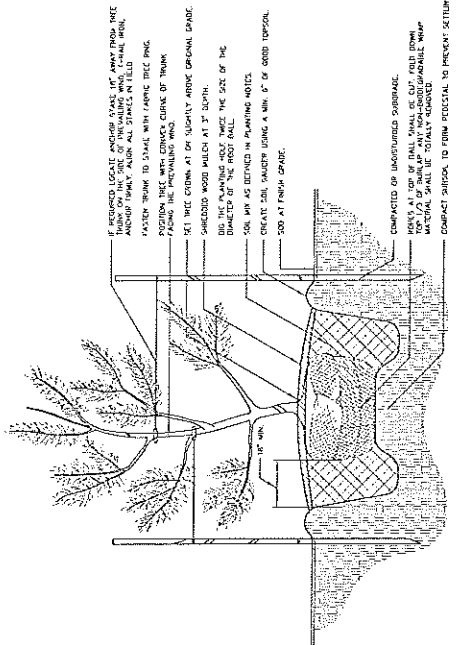
| Plant List | Botanical Name                        | Common Name      | Size       | Spacing  | Remarks |
|------------|---------------------------------------|------------------|------------|----------|---------|
| KV         | Fraxinus pennsylvanica 'bracteata'    | Whitebark Ash    | 12" GAL    | per plan | B & D   |
| KV         | Prunus canadensis 'Krauser Variegata' | Variegata Plum   | 12" GAL    | per plan | B & D   |
| BE         | Prunella chinensis                    | Chinese Prunella | 2 1/2" GAL | per plan | D & E   |
| BE         | Prunella chinensis                    | Chinese Prunella | 2 1/2" GAL | per plan | D & E   |
| BE         | Prunella chinensis                    | Chinese Prunella | 2 1/2" GAL | per plan | D & E   |

| Landscape Ordinance Summary |                    | Required             |     | Provided                   |     |
|-----------------------------|--------------------|----------------------|-----|----------------------------|-----|
|                             |                    | Area                 | %   | Area                       | %   |
| Street Used                 | 150' Building Line | 1446 ft <sup>2</sup> | 12% | 1635 ft <sup>2</sup>       | 23% |
| Net Lot Area                |                    | 3046 ft <sup>2</sup> | 15% | 4500 to 15 ft <sup>2</sup> | 22% |

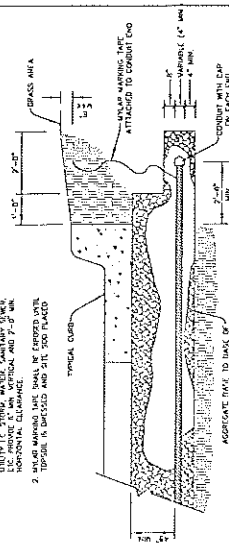
LANDSCAPE ORDINANCE SUMMARY;  
Land Summary: Lots 9 Block 1



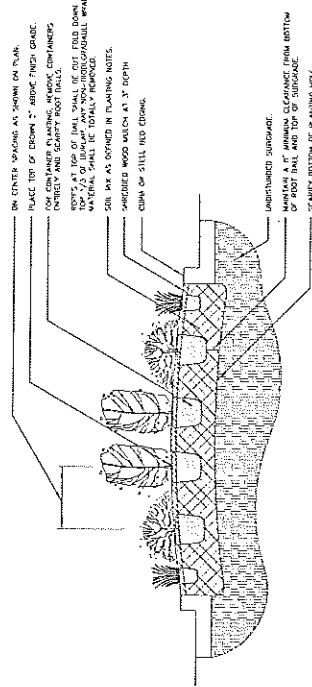
**(A) Median Tree Planting Detail**  
ASAP 10/10/08



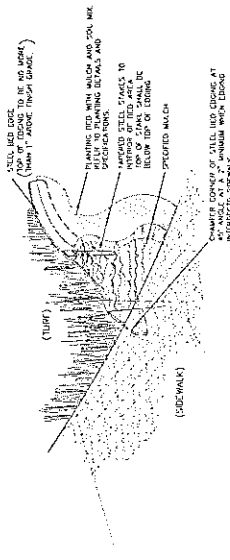
**(C) Conductor Tree Planting Detail**  
ASAP 10/10/08



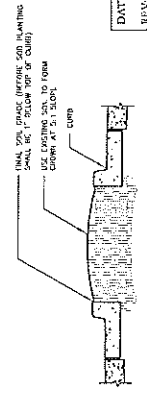
**(F) Utility Conduit**  
ASAP 10/10/08



**(B) Shrub Planting Detail**  
ASAP 10/10/08



**(D) Steel Bed Edging Detail**  
ASAP 10/10/08



**(E) Typical Lawn Section**  
ASAP 10/10/08

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF TULSA SPECIFICATIONS, INCLUDING EDITION 1999 EDITION.

PUD NO. 031A  
**SOUTHERN RIDGE**  
LOT 3, BLOCK 1  
TULSA, OKLAHOMA

OWNER: Whitlock Plastic Surgery & Reflexion Medical Spa  
3017 EAST 46TH STREET, TULSA, OKLAHOMA 74133  
PHONE: (918) 744-1111

LANDSCAPE ARCHITECT: **HRAOK, INC.**  
TULSA, OKLAHOMA  
PHONE: (918) 234-2224  
FAX: (918) 234-2224  
DATE: 4-30-2009

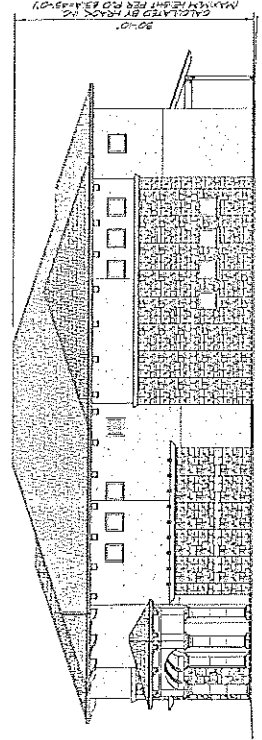
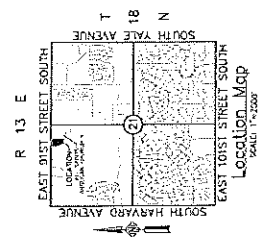
SHEET NO. **PD**  
PLANTING DETAILS

DATE: 1/24/08  
REVISIONS:  
1. 1/24/08  
2. 1/24/08  
3. 1/24/08  
4. 1/24/08  
5. 1/24/08  
6. 1/24/08  
7. 1/24/08  
8. 1/24/08  
9. 1/24/08  
10. 1/24/08

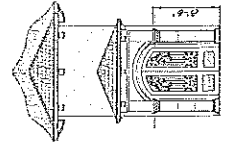
DATE: 1/24/08  
REVISIONS:  
1. 1/24/08  
2. 1/24/08  
3. 1/24/08  
4. 1/24/08  
5. 1/24/08  
6. 1/24/08  
7. 1/24/08  
8. 1/24/08  
9. 1/24/08  
10. 1/24/08

Call Orla!  
DATE: 10/20/2008 - 4:27PM  
FILE: 0.LINDSEY-P.R.N.dwg  
PLOT: 0.LINDSEY-P.R.N.dwg  
ONE-CALL: 1-800-522-6241

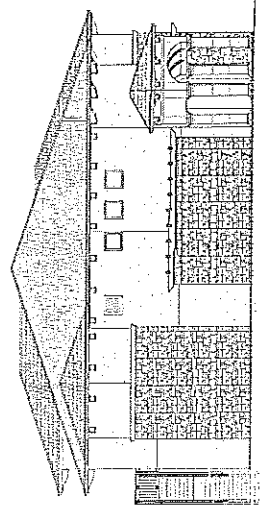
8.6



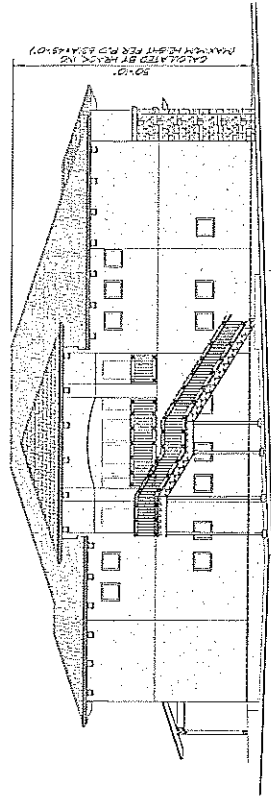
**A** BUILDING-NORTH ELEVATION  
 1/2"=1'-0"



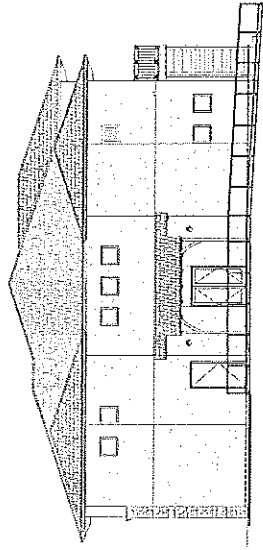
**B** BUILDING-FRONT DOORS  
 1/2"=1'-0"



**C** BUILDING-EAST ELEVATION  
 1/2"=1'-0"



**D** BUILDING-SOUTH ELEVATION  
 1/2"=1'-0"



**E** BUILDING-WEST ELEVATION  
 1/2"=1'-0"



DATE: 01/30/2023  
 REV: 1/24/23  
 SEAL: [Signature]  
 TITLE: [Blank]  
 DATE: 01/24/23

Architect  
 MILES ASSOCIATES, INC.  
 320 SOUTH BOSTON AVENUE, SUITE 1800  
 TULSA, OKLAHOMA 74103  
 (918) 582-6377

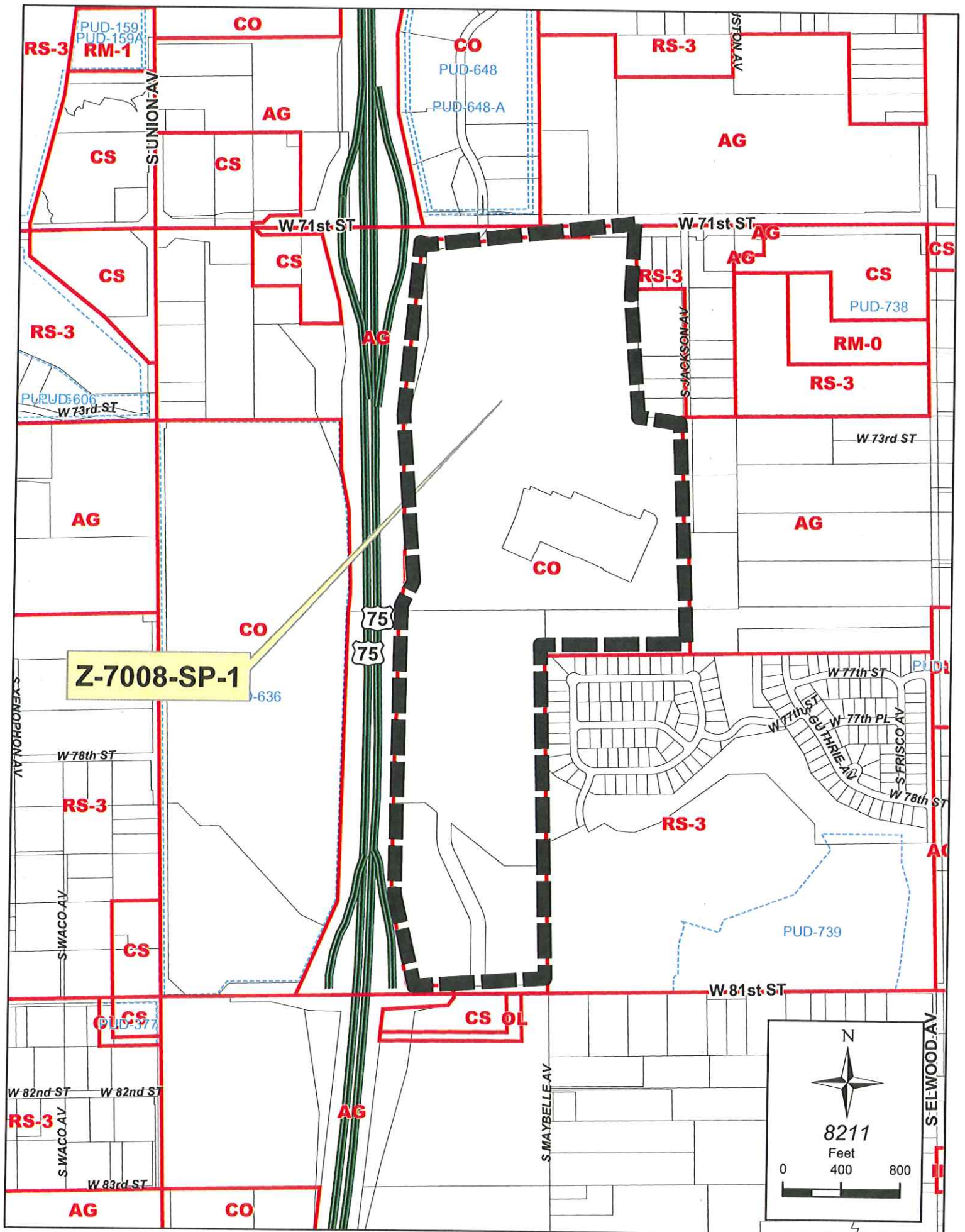
NOTE:  
 BUILDING ELEVATIONS PROVIDED BY  
 ARCHITECT FOR SITE PLAN REVIEW  
 PURPOSES ONLY.

PUD NO. 631A  
**SOUTHERN RIDGE**  
 LOT 3, BLOCK 1  
 TULSA, OKLAHOMA

OWNER  
 Whitlock Plastic Surgery & Reflexion Medical Spa  
 3319 EAST 46TH STREET, TULSA, OKLAHOMA 74135  
 PHONE: (918) 753-5588

LANDSCAPE ARCHITECT  
**HRAOK, INC.**  
 1115 WEST 10TH AVENUE, SUITE 200  
 TULSA, OKLAHOMA 74103  
 PHONE: (918) 753-2323  
 FAX: (918) 753-2323  
 DATE: 1-30-2023

SHEET NO.  
**A-1**  
 BUILDING ELEVATIONS



9.1



N

**Z-7008-SP-1**  
8211

Feet  
0 200 400

February 20, 2008

## STAFF RECOMMENDATION

**Z-7008-SP-1:** Detail Site Plan – McDonald's; South-east corner West 71<sup>st</sup> Street South and Olympia Avenue; Lot 2, Block 2 – Tulsa Hills; Development Area B; TRS 8211; CZM 51; PD 8 CD 2; CO District.

---

The applicant is requesting approval of a detail site plan for Development Area B; Lot 2, Block 2 – Tulsa Hills; for the construction of a McDonald's restaurant. The proposed use, Use Unit 12, Eating Establishments Other than Drive-Ins is in conformance with Development Standards of Z-7008-SP-1.

The proposed site plan meets building floor area, height and setback requirements. Access to and within the site is provided from a private drive along the south of the site connected to Olympia Avenue.

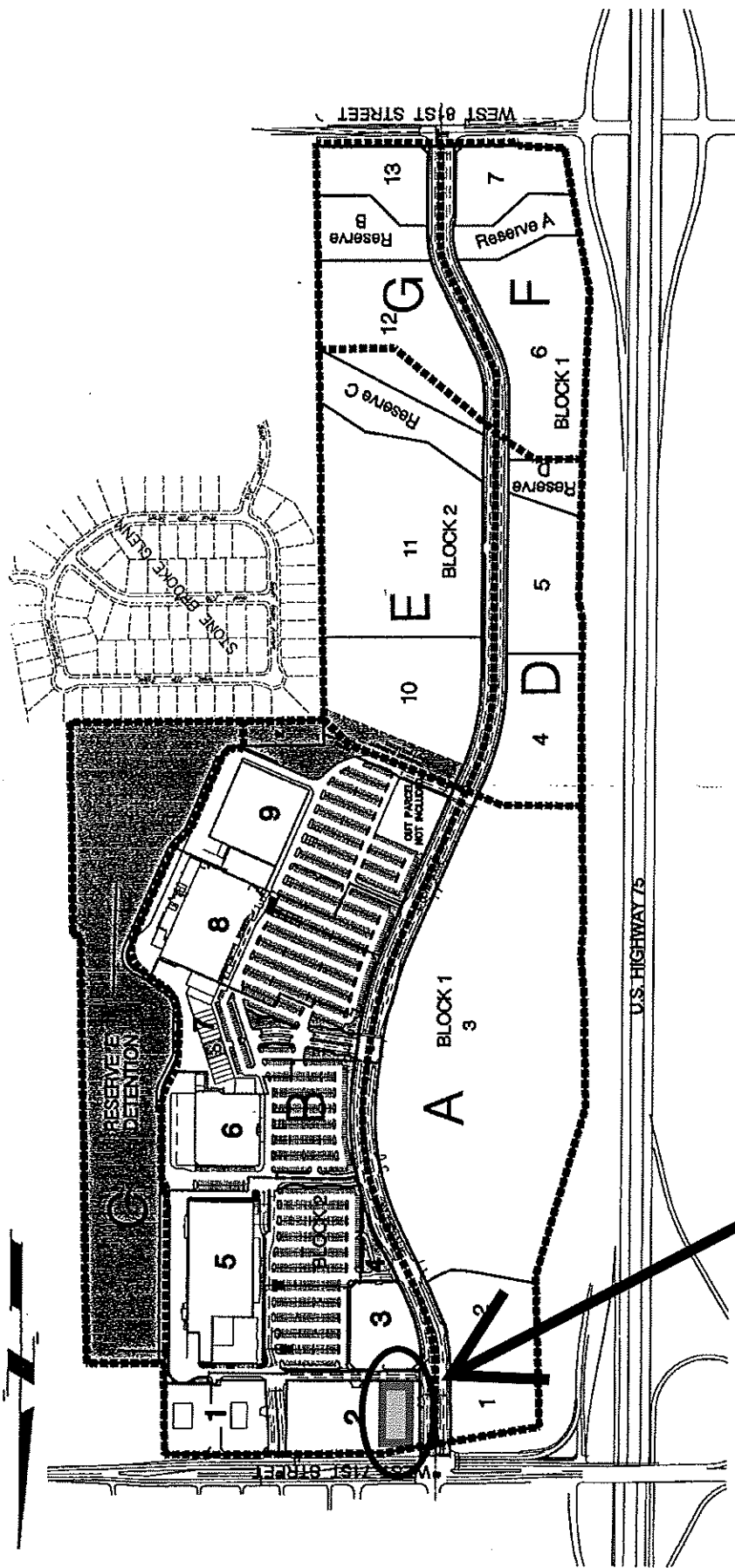
The site meets parking. Lighting and landscape requirements per development standards and the Zoning Code, and a landscaped buffer is provided along the north and west lot boundaries in conformance with PUD development standards and the Zoning Code. Trees will also be planted along the east lot line.

The detail site plan is missing required sidewalks along Olympia Avenue as required by approval Z-7008-SP-1. Also, page applicant's identified page T1 showing the trash enclosure elevation was not included in the application package.

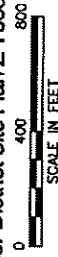
Staff recommends **APPROVAL** of detail plan for McDonald's; Lot 2, Block 2 – Tulsa Hills subject to the following minor revisions to the detail site plan submitted:

- Add sidewalks along west lot boundary along Olympia Avenue;
- Show trash enclosure elevation on site plan; and
- Show setback requirements and proposed setbacks in site plan detail boxes on site plan.

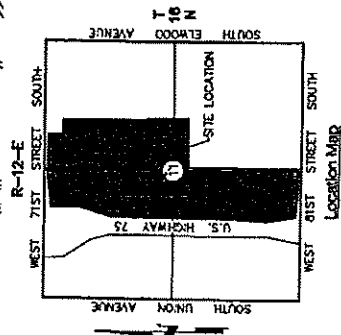
*(Note: Detail site plan approval does not constitute detail sign plan approval.)*



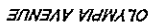
Development Areas  
for  
**'Tulsa Hills'**  
City of Tulsa, Tulsa County, Oklahoma  
Corridor District Site Plan Z-7008-SP-1



SUBJECT PROPERTY



**SACK AND ASSOCIATES, INC.**  
 1000 N. W. 10th St., Suite 100  
 Tulsa, Oklahoma 74103  
 Phone: (918) 438-1111  
 Fax: (918) 438-1112  
 E-mail: info@sackandassociates.com  
 Project No. Z-7008-SP-1  
 Date: June 28, 2007  
 Prepared by: Sack and Associates, Inc.  
 Checked by: Sack and Associates, Inc.  
 Drawn by: Sack and Associates, Inc.



[illegible]

**STRUCTURAL NOTES:**  
UNISOL PACIFICA STEEL HALL SUPPORTS TO BE  
VERIFIED WITH HERRMANN'S ARCH CONSTRUCTION  
MANAGER AND COORDINATED WITH SLAB  
MANUFACTURER.

[illegible]





## PRELIMINARY SUBDIVISION PLAT

### **South Town Market - (8324) (PD 26) (CD 8)**

Northeast corner of East 101<sup>st</sup> Street South and Memorial Drive

This plat consists of 7 Lots, 1 Block, on 21 acres.

The following issues were discussed February 7, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 411C with a Minor Amendment (411 C 12) pending. Once the PUD standards are approved per the proposed Minor Amendment, the standards must be shown in the restrictive covenants and all requirements must be met.
2. **Streets:** Dedicate an additional 10 feet of right-of-way along 101<sup>st</sup> Street adjacent to Lots 3 and 4 for a future right turn bay per Subdivision Regulations. (Total of 70 feet for a Primary Arterial approach.) Document both Arterial right-of-ways. In order to discourage through traffic into the residential area, the Traffic Engineer recommends a right-in/right-out diversion island be constructed in the middle of the north drive onto 84<sup>th</sup> East Avenue if approved per the PUD. Relocate the drive from Lot 1 to the major entryway at least 100 feet east of the Memorial curblin due to the proposed signalization. How is the triangular shaped mutual access easement located immediately north of the north property line going to be dedicated if it is part of the Jim Norton Center II plat? Provide standard covenant language for sidewalks. Sidewalks are not shown along arterials. A mutual access easement from Jim Norton by separate instrument is needed.
3. **Sewer:** Beginning at the southeast corner of Lot 6, continue the 17.5 foot perimeter utility easement all the way south, to match the existing 17.5 foot utility easement along the south boundary line. Lot 1 appears in two different locations on the face of the plat.
4. **Water:** Lot #'s 5 and 6 – increase the 15 feet easement to 20. The proposed 12 inch waterline along 101<sup>st</sup> Street South cannot be installed in the existing ONG easement.
5. **Storm Drainage:** Show and label the location of the stormwater detention facility and its easement. Be sure to label as existing and its name. Place a note on the face of plat stating where stormwater detention for the proposed area being platted is located. Add the standard language for stormwater detention facility maintenance in a Reserve, and state what prorated responsibilities the owners of these 6 lots will have for the maintenance of

the existing facility. Show the location for the existing stormwater detention facility and label it.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Add appropriate wording to Covenants for underground utilities.
7. **Other: Fire:** No comment. **GIS:** "9700 Memorial" on location map is actually two different subdivisions, and should be drawn as such. North arrow needed for location map. "East 98<sup>th</sup> Place South " should be "East 98<sup>th</sup> Street South" on face of plat. Point of Commencement and Point of Beginning should be placed and labeled on face of plat, with bearing and distance to each other, and should match covenants. Distance 1114.23 feet from covenant should be labeled on face of plat. Use different line styles for section line and centerline (Memorial Drive). There are two "Lot 1" labels, one mistakenly placed north of Lot 7. Point of Commencement and Point of Beginning should be mentioned in the covenants, and should match the plat. Verify the name of the existing street near the northeast corner or change to "East 98<sup>th</sup> Street". Dimension the south lot line of Lot 5. Flows across and under 101<sup>st</sup> Street cannot be increased from present conditions. Where is the boundary line between the "Lot 1", located north of Lot 7, and Lot 6?

Staff recommends **a continuance of the Preliminary Plat until March 5, 2008** so that PUD standards can be approved. The TAC comments and the special and standard conditions are listed 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

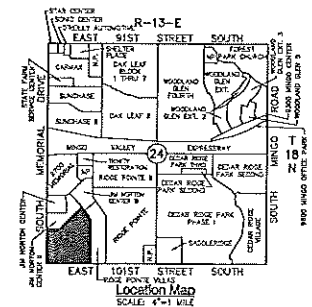
wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

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.

# 'PRELIMINARY PLAT' South Town Market

A SUBDIVISION OF PART OF THE  
SW/4 OF SECTION 24, T-18-N, R-13-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
Planned Unit Development Number 411-E

SCALE IN FEET  
0 20 40 60 80 100 120



|                  |  |
|------------------|--|
| PLAT No.         |  |
| DATE OF APPROVAL |  |
| CITY ENGINEER    |  |
| APPROVED BY      |  |
| DATE             |  |
| APPROVED BY      |  |
| DATE             |  |

**Owner**  
1995 LAND COMPANY  
ATTN: JOHN B. BARNARD  
2100 SOUTH WILSON AVENUE, FIFTH FLOOR  
TULSA, OKLAHOMA 74114  
PHONE: (918) 742-2100

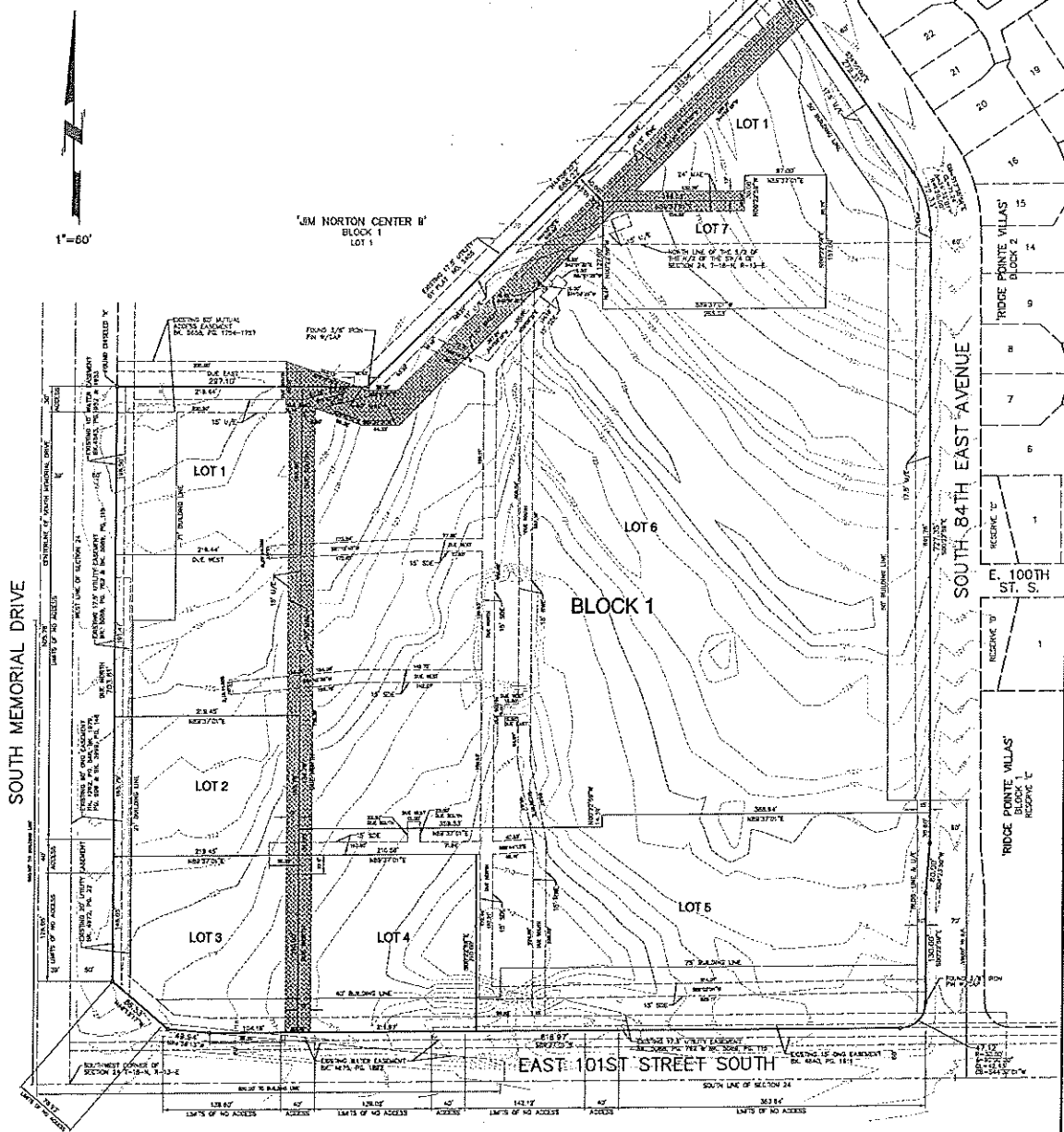
**Engineer / Surveyor**  
SACK AND ASSOCIATES, INC.  
SANTA FE DEPOT  
131 SOUTH ELGIN AVENUE  
TULSA, OKLAHOMA 74102-1815  
PHONE: (918) 592-4111  
E-MAIL: SACKANDASSOCIATES@GMAIL.COM  
C.A. No. 1783 (EXP. JUNE 30, 2008)

**Basis of Bearings**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE  
WEST LINE OF SECTION 24 HAVING AN ASSUMED  
BEARING OF DUE NORTH.

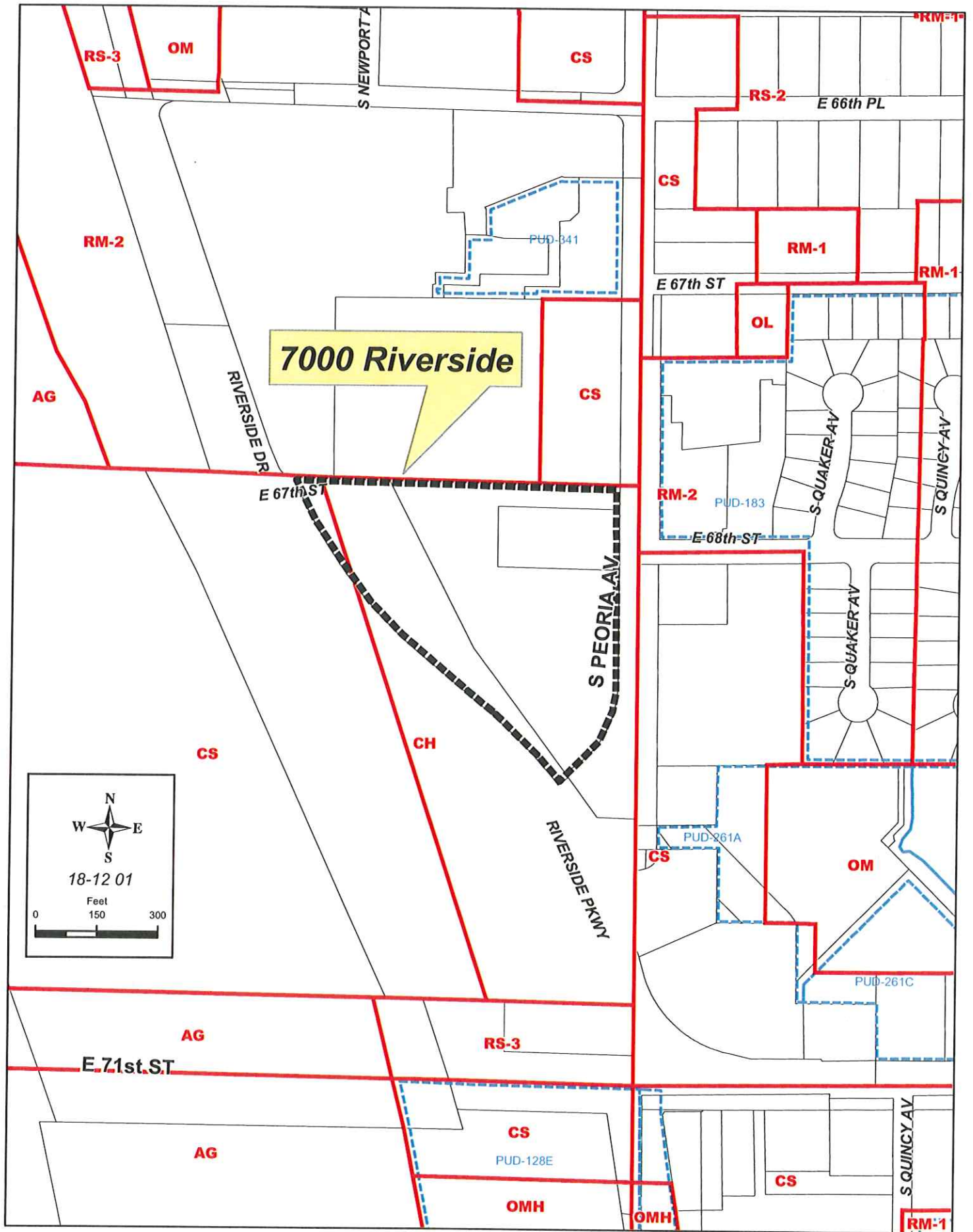
**Subdivision Statistics**  
SUBDIVISION CONTAINS 7 LOTS IN 1 BLOCK  
BLOCK 1 CONTAINS 21.0148 ACRES (915,359 S.F.)

**Monumentation**  
ALL CORNERS SHOWN ON THIS PLAT WERE SET USING  
A 3/8" x 18" IRON PIN WITH A YELLOW CAP STAMPED  
"SACK L3 1133", UNLESS OTHERWISE NOTED.

**Legend**  
B/L = BUILDING LINE  
CB = CHORD BEARING  
CL = CHORD LENGTH  
RWE = RESTRICTED WATERLINE EASEMENT  
SDE = STORM SEWER EASEMENT  
U/E = UTILITY EASEMENT  
MAE = MUTUAL ACCESS EASEMENT



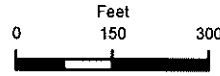
11.7





# 7000 Riverside

18-12 01



## PRELIMINARY SUBDIVISION PLAT

### **7000 Riverside** - (8201) (PD 18) (CD 2)

Northeast corner of Riverside Drive and Peoria Avenue

This plat consists of 7 Lots, 1 Block, on 8.7 acres.

The following issues were discussed February 7, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CH and CS. A corresponding plat waiver for the CS part of the zoning accompanies the plat. The airport may need an air space permit approval or easements for structures on the site.
2. **Streets:** Dedicate a 30 foot intersection radius at Peoria and Riverside. Reduce the north access on Riverside from 70 to 40 feet. The property line at the intersection of Peoria and Riverside Drive should be rounded with a minimum radius of 30 feet. The south border of the mutual access easement in the northwest corner of the property does not include the radius of curvature. Provide standard covenant language for sidewalks. Sidewalks are not shown along Riverside. Locate and label East 69<sup>th</sup> Street on the east side of Peoria per Subdivision Regulations. Change the street name to Riverside "Parkway". If perimeter masonry fences are proposed, the perimeter utility easement should be increased accordingly.
3. **Sewer:** No comments.
4. **Water:** On the face of the plat, add the utility easement and legend. On Lot # 1, increase the restrictive waterline easement on the north-south from 15 feet to 20 feet and east-west easement should be shifted south to join the mutual access easement. Show the right-of-way Book and Page number on Riverside and South Peoria Avenue. The mutual access easement language should allow for utility service access.
5. **Storm Drainage:** All storm sewer easements must have a minimum width of 15 feet.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements will be needed.

7. **Other: Fire:** No comment. **GIS:** Need zip code for owners' address and complete street name. "Riverside Drive" on location map should be "6600 Riverside Drive". Remove stray line from "Gilbert Plaza Addition" text (north of location map). Relocate "T18N" to opposite side of location map to avoid crowding. Location map needs a north arrow and a scale. Point of Commencement on the face of the plat should match POC in covenants. Bearing needed for "1485.0 Feet" in covenants. Write the legal description in a clockwise manner for Point of Beginning and match bearings and distances in covenants with dimensions on face of plat. **Airport:** This is less than one mile from airport and there will be concern and possibly be requirements for tall buildings. FAA clearance permits need to be secured as necessary. If there is no residential use requirements may vary.

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).

12.4

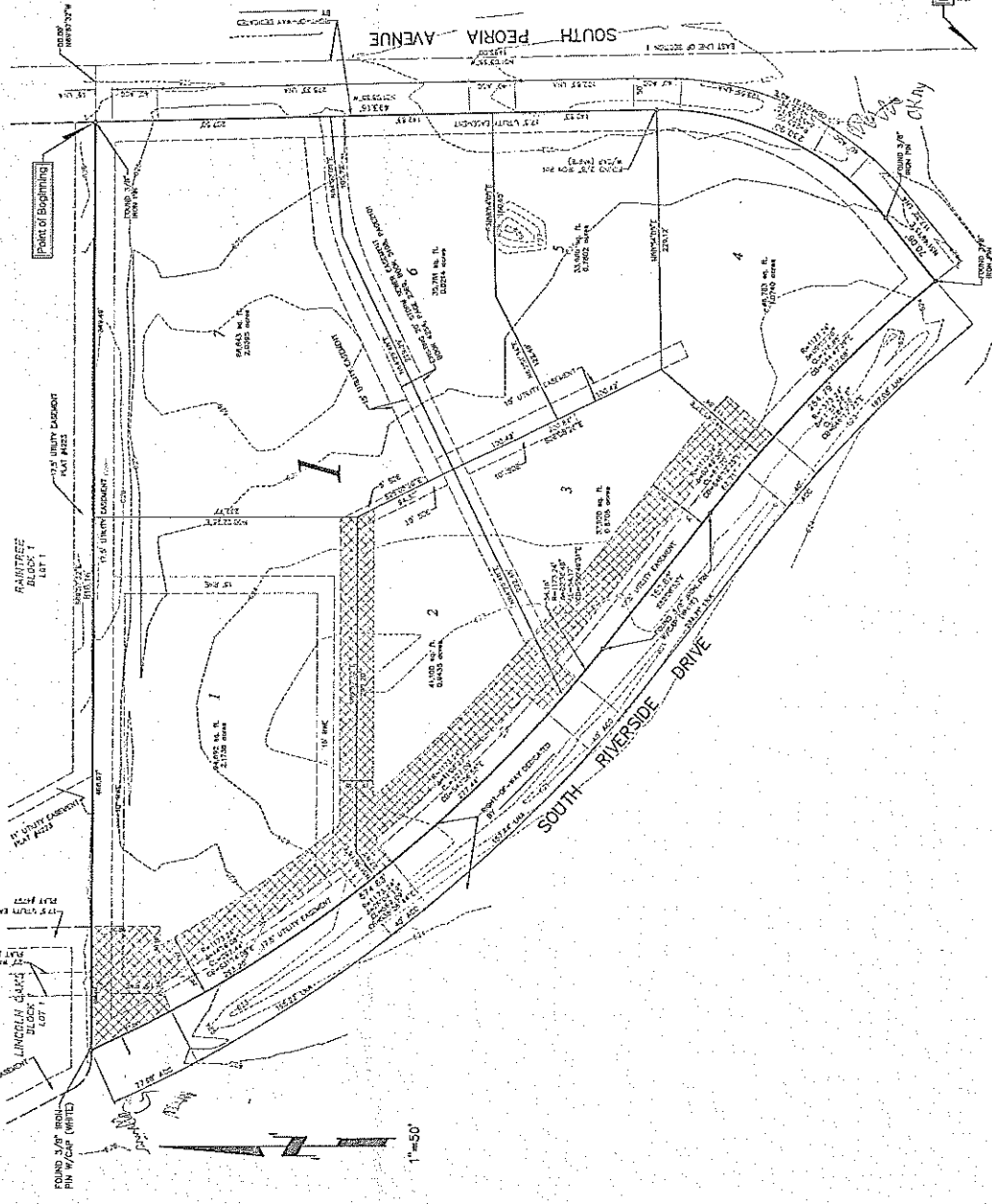
(Submit with drainage plans as directed.)

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.

TREASURER'S STAMP  
DO NOT USE THIS SPACE

SE/4 OF SECTION 1, T-18-N, R-12-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

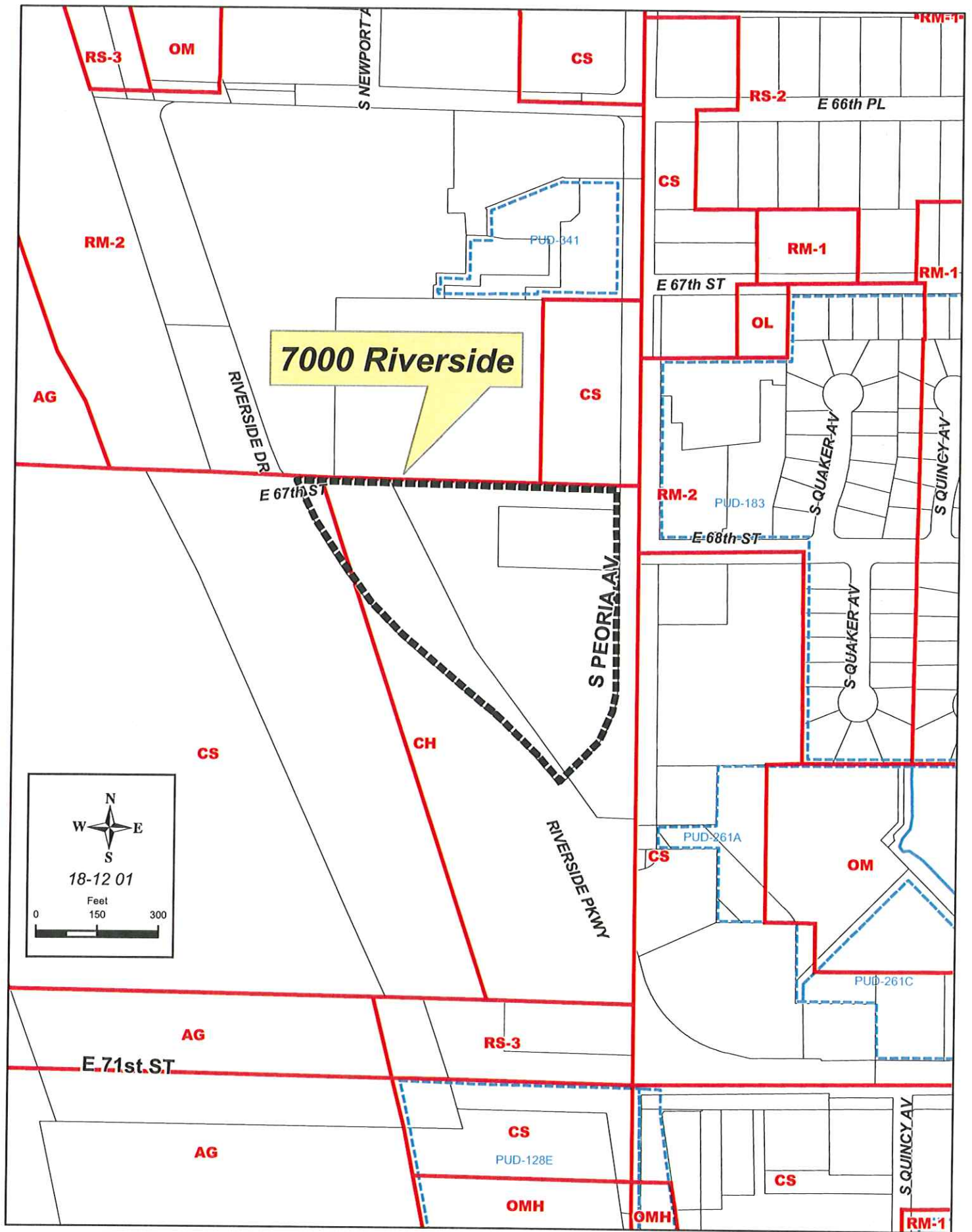


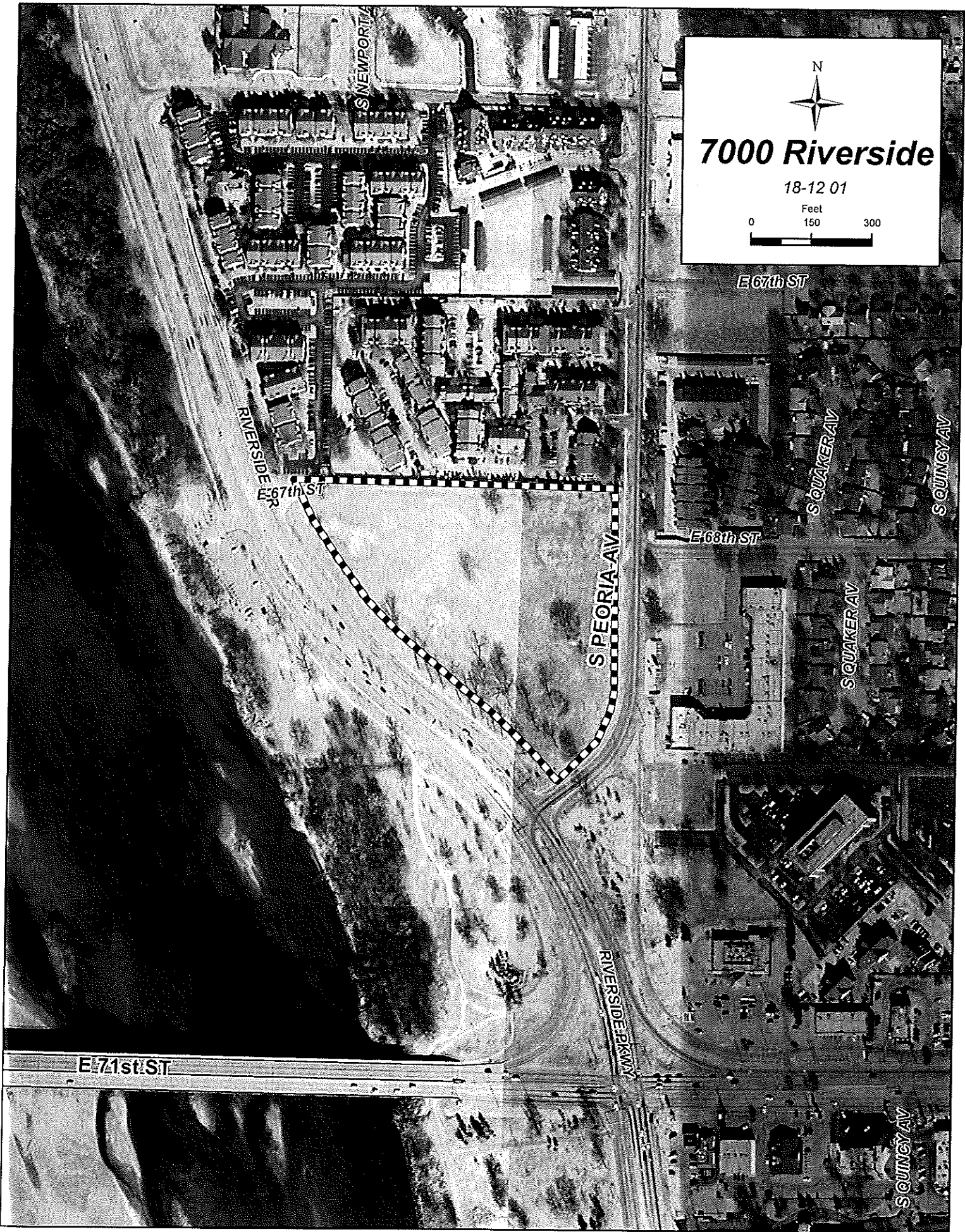
|          |                                              |
|----------|----------------------------------------------|
| PLAT No. |                                              |
|          | TEAR/CUT                                     |
|          | CERTIFICATE OF APPROVAL                      |
|          | I hereby certify that this plat was          |
|          | correctly prepared and that the relationship |
|          | between the lots is as shown on the          |
|          | Acid Planning Commission file                |
|          | TEAR/CUT/NOVA                                |
|          | This approval is valid if this plat is       |
|          | recorded in the County Clerk's Office        |
|          | County Clerk is at below                     |
|          | CITY ENGINEER                                |
|          | APPROVED BY                                  |
|          | the Council of the City of Tallahassee,      |
|          | Florida,                                     |
|          | Chairman                                     |
|          | Mayor                                        |
|          | Attest City Clerk                            |
|          | Approved City Attorney                       |

1990. *Neotoma* 10: 103-110.

7000 RIVERSIDE  
SHEET 1 OF 1

12.7





N

**7000 Riverside**

18-12 01

Feet  
0 150 300

## PLAT WAIVER

February 20, 2008

**7000 Riverside** - (8201) (PD 18) (CD 2)  
Northeast corner of Riverside Drive and Peoria Avenue

The platting requirement is for a sliver of CS zoning which is being platted under the 7000 Riverside plat that includes property to the east which is zoned CH and has no platting requirement.

***Staff provides the following information from TAC at their February 7, 2008 meeting:***

**ZONING:**

- TMAPC Staff: The property in question will be included in the 7000 Riverside plat which is proposed on the 2/20/08 agenda.

**STREETS:**

- The tract is bounded on the east by unplatted property. *(This will be platted under the 7000 Riverside plat which is an item on the same TMAPC agenda.)* An approved Access Control Document would be required *(if the property were not being platted).*

**SEWER:**

- No comment.

**WATER:**

- A mainline water extension is required. Additional easements are required. *(This will be platted under the 7000 Riverside plat which is an item on the same TMAPC agenda.)*

**STORM DRAIN:**

- No comment.

**FIRE:**

- No comment.

**UTILITIES:**

- No comment.

Staff recommends **APPROVAL** of the plat waiver because of the pending Preliminary Plat on the property.

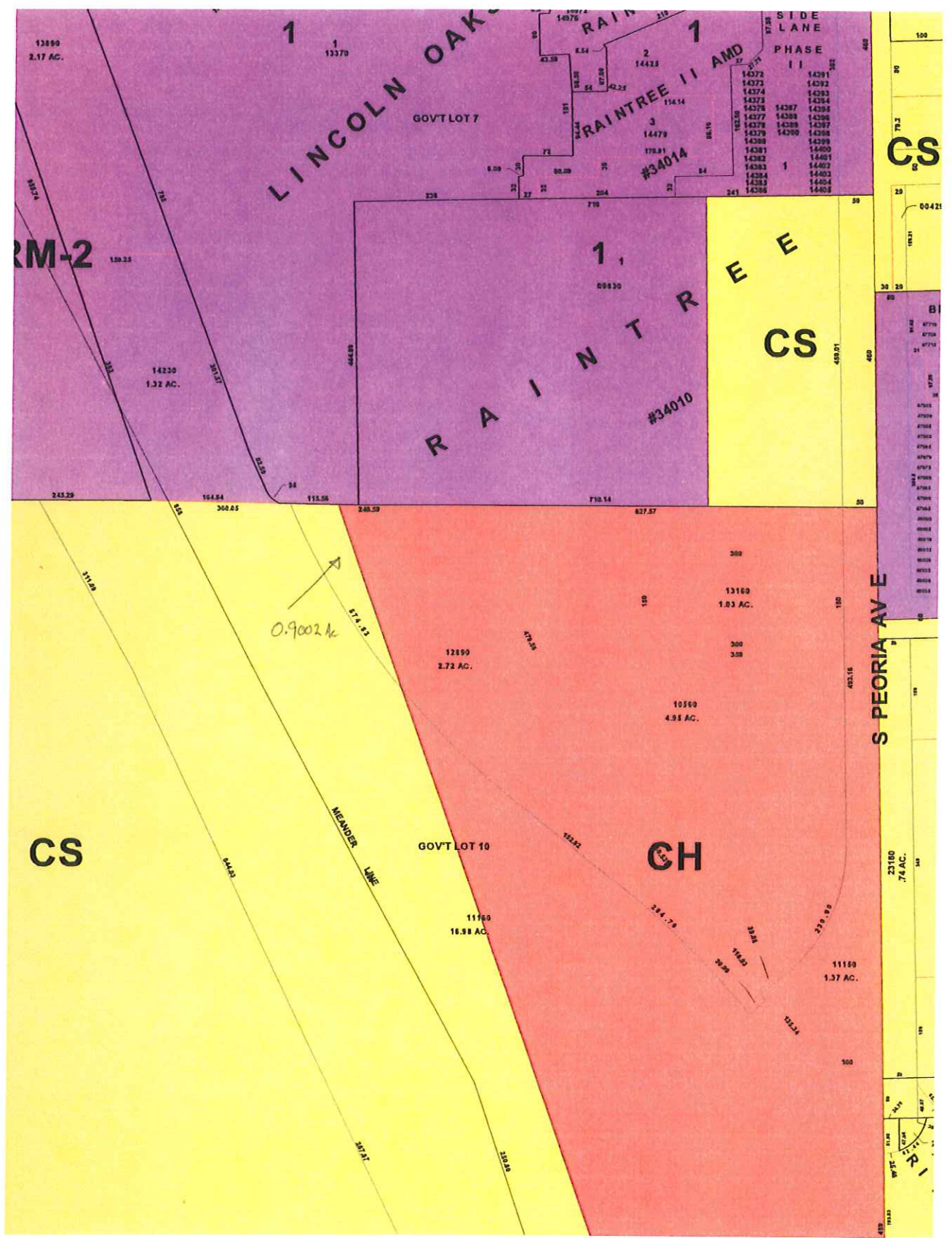
***A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:***

- |                                                                                               | Yes | NO |
|-----------------------------------------------------------------------------------------------|-----|----|
| 1. Has Property previously been platted?                                                      |     | X  |
| 2. Are there restrictive covenants contained in a previously filed plat?                      |     | X  |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X*  |    |

***A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:***

- |                                                                                                                                                     | YES | NO |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan?                                                                |     | X  |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?                                              |     | X  |
| 6. Infrastructure requirements:                                                                                                                     |     |    |
| a) Water                                                                                                                                            |     |    |
| i. Is a main line water extension required?                                                                                                         | X*  |    |
| ii. Is an internal system or fire line required?                                                                                                    |     | X  |
| iii. Are additional easements required?                                                                                                             | X*  |    |
| b) Sanitary Sewer                                                                                                                                   |     |    |
| i. Is a main line extension required?                                                                                                               |     | X  |
| ii. Is an internal system required?                                                                                                                 |     | X  |
| iii. Are additional easements required?                                                                                                             |     | X  |
| c) Storm Sewer                                                                                                                                      |     |    |
| i. Is a P.F.P.I. required?                                                                                                                          |     | X  |
| ii. Is an Overland Drainage Easement required?                                                                                                      |     | X  |
| iii. Is on site detention required?                                                                                                                 |     | X  |
| iv. Are additional easements required?                                                                                                              |     | X  |
| 7. Floodplain                                                                                                                                       |     |    |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain?                                                                               |     | X  |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain?                                                                                       |     | X  |
| 8. Change of Access                                                                                                                                 |     |    |
| a) Are revisions to existing access locations necessary?                                                                                            |     | X  |
| 9. Is the property in a P.U.D.?                                                                                                                     |     | X  |
| a) If yes, was plat recorded for the original P.U.D.                                                                                                |     |    |
| 10. Is this a Major Amendment to a P.U.D.?                                                                                                          |     | X  |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?                                                      |     |    |
| 11. Are mutual access easements needed to assure adequate access to the site?                                                                       |     | X  |
| 12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? |     | X  |

\* The proposed 7000 Riverside plat will take care of this concern.

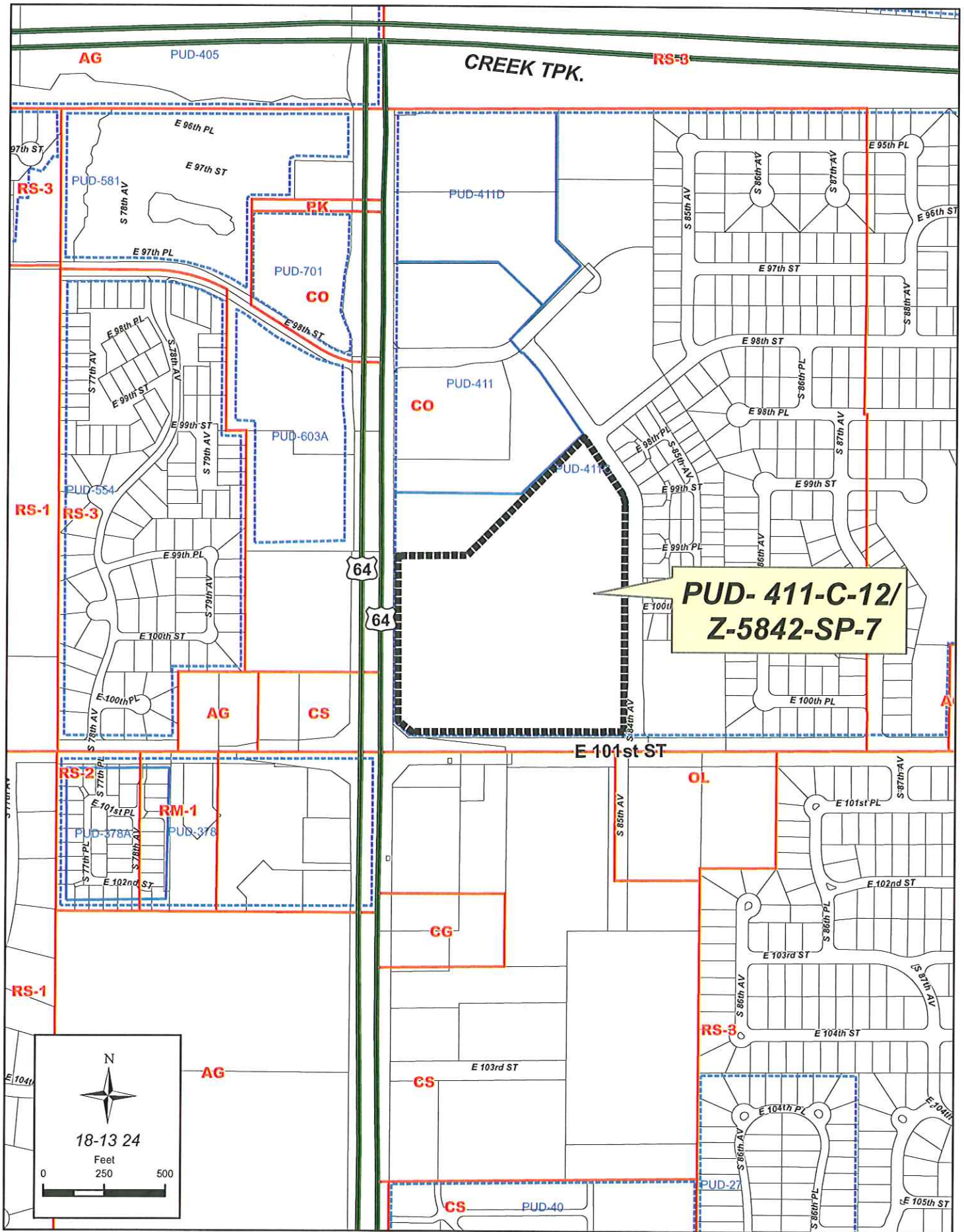


13.5

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N 01°05'55" W A DISTANCE OF 1485.0 FEET TO A POINT; THENCE N 89°57'32" W A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°57'32" W A DISTANCE OF 118.16 FEET TO A POINT; THENCE S 24°04'34" E A DISTANCE OF 0.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1173.24 FEET, A CENTRAL ANGLE OF 20°54'36" A DISTANCE OF 428.17 FEET, TO A POINT; THENCE N 19°21'26" W A DISTANCE OF 371.71 FEET TO THE POINT OF BEGINNING, SAID POINT LYING 750.00 FEET WEST OF THE EAST LINE OF SAID SECTION 1.





February 20, 2008

### STAFF RECOMMENDATION

**PUD-411-C-12:** Minor Amendment – N/E corner South Memorial Drive and 101<sup>st</sup> Street South; TRS 8324; Atlas 2083; CZM 57; PD 26 CD-8; CO/PUD.

The original 101<sup>st</sup> and Memorial Planned Unit Development 411 (PUD 411) was approved in 1986 and included 21 development areas with a wide range of approved intensity and uses (see attached Exhibit A from that approval). Four (4) of these development areas were deleted from PUD 411 when they were acquired for the Creek Turnpike. Three (3) major automobile dealerships have been developed under the original PUD 411.

In 1995, major amendment PUD 411-C was approved to modify the uses within PUD 411 in order to facilitate the development of a majority of the property within the PUD. Thereafter, approximately 90 acres of PUD 411-C have been developed as three (3) separate subdivisions commonly referred to as Ridge Point, the Jim Norton dealership (twice expanded) and the Trinity Restoration body shop. Excepting the tract that is the subject of this amendment and two other tracts of land within Development Area 4-A and Development Area 5-A a large portion of the property within PUD 411 has been developed or is under development.

This application is requesting a minor amendment to PUD 411-C for the purpose of increasing the permitted floor area of Development Area 1-A (see Attached Exhibit B), relaxing two setback requirements and increasing permissible height restrictions from 26' to 30' within 230' of the eastern boundary of the development area, and 35' for development greater than 230' from the centerline of 84<sup>th</sup> East Avenue.

No zoning change is required as the underlying Corridor District (CO) zoning on the property would allow more than adequate square footage of building floor area and 30% lot coverage by buildings for the South Town Market Shopping Center.

Excepting the aforementioned minor amendments, the applicant's proposed development plan meets all other building setback requirements per PUD Development standards. Access to and within the site is proposed from one access point along Memorial Drive, two access points along 101<sup>st</sup> Street South and three along 84<sup>th</sup> East Avenue. Landscape requirements exceed PUD development standards, and an (8) eight-foot wall will be provided along the east boundary of the development area which will also be landscaped along the street side of the wall. Site lighting is designed to have little effect on neighboring properties and will be directed down and away from the residential area to the east per the Kennebunkport formula.

The increase in permitted floor area is less than 15% of the allocated floor area for Development area A-1. Staff finds approval of the requested modifications of setback

and height limitations will not substantially alter the character of the PUD and therefore recommends **APPROVAL** of minor amendment PUD-411-C-12 as amended by staff below:

# **1. Development Standards:**

|                                                          | <b><u>PUD-411-C</u></b>                                                                                                                                                     | <b><u>Amended PUD-411-C-12</u></b>                                                                                                                                                                                                        |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Permitted Uses:</b>                                   | Use Units 10, 11, 12, 13 and 14 and customary accessory uses, also automotive and light truck sales and service are allowed subject to the development standards of Area 2. | Same.                                                                                                                                                                                                                                     |
| <b>Maximum Building Floor Area:</b>                      | 225,721 sf.                                                                                                                                                                 | 259,410 sf (14.9% increase over PUD-411-C): <ul style="list-style-type: none"> <li>· 236,910 anchor tenant</li> <li>· 6,000 (out lot 1)</li> <li>· 6,000 (out lot 2)</li> <li>· 4,500 (out lot 3)</li> <li>· 6,000 (out lot 4)</li> </ul> |
| <b>Maximum Lot Coverage By Buildings:</b>                | 30%                                                                                                                                                                         | Same                                                                                                                                                                                                                                      |
| <b>Minimum Building Setbacks:</b>                        |                                                                                                                                                                             |                                                                                                                                                                                                                                           |
| From the centerline of Memorial Drive:                   |                                                                                                                                                                             |                                                                                                                                                                                                                                           |
| within 500' of centerline 101 <sup>st</sup> St.:         | 110'                                                                                                                                                                        | Same                                                                                                                                                                                                                                      |
| greater than 500' from centerline 101 <sup>st</sup> St.: | 210'                                                                                                                                                                        | 160'                                                                                                                                                                                                                                      |
| From the centerline of 101 <sup>st</sup> Street:         |                                                                                                                                                                             |                                                                                                                                                                                                                                           |
| within 500' of centerline Memorial Drive:                | 100'                                                                                                                                                                        | Same                                                                                                                                                                                                                                      |
| Greater than 500' from centerline Memorial Drive:        | 200'                                                                                                                                                                        | 135'                                                                                                                                                                                                                                      |
| From the centerline of abutting internal collector:      | 100'                                                                                                                                                                        | within 300' of centerline 101 <sup>st</sup> St.: 45'<br>greater than 300' of centerline 101 <sup>st</sup> St.: 80'                                                                                                                        |

14.4

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Maximum Building Height:</b>       | 26'                                                                                                                                                                                                                                                                                                                                                                                                                           | - within 230' of the centerline South 84 <sup>th</sup> East Ave.: 30'*<br>- greater than 230' of the centerline South 84 <sup>th</sup> East Ave.: 35'*                                                                                                                                                                                                                                     |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                               | <i>* Architectural elements may exceed height limitations with detail site plan review.</i>                                                                                                                                                                                                                                                                                                |
| <b>Off-Street Parking:</b>            | As required by the Tulsa Zoning Code                                                                                                                                                                                                                                                                                                                                                                                          | As required by the Tulsa Zoning Code*                                                                                                                                                                                                                                                                                                                                                      |
|                                       | <i>*Per 42, 1304 – Commercial mixed-use developments with floor area over 100,000 are entitled to a 10% reduction in required parking by approval of a special exception from the Board of Adjustment.</i>                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Minimum Landscaped Open Space:</b> | 10% of net lot area                                                                                                                                                                                                                                                                                                                                                                                                           | 10%*                                                                                                                                                                                                                                                                                                                                                                                       |
|                                       | <i>*For the purposes of calculating the landscaping required under section 1002 of the Zoning Code, street yards area calculated as follows:</i><br><i>For the first 500' of S. Memorial Drive from 101<sup>st</sup>:</i> 50'<br><i>For the first 500' of 101<sup>st</sup> St. from S. Memorial Drive from 101<sup>st</sup>:</i> 50'<br><i>For the remaining frontage along S. Memorial Drive &amp; 101<sup>st</sup>:</i> 71' |                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Screening:</b>                     | None                                                                                                                                                                                                                                                                                                                                                                                                                          | Except at points of ingress and egress an eight (8) foot masonry type wall will be erected and maintained along the easterly boundary of Development Area 1-A-1.                                                                                                                                                                                                                           |
| <b>Signs:</b>                         | <u>Ground signs</u> shall be limited to one (1) per lot on each arterial street frontage with a maximum of 160 SF of display area and 25 feet in height. There shall be a minimum 30-foot separation between ground signs.                                                                                                                                                                                                    | Same.                                                                                                                                                                                                                                                                                                                                                                                      |
|                                       | <u>Wall signs</u> shall be permitted not to exceed 1.5 SF of display surface area per lineal foot of building wall to which attached.<br><br>On lots of 5 acres or more, one monument sign shall be permitted at each arterial street entry, with a maximum                                                                                                                                                                   | <u>Wall signs</u> shall be permitted not to exceed 1.5 SF of display surface area per lineal foot of building wall to which attached. There shall be no wall signs permitted on east facing walls within 120' of the centerline of 84 <sup>th</sup> East Avenue.<br>One tenant directory sign permitted along each arterial street frontage with a maximum display surface area of 300 sf, |

of 60 sf display surface area  
and 6' in height.

not to exceed 25' in height.

**Site Lighting:**

Maximum of 30' tall, with  
deflectors directing light down  
and away from any internal  
boundary of area A-1;  
Building mounted lights shall  
be hooded and directed  
downward to prevent spillover  
lighting.

Lighting shall be arranged as to  
direct light away from the  
residential area to the east.

Within the east 150' of  
development area 1-A-1, no light  
standard or building mounted  
light shall exceed 12' in height.  
Otherwise, no light standard or  
building mounted light shall  
exceed 30' in height.  
Shielding of outdoor lighting  
shall be designed so as to  
prevent the light producing  
element or reflector of the light  
fixture from being visible to a  
person standing at ground level  
in adjacent residential areas.  
Compliance with these  
standards shall be verified by  
application of the Kennebunkport  
Formula. Consideration of  
topography shall be included in  
the calculations.

**Building Exterior  
Walls:**

None.

All exterior walls of any building  
on a lot with frontage on South  
84<sup>th</sup> East Avenue shall be  
masonry or masonry veneer and  
shall be constructed of the same  
materials as the other walls of  
such building.

**Bulk Trash  
Container  
Setback From the  
Centerline of 84<sup>th</sup>  
East Ave.:**

60'

60'

**Maximum Access  
Points Along 84<sup>th</sup>**

**East Ave.:**

No limit

3\*

*\*No access drives shall be permitted to open directly west of a platted  
residential lot.*

**Trash, Mechanical  
and Equipment**

All trash mechanical and  
equipment areas shall be

All trash, mechanical and  
equipment areas (excluding

**Areas:** screened from public view by persons standing at ground level

utility service transformers, pedestals or equipment provided by a franchise utility providers), including building mounted equipment, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level.

**Vehicular Access and Circulation:** None.

The primary vehicular access shall be permitted from the adjacent arterial streets.

There will be a Mutual Access Easement along the East boundary of Out Lots One (1) and Two (2) and between Out Lots Three (3) and Four (4).

Existing Mutual Access Easement between the Jim Norton tract to the North and Out Lot One (1).

**Pedestrian Access and Circulation:** None

Sidewalks shall be provided along East 101<sup>st</sup> Street South Memorial Drive, and South 84<sup>th</sup> East Avenue. In addition, designated pedestrian access (i.e., paving or striping) shall be provided from arterial streets to each building with frontage on an arterial street.

Pedestrian walkways through parking lots at approximately 400 foot intervals or at each vehicular arterial street; a minimum of three (3) feet in width, separated from vehicular travel lanes to provide safe access to non-street front building entrances and/or sidewalks. The three (3) foot width shall not include any vehicular overhangs. Wheel stops may be installed in parking spaces adjacent to all pedestrian walkways. This requirement only applies to lots over 100

parking spaces.

Pedestrian walkways will be clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.

Pedestrian walkways connecting transit stops to non-street fronting building entrances where applicable.

Sidewalks or walkways which cross vehicular aisles or driveways will be distinguished by a continuous raised crossing, or using contrasting paving material and/or high contrast striping.

**Transit:** None

A bus pull-out lane shall be considered in accordance with the recommendations of the Tulsa Transit and Transportation Planning Staff.

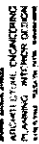
**Hours of Truck  
Operation and  
Dumpster  
Service:** None

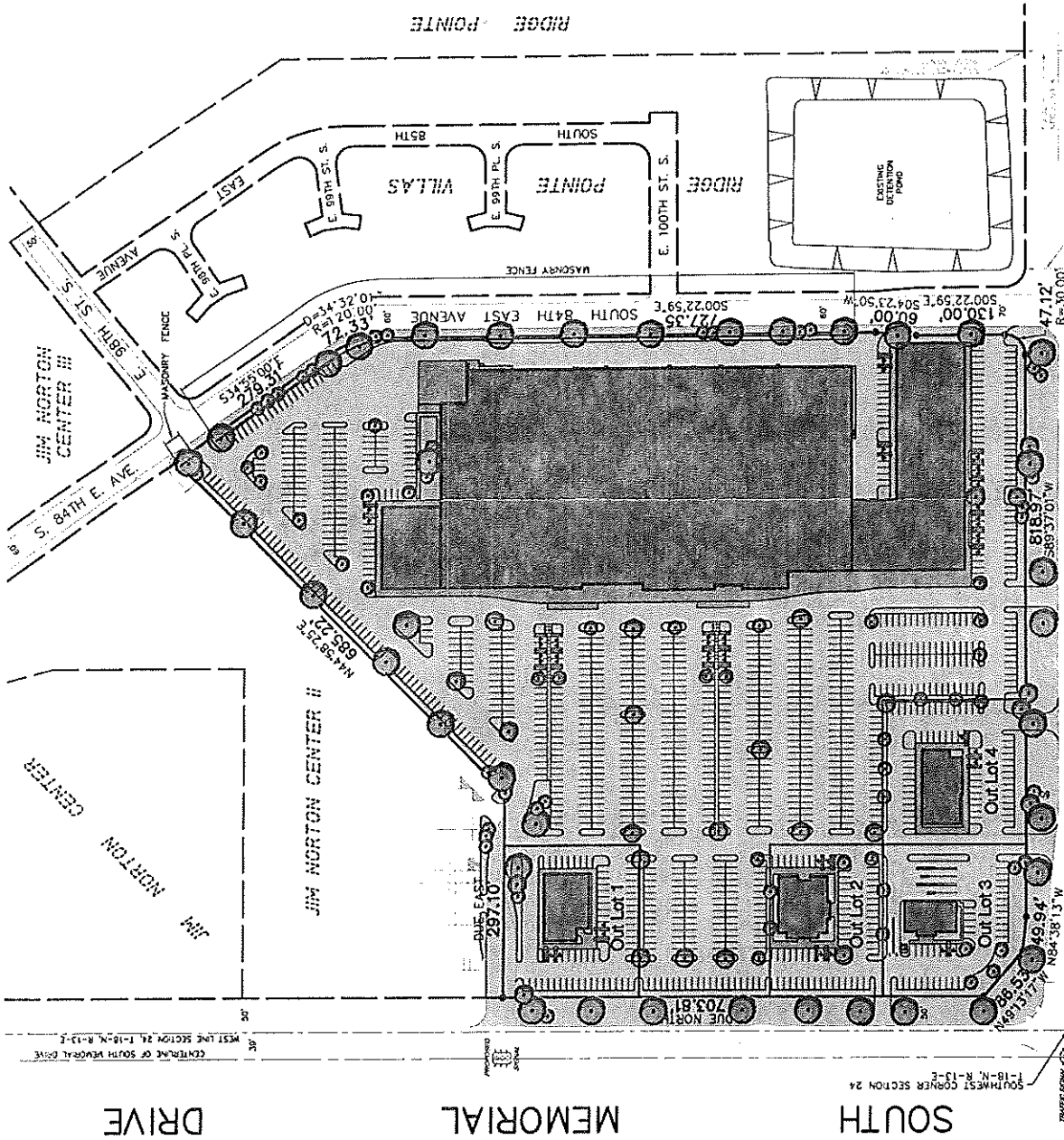
There will be no idling of trucks. No trash and/or dumpster service is allowed between the hours of 10:00 p.m. and 7:00 a.m.

2. No zoning clearance or building 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.
3. A detail landscape plan for each lot within the development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date 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.
4. 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.

5. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
6. 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.
7. No building permit shall be issued until the requirements of Section 1107-F 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.
8. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review and the subdivision platting process.
9. 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.

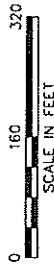
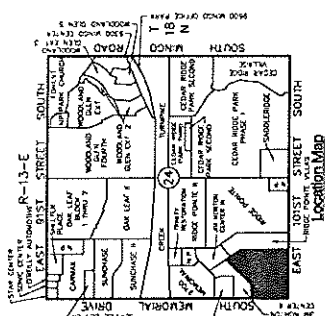
**EXHIBIT A**





**SACK AND ASSOCIATES, INC.**  
11111 S. 101st Street, Suite 100, Omaha, NE 68148  
402.491.1111 Fax 402.491.1112  
www.sackandassociates.com  
Sack and Associates, Inc. is an Equal Opportunity Employer  
Minority and Women Owned Business Enterprise  
Drawing 674 Date 7/20/08 By 1013/24/08  
WET's COPYRIGHT © 11/17/07 T-5413  
PAPER 18" X 24" 1/4" Scale

EAST 101ST STREET SOUTH

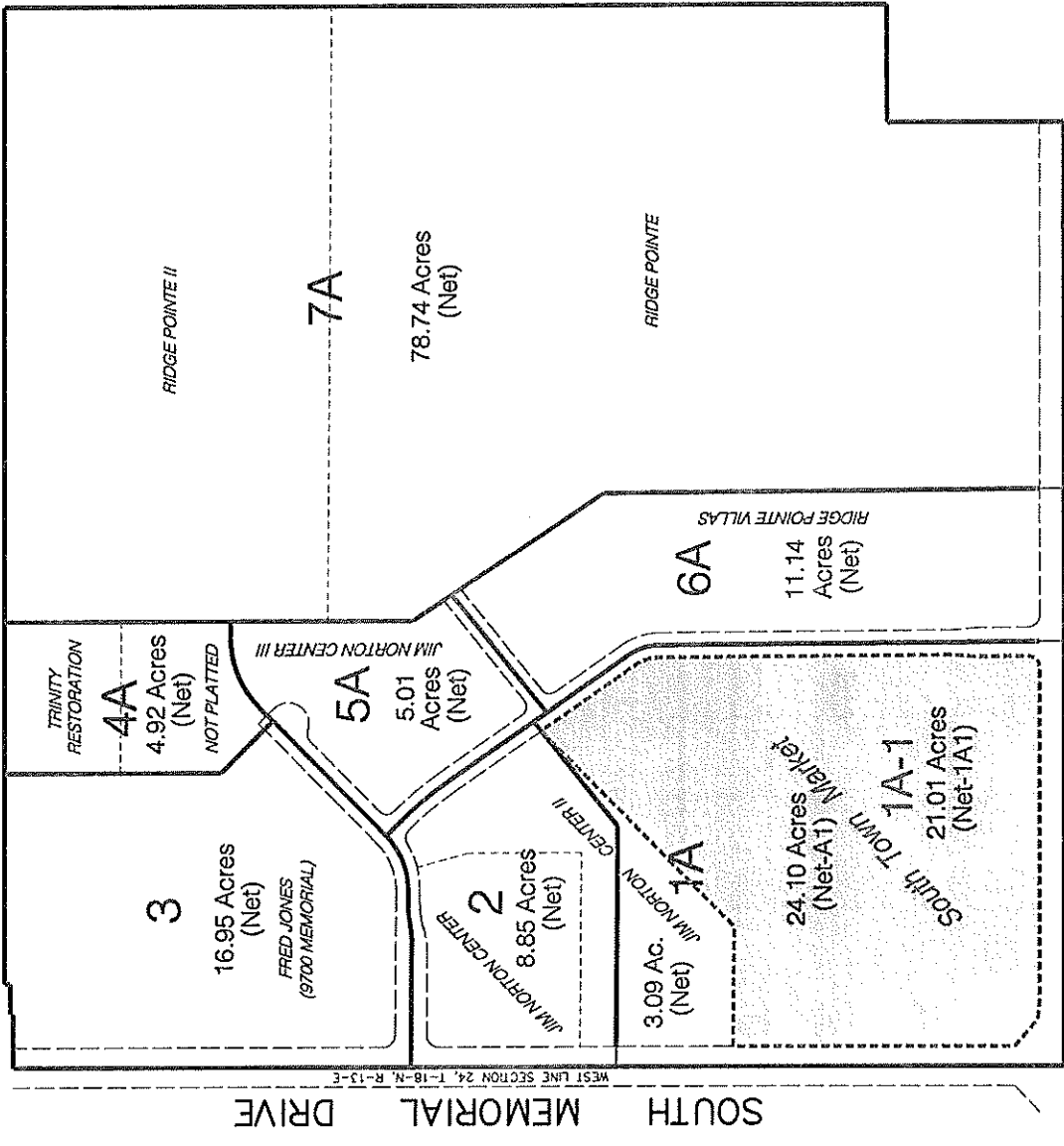


# South Town Market

Concept Illustration  
**EXHIBIT 'A'**

Minor Amendment Planned Unit Development No. 411-C-12  
Amended Corridor District Site Plan No. Z-5842-SP-7

CREEK TURNPIKE

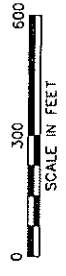
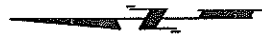
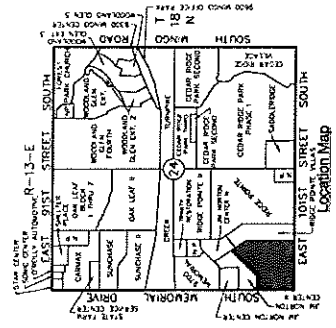


SOUTH LINE SECTION 24, T-18-N, R-13-E

EAST 101ST STREET SOUTH

**SACK AND ASSOCIATES, INC.**  
 10000 S. 101ST STREET, SUITE 100  
 OMAHA, NE 68137-1000  
 PHONE: 402.491.1000  
 FAX: 402.491.1001  
 E-MAIL: SACK@SACKANDASSOCIATES.COM  
 PROJECT: 101ST AND MEMORIAL, A  
 PLANNING DISTRICT SITE PLAN NO. Z-5842-SP-7  
 DATE: 10/10/2008

14.12

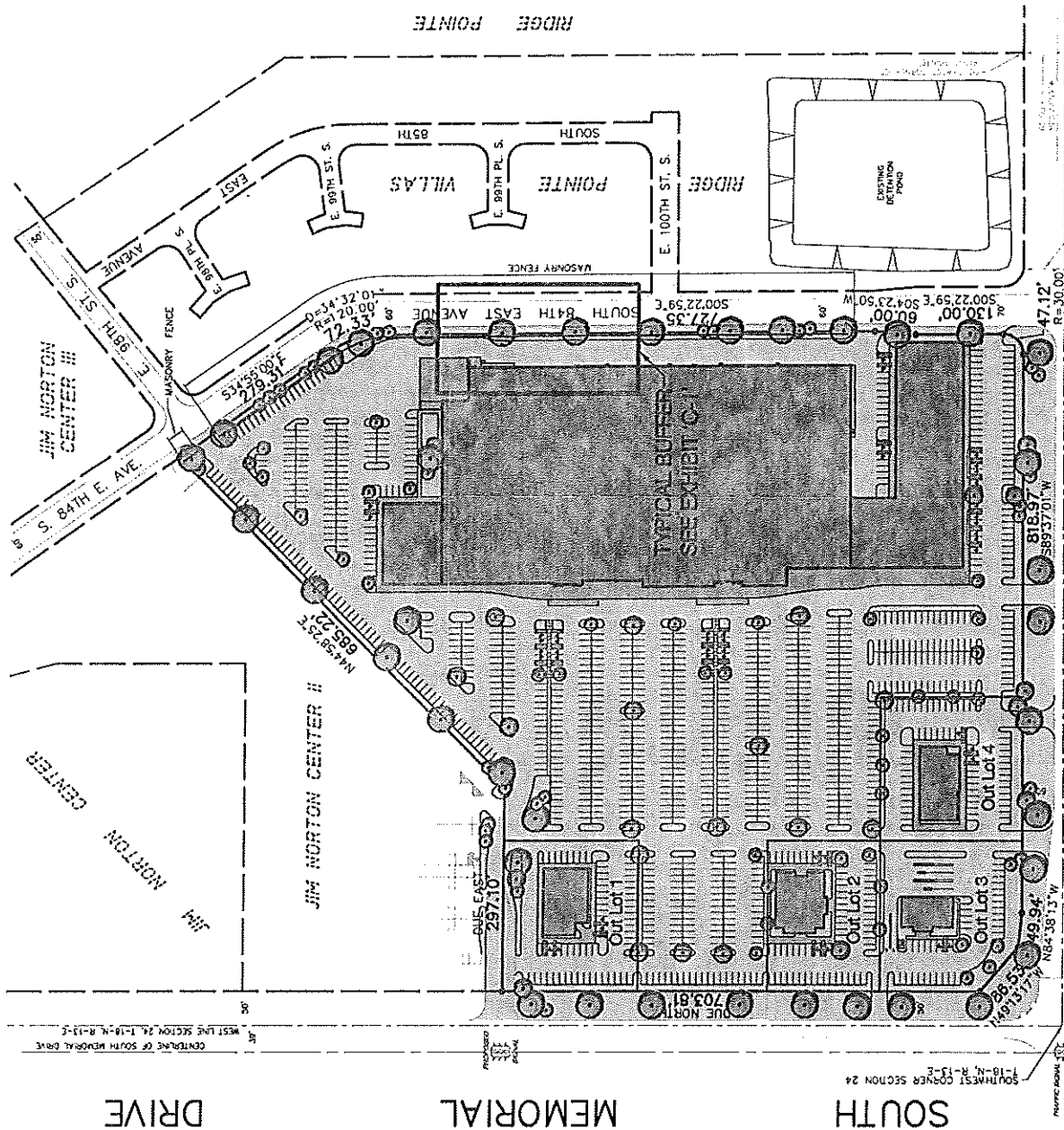


# South Town Market

Development Area Map

## EXHIBIT 'B'

Minor Amendment Planned Unit Development No. 411-C-12  
 Amended Corridor District Site Plan No. Z-5842-SP-7



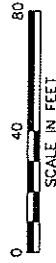
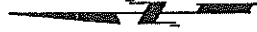
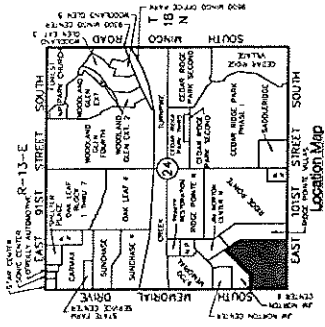
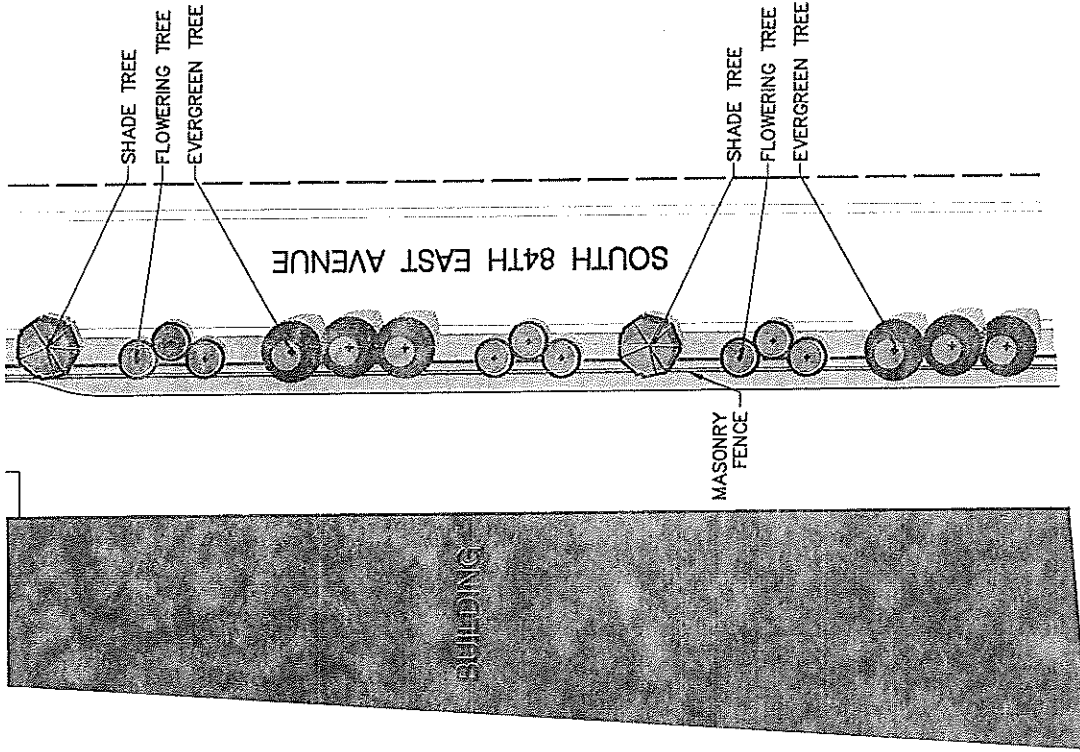
**SACK AND ASSOCIATES, INC.**  
2000 S. 101ST STREET, SUITE 100  
MINNEAPOLIS, MN 55425  
TEL: 612-338-1111 FAX: 612-338-1112  
WWW.SACKANDASSOCIATES.COM  
SACK AND ASSOCIATES, INC. is an Equal Opportunity Employer.  
Project: 101ST STREET SOUTH  
Drawing: 101ST STREET SOUTH  
Scale: 1" = 30' 0"

# South Town Market

Preliminary Landscape Plan  
**EXHIBIT 'C'**

Minor Amendment Planned Unit Development No. 411-C-12  
Amended Corridor District Site Plan No. Z-5842-SP-7

14.13

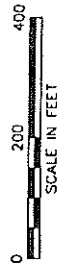
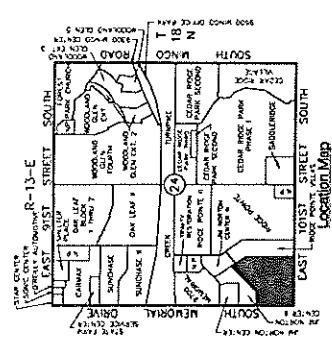


## South Town Market

Landscape Details,  
South 84th East Avenue Frontage  
**EXHIBIT 'C-1'**  
Minor Amendment Planned Unit Development No. 411-C-12  
Amended Corridor District Site Plan No. Z-5842-SP-7

**SACK AND ASSOCIATES, INC.**  
1111 11th Avenue, Suite 200  
Denver, CO 80202  
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Minor Amendment Planned Unit Development No. 411-C-12  
Amended Corridor District Site Plan No. Z-5842-SP-7  
Printed on 10/11/2008

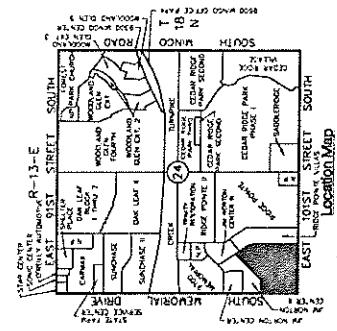
14.14



## DRAINAGE FLOW

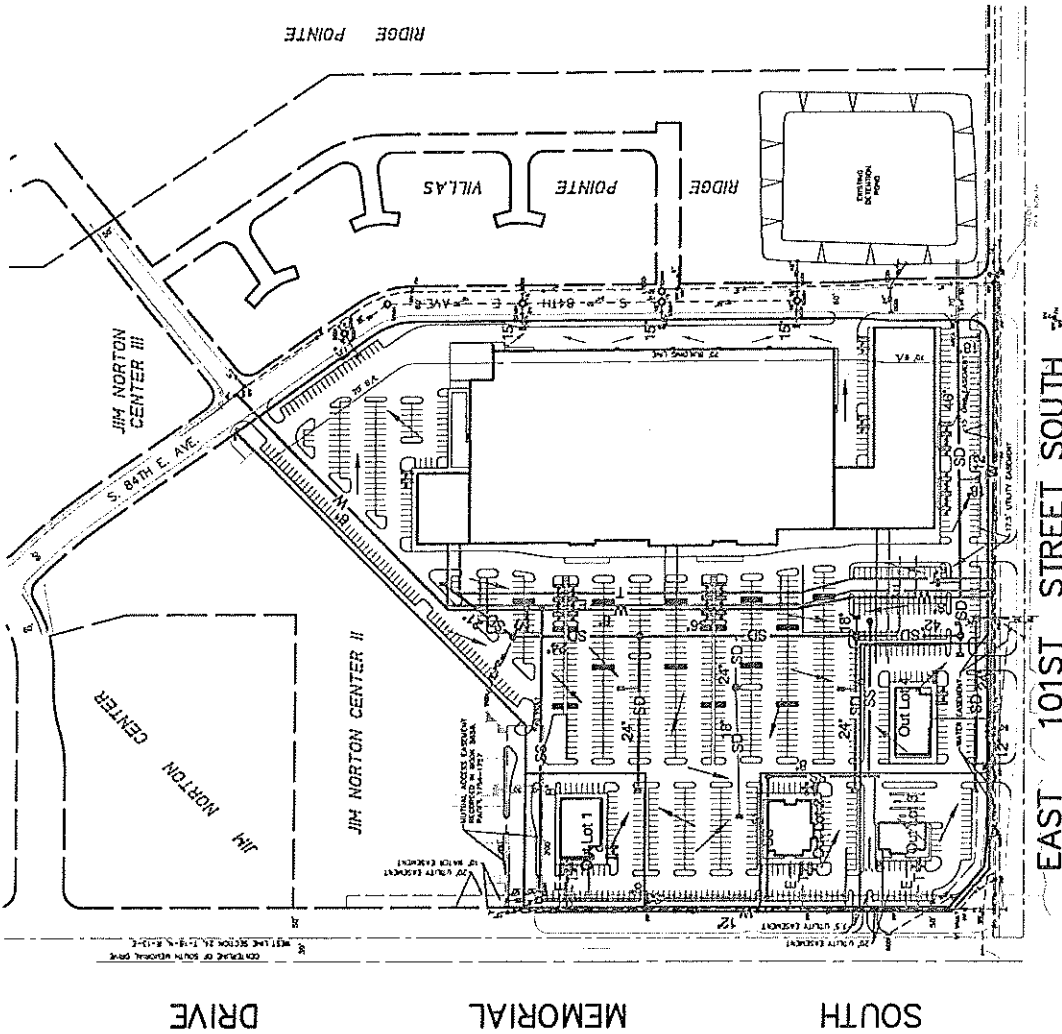
## EXHIBIT 'D'

Minor Amendment Planned Unit Development No. 411-C-12  
Amended Corridor District Site Plan No. Z-5842-SP-7



# Legend

- W --- EXISTING WATERLINE
- SS --- EXISTING SANITARY SEWER LINE
- SD --- EXISTING STORM SEWER LINE
- P --- PROPOSED WATERLINE
- S --- PROPOSED SANITARY SEWER
- ST --- PROPOSED STORM SEWER
- E --- PROPOSED ELECTRIC SERVICE
- T --- PROPOSED TELEPHONE SERVICE
- F --- DRAINAGE FLOW



## South Town Market

### Existing & Proposed Utilities EXHIBIT 'E'

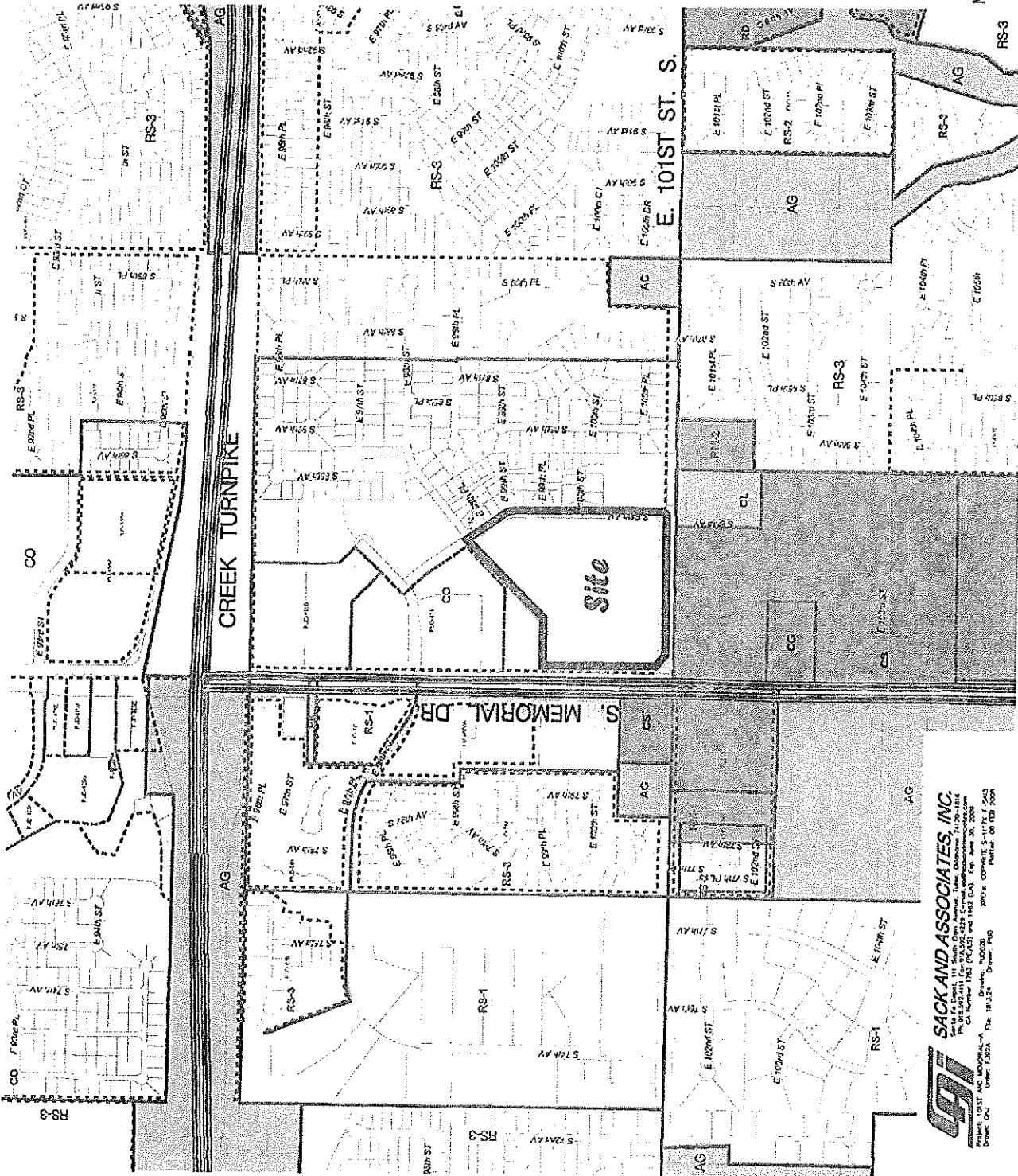
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Amended Corridor District Site Plan No. Z-5942-SP-7

**SACK AND ASSOCIATES, INC.**

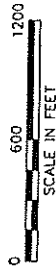
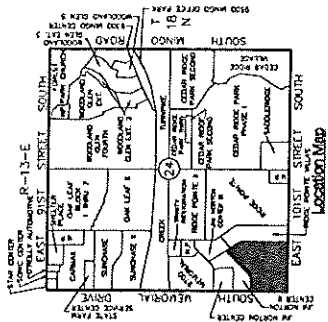
10000 S. 10th E. Ave., Suite 100  
Tucson, Arizona 85710  
Tel: 520-295-4229 Fax: 520-295-4229  
CA Number 1793 (P) 7/01 and 1447 (L.A.) Exp. June 30, 2009  
Drawing: PUD04B  
Project: 101ST AND MEMORIAL  
Sheet: 011 1/21A Tm. 103.124 Designer: PUD

Sheet: 011 1/21A Tm. 103.124 Designer: PUD

14.16

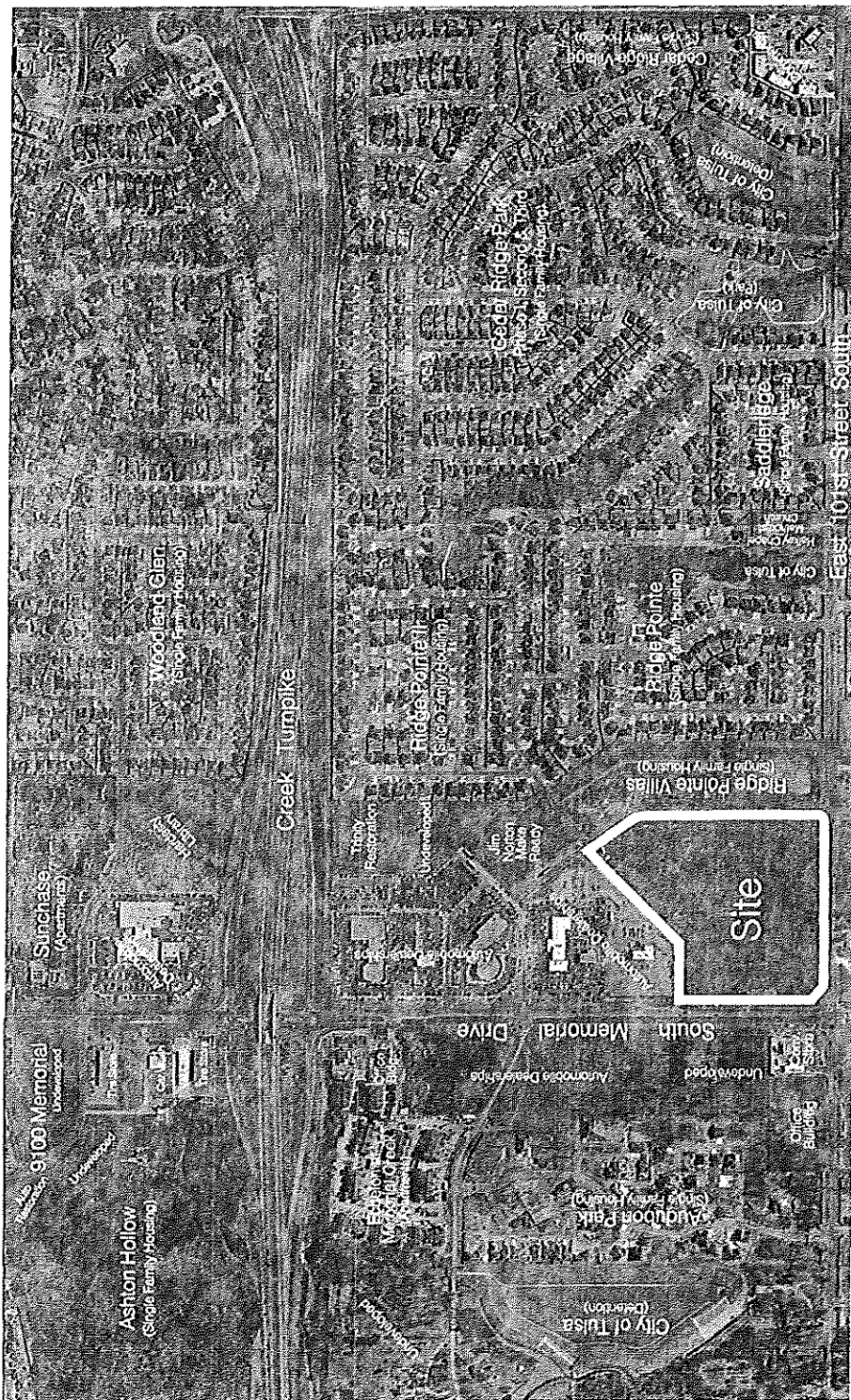
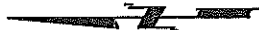


**SACK AND ASSOCIATES, INC.**  
1915 S. Memorial Dr., Suite 100  
Tulsa, Oklahoma 74107  
Phone: (918) 438-1111  
Fax: (918) 438-1112  
E-mail: info@sackandassociates.com  
Website: www.sackandassociates.com  
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# South Town Market

Area Zoning Map  
**EXHIBIT 'F'**  
Minor Amendment Planned Unit Development No. 411-C-12  
Amended Corridor District Site Plan No. Z-5842-SP-7



**SACK AND ASSOCIATES, INC.**  
 Suite Fe Depot, 111 South Glen Avenue, Tempe, AZ 85283-1846  
 Tel: 916.592.4111 Fax: 916.592.4275 E-mail: [info@sackassociates.com](mailto:info@sackassociates.com)  
 CA Number: 1783 (P.C.A.S.) and 1467 (A.L.) Jan. 30, 2008

387F, CDP#S: 5-1172, Tr. 5-43  
 Replied: 08 FEB 2008

Drawing: A00079  
 Designer: PUJ  
 File: 18132  
 Owner: T392A  
 Drawn: DU

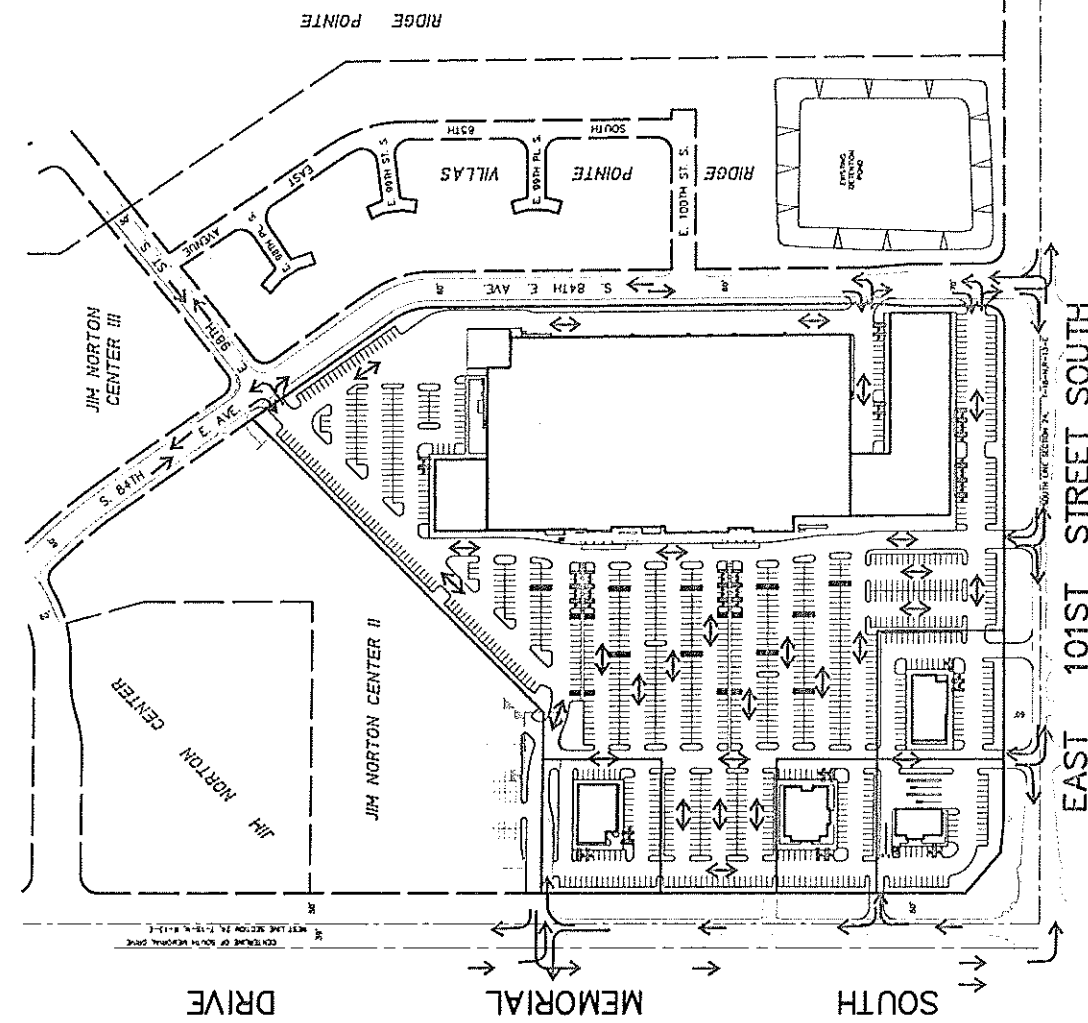
PROJECT LIST AND MODIFICATIONS

## South Town Market

## Aerial Photo-Land Uses

EXHIBIT 'G'

Minor Amendment Planned Unit Development No. 411-C-12  
Amended Corridor District Site Plan No. Z-5842-SP-7



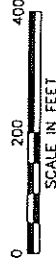
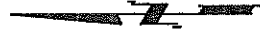
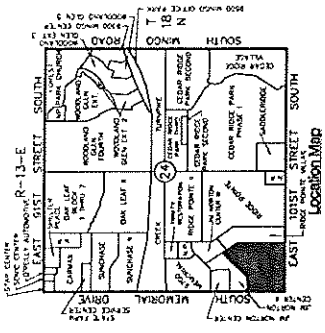
**Legend**  
 ← DIRECTION OF TRAFFIC FLOW

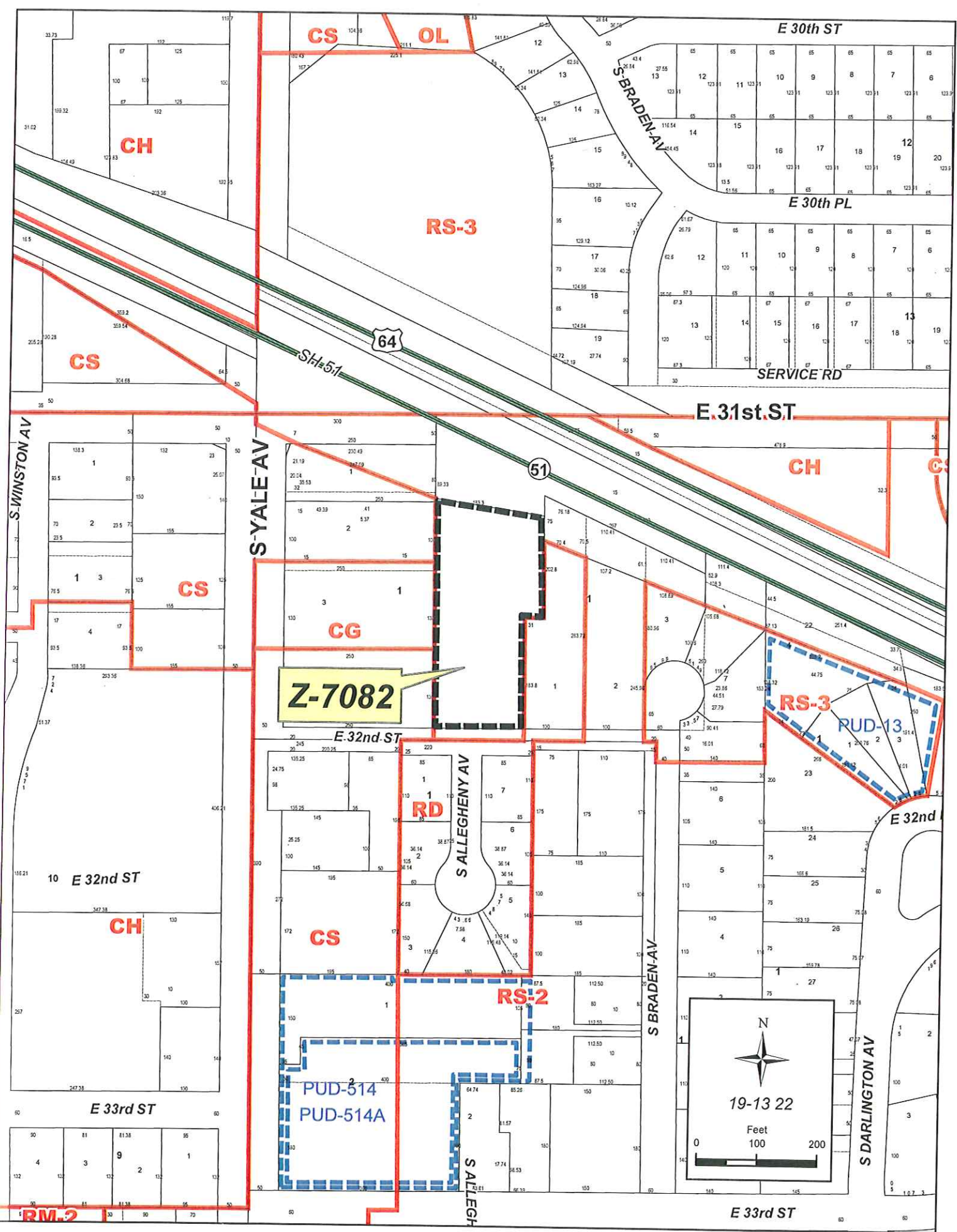
**SACK AND ASSOCIATES, INC.**  
 1000 N. 10th St., Suite 100  
 Phoenix, AZ 85004  
 Phone: (602) 425-1234  
 Fax: (602) 425-1235  
 E-mail: info@sackandassociates.com  
 Project: 05101-001  
 Date: 05/11/2005  
 Drawn: J. Sack  
 Checked: J. Sack  
 Printed: 05/11/2005

# South Town Market

## Circulation and Access EXHIBIT 'H'

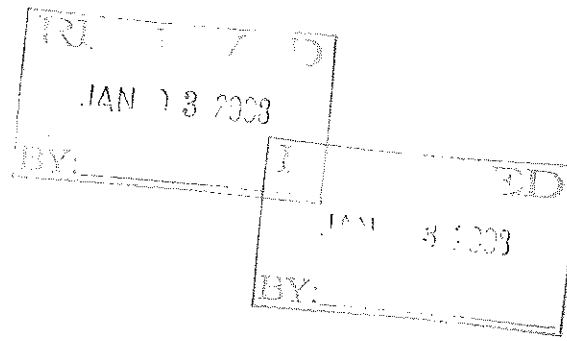
Minor Amendment Planned Unit Development No. 411-C-12  
 Amended Corridor District Site Plan No. Z-5842-SP-7





15.1

Barbara Huntsinger  
TMAPC  
201 W 5<sup>th</sup>  
Tulsa, OK 74103



January 2, 2008

Subject: Withdrawal of change of zoning application for 4923 E 32st S

Dear Ms. Huntsinger,

The purpose of this letter is to withdraw the change of zoning application for 4923 E 32 St South in Yorkshire Estates of Tulsa. Following a continuation of the application, we have determined that it will require additional time to arrange access to the property from Yale Avenue. As soon as such arrangements can be made, we will consult with your office regarding filing a new application.

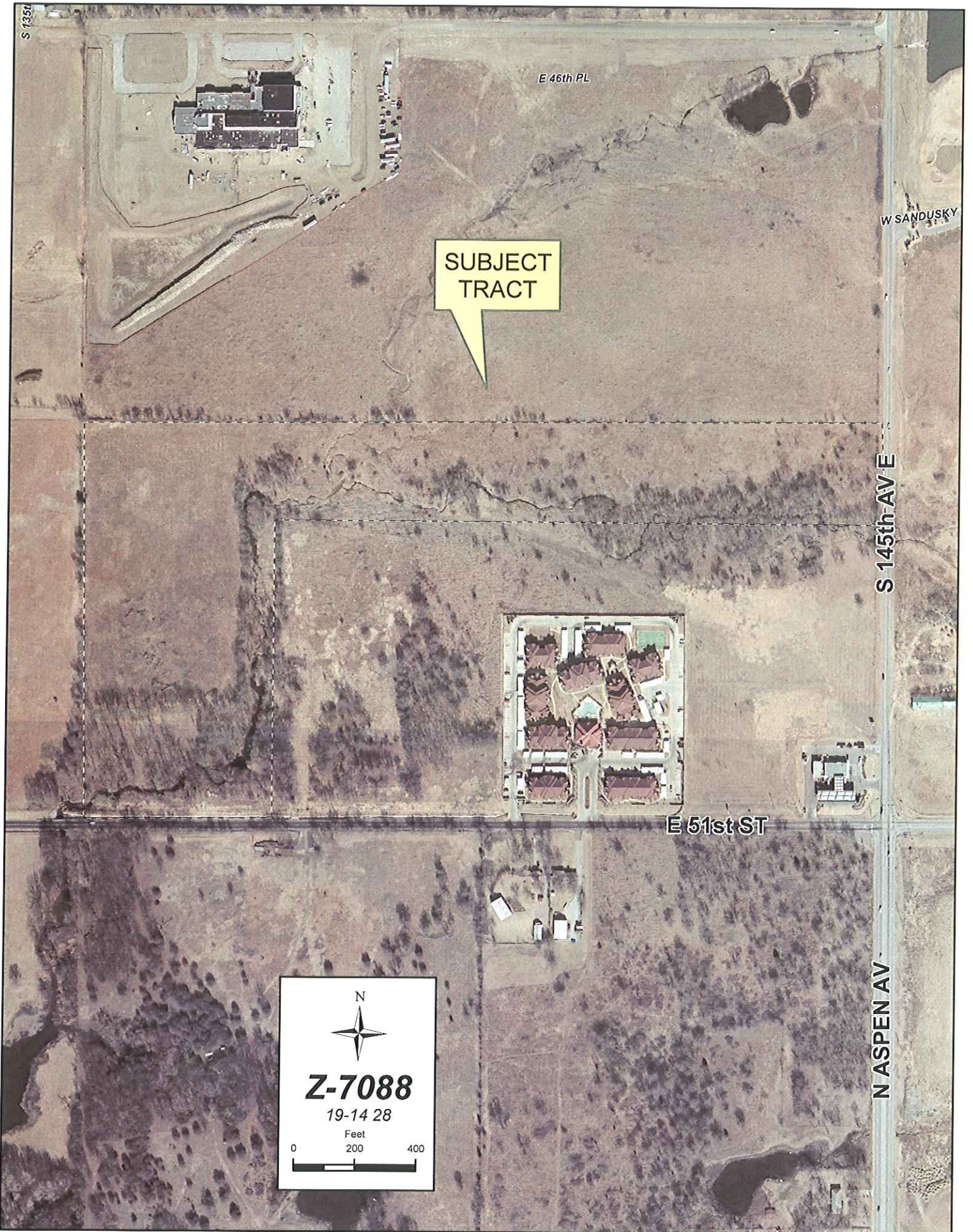
Thank you very much,

  
Houston B. Mount  
Applicants

  
Sue Ann Mount







SUBJECT  
TRACT

E 46th PL

W SANDUSKY

S 145th AV E

E 51st ST

N ASPEN AV

N

**Z-7088**

19-14 28

Feet

0 200 400

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7088**

**TRS 9428**

**Atlas 1254**

**CZM 49**

**PD-17 CD-6**

**TMAPC Hearing Date:** February 20, 2008

**Applicant:** Charles E Norman

**Tract Size:** 35.11± acres

**ADDRESS/GENERAL LOCATION:** West of northwest corner of East 51<sup>st</sup> Street and South 145<sup>th</sup> East Avenue

**EXISTING ZONING:** RS-3

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 11825, dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** RM-1

**PROPOSED USE:** Multifamily development

**RELEVANT ZONING HISTORY:**

**PUD-669 February 2003:** All concurred in approval of a proposed Planned Unit Development on an 11.19± acre tract of land for a 180-unit multi-family development on property located west of the northwest corner of East 51<sup>st</sup> Street South and South 145<sup>th</sup> East Avenue.

**Z-6781/PUD-635 October 2000:** All concurred in approval of a request for rezoning an 80± acre tract of land from AG to OL/PUD and a proposed Planned Unit Development for the QuikTrip Corporate Campus as their headquarters on property located north and east of the northeast corner of East 51<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue and abutting the subject property on the northwest corner.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 35.11± acres in size and is located west of the northwest corner of East 51<sup>st</sup> Street and South 145<sup>th</sup> East Avenue. The property appears to be vacant and is zoned RS-3. It is an L-shaped lot with frontage on both East 51<sup>st</sup> Street South and South 145<sup>th</sup> East Avenue.

**STREETS:**

| <b>Exist. Access</b>                | <b>MSHP Design</b> | <b>MSHP R/W</b> | <b>Exist. # Lanes</b> |
|-------------------------------------|--------------------|-----------------|-----------------------|
| East 51 <sup>st</sup> Street South  | Secondary arterial | 100'            | 2                     |
| South 145 <sup>th</sup> East Avenue | Primary arterial   | 120'            | 2                     |

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

16.4

**SURROUNDING AREA:** The subject tract is abutted on the east across South 145<sup>th</sup> East Avenue by vacant and residential land, zoned AR-4/PUD-94 in Broken Arrow; on the north by vacant land, zoned RS-3; on the south by vacant land, zoned RS-3, multifamily residential use, zoned RM-1, and commercial use (a convenience store) at the intersection of East 51<sup>st</sup> South and South 145<sup>th</sup> East Avenue, zoned CS; and on the west by vacant land, zoned AG.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

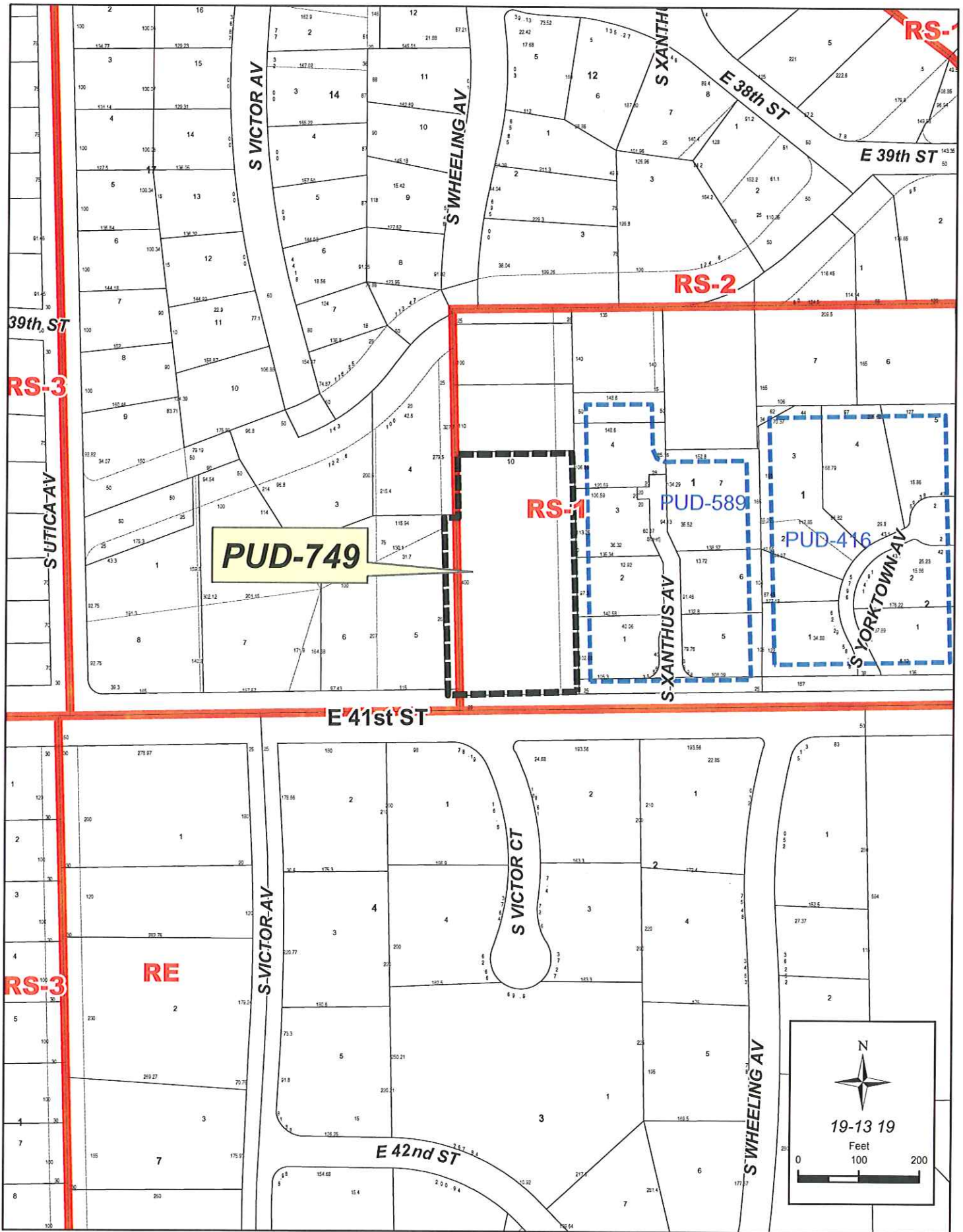
The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use and Low Intensity-Linear Development Area. According to the Zoning Matrix, the requested RM-1 zoning **may be found** in accord with the Plan.

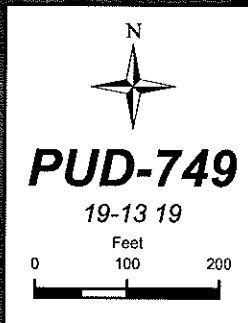
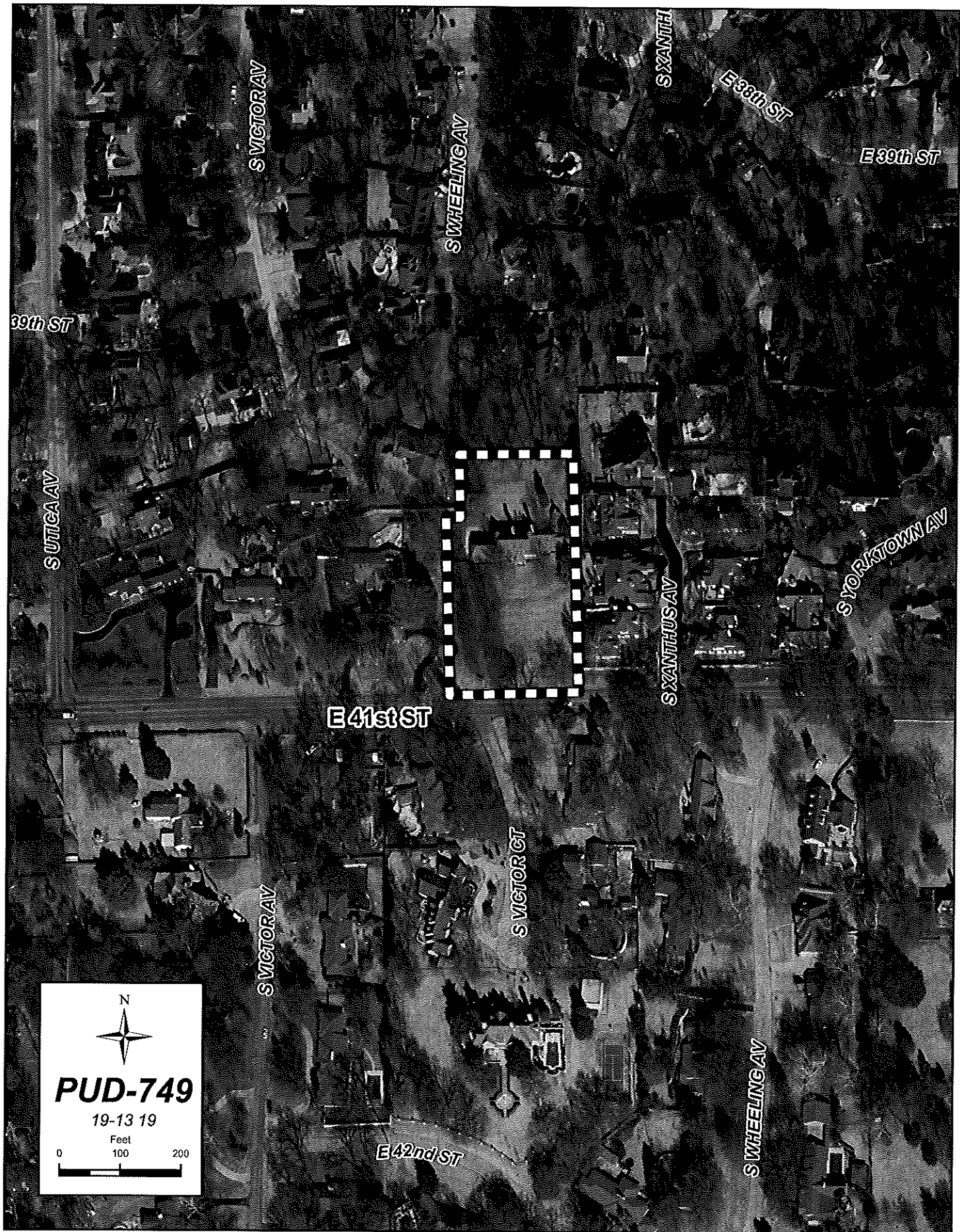
**STAFF RECOMMENDATION:**

Based on the surrounding uses, several of which are more intense than single-family residential land use, and the District Plan, staff can support the requested rezoning and recommends **APPROVAL** of RM-1 zoning for Z-7088.

02/20/08

16.5







**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-749**

**TRS 9319**

**Atlas 247**

**CZM 47**

**PD-6 CD-9**

**TMAPC Hearing Date:** February 20, 2008

**Applicant:** Roy D Johnsen

**Tract Size:** 2.07± acres

**ADDRESS/GENERAL LOCATION:** East of northeast corner of East 41<sup>st</sup> Street and South Utica Avenue

**EXISTING ZONING:** RS-1

**EXISTING USE:** Residential Single-family

**ZONING ORDINANCE:** Ordinance number 11823 dated June 26, 1970 established zoning for the subject property.

**PROPOSED ZONING:** RS-1/PUD

**PROPOSED USE:** Residential Single-family

**RELEVANT ZONING HISTORY:**

**Z-7063 August 2007:** A request for rezoning a 1.96± acre tract of land from RS-1 to RS-2 was *withdrawn* on the subject property also described as east of northeast corner of East 41<sup>st</sup> Street South and South Utica Avenue.

**PUD-589 August 1998:** All concurred in approval of a proposed Planned Unit Development on a 2.9± acre tract of land for a gated subdivision with seven units maximum, retaining one of existing two houses, on property located west of the northwest corner of East 41<sup>st</sup> Street and South Lewis Avenue and abutting the subject property to the east.

**PUD-546 June 1996:** All concurred in approval of a proposed Planned Unit Development on a 2.3± acre tract of land for a five single-family lots with a private street on property located north of northeast corner of East 37<sup>th</sup> Street and South Lewis Avenue

**Z-6395 March 1993:** All concurred in approval of a request for rezoning a 200± acre tract of land from RS-1 to RE for single-family development on property located on the southwest corner of East 41<sup>st</sup> Street and South Lewis Avenue.

**PUD-493 October 1992:** All concurred in approval of a proposed Planned Unit Development on a 7± acre tract of land for an eight lot development of single-family homes with private streets on property located west of northwest corner of East 41<sup>st</sup> Street and South Lewis Avenue.

**PUD-416 June 1986:** All concurred in approval of a proposed Planned Unit Development on a 3.6± acre tract of land for a single-family, private street development with a maximum of 7 lots on property located west of northwest corner of East 41<sup>st</sup> Street and South Lewis Avenue.

## **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 1.96 acres in size and is located east of the northeast corner of East 41<sup>st</sup> Street and South Utica Avenue, approximately 1,800 feet west of South Lewis Avenue. The property appears to be a large-lot single-family residential use and is zoned RS-1. Immediately to the west is a vacated public street (probably an extension of South Wheeling Avenue).

### **STREETS:**

| <b>Exist. Access</b>         | <b>MSHP Design</b> | <b>MSHP R/W</b> | <b>Exist. # Lanes</b> |
|------------------------------|--------------------|-----------------|-----------------------|
| East 41 <sup>st</sup> Street | Urban Arterial     | 70'             | 2                     |

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

**SURROUNDING AREA:** The subject tract is abutted on the east by a single-family residential development, zoned RS-1/PUD-589; on the north by single-family residential uses, zoned RS-1; on the south by single-family residential uses, zoned RE; and on the west by single-family residential uses, zoned RS-2.

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

The District 6 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 RS-1/PUD zoning is in accord with the Plan.

### **STAFF RECOMMENDATION:**

PUD-749 is a 1.96 acre tract located east of northeast corner of East 41<sup>st</sup> Street and South Utica Avenue approximately 1,800 feet west of South Lewis Avenue. The tract has one existing single-family dwelling which will be demolished.

This site slopes from southeast corner of the lot to the northwest corner with the highest elevation (706 ft) at the approximate southeast corner of the site and the lowest elevation (672 ft) at the approximate northwest corner of the site. The site is not within a FEMA or City of Tulsa Regulatory flood plain. There are mature trees on the site, which will be retained where practical.

PUD 749 proposes to split the 1.96 acres into five lots and two reserve areas for development as a single-family residential development. Reserve areas are to be dedicated to open space/landscaping, one private street, storm-water detention, recreation and security gates.

The existing underlying zoning within the PUD is RS-1/RS-2, single-family residential. The proposed use, Use Unit 6 is a use by right in the RS-1 and RS-2 districts.

Utilities are available at the development boundaries and will also be provided by customary extension. Storm water detention will be provided per Technical Advisory Committee (TAC) recommendation as stated below.

The applicant's concept plans are shown on attached exhibits A through E. The proposed development will have one access point off 41<sup>st</sup> Street South with a gated entry. The applicant is requesting a seven (7) foot privacy wall for the PUD perimeter and for court-yard entries to the individual lots.

The PUD comprised of five (5) lots and one (1) block will be platted as a single subdivision.

17.5

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-749 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-749 subject to the following conditions:

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

2. Development Standards:

|           |                 |
|-----------|-----------------|
| Land area | 1.951 acres net |
|-----------|-----------------|

|                 |                                   |
|-----------------|-----------------------------------|
| Permitted uses: | Detached single family residences |
|-----------------|-----------------------------------|

|                                |                                                                                                                                        |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Permitted Uses Reserve Area A: | Private streets, open space, recreation, landscaping and entry features including privacy wall and gates and related security features |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|

|                                |                                                                             |
|--------------------------------|-----------------------------------------------------------------------------|
| Permitted Uses Reserve Area B: | Open space, recreation, landscaping, privacy wall and storm water detention |
|--------------------------------|-----------------------------------------------------------------------------|

|                         |   |
|-------------------------|---|
| Maximum Dwelling Units: | 5 |
|-------------------------|---|

|                   |                    |
|-------------------|--------------------|
| Minimum Lot Size: | 10,500 square feet |
|-------------------|--------------------|

|                    |      |
|--------------------|------|
| Minimum Lot Width: | 115' |
|--------------------|------|

|                          |     |
|--------------------------|-----|
| Maximum Building Height: | 35' |
|--------------------------|-----|

Minimum Yards:

|                              |     |
|------------------------------|-----|
| From 41 <sup>st</sup> Street | 35' |
|------------------------------|-----|

|                     |       |
|---------------------|-------|
| From Private Street | 17' * |
|---------------------|-------|

|                     |      |
|---------------------|------|
| Interior side yards | 7.5' |
|---------------------|------|

|           |     |
|-----------|-----|
| Rear yard | 20' |
|-----------|-----|

*\* Garages fronting the private street shall be setback a minimum of 25 feet.*

## Livability Space

|                                       |               |
|---------------------------------------|---------------|
| Minimum livability space per Lot 1    | 7,200 sq. ft. |
| Minimum livability space per Lots 2-5 | 5,000 sq. ft. |
| Minimum open space Reserve B          | 7,800 sq. ft. |

## Screening Walls

A wall not exceeding 7 feet in height may be erected along the PUD perimeter and within the court yard of each required front yard as indicated on applicant's concept plan Exhibit A.

## Other Bulk and Area Requirements

As provided within an RS-1 District

## Access and Circulation

Vehicular access is derived by a gated private street extending from 41<sup>st</sup> Street. Sidewalks will be provided in accordance with the Subdivision Regulations or modification thereof approved by the Tulsa Metropolitan Area Planning Commission.

## Site Plan Review

The approved final plat shall constitute the required site plan of the planned unit development, provided however, a detailed site plan of the proposed gating of the private street shall be submitted to and approved by the Tulsa Metropolitan Area Planning Commission prior to the installation of the gating and related entry features.

## Stormwater Detention

Per TAC recommendation, all Roof Drains should be piped to the Stormwater Drainage System in Reserve 'A', and then be piped to the Stormwater Detention Facility in Reserve 'B'.

## Platting Requirement

No building permit shall issue until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development and the City of Tulsa shall be a beneficiary thereof.

3. No building permit shall be issued until the platting 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.

4. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the applicable development standards.
5. 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.
6. 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.
7. 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.
8. 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.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
10. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
11. 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:**

**General:** No comments.

**Water:** A looped water main extension will be required to serve each lot. A 20 foot restrictive waterline easement will be required.

**Fire:** No comments.

**Stormwater:** All Roof Drains should be piped to the Stormwater Drainage System in Reserve 'A', and then be piped to the Stormwater Detention Facility in Reserve 'B'

**Wastewater:** Sanitary sewer access must be provided for all proposed lots.

**Transportation:** No comments.

**Traffic:** The additional 10 feet of Right of Way is sufficient to meet the 35 feet minimum for an Urban Arterial per the Major Street Plan. The location of the private gate shall be a minimum of 40 feet north of the North Curb line.

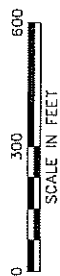
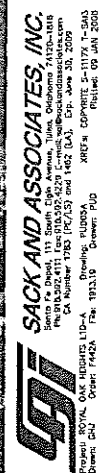
**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

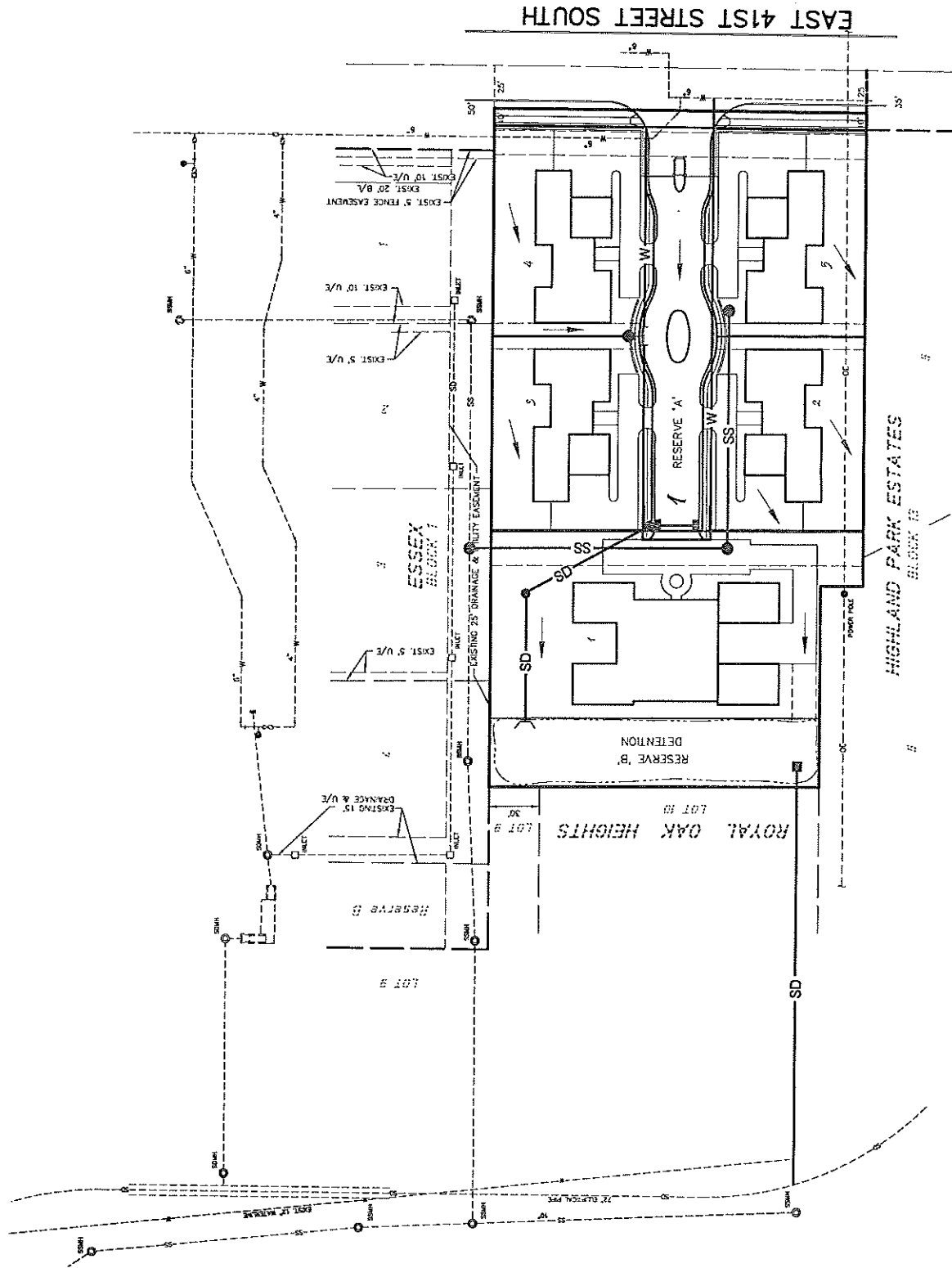
02/07/08





place 41

Area Land Use  
**EXHIBIT 'C'**  
Planned Unit Development Number 749

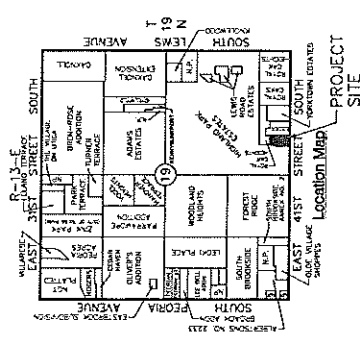


EAST 41ST STREET SOUTH

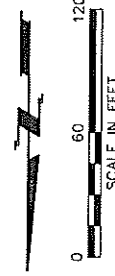
HIGHLAND PARK ESTATES

**SACK AND ASSOCIATES, INC.**  
 111 South Elm Avenue, Suite 100, Orange, CA 92667  
 Phone: (714) 761-1111 Fax: (714) 761-1112  
 E-mail: info@sackandassociates.com  
 Project: ROYAL OAK HEIGHTS L10-A Drawing: P1002A  
 Date: 01/11/07 File: 101219 Drawn: JUB  
 Printed: 09 JAN 2008

17.12

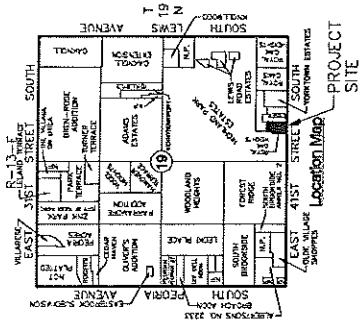
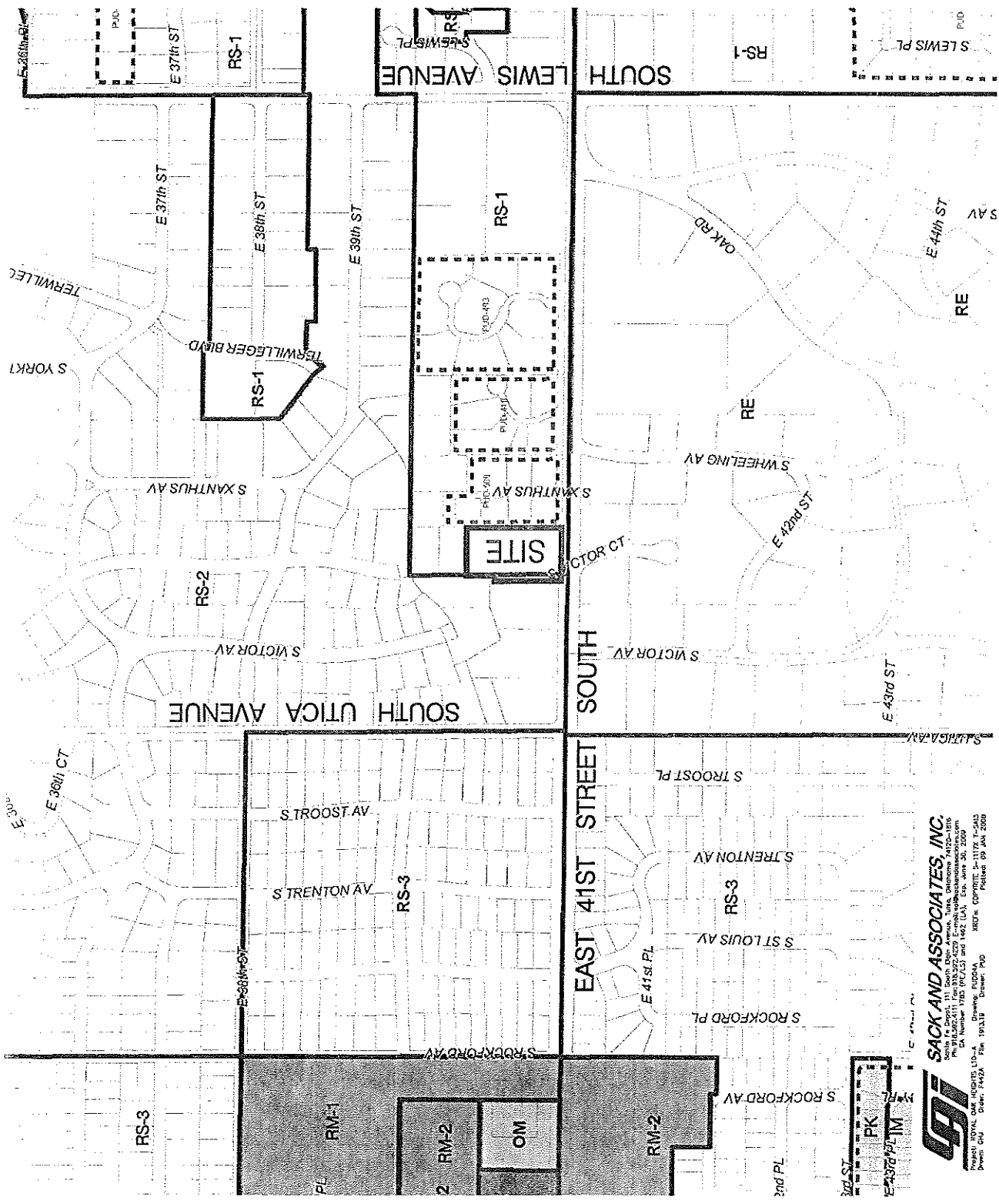


- Legend**
- OE--- EXISTING OVERHEAD ELECTRIC
  - W--- EXISTING WATER LINE
  - SS--- EXISTING SANITARY SEWER LINE
  - SD--- EXISTING STORM SEWER LINE
  - W--- PROPOSED WATER LINE
  - SS--- PROPOSED SANITARY SEWER
  - SD--- PROPOSED STORM SEWER
  - >--- DRAINAGE FLOW



place 41

Drainage Concept  
 Existing and Planned Utilities  
**EXHIBIT 'D'**  
 Planned Unit Development Number 749

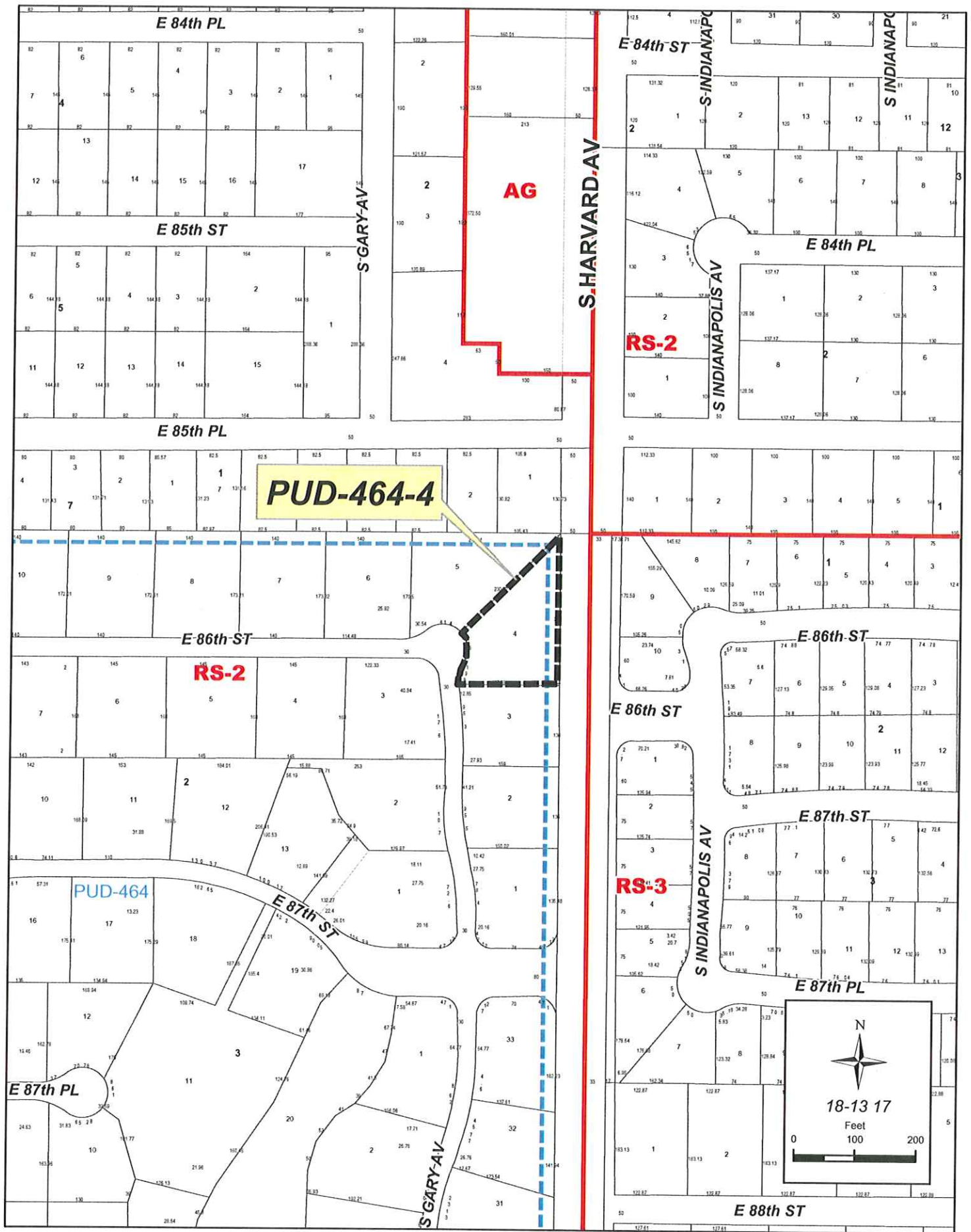


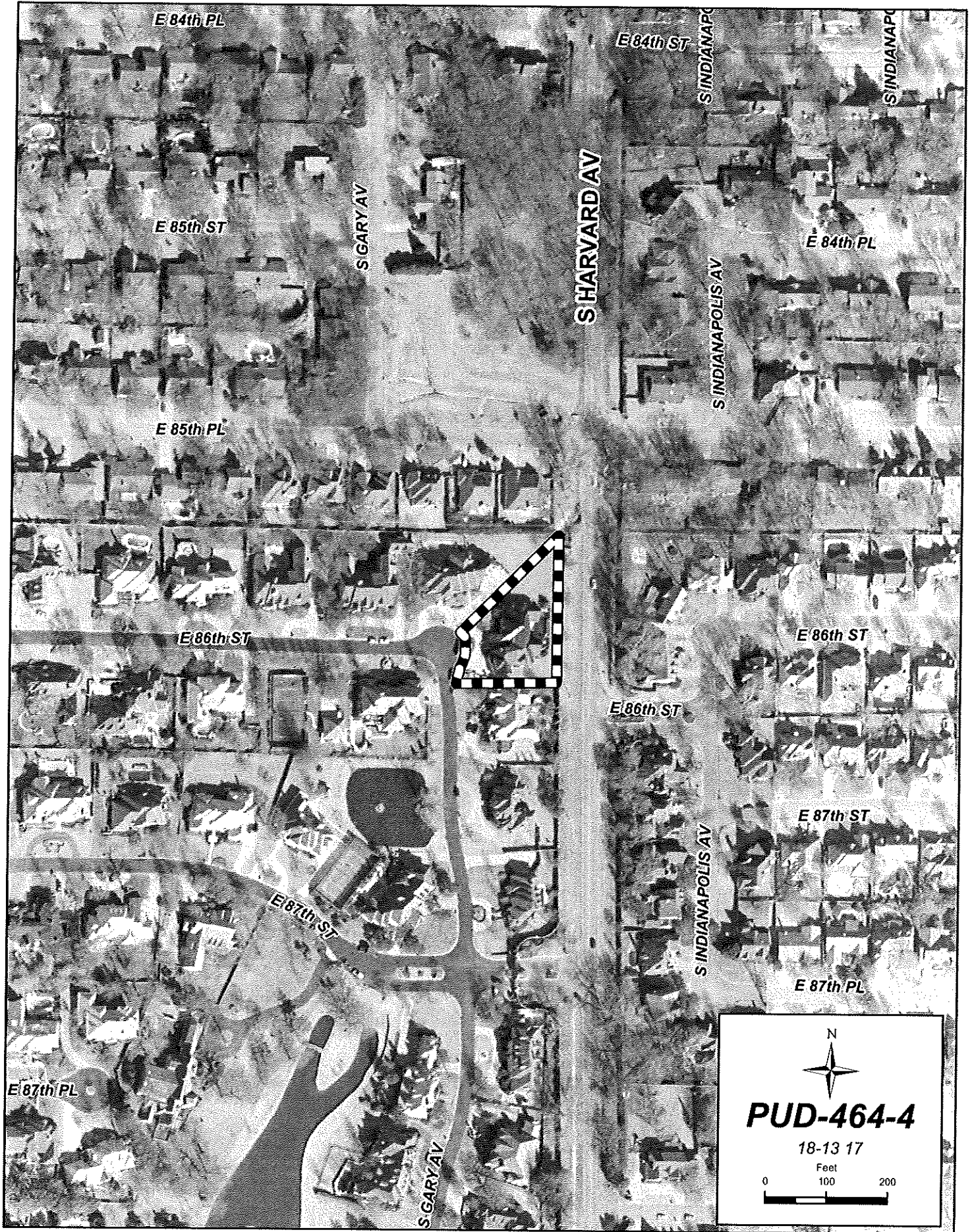
place 41

Area Zoning  
EXHIBIT 'E'  
Planned Unit Development Number 749

**SACK AND ASSOCIATES, INC.**  
11120 W. 11th St., Suite 100  
Overland Park, KS 66211  
Tel: 913.322.4229 Fax: 913.322.4229  
E-mail: info@sackandassociates.com  
Web: www.sackandassociates.com  
Lic. Number: 1186 (P/C/J) and 1462 (L/A) Exp. April 30, 2009  
SACK AND ASSOCIATES, INC. is an Equal Opportunity Employer  
Drawing: 19-04-0001

17.13





N

**PUD-464-4**

18-13 17

Feet  
0 100 200

18.2



18.3

February 20, 2008

## STAFF RECOMMENDATION

**PUD-464-4:** Minor Amendment – Lot 4, Block 1 – Wellington South;  
8603 South Gary Avenue; TRS 8317; CZM 52; Atlas 1740;  
PD 18 CD 8; RS-2/PUD.

---

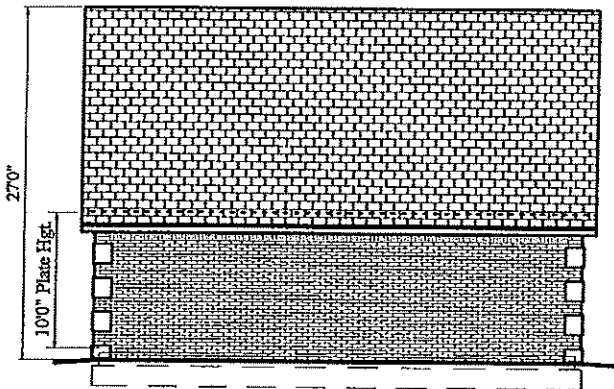
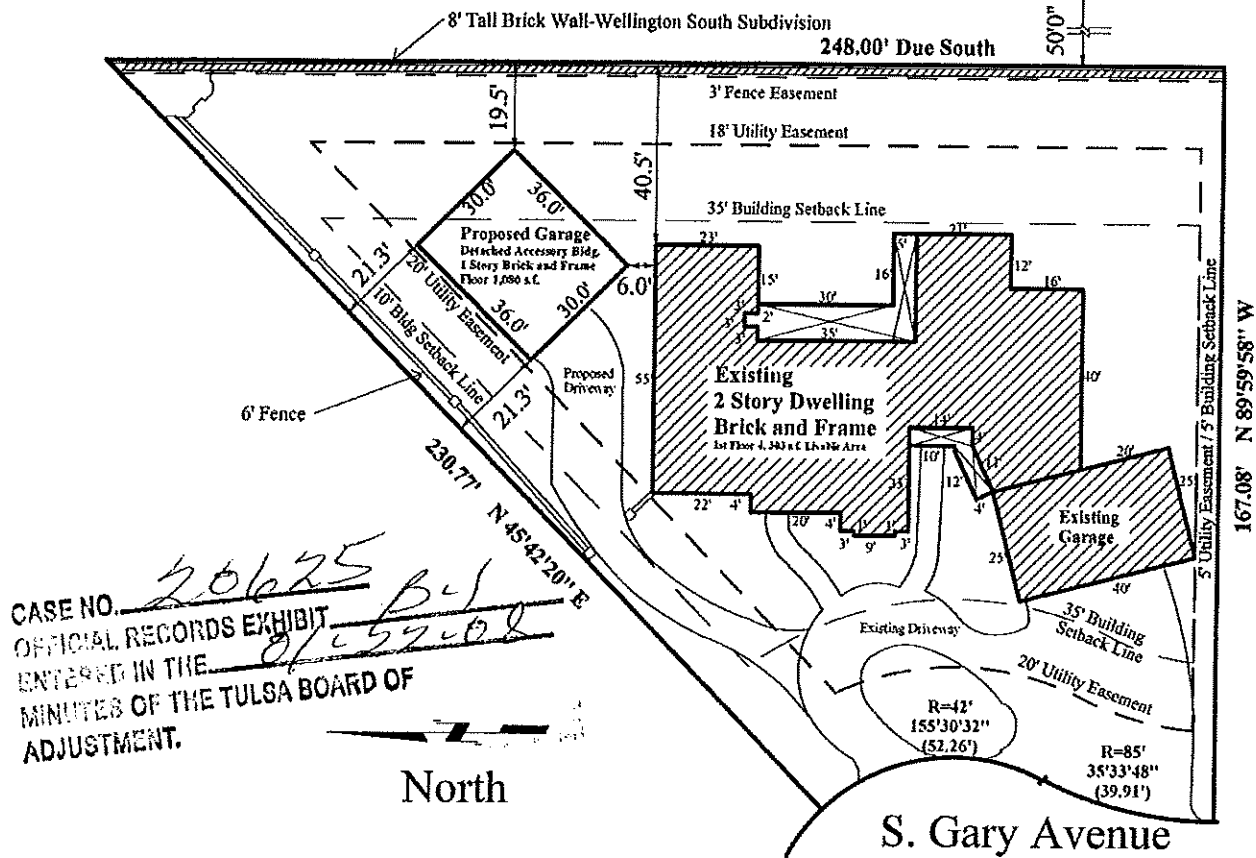
The applicant is requesting a minor amendment to PUD-464 for the purpose of increasing the permissible height of a detached accessory structure located in the required rear yard from 18-feet to 27-feet.

The proposed detached accessory structure meets all applicable building setback and permissible floor area requirements per the Zoning Code. There are no other detached accessory structures located on this lot.

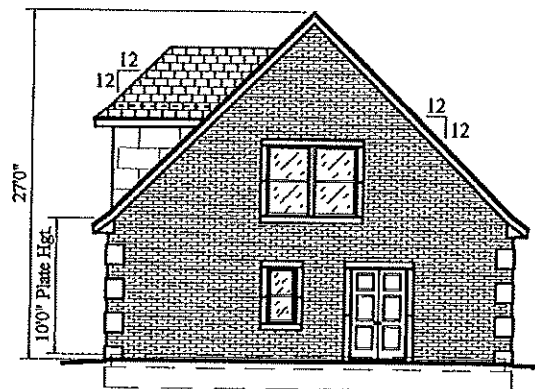
On January 22, 2008 the City of Tulsa Board of Adjustment (BOA) approved case number 20625 granting a variance to increase the height of the proposed structure from 18-feet, to 27-feet citing the "unusual configuration of the lot" as a reasonable hardship. In addition, staff notes the property line to which this proposed structure is set back from is abutting the South Harvard Avenue right-of-way (ROW). The structure is further separated from said ROW by an 8-foot high brick wall.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-464-4 with the conditions of BOA case 20625 that there is no commercial activity and the structure may not be rented.

# South Harvard Avenue



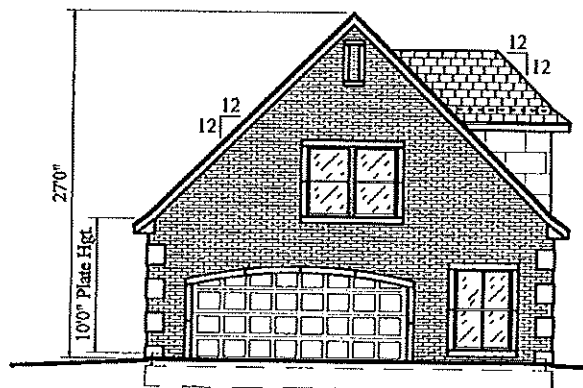
West Exterior Elevation



North Exterior Elevation



East Exterior Elevation



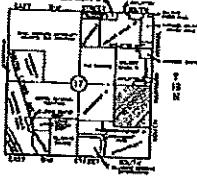
South Exterior Elevation

# WELLINGTON SOUTH

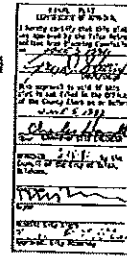
AN ADDITION TO THE CITY OF TULSA, BEING A SUBDIVISION OF THE  
NEAR OF THE SEAM AND THE NORTH 1/2 OF THE SEAM OF THE SEAM OF  
SECTION 17, T-18-N, R-13-E  
TULSA COUNTY, OKLAHOMA  
P.U.D. No. 464

OWNER:  
SOUTH TULSA PROPERTIES, INC.  
(An Oklahoma Corporation)  
4211 EAST 97<sup>th</sup> STREET SOUTH  
TULSA, OKLAHOMA 74117  
PHONE: 299-0042

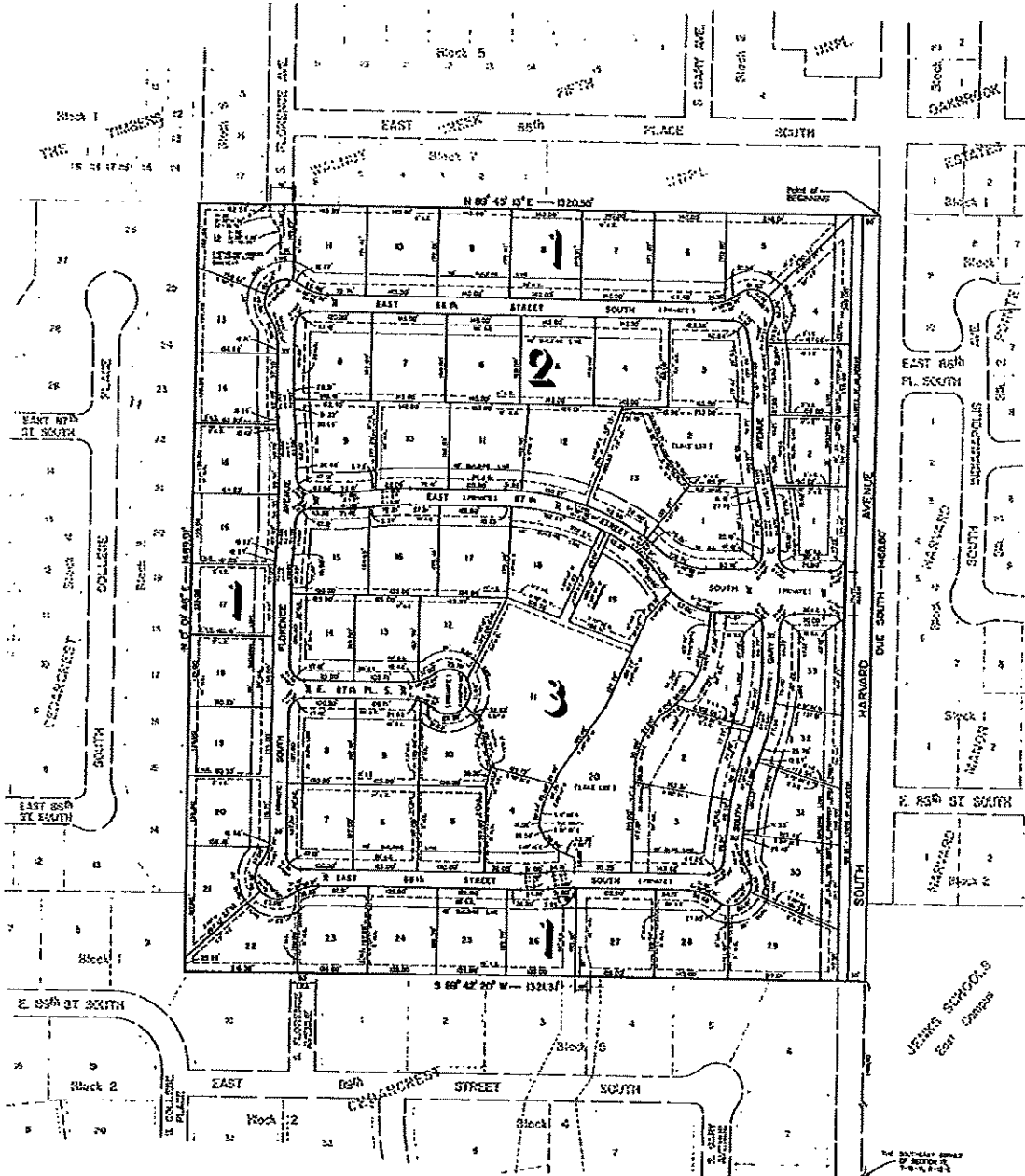
ENGINEER:  
HAMMOND ENGINEERING COMPANY  
857 EAST 50<sup>th</sup> ST. SOUTH - SUITE 100  
TULSA, OKLAHOMA 74115  
PHONE: 627-5861



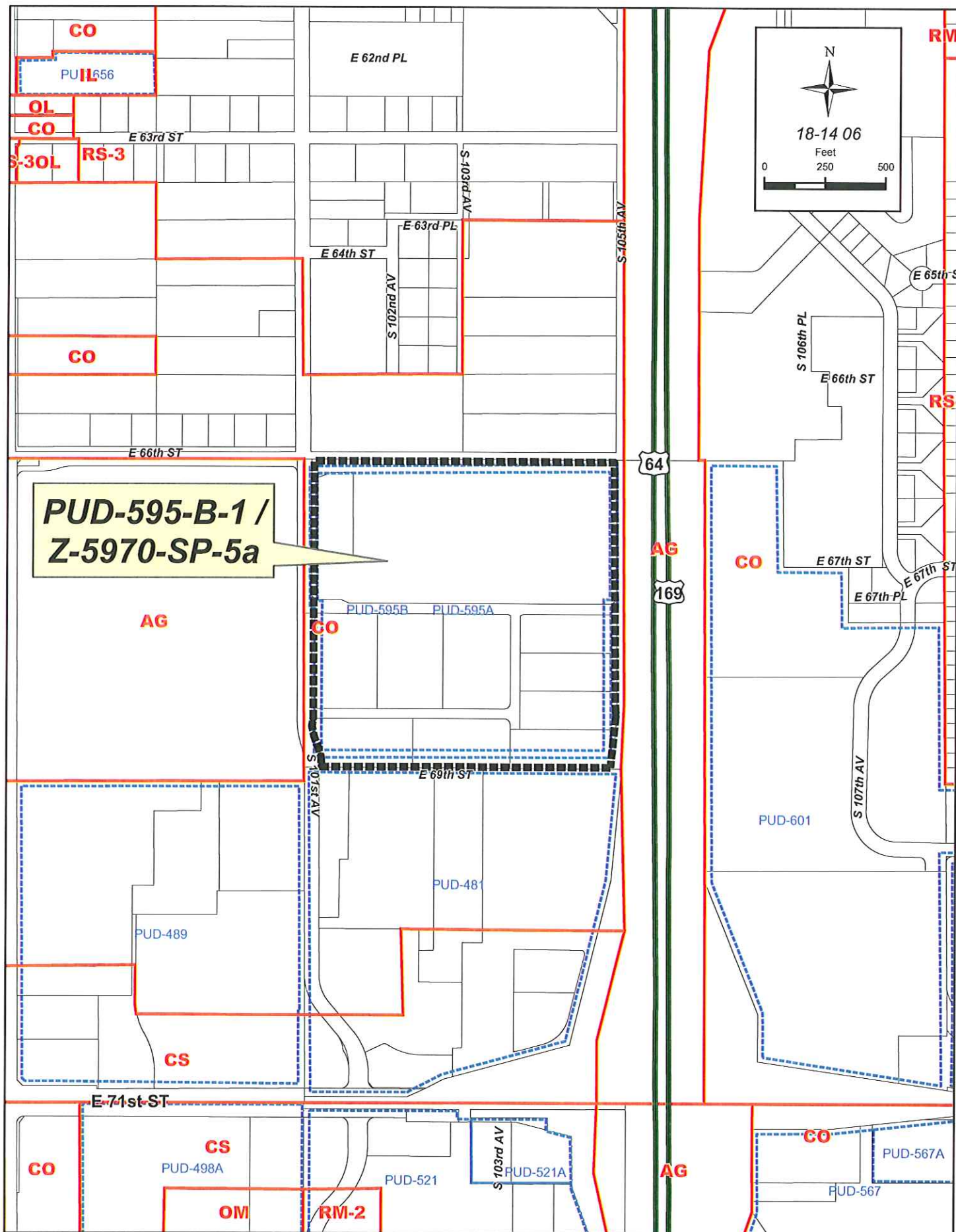
LOCATION MAP  
66 LOTS  
44,537.4 ACRES



SCALE: 1" = 100'



NOTE: U.E. = UTILITY EASEMENT





**PUD-595-B-1/  
Z-5970-SP-5a**

18-14 06

Feet  
0 250 500

19.2



N

**PUD-595-B-1/  
Z-5970-SP-5a**

18-14 06

Feet  
0 150 300

February 20, 2008

## STAFF RECOMMENDATION

**PUD-595-B-1/Z-5970-SP-5a;** Minor Amendment – East Side South 101<sup>st</sup> East Avenue, ¼ mile north of East 71<sup>st</sup> Street South; Lots 1-10, Block 1 – Home Center Amended, a re-subdivision of Lot 1, Block 1 Home Center Addition; TRS 8406; CZM 54; Atlas 996/873; PD 18c CD 8; CO/PUD.

---

The applicant is requesting a minor amendment to PUD-595-B/Corridor Site Plan #Z-5970-SP-5a to allow the 12/21/07 approved business sign (see attached TMAPC approved plans) at the north east corner of Lot 5, Block 1 – Home Center to identify and advertise the future businesses, offices and hotels within the PUD. This request was inadvertently advertised as a request for a second sign along the U.S. 169 frontage, as the result of staff confusion with respect to the request being made.

The interior streets within the PUD are private and will be constructed and maintained by the property owner's association within the PUD, making Home Center effectively a single lot and block development.

PUD development standards state there is one business sign permitted along the 1,245' (+/-) Mingo Valley Expressway/U.S. 169 right-of-way. This sign was approved on 12/21/07. In allowing only one sign for Mathis Brothers within the U.S. 169 freeway sign corridor, other businesses within the PUD do not benefit from the exposure to the U.S. 169 frontage. Current PUD development standards allow each business; one sign along the private street ROW's not to exceed ½ square foot of display surface area per lineal foot of private street frontage. The signs are not to exceed 20-feet in height.

Given the aforementioned, staff recommends **APPROVAL** of minor amendment PUD-595-B-1/Z-5970-SP-5a with the following conditions:

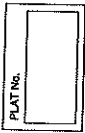
- Per major amendment PUD-595-B, no permit for this sign may be issued until verification that the outdoor advertising sign located within the PUD has been removed, be provided to the zoning official at the City of Tulsa Permit Center;
- That verification that the sign will not exceed 500 NITS in brightness be provided to the zoning official at the City of Tulsa Permit Center and;
- That tenant identification be limited to tenants currently occupying a building within the PUD and that individual LED tenant panels be limited to change no more than one time every ten minutes per the definition of changeable copy in the City of Tulsa Zoning Code.

19.4

# Home Center Amended

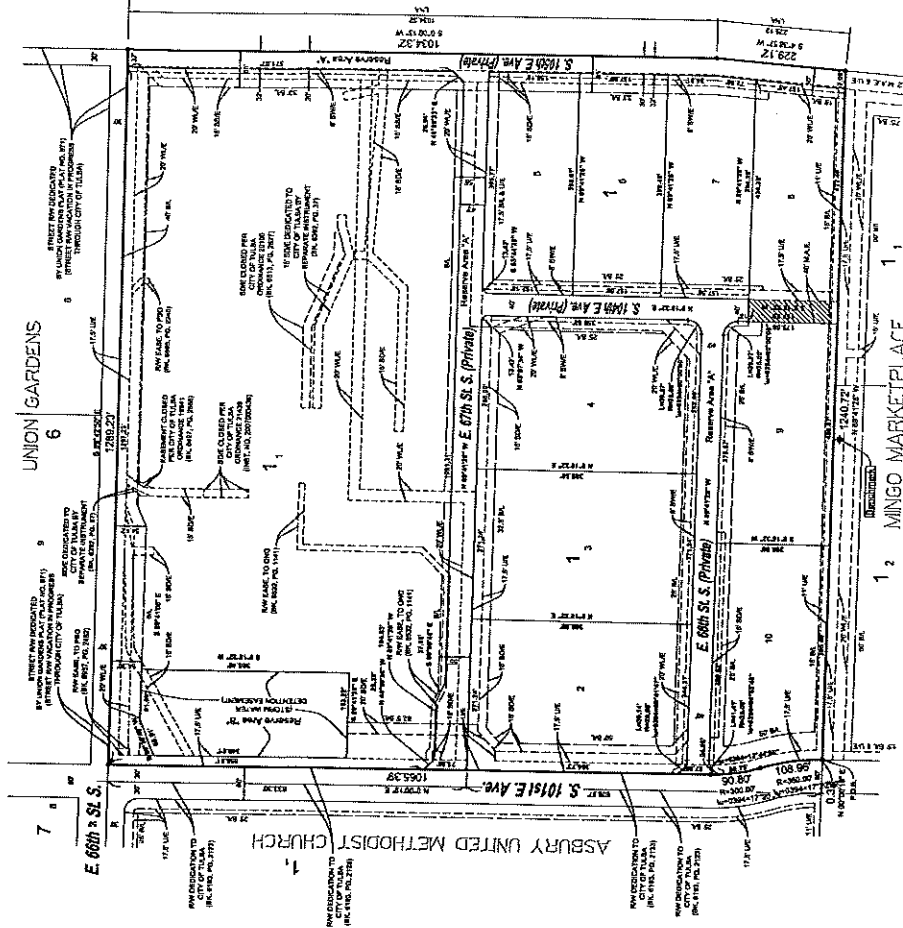
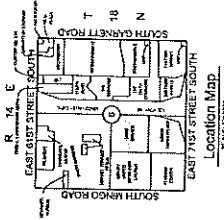
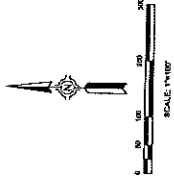
A RESUBDIVISION OF ALL LOT ONE (1), BLOCK ONE (1), HOME CENTER, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 14 EAST, CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

P.U.D. NO. 595-B/Corridor District Site Plan No. Z-5970-SP-5



**Owner:**  
DUB Investments, LLC  
An Oklahoma Limited Liability Company  
P.O. Box 22845  
Oklahoma City, Oklahoma 73123  
Phone: (405) 951-1233  
Contact: Mr. Calvin Worth  
Email: cworth@hnc-assoc.com

**Engineer/Surveyor:**  
Sisemore Weitz & Associates, Inc.  
Certified as a Subdivision No. 202 Exp. June 30, 2007  
1111 E. 10th Street  
Tulsa, Oklahoma 74103  
Phone: (918) 585-9800  
Email: pweitz@hnc-assoc.com



**FINAL PLAT**  
CERTIFICATE OF APPROVAL  
I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.

This plat is subject to the provisions of the Oklahoma Subdivision Act, Chapter 10, Title 10, Oklahoma Statutes.

APPROVED: \_\_\_\_\_  
Surveyor for Tulsa County, Oklahoma

DATE: \_\_\_\_\_  
Tulsa, Oklahoma

APPROVED: \_\_\_\_\_  
City Engineer

APPROVED: \_\_\_\_\_  
City Clerk

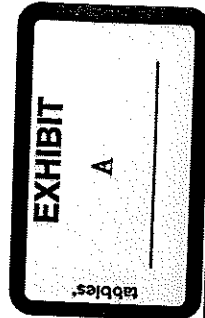
APPROVED: \_\_\_\_\_  
City Attorney

STATE OF OKLAHOMA } 39  
COUNTY OF TULSA }  
I, Edwin Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.

Given at the City of Tulsa, Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

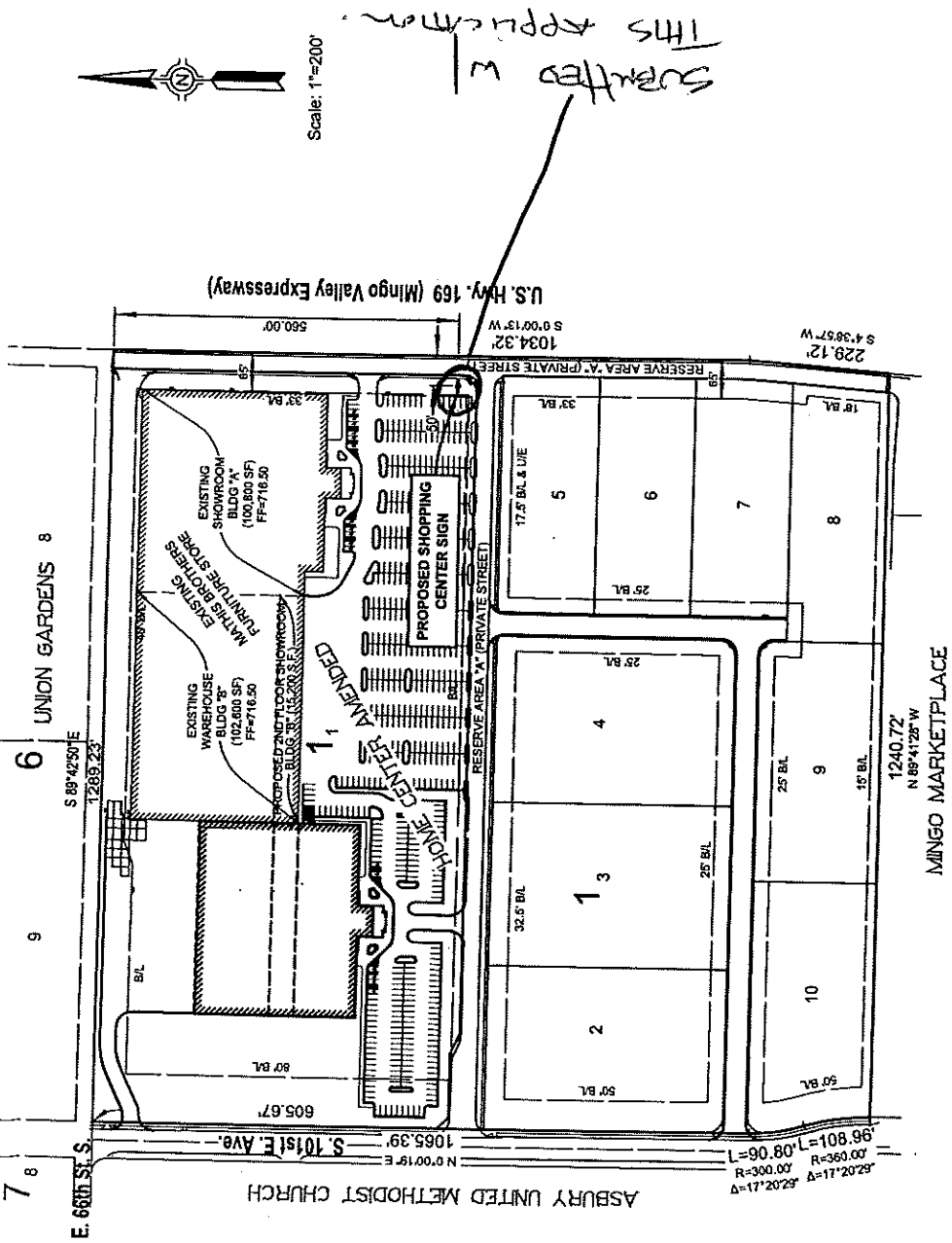
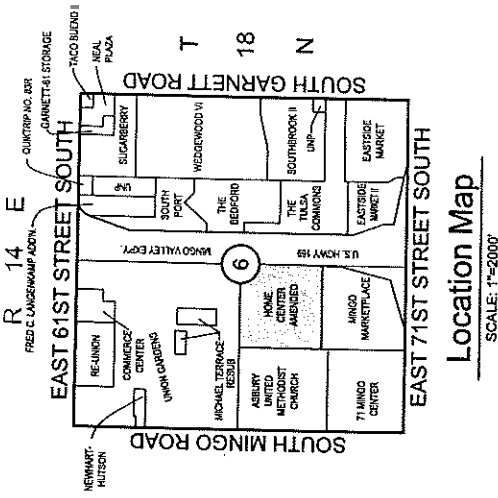
Edwin Wilson, Tulsa County Clerk

| LOT | ACRES | LOT AREA (SQUARE FEET) |
|-----|-------|------------------------|
| 1   | 1.00  | 43,560.00              |
| 2   | 1.00  | 43,560.00              |
| 3   | 1.00  | 43,560.00              |
| 4   | 1.00  | 43,560.00              |
| 5   | 1.00  | 43,560.00              |
| 6   | 1.00  | 43,560.00              |
| 7   | 1.00  | 43,560.00              |
| 8   | 1.00  | 43,560.00              |
| 9   | 1.00  | 43,560.00              |
| 10  | 1.00  | 43,560.00              |
| 11  | 1.00  | 43,560.00              |
| 12  | 1.00  | 43,560.00              |
| 13  | 1.00  | 43,560.00              |
| 14  | 1.00  | 43,560.00              |
| 15  | 1.00  | 43,560.00              |
| 16  | 1.00  | 43,560.00              |
| 17  | 1.00  | 43,560.00              |
| 18  | 1.00  | 43,560.00              |
| 19  | 1.00  | 43,560.00              |
| 20  | 1.00  | 43,560.00              |



Home Center Amended  
Date Prepared: March 21, 2007

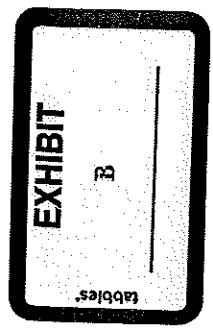
19.5



# Sign Exhibit Home Center Amended

**Slemons Webb & Associates, Inc.**  
 311 EAST 32ND PLACE  
 ANAHEIM, CALIFORNIA 92805  
 PHONE (951) 600-3800  
 FAX (951) 600-3808  
 E-MAIL: SWS@SWSA.COM  
 E-DATE: 6/30/08

DATE PREPARED: JANUARY 22, 2008  
 FILE: 1814.0631  
 WO#: 12957.27



19.6

MathisBrothers  
D/F On Premise Business Sign  
604 S. 101st East Ave Tulsa, Ok

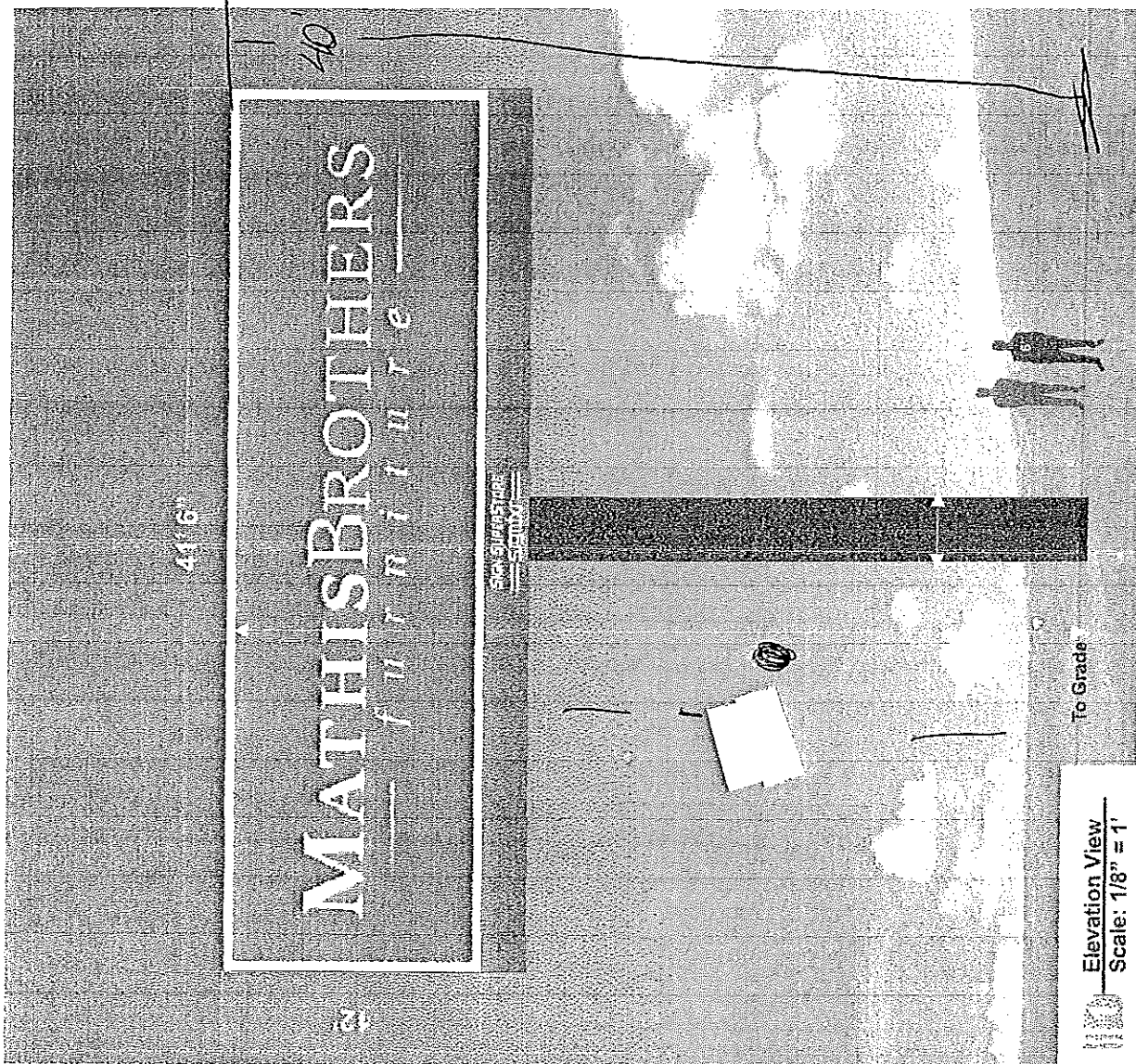
604 S 101st East Ave Tulsa

Double Sided  
YESCO 20mm L.E.D.  
500 NITS Nighttime

498 Sq. Ft.  
YESCO 20mm L.E.D.  
500 NITS Nighttime

112 Top View  
Scale: 1/16" = 1'

**APPROVED SIGN PLAN**  
FOR PUD 595 DATED 12/21/07  
DEV. AREA A+B *WLB*  
Terry J. Hotal



**SIGN SUPPLY**  
SIGNS • SERVICE • SUPPLIES  
SIGNFXR.COM 524-NEON  
chad@signfxr.com

MathisBrothers  
Tulsa, Ok

C. Bullock

11/05/2007

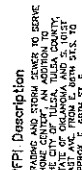
L.E.D. Billboard

NOTES:  
SALES PERSON: J. Cranston  
APPROVAL SIGNATURE:  
APPROVAL DATE:

DESIGN #:

070188

A SUBDIVISION OF PART OF THE  
NE/4 OF THE SW/4 OF SECTION 6, TOWNSHIP 13 NORTH, RANGE 14 EAST,  
TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
**P.U.D. No. 595-A**



**CALL OKIE !**

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE RIGHT AROUND AND PLANS HAVE BEEN SENT TO THE EFFECTED PARTY OWNERS FOR VERIFICATION OF EXISTING LINES. DESIRE TO SEE CONTACT OKLAHOMA ONE-CALL 1-800-572-6543

SOUTHWESTERN BELL TELEPHONE COMPANY  
TO CABLEVISION OF TULSA  
OKLAHOMA NATURAL GAS COMPANY  
PUBLIC SERVICE COMPANY OF OKLAHOMA

Owners Statement: HEREBY CERTIFY TO THE CITY OF TULSA, THAT THE APPROVED PLANS SHALL BE IMPLEMENTED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ORIGINAL SIGNED

Cover Sheet

City of Tulsa, Oklahoma

**LISHING WELLS & ASSOCIATES**

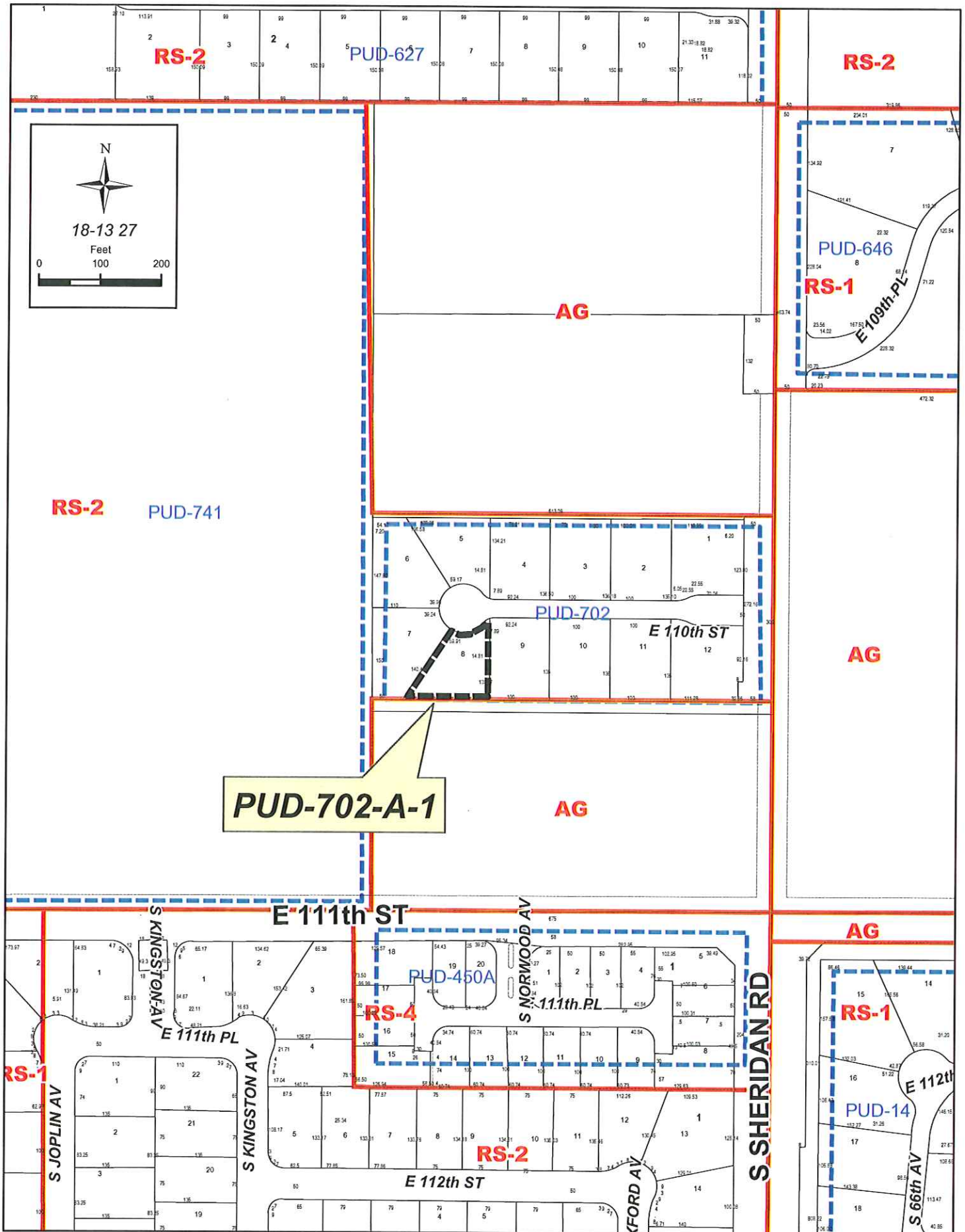
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EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE  
 STREET KNOWLEDGE AND PLANS HAVE BEEN SENT TO THE EFFECTED  
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SOUTHWESTERN BELL TELEPHONE COMPANY  
 TO CABLEVISION OF OKLAHOMA  
 OKLAHOMA NATURAL GAS COMPANY  
 PUBLIC SERVICE COMPANY OF OKLAHOMA

19.8





N

**PUD-702-A-1**

18-13 27

Feet

0 50 100

**E 110th ST**

SUBJECT  
TRACT

**WOOD AV**

20.3

February 20, 2008

## STAFF RECOMMENDATION

**PUD-702-A-1:** Minor Amendment – West of s/w corner E. 110<sup>th</sup> St. S. and Sheridan Rd.; Lot 8, Block 1 – The Broadmoor; 6210 E. 110<sup>th</sup> Street South; TRS 1813; CZM 57; Atlas 2888; PD 26 CD 8; RS-2/PUD.

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The applicant is requesting a minor amendment to PUD 702-A for the purpose of reducing the front setback requirement for a garage, from 25-feet to 20-feet on lot 8, Block 1 – The Broadmoor (originally platted as Augustus). Major amendment PUD 702-A changed the name of the PUD and Plat from "The Amended Plat of Augustus" to "The Broadmoor".

Existing PUD development standards state that the house shall be set back no less than 20-feet, and the garage 25-feet from the private street right-of-way (ROW).

With the exception of the requested amendment, the proposed structure meets all PUD building, height and setback requirements. The proposed plan also meets the minimum livability space/open space requirements.

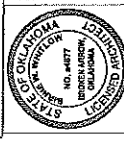
Access to the site is provided from 110<sup>th</sup> Street South. Parking requirements have been met per the zoning code and PUD development standards.

PUD requirements include a minimum lot area of 13,500 square feet per lot. Approval of the PUD development standards and plat created two non-conforming lots with respect to minimum lot area. Per the approved plat, this lot (lot 8) is 12,229 square feet (sf) and lot 5, immediately to the north is 11,876 sf (see attached Exhibit A). Also, the placement of the lot as the first lot on a cul-de-sac gives the lot an unusual rectangular shape with no side being equal in lineal footage to any other with an abnormally curved front property line.

With a rear setback requirement of 25-feet from the property line combined with the unusual shape of the lot and front property line, and a lot area that does not meet the minimum lot area standard for this PUD, staff recommends **APPROVAL** of minor amendment PUD-702-A-1 permitting a 5-foot reduction of the front setback requirement for the garage only.

20.4





State of Oklahoma  
Architect's Office  
No. 4477  
Tulsa, Oklahoma

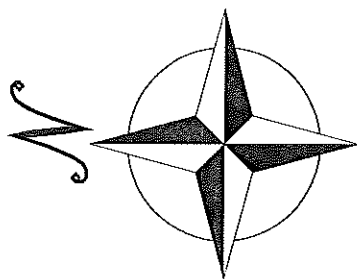
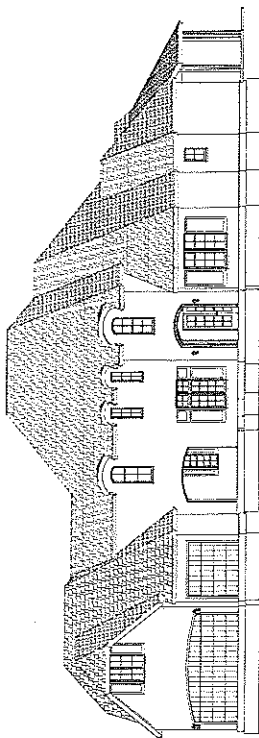
Speculative Residence  
Lot 8 Block 1 Broadmoor Subdivision  
Tulsa, OK 74133

State of Oklahoma  
Architect's Office  
No. 4477  
Tulsa, Oklahoma

DATE: November 14, 2007  
A 1

I am certified as an architect with jurisdiction in the State of Oklahoma.  
My commission expires on 12/31/2010.  
My commission number is 4477.

AREA TABULATIONS  
First Floor = 3,296 S.F.  
Second Floor = 1,667 S.F.  
Total S.F. = 4,963 S.F.  
Lot Area = 12,705 S.F.  
12,229 ±  
PER PLAN.



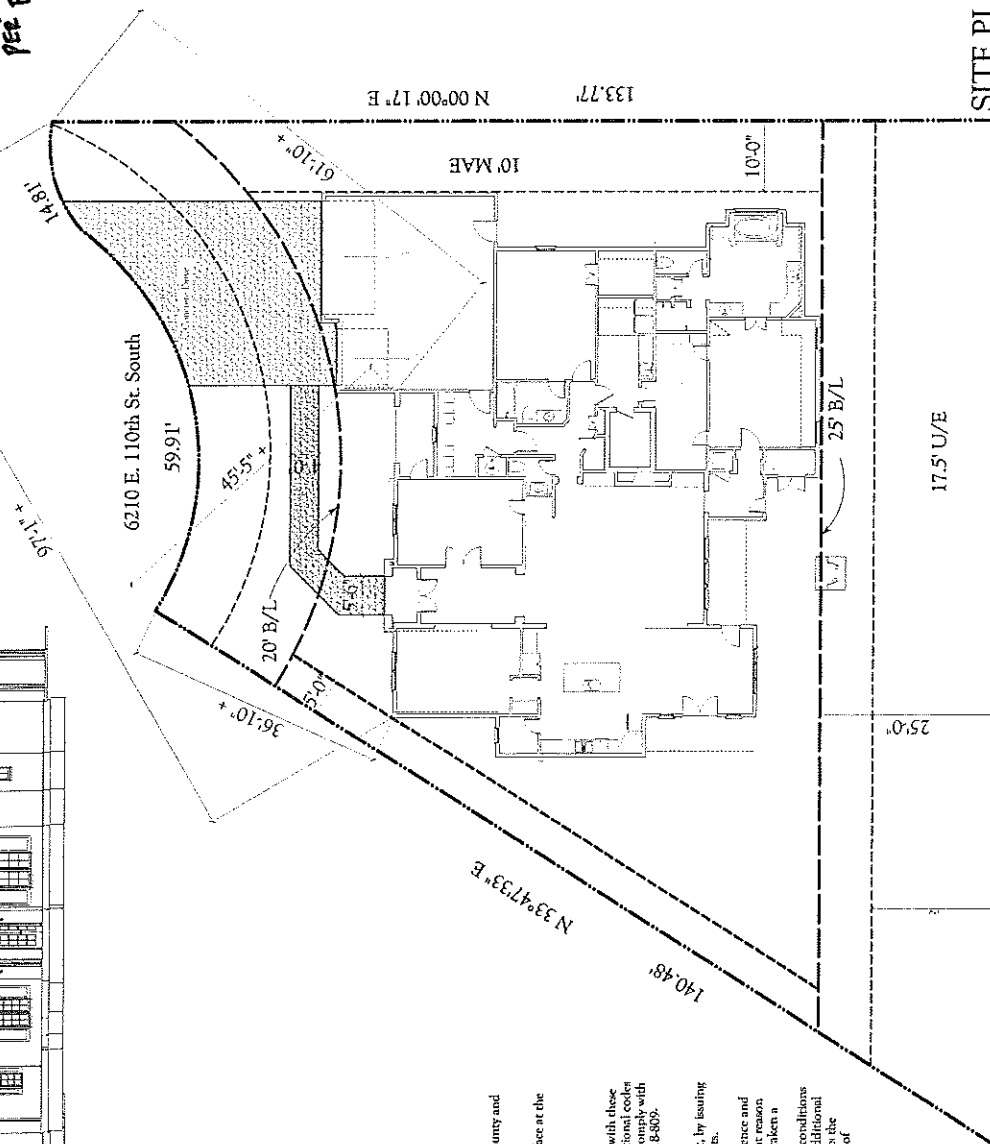
#### General Construction Notes:

1. All construction shall comply with applicable provisions of the state of Oklahoma, Tulsa County and Local City jurisdictional requirements, including the latest edition of the IRC residential code.
2. Unless indicated otherwise, floor plan dimensions are to the centerline of stud and outside face of the exterior stud wall and / or stem wall.

#### Architect's Qualifications:

1. By issuing the drawings, the Architect represents only that if constructed in strict accordance with these documents that the new construction will be in substantial compliance with applicable jurisdictional codes and regulations. The Architect does not warrant that the work delineated herein does not comply with applicable codes and regulations. The Architect shall be notified before initiation of construction at 918-809-5867.
2. As the Architect will not be observing the execution of the work specified herein, he does not, by issuing these documents, represent that the work has been executed in accordance with these documents.
3. The Contractor warrants to the Owner and Architect that he possesses the particular competence and skill in construction necessary to build the project without additional design services and for that reason, the Owner and Architect are in reliance on the Contractor's warranty. The Architect has undertaken a limited scope of professional service termed "Builder Plans" in recognition of the Contractor's sophistication. Construction may require that the Contractor adapt the "Builder Plans" to field conditions encountered and make logical adjustments in fit, form, dimension and quantity. In the event, additional documents for the construction of the project are required, the Contractor shall be responsible for obtaining them and for making any necessary adjustments to the "Builder Plans" to reflect the field conditions. The Architect shall be relieved of any liability for the consequences of the Contractor's failure to give ample notice shall relieve the Architect of responsibility for the consequences.

SITE PLAN  
1/8" = 1' - 0"



20.6