

**Addendum\***  
**TULSA METROPOLITAN AREA  
PLANNING COMMISSION**

**For Meeting No. 2508**

**March 19, 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 TMAPC Receipts for the month of February 2008

**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.

1. **L-20186** – Jack Ramsey, (9230)/Lot-Split (County)  
Northwest corner of South 65<sup>th</sup> Avenue and West 46th Street
2. **L-20187** – Jacobs Carter Burgess, (8211)/Lot-Split (PD 8) (CD 2)  
Southwest corner of West 81<sup>st</sup> Street and South Olympia Avenue
3. **L-20189** – Bobby Webster, (1331)/Lot-Split (County)  
Northeast corner of North Victor Avenue and East 73<sup>rd</sup> Street  
North (Related to Item 15.)
4. **PUD-555-A – PSA-Dewberry, Inc.** (PD-18c) (CD-8)  
8860 East 91<sup>st</sup> Street South, Lot 1 and Reserve A (Detail Site Plan for the construction of two 2,080 square foot missionary living quarters.)
5. **PUD-555-A-1 – PSA-Dewberry, Inc.** (PD-18c) (CD-8)  
8860 East 91<sup>st</sup> Street South, Lot 1 and Reserve A (Detail Site Plan for reducing the required setback for light standards along R district boundary from 75 feet to 35 feet.)
6. **Z-7008-SP-1e – Jacob Carter Burgess/Tulsa Hills** (PD-8) (CD-2)  
South of the southeast corner of West 71<sup>st</sup> Street and U.S. Highway 75, Lot 11, Block 1 (Corridor Plan Minor Amendment to allow a lot-split creating new Tracts A, B and C and reallocating existing floor area to the new development tracts.)

7. **Z-7008-SP-1f – Sack & Associates/Tulsa Hills** (PD-8) (CD-2)  
 East of the northeast corner of West 71<sup>st</sup> Street and South Olympia Avenue, Lots 5, 14 through 19, Block 2 (Corridor Plan Minor Amendment to reallocate existing floor area.)
8. **Z-7008-SP-1 – Sack & Associates/Tulsa Hills** (PD-8) (CD-2)  
 East of the northeast corner of West 71<sup>st</sup> Street South and Olympia Avenue, Lot 18, Block 2 (Detail Site Plan for an 8,400 square foot building.)
9. **PUD-595-B – Sisemore Weisz & Associates** (PD-18c) (CD-8)  
 Approximately 1/3 mile east of South Mingo Road and 1/3 mile north of 71<sup>st</sup> Street South, Lot 4, Block 1 (Detail Site Plan for a 136 room hotel.)
10. **PUD-709-2 – Julius Puma** (PD-26) (CD-8)  
 11520 South Oswego (Minor Amendment to reduce the required front setback on Lot 5, Block 3 from 30 feet to 25 feet to allow for a minor encroachment of a covered front porch only.)
11. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- PUBLIC HEARINGS**
12. **South Town Market –** (8324) Preliminary Plat (PD 26) (CD 8)  
 Northeast corner of East 101<sup>st</sup> Street South and Memorial Drive (continued from 2/20/2008 and 3/5/2008)
13. **Tulsa Hills South –** (8214) Preliminary Plat (PD 8) (CD 2)  
 Northeast corner of Highway 75 and West 91<sup>st</sup> Street South
14. **Go-Fit –** (0421) Authorization for Accelerated Release of Building Permit (PD 16) (CD 6)  
 Northeast corner of East Apache Street and North 129<sup>th</sup> East Avenue
15. **Webster –** (1331) Plat Waiver (County)  
 Northeast corner of North Victor Avenue and East 73<sup>rd</sup> Street North (Related to Item 3.)
16. **Z-7091 – Casey Goodwin** **AG to IL**  
 8602 & 8614 South Peoria Avenue (PD-8) (CD-2)
17. **Z-7092 – Roy D. Johnsen** **OM/OL to CS**  
 Northeast corner of East 60<sup>th</sup> Street South and South Peoria Avenue (**\*Applicant has withdrawn this application**) (PD-18a) (CD-9)
18. **PUD-411-C-13 – Sack & Associates/Jim Norton Center III** (PD-26) (CD-8)  
 Northeast corner, of the northeast corner of Memorial Drive and 101<sup>st</sup> Street South, Lot 1, Block 1 (Minor Amendment to waive the screening requirement along the east boundary.)

## CONT'D ZONING CODE PUBLIC HEARING

19. **Public Hearing to Consider an Ordinance Amending Chapter 42 of the Zoning Code of the City of Tulsa (continued from 3/5/08 TMAPC meeting.)**

Consider proposed amendments of the Zoning Code, City of Tulsa, Oklahoma by adding a new Section for "Off-Premise Digital Signs", a new definition for "digital signs" and providing for penalties and publication.

## OTHER BUSINESS

20. **Refund Request for withdrawn case Z-7093/PUD-751 – Roy D. Johnsen**

The applicant has withdrawn two applications and is requesting a refund of filing fees.

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**

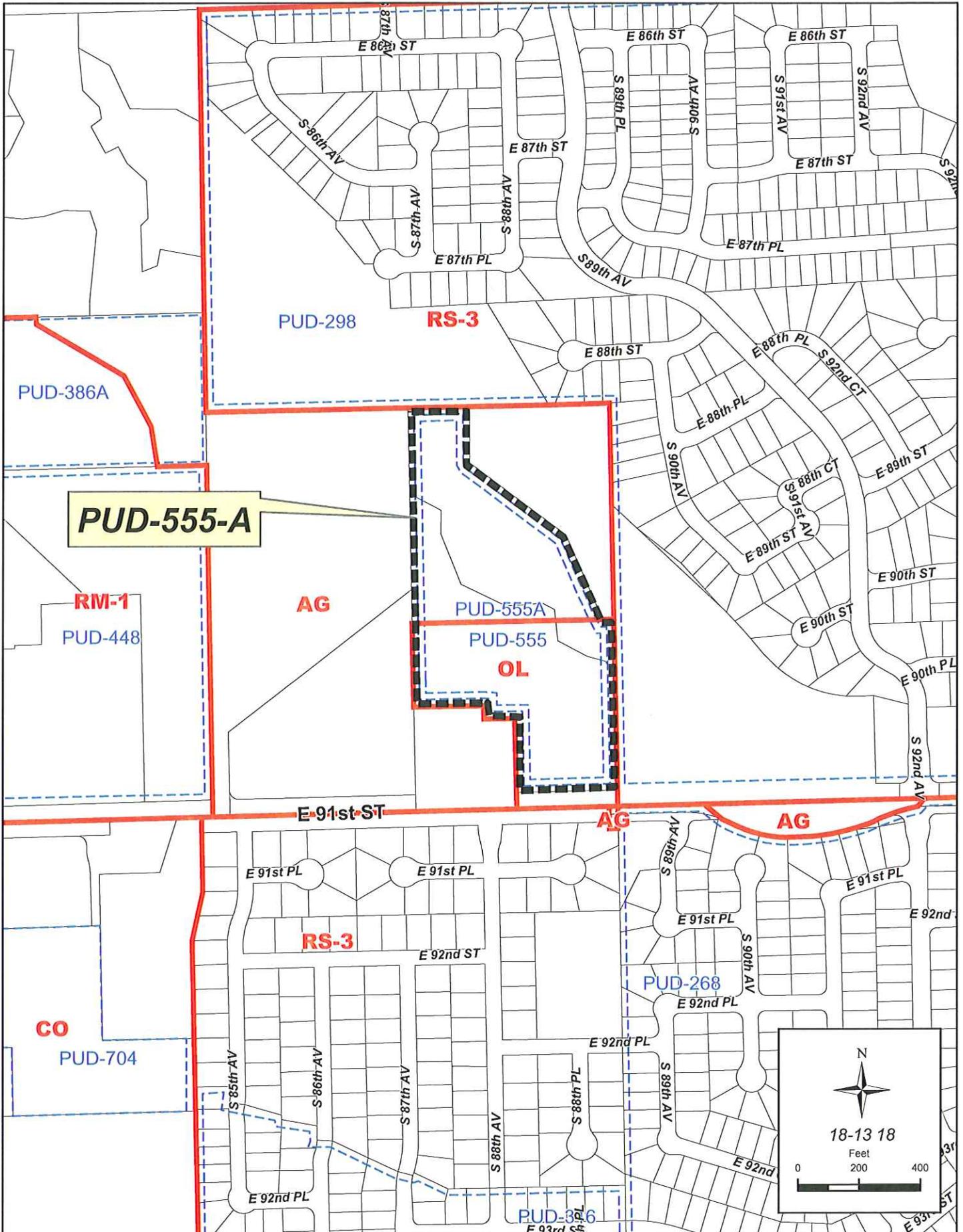
**Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.**

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

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

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

**TMAPC Mission Statement**





N  
**PUD-555-A**  
**dsp**  
18-13 18  
Feet  
0 100 200



March 19, 2008

### STAFF RECOMMENDATION

**PUD-555-A:** Detail Site Plan – World Outreach Ministries; Lot 1 and Reserve A of Living World Missions; 8860 E. 91<sup>st</sup> Street South; TRS 1818; CZM 53; PD 18C CD 8; AG/OL/PUD.

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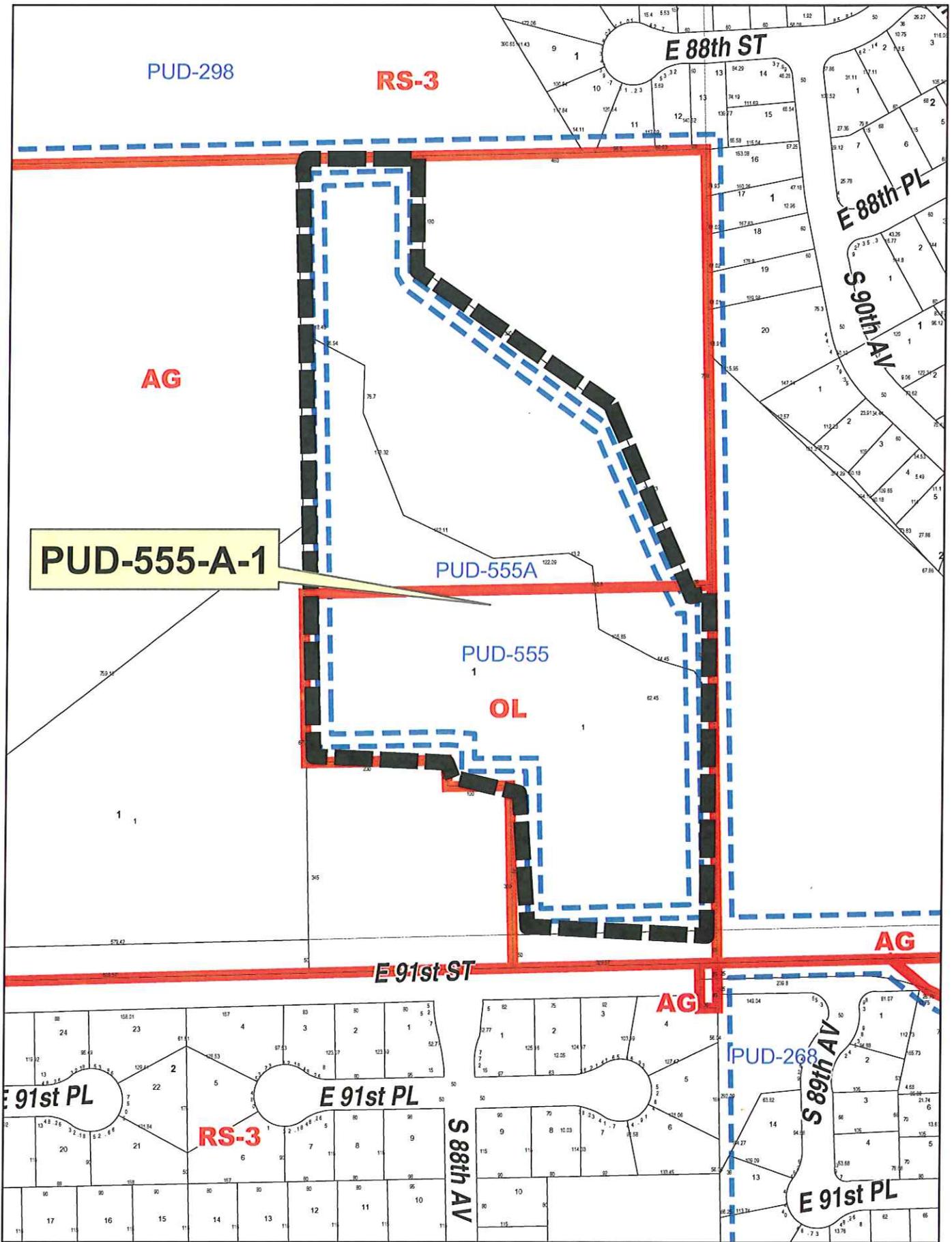
The applicant is requesting approval of detail site plan for the construction of 2-2,080 square foot missionary living quarters, totaling 4,160 square feet of residential floor area.

The proposed site plan is within the 6,500 square feet of permitted residential floor area, as well as, building height and setback requirements. No additional site landscaping is required. While no additional parking is required, a separate parking area is provided for the missionary quarters separate from the main church facility.

Staff recommends **APPROVAL** of the detail site plan for World Outreach Ministries, PUD-555-A; Lot 1 and Reserve A, Block 1 – Living Word Missions.

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





5.1



March 19, 2008

### STAFF RECOMMENDATION

**PUD-555-A-1:** Minor Amendment – World Outreach Ministries; Lot 1 and Reserve A of Living World Missions; 8860 E. 91<sup>st</sup> Street South; TRS 1818; CZM 53; PD 18C CD 8; AG/OL/PUD.

The applicant is requesting a minor amendment to PUD-555-A for the purpose of reducing the required setback for light standards along an R District boundary. Specifically, PUD-555-A development standards state that lighting elements be setback no less than 75-feet from the abutting R district to the east. The applicant is requesting a reduction of that requirement to 35-feet.

The R zoned property immediately adjacent to the east is a Reserve Area for PUD-298, and is owned by the City of Tulsa. This property is further separated from the residentially developed neighborhood to the east and north-east by the Little Haikey Creek Floodway and the 100-year floodplain meaning it is unlikely the property will be developed for residential purposes (see Exhibit A).

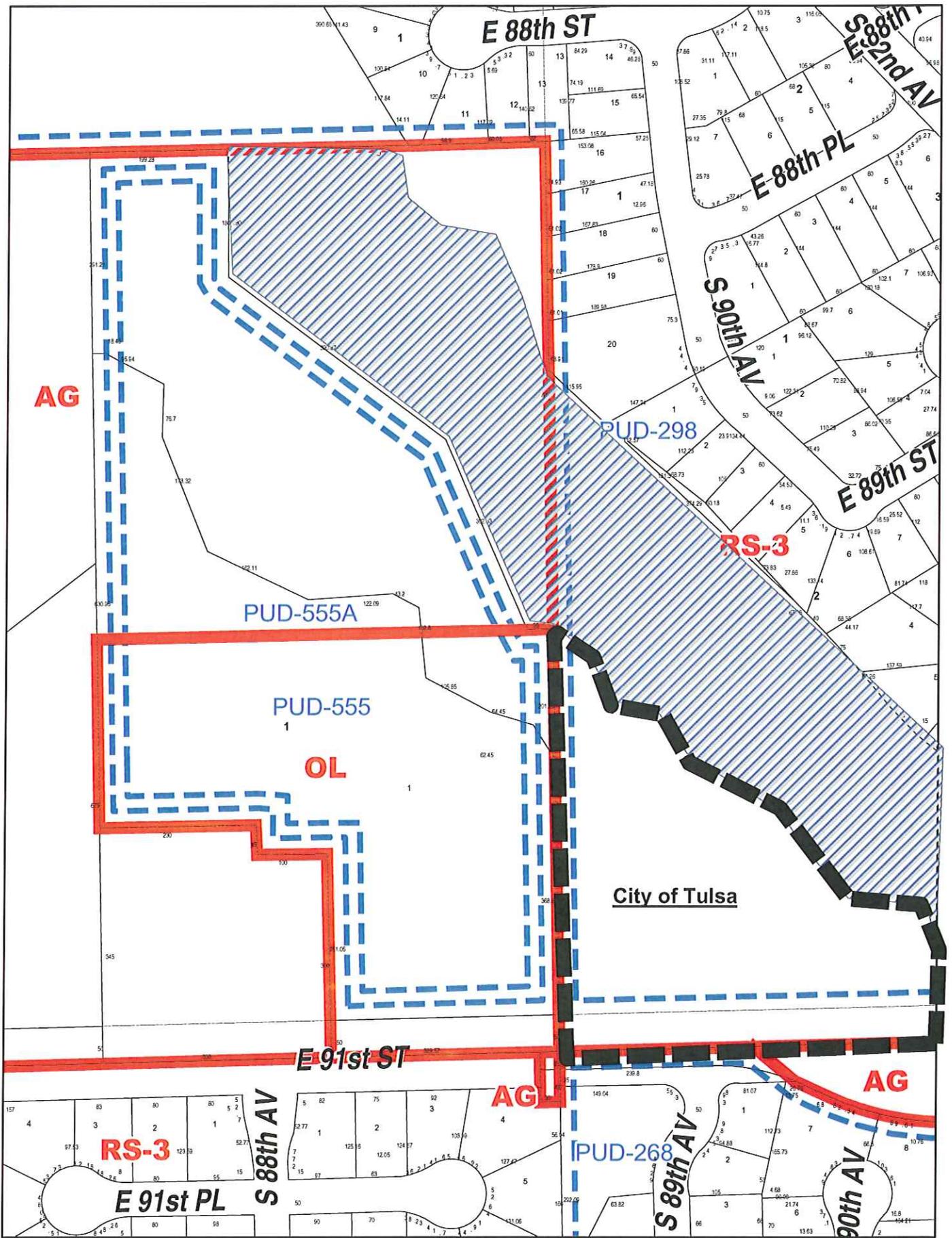
All light standards, including building mounted, shall remain no less than 35-feet from the east PUD boundary. Light shall be directed down and away from the aforementioned R property to the east. Application of this standard will be verified by application of the Kennebunkport formula.

Staff has reviewed the applicant's plans and views the above referenced request as minor in nature, therefore staff recommends **APPROVAL** of minor amendment PUD-555-A-1.

*(note: approval of a minor amendment does not constitute detail site plan approval).*



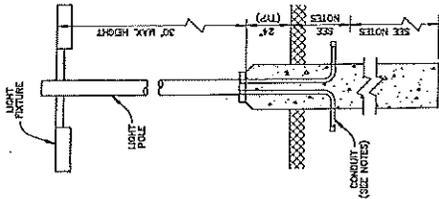
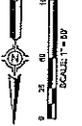
**Approximate location Little Haikey Creek Floodway**



**EXHIBIT A**

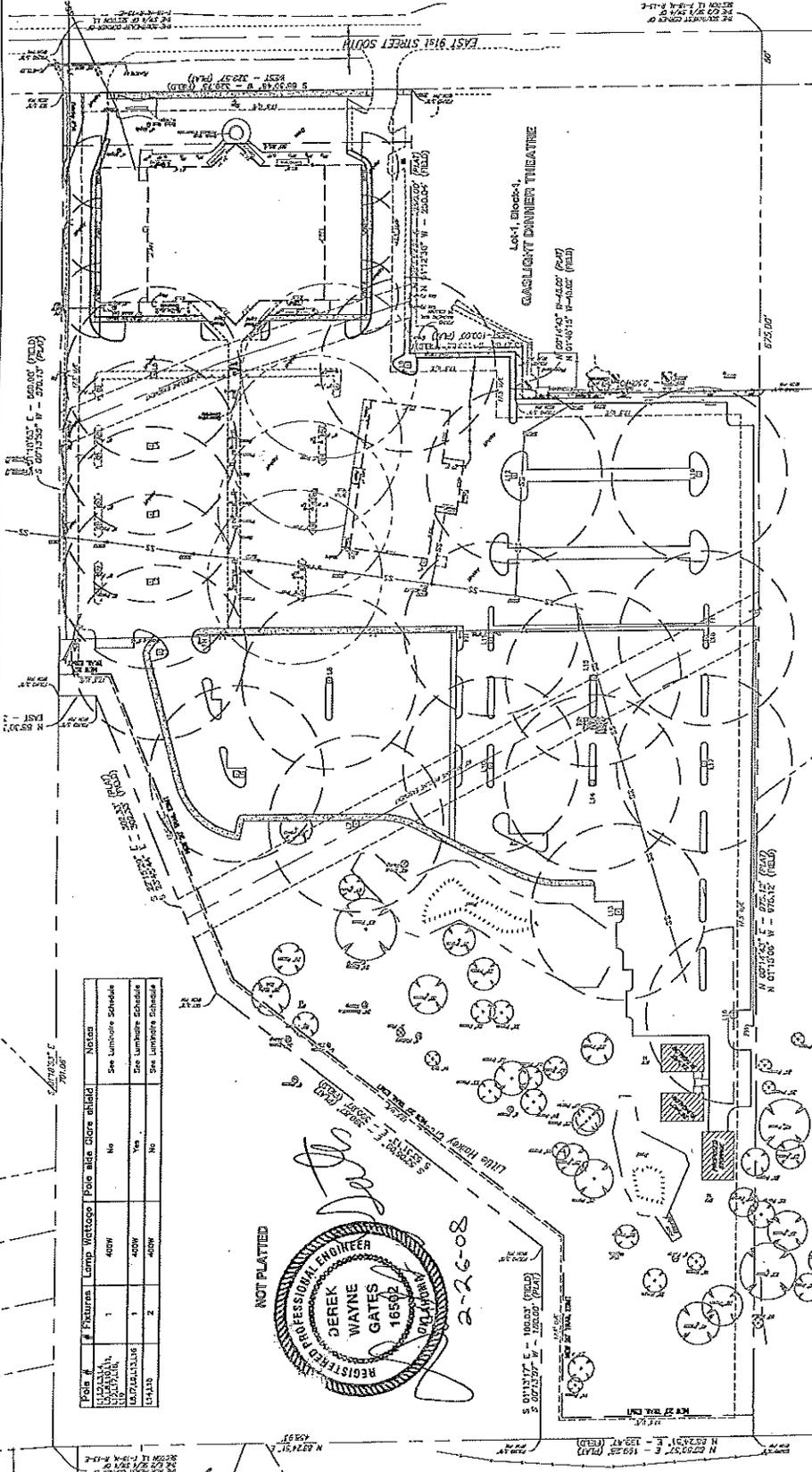
5.4



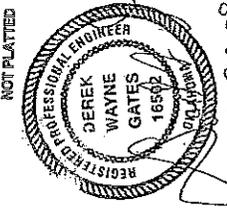


TYPICAL POLE MOUNTED LIGHT FIXTURE AND BASE NOT TO SCALE

- LIGHTING NOTES**
1. CONTRACTOR SHALL COORDINATE FIXTURES, POLES, AND WIRING WITH THE ELECTRICAL ENGINEER.
  2. ALL LIGHTING EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



Post #	# Fixtures	Lamp Wattage	Pole Side Clearance	Notes
1	1	40W	No	See Luminaire Schedule
2	1	40W	Yes	See Luminaire Schedule
3	2	40W	No	See Luminaire Schedule



2-26-08

Luminaire Schedule	Symbol	Qty	Lot#	UPL	Description	UPL	Uplight	Uplight	Uplight	Uplight	Uplight
1	1	16	SMR403	0.850	SMR403 - 400W MH 50X W/ CLEAR SHEED	0.850	0.000	0.000	0.000	0.000	0.000
2	0	0	61317SMA	0.850	61317SMA - SURFACE MOUNT T5W MH WALL PACK	0.850	0.000	0.000	0.000	0.000	0.000
Numeric Summary											
Load	Units	Avg	Min	Max	Avg	Min	Max	Avg	Min	Max	Avg
Ground - Planor...	FC	1.16	0.0	15.2	N.A.	0.0	N.A.	N.A.	0.0	N.A.	N.A.

**SMR403 Lights**

Fixture Height	11 (feet)	25	Uplight
Fixture Angle	15 (degrees)	25	Uplight
Beam Spread	34.4 (degrees)	70	Uplight
Beam Spread	34.4 (degrees)	0.34000	Uplight
T (feet)	10.2	10.2	Uplight

**POLE MOUNTED FIXTURE KENNEDBUNKPORT CALCULATION**

Fixture Height	11 (feet)	25	Uplight
Fixture Angle	15 (degrees)	25	Uplight
Beam Spread	34.4 (degrees)	70	Uplight
Beam Spread	34.4 (degrees)	0.34000	Uplight
T (feet)	10.2	10.2	Uplight

**61317SMA Lights**

Fixture Height	11 (feet)	25	Uplight
Fixture Angle	15 (degrees)	25	Uplight
Beam Spread	34.4 (degrees)	70	Uplight
Beam Spread	34.4 (degrees)	0.34000	Uplight
T (feet)	10.2	10.2	Uplight

**BUILDING MOUNTED FIXTURE KENNEDBUNKPORT CALCULATION**

Fixture Height	11 (feet)	25	Uplight
Fixture Angle	15 (degrees)	25	Uplight
Beam Spread	34.4 (degrees)	70	Uplight
Beam Spread	34.4 (degrees)	0.34000	Uplight
T (feet)	10.2	10.2	Uplight

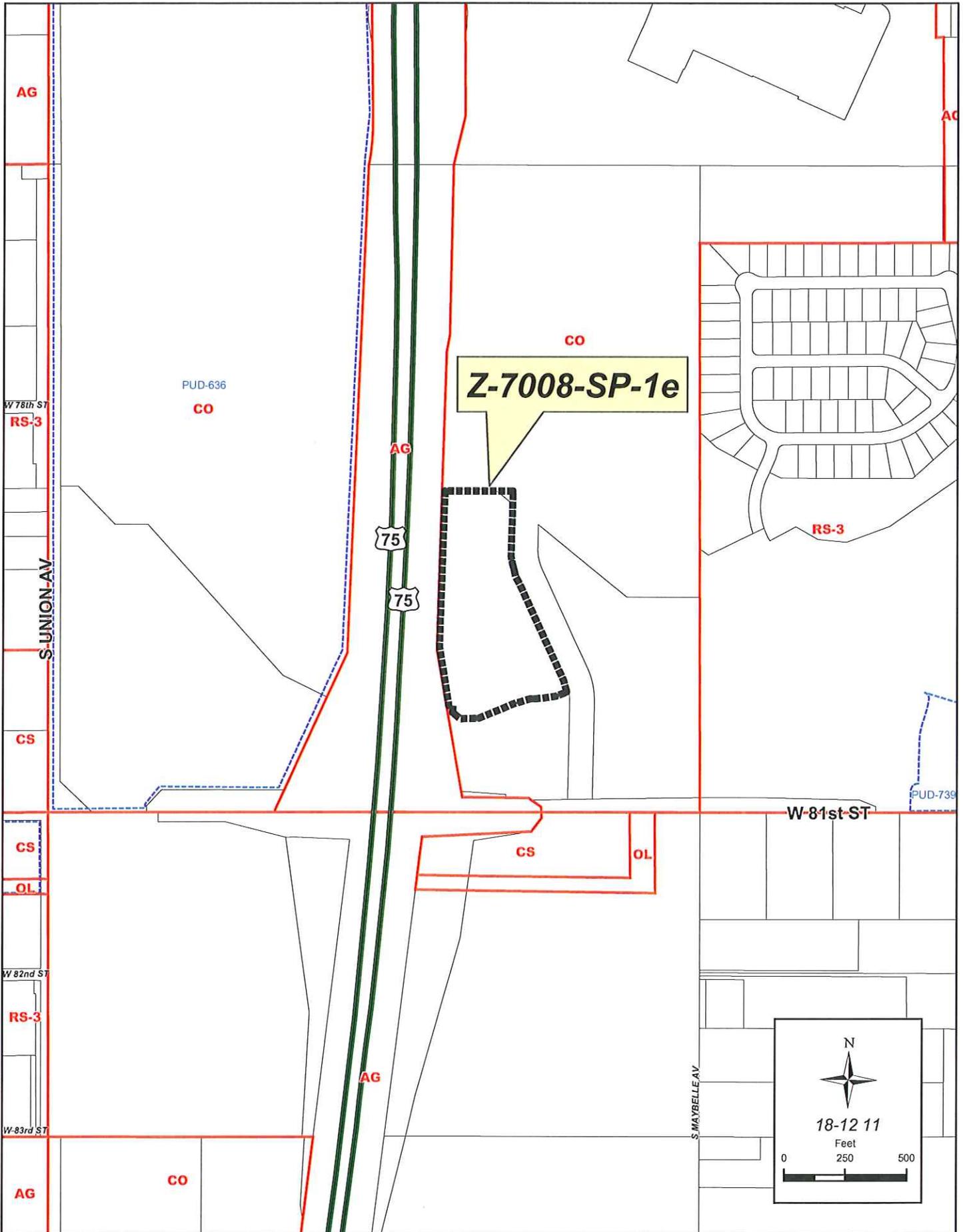
Incision	BY	DATE



NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PROJECT NO. 081100  
**WORLD OUTREACH CHURCH**  
**TULSA, OKLAHOMA**  
**LIGHTING PLAN**  
 CITY OF TULSA, OKLAHOMA  
 PUBLIC WORKS DEPARTMENT  
 TRAFFIC AND SIGNAL ENGINEERING SERVICES DIVISION  
**PSA Dewberry**  
 TITLE: LIGHTING PLAN  
 DATE: 02/26/08  
 SHEET: 07 OF 7 SHEETS

5.6



6.1



6.2



SUBJECT TRACT

75

75

W 81st ST

N  
Z-7008-SP-1e  
18-12 11  
Feet  
0 125 250

6.3

March 19, 2008

### STAFF RECOMMENDATION

#### Z-7008-SP-1e

Corridor Plan Minor Amendment – South of the south-east corner of west 71st Street and U.S. Hwy. 75; Lot 11, Block 1 – Tulsa Hills; TRS 1812; CZM 51; Pd 8 CD 2; CO.

The applicant is requesting a minor amendment to Z-7008-SP-1 for the purpose of allowing a lot split creating new Tracts A, B and C from existing lot 11, Block 1, and reallocating existing floor area to the new development tracts (see Exhibit A). There is no request for an increase in over-all permitted floor area.

Staff has reviewed the proposed re-allocation of floor area and finds the new distribution of floor area to be constant with the approved development standards of Z-7008-SP-1 and the Corridor District chapter of the Zoning Code. The allocated floor area is represented on the attached exhibit and is described as follows:

#### EXISTING

	Square Footage per Plat	Permitted Floor Area per Plat	FAR
Lot 11	317,853 SF	88,395 SF	.28

#### PROPOSED

	Square Footage	Requested Floor Area	FAR
Lot 11 - Tract A	56,932	7,000 SF	.12
Lot 11 - Tract B	145,271	14,895 SF	.10
Lot 11 - Tract C	115,650	66,500 SF	.58
Total Floor Area Permitted	317,853	88,395 SF	.28

While the intensity of development will most concentrated on Tract C, the proposed .58 FAR is well within the permitted 1.25 FAR permitted in CO zoning. There is also no increase of permissible floor area being requested for the over-all development area. Therefore, staff recommends **APPROVAL** of minor amendment Z-7008-SP-1e.

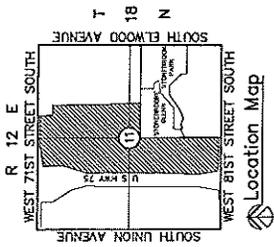
*(Note: approval of a minor amendment does not constitute approval of a lot split or detail site plan)*

6.4

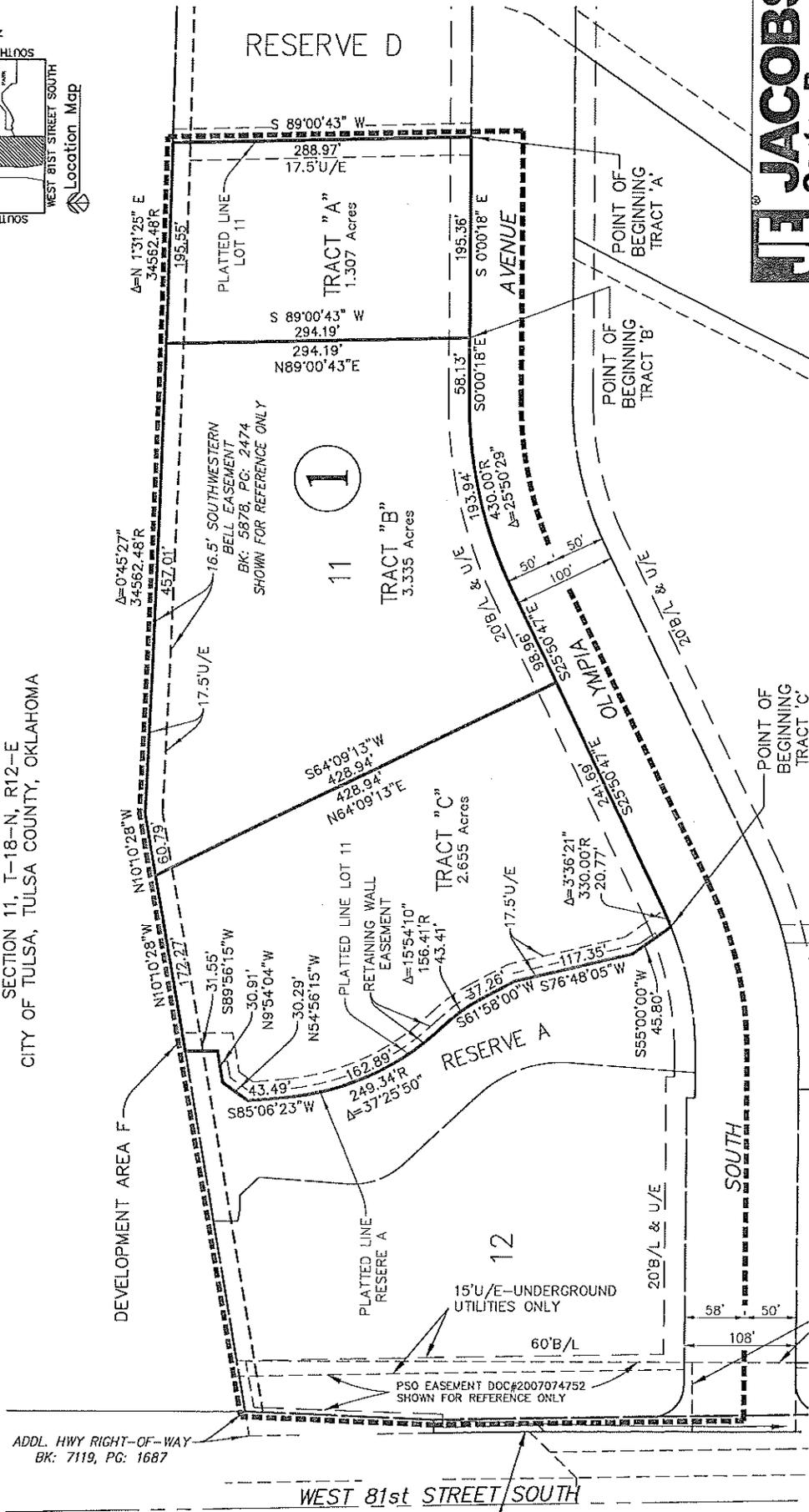
EXHIBIT 'A'  
LOT SPLITS  
OF

LOT 11 IN BLOCK 1  
OF

'TULSA HILLS'  
SECTION 11, T-18-N, R12-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



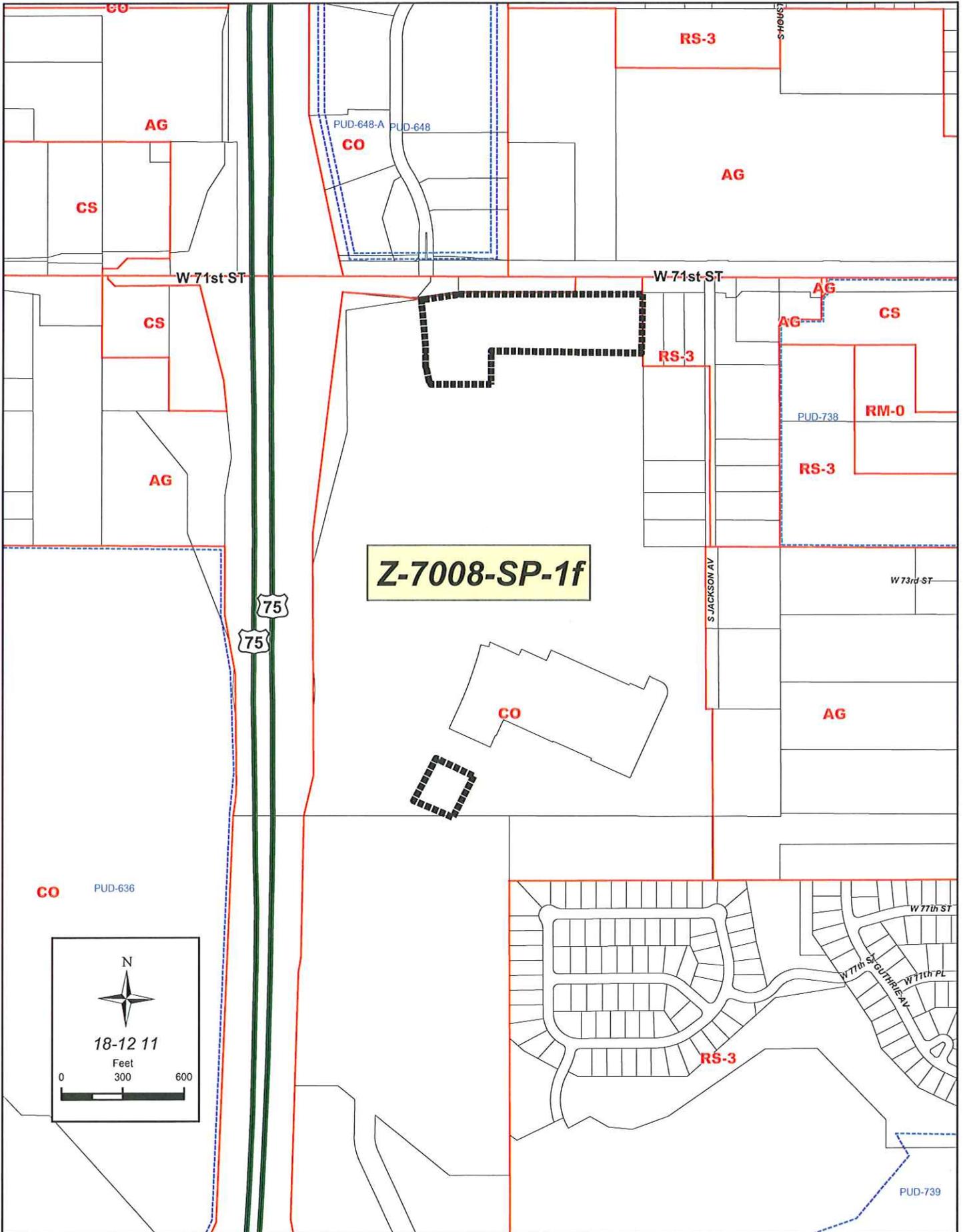
Location Map



403 South Cherokee, Suite 900, Tulsa, OK 74103  
Phone (918) 582-5344 Fax (918) 582-5341  
Certificate of Accreditation 227 - Expires June 30, 2008

EXHIBIT A

6.5





W 71st ST

W 71st ST

S JACKSON AV

75  
75

W 73rd ST

W 77th ST

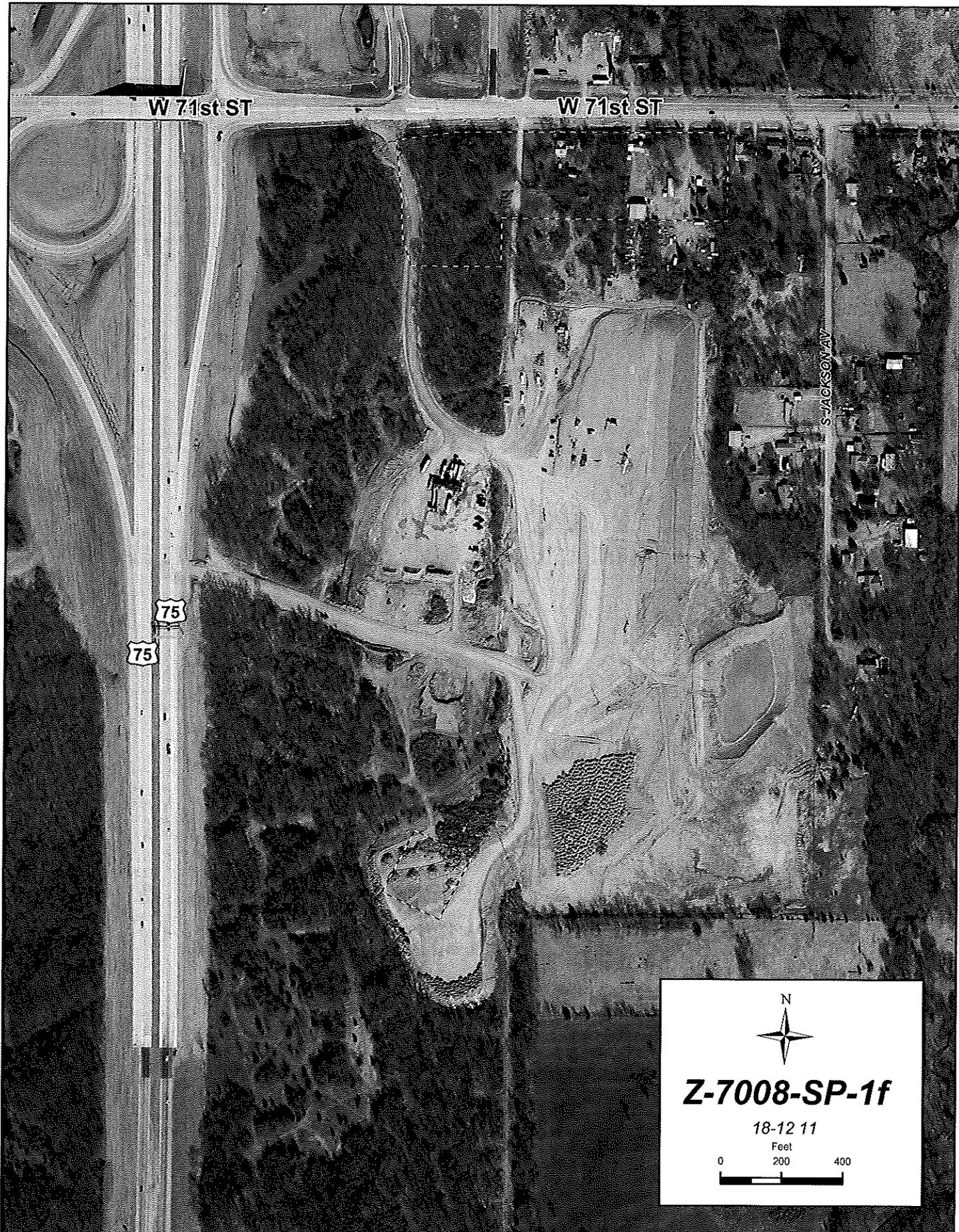
W 77th ST  
W 77th PL  
W 77th PL



**Z-7008-SP-1f**

18-12 11

0      300      600  
Feet



W 71st ST

W 71st ST

S JACKSON AV

75  
75



**Z-7008-SP-1f**

18-12 11

Feet

0 200 400

March 19, 2008

### STAFF RECOMMENDATION

**Z-7008-SP-1f**

Corridor Plan Minor Amendment – East of the north-east corner of west 71st Street and S. Olympia Avenue; Lots 5, 14, 15, 16, 17, 18, 19, Block 2 – Tulsa Hills; TRS 1812; CZM 51; Pd 8 CD 2; CO.

The applicant is requesting a minor amendment to Z-7008-SP-1 for the purpose of reallocating existing floor area to the above referenced lots (see Exhibit A). There is no request for an increase in over-all permitted floor area for Development Area B.

Staff has reviewed the proposed re-allocation of floor area and finds the new distribution of floor area to be constant with the approved development standards of Z-7008-SP-1, Development Area B and the Corridor District chapter of the Zoning Code. The allocated floor area is represented on the attached exhibit and is described as follows:

	Lot Square Footage	Permitted Floor Area per Plat	Requested Floor Area Allocation	New FAR based on Re-allocation
Lot 5	51,513	11,000 SF	9,500 SF	.18
Lot 14	38,810	2,500 SF	4,000 SF	.10
Lot 15	45,331	7,313 SF	4,000 SF	.08
Lot 16	45,133	7,317 SF	4,000 SF	.08
Lot 17	54,577	7,317 SF	15,000 SF	.27
Lot 18	58,380	7,317 SF	8,500 SF	.14
Lot 19	56,633	7,317 SF	5,073 SF	.08
Total	350,377	50,073 SF	50,073 SF	.14

While the intensity of development will shift most significantly on lot 17, the intensity after the re-allocation of floor area on Lot 17 is only .02 over the originally approved FAR of .25 for Development Area B, and is well within the permitted 1.25 FAR permitted by CO zoning. There is also no increase of permissible floor area being requested for the over-all development area. Therefore, staff recommends **APPROVAL** of minor amendment Z-7008-SP-1f.

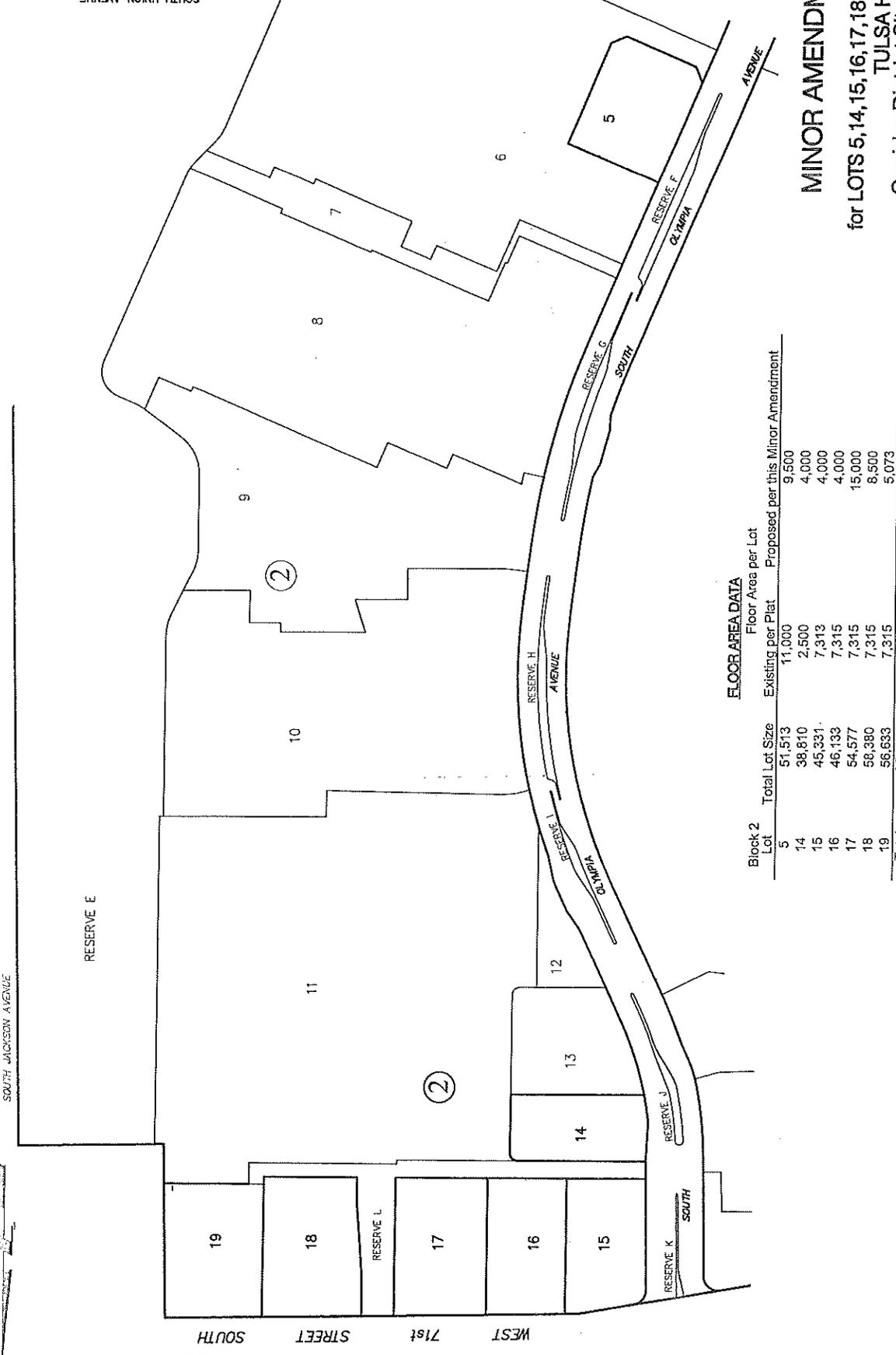
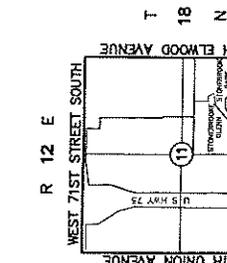
*(Note: approval of a minor amendment does not constitute approval of a lot split or detail site plan)*

7.4









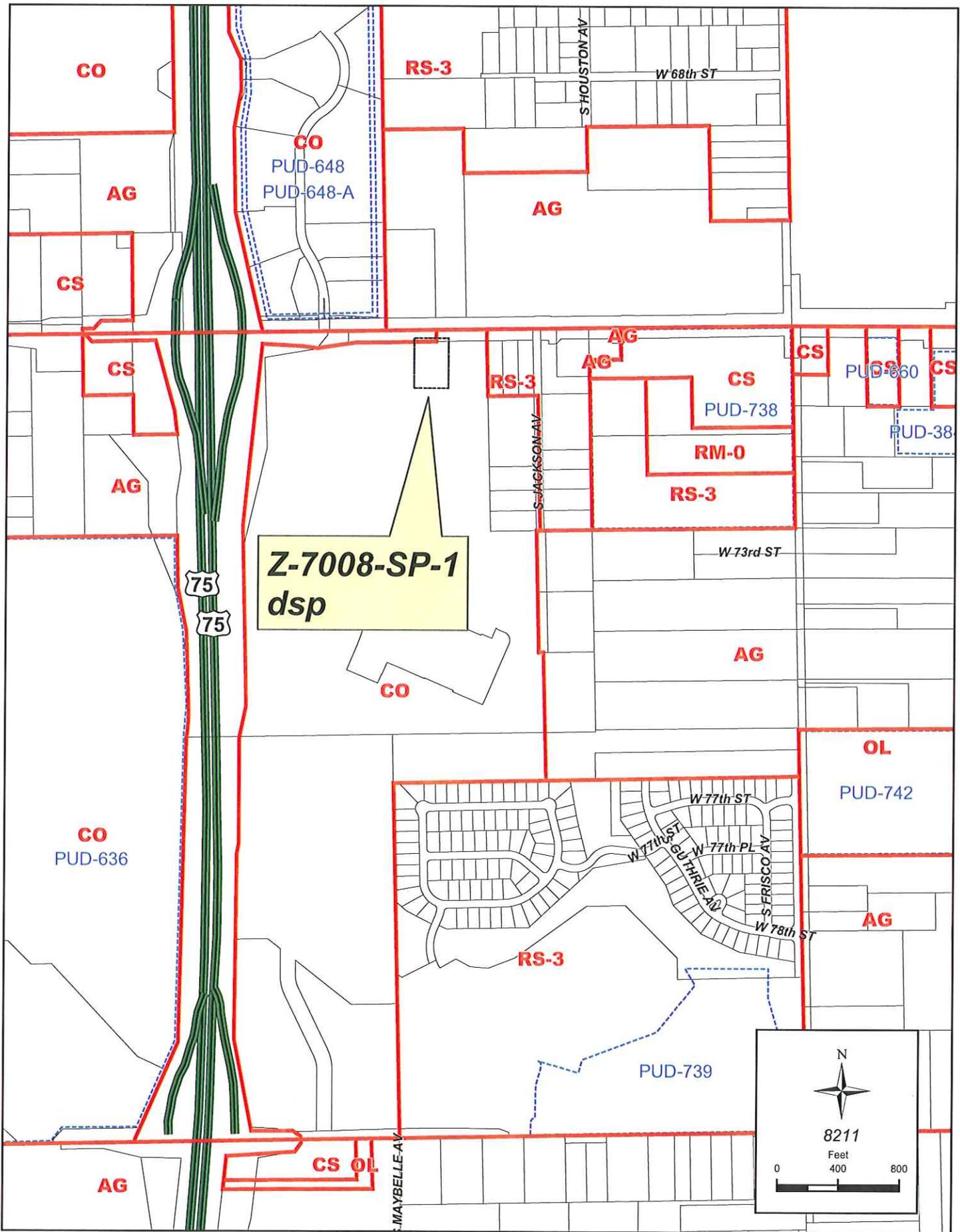
**MINOR AMENDMENT EXHIBIT**  
 for LOTS 5,14,15,16,17,18, and 19 of BLOCK 2 of  
 TULSA HILLS  
 Corridor District Site Plan Z-7008-SP-1  
 February 29, 2008

Block 2 Lot	Total Lot Size	FLOOR AREA DATA		Proposed per this Minor Amendment
		Existing per Plat	Floor Area per Lot	
5	51,513	11,000		9,500
14	38,810	2,500		4,000
15	45,331	7,315		4,000
16	46,133	7,315		4,000
17	54,577	7,315		15,000
18	50,380	7,315		8,500
19	56,633	7,315		5,073
<b>Total</b>	<b>351,377</b>	<b>50,073</b>		<b>50,073</b>

Total FAR 14.25%

**SACK AND ASSOCIATES, INC.**  
 1000 N. W. 11th St., Suite 200  
 Ft. Lauderdale, FL 33304  
 Phone: 754.561.1000 Fax: 754.561.1001  
 Website: www.sackandassociates.com

7.8





**Z-7008-SP-1  
dsp**

**Z-7008-SP-1  
dsp**

8211

Feet  
0 400 800

SUBJECT TRACT

W 71st ST

W 71st ST

S JACKSON AV

75

75

N

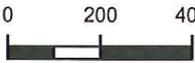


**Z-7008-SP-1**  
**dsp**

8211

Feet

0 200 400



March 19, 2008

### STAFF RECOMMENDATION

**Z-7008-SP-1:** Detail Site Plan – East of the North-east corner West 71<sup>st</sup> Street South and Olympia Avenue; Lot 18, Block 2 – Tulsa Hills; TRS 1812; CZM 51; PD 8 CD 2; CO.

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The applicant is requesting approval of a detail site plan for a 8,400 square foot building at the above location. The proposed Use Units; 12 – Eating Establishments Other Than Drive-ins and Use Unit 14 – Shopping Goods and Services are in conformance with permitted Uses approved as part of the corridor development plan.

The proposed structure meets all building floor area, setback and height limitations. Access to the site is provided via mutual access easement connecting the site to 71<sup>st</sup> Street immediately along the western boarder of the tract, and to Olympia Avenue further to the west. Pedestrian circulation is encouraged with sidewalks along 71<sup>st</sup> Street and along the mutual access easements. A pedestrian walkway will be installed to connect the southern portion of the parking lot to the northern portion providing further pedestrian safety.

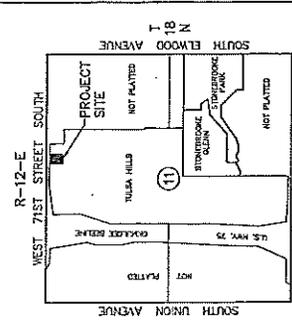
Site landscaping requirements have been exceeded, and site lighting will be installed according to approved development standards. Residential areas to the east will be buffered from spillover lighting via application of the Kennebunkport formula. All trash enclosures will be screened from public view.

Staff recommends **APPROVAL** of the detail site plan for Lot 18, Block 2 – Tulsa Hills, corridor development plan approval number Z-7008-SP-1.

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

8.4





R-12-E  
WEST 71ST STREET SOUTH

PROJECT SITE  
TULSA HILLS  
SOUTH UNION AVENUE  
WEST 71ST STREET SOUTH

NOT PLANTED  
NOT PLANTED  
NOT PLANTED  
NOT PLANTED

LOCATION MAP  
SCALE: 1" = 1 MILE

DEVELOPER:  
AN OKLAHOMA LIMITED LIABILITY COMPANY  
JOHN COLLETT  
CHARLOTTE, NORTH CAROLINA 28239  
PHONE: (704) 348-3313

LEGEND  
LANDSCAPED AREA

### Plant List

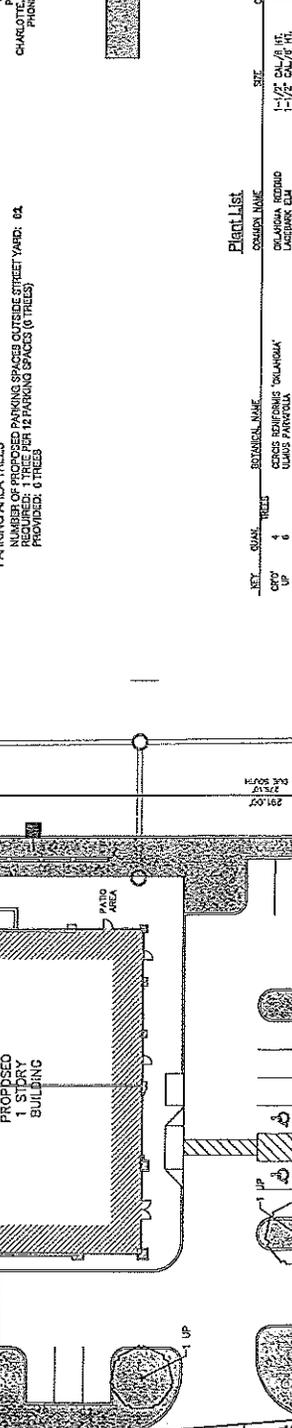
QTY	TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING/REMARKS
4	UP	COROS BREVIFLORA 'TULSAHILL'	OKLAHOMA SCORPIO	1-1/2" DIA @ 1/2" HT.	BAR	MATCHED
4	UP	QUERCUS PARVIFLORA	LAUREL OAK	1-1/2" DIA @ 1/2" HT.	BAR	MATCHED

### Notes

1. ALL TREES MUST BE PLANTED WITHIN 14 DAYS OF THE DATE OF THE CITY'S APPROVAL OF THIS PLAN. ALL TREES MUST BE PLANTED ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES MUST BE PLANTED WITHIN THE PROPERTY LINES AND MUST BE PLANTED WITHIN THE APPROVED LANDSCAPE PLAN. ALL TREES MUST BE PLANTED WITHIN THE APPROVED LANDSCAPE PLAN.

### Landscaping Summary

CORRIDOR DISTRICT SITE PLAN NO. Z-7008-SP-1  
DEVELOPMENT AREA: 6  
TOTAL LOT AREA: 60,280 S.F. (1.34 ACRES)  
TOTAL LOT AREA SQUARE FOOTAGE: 5,689 S.F. (10%)  
REQUIRED LANDSCAPED AREA: 12,700 S.F. (21.5%)  
PROVIDED LANDSCAPE AREA:  
STREET YARD TREES: 8,483 S.F.  
WEST 71ST STREET SOUTH: 770 S.F. (1.6%)  
LANDSCAPE AREA PROVIDED: 4,428 S.F. (8.6%)  
PROVIDED: 4 TREES (4 TREES)  
PARKING AREA TREES: 8,483 S.F.  
NUMBER OF PROPOSED PARKING SPACES OUTSIDE STREET YARD: 61  
NUMBER OF PROPOSED PARKING SPACES: 11 TREES FOR 12 PARKING SPACES (0 TREES)  
PROVIDED: 0 TREES



### Certification of Installation

BEFORE THE ISSUANCE OF THE PERMITS FOR CONSTRUCTION, THE LANDSCAPE ARCHITECT SHALL BE SUBMITTED TO THE CITY OF OKLAHOMA BY THE LANDSCAPE ARCHITECT FOR THE PROJECT. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE LANDSCAPE PLAN. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE LANDSCAPE PLAN. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE LANDSCAPE PLAN.

### Landscaping Certificate

SACK AND ASSOCIATES, INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED LANDSCAPE ARCHITECT, HEREBY CERTIFY THAT IN OUR PROFESSIONAL OPINION, THE LANDSCAPE PLAN SUBMITTED TO US FOR REVIEW AND APPROVAL, WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA.

MARCH 7, 2008

DATE OF PLAN

DATE OF PLAN

DATE OF PLAN

DATE OF PLAN



SACK AND ASSOCIATES, INC.  
ENGINEERING • SURVEYING • PLANNING  
1000 N. WILSON AVENUE, SUITE 100  
TULSA, OKLAHOMA 74103-1000  
PHONE: (918) 438-1000  
FAX: (918) 438-1001  
WWW.SACKANDASSOCIATES.COM



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

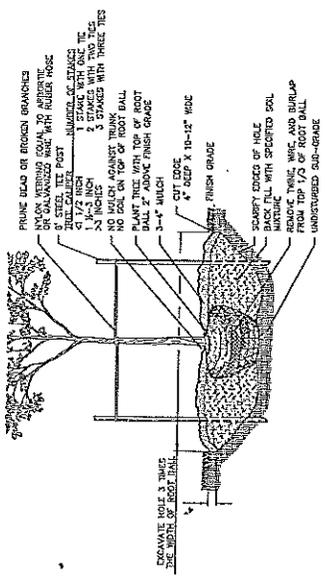
MARCH 7, 2008

DATE OF PLAN

DATE OF PLAN</

**General Notes**

1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK AND 126.1 - CURRENT EDITION.
2. PLANTING SHALL BE LOCATED WHERE IT IS SHOWN ON THE PLAN EXCEPT WHERE INDICATED OTHERWISE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PLANTING WITH THE LANDSCAPE DESIGNER AND WILL RELOCATE THE PLANT MATERIAL.
3. ALL PLANTING BEDS SHALL BE PREPARED IN THE FOLLOWING MANNER: REMOVE EXISTING SOIL TO A DEPTH OF 6". ADD COMPOST (CHECK TO EARTH SOIL CONDITIONED) AT A RATE OF 2.0 CUBIC FEET PER 100 SQ. FT. OF PLANTING AREA. ADD COMPOST FERTILIZER (1 LB. PER 100 SQ. FT.) INCORPORATE TO A DEPTH OF 6".
4. ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A MINIMUM OF 3" OF COMPOST MULCH.
5. ALL TREES SHALL BE PLANTED 2" ABOVE FINISH GRADE.
6. TRUNK AND BURLAP SHALL BE CUT AND REMOVED FROM THE UPPER 1/3 OF THE ROOT BALL ON ALL TREES AND SHRUBS.
7. FINISH GRADES OF ALL PLANTING BEDS SHALL PROVIDE POSITIVE DRAINAGE OUT OF PLANTED AREA.
8. LINES WITHIN A PLANTING BED SHALL BE PARALLEL TO THE PROPERTY LINE AND TO BE SPACED TO RECEIVE OTHER PLANTING, PAVING OR BUILDINGS TO BE DONE WITHIN THE PLANTING BED.
9. ALL PLANTING BEDS SHALL BE PREPARED IN THE FOLLOWING MANNER: REMOVE EXISTING SOIL TO A DEPTH OF 6". ADD COMPOST (CHECK TO EARTH SOIL CONDITIONED) AT A RATE OF 2.0 CUBIC FEET PER 100 SQ. FT. OF PLANTING AREA. ADD COMPOST FERTILIZER (1 LB. PER 100 SQ. FT.) INCORPORATE TO A DEPTH OF 6".
10. ALL PLANTING BEDS ADJACENT TO LAWN AREAS TO BE COVERED BY 4" X 3/16" STEEL DOING BY FREEDOM.
11. BACK FILL ALL TREE PITS WITH A SOIL MIXTURE CONSISTING OF 1 PART TOP SOIL AND 1 PART COMPOST AND 1/2 POUND COMPOSITE FERTILIZER PER TREE.
12. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO THE DRAWING'S CALIPER, SIZE, AND TRUNK HEIGHT AS SPECIFIED ON THE DRAWING.
13. SIX WEEKS AFTER THE INSTALLATION OF SEED, A GRASSHAWK APPLICATION OF PRE-EMERGENT WEED CONTROL SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE. A SECOND APPLICATION SHALL BE APPLIED DURING THE SECOND WEEK OF FEBRUARY.
14. SIX WEEKS AFTER THE INSTALLATION OF SEED, A GRASSHAWK APPLICATION OF PRE-EMERGENT WEED CONTROL SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE. A SECOND APPLICATION SHALL BE APPLIED DURING THE SECOND WEEK OF FEBRUARY.
15. SIX WEEKS AFTER THE INSTALLATION OF THE LANDSCAPE MATERIALS, THE FIRST APPLICATION OF LIQUID APPLICATIONS OF FERTILIZER, PRE-EMERGENT WEED CONTROL SHALL BE APPLIED TO THE LAWN. SUBSEQUENT APPLICATIONS SHALL BE APPLIED TO THE LAWN IN ALL SPRING AND SUMMER COVER AREAS.



**Tree Planting Detail**  
NOT TO SCALE

**Irrigation Notes**

1. IRRIGATION TO BE PROVIDED BY A AUTOMATED UNDER GROUND IRRIGATION SYSTEM.
2. REFER TO IRRIGATION PLANS AND SPECIFICATION FOR IRRIGATION DESIGN.

**Planting Notes**

1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK AND 126.1 - CURRENT EDITION.
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LANDSCAPE DETAILS  
FOR  
**LOT 18 IN BLOCK 2**  
OF  
**'TULSA HILLS'**

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

MARCH 7, 2008

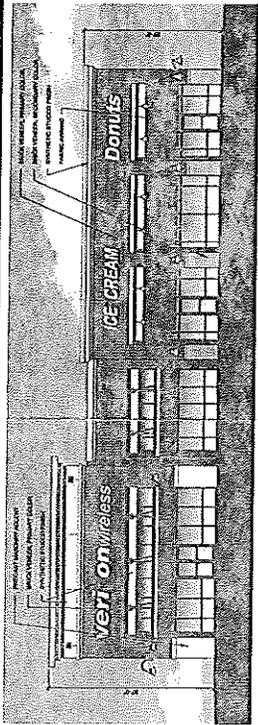


**SACK AND ASSOCIATES, INC.**  
ARCHITECTURE, INTERIOR ARCHITECTURE, PLANNING  
1000 N. W. 10th St., Suite 1000, Tulsa, Oklahoma 74103  
PHONE: (918) 438-1111 FAX: (918) 438-1112  
WWW.SACKANDASSOCIATES.COM

PROJECT NAME	TULSA HILLS	DATE	3/7/08
PROJECT NO.	Z-7008-SP-1	DRAWN BY	JK
PROJECT LOCATION	TULSA, OKLAHOMA	CHECKED BY	JK
PROJECT NO.	Z-7008-SP-1	DATE	3/7/08
PROJECT NAME	TULSA HILLS	DATE	3/7/08
PROJECT NO.	Z-7008-SP-1	DATE	3/7/08

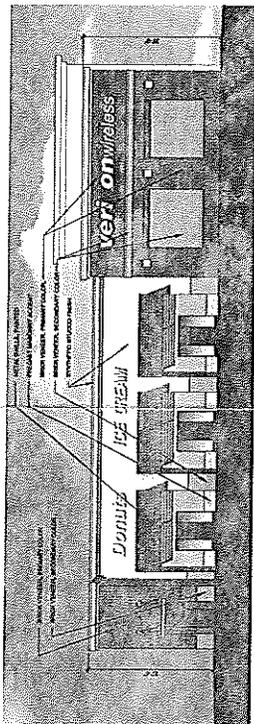


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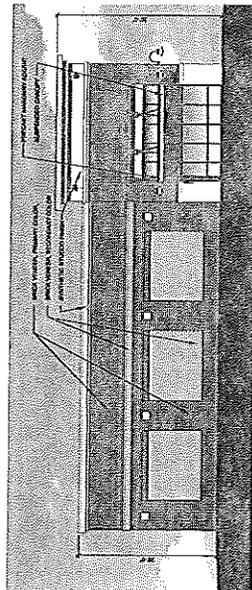
SHOPS - FRONT ELEVATION

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



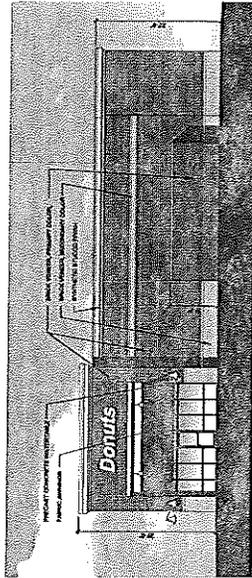
SHOPS - REAR ELEVATION

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



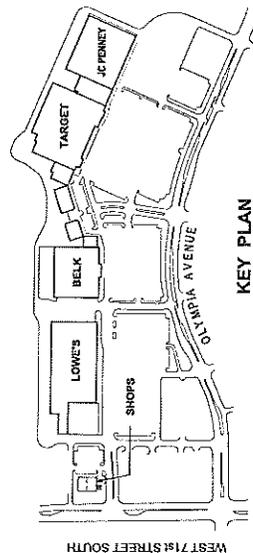
SHOPS - LEFT SIDE ELEVATION

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

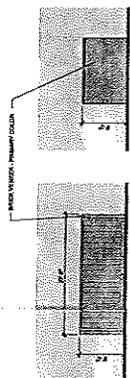


SHOPS - RIGHT SIDE ELEVATION

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



KEY PLAN



TYPICAL SHOPS DUMPSTER SCREEN ENCLOSURE

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

EL-14



TULSA HILLS - OUTPARCEL 2  
TULSA, OKLAHOMA

DRAWING PREPARED FEBRUARY 7, 2008 © COPYRIGHT 2008, WRIGHT ARCHITECT, P.C.

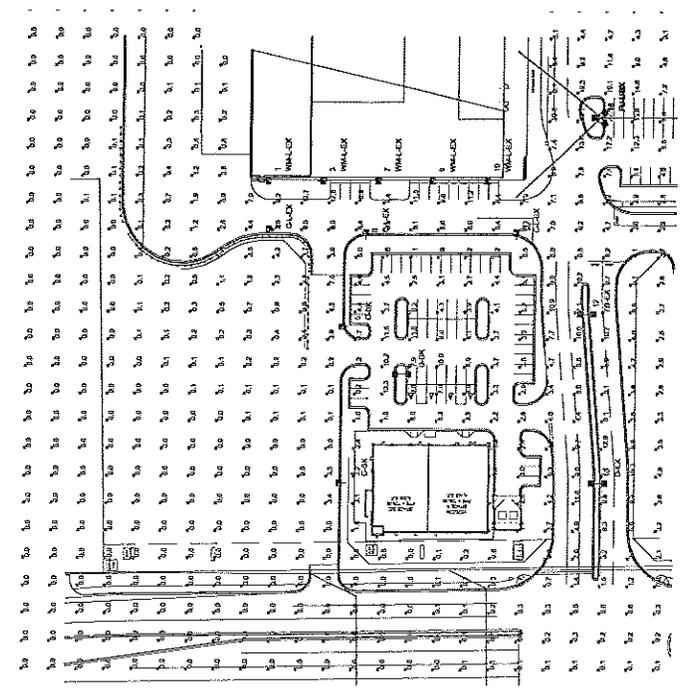
Revision:	Date:
A	3/27/2009

PHOTOMETRIC PLAN

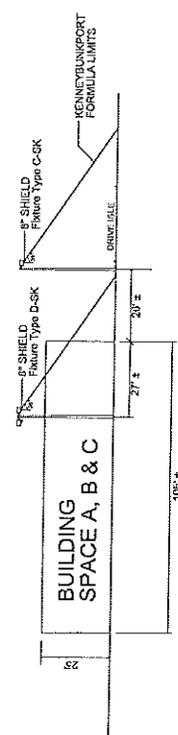
OUTPARCEL 2  
 TULSA HILLS  
 OKLAHOMA

7080218  
 2/19/2009  
 AS NOTED  
 SASSAZ

SL1 A



1 ON SITE LIGHTING PHOTOMETRIC PLAN

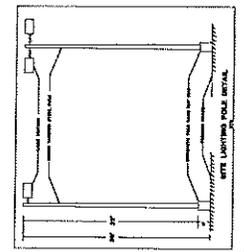
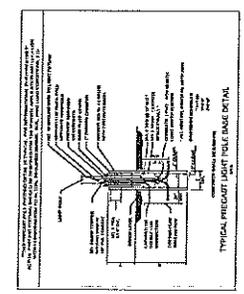


2 KENNEYBUNKPORT FORMULA FIXTURES WITH SKIRTS NEXT TO AND IN FRONT OF BUILDING

Fixture Code	Quantity	Height	Beam Angle	Footcandle @ 10'	Footcandle @ 20'	Footcandle @ 30'
1	10	10'	30°	1.0	0.25	0.15
2	10	10'	30°	1.0	0.25	0.15
3	10	10'	30°	1.0	0.25	0.15
4	10	10'	30°	1.0	0.25	0.15
5	10	10'	30°	1.0	0.25	0.15
6	10	10'	30°	1.0	0.25	0.15
7	10	10'	30°	1.0	0.25	0.15
8	10	10'	30°	1.0	0.25	0.15
9	10	10'	30°	1.0	0.25	0.15
10	10	10'	30°	1.0	0.25	0.15
11	10	10'	30°	1.0	0.25	0.15
12	10	10'	30°	1.0	0.25	0.15
13	10	10'	30°	1.0	0.25	0.15
14	10	10'	30°	1.0	0.25	0.15
15	10	10'	30°	1.0	0.25	0.15
16	10	10'	30°	1.0	0.25	0.15
17	10	10'	30°	1.0	0.25	0.15
18	10	10'	30°	1.0	0.25	0.15
19	10	10'	30°	1.0	0.25	0.15
20	10	10'	30°	1.0	0.25	0.15
21	10	10'	30°	1.0	0.25	0.15
22	10	10'	30°	1.0	0.25	0.15
23	10	10'	30°	1.0	0.25	0.15
24	10	10'	30°	1.0	0.25	0.15
25	10	10'	30°	1.0	0.25	0.15
26	10	10'	30°	1.0	0.25	0.15
27	10	10'	30°	1.0	0.25	0.15
28	10	10'	30°	1.0	0.25	0.15
29	10	10'	30°	1.0	0.25	0.15
30	10	10'	30°	1.0	0.25	0.15
31	10	10'	30°	1.0	0.25	0.15
32	10	10'	30°	1.0	0.25	0.15
33	10	10'	30°	1.0	0.25	0.15
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39	10	10'	30°	1.0	0.25	0.15
40	10	10'	30°	1.0	0.25	0.15
41	10	10'	30°	1.0	0.25	0.15
42	10	10'	30°	1.0	0.25	0.15
43	10	10'	30°	1.0	0.25	0.15
44	10	10'	30°	1.0	0.25	0.15
45	10	10'	30°	1.0	0.25	0.15
46	10	10'	30°	1.0	0.25	0.15
47	10	10'	30°	1.0	0.25	0.15
48	10	10'	30°	1.0	0.25	0.15
49	10	10'	30°	1.0	0.25	0.15
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53	10	10'	30°	1.0	0.25	0.15
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79	10	10'	30°	1.0	0.25	0.15
80	10	10'	30°	1.0	0.25	0.15
81	10	10'	30°	1.0	0.25	0.15
82	10	10'	30°	1.0	0.25	0.15
83	10	10'	30°	1.0	0.25	0.15
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87	10	10'	30°	1.0	0.25	0.15
88	10	10'	30°	1.0	0.25	0.15
89	10	10'	30°	1.0	0.25	0.15
90	10	10'	30°	1.0	0.25	0.15
91	10	10'	30°	1.0	0.25	0.15
92	10	10'	30°	1.0	0.25	0.15
93	10	10'	30°	1.0	0.25	0.15
94	10	10'	30°	1.0	0.25	0.15
95	10	10'	30°	1.0	0.25	0.15
96	10	10'	30°	1.0	0.25	0.15
97	10	10'	30°	1.0	0.25	0.15
98	10	10'	30°	1.0	0.25	0.15
99	10	10'	30°	1.0	0.25	0.15
100	10	10'	30°	1.0	0.25	0.15

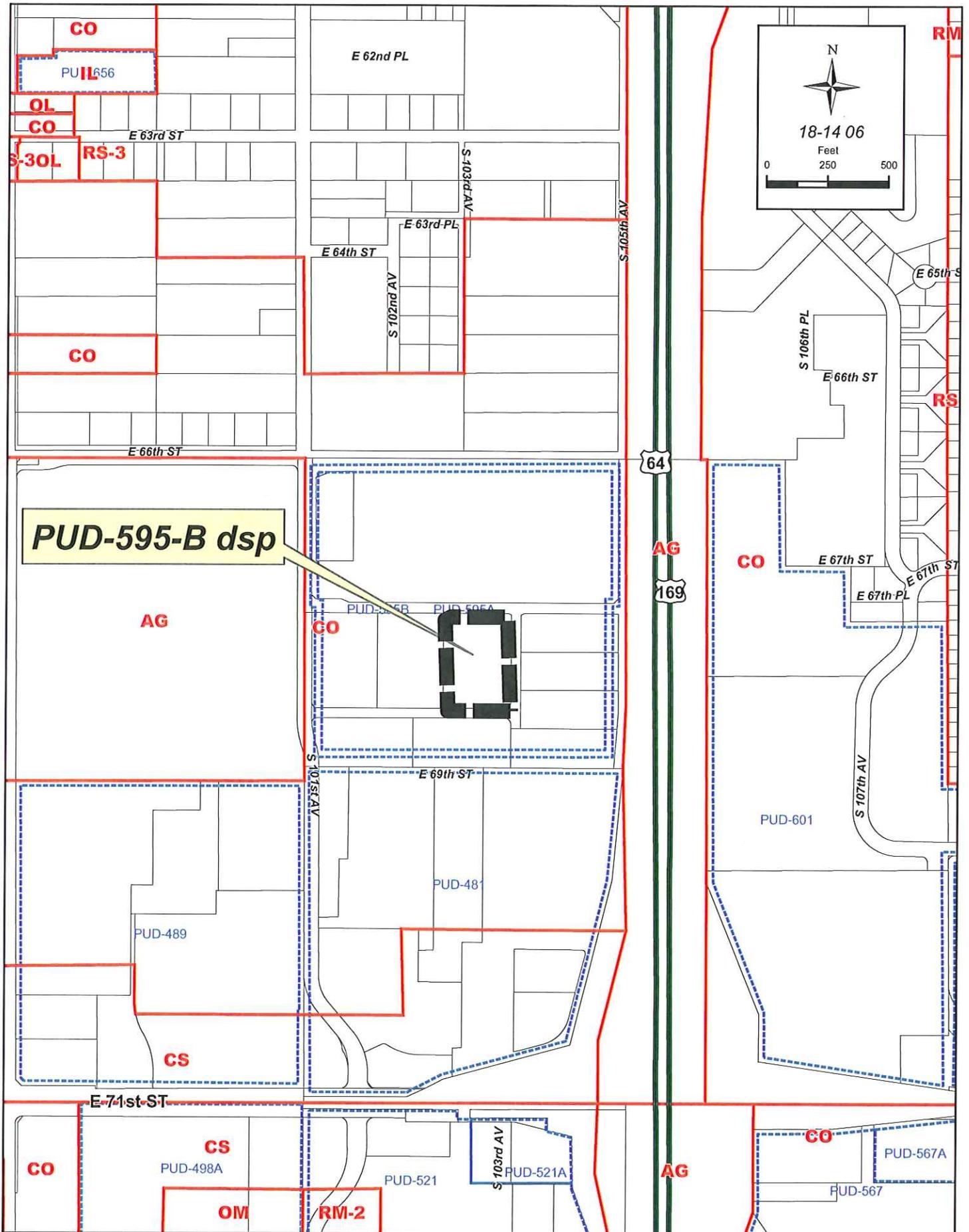
On Site Lighting & Survey, LLC  
 PH: 783-684-1548

SCOPE NOTES:  
 1. All lighting calculations are based on the provided fixture data and photometric data.  
 2. All calculations are based on a uniform sky condition.  
 3. All calculations are based on a uniform ground reflectance of 0.2.  
 4. All calculations are based on a uniform building reflectance of 0.2.  
 5. All calculations are based on a uniform sky condition of 0.5.  
 6. All calculations are based on a uniform ground reflectance of 0.2.  
 7. All calculations are based on a uniform building reflectance of 0.2.  
 8. All calculations are based on a uniform sky condition of 0.5.  
 9. All calculations are based on a uniform ground reflectance of 0.2.  
 10. All calculations are based on a uniform building reflectance of 0.2.



Item	Quantity	Unit	Notes
1	10	ft	8\"/>

8.9



9.1



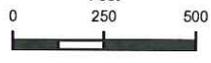
**PUD-595-B dsp**

N



**PUD-595-B**  
**dsp**  
18-14 06

Feet  
0 250 500





SUBJECT TRACT

N

**PUD-595-B**  
**dsp**  
18-14 06

Feet  
0 150 300

March 19, 2008

### STAFF RECOMMENDATION

**PUD-595-B:** Detail Site Plan – Approx. 1/3 mile east of South Mingo Rd. & 1/3 mile north of 71<sup>st</sup> Street South; Lot 4, Block 1 – Home Center Amended; TRS 1814; CZM 110; Atlas 996; PD 18C CD 8; CO/PUD.

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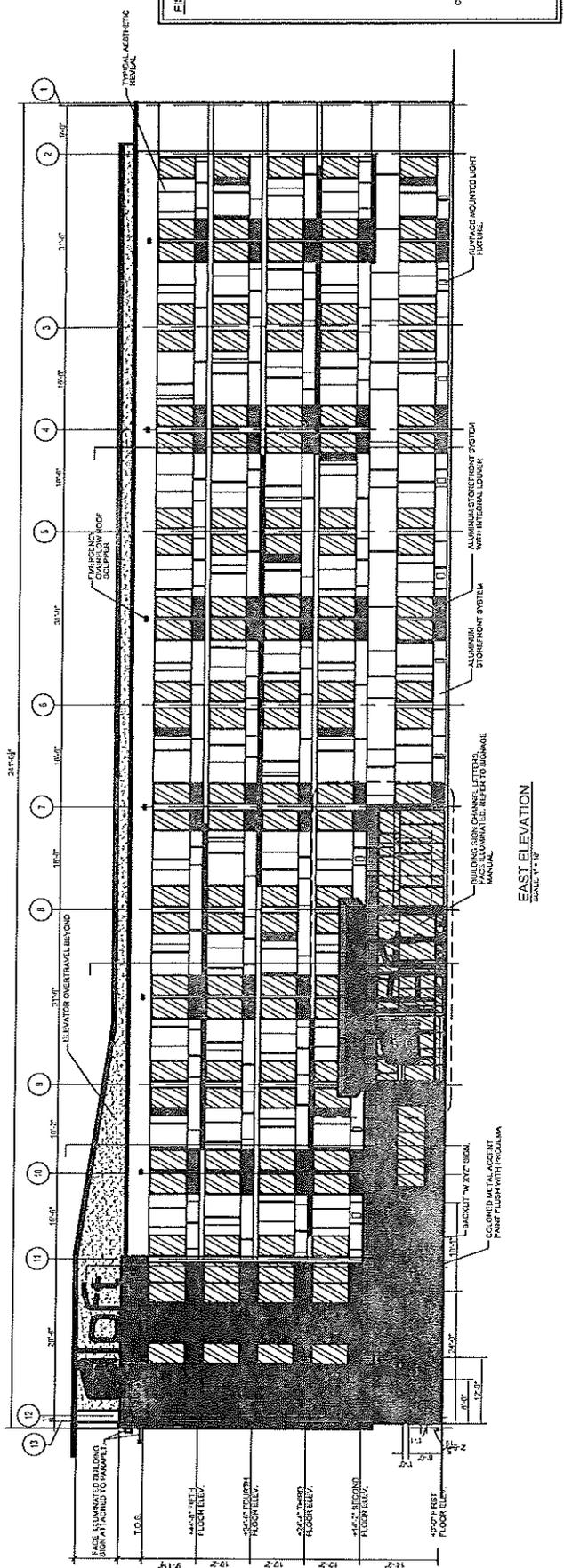
The applicant is requesting approval of a detail site plan for a 136 room hotel. The proposed use, Use Unit 19 - Hotel, Motel and Recreation Facilities is in conformance with Development Standards of PUD-595-B.

The proposed site plan meets all applicable building floor space, setback, and height requirements. Access to the site is provided from two (2) access points from private roadway 104<sup>th</sup> East Avenue. Sidewalks are provided along 104<sup>th</sup> East Avenue and 68<sup>th</sup> Street South per development standards. Pedestrian access from the sidewalks to the entrance of the building is provided through the "arrival court" per attached exhibit SP-1 as required per PUD development standards. Parking requirements have been met per the Zoning Code; site lighting meets all applicable standards and is directed down and away from adjoining properties by application of the Kennebunkport formula. An enclosure is provided to screen trash from view at ground level per development standards.

Therefore, staff recommends **APPROVAL** of the detail site plan for Lot 4, Block 1 – Home Center Amended.

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

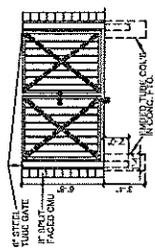




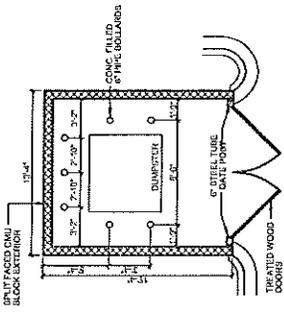
**FINISH MATERIAL LEGEND**

	OPACIREL GLASS
	VISION GLASS
	METAL PANEL SYSTEM
	PROFORMA
	COLD-CHROME METAL ACCENT PANELS
	1/2" EPS - COLOR 1
	ACM ALUMINUM COMPOSITE MATERIAL
	ALUM. LOUVER IN WINDOW SYSTEM
	COLD-CHROME LIGHT STRIPS

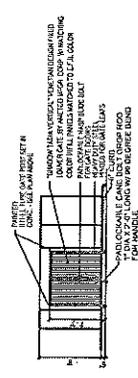
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



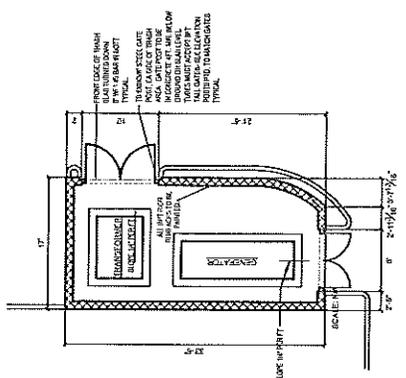
**DUMPSTER GATE ELEVATION**  
SCALE: 1/4" = 1'-0"



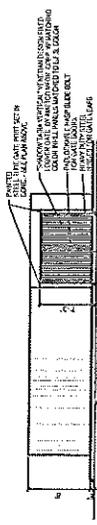
**DUMPSTER PLAN**  
SCALE: 1/4" = 1'-0"



**ELEC. EQUIP. ENCLOSURE ELEV.**  
SCALE: 1/4" = 1'-0"



**ELECTRICAL EQUIP. ENCLOSURE**  
SCALE: 1/4" = 1'-0"



**ELEC. EQUIP. ENCLOSURE ELEV.**  
SCALE: 1/4" = 1'-0"

- TRANSFORMER AND GENERATOR ENCLOSURE DETAILS**
- ENCLOSURE SHALL BE CONCRETE 4" MIN. THICKNESS WITH 1/2" DIA. REBAR @ 18" ON CENTER. GATE SHALL BE 1/2" DIA. CONCRETE 4" MIN. THICKNESS WITH 1/2" DIA. REBAR @ 18" ON CENTER. GATE SHALL BE 1/2" DIA. CONCRETE 4" MIN. THICKNESS WITH 1/2" DIA. REBAR @ 18" ON CENTER.
  - ENCLOSURE SHALL BE 3'-0" HIGH. GATE SHALL BE 3'-0" HIGH. GATE SHALL BE 3'-0" HIGH. GATE SHALL BE 3'-0" HIGH.
  - ENCLOSURE SHALL BE 3'-0" HIGH. GATE SHALL BE 3'-0" HIGH. GATE SHALL BE 3'-0" HIGH. GATE SHALL BE 3'-0" HIGH.
  - ENCLOSURE SHALL BE 3'-0" HIGH. GATE SHALL BE 3'-0" HIGH. GATE SHALL BE 3'-0" HIGH. GATE SHALL BE 3'-0" HIGH.

NOTE: BUILDING ELEVATIONS AS RECEIVED FROM PROJECT ARCHITECT.

**BUILDING ELEVATIONS**

# Aloft Hotel

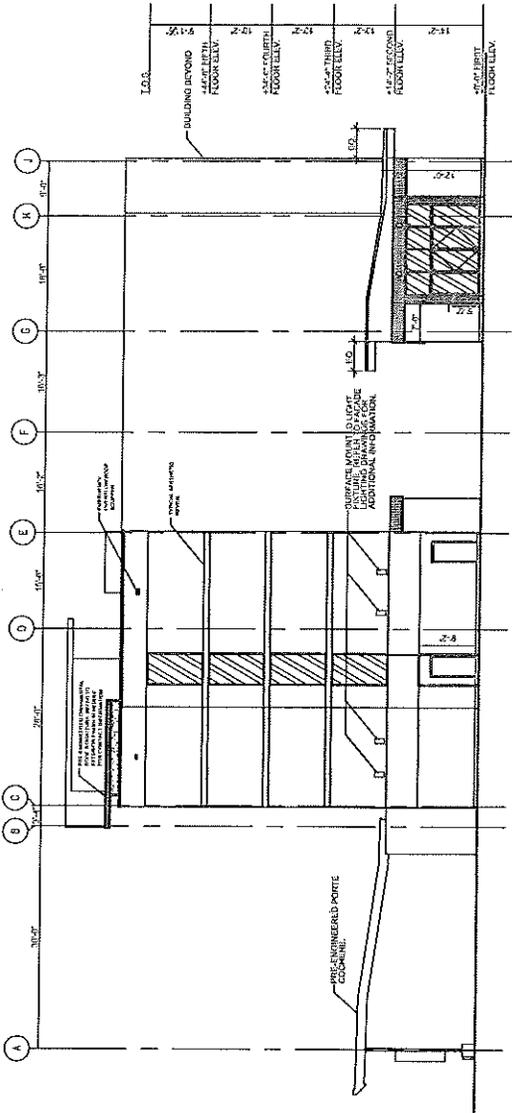
FILE NUMBER: 18A.003  
DRAWING DATE: 2014-02

OWNER: Avira Pross Group  
1000 N. State Street  
Tampa, FL 33602

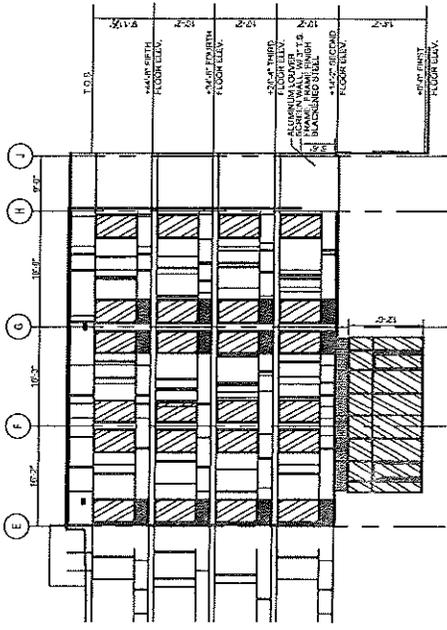
ARCHITECT: AMPCO, INC.  
1000 N. State Street  
Tampa, FL 33602

ENGINEER: CIVIL ENGINEERS & ASSOCIATES, INC.  
9111 East 23rd Place  
Tampa, FL 33613

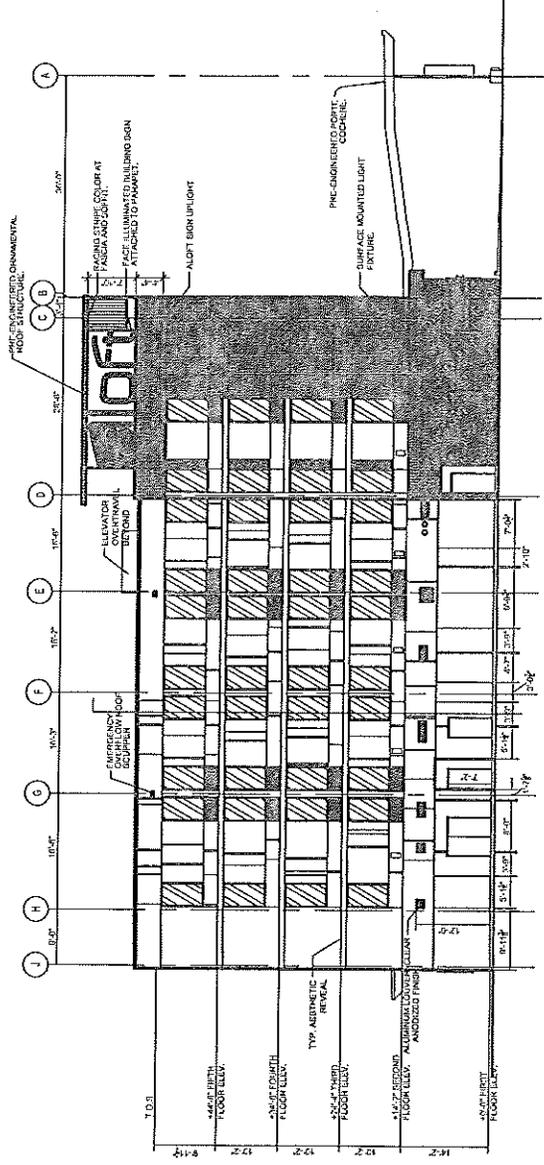
9.6



**NORTH ELEVATION @ MAIN BUILDING**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

FINISH MATERIAL LEGEND	
[Pattern]	SPANDREL GLASS
[Pattern]	VISION GLASS
[Pattern]	METAL PANEL SYSTEM
[Pattern]	PROGRAM
[Pattern]	COLORLED METAL ACCENT PANELS
[Pattern]	1/2" EPS - COLOR 1
[Pattern]	ACM ALUMINUM COMPOSITE MATERIAL
[Pattern]	ALUM. COVER IN WINDOW SYSTEM
[Pattern]	COLD-CATWOOD LIGHT STRIP

NOTE: BUILDING ELEVATIONS AND CURTAIN WALL ENVELOPE PLAN & ELEVATIONS AS RECEIVED FROM PROJECT ARCHITECT.

**BUILDING ELEVATIONS**  
**Aloft Hotel**  
SP-3

WORK ORDER: 1021  
FILE NUMBER: 104.002  
DRAWING DATE: 3/04/25

OWNER:  
Aloft Hotels Group  
6000 L. Jolly Drive  
Tampa, FL 34135

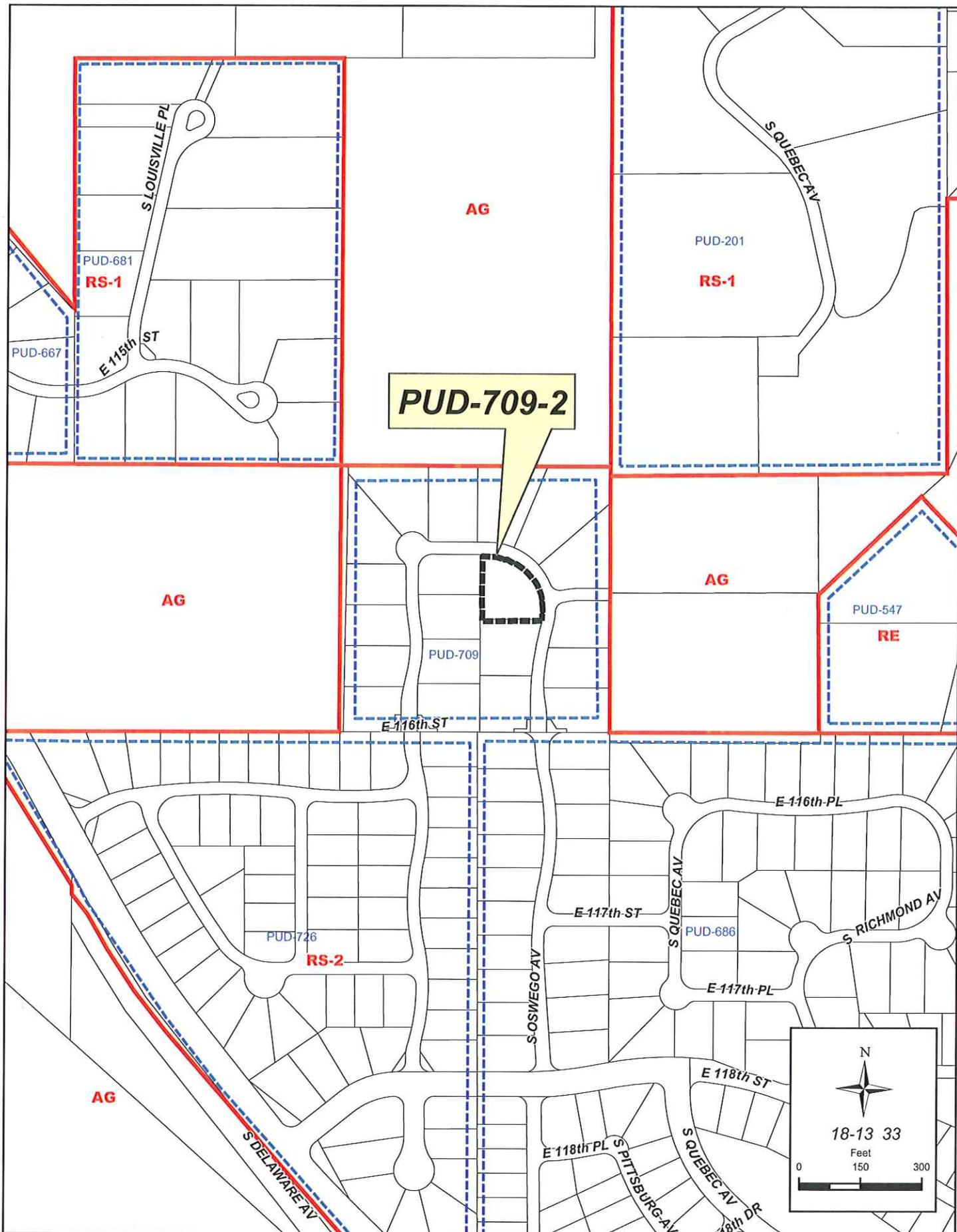
ARCHITECT:  
ARCTEC, INC.  
2002 GALT ZILG  
Tampa, Ohio 43081-7414

CIVIL ENGINEER:  
Associated, Inc.  
6111 East 32nd Place  
Tulsa, Oklahoma 74135

9.7







10.1



N

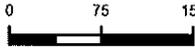
**PUD-709-2**  
18-13 33  
Feet  
0 150 300



N



**PUD-709-2**  
18-13 33  
Feet  
0 75 150



5th ST

E 116th ST

SOSWEGO AV

E 117th ST

SQUEBEC AV E 116th

10.3

March 19, 2008

**STAFF RECOMMENDATION**

**PUD-709-2:** Minor Amendment – Lot 5, Block 3 – Sequoyah Hill II;  
11520 S. Oswego Avenue; TRS 8333; CZM 56; PD 26 CD  
8; RS-2/PUD.

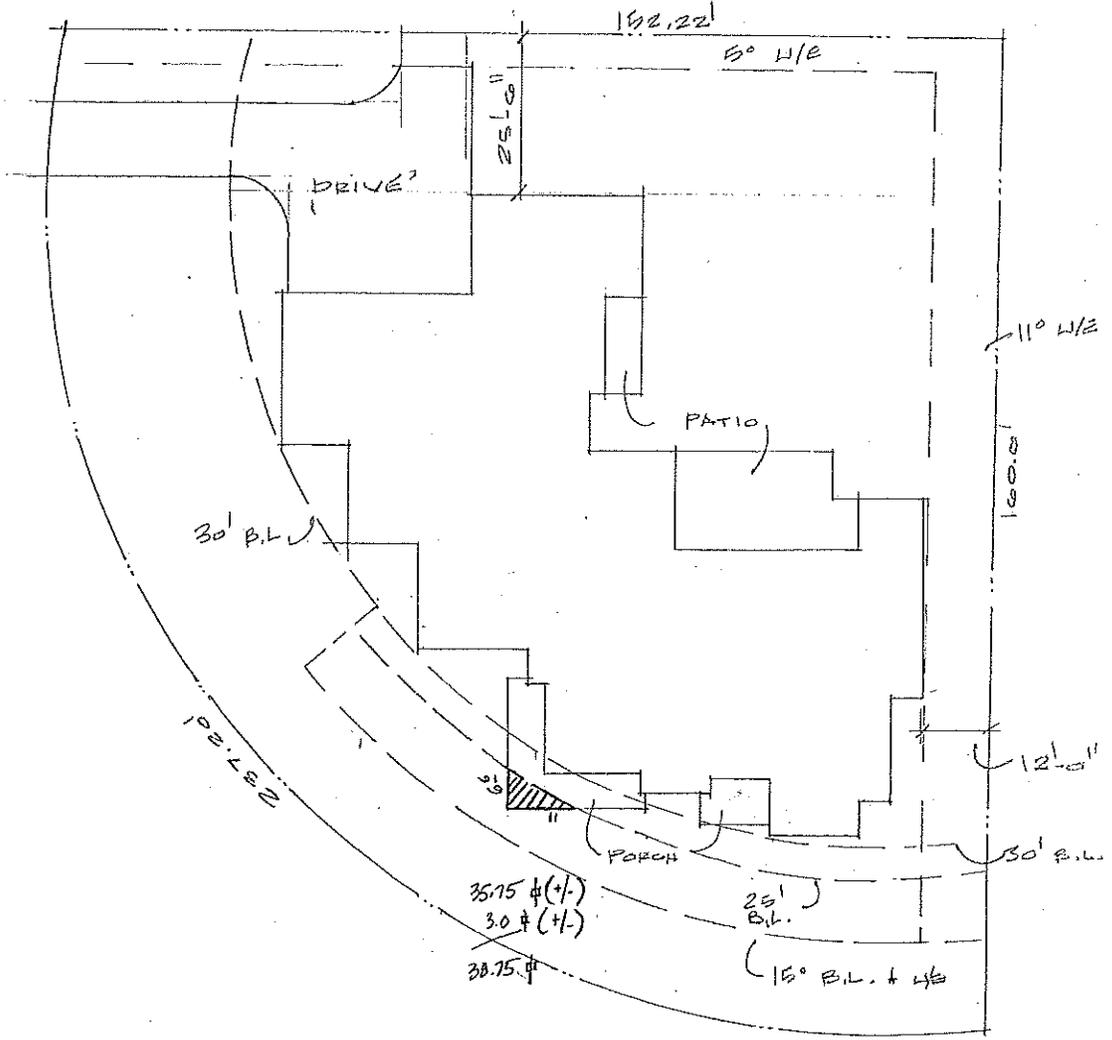
The applicant is requesting a minor amendment to reduce the required front setback on Lot 5, Block 3 - Sequoyah Hill II from 30' to 25' to allow for a minor encroachment of a covered front porch only, on a corner lot with 237.2 lineal feet of frontage.

Specifically, the request is to allow an approximately 39 square foot encroachment over the front setback line. The rest of the structure will meet the required front setback requirement, all other setback requirements, building height and livability space requirements.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-709-2 for Lot 5, Block 3 – Sequoyah Hill II.

10.4

LOT 10  
 BLOCK 15  
 BEAHOYAH HILLS



Plot Plan 1/31" = 20.0'

OPTION "B"

10.5

FIRST ABICE





## 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?

This plat was continued from the 2/20/08 TMAPC meeting so that PUD standards for the site could be approved. It was continued from the 3/5/08 meeting so that PUD standards could be approved as the PUD amendment approval has been appealed to the City Council. If the TMAPC approves the Preliminary Plat staff recommends that the PUD standards as approved by City Council be followed and included in the restrictive covenants/deed of dedication, and approval be per the TAC comments and the special and standard conditions as 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

12-4

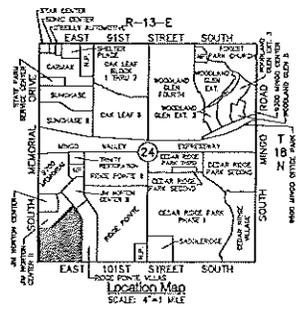
in covenants.)

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



<b>PLAT No.</b>
FINAL PLAT CERTIFICATE OF APPROVAL I hereby certify that this plat was approved by the Tulsa Surveyors Association and the City of Tulsa.
<b>TITLE</b>
This approval is void if not pasted on back of the original of the Survey Plat or its duplicate.
<b>DATE</b>
<b>BY</b>
<b>APPROVED</b> By the Board of the City of Tulsa Engineer
<b>DATE</b>
<b>BY</b>
<b>APPROVED</b> By the City Clerk
<b>DATE</b>

**Owner**  
1995 LAND COMPANY  
ATTN: JOHN BUNGARDER  
2100 520TH UTICA AVENUE, PENNHOUSE  
TULSA, OKLAHOMA 74114  
PHONE: (918) 747-2100

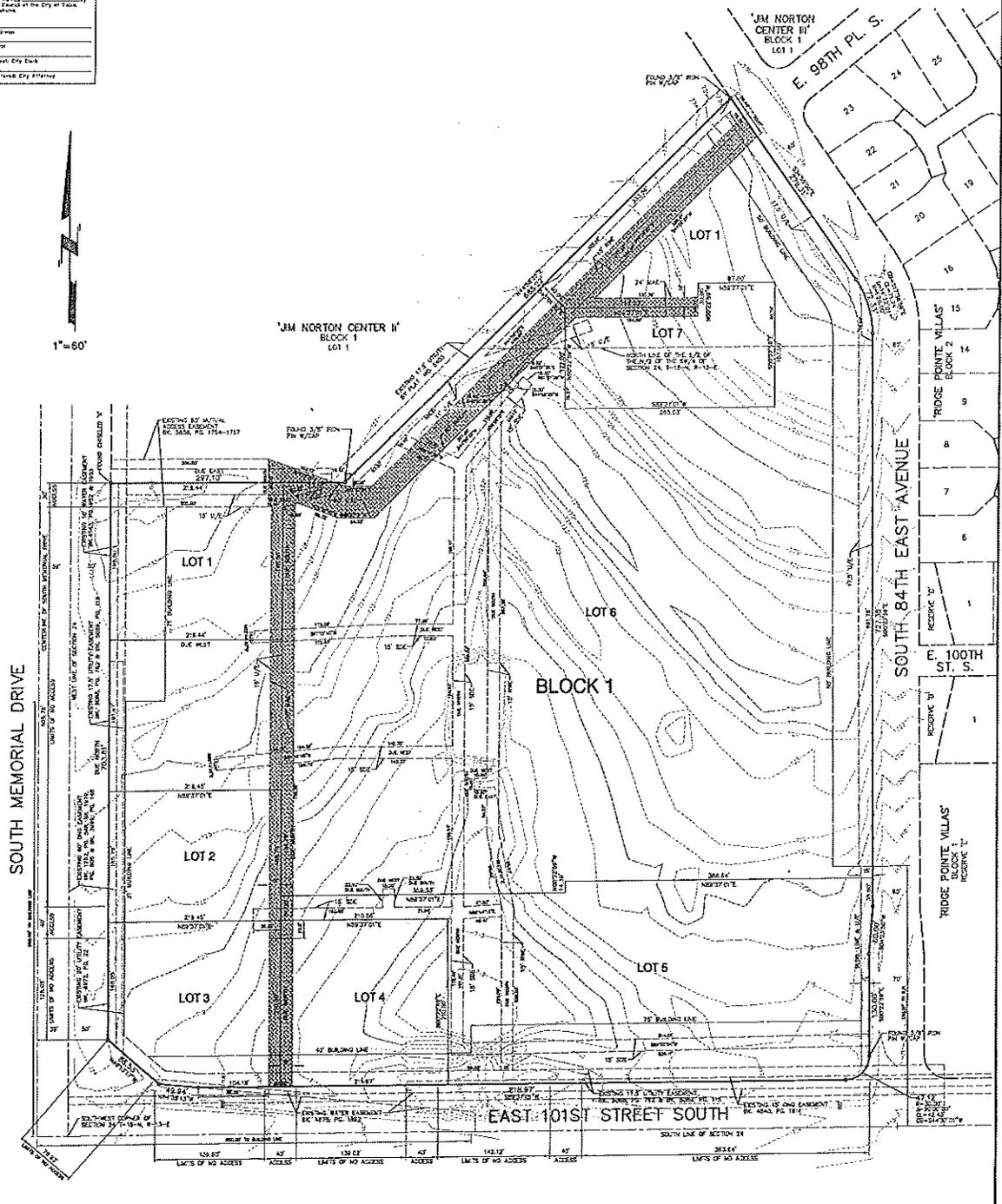
**Engineer / Surveyor**  
SACK AND ASSOCIATES, INC.  
SANTA FE DEPOT  
111 SOUTH BLOOM AVENUE  
TULSA, OKLAHOMA 74102-1818  
PHONE: (918) 592-4111  
E-MAIL: SACKANDASSOCIATES.COM  
C.A. No. 1783 (EXP. JUNE 30, 2006)

**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 21,0146 ACRES (815,399 S.F.)

**Monumentation**  
ALL CORNERS SHOWN ON THIS PLAT WERE SET USING  
A 3/8" x 1/8" IRON PIN WITH A YELLOW CAP STAMPED  
"SACK L.S. 1139", UNLESS OTHERWISE NOTED.

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



12.7





## PRELIMINARY SUBDIVISION PLAT

### Tulsa Hills South - (8214) (PD 8) (CD 2)

Northeast corner of Highway 75 and West 91<sup>st</sup> Street South

This plat consists of 5 Lots, 2 Blocks, on 12.78 acres.

The following issues were discussed March 6, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CO-Z-7083-SP-1. The plat must conform to the CO site plan standards. An FAA study may be needed as required by the Tulsa Airport Authority.
2. **Streets:** Label Olympia as Public or Private. If private, provide a 5 foot wide sidewalk easement. On Section B.7 Pedestrian Circulation delete the wording "where practical". On B.7.A add sidewalk along Olympia. Show 5 foot wide sidewalks along 91<sup>st</sup> Street South and South Olympia. Include typical striping in the area of the major entry.
3. **Sewer:** The City of Tulsa plans to serve the area along the north side of West 91<sup>st</sup> Street, between Highway 75 and South Elwood Avenue with a regional lift station located in the vicinity of West 91<sup>st</sup> Street and South Elwood. Engineering for the project has been funded by the 2006 sales tax. Construction funding has not yet been committed. Any new development within this area must choose between the two options below:
  1. Seek approval from the City of Jenks to temporarily gravity flow sanitary sewer to the Jenks system to the south. The onsite collection system would be designed to facilitate an extension to the planned regional facility near 91<sup>st</sup> and Elwood. After the City of Tulsa system goes on line, you will be required to disconnect from the Jenks system and connect to the City of Tulsa facility.
  2. Fund the construction of the regional lift station and gravity flow to that location. This would be built with enough capacity to serve the entire basin, and a payback system would be established to recover some of the cost when other areas develop. Please contact Bob Shelton (596-9572) City of Tulsa, Public Works, Engineering Design to access information on the proposed lift station. There does not appear to be adequate clearance between your proposed force main and the east boundary line of the proposed plat to allow for proper maintenance of the line. In addition, the proposed force main does not have adequate separation between it and the proposed waterline.
4. **Water:** The proposed water main along West 91<sup>st</sup> Street South will be required to be extended to the south east property corner. If the 10 foot

horizontal separation between the water main line and sanitary sewer force main is not maintained, then the water main line will be required to be ductile iron pipe.

5. **Storm Drainage:** Section 1G is for storm sewer easement but none are shown on the face of plat. Show the easements or remove this section. Section II.C.4. next to last sentence states "...shall not exceed 1/16<sup>th</sup> of the cost." It should say 1/5<sup>th</sup>.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Relocate two fire hydrants: the hydrant on the south side of Block 1, Lot 1, shall be moved adjacent to the access drive; the hydrant at the back of Block 1, Lot 2, shall be moved adjacent to the parking lot with the easement extended to that point. **GIS:** Show the "Tulsa City Limits" boundary on the face of the plat. Label the point of commencement and the point of beginning. Correct the inconsistencies in the metes and bounds description in the covenants and the bearings and distances labeled on the face of the plat. Create a legend, or do not use "U/E" abbreviations. Change "Limits of NA Access" to "Limits of No Access". Label the east right-of-way line of U.S. Highway 75. Correct the inconsistencies in the metes and bounds description in the covenants and the bearings and distances labeled on the face of the plat. Traverse should run clockwise to match the bearings on the plat. Use correct addresses.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

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

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

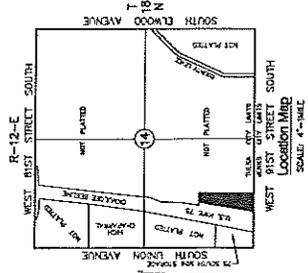
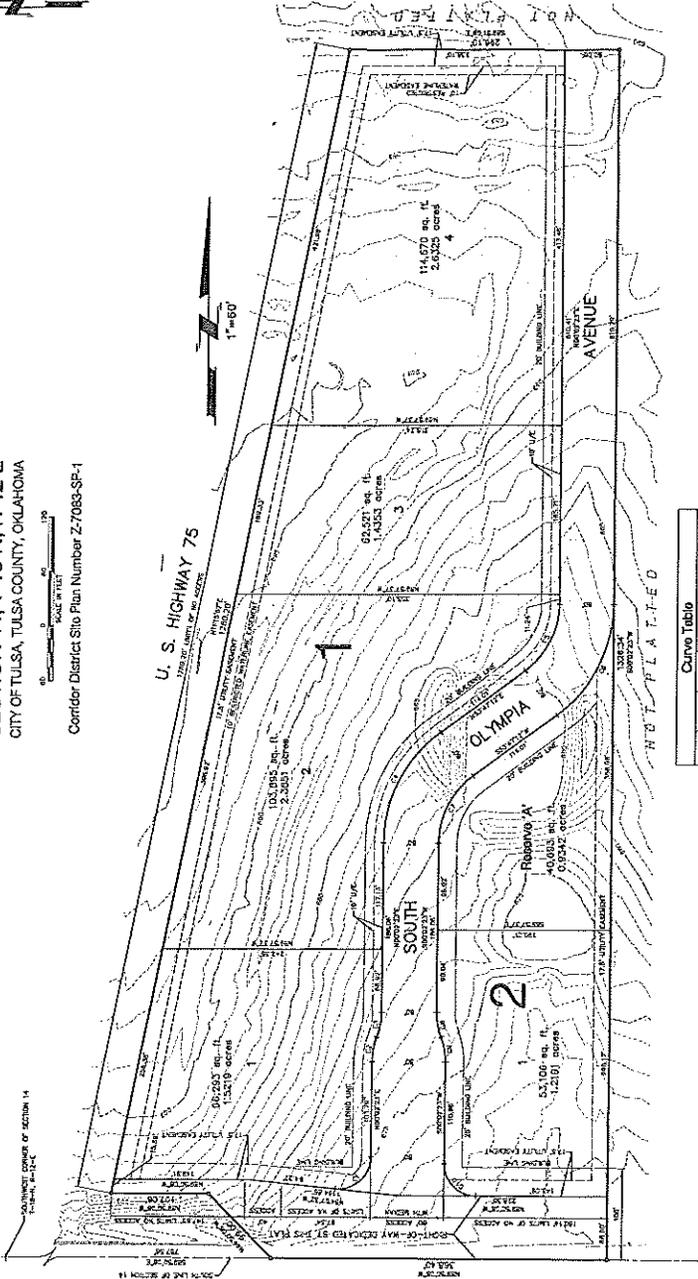
**'PRELIMINARY PLAT'**  
**Tulsa Hills South**  
 A SUBDIVISION OF PART OF THE  
 SW/4 OF THE SW/4  
 OF SECTION 14, T-18-N, R-12-E  
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Corridor District Site Plan Number Z-7083-SP-1

Scale: 1" = 100'

TREASURER'S STAMP  
 DO NOT USE THIS SPACE

PLAT NO.	
DATE OF PLAT	
APPLICANT	
ENGINEER	
APPROVED BY THE CITY OF TULSA	
APPROVED BY THE STATE	
APPROVED BY THE COUNTY	
APPROVED BY THE DISTRICT	



**OWNER**  
 PATRICK A. AND KATHA TAYLOR  
 TULSA, OKLAHOMA 74107  
 PHONE: (918) 445-3087

**Engineer/Surveyor**  
 SACK AND ASSOCIATES, INC.  
 111 SOUTH ELWOOD AVENUE  
 TULSA, OKLAHOMA 74106-1818  
 E-MAIL: TULSA@SACKANDASSOCIATES.COM  
 C.A. No. 1783 (EXP. JUNE 30, 2009)

**Basis of Bearings**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE  
 SOUTHERLY LINE OF SECTION 14 HAVING AN ASSIGNED  
 METHEOLOGICAL BEARING OF S89°00'00" E.

**Monumentation**  
 ALL CORNERS SHOWN ON THIS PLAT WERE SET  
 STAMPED "SACK & ASSOCIATES, INC." UNLESS OTHERWISE  
 NOTED.

**Statistics**  
 SUBDIVISION CONTAINS 0.1003 IN 2 BLOCKS  
 AND RESERVE "X"  
 BLOCK 1 CONTAINS 297.96 ACRES  
 BLOCK 2 CONTAINS 12.91 ACRES  
 RESERVE "X" CONTAINS 0.2042 ACRES

**Curve Table**

LINE	LENGTH	CHORD	CHORD BEARING
1	100.000	100.000	0°00'00"
2	100.000	100.000	0°00'00"
3	100.000	100.000	0°00'00"
4	100.000	100.000	0°00'00"
5	100.000	100.000	0°00'00"
6	100.000	100.000	0°00'00"
7	100.000	100.000	0°00'00"
8	100.000	100.000	0°00'00"
9	100.000	100.000	0°00'00"
10	100.000	100.000	0°00'00"
11	100.000	100.000	0°00'00"
12	100.000	100.000	0°00'00"
13	100.000	100.000	0°00'00"
14	100.000	100.000	0°00'00"
15	100.000	100.000	0°00'00"
16	100.000	100.000	0°00'00"
17	100.000	100.000	0°00'00"
18	100.000	100.000	0°00'00"
19	100.000	100.000	0°00'00"
20	100.000	100.000	0°00'00"
21	100.000	100.000	0°00'00"
22	100.000	100.000	0°00'00"
23	100.000	100.000	0°00'00"
24	100.000	100.000	0°00'00"
25	100.000	100.000	0°00'00"
26	100.000	100.000	0°00'00"
27	100.000	100.000	0°00'00"
28	100.000	100.000	0°00'00"
29	100.000	100.000	0°00'00"
30	100.000	100.000	0°00'00"

13.7

## AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

**Go Fit – (0421) (PD 16) (CD 6)**

Northeast corner of East Apache Street and North 129<sup>th</sup> East Avenue

The properties are zoned IM. Full permits are requested. A preliminary plat was approved on 1/23/08 by TMAPC.

Review of this application must focus on the extraordinary or exceptional circumstances that serve as a basis for the request and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: 1. Lease expiration at present business location in August 2008 (ABP necessary for commencement and completion of building on new site by August, 2008). 2. Building construction is limited to only one building upon one lot of the GO-Fit subdivision.

***The following information was provided by the Technical Advisory Committee in its meeting March 6, 2008.***

**ZONING:**

- *TMAPC Staff:* Full permits are requested.

**STREETS:**

- *Public Works, Transportation:* 5 foot wide sidewalks required along North 129<sup>th</sup> East Avenue and East Apache Street.
- *Public Works, Traffic:* No objection.

**SEWER:**

- *Public Works, Waste Water:* No objection to the building permit, however, no water or sewer taps will be issued until the required sanitary sewer main has been constructed and accepted by the City of Tulsa.

**WATER:**

- *Public Works, Water:* No comment.

**STORM DRAIN:**

- *Public Works, Storm Water:* As required at the 1/10/08 TAC, the detention easement cannot include the perimeter easement. Also required by TAC was the conveyance of off-site water from the north and east in overland drainage easements and/or storm sewer easements.

**FIRE:**

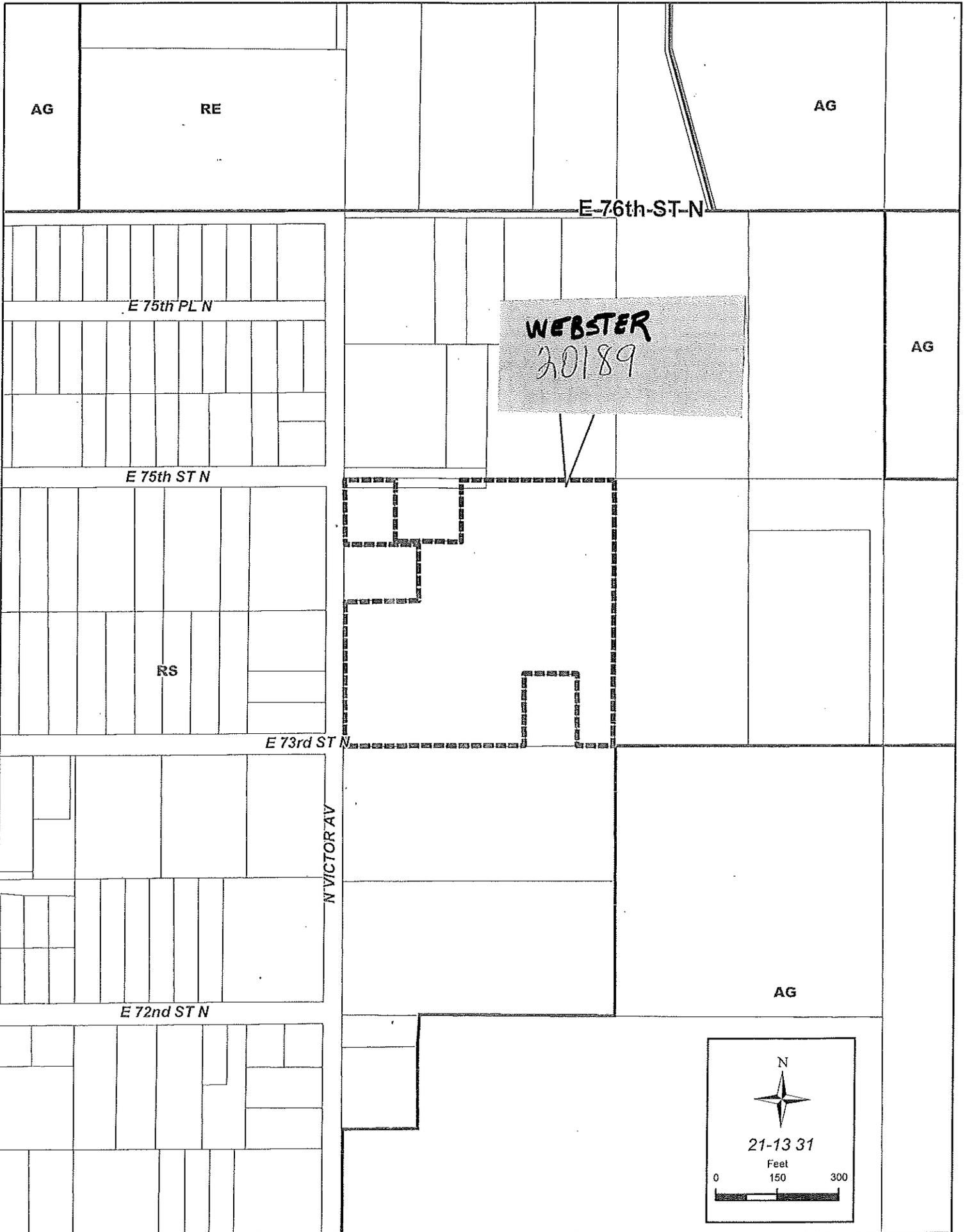
- *Public Works, Fire:* No objection if new conceptual drawing is submitted indicating the 1/10/08 TAC fire comments are complied with.

**UTILITIES:**

- *Franchise Utilities:* No comments.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". Staff does not object to the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee. The subdivision plat for this property is progressing through the platting process.





**WEBSTER**  
20189

15.1

# PLAT WAIVER

March 19, 2008

**Webster** - (1331) (County)

Northeast corner of North Victor Avenue and East 73<sup>rd</sup> Street North

The platting requirement is being triggered by a previous rezoning and a request for a lot split.

**Staff provides the following information from TAC at their March 6, 2008 meeting:**

## **ZONING:**

- TMAPC Staff: The property is zoned RS in Tulsa County and the lot split ( LS 20189) requested is the last allowed before a subdivision plat will be required.

## **STREETS:**

- Sidewalks are required along Victor and 73<sup>rd</sup> Street North. Increased right-of-way may be needed. Surrounding properties are not adequately described. Both Victor and 73<sup>rd</sup> street North may not meet minimum right-of-way per the Street Plan. **County Engineer:** Right-of-way easement needed is 25 feet on the south and 30 feet on the west.

## **SEWER:**

- No comment.

## **WATER:**

- Turley serves water.

## **STORM DRAIN:**

- No comment. This is out of City Limits.

## **FIRE:**

- This is out of the City of Tulsa, but fire hydrants are recommended and getting with the local fire department for their comment is recommended.

## **UTILITIES:**

- No comment.

Staff recommends **APPROVAL** of the plat waiver. Right-of-way must be dedicated per Lot Split # 20189 and there can be no further lot splits without a subdivision plat.

**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  |

15.2

- 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\*

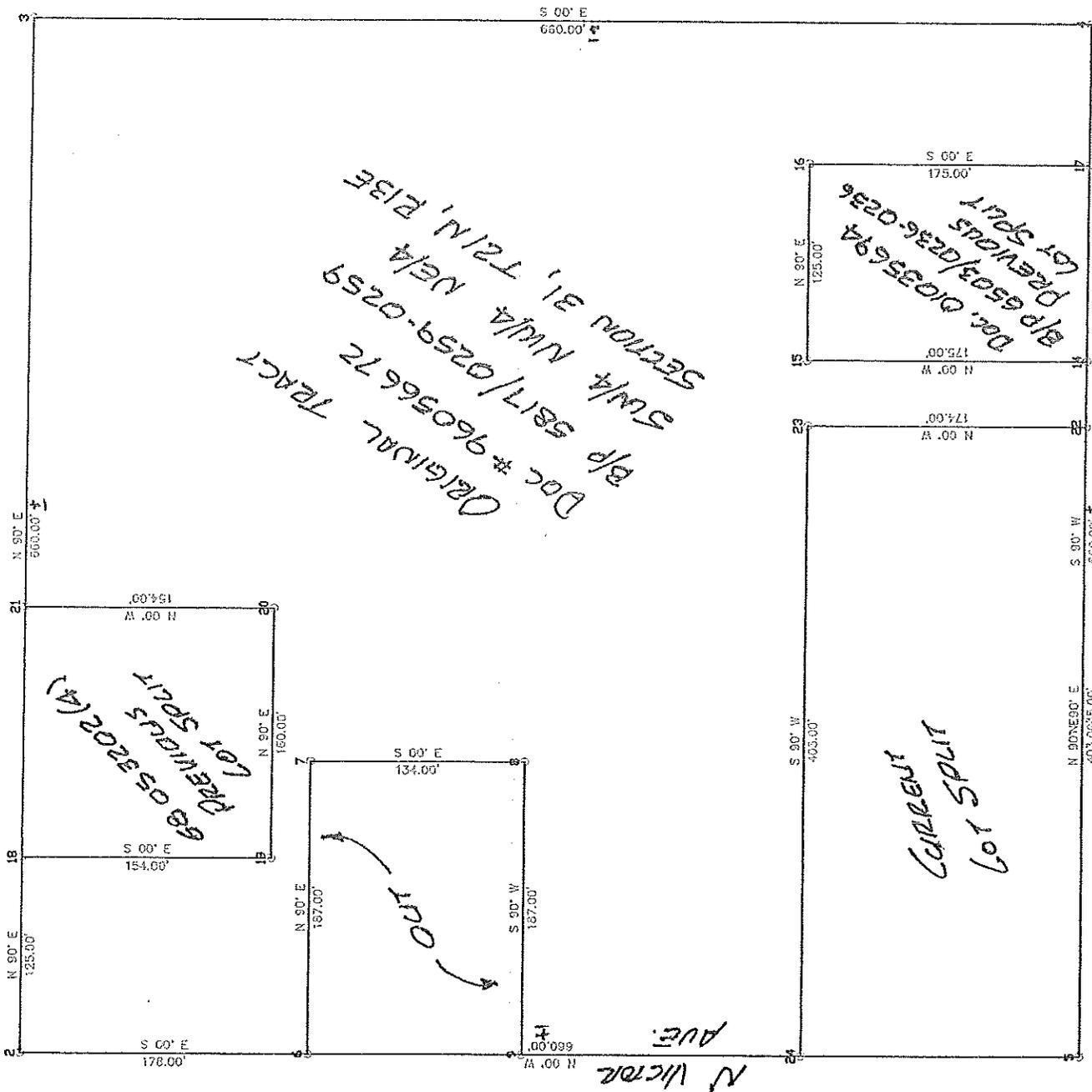
**A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:**

	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		X
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.?		X
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.?		X
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 necessary right-of-way will be required for the lot split # 20189 on the same TMAPC consent agenda.

*Joe M...  
 PG 8674, CS 1546  
 2-26-08*

*SCALE:  
 1"=100'*



15.4

Z-7091

AG

IM

55

IL

S AIRPORT WYE

N ELM ST S PEORIA AV

N BIRCH ST

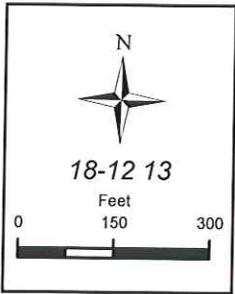
N ASH ST

IL

20

RS

S AIRPORT WAY



N BIRCH ST

CG

16.1



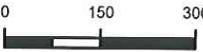
N



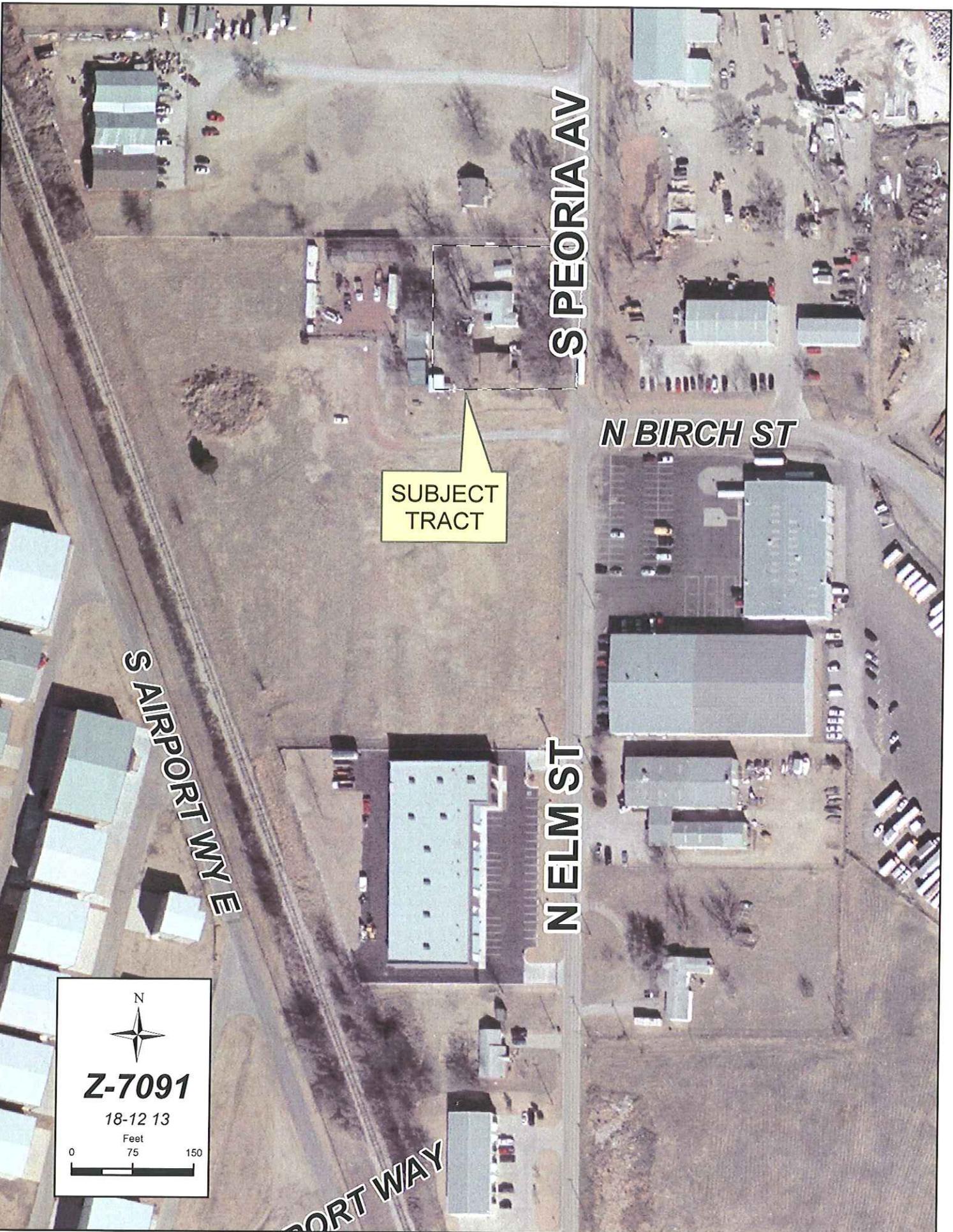
**Z-7091**

18-12 13

Feet  
0 150 300



16.2



S PEORIA AV

N BIRCH ST

SUBJECT TRACT

S AIRPORT WY E

N ELM ST

PORT WAY

N



**Z-7091**

18-12 13

Feet  
0 75 150



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7091**

TRS 8213

Atlas 1744

CZM 51

PD-8 CD-2

**TMAPC Hearing Date:** March 19, 2008

**Applicant:** Casey Goodwin

**Tract Size:** 1± acres

**ADDRESS/GENERAL LOCATION:** 8602 and 8614 South Peoria Avenue

**EXISTING ZONING:** AG

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** IL

**PROPOSED USE:** Office/retail

**RELEVANT ZONING HISTORY:**

**Z-6709 August 1999:** All concurred in approval of a request for rezoning a 6.97± acre tract of land from AG to IL on property located south of the southwest corner of West 81<sup>st</sup> Street South and South Peoria Avenue and north of subject property.

**Z-6620 March 1998:** All concurred in approval of a request to rezone a 5.8 acre tract 400' south of the subject tract, on the west side of South Peoria, from AG to IL for a landscape service.

**Z-6406 August 1993:** All concurred in approval of a request to rezone the 7.5 acre tract abutting the subject tract on the south from AG to IL.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 1± acres in size and is located at 8602 and 8614 South Peoria Avenue. The property is zoned AG. It appears to be an out-parcel from a previous zoning case (to IL) involving the property surrounding it on the south and west.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South Peoria Avenue	N/A	N/A	2

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

16.4

**SURROUNDING AREA:** The subject tract is surrounded by industrial and related uses, zoned IL. Jones Riverside Airport lies a short distance to the west, also zoned IL.

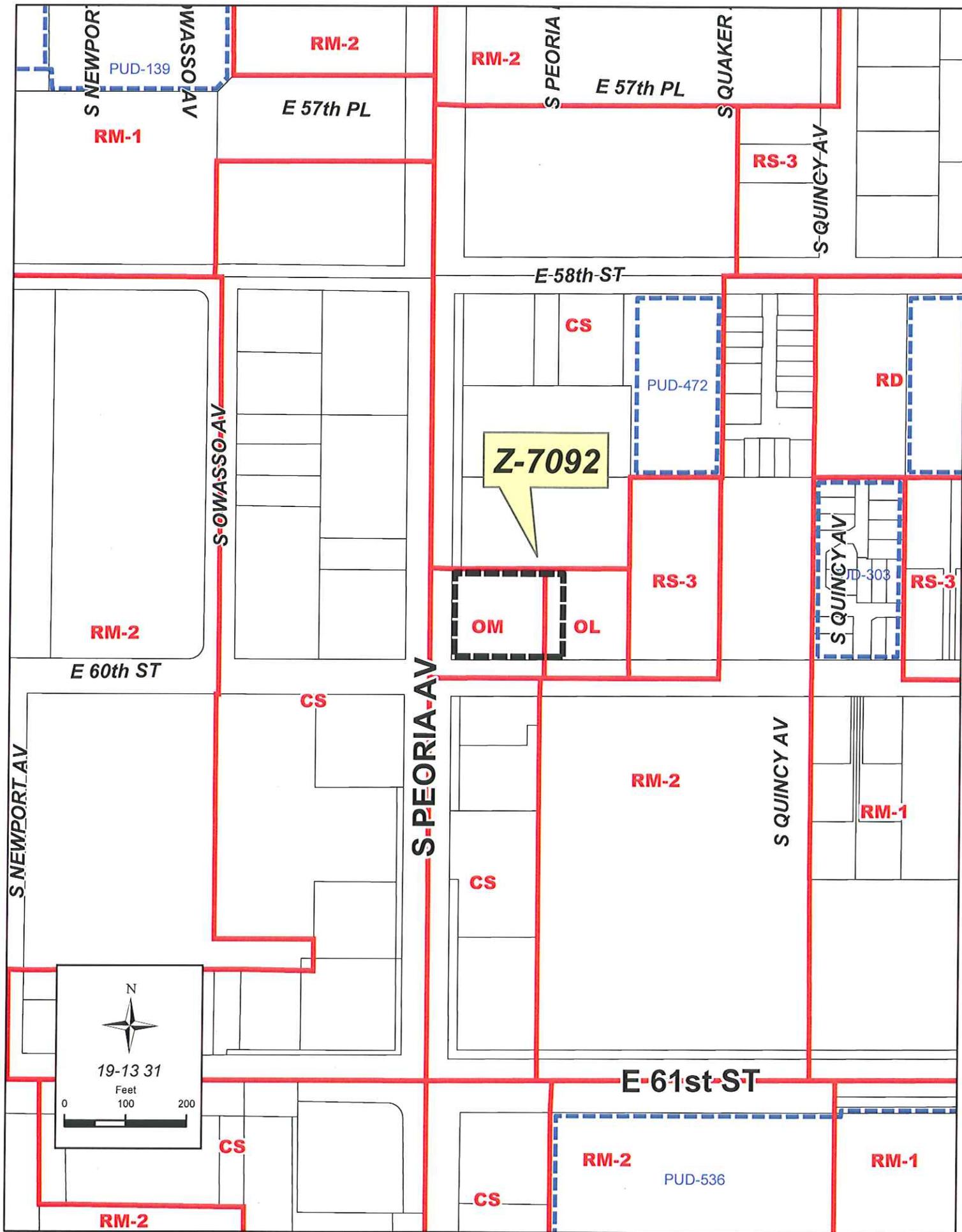
**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

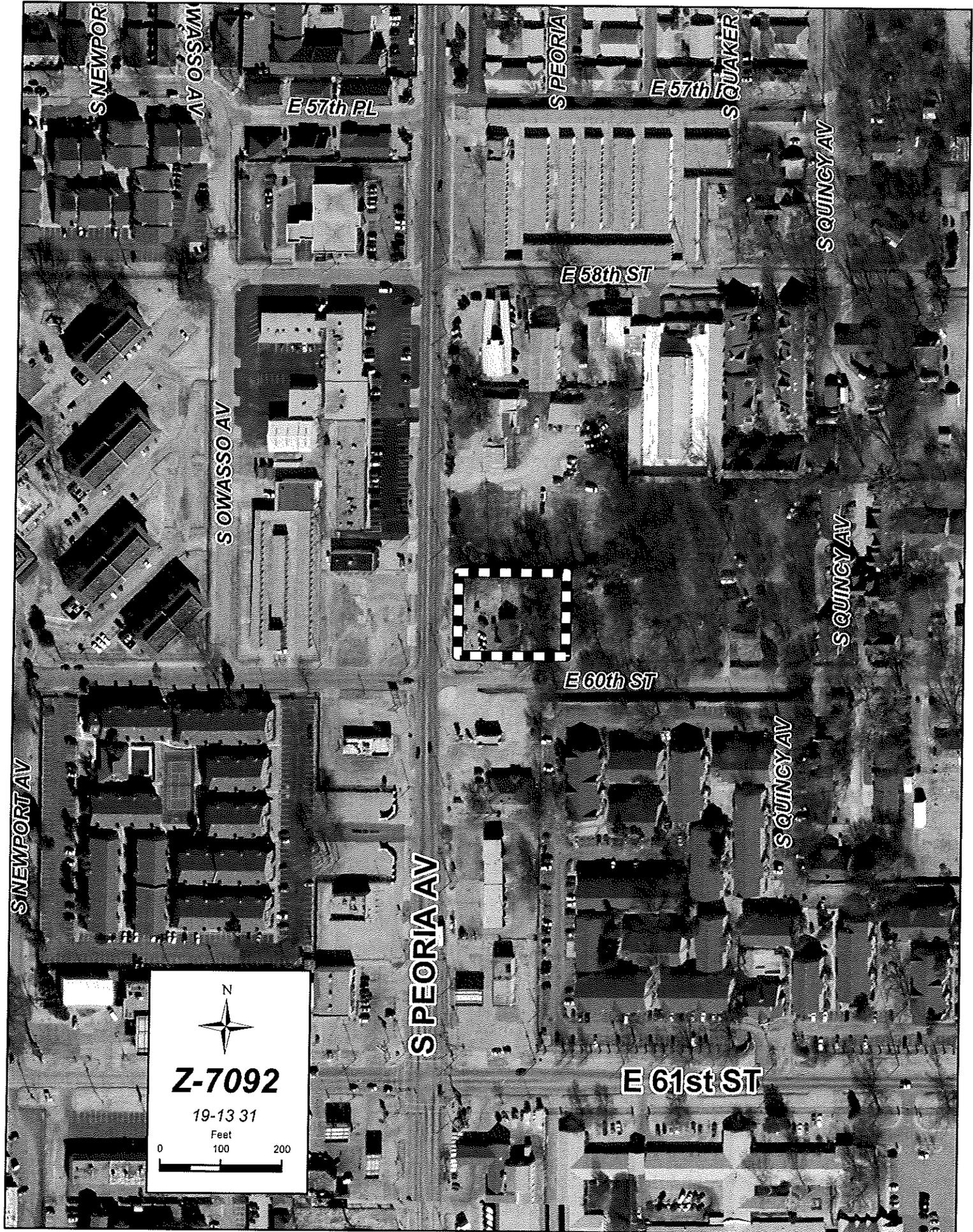
The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity – Industrial land use. According to the Zoning Matrix, the requested IL zoning is in accord with the Plan.

**STAFF RECOMMENDATION:**

Based on the Comprehensive Plan, existing surrounding and nearby uses and trends in the area, staff can support the requested rezoning. This is clearly an area in transition to industrial uses and the property is the last remaining AG-zoned parcel. Staff therefore recommends **APPROVAL** of IL zoning for Z-7091.

03/19/08





  
**Z-7092**  
19-13 31  
Feet  
0 100 200

**SPEORIA AV**

**SUBJECT TRACT**



**E 60th ST**

N  
0 50 100  
Feet  
**Z-7092**  
19-13 31

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7092**

**TRS 9331**

**Atlas 663**

**CZM 47**

**PD-18a CD-9**

**TMAPC Hearing Date:** March 19, 2008

**Applicant:** Roy D Johnsen

**Tract Size:** .65± acres

**ADDRESS/GENERAL LOCATION:** Northeast corner of East 60<sup>th</sup> Street South and South Peoria Avenue

**EXISTING ZONING:** OL/OM

**EXISTING USE:** Daycare

**ZONING ORDINANCE:** Ordinance number 14705 dated March 12, 1980; and ordinance number 15150 dated October 5, 1981, established zoning for the subject property.

**PROPOSED ZONING:** CS

**PROPOSED USE:** Retail

**RELEVANT ZONING HISTORY:**

**BOA-20008 March 22, 2005:** The Board of Adjustment approved a Special Exception to permit used automobile sales in a CS District with conditions located on property located on the southeast corner of East 58<sup>th</sup> Street South and South Peoria Avenue.

**BOA-19099 June 12, 2001:** The Board of Adjustment approved a Special Exception to permit vehicle repair in a CS District with conditions on property located at 5929 South Peoria Avenue and abutting north of subject property.

**PUD-536 July 1995:** All concurred in approval of a proposed Planned Unit Development on a 9.35± acre tract of land for nursing home and assisted living on property located on the southeast corner of East 61<sup>st</sup> Street South and South Peoria Avenue and south of subject property.

**Z-6326/PUD-472 August 1991:** All concurred in approval of a request for rezoning a 1± acre tract of land from OL to CS and a proposed Planned Unit Development for mini-storage on property located east of southeast corner of South Peoria Avenue and East 58<sup>th</sup> Street and north and east of subject property.

**Z-5980 October 1984:** All concurred in approval of a request for rezoning a tract of land from OM to CS on property located north of the northeast corner of East 60<sup>th</sup> Street South and South Peoria Avenue and abutting the subject property to the north.

**Z-5593 October 1981:** All concurred in approval of a request for rezoning a tract of land from RS-3 to OM on property located on the northeast corner of East 60<sup>th</sup> Street South and South Peoria Avenue and a part of the subject property.

17.4

**Z-5354 March 1980:** All concurred in approval of a request for rezoning a tract of land from RS-3 to OL on property located east of the northeast corner of East 60<sup>th</sup> Street South and South Peoria Avenue and a part of the subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately .65± acres in size and is located northeast corner of East 60<sup>th</sup> Street South and South Peoria Avenue. The property appears to be used as a daycare and is zoned OL/OM.

**STREETS:**

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Peoria Avenue	Secondary arterial	100'	4
East 60 <sup>th</sup> Street South	N/A	N/A	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant land, zoned RS-3; on the north by a used car lot, zoned CS; on the south by a check cashing/loan service, zoned CS; and on the west by a vacant parking lot, zoned CS.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 18a Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Commercial land use, with a narrow strip along the eastern boundary as Medium Intensity-Residential land use. According to the Zoning Matrix, the requested CS zoning is in accord with the portion designated Medium Intensity-Commercial and is not in accord with the portion designated Medium Intensity-Residential.

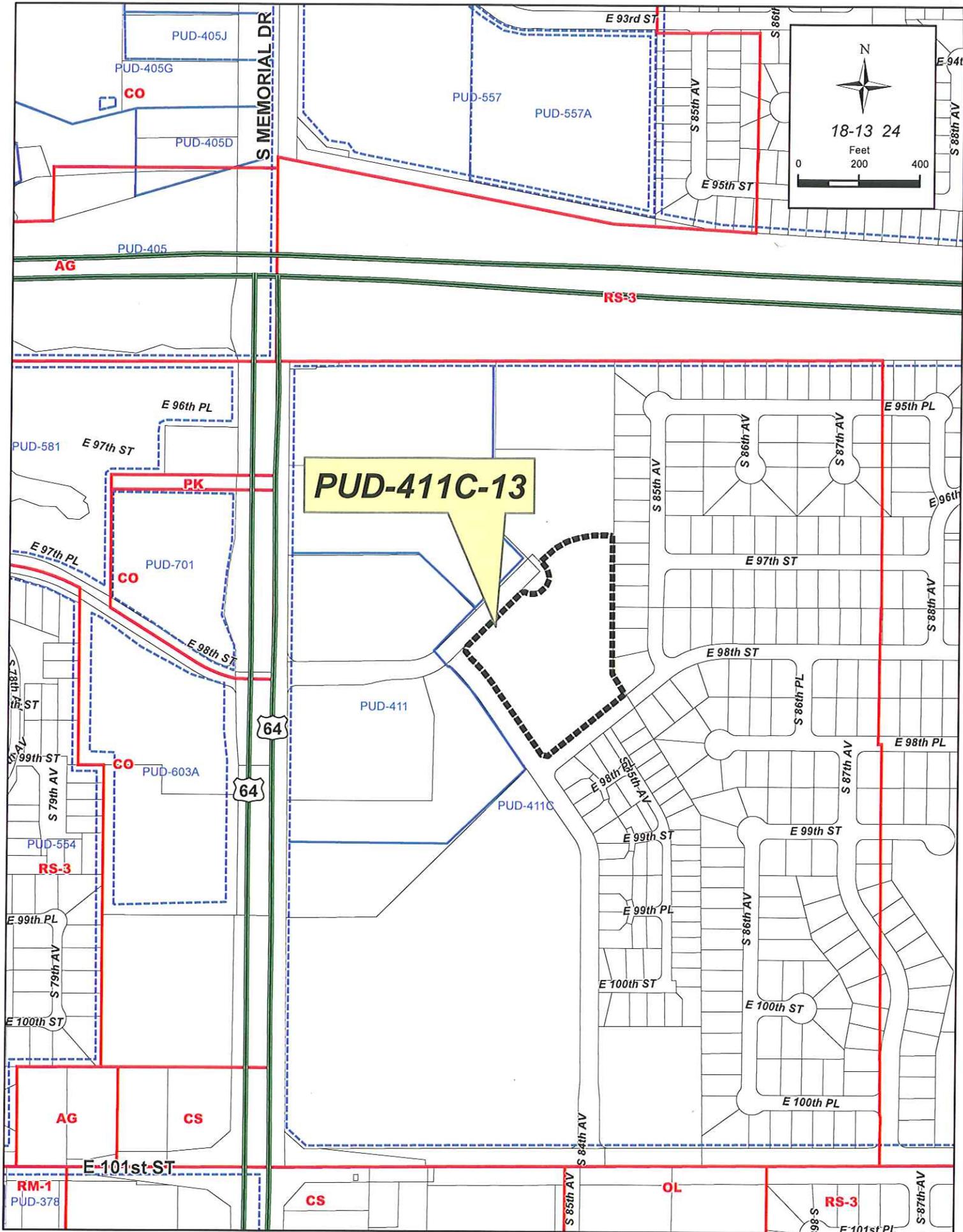
**STAFF RECOMMENDATION:**

Based on existing development, trends in the area and the Comprehensive Plan (for the majority of the lot), staff can support the requested rezoning and recommends **APPROVAL** of CS zoning for Z-7092.

If the TMAPC deems is appropriate to recommend approval of this zoning case, staff should be directed to prepare notice to change the District Plan map. Staff recommends that not only this property but the entire area to the east, designated as OL, be shown as Medium Intensity-No Specific land use.

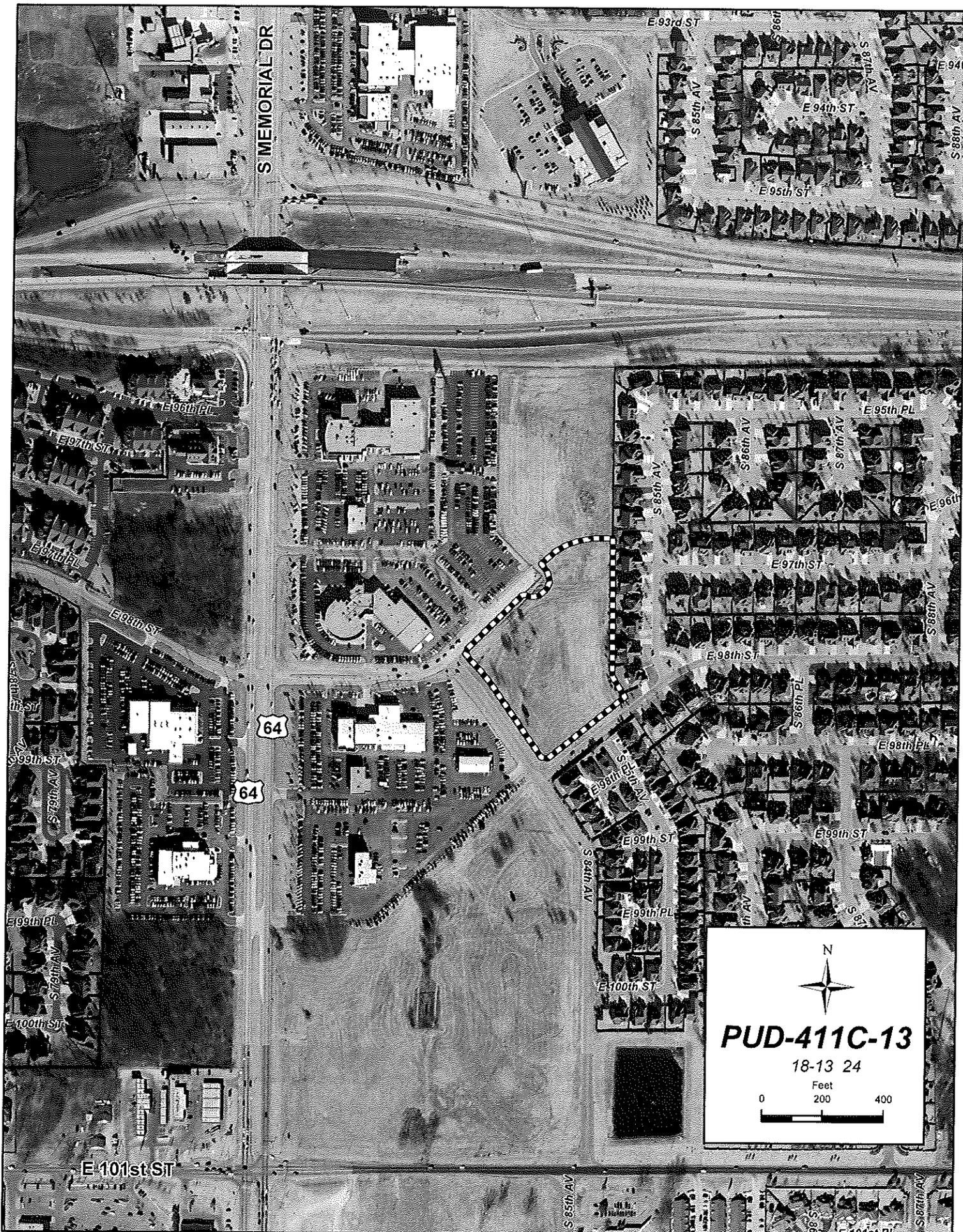
03/19/08

17.5



**PUD-411C-13**

18.1



N

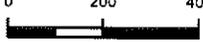


**PUD-411C-13**

18-13 24

Feet

0      200      400



**18.2**



SUBJECT TRACT

64

N



**PUD-411C-13**  
18-13 24

Feet  
0 100 200



March 19, 2008

## STAFF RECOMMENDATION

**PUD-411-C-13:** Minor Amendment – North-east, of the north-east corner of Memorial Drive and 101<sup>st</sup> Street South; Lot 1, Block 1 – Jim Norton Center III; Development Area 5-A; TRS 1813; CZM 57; Atlas 2270; PD 26 CD 8; CO/ PUD.

The applicant is requesting a minor amendment to PUD 411-C, Development Area 5-A (see Exhibit A) for the purpose of waiving the screening requirement at this time along the east boundary of the subject tract (see attached "minor amendment exhibit").

Development standards for Area 5-A regarding screening and landscaping are as follows:

<b>Minimum Landscaped Open Space:</b>	10% of net lot area.
<b>Minimum width of landscaped buffer strip on east boundary of development area:</b>	15'
<b>Screening Wall or Fence:</b>	Within the east 15' of development area.

There is currently a 7+ -foot high, solid screening wall on the west boundary of Development Area 7-A (Ridge Pointe and Ridge Pointe II), the single-family development immediately adjacent to the subject tract to the east (see attached Exhibit D). Also along the subject boundary line, is a 15-foot wide pedestrian access easement in anticipation of development of a trail connecting to the future Haikey Creek Trail to the north.

The applicant wishes to consider the existing wall along the Ridge Pointe properties as providing adequate screening and proposes a chain link fence offset from the east boundary to secure his property when the trail access is built. In September of 2007, this same request was approved for Development Area 4-A to the north for Trinity Restoration.

Section 1217.C.1 of the Code and development standards imposes screening requirements on commercial uses which abut residential uses. The existing 7+ foot wall on the residential property does provide screening. However, this does not relieve the subject tract from meeting this requirement. In accordance with these requirements, staff recommends landscaping in the form of evergreen trees or similar vegetation be planted along the proposed chain link fence in sufficient density and height as to provide adequate screening of light and noise generated by operation of the commercial use. Should the screening wall along the west boundary be eliminated and not reconstructed by Ridge Pointe or Ridge Pointe II on the adjoining property, the applicant would be required to erect a solid screening wall or fence to provide adequate screening of light and noise generated by operation of the commercial use.

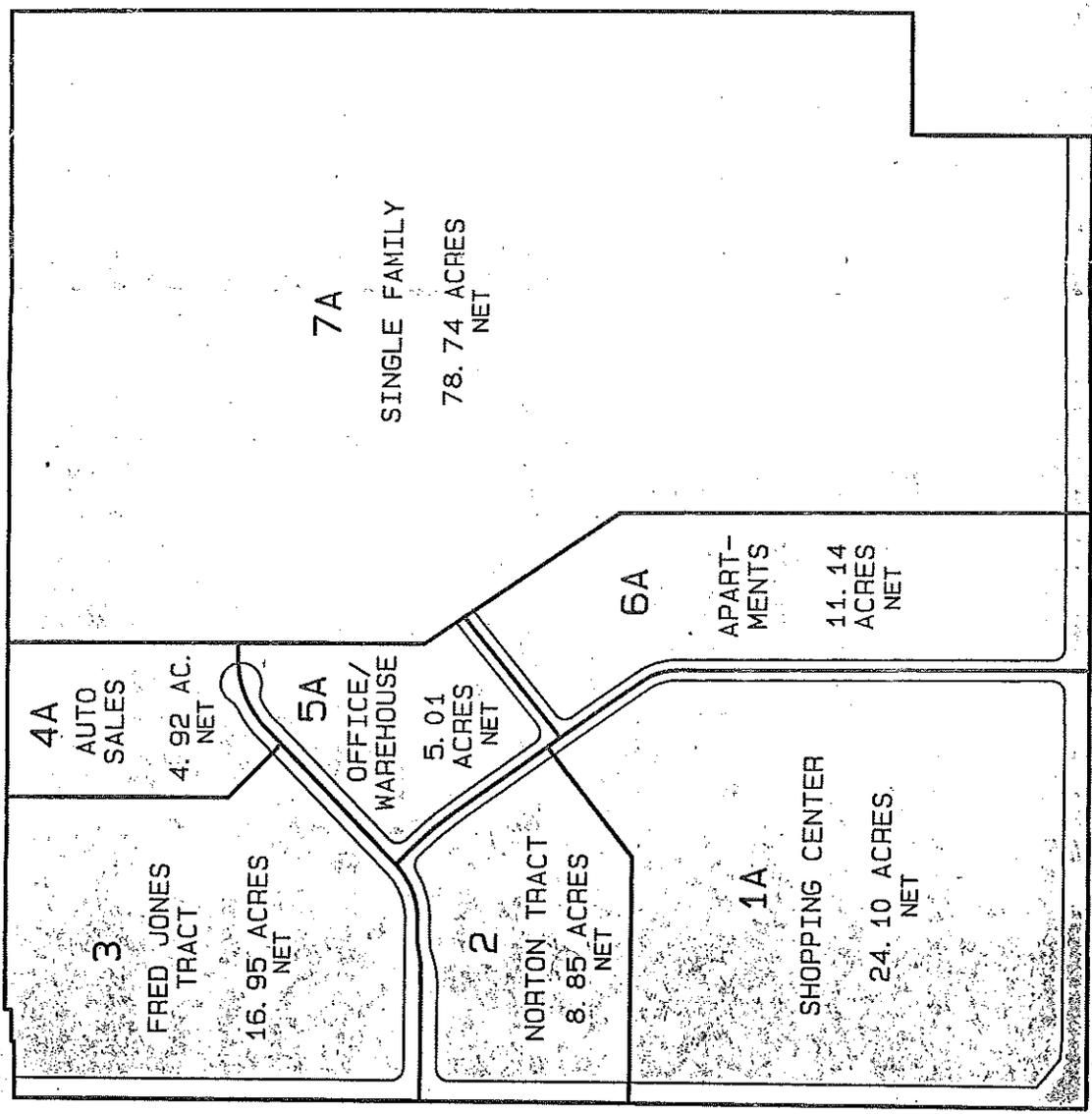
Based on the aforementioned, staff recommends **APPROVAL** of PUD 411-C-13 subject to provision of landscaping in the form of evergreen trees or similar vegetation along the proposed chain link fence, on the west boundary of the 15' pedestrian access easement in sufficient density and height as to provide adequate screening of light and noise generated by operation of the commercial use.

*Note: Approval of a minor amendment does not constitute detail site or landscape plan approval).*

18.4

MINGO VALLEY EXPRESSWAY

SOUTH MEMORIAL DRIVE

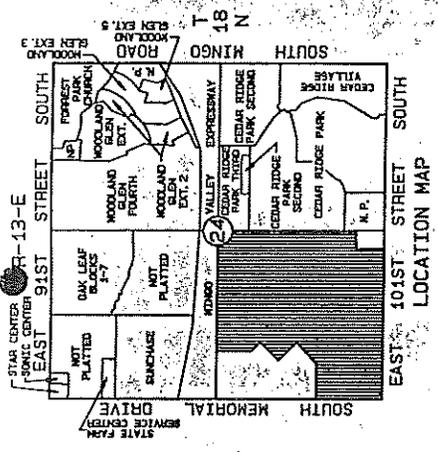


Prepared by:  
Sack and Associates, Inc.

EAST 101ST STREET SOUTH



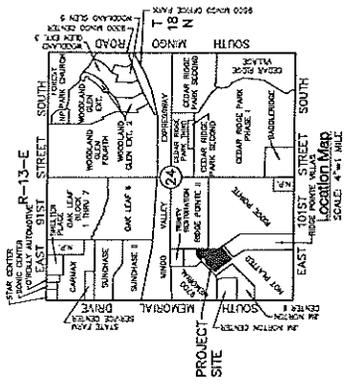
CEAR RIDGE  
PARK PHASE I



101ST & MEMORIAL  
AMENDED PUD NO. 411  
AND  
AMENDED CORRIDOR  
DISTRICT SITE PLAN  
NO. Z5842-SP

Development Area Map  
EXHIBIT 'A'

5.18

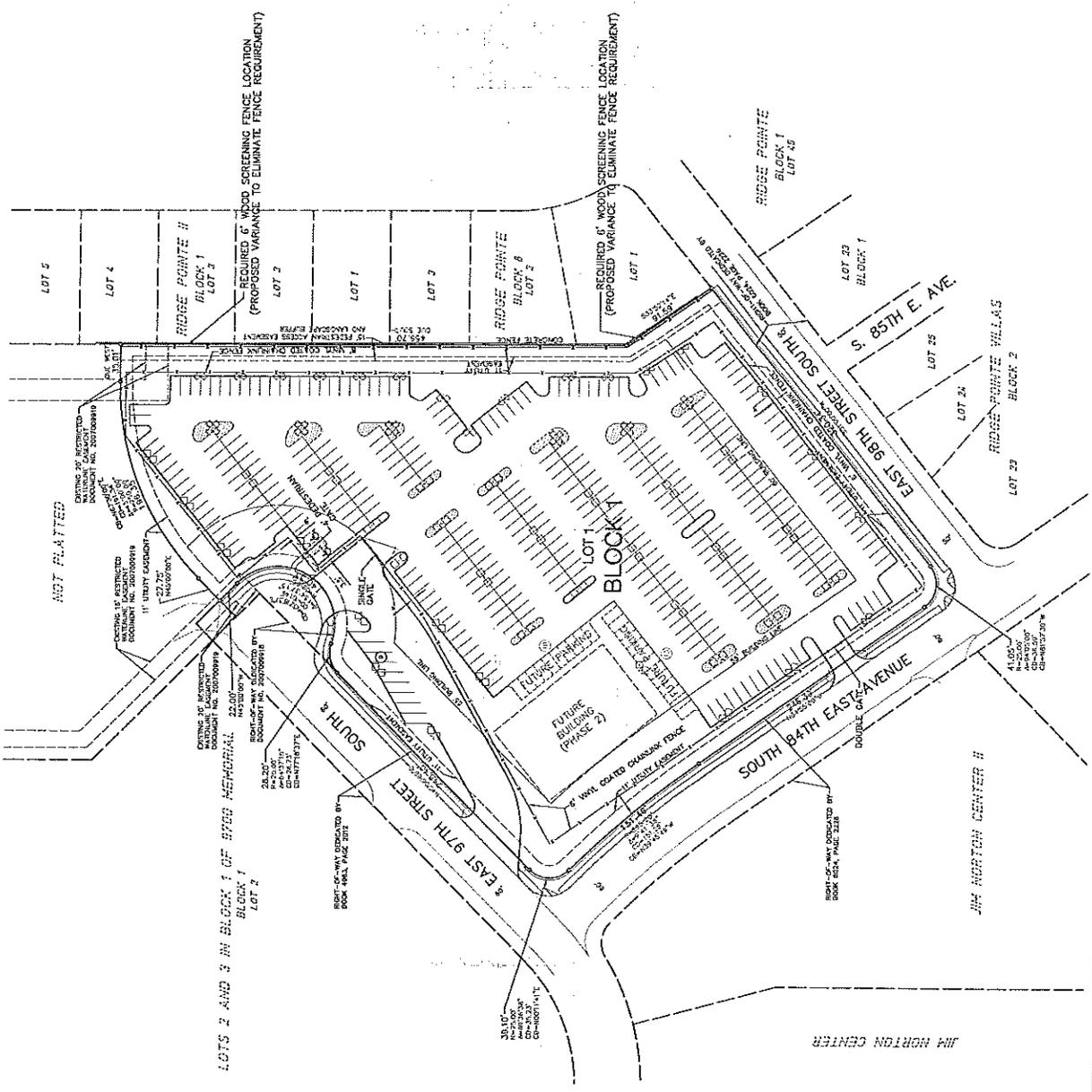


**Owner**  
 C. H. & L.L.C.  
 JAMES C. NORTON, GENERAL PARTNER  
 8000 SOUTH MEMORIAL DRIVE  
 TULSA, OKLAHOMA 74117  
 PHONE: (918) 255-0088

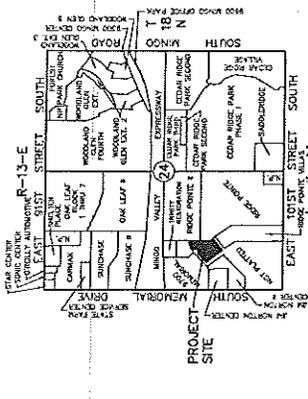
MINOR AMENDMENT EXHIBIT  
 FOR  
**'Jim Norton Center III'**  
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
 PLANNED UNIT DEVELOPMENT NUMBER 411-C  
 CORRIDOR DISTRICT SITE PLAN NUMBER Z-5842-SP-5

DATE: FEBRUARY 16, 2008  
 SCALE: 1" = 100'  
 FEBRUARY 16, 2008

**SACK AND ASSOCIATES, INC.**  
 ENGINEERING • SURVEYING • PLANNING  
 1000 WEST 17TH AVENUE, SUITE 100  
 TULSA, OKLAHOMA 74107  
 PHONE: (918) 438-1111  
 FAX: (918) 438-1112  
 WWW.SACKANDASSOCIATES.COM



18.6



**Site Plan Statistics**  
 PLANNED UNIT DEVELOPMENT NUMBER: 411-C; CORRIDOR DISTRICT SITE PLAN NUMBER: Z-5942-SP-5  
 LOCATION MAP  
 SCALE: 4" = 1 MILE

**Owner:**  
 JAMES C. SACK AND ASSOCIATES, INC.  
 800 SOUTH MEMORIAL DRIVE  
 TULSA, OKLAHOMA 74116  
 PHONE: (918)554-8342

**Planned Unit Development Statistics:**  
 TOTAL LOT AREA: 24,146 SQ. FT.  
 PERMITTED USES: USE UNITS 10 & 11 AND USER CUSTOMARILY ACCESSORY THEREOF;  
 DISPLAY, SALES & SERVICE; WAREHOUSE & STORAGE FACILITIES.  
 PROPOSED USES: NEW CAR WAREHOUSE FACILITY  
 MAXIMUM BLDG. FLOOR AREA PERMITTED: 89,600 SQ. FT.  
 BLDG. FLOOR AREA PROPOSED (FUTURE-PHASE 2): 10,000 SQ. FT.  
 MAXIMUM BLDG. HEIGHT PERMITTED: 22 FEET  
 MAXIMUM BLDG. HEIGHT PROPOSED: NOT INCLUDED  
 MINIMUM BLDG. SETBACKS REQUIRED:  
 FROM CENTERLINE OF EAST 85TH STREET SOUTH: 16 FEET  
 FROM CENTERLINE OF SOUTH BATH EAST AVENUE: 16 FEET  
 FROM CENTERLINE OF EAST 98TH PLACE SOUTH: 16 FEET  
 FROM EAST BOUNDARY OF DEVELOPMENT AREA OF PUD 411-C: 16 FEET

**Off-Street Parking:**  
 REQUIRED: 1 PER 1,000 SQ. FT. OF OPEN AIR DISPLAY OR STORAGE AREA UP TO 4,000 SQ. FT. PLUS 1 PER EACH ADDITIONAL 500 SQ. FT. OF OPEN DISPLAY OR STORAGE AREA.  
 OFF-PAVEMENT DISPLAY (207,100): 44 SPACES  
 TOTAL PARKING SPACES REQUIRED: 44 SPACES  
 TOTAL PARKING SPACES PROVIDED: 44 SPACES  
 LANDSCAPED STREET YARD PER STREET FRONTAGE (EAST 97TH STREET SOUTH) - 29,792 SQ. FT.)  
 PROVIDED (63.3%): 4,158 SQ. FT.  
 LANDSCAPED STREET YARD PER STREET FRONTAGE (SOUTH) (WITH EAST AVENUE) - 18,648 SQ. FT.)  
 REQUIRED (15%): 2,797 SQ. FT.  
 PROVIDED (83.3%): 11,728 SQ. FT.  
 LANDSCAPED STREET YARD PER STREET FRONTAGE (EAST 85TH STREET SOUTH) - 20,700 SQ. FT.)  
 REQUIRED (10%): 2,070 SQ. FT.  
 PROVIDED (67.6%): 1,401 SQ. FT.

**Improvements:**  
 IMPROVEMENTS AREA: 0 SQ. FT.  
 EXISTING: 142,600 SQ. FT.  
 NET INCREASE: 142,600 SQ. FT.

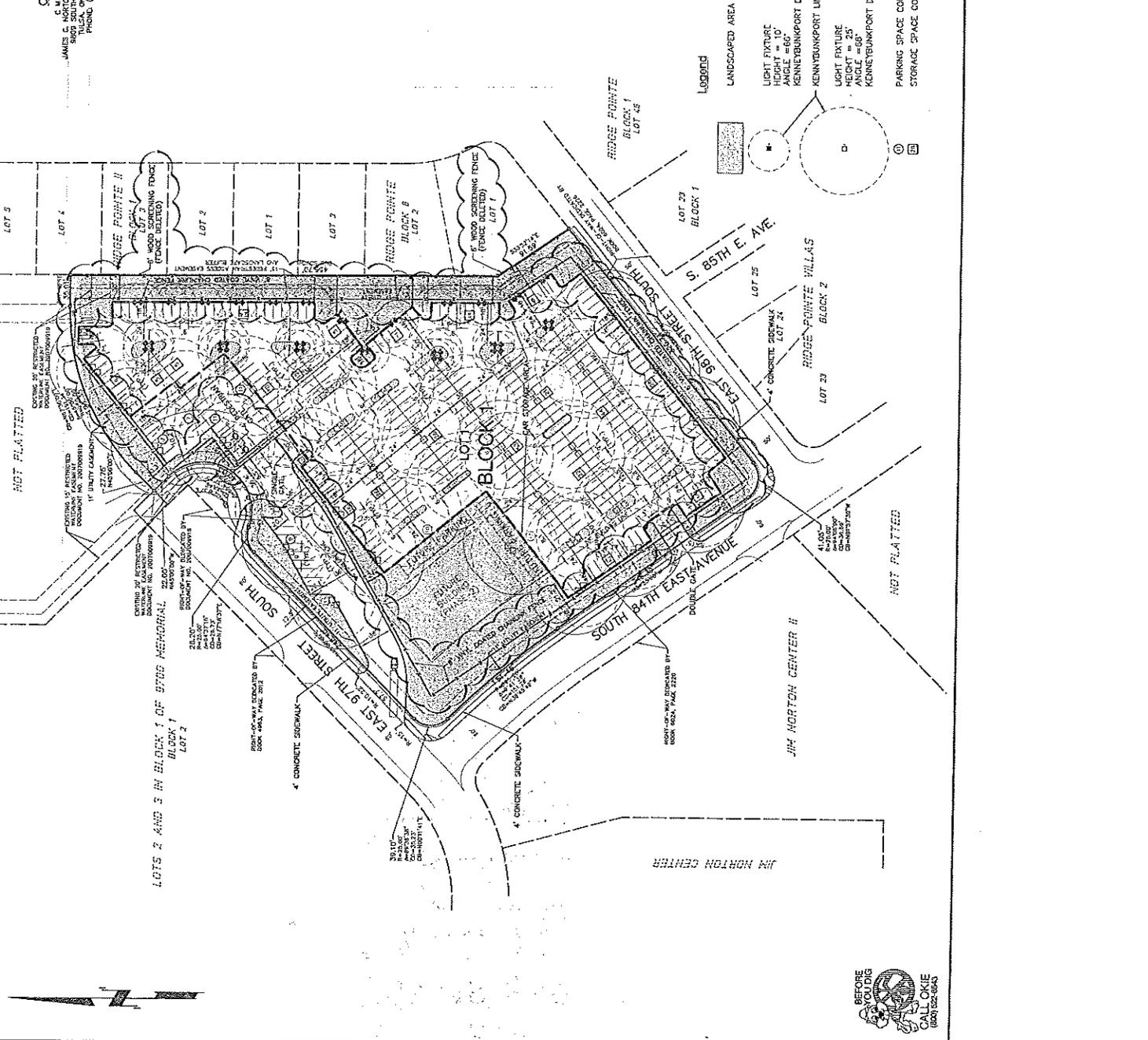
**Logos:**  
 LANDSCAPED AREA  
 LIGHT FIXTURE HEIGHT = 10' ANGLE = 65'  
 KENNEBECPORT LINE  
 LIGHT FIXTURE HEIGHT = 25' ANGLE = 65'  
 KENNEBECPORT DISTANCE = 22'  
 KENNEBECPORT DISTANCE = 47'  
 PARKING SPACE COUNT  
 STORAGE SPACE COUNT

**REVISIONS**

NO.	DATE	DESCRIPTION
1	02/18/08	ISSUED FOR PERMITTING

**FOR**  
**REVISED DETAIL SITE PLAN**  
**'Jim Norton Center III'**  
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
 PLANNED UNIT DEVELOPMENT NUMBER 411-C  
 CORRIDOR DISTRICT SITE PLAN NUMBER Z-5942-SP-5  
 FEBRUARY 18, 2008

**SACK AND ASSOCIATES, INC.**  
 ENGINEERING & ARCHITECTURE  
 800 SOUTH MEMORIAL DRIVE  
 TULSA, OKLAHOMA 74116  
 PHONE: (918)554-8342  
 FAX: (918)554-8343  
 WWW.SACKANDASSOCIATES.COM



**BEFORE RECORDING**  
 CALL OKIE  
 (907) 524-6545

18.7

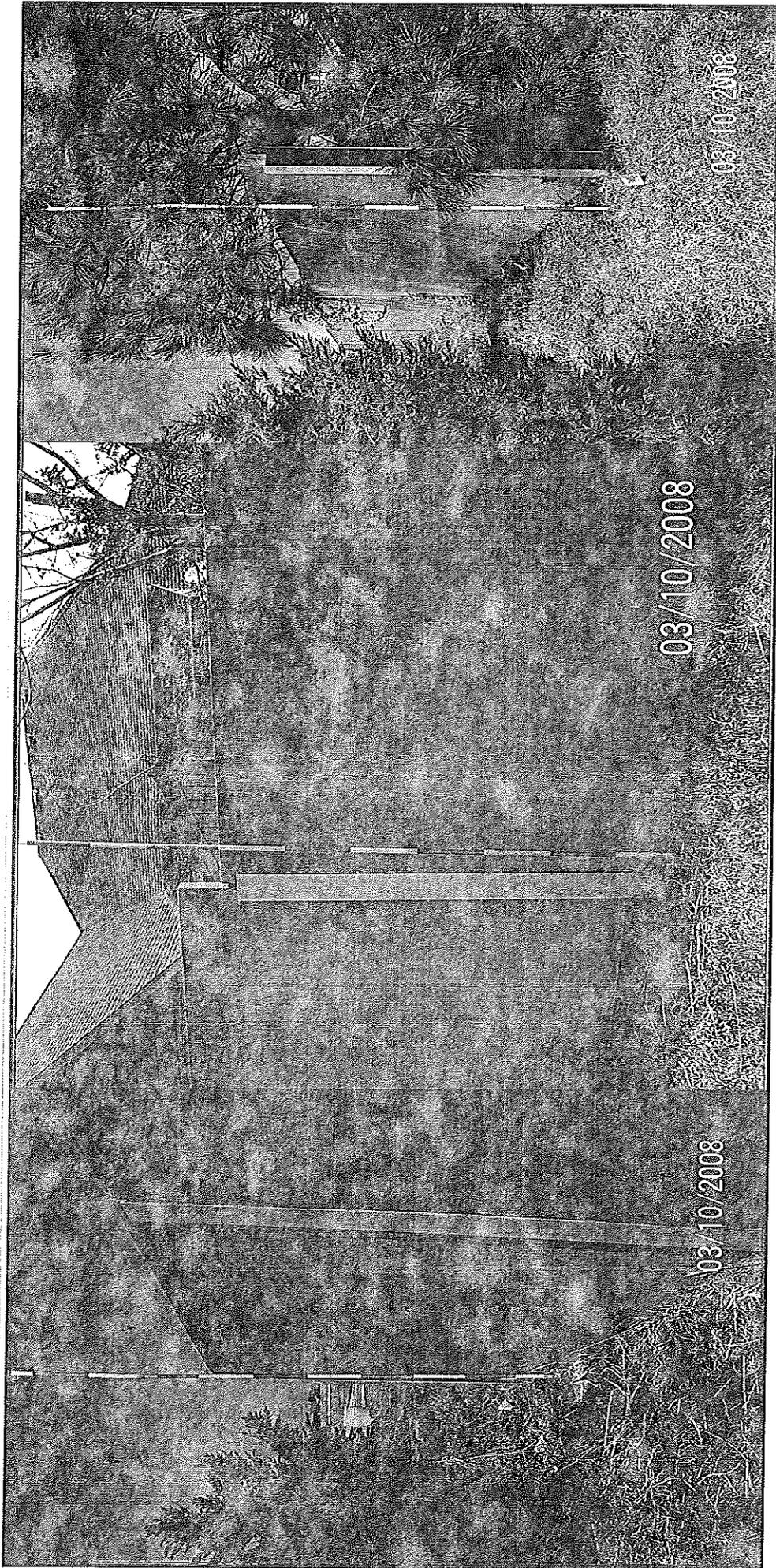


EXHIBIT D

18.8

AN ORDINANCE AMENDING CHAPTER 42 OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA, BY ADDING A NEW SECTION XXX ENTITLED "OFF-PREMISE DIGITAL SIGNS"; ADDING A NEW "DIGITAL SIGNS" DEFINITION; AND PROVIDING FOR PENALTIES AND PUBLICATION.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TULSA:

SECTION 1221. USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING

A. Description. Business signs and outdoor advertising.

B. Included Uses:

Business Signs

Outdoor Advertising Signs

C. General Use Conditions for Business Signs

1. Sign Setbacks

a. Signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within fifty (50) feet from said district or area.

b. Signs with a display surface area larger than three hundred (300) square feet which are visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within two hundred (200) feet from said district or area.

c. Signs shall be setback a minimum distance of ten (10) feet from a freeway right-of-way.

2. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be subject to the following limitations.

a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection.

- b. No such sign shall be located within twenty (20) feet of the driving surface of a street.
  - c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area.
  - d. No such sign shall exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.
  - e. Digital Sign Light Intensity: Digital signs shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or results in a nuisance to the driver.
    - (i) Digital sign light intensity exceeding three hundred (300) NITS at night time constitutes "excessive intensity or brilliance" and is prohibited.
3. Only one (1) side of a double-faced sign shall be included in the computation of display surface area.
  4. In the computation of permitted display surface area for business signs and outdoor advertising, the lineal footage of an abutting minor street shall not be combined with the lineal footage of any abutting major street which is included in the computation of permitted display surface area.
  5. Signs and all parts of signs shall be setback from the centerline of an abutting street one-half (1/2) the right-of-way width designated on the Major Street and Highway Plan, except as provided in Section 1221.C.14.
  6. Signs that have not been issued a sign permit shall not be located in any district.
  7. Promotional business signs shall be permitted only as provided in this paragraph. Promotional business sign permits shall be limited to four (4) per year for each business. Such permits authorize the use of the sign for a period of ten (10) days. Any or all of the four (4) permitted time periods may run consecutively. Promotional business signs are further regulated as follows:
    - a. The maximum height of a promotional business sign shall not exceed the height of any ground sign permitted by the Zoning Code on the lot. Further, inflatable promotional business signs shall be setback from the property line(s) one (1) foot for every foot of height as measured from the base of the sign; or

b. Promotional business signs, except inflatable or other non-rigid promotional business signs, are not permitted to be installed on the roof.

8. Except for wall and promotional business signs, the maximum number of business and outdoor advertising signs per lot of record shall be as follows:

a. Permitted Number of Business and Outdoor Advertising Signs (if permitted in the district and by Section 1221.F.):

CS & IL	CG, CH & CBD	SR, IM & IH
1 per 150 ft. of major street frontage or fraction thereof	1 per 100 feet of major street frontage or fraction thereof	1 per 200 feet of major street frontage or fraction thereof

b. If a lot of record in a CS, CG, CH, CBD, IL, IM or IH district has no frontage on a major street, then one (1) ground or projection business sign per street frontage is permitted which shall not exceed two-tenths (2/10) of a square foot of display surface area per lineal foot of street frontage; provided that in no event shall the sign be restricted to less than thirty-two (32) square feet nor be permitted to exceed on hundred fifty (150) square feet of display, surface area. If the sign is a ground sign, it shall not exceed the height of the building in which the principal use is located, or twenty (20) feet, whichever is lower. Wall signs shall be permitted in accordance with Subsection 1221.E.2.

9. Projecting or ground signs, shall maintain a minimum separation of thirty (30) feet from any roof, projecting, ground, or outdoor advertising sign.

10. Roof signs shall be prohibited except as otherwise permitted in 1221.C.7.b. Roof signs lawfully existing on the effective date of this code, or amendments to this code, shall be regulated by Chapter 14 of this code.

11. A wall or projecting sign shall not extend above the top of the parapet or building wall on which it is located; provided that in instances where the height of the parapet or building wall, or where construction or architectural features will not permit a wall sign three (3) feet in height, said sign may extend above the parapet or building wall a distance which will permit a sign of three (3) feet in height.

12. No sign is permitted to be located upon or constructed within a required parking space or loading berth, or to otherwise obstruct vehicular or pedestrian access or circulation, or to pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.

13. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.

14. No sign shall be permitted in the right-of-way or planned right-of-way as designated on the Major Street and Highway Plan of a public street, unless a license and removal agreement has been entered into by the sign owner and the City, and approval is given by the Board of Adjustment.

15. Signs shall not be permitted to exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.

**D. CS District Use Conditions for Business Signs**

1. A ground sign, projecting sign or a promotional business sign abutting a major street shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in 1221.C.5, the sign is setback one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted height shall be fifty (50) feet. The maximum height of ground and projecting signs where permitted abutting a minor street shall be as prescribed in Section 1221.C.8.b.

2. Wall signs shall not exceed an aggregate display surface area of three (3) square feet per each lineal foot of the building wall to which the sign or signs are affixed.

3. Roof, projecting, ground, and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of two (2) square feet per lineal foot of major street frontage if only one (1) such sign is erected and shall not exceed one (1) square foot per each lineal foot of major street frontage if more than one (1) such sign is erected. When a lot has no frontage on a major street, no roof or outdoor advertising signs shall be permitted. Projecting and ground signs shall comply with the provisions of Section 1221.C.8.b.

4. No roof, projecting or ground sign shall contain more than two (2) sides, nor shall the total display surface area for each side exceed five hundred (500) square feet. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).

**E. CG, CH, CBD, IL, IM, and IH Use Conditions for Business Signs**

1. A ground sign, projecting sign or a promotional business sign abutting a major street shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in 1221.C.5, the sign is set back one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted height shall be fifty (50) feet. The maximum height of ground and projecting signs where permitted abutting a minor street shall be as prescribed in Section 1221.C.8.b.
2. Wall signs shall not exceed an aggregate display surface area of three (3) square feet per each lineal foot of the building wall to which the sign or signs are affixed.
3. Aggregate display surface area of roof, projecting, ground and outdoor advertising signs shall be regulated as follows:
  - a. Within a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of three (3) square feet per lineal foot of major street frontage if only one (1) such sign is erected, and shall not exceed two (2) square feet per lineal foot of major street frontage if more than one (1) such sign is erected; or
  - b. Outside a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of two (2) square feet per lineal foot of major street frontage if only one (1) such sign is erected and shall not exceed one (1) square foot per lineal foot of major street frontage if more than one (1) such sign is erected.
  - c. Within or outside a freeway sign corridor, when a lot has no frontage on a major street, no roof or outdoor advertising signs shall be permitted. Projecting and ground signs shall comply with the provisions of Section 1221.C.8.b.
4. No roof, projecting or ground sign shall contain more than two (2) sides nor shall the total display surface area for each side exceed five hundred (500) square feet. The two (2) sides shall face in opposite directions. "Opposite" shall in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).

**F. Use Conditions for Outdoor Advertising Signs.**

1. Outdoor advertising signs shall be permitted in CS, CG, CH, CBD, IL, IM and IH zoning districts when located within a freeway sign corridor. Outdoor advertising signs may be permitted in the CO zoning district, subject to the site plan review as provided in Chapter 8 of this code and provided it is located within a freeway sign corridor. Outdoor advertising signs may be permitted in Planned Unit Developments, in accordance with Chapter 11 of this code, so long as the same is zoned CS, CG, CH, CBD, IL, IM or IH and is within a freeway sign corridor.
2. An outdoor advertising sign shall be separated a minimum distance of one thousand two hundred (1,200) feet from any other outdoor advertising sign. Spacing limitations shall not apply between signs separated by the freeway.
3. No outdoor advertising sign shall be located within one hundred fifty (150) feet of a public park.
4. Outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance as follows:
  - a. one hundred fifty (150) feet if the display surface area is three hundred (300) square feet or less; or
  - b. two hundred (200) feet if the display surface area is greater than three hundred (300) feet.
5. No portion of an outdoor advertising sign shall be located within ten (10) feet of a freeway right-of-way.
6. No outdoor advertising sign shall contain more than two (2) sides, and only one (1) side shall be included in the computation of display surface area. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).
7. An outdoor advertising sign shall be oriented to be primarily visible from the freeway.
8. No outdoor advertising sign shall contain flashing, blinking or traveling lights or reflective glitter.
9. Cutouts or extensions shall be permitted in addition to the display surface area permitted in this section so long as the cutouts or extensions do not exceed fifteen percent (15%) of the display surface area.

10. No outdoor advertising sign shall be supported by more than one (1) post or column unless required by site engineering considerations and is certified as such by a registered professional engineer.
11. Outdoor advertising signs which have animation, revolving or rotating components or movement shall be subject to the following limitations:
  - a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection;
  - b. No such sign shall be located within twenty (20) feet of the driving surface of a street; and
  - c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area.
12. Illumination on the face of outdoor advertising signs shall not be permitted to exceed seventy (70) foot candles measured at a two (2) foot distance.
13. Outdoor advertising signs shall maintain a minimum separation of thirty (30) feet from any roof, projecting or ground sign.
14. Any illumination shall be by constant light.
15. No outdoor advertising sign shall exceed fifty (50) feet in height; except when the freeway is elevated ten (10) feet or more above grade where the sign is to be located then, in that event no outdoor advertising sign shall exceed sixty (60) feet in height.
16. The maximum number of signs on a lot of record, including outdoor advertising signs but exclusive of business wall signs and promotional business signs shall be as provided in 1221.C.8.
17. The aggregate display surface area for all ground, roof or projecting signs, whether business or outdoor advertising, shall comply with the provisions of paragraphs 1221.C.4, 1221.D.3 and 1221.E.3, as applicable; provided that in no event shall an outdoor advertising sign exceed six hundred seventy-two (672) square feet of display surface area.
18. No outdoor advertising sign shall be permitted to be located upon or constructed within a required parking space or loading berth, nor to otherwise obstruct vehicular or pedestrian

access or circulation, or pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.

19. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.

#### H. Outdoor Advertising Digital Signs.

1. Outdoor Advertising Digital Sign Classifications
2. Sign Operators Regulations: Sign operators installing, testing, or maintaining off-premise digital signs shall comply with the following requirements:
  - a. Where Outdoor Advertising Digital Signs Are Allowed: Outdoor advertising digital signs shall be permitted in CS, CG, CH, CBD, IL, IM and IH zoning districts when located within a freeway sign corridor. Outdoor advertising digital signs may be permitted in the CO zoning district, subject to the site plan review as provided in Chapter 8 of this code and provided it is located within a freeway sign corridor. Outdoor advertising digital signs may be permitted in Planned Unit Developments, in accordance with Chapter 11 of this code, so long as the same is zoned CS, CG, CH, CBD, IL, IM or IH and is within a freeway sign corridor.
  - b. Dwell Time: The dwell time, defined as the interval of change between each individual message, shall be at least twelve (12) seconds, and a change of message must be accomplished within one (1) second or less.
  - c. Static Message: Each individual message shall be static in nature.
  - d. Malfunction of Sign: The digital sign shall contain a default mechanism that will freeze the sign in one position if a malfunction occurs.
  - e. Light Intensity: The digital sign may not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or results in a nuisance to the driver.
    - (1) Digital sign light intensity exceeding three hundred (300) NITS at night time constitutes "excessive intensity or brilliance" and is prohibited.
3. Written Certification: Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign operator that the light intensity will not exceed three-hundred NITS at night time.
4. Configuration: The digital sign shall not be configured to resemble a warning or danger signal or to cause a driver to mistake the digital sign for a warning or danger signal.

5. **Traffic Control:** A digital sign must not resemble or simulate any lights or official signage used to control traffic.
6. **Ambient Light Conditions:** A digital sign must be able to automatically adjust the display's intensity according to natural ambient light conditions. No digital sign shall be allowed by this code without a light detector/photo cell by which the sign's brightness can be dimmed when ambient light conditions darken.
7. **Distance Between Signs:** An outdoor advertising digital sign may not be within 2,400 feet of another outdoor advertising digital sign facing the same traveled way, provided in no case shall an outdoor advertising digital sign be in a line of site with another outdoor advertising sign digital.
8. Outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance of two-hundred feet.
9. **Emergency Information:** Upon notification, the sign operators shall display in appropriate sign rotations: Amber Alert emergency information, or emergency information regarding terrorist attacks, or natural disasters. Emergency information messages are to remain in rotation according to the designated issuing agencies protocols.

I. **Off-Street Parking and Loading Requirements.** Not applicable.

**SECTION 1500. DUTY OF INSPECTION SERVICES, NEIGHBORHOOD INSPECTIONS AND OTHER OFFICIALS**

It shall be the duty of Inspection Services and Neighborhood Inspections to enforce this Code. If Inspection Services or Neighborhood Inspections shall find that any of the provisions of this Code are being violated, they shall notify in writing the persons responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it, and shall take such action to ensure compliance with or to prevent violation of its provisions as is authorized by law. All departments, officials, and employees of the City of Tulsa vested with the duty or authority to issue permits or licenses shall comply with the provisions of this Code, and shall issue no permit or licenses for any use, purpose, excavation, construction, structure, building, or sign in conflict with the provisions of this Code.

**SECTION 1800. DEFINITIONS**

**Temporary Sign:** A sign that is intended to serve for a limited time.

**Special Event Sign:** A sign that advertises and/or provides direction to a limited and specific function.

**NIT:** A unit of illuminative brightness equal to one candle per square meter, measured perpendicular to the rays of the source.

Sign, Digital: A sign, display, or device, which changes the message or copy of the sign by electronic means.

Static: A message that has no motion or is at rest.

Sign Operator: A "person, corporation or association with reasonable connection", a "billboard operator", or a "commercial sign operator".

**SECTION 1800. DEFINITIONS**

**Temporary Sign:** A sign that is intended to serve for a limited time.

**Special Event Sign:** A sign that advertises and/or provides direction to a limited and specific function.

**1201.3 Public Uses such as:**

- Bus Shelter\*
- Existing Schools\*\*
- Fire Alarm
- Historical Marker
- Temporary Signs
- Sidewalk
- Street Sign
- Thoroughfare
- Utility Line

\* Commercial advertising permitted only on shelters located in a C or I District.

\*\* Schools legally operating on January 1, 1998, which offer a compulsory education curriculum but excluding the following accessory uses; outdoor stadiums, lighted athletic fields, unlighted athletic fields which have bleaches for non-student spectators and all buildings and structures (such as scoreboards) accessory to such stadium or field.

**C. Use Conditions**

**1. Temporary Signs:**

A person may not cause or authorize a sign to be installed, used, or maintained on or over City owned property or public right-of-way, except as authorized by this chapter.

**a. Temporary Sign Classifications:**

- (1) **Temporary Advertisement Sign:** A sign that is intended to advertise, identify, direct or attract attention for a limited period of time.
- (2) **Special Event Sign:** A sign that advertises and/or provides direction to a limited and specific function for a limited period of time.
- (3) **Campaign Sign:** A sign that advertises an election or voter issue for a limited period of time.

- b) **Use Conditions for Temporary Signs.** Temporary Signs may be placed on public right-of-way by permit and only in accordance with the restrictions on signs set forth in this section.
- (1) **Size.** The total face area of the signs shall not exceed twenty-four (24) inches by twenty-four (24) inches in size.
  - (2) **Height.** The vertical distance measured from ground level to the highest point of such sign or sign structure or other support shall not exceed three (3) feet.
  - (3) **Local address.** Signs shall only advertise, identify, direct or attract attention an object residence or business within the City of Tulsa.
  - (4) **Limit.** No more than two (2) signs per residence or business shall be posted within the public rights-of-way between arterial street intersections.
  - (5) **Type.** A temporary sign shall be constructed of either corrugated plastic, heavy cardboard or metal and attached to an 'H' or 'U' style metal frame. Signs and any supporting structures shall be maintained in good condition at all times. No balloons or flags or similar devices may be affixed to the sign placed on City right-of-way.
  - (6) **Location.** No sign shall be placed, used or maintained:
    - (a) On trees, traffic signs or utility poles, nor be placed in such a manner as to obstruct the view of any official public sign.
    - (b) On right-of-way if the location obstructs the safe and convenient use by the public of any street, sidewalk, or curbside parkway area.
    - (c) In any roadway area or center median area.
    - (d) At any location whereby the clear space for the passageway of pedestrians is reduced to a width that violates the American with Disabilities Act.
    - (e) Within five (5) feet from the face of curb.
    - (f) Within five (5) feet of the beginning of the curb return of any two intersections, whether the intersections have marked or unmarked crosswalks.
    - (g) Within five (5) feet of any of the following: driveway; traffic signal; traffic sign; designated bus stop sign; bus bench or any other bench on the sidewalk.
  - (7) **Time.** Temporary signs other than campaign signs shall only be displayed on Saturdays and Sundays (or federal or state holidays) not earlier than 8am and must be removed no later than dusk or 6pm, whichever is earlier.
  - (8) **Permit.** No person may place a sign in the public right-of-way without obtaining a Temporary Sign Permit within the time period specified in this section. The fee for such permit shall be set forth in Title 49, as amended from time to time.

- (9) **Permittee.** The Permittee shall sign an application form whereby they agree to comply with this section.
- (10) **Indemnification.** The Permittees shall indemnify and hold the City, its officers, employees, and representatives, harmless from all liability for damage or claims for damage for personal injury, including death, and claims for property damage, which may arise from the direct or indirect operations of the Permittees, agents, employees, or other persons acting on the Permittees' behalf for all damages and claims for damages suffered or alleged to have been suffered by reason of the obligations referred to in the Permit, regardless of whether or not the City approved plans or specifications or inspection of any of the signs erected pursuant to this Permit.
- (11) **Insurance.** Permittee shall provide proof of and shall maintain in force, policies of insurance, or certificates thereof, of comprehensive public liability insurance in a combined single limit amount of at least \$1,000,000.00. Such insurance shall be procured from an insurer authorized to do business in Oklahoma, shall provide primary and not excess coverage, shall name the City of Tulsa as additional insured. Lapse of valid insurance shall immediately render void any permit issued herein.
- (a) **Exception:** This provision may be waived if Permittee is not a professional real estate broker or agent; receives a permit for no more than four signs per week and requests a waiver due to hardship.
- (12) **Annual permit.** A permit may be issued on an annual basis with a term from July 1 to June 30. Permits may be issued for less than a year with a prorated permit fee.
- (13) **Permit Sticker Required.** Each sign placed in the public right-of-way must have a Permit Sticker, which shall be displayed on each sign at all times and in accordance with rules adopted.
- (14) **Identification required.** Every person who places or maintains a Temporary Sign on the right-of-way of the City of Tulsa shall have his or her name, address, and telephone number affixed to the sign in an area not to exceed 2" X 3" (business card size).
- c) **Campaign Signs:** Each campaign must designate a contact person for the purpose of addressing any conflict that may arise regarding the placement of a campaign sign and be responsible for placement and removal of a sign. The name, fax number and phone number of that point person as well as the purpose of the sign is provided to the City of Tulsa, Permit & License Center as part of the process which requires a sticker be placed on each sign. The sticker provides a means to track the installation period which cannot exceed 30 days. Any temporary sign that does not include the required information or remains beyond the 30 days may be removed by the City.

**Draft SLB 1/9/2007**

- (1) Campaign signs may be erected for a period of not more than twenty (20) working days prior to the event and removed within ten (10) working days following the event.
- (2) **Special Event Signs:** Special event signs are permitted on the right-of-way under the following conditions:
  - d) Special Event signs may be erected for a period of not more than twenty (20) working days prior to the event and removed within ten (10) working days following the event.

Signs must be placed at least 5 ft back from the edge of the curb or street.



On corners, signs over 2 feet in height are not allowed in the 35 ft safety triangle.

Debora Riggs Grillo  
1820 E. 37<sup>th</sup> Street  
Tulsa, Oklahoma 74105  
918-743-4515



February 27, 2007

Dear Members of the Tulsa Metropolitan Area Planning Commission:

I am writing about several concerns that we in the estate sale business have with the language in the proposed sign ordinance.

There are a number of local estate sale companies with established reputations that have served Tulsa and surrounding cities for many years. We feel very strongly that our service is a necessary and important one.

In many cases we are liquidating an estate for out-of-town heirs or for CPAs, attorneys, trust officers and others who have been appointed to oversee the sale of a house's contents after the owner has died. Other times we are hired to assist elderly or infirm clients who need to downsize and relocate, but can't do it without help.

The nature of our business does not allow us to have a permanent location and we must move from neighborhood to neighborhood to assist our clients. Even though we advertise in the newspaper and send out email announcements, street signs are an imperative part of our advertising efforts.

The proposed ordinance's current language --Section 1800 C. 1. (4), (6e) and (7)-- limits the number of signs we may place, location of those signs and the days of the week we may conduct our sales IF we want to put directional signs in the city's rights of way.

Without directional signs on arterial streets, attendance dwindles and sales dip perceptibly. As you can imagine, we need to attract a lot of people in order to liquidate the entire contents of a house.

Please allow us the flexibility to hold our estate sales for any three consecutive days during the week. Forcing us to limit sales to a Saturday/Sunday only schedule will create tremendous hardship. We often can not dictate our scheduling; it is determined by the client's needs.

I would like to point out that we collect and pay sales tax, adding to the coffers of our city, county and state, as a result of our events. And we bring visitors to Tulsa, too. We have customers coming from as far away as Texas, Arkansas and Missouri for many of our sales.

We have no qualms about being required to have a permit for our signage. We view the permit system as a good way of distinguishing our business signs from nuisance signs.

A permit which would 1) allow us to put our directional signs on city property for a specified number of days, 2) require us to remove these signs each evening, 3) protect us from fines and/or other penalties and 4) ensure that our signs are not removed by city workers would be welcome. It is a small price to pay if it allows us to continue helping those who need our assistance.

Thank you for letting me speak for the whole group of estate sale professionals who have spent many years building their small businesses. If there is any additional information on this issue that I can provide to you or other members of the Commission, please don't hesitate to contact me.

Sincerely,

Debora Riggs Grillo  
Associate Member, International Society of Appraisers

19.15

**ROY D. JOHNSEN**  
ATTORNEY AT LAW  
Suite 501  
201 West Fifth Street  
Tulsa, Oklahoma 74103  
(918) 585-5641  
FAX (918) 585-2758



ROY D. JOHNSEN  
JANINE H. VANVALKENBURGH

March 7, 2008

The Tulsa Metropolitan Area Planning Commission  
Attn: Wayne Alberty  
Land Development Services  
201 West Fifth, Ste. 600  
Tulsa, Oklahoma 74103

Via: Hand Delivery

Re: The Enclave At Brookside  
PUD No. 751  
Rezoning Application Z-7093

To the Members of the Commission:

At the directive of the Bomasada Group, the referenced applications are herein withdrawn. It is our understanding, that in instances where an application is withdrawn prior to the issuance of required notices, the Commission policy is to refund part of the filing fees and a refund is herein requested.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Roy D. Johnsen".

Roy D. Johnsen  
Attorney for Applicant

cc: Ty Wenglar  
Bomasada Group