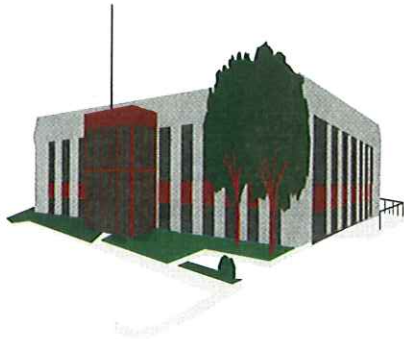




TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2515

May 28, 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:

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. **LC-95** – Floyd Carr (6418)/Lot Combination (County)
Southeast corner of East 201st Street and South Mingo
2. **L-20212** - Floyd Carr (6418)/Lot-Split (County)
Southeast corner of East 201st Street and South Mingo
3. **L-20224** - John Koch (9329)/Lot-Split (PD 6) (CD 9)
Northeast corner of South Florence Avenue and East 44th Street,
3109 East 44th Street
4. **PUD-579-A/PUD-519-B – PSA-Dewberry** (PD-18) (CD-8)
Northerly 466.12 feet of Lot 4 and Lot 5, Tallgrass Office Park
(10109 East 79th Street South (Detail Site Plan for a 52,871 SF
expansion of the Cancer Treatment Center.))
5. **PUD-595-B/Z-5970-SP-5a – Sizemore Weisz & Associates** (PD-18-C) (CD-8)
Northeast, of the northeast corner of 71st Street South and South
Mingo Road (Corridor Detail Site Plan for construction of a 15,665
SF restaurant on Lots 7 and 8, Block 1.)
6. **Z-7024-SP-1 – Tim Terral/TEP** (PD-18) (CD-7)
South of the southwest corner of 81st Street South and South
Garnett Road (Detail Site Plan for Ridgecrest Subdivision.)
7. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

PUBLIC HEARINGS

8. **PUD-206 – Joel Slaughter**

(PD-18) (CD-8)

South of the southwest corner of 91st Street South and South Sheridan Road (Detail Site Plan for one 9,858 SF and one 6,342 SF mixed use commercial buildings.)

OTHER BUSINESS

9. **Amended TMAPC Minutes for March 5, 2008.**

Amend minutes to reflect changes recommended by staff and approved by the Planning Commission during the March 5, 2008 TMAPC meeting for PUD-639-A-4.

10. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

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

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

Visit our website @ www.tmapc.org

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

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

**Francis Campbell City Council Room
Plaza Level**

Wednesday, May 28, 2008– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Discussion of platting requirement for temporary uses approved as Special Exception by the Board of Adjustment.

Adjourn.

Visit our website at www.tmapc.org

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

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG

**201 West 5th, Suite 550
5th Floor Conference Room**

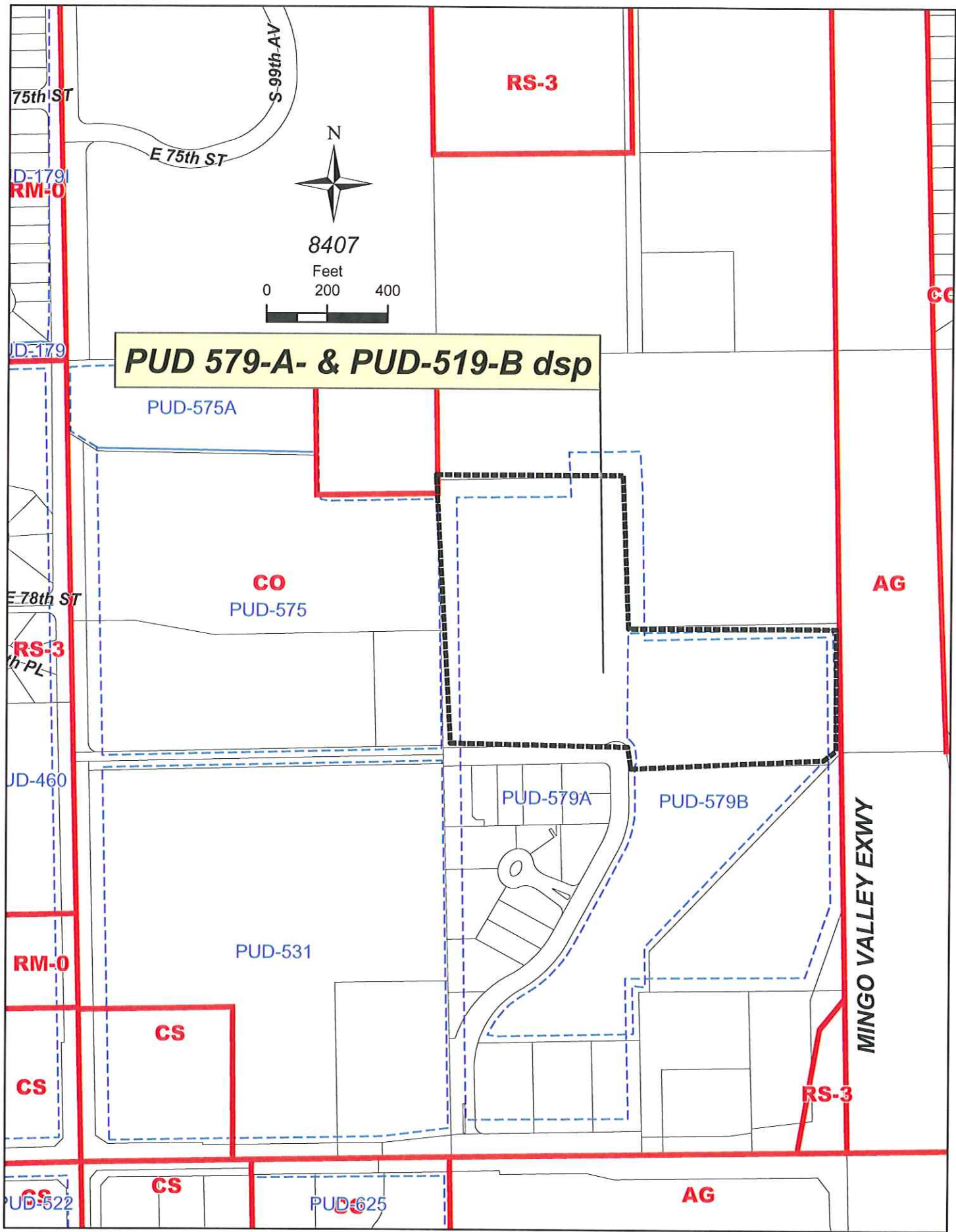
**Wednesday, May 28, 2008
11:00 a.m.**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Presentation regarding the APA National Conference (Marshall)
2. Discussion regarding management of TMAPC agendas.

Adjourn

www.tmapc.org





May 28, 2008

STAFF RECOMMENDATION

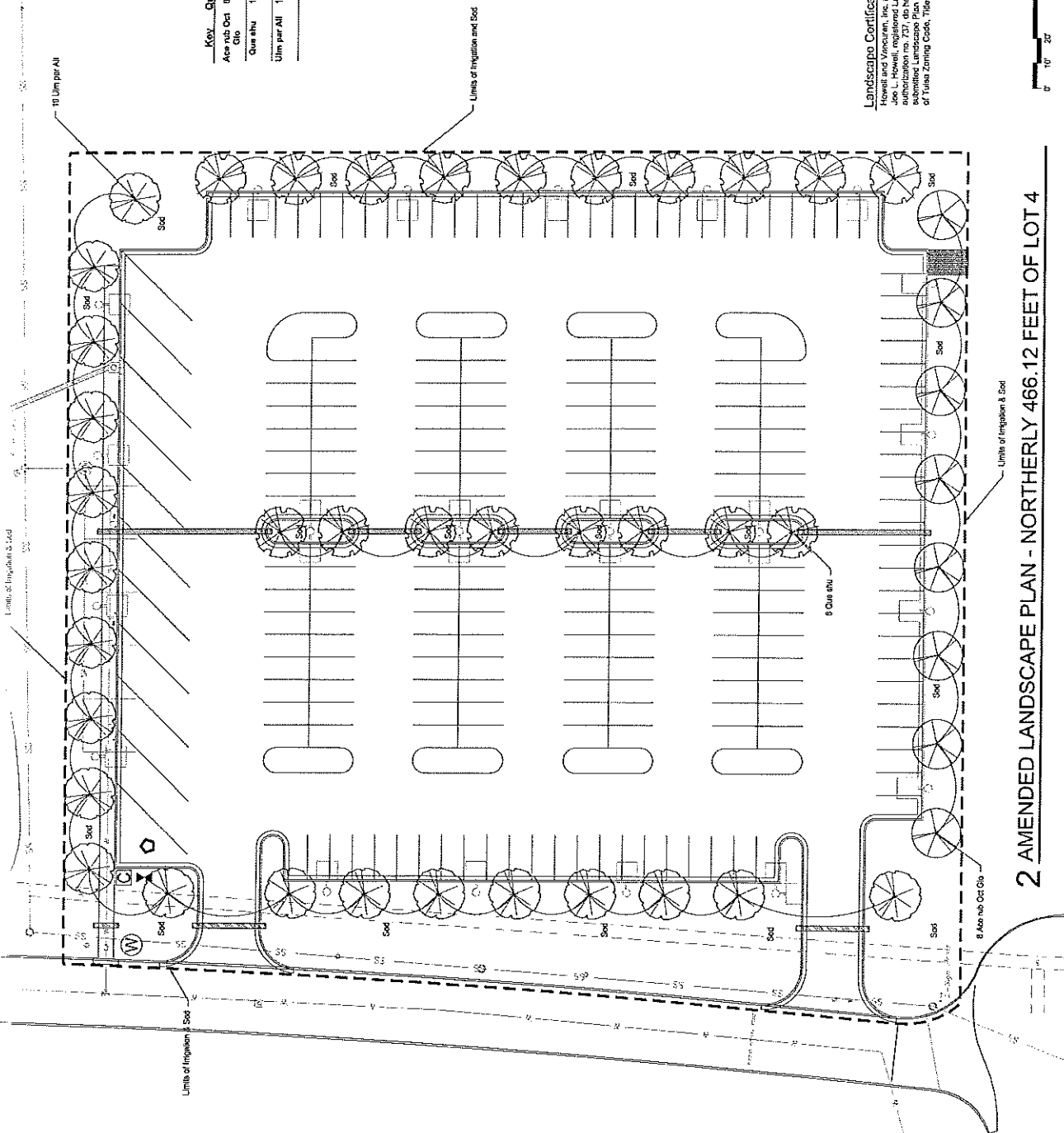
PUD-579-A/PUD-519-B: Detail Site Plan – Northerly 466.12' of Lot 4 and Lot 5 – Tallgrass Office Park; Cancer Treatment Center of America; 10109 East 79th Street South; TRS – 8407; CZM 54; Atlas 1413; PD 18 CD 8; CO/PUD.

The applicant is requesting approval of a detail site plan for a 52,871 square foot expansion of the Cancer Treatment Center. The expansion will include a four (4) story - 48,615 square foot (SF) outpatient accommodation, a new 1,708 sf staff dining room, a 947 SF storage addition and a 1,601 sf addition to the mechanical room.

With the expansion, the Cancer Treatment Center is within the maximum permitted building floor area and land coverage limits. The submitted site plan also meets applicable building height and setback limitations. Additional parking has been provided per the Zoning Code. Landscaping is being provided per the landscape chapter of the Zoning Code and adopted PUD development standards, and all sight lighting will be limited to 25-feet in height and will be directed down and away from adjoining properties per application of the Kennebunkport Formula.

Staff recommends **APPROVAL** of the detail site plan for the expansion of the Cancer Treatment Center, Northerly 466.12' of Lot 4, and Lot 5 – Tallgrass Office Park.

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



2 AMENDED LANDSCAPE PLAN - NORTHERLY 466.12 FEET OF LOT 4

PSA Dewberry

PSA Dewberry Inc.
1300 S. BUCKLEY, SUITE 1000
TULSA, OK 74107-2919
PHONE: 918.307.7203
FAX: 918.307.1871



Key	Quant	Unit	Name	Size	Root Ball	Remarks
Ace rub Oct	0	ea	Acer rubrum 'October Glory'	3" Cal.	14" H	Matched
Quercus shumardii	10	ea	Quercus shumardii	3" Cal.	14" H	Matched
Ulm per All	10	ea	Ulmus parviflorus 'Erebor II'	3" Cal.	14" H	Matched
Alnus Incubus Lim			Alnus Incubus Lim			

1. H: Height, S: Spread, C: Caliper, J: Junt, M: Multi-trunk
2. O.C.: Indicate approximate spacing. Shall be considered general guidelines only and may be modified to suit on-site conditions. All dimensions to be within 5% range.
3. Cal: Caliper, J: Junt, M: Multi-trunk
4. O.C.: Indicate approximate spacing. Shall be considered general guidelines only and may be modified to suit on-site conditions. All dimensions to be within 5% range.
5. All trees are to be planted with a central leader to 6" above grade with a central leader to 7" minimum above grade.

General Notes

1. Contractor to ascertain location and depth of all utilities prior to excavation and be responsible for damage resulting from planting operations.
2. All plants are to be installed in accordance with the specifications and shall be installed in the areas designated, and all areas damaged by construction (inside and outside of project area) are to be planted with each soil.
3. Finish grade for the edges of shrub, ground cover, and lawn areas shall be held 1" below top of adjacent sidewalk and 2" below top of adjacent driveway.
4. For additional planting requirements refer to Specifications.

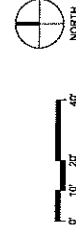
Legend:

- (W) 1 1/2" Irrigation Water Meter
- (V) 1 1/2" Backflow Preventer - Equal to Fobos Model # 8231A
- (C) Automatic Controller - Equal to Rain Bird Model # ESP-12MC-S3
- (S) Rain & Freeze Sensor - Equal to Hunter Model # WREC
- (I) 1" ID x 1/2" Schedule 40 PVC Irrigation Sneeze - Sneeze to be installed a Minimum of 24" Depth from Pavement Finished Grade to Top of Sneeze.
- (S) 1" 4" Schedule 40 PVC Irrigation Sneeze - Sneeze to be installed a Minimum of 24" Depth from Pavement Finished Grade to Top of Sneeze.

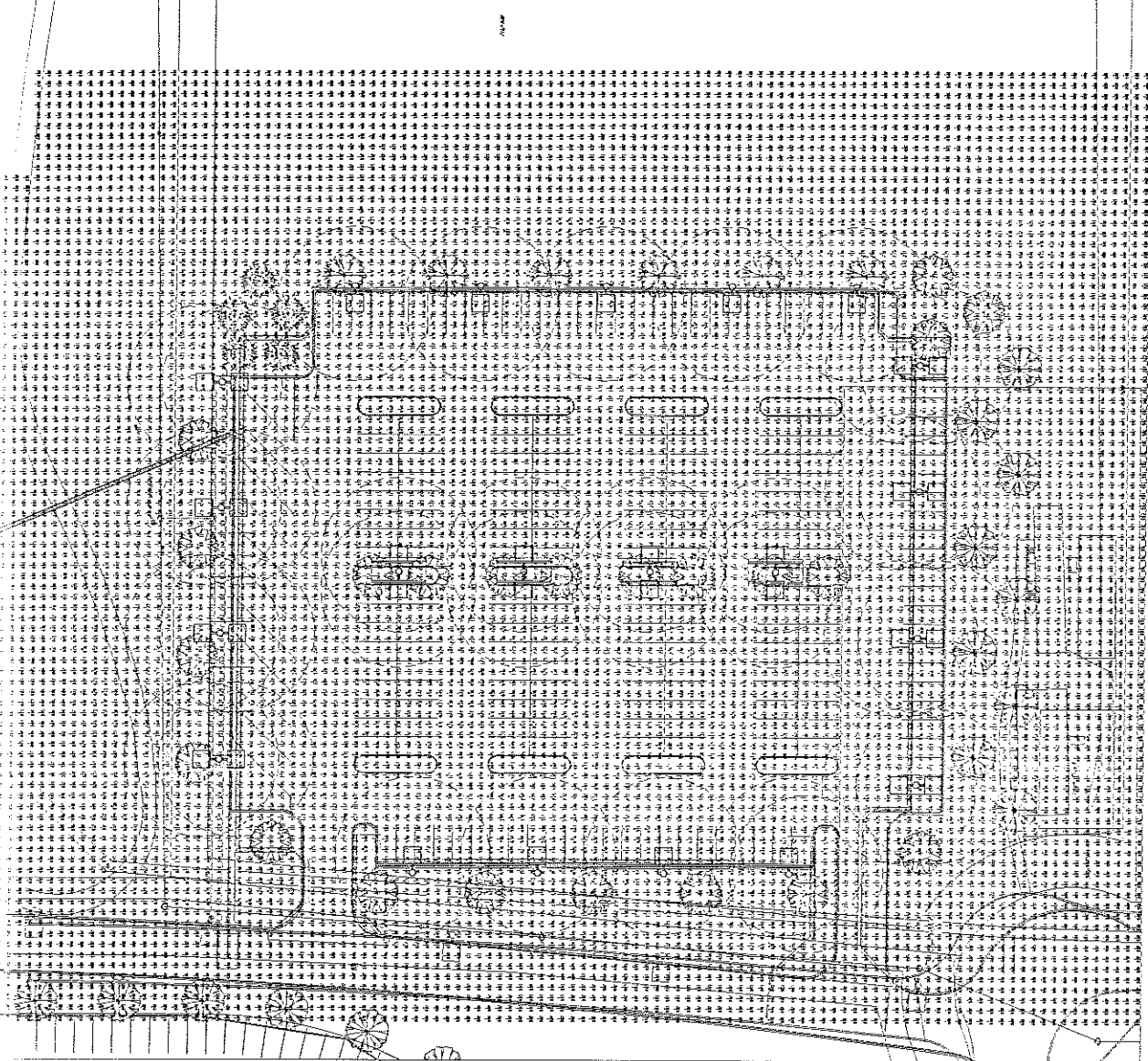
Landscape Certification

Howatt and Vancouver Landscape Architects, Inc. and the undersigned Joe L. Howatt, registered Landscape Architect No. 737, do hereby state that in our professional opinion the submitted Landscape Plan is in accordance with the requirements of City of Tulsa Zoning Code, Title 42, Section 1002.

Joe L. Howatt



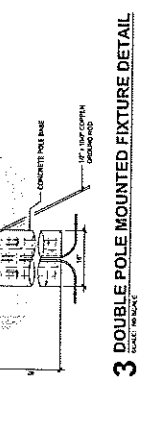
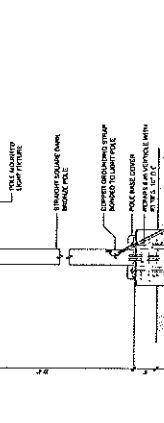
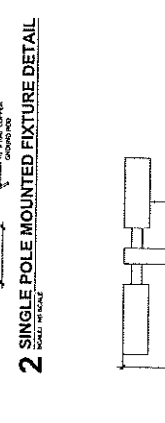
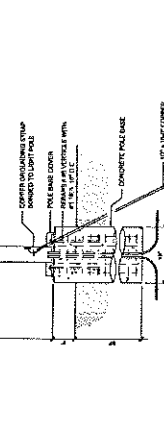
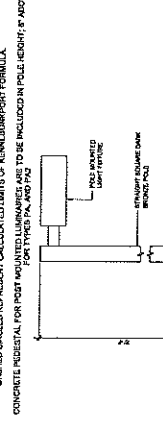
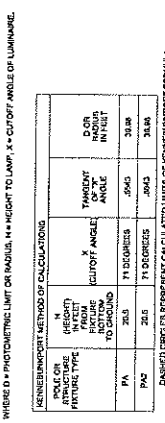
4.5



CALCULATION SUMMARY
 PROJECT: 1200 E. 94th Ave., Suite 200
 CLIENT: PSA Dowberry Inc.
 DATE: 11/09/2009
 DRAWN BY: J. J. J.

CALCULATIONS FOR KENNEDYPORT METHOD FOR AREA OUTSIDE STRUCTURAL LIGHTING.
 CALCULATIONS FOR KENNEDYPORT METHOD TO PREVENT LIGHT TRESPASS FORMULA.
 WHERE D = PHOTO MOUNTING LIMIT OR RADIUS, H = HEIGHT TO LAMP, X = CUTOFF ANGLE OF LUMINAIRE.
 DASHED CIRCLES REPRESENT CALCULATED LIMITS OF KENNEDYPORT FORMULA.
 FOR TYPES PA AND PMO.

POLE OR STRUCTURE TYPE	N	HEIGHT FROM GROUND TO TOP OF LUMINAIRE (H)	CUTOFF ANGLE (X)	D OR RADIUS (D)	TYPE OF LUMINAIRE	TYPE OF LUMINAIRE
PA	20.5	21.5	20.5	20.5	20.5	20.5
PMO	21.5	21.5	20.5	20.5	20.5	20.5

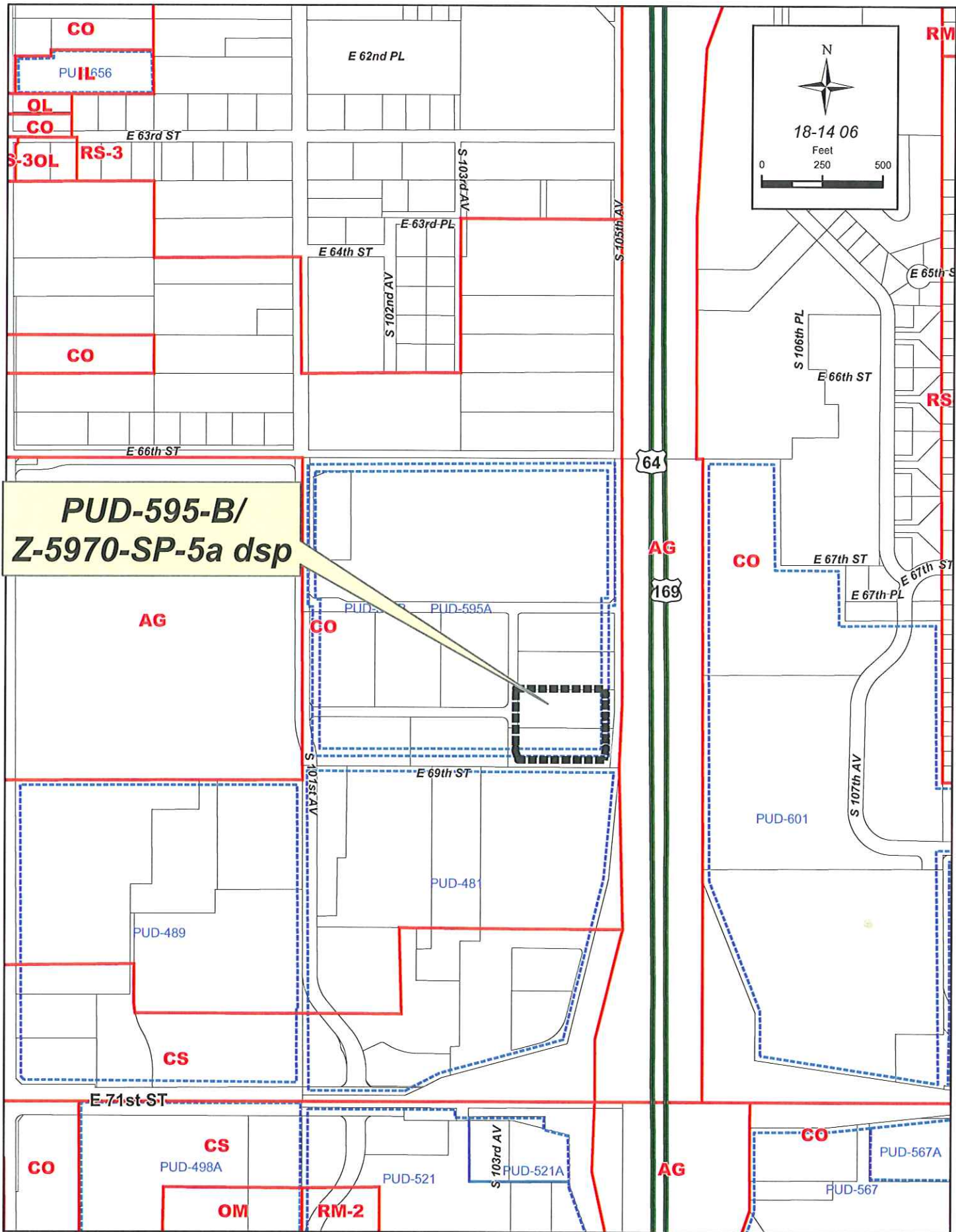


1 NEW EAST PARKING LOT SITE LIGHTING CALCULATIONS
 SCALE: 1/8" = 1'-0"

SL100
 11/09/2009

EAST PARKING SITE LIGHTING CALCULATIONS
 PROJECT: 1200 E. 94th Ave., Suite 200
 CLIENT: PSA Dowberry Inc.
 DATE: 11/09/2009

NO.	DATE	BY	DESCRIPTION
1	11/09/2009	J. J. J.	ISSUED FOR PERMIT



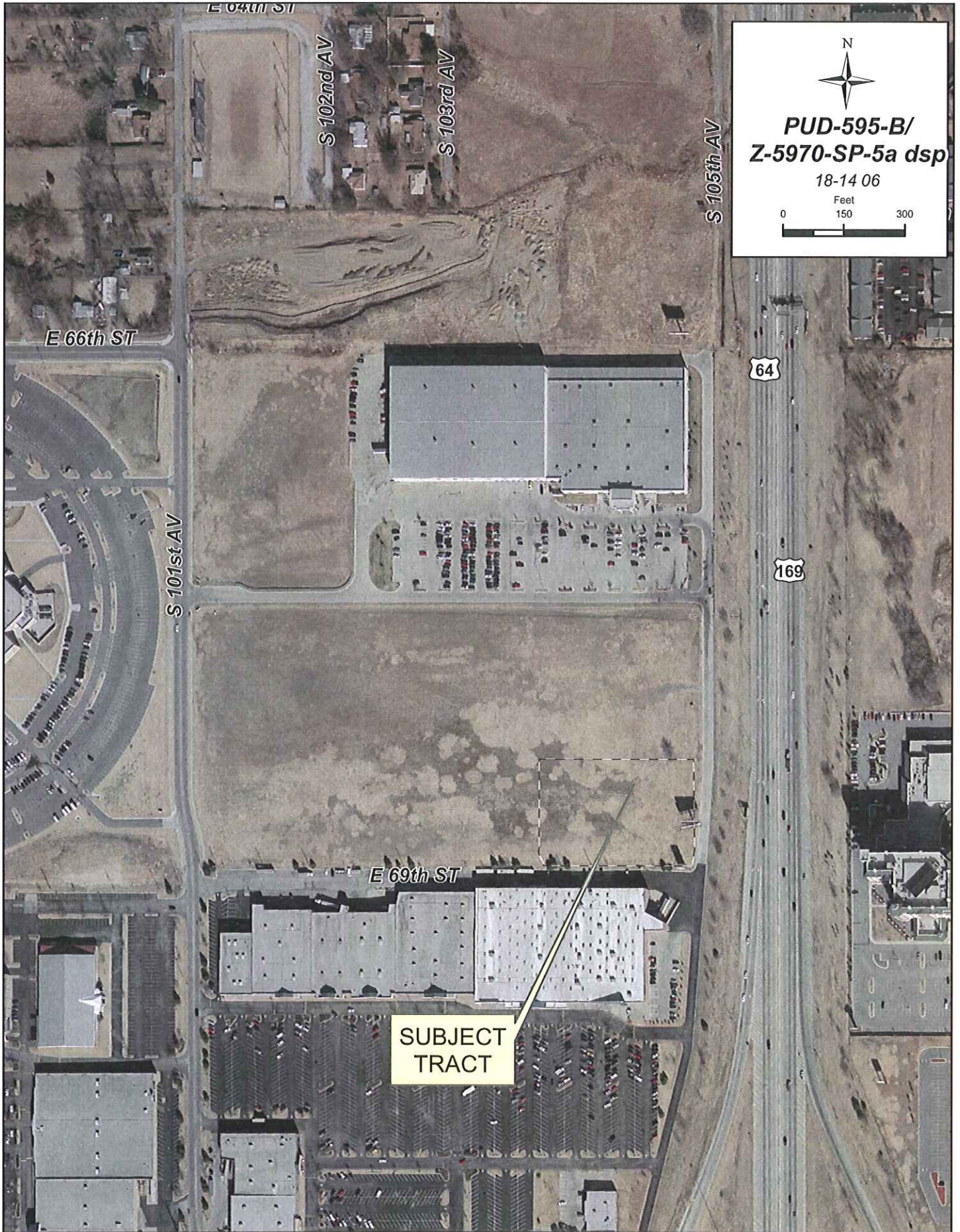


N

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

18-14 06

0 250 500
Feet



May 28, 2008

STAFF RECOMMENDATION

PUD-595-B/Z-5970-SP-5a: Detail Site Plan – Northeast, of the northeast corner of 71st Street South and South Mingo Road; Lots 7 and 8, Block 1 – Home Center Amended; 6812 S. 105th East Avenue; TRS 18-14-06; CZM 110; Atlas 558; PD 18C CD 8; CO/PUD.

The applicant is requesting approval of a detail site plan for construction of a 15,665 square foot (sf) restaurant on Lots 7 and 8, Block 1 – Home Center Amended. The proposed Use Unit, Use Unit 12 – Eating Establishments, Other than Drive-ins is a permitted use within PUD-595-B.

The submitted site plan meets all applicable building floor area, lot coverage, building height and setback limitations. Parking has been provided per the Zoning Code, and a 6' screening fence will be constructed around all mechanical equipment and trash containers per PUD development standards. Landscaping and open space is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. All sight lighting will be limited to 25-feet in height and will be directed down and away from adjoining properties per application of the Kennebunkport Formula. Sidewalks are provided along 104th East Avenue and 105th East Avenue per subdivision and PUD regulations. Pedestrian circulation is provided from both of the private streets.

The applicant has applied for a lot combination (Application LC-99) for Lots 7 and 8. Concurrently, PUD minor amendment application #PUD-595-B-2 has been filed to reflect the aforementioned lot combination. Both the lot combination and minor amendment will be heard by the TMAPC on June 18th.

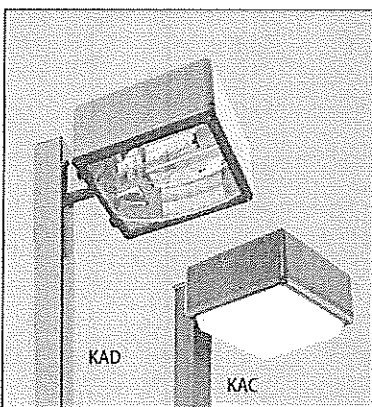
Therefore, staff recommends **APPROVAL** of the detail site plan for Dave & Buster's, Lots 7 & 8, Block 1 – Home Center Amended, Development Area D of PUD-595-B. Approval of this site plan is contingent upon receipt of the approval of applications LC-99 and PUD-595-B-2.

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

Arm-Mounted Drop or Flat Lens Cutoff

KAD KAC

Contour®



Intended Use

For parking areas, street lighting, walkways and car lots.

Features

Housing – Rugged, die-cast, soft-corner aluminum housing with 0.12" nominal wall thickness. Extruded 4" soft corner arm for pole or wall mounting is standard.

Door Frame – KAD die-cast door frame has impact-resistant, tempered glass lens which is fully gasketed with one-piece bonded silicone. KAC die-cast aluminum door frame has prismatic, impact-resistant, tempered glass, drop dish acrylic lens or drop dish polycarbonate lens. Door frame is fully gasketed with one-piece silicone.

Optics – KAD reflectors are anodized hydro-formed or segmented aluminum. Four cutoff distributions available: R2 (roadway), R3 (asymmetric), R4 (forward throw) and R5 (symmetric). High-performance, segmented reflectors are rotatable and field-interchangeable. KAC reflector is optical-quality aluminum that works in tandem

with a light-diffusing prismatic lens.

Electrical – Ballast is high-reactance, high power factor (70-150W HPS, 100M and 150M) or high power factor constant-wattage autotransformer (175-400W MH and HPS). Ballast is copper wound and 100% factory tested.

Finish – Dark bronze corrosion-resistant polyester powder finish (DDB), with other architectural colors available.

Socket – Porcelain, horizontally (position) oriented mogul-base socket (100M and 150M are medium-base) with copper alloy, nickel-plated screw shell and center contact. UL Listed 1500W-600V. 4KV pulse rated.

Listings

UL Listed (standard). CSA Certified or NOM Certified (see Options). KAD UL Listed for wet locations. IP65 Rated.

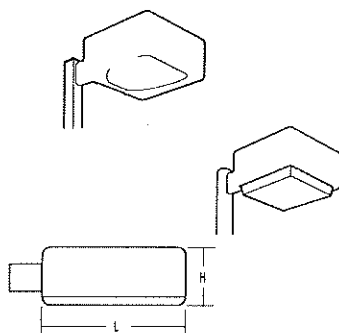
Ordering Information

Series	Wattage	Distribution	Voltage	Mounting	Options/accessories
KAD	<u>High pressure sodium</u>	<u>KAD – standard reflector</u>	<u>120</u>	<u>Included</u>	<u>Installed</u>
KAC	70S	R2 Type II roadway	208 ⁴	SPD04 4" square pole arm (std.) ⁶	LPI Lamp included
	100S	R3 Type III asymmetric	240 ⁴	SPD09 9" square pole arm	L/LP Less lamp
	150S	R4 Type IV forward throw, sharp cutoff	277	RPD04 4" round pole arm ⁶	SF Single fuse, 120V, 277V, 347V (n/a TB)
	250S	R55 Type V square	347	RPD09 9" round pole arm	DF Double fuse, 208V, 240V, 480V (n/a TB)
	400S	<u>KAD – high performance reflector</u>	480 ⁴	WBDO4 4" wall bracket	PER NEMA twist-lock receptacle only (no photocontrol)
	<u>Metal halide</u>	<u>KAD – high performance reflector</u>	<u>TB⁵</u>	<u>WBDO9 9" wall bracket</u>	<u>QRS Quartz restrike system (250W max., 120V lamp not included)⁷</u>
	100M	SR2 Type II asymmetric		<u>Shipped separately</u>	PD Power tray ⁸
	150M ¹	SR3 Type III asymmetric		KMA Mast arm adapter	WTB Terminal block ⁸
	175M	SR4SC Type IV forward throw, sharp cutoff		KTMB Twin mounting bar	EC Emergency circuit
	200M ²	<u>KAC – prismatic lens</u>		DAD12P Degree arm (pole)	SCWA Super CWA pulse start ballast (n/a HPS, 100M or 175M)
	250M ¹	FP Flat (73T)		DAD12WB Degree arm (wall)	CSA CSA Certified
	320M ^{2,3}	DPA Drop acrylic			NOM NOM Certified (consult factory)
	350M ^{2,3}	DPP Drop polycarbonate			For optional architectural colors, see page 543.
	400M ^{1,3}				<u>Shipped separately⁹</u>

NOTES:

- May be ordered with SCWA.
- Must be ordered with SCWA.
- Requires E028 lamp when ordered with SR2, SR3 or SR4SC distributions.
- Consult factory for availability in Canada.
- Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V.
- SPD09, RPD09 or WBDO9 must be used when luminaires are oriented on DM29, DM39 or DM49 drilling pattern.
- QRS10 available in select wattages. Consult factory.
- Only available with SR2, SR3, SR4SC optics.
- May be ordered as an accessory.
- Includes mounting arm.
- Only available with SPD04 and SPD09.

Dimensions are shown in inches (centimeters) unless otherwise noted.

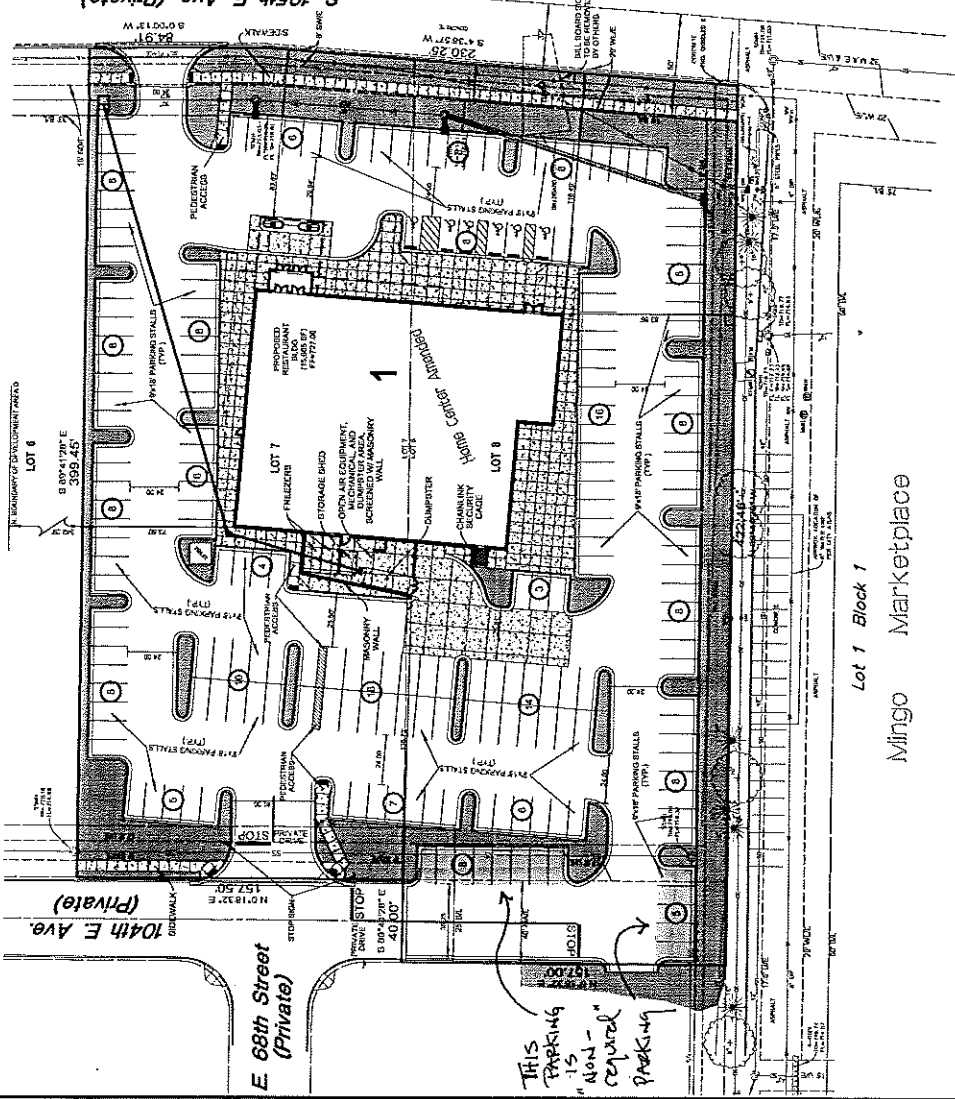


	KAD & KAC FP	KAC DP
EPA ¹⁰	1.2 ft ² (1.1 m ²)	1.4 ft ² (1.3 m ²)
Square:	17-1/2 (44.5)	17-1/2 (44.5)
Height:	7-1/8 (18.1)	11-1/8 (28.3)
Max. weight:	42 lbs (19.1 kg)	49 lbs (22.1 kg)

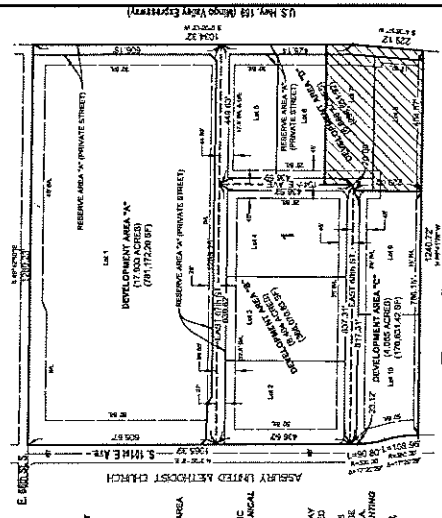


Consistent with LEED® goals
& Green Globes™ criteria
for light pollution reduction
Applies to KAD only.

PUD 595-B / CORRIDOR SITE PLAN
DETAIL SITE PLAN LAND AREA SUMMARY
& DEVELOPMENT STANDARDS
DAVE & BUJSTERS, LOTS 7 & 8, BLOCK 1, HOME CENTER
AMENDED
(DEVELOPMENT AREA "D" - INCLUDES LOTS 5, 6, 7, & 8,
BLOCK 1, HOME CENTER AMENDED)



THIS
PARKING
IS
"Non-"
required
parking



Home Center Amended
As Amended by

Legend

--- DEVELOPMENT AREA BOUNDARIES

~~~~~  
PUD DETAIL SITE PLAN/CORRIDOR SP-1  
DETAIL SITE PLAN

# DAVE & BUSTERS

WORK ORDER: 19067-20      FILE NUMBER: 1014-5031      DRAWING DATE: 5-14-08

**OWNER:**  
National Metall Properties, Inc.  
450 S. Orange Avenue, Suite 600  
Orlando, FL 32801

**ARCHITECT:**  
Gensler Brundage & Young

5005 West Royal Lane, Suite 104  
Irving, Texas 75039

**CIVIL ENGINEER:**  
Quantum Wells & Associates, Inc.  
3311 East 32nd Place

Tulsa, Oklahoma 74135

Lot 1 Block 1  
Mingo Marketplace

**Legend:**

LANDSCAPE AHEAD

♿ (b) (6) (c) (7) (D) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (807) (808) (809) (810) (811) (812) (813) (814) (815) (816) (817) (818) (819) (820) (821) (822) (823) (824) (825) (826) (827) (828) (829) (830) (831) (832) (833) (834) (835) (836) (837) (838) (839) (840) (841) (

| NUMBER OF PARKING SPACES | FT. |
|--------------------------|-----|
| 1                        | 1   |
| 2                        | 2   |
| 3                        | 3   |
| 4                        | 4   |
| 5                        | 5   |
| 6                        | 6   |
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| 92                       | 92  |
| 93                       | 93  |
| 94                       | 94  |
| 95                       | 95  |
| 96                       | 96  |
| 97                       | 97  |
| 98                       | 98  |
| 99                       | 99  |
| 100                      | 100 |

UTILITY ENGAGEMENT

|    | RIGHT-OF-WAY | MUTUAL ACCESS EASEMENT | MAE  | RW   |
|----|--------------|------------------------|------|------|
| 1  | 0.00         | 0.00                   | 0.00 | 0.00 |
| 2  | 0.00         | 0.00                   | 0.00 | 0.00 |
| 3  | 0.00         | 0.00                   | 0.00 | 0.00 |
| 4  | 0.00         | 0.00                   | 0.00 | 0.00 |
| 5  | 0.00         | 0.00                   | 0.00 | 0.00 |
| 6  | 0.00         | 0.00                   | 0.00 | 0.00 |
| 7  | 0.00         | 0.00                   | 0.00 | 0.00 |
| 8  | 0.00         | 0.00                   | 0.00 | 0.00 |
| 9  | 0.00         | 0.00                   | 0.00 | 0.00 |
| 10 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 11 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 12 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 13 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 14 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 15 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 16 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 17 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 18 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 19 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 20 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 21 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 22 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 23 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 24 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 25 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 26 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 27 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 28 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 29 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 30 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 31 | 0.00         | 0.00                   | 0.00 | 0.00 |
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| 38 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 39 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 40 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 41 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 42 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 43 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 44 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 45 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 46 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 47 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 48 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 49 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 50 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 51 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 52 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 53 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 54 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 55 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 56 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 57 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 58 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 59 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 60 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 61 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 62 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 63 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 64 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 65 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 66 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 67 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 68 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 69 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 70 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 71 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 72 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 73 | 0.00         | 0.00                   | 0.00 | 0.00 |
| 74 | 0.00         | 0                      |      |      |

| WATERLINE | OVERLAND DRAINAGE EASEMENT | CODE | W/ |
|-----------|----------------------------|------|----|
|-----------|----------------------------|------|----|

63  
SANITARY DEVER

BICYCLEWALK EASEMENT  
QWEE

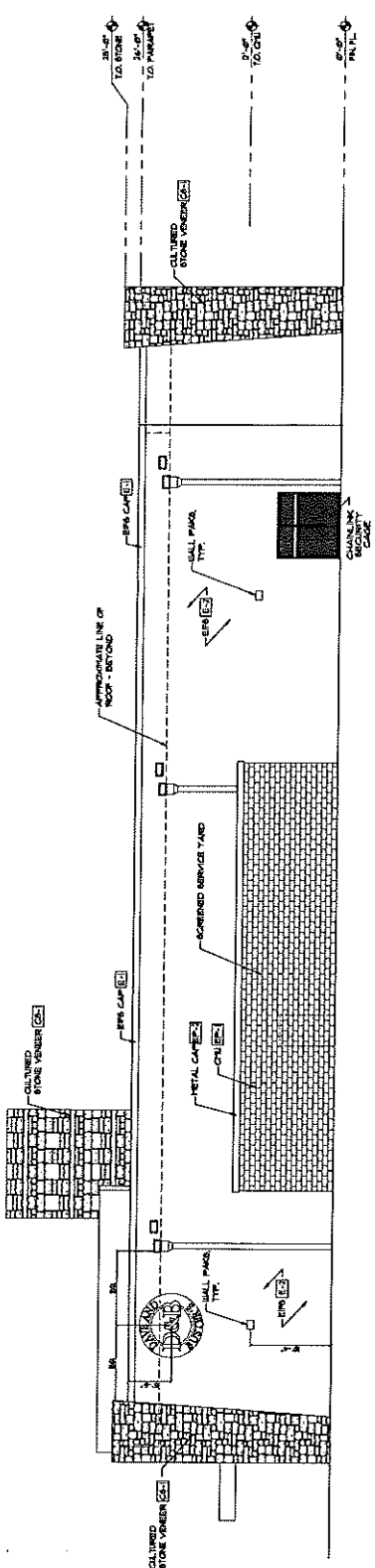
**Figure 1**

[illegible]

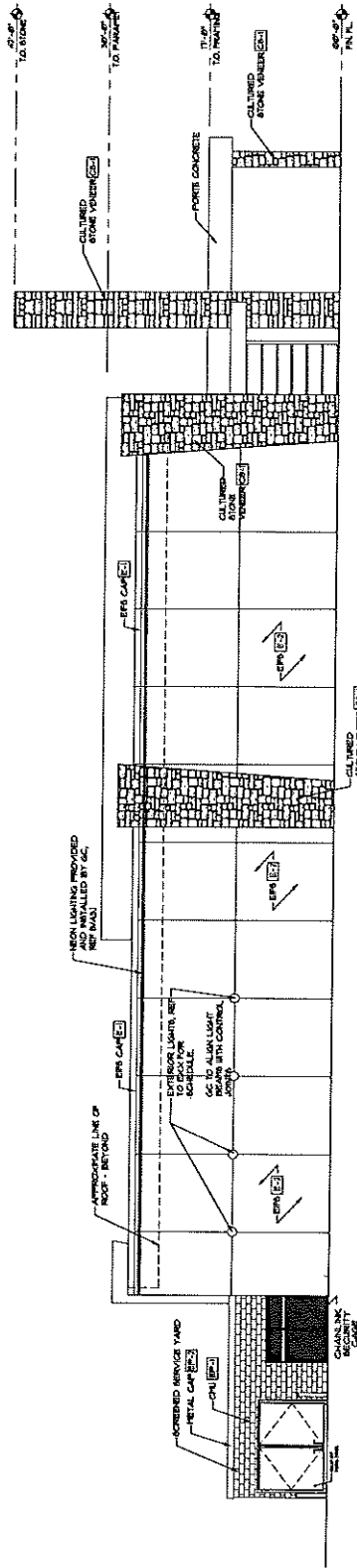
5.4

# EXTERIOR FINISHES

|                |                                                      |
|----------------|------------------------------------------------------|
| BRICK          |                                                      |
| BR-1           | MANUF. COLOR: ACME VILLAGE                           |
| CMU            |                                                      |
| CMU-1          | MANUF. COLOR: ORNED CORNING CEDAR LINDSTONE C8V-2044 |
| CULTURED STONE |                                                      |
| CS-1           | MANUF. COLOR: ORNED CORNING CEDAR LINDSTONE C8V-2044 |
| EIFS           |                                                      |
| E-1            | MANUF. COLOR: ORNED CORNING CEDAR LINDSTONE C8V-2044 |
| E-2            | MANUF. COLOR: ORNED CORNING CEDAR LINDSTONE C8V-2044 |
| E-3            | MANUF. COLOR: ORNED CORNING CEDAR LINDSTONE C8V-2044 |
| EXTERIOR PAINT |                                                      |
| EP-1           | MANUF. COLOR: ORNED CORNING CEDAR LINDSTONE C8V-2044 |
| EP-2           | MANUF. COLOR: ORNED CORNING CEDAR LINDSTONE C8V-2044 |



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



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

## PUD DETAIL SITE PLAN/CORRIDOR SP-2 BUILDING ELEVATIONS

# DAVE & BUSTERS

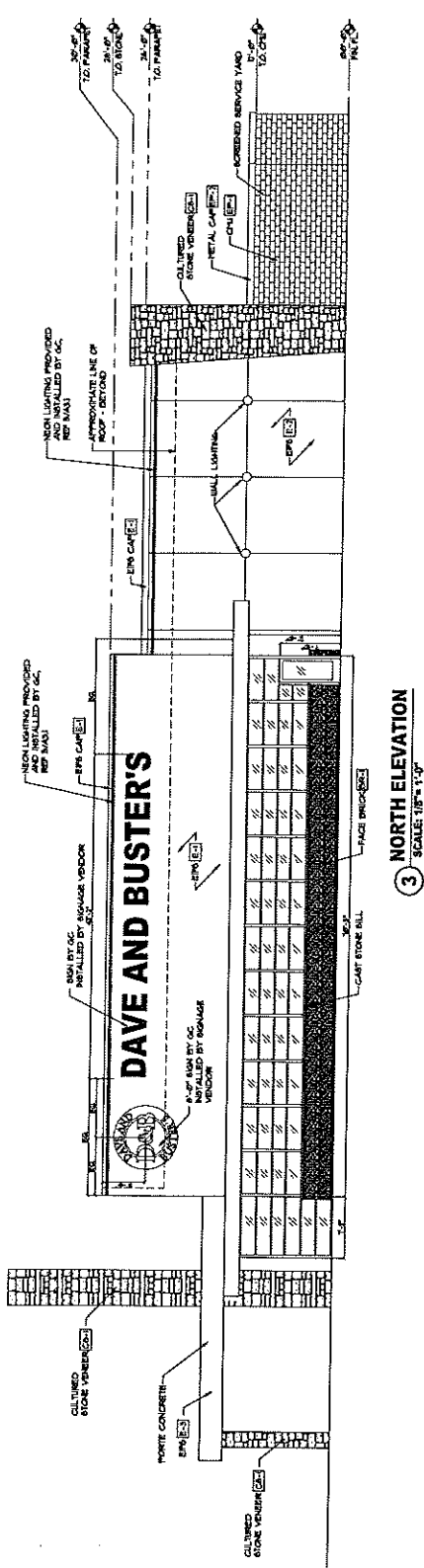
WORK ORDER: 12607.28 FILE NUMBER: 1814.801 DRAWING DATE: 5-14-05

OWNER:  
Medford Retail Properties, Inc.  
600 S. Oregon Avenue, Suite 100  
Corvallis, OR 97331

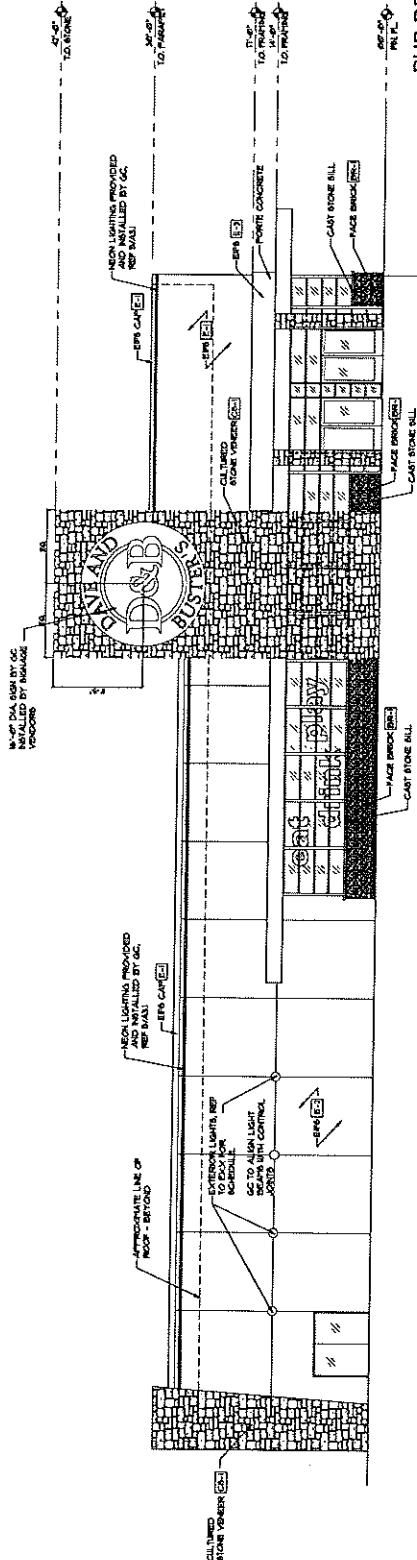
ARCHITECT:  
Kerny Design & Young  
600 West Main Street, Suite 114  
Corvallis, OR 97331

CITY ENGINEER:  
City of Corvallis  
6111 East 20th Place  
Tulsa, Oklahoma 74116

5.7



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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

# EXTERIOR FINISHES

| BRICK |              |
|-------|--------------|
| BR-1  | MANUF. COLOR |
|       | ACME VILLAGE |

| CMU   |                                      |
|-------|--------------------------------------|
| CMU-1 | MANUF. COLOR                         |
|       | OWENS CORNING CEDAR LESTONE GVN-3044 |

| CULTURED STONE |                                      |
|----------------|--------------------------------------|
| CS-1           | MANUF. COLOR                         |
|                | OWENS CORNING CEDAR LESTONE GVN-3044 |

| EIFS |                        |
|------|------------------------|
| E-1  | MANUF. COLOR           |
|      | DRYVIT CHINA WHITE 510 |
| E-2  | MANUF. COLOR           |
|      | DRYVIT PANGLOSS 515A   |
| E-3  | MANUF. COLOR           |
|      | DRYVIT SUPER WHITE 10A |

| EXTERIOR PAINT |                                                |
|----------------|------------------------------------------------|
| EP-1           | MANUF. COLOR                                   |
|                | SHERWIN WILLIAMS EXTERIOR NATURAL SAND SP-1014 |
| EP-2           | MANUF. COLOR                                   |
|                | SHERWIN WILLIAMS EXTERIOR NATURAL SAND SP-1014 |

## PUD DETAIL SITE PLAN/CORRIDOR SP-3 BUILDING ELEVATIONS

DAVE & BUSTERS

WORK SHEET: 17591.25 FILE NUMBER: 1814.001 DRAWING DATE: 5-14-08

OWNER: Dave & Buster's, Inc.  
480 S. Orange Avenue, Suite 900  
Orlando, FL 32801

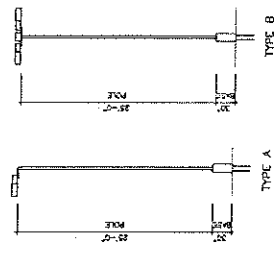
ARCHITECT: Dave & Buster's, Inc.  
5000 West 17th Avenue, Suite 144  
Fort Lauderdale, FL 33311

CIVIL ENGINEER: Brennan White & Associates, Inc.  
11111 NW 11th Avenue, Suite 100  
Tampa, Oklahoma 71035

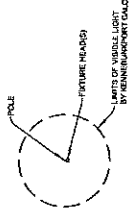




**SCALE: 1"= 30'**

[illegible][illegible]

**2 LIGHT FIXTURE ELEVATION**  
SCALE: NS



**2** **LIMITS OF VISIBLE LIGHT SOURCE**

| KENNEBUNKPORT CALCULATIONS         |                                    |
|------------------------------------|------------------------------------|
| FIGURE "A"                         | FIGURE "B"                         |
| H = 27'-5" (TOTAL MOUNTING HEIGHT) | H = 27'-5" (TOTAL MOUNTING HEIGHT) |
| X (MAX. ANGLE) = 55 DEG.           | X (MAX. ANGLE) = 80 DEG.           |
| D = H/(TAN (90-X))                 | D = H/(TAN (90-X))                 |
| D = 27.5'/(TAN (90-55))            | D = 27.5'/(TAN (90-80))            |
| D = 40'                            | D = 47'                            |

PUD DETAIL SITE PLAN/CORRIDOR  
LIGHTING PLAN SP-5

# DAVE & BUSTERS

WORK ORDER: 1206720

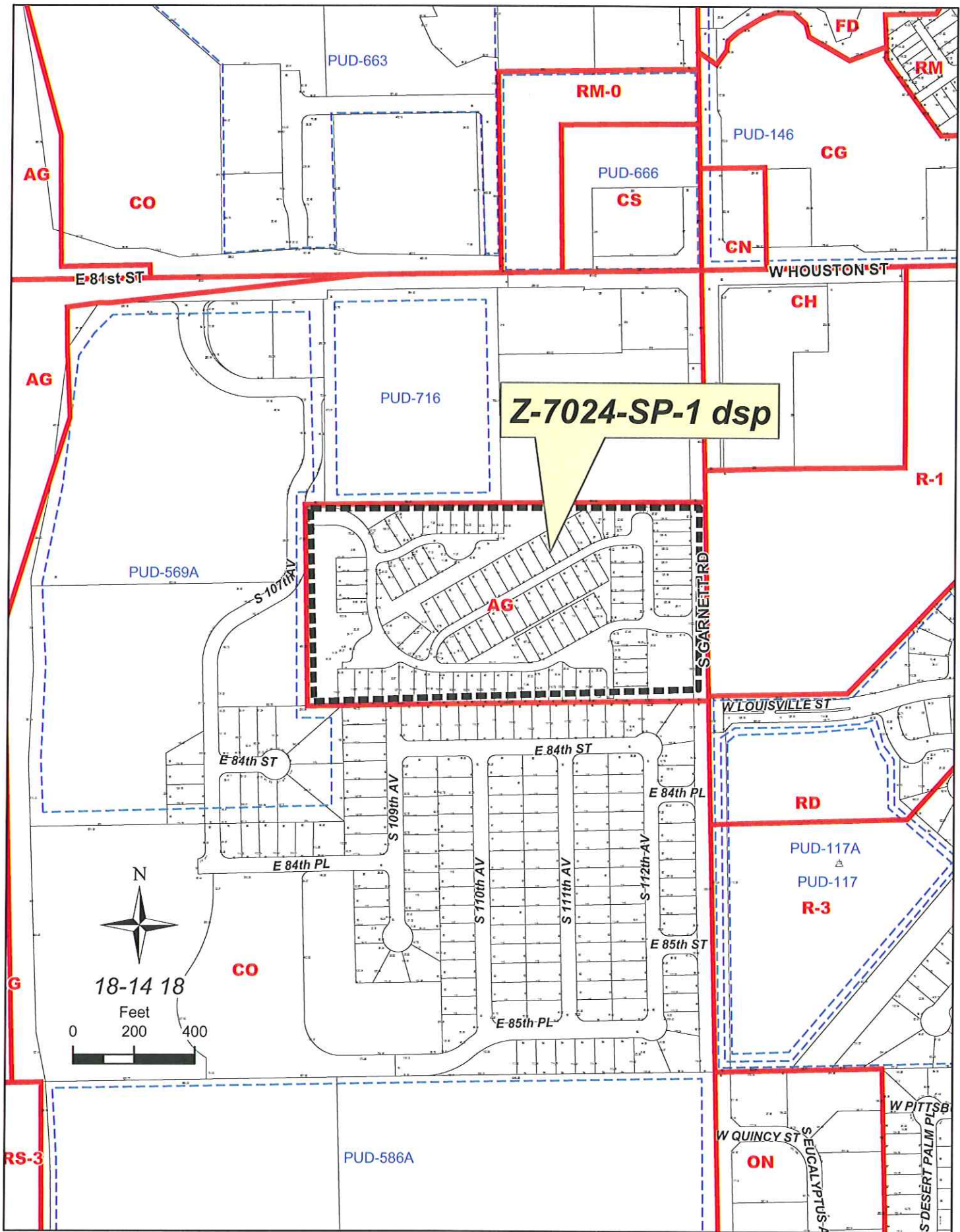
**OWNER:**  
National Real Estate Properties, Inc.  
150 S. Quentin Avenue, Suite 800  
Orlando, FL 32801

**ARCHITECT:**  
Grimmy Buildings & Young  
200 West Street, Suite 200  
New York, NY 10038

**CIVIL ENGINEER:**  
Wassenaar Winter & Associates, Inc.  
1911 East 32nd Place  
Tulsa, Oklahoma 74135



5.10





**Z-7024-SP-1**

**18-14 18**

0      Feet      200      400

6.2

May 28, 2008

### STAFF RECOMMENDATION

**Z-7024-SP-1:** Detail Site Plan – South of the southwest corner of 81<sup>st</sup> Street South and South Garnett Road; Ridge Crest Subdivision; Plat 6129; TRS 18-14-18; CZM 54; Atlas 1567; PD 18 CD 7; CO.

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The applicant is requesting approval of a detail site plan for Ridgecrest Subdivision, Corridor Site Plan #Z-7024-SP-1. The proposed use, Use Unit 8 – Multifamily Dwellings, and Similar Uses are permissible uses within this Corridor District.

The approval of corridor plan Z-7024-SP-1, in concept included the review of the required land area per dwelling unit and bulk and area requirements of the subdivision as a whole. This over-all detail site plan review was a requirement of the original concept plan approval. As is the case with most residential Corridor and PUD development within the City of Tulsa, the Bulk and Area requirements on a lot-by-lot basis will be reviewed and enforced in the building permit process by the City of Tulsa Zoning Official. Detail Site Plan review by the TMAPC will still be required for development in reserve or common areas.

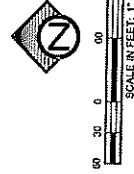
Staff recommends **APPROVAL** of the overall detail plan for Ridge Crest Subdivision, Corridor Plan #Z-7024-SP-1.

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



# RidgeCrest

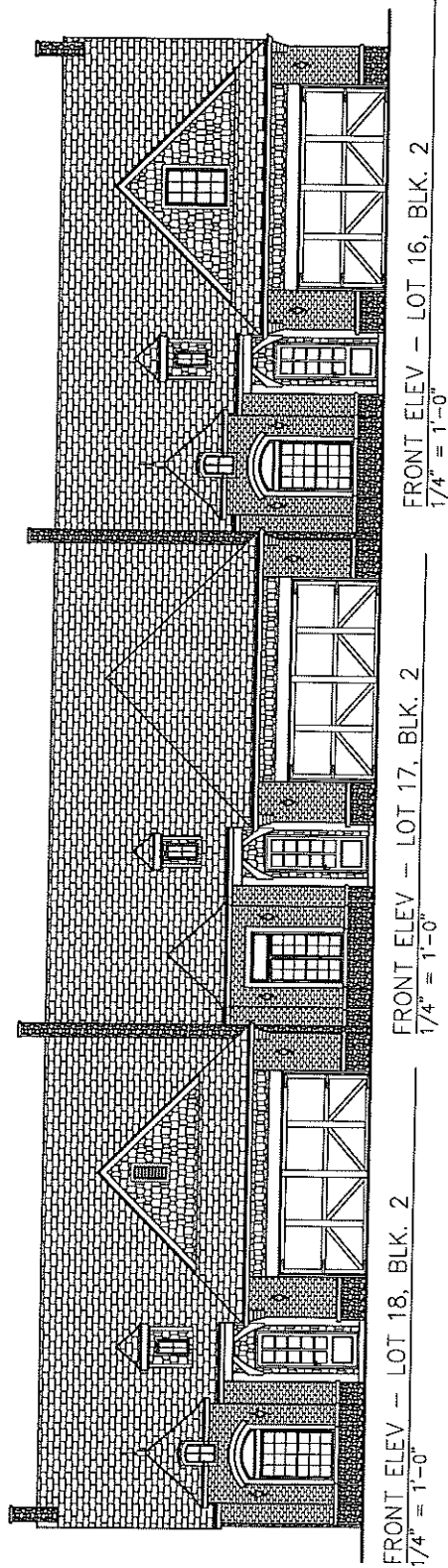
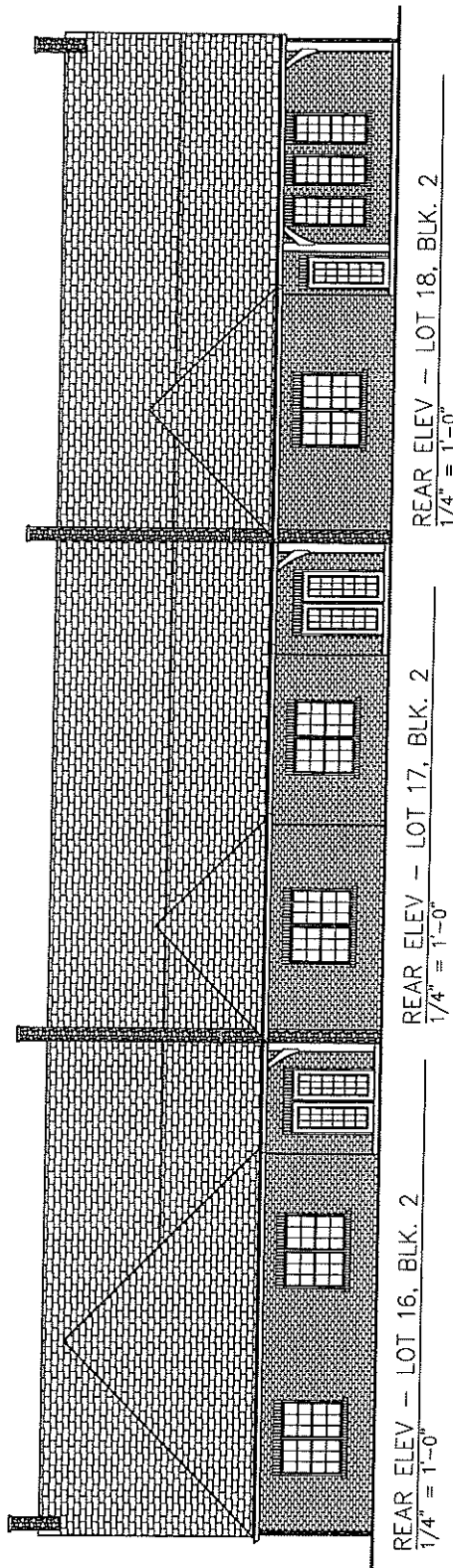
Architectural site plan for a residential development. The plan shows a central corridor with multiple rows of townhouses or small houses on either side. The layout is bounded by Union Place to the north and S. 107th E. Ave. to the south. To the east, there is a large area labeled 'OAK TREE VILLAGE' and 'OAK TREE CENTER'. To the west, there is a 'SAINT THERESA MARONITE CHURCH'. The plan includes numerous lot numbers, street names, and a grid system with numbers 1 through 17. A scale bar is provided at the bottom left. The plan is signed 'UNP.' and 'S. 107th E. Ave.'.

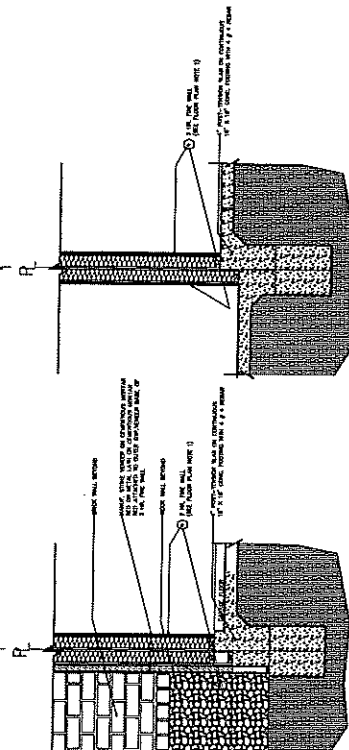
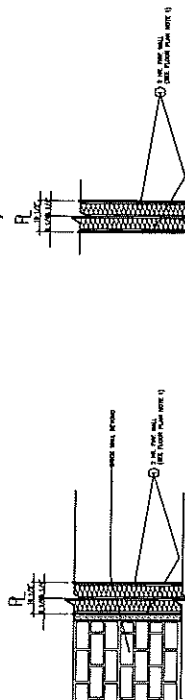
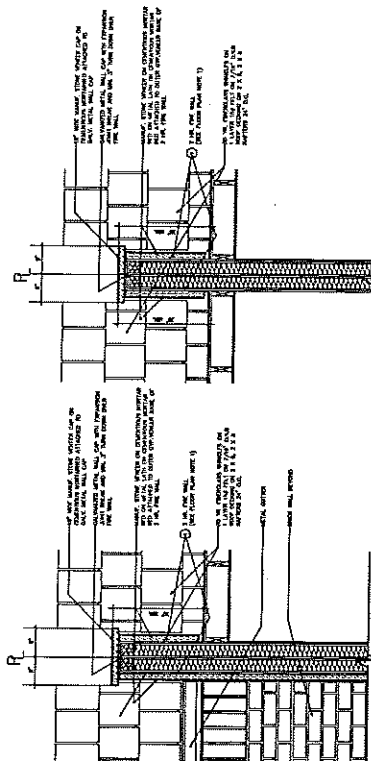
[illegible]

*RidgeCrest*  
Sheet 2 of 8

6.5

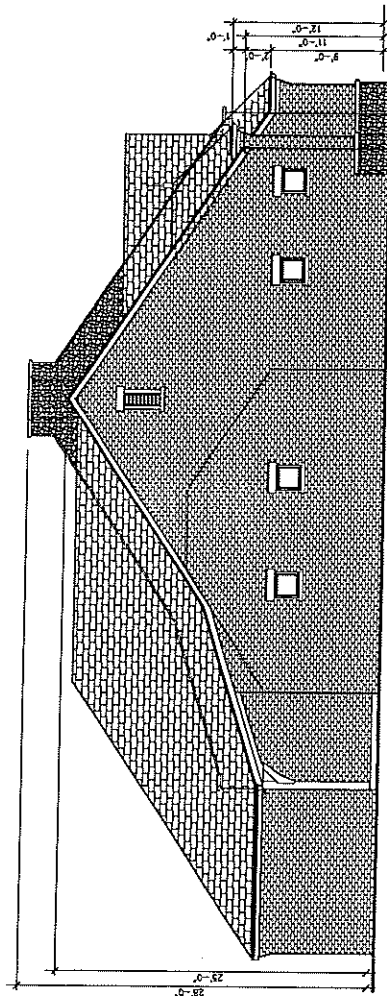




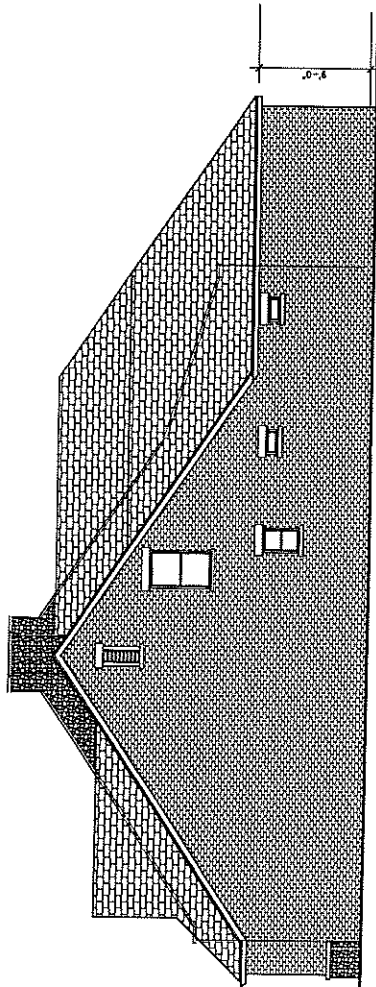


④ WALL SECTION  
3/4" = 1'-0"

③ WALL SECTION  
3/4" = 1'-0"

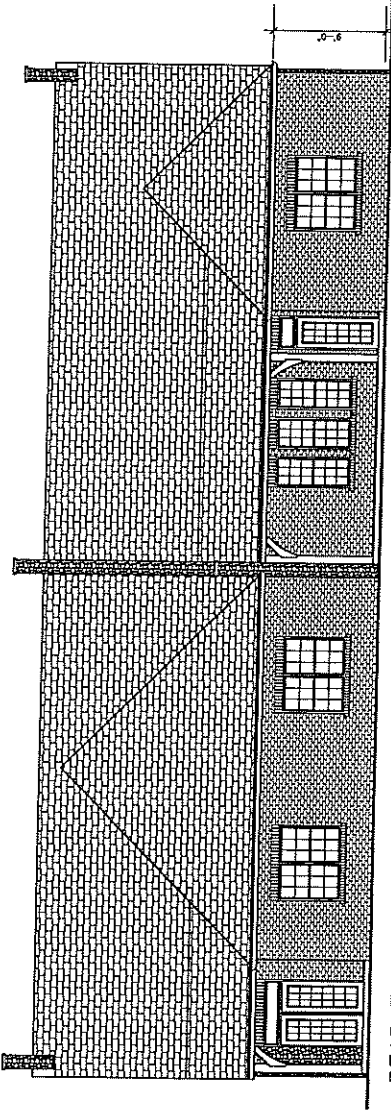


② LEFT ELEVATION - LOT 18, BLK. 2  
1/4" = 1'-0"



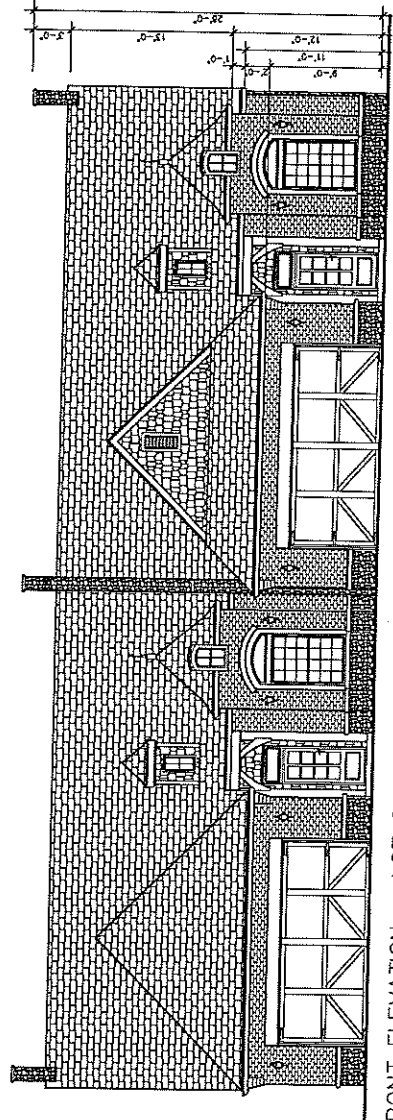
① RIGHT ELEVATION - LOT 16, BLK. 2  
1/4" = 1'-0"





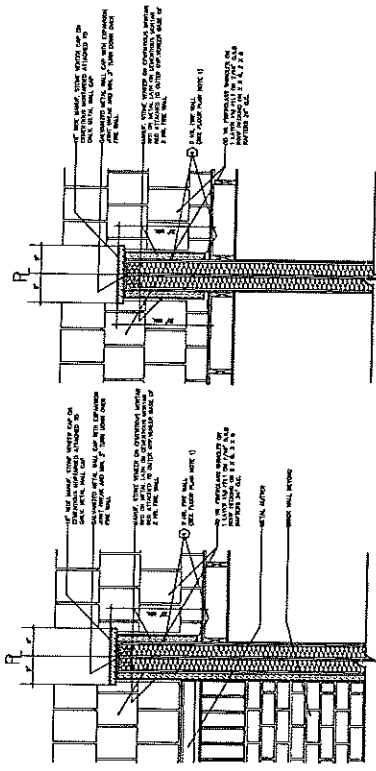
REAR ELEVATION - LOT 1, BLK. 1  
 $\frac{1}{4}" = 1'-0"$

REAR ELEVATION - LOT 2, BLK. 1  
 $\frac{1}{4}" = 1'-0"$



FRONT ELEVATION - LOT 2, BLK. 1  
 $\frac{1}{4}" = 1'-0"$

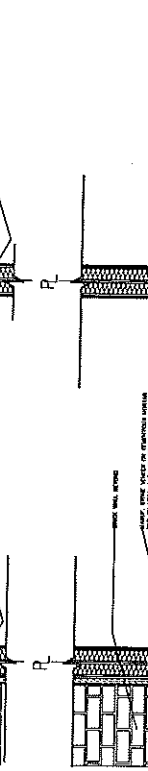
FRONT ELEVATION - LOT 1, BLK. 1  
 $\frac{1}{4}" = 1'-0"$



② RIGHT ELEVATION- LOT 1, BLK. 1  
1/4" = 1'-0"

③ WALL SECTION  
3/4" = 1'-0"

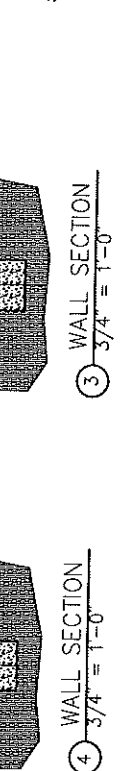
④ WALL SECTION  
3/4" = 1'-0"



② RIGHT ELEVATION- LOT 1, BLK. 1  
1/4" = 1'-0"

③ WALL SECTION  
3/4" = 1'-0"

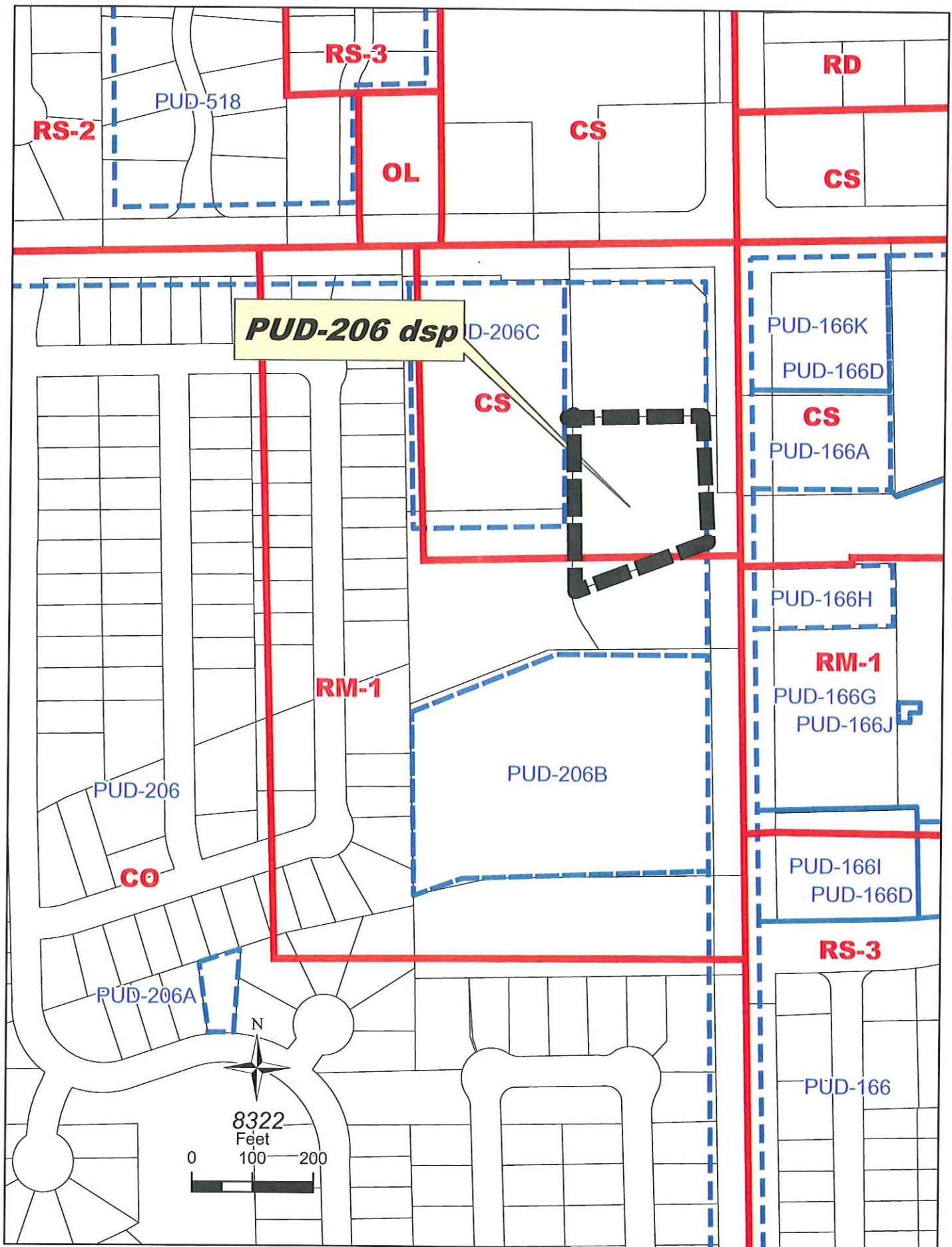
④ WALL SECTION  
3/4" = 1'-0"



② RIGHT ELEVATION- LOT 1, BLK. 1  
1/4" = 1'-0"

③ WALL SECTION  
3/4" = 1'-0"

④ WALL SECTION  
3/4" = 1'-0"





0 100 200  
Feet

**PUD-206 dsp**

TRS 8322

8.2



May 28, 2008

## STAFF RECOMMENDATION

### **PUD-206**

Detail Site Plan – South of the south-west corner of 91<sup>st</sup> Street South and South Sheridan Road; Lot 1, Block 1 – Boatman's Bank, Parcel 1; TRS 8322: CZM 57; Atlas 1907; PD 18 CD 8; CS/PUD.

---

The applicant is requesting approval of a detail site plan for one 9,858 square foot (sf) and one 6,342 sf mixed use commercial buildings. The proposed uses, Use Units 11, 12, 13 and 14 are permitted uses within PUD-206.

The proposed 16,200 sf of floor area is within the 20,750 sf permitted by the PUD. Submitted plans meet all other applicable building height and setback limitations. Parking has been provided per the Zoning Code and all sight lighting will be limited to 12-feet in height and will be directed down and away from adjoining properties per application of the Kennebunkport Formula.

Sidewalks are being required along Sheridan Drive. A pedestrian circulation plan requirement was not included in the approval of this PUD. Also, the applicant has informed INCOG that Sheridan Drive is scheduled for widening in the near future. There are no other sidewalks along Sheridan Drive to the immediate north and south of the subject tract. Therefore, staff recommends approval of a fee in lieu of the sidewalk requirement so a sidewalk may be installed at the time Sheridan Road is widened for capacity purposes.

Staff therefore recommends **APPROVAL** of the detail site plan for Lot 1, Block 1 – "Parcel 1" of Boatman's Bank; Development Area A – PUD-206 with the following conditions:

A fee in lieu of the sidewalk requirement is paid to the City of Tulsa so a sidewalk may be installed along Sheridan Road at the time the street is widened.

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

# SITE PLAN INFORMATION

PUD 206

Development Area A

Site Area 55,367 SF (1.27 Acres)

Permitted Uses

CS District Use Units 11, 12, 13, and 14

Proposed Use

Mixed Use

Use Unit - 11 (Office)

Use Unit - 12 (Eating Establishment)

Use Unit - 13 and 14 (Convenience Goods and Services)

Use Unit - 14 (Shopping Goods and Services)

Maximum Building Floor Area Permitted

Proposed Building Floor Area

North Building Floor Area

South Building Floor Area

Maximum Building Height Permitted

Proposed Building Height

Minimum Building Setbacks Required

From East Boundary (South Sheridan Road)

From West Boundary

From South Boundary

From North Boundary

Minimum Percentage Landscaped Area Required

Landscaped Street Yard Per Street Frontage

Street Yard Area (Along Sheridan Road)

Required (To East Along Sheridan Road)

Provided (To East Along Sheridan Road)

Off-Street Parking Ratio

Ratio per Use (Use Unit-11, Office)

Ratio per Use (Use Unit-12, Restaurant)

Ratio per Use (Use Units 13 and 14, Retail)

Total Number of Spaces Required

Total Number of Spaces Provided

Total Number of HC Spaces Provided

Maximum Building Height Permitted

Proposed Building Height

Minimum Building Setbacks Required

From East Boundary (South Sheridan Road)

From West Boundary

From South Boundary

From North Boundary

Minimum Percentage Landscaped Area Required

Landscaped Street Yard Per Street Frontage

Street Yard Area (Along Sheridan Road)

Required (To East Along Sheridan Road)

Provided (To East Along Sheridan Road)

Off-Street Parking Ratio

Ratio per Use (Use Unit-11, Office)

Ratio per Use (Use Unit-12, Restaurant)

Ratio per Use (Use Units 13 and 14, Retail)

Total Number of Spaces Required

Total Number of Spaces Provided

Total Number of HC Spaces Provided

Maximum Building Height Permitted

Proposed Building Height

Minimum Building Setbacks Required

From East Boundary (South Sheridan Road)

From West Boundary

From South Boundary

From North Boundary

Minimum Percentage Landscaped Area Required

Landscaped Street Yard Per Street Frontage

Street Yard Area (Along Sheridan Road)

Required (To East Along Sheridan Road)

Provided (To East Along Sheridan Road)

Off-Street Parking Ratio

Ratio per Use (Use Unit-11, Office)

Ratio per Use (Use Unit-12, Restaurant)

Ratio per Use (Use Units 13 and 14, Retail)

Total Number of Spaces Required

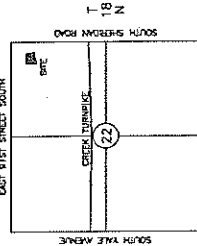
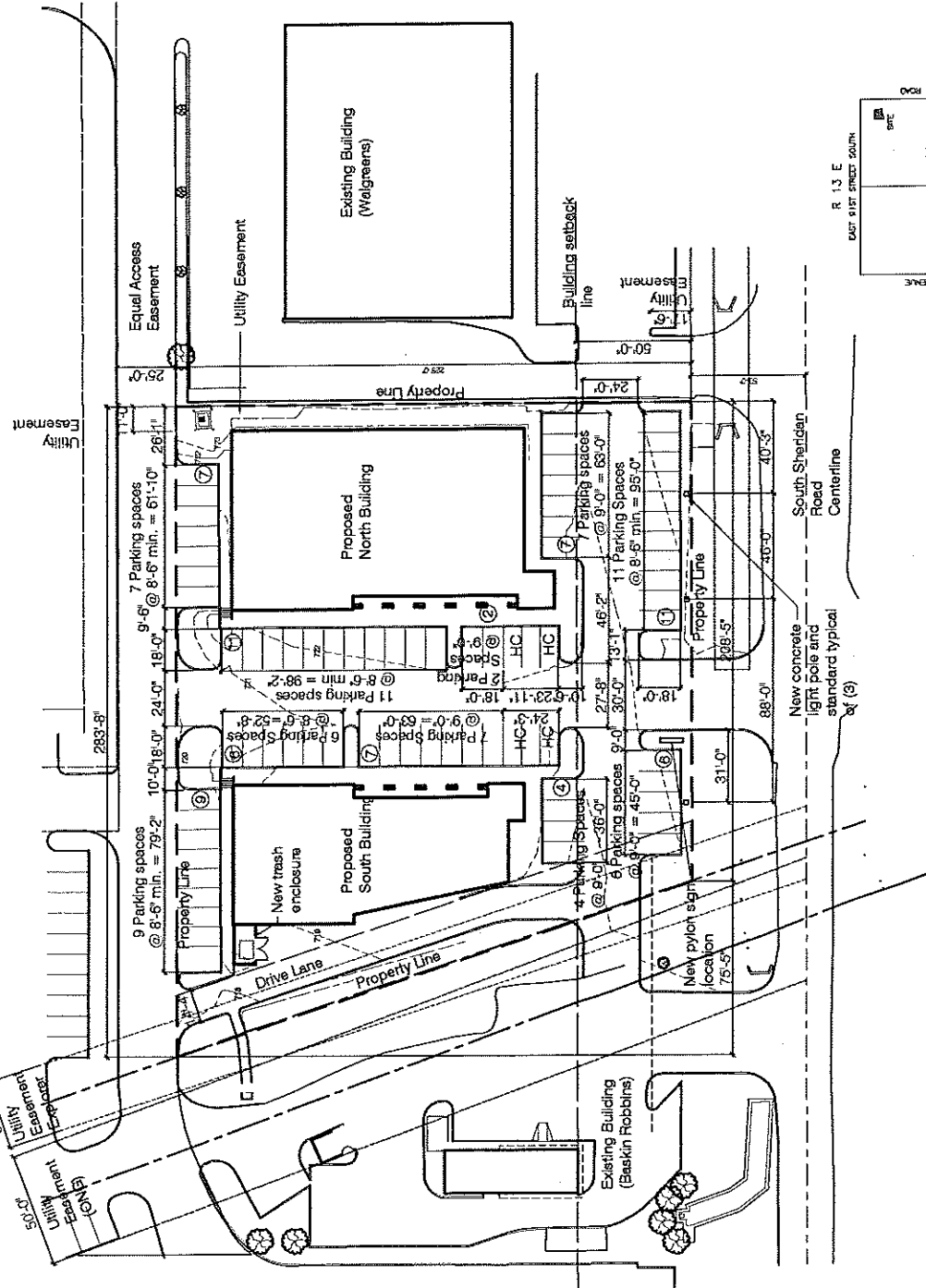
Total Number of Spaces Provided

Total Number of HC Spaces Provided

## Waterford Plaza Phase II 91st and South Sheridan Tulsa, Oklahoma Architectural Site Plan May 13, 2008

**PHILLIPS  
SLAUGHTER  
ROSE**

**The Mayo Hotel**  
115 West 5th Street  
Suite M100  
Tulsa, OK 74103  
918 488-9995



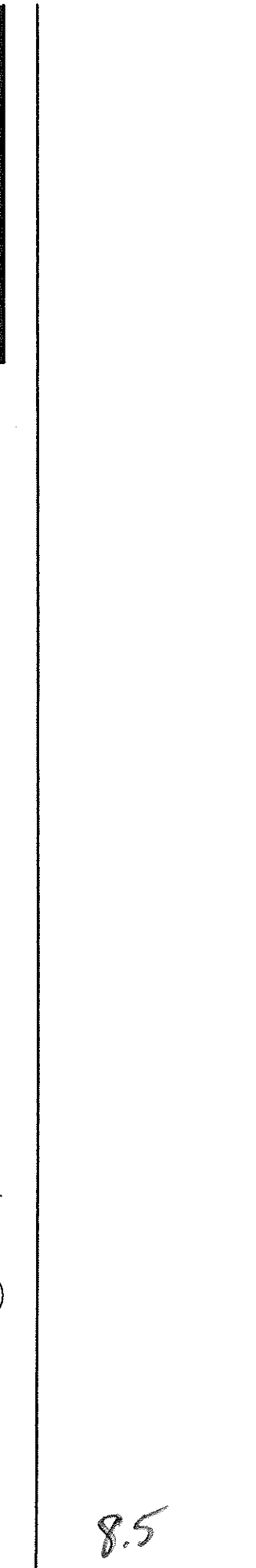
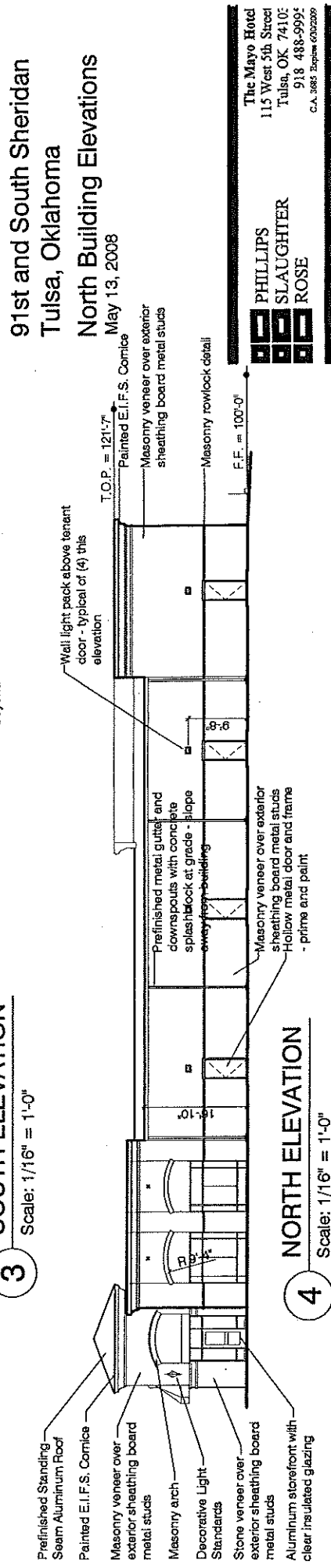
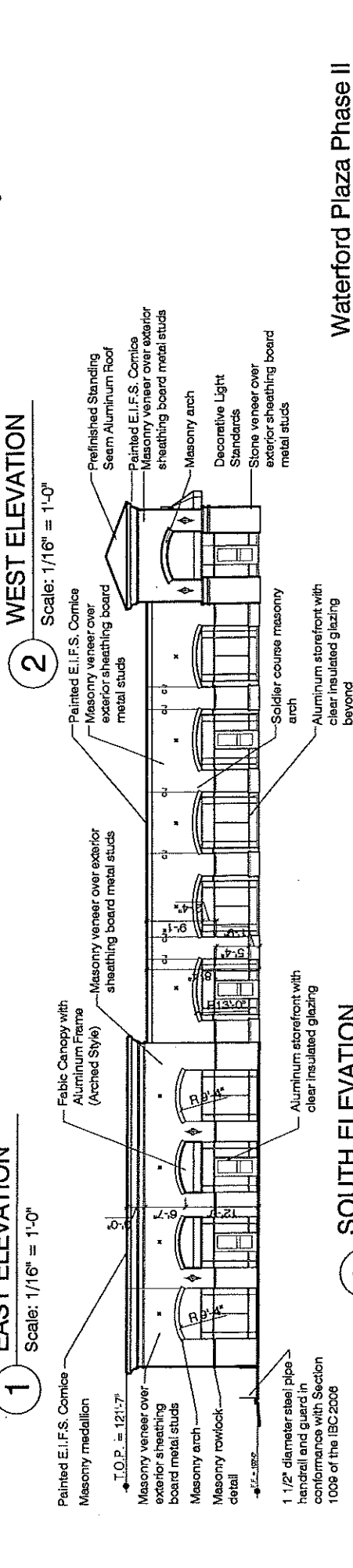
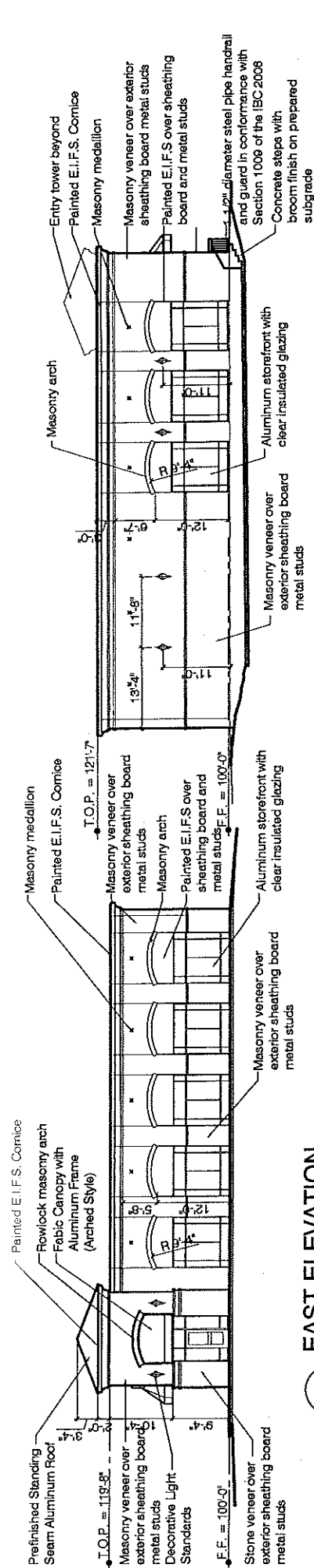
LOCATION MAP  
SCALE: 1"=200'



**1 SITE PLAN**

Scale: 1" = 20'-0"

8.4

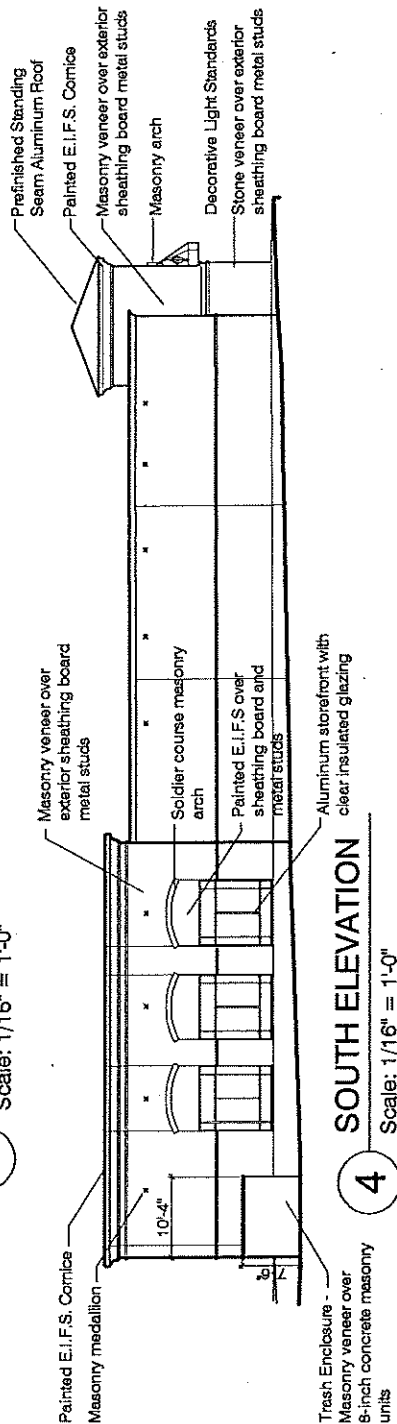
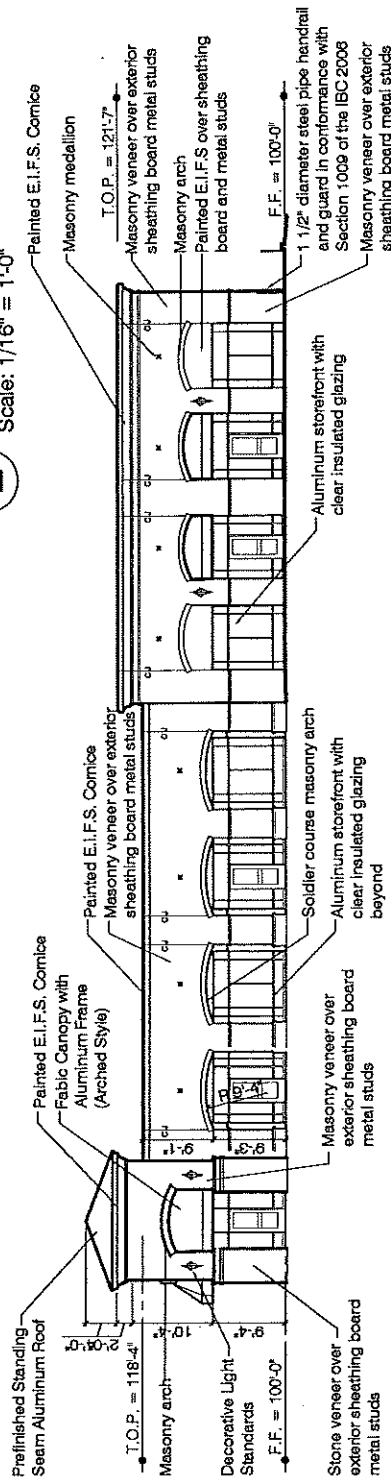
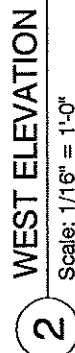
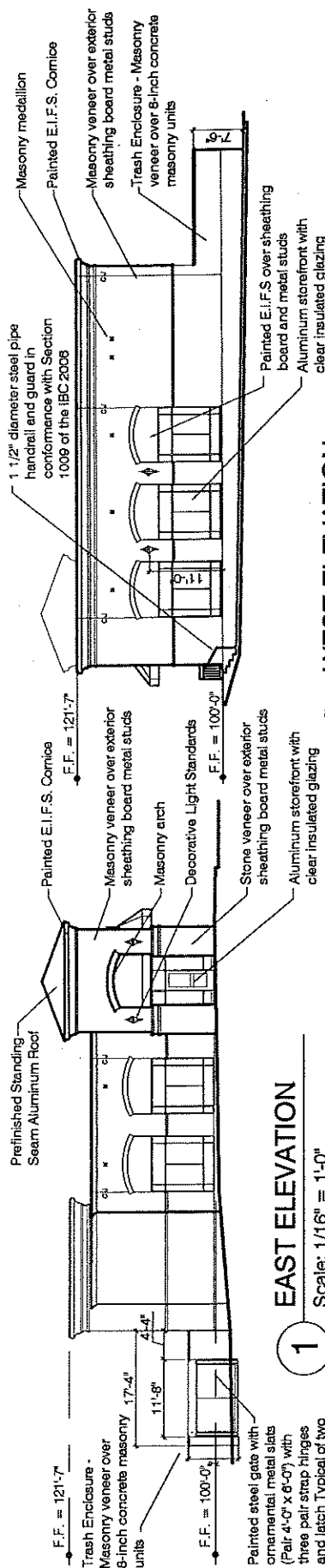


**Waterford Plaza Phase II**  
**91st and South Sheridan**  
**Tulsa, Oklahoma**  
**North Building Elevations**  
May 13, 2008

**PHILLIPS**  
**SLAUGHTER**  
**ROSE**

The Mayo Hotel  
115 West 5th Street  
Tulsa, OK 74103  
918 488-9991  
C.A. 9883 Expires 6/30/2009

8.5



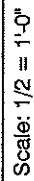
**Waterford Plaza Phase II**  
**91st and South Sheridan**  
**Tulsa, Oklahoma**  
**South Building Elevations**  
**May 13, 2008**

**The Mayo Hotel**  
115 West 5th Street  
Tulsa, OK 74103  
918 488-9995  
CA 3615 Expires 6/30/2008

PHILLIPS  
SLAUGHTER  
ROSE

**PHILLIPS**  
**SLAUGHTER**  
**ROSE**

The Mayo Hotel  
115 West 5th Street  
Tulsa, OK 74103  
918 488-9995  
CA 3685 Expires 6/30/2009



8.7

**PHILLIPS**  
**SLAUGHTER**  
**ROSE**

**The Mayo Hotel**  
115 West 5th Street  
Suite M100  
Tulsa, OK 74103  
918.488-9995



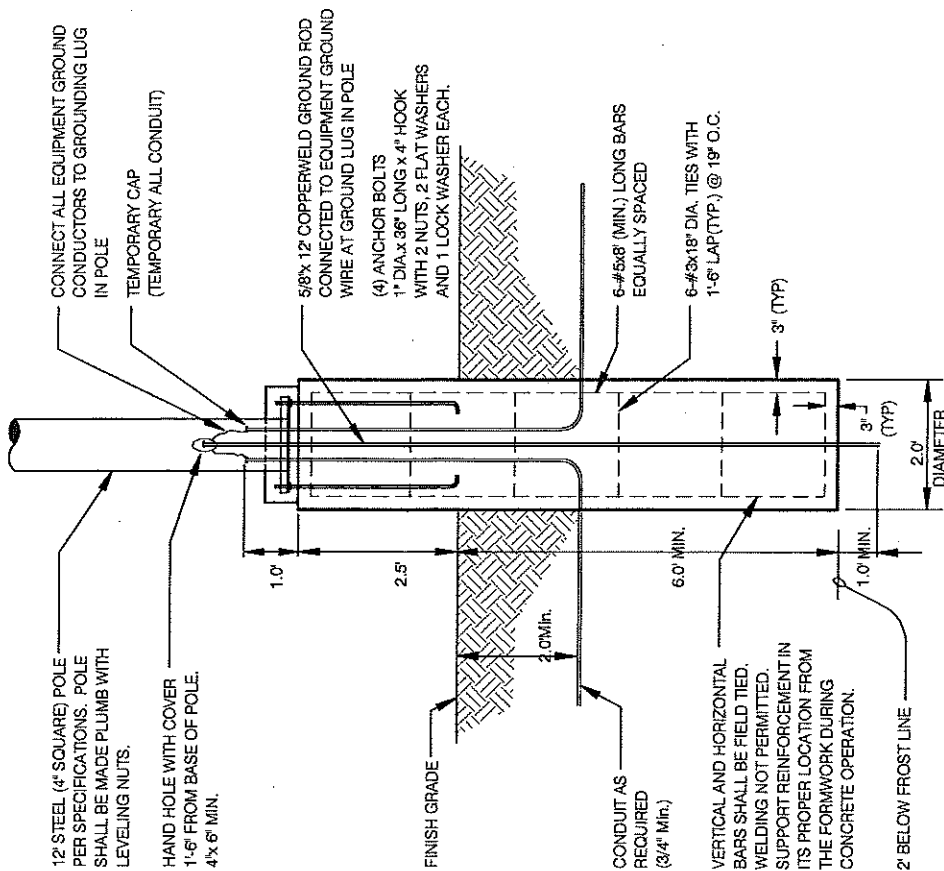
## SITE LIGHTING PLAN

Scale: 1" = 50'-0"

LOCATION: MAD

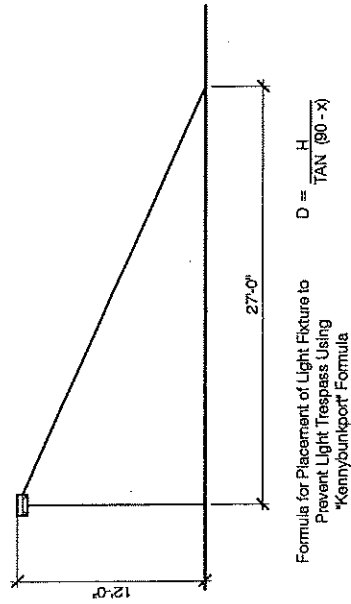
SCALE 1"=3000'

SCALE: 1"=2000'



## 2 LIGHT POLE DETAIL

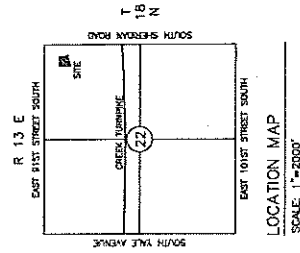
No Scale



## 1 LIGHTING ANALYSIS

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

Waterford Plaza Phase II  
91st and South Sheridan  
Tulsa, Oklahoma  
Lighting Plan Analysis  
May 13, 2008



PHILLIPS  
SLAUGHTER  
ROSE

The Mayo Hotel  
115 West 5th Street  
Suite M100  
Tulsa, OK 74103  
918 488-9995

|       |         |        |     |
|-------|---------|--------|-----|
| Lot 6 | 63,349  | 17,577 | .27 |
| Lot 7 | 58,996  | 9,125  | .15 |
| Total | 195,601 | 56,307 | .28 |

Staff has reviewed the proposed revised 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 well within the 1.25 recommended FAR in the Corridor chapter of the Zoning Code.

Since there is no over-all increase of permissible floor area being requested for the development area, staff finds the request to be minor in nature and therefore recommends **APPROVAL** of minor amendment Z-7008-SP-1d.

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

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Ard, Cantrell, Carnes, Harmon, Marshall, Midget, Sparks, Shivel "aye"; no "nays"; none "abstaining"; Cantees, McArtor, Perry "absent") to **APPROVE** the corridor minor amendment for Z-7008-SP-1d per staff recommendation.

\*\*\*\*\*

**11. PUD-639-A-4 – Roy Johnsen**

(PD-6) (CD-9)

Southeast corner of 21<sup>st</sup> Street South and Main Street (Minor Amendment to allow the split of the northern ½ of PUD into two development areas.)

**STAFF RECOMMENDATION:**

The applicant is requesting a minor amendment to PUD-639-A, Tract 2. The amendment request is to allow the split of the northern ½ of PUD-639-A, approved as Tract 2 (see Exhibit A), into two development areas – Tract 2-A and Tract 2-B (see Exhibit B). The amendment request is to allow for the construction of 13 dwelling units on Tract 2-A, referred to herein as "The Flats". Tract 2-B would be reserved for future development.

The request specifically seeks to establish the two new development areas; reduce the setback requirement along the southern boundary of original Tract 2 from 30 feet to 18-feet; establish a five-foot setback requirement from internal boundaries; increase the permitted height of a screening wall or fence permitted

along the public right-of-way from six-feet to seven-feet; eliminate Use Units 12, 13, and 14 as permissible uses in the development area; and increase the permitted height of residential structures from 35 feet, as permitted by the RM-2 District, to 42 feet.

Staff has reviewed the applicant's concept plans and views the above referenced requests as minor in nature. Therefore, staff recommends **APPROVAL** of minor amendment PUD-639-A-4 subject to the following development standards for Tracts 2-A and 2-B:

|                               | Original Tract 2,<br>PUD-639-A                                                                                                                                                                                                                                                                    | Tract 2-A –<br>"The Flats"                                                                                                                                          | Tract 2-B - Future<br>Development                 |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Net Land Area                 | 1.48 acres                                                                                                                                                                                                                                                                                        | .867 acres                                                                                                                                                          | .559                                              |
| Permitted Uses                | Multifamily uses as included within Use Unit 8; office and retail uses as included within Use Unit 11, Offices, Studios and Support Services; Use Unit 12, Eating Establishments Other Than Drive-Ins; Use Unit 13, Convenience Goods and Services, and Use Unit 14, Shopping Goods and Services. | <u>Condominium residences (Use Unit 8 – Multi-family Dwellings)</u>                                                                                                 | Use Unit 11 – Office Studios and Support Services |
|                               | Original Tract 2,<br>PUD-639-A                                                                                                                                                                                                                                                                    | Tract 2-A –<br>"The Flats"                                                                                                                                          | Tract 2-B – Future<br>Development                 |
| Maximum Number Dwelling Units | 12                                                                                                                                                                                                                                                                                                | 13                                                                                                                                                                  | n/a-0                                             |
| Maximum Building Floor Area   | Office - 24,850 SF;<br>Office/Retail - 10,900 SF (37,750 total).                                                                                                                                                                                                                                  | n/a                                                                                                                                                                 | <del>21,849</del> <u>24,850 SF</u>                |
| Maximum Building Height       | five-stories not to exceed 66'                                                                                                                                                                                                                                                                    | <u>North building –</u><br><u>Max Ht N.</u><br><u>Elevation 43 FT.</u><br><u>Max. Ht. S.</u><br><u>Elevation 38 FT.</u><br><u>3-stories, not to exceed 40-feet.</u> | <del>5-stories not to exceed 66 FT.</del>         |

Setbacks:

|                                              |                                                                                                                                                                         |                                                                                            |                                  |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------|
| From the centerline 21 <sup>st</sup> Street: | 40'                                                                                                                                                                     | 40'                                                                                        | 40'                              |
| From the centerline Main Street:             | 40'                                                                                                                                                                     | 40'                                                                                        | n/a                              |
| From the centerline Boston Ave.:             | 40'                                                                                                                                                                     | n/a                                                                                        | 40'                              |
| From the South Boundary Tract 2:             | 30' – Principal Building;<br>0' Parking Garage                                                                                                                          | 18'                                                                                        | 18'                              |
| From Internal Development Area Boundary:     | n/a                                                                                                                                                                     | 5'                                                                                         | 5'                               |
| Minimum Livability Space Per DU:             | 200 SF                                                                                                                                                                  | 200 SF                                                                                     | n/a                              |
| Other Bulk and Area Requirements:            | Per applicable Use Unit                                                                                                                                                 | As required by RM-2 District                                                               | As required by OM District.      |
| Parking Requirements:                        | Per applicable Use Unit                                                                                                                                                 | As required by RM-2 District                                                               | As required by OM District.      |
|                                              | Original Tract 2, PUD-639-A                                                                                                                                             | Tract 2-A – “The Flats”                                                                    | Tract 2-B - Future Development   |
| Minimum Landscaped Open Space:               | 15% of net lot area*                                                                                                                                                    | <del>15% of net lot area</del><br><u>n/a</u>                                               | 15% of net lot area of tract 2B* |
|                                              | <i>*May be located within the first and second levels. All landscaped areas must meet the requirements of the Landscape Chapter and PUD Chapter of the Zoning Code.</i> | <i>*Required Landscaped area may be located in the first and second levels of Tract 2B</i> |                                  |
| Screening:                                   | 6' permitted along                                                                                                                                                      | <u>Screening fences</u>                                                                    | <u>Screening fences</u>          |

property lines  
adjoining public  
streets.

or walls shall not  
be required,  
provided however  
that screening  
fences or walls up  
to seven feet in  
height are  
permitted along  
the property lines  
of Tract 2A  
adjoining public  
streets, and  
screening fences  
and walls up to  
eight feet in  
height are  
permitted along  
the other property  
lines of Tract 2A  
~~7' permitted along  
property lines  
adjoining public  
streets; and 8'  
along internal  
boundaries~~

As permitted in  
the Residential  
District per 402, B-  
4.

or walls shall not  
be required along  
interior  
boundaries; along  
Boston, fencing  
shall be required  
as provided by the  
applicable Use  
Unit, provided  
however,  
alternative  
screening may be  
provided pursuant  
to detail site plan  
review.

As required per  
applicable Use  
Unit.

Signs: Wall signs shall be  
permitted on the  
north- and west-  
facing walls not to  
exceed 1.5 SF of  
display surface area  
per lineal foot of  
building wall to which  
attached. The length  
of a wall sign shall  
not exceed 75  
percent of the  
frontage of the  
building. No wall  
signs shall be  
permitted on south-  
and east-facing walls.  
Ground signs are not  
permitted.

Wall signs shall  
be permitted on  
the north- and  
west-facing walls  
not to exceed 1.5  
SF of display  
surface area per  
lineal foot of  
building wall to  
which attached.  
The length of a  
wall sign shall not  
exceed 75 percent  
of the frontage of  
the building. No  
wall signs shall be  
permitted on  
south- and east-  
facing walls.  
Ground signs are  
not permitted.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as

being in compliance with the approved PUD development standards for Tracts 2-A and Tract 2-B.

4. ~~A detail landscape plan for Tract 2-A and Tract 2-B shall be approved by the TMAPC prior to issuance of a building permit.~~ A detail landscape plan for each development area shall be approved by the TMAPC prior to issuance of a building permit within the applicable development area. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building-mounted within Tracts 2-A and 2-B, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. ~~All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent. Private drives shall be~~ minimum 24 feet in width.
10. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.

11. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
12. Approval of the minor amendment is not an endorsement of the conceptual layout. This will be done during detail site plan review.

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

**TMAPC COMMENTS:**

Mr. Carnes asked Mr. Sansone if the applicant is in agreement with the changes that staff has made to the staff recommendation. In response, Mr. Sansone answered affirmatively. Mr. Sansone indicated that he met with the applicant this morning to review the changes.

**Interested Parties Comments:**

**Chip Atkins**, 1638 East 17<sup>th</sup> Place, 74120, stated that he is not here to comment on the subject proposal, but he is questioning what a minor amendment is in the City Zoning Code. When a PUD is granted, people have a chance to express that opinion, but what he sees today is two PUDs forming. He doesn't see how forming two PUDs is a minor amendment.

Mr. Sansone explained that there are three requests being made and by the definition this meets the definition of a minor amendment.

Mr. Ard stated that this is actually splitting an existing PUD into two development areas with reallocation of land within the same PUD. In response, Mr. Sansone agreed with Mr. Ard's statement and indicated that the applicant is actually reducing the impact to the lot with this minor amendment.

Mr. Ard asked Mr. Atkins if this answered his question. In response, Mr. Atkins stated that it doesn't because now there are two different plats now. Mr. Atkins further stated that he could understand if both sides are going to be identical, but they are not and now there are two separate plats. Mr. Atkins reiterated that he doesn't see how this could be the same PUD if it is separated down the middle with two different ideas. Mr. Atkins concluded that this is a very nice project and he commends Mr. Coury for this development.

**Joseph Dempsey**, 22 East 22<sup>nd</sup> Street, 74114, stated that he is the treasurer of the homeowners association that is directly north of the subject development. He explained that he only received information about this development this morning. He further explained that his investment to this project to the north is approximately one million dollars. Mr. Dempsey expressed concerns with the subject development and he is sure the homeowners association is as well. He indicated that the president of the homeowners association signed a letter approving this, which was unauthorized. He requested that the Planning

Commission allow the homeowners association the opportunity to look at this project before any action is taken.

**TMAPC COMMENTS:**

Ms. Cantrell asked Mr. Dempsey where he lives. In response, Mr. Dempsey stated that he lives on 22<sup>nd</sup> Street in the Tudors. Ms. Cantrell stated that she believes the letter of support is from Maple Ridge Homeowner's Association. Mr. Dempsey stated that he spoke with Maple Ridge Homeowner's Association President and he explained that he was informed that the residents at Tudors had approved the proposal, of which he is not sure. Mr. Dempsey believes that there is a misrepresentation, because Maple Ridge withdrew their request for a continuance based on false information.

Mr. Dempsey requested that everyone involved have ample opportunity to evaluate the proposal to make sure that it doesn't devalue properties.

**Applicant's Comments:**

**Roy Johnsen**, 201 West 5<sup>th</sup> Street, Suite 501, 74103, stated that he checked the notice file and it is in accordance with staff's procedures and there shows a mailing to Mr. Dempsey within the time required by the ordinance.

Mr. Johnsen stated that Mr. Coury met with people within Tudors I approximately one month ago. He further stated that his client met with residents in Tudors II last evening. Mr. Coury understood that there were no objections. He indicated that he recently received a letter from the president of the Tudors I Association stating their support (Exhibit A-1). Mr. Johnsen read the letter of support. He commented that Mr. Coury meant no misrepresentation because he believed that there were no objections from the residents. There have been notices, meetings and people who have actual knowledge of what is being proposed, and this meets the normal standards of procedure that the Planning Commission follows. Mr. Johnsen stated that Mr. Dempsey is certainly within his rights to object, but he will stand on the proposition that the majority of the people in this area are supportive of this proposal.

Mr. Johnsen cited the history of the approval for a five-story building on the subject property. He explained that there was also a four-story office building approved and he is not changing that except for deleting one condominium unit that had been allocated to it, which is on the east half of the subject property. His client is trying to create two development areas in the existing PUD and establish the standards for each development area. This is minor and it does not create two PUDs. The PUD includes the entire block, including the single-family that has been developed. This is the same PUD with development areas identified. The intensity of development on the subject PUD is going down and retail is being deleted. There is no change in uses and the underlying zoning is not changing. This is simply an internal assignment of a boundary in order to apply the appropriate development standards.

Mr. Johnsen stated that the financing for the condominium units will be separate from the financing for the office building because it is not ready to be developed at this time. When one borrows the money, the lender will want a mortgage and a defined parcel. This gives a defined parcel with the lot-split. The street right-of-way, drainage and utility easements have already been dealt with.

Mr. Johnsen concluded and requested the Planning Commission to approve the subject application in accordance with the staff recommendation as amended.

**TMAPC COMMENTS:**

Ms. Cantrell asked if there are two neighborhood associations. In response, Mr. Johnsen stated that he believes that there are two associations and his client has met with these associations and received favorable support. Ms. Cantrell requested that the letter of support be submitted (Exhibit A-1).

Mr. Carnes stated that he believes that this is a minor amendment and it has been done in the past.

Ms. Cantrell stated that she believes that one of the main reasons to have a major amendment is to assure that there is adequate notice and clearly the applicant has taken steps necessary to meet with the neighborhood association. She indicated that she is fine with treating this as a minor amendment.

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Ard, Cantrell, Carnes, Harmon, Marshall, McArtor, Shivel, Sparks "aye"; no "nays"; none "abstaining"; Cantees, Midget, Perry "absent") to **APPROVE** the minor amendment per staff recommendation for PUD-639-A-4 as modified. (Language with a strike-through has been deleted and language with an underline has been added.)

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Mr. Ard announced that there are some continuances requested today. He further announced that during the public hearing to consider an ordinance amending Chapter 42 of the Zoning Code of the City of Tulsa regarding signs the temporary signs will not be addressed due to lack of notice. A notice will be prepared and this will be considered at another meeting.

15. **South Town Market** – (8324) Preliminary Plat (PD 26) (CD 8)  
Northeast corner of East 101<sup>st</sup> Street South and Memorial Drive (**A**  
**continuance is requested until March 19, 2008 so that the PUD**  
**standards can be established per an appeal to City Council.**)