

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2516

June 4, 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-94** – Jeff Darr (8406)/Lot Combination (PD 18-C) (CD 7)
Southeast corner of South Mingo Road and East 63rd Street
2. **LS-20221** – Cook & Associates Engineering, Inc (8302)/Lot-Split (PD 18) (CD 7)
West of South Memorial Drive and north of East 63rd Street
3. **LS-20219** – Crafton Tull Sparks (9325)/Lot-Split (PD 17) (CD 5)
Northwest corner of South Mingo Road and the Broken Arrow Expressway
4. **Boatmen's Bank Addition, Lot 1, Block 1**/Change of Access (PD 18) (CD 8)
South of East 91st Street, west of South Sheridan
5. **Sonoma Grande** – (8312) Final Plat (PD 18) (CD 8)
North of northwest corner of East 81st Street and Mingo Road
6. **PUD-276-5 – Gary Larsen** (PD-6) (CD-7)
East of the northeast corner of South Hudson and 41st Street South (Minor Amendment to increase the aggregate display surface area of wall signs permitted on the east elevation of a ten story office building.)
7. **PUD-579-A – Pheland Lucas** (PD-18c) (CD-7)
Northwest of the northwest corner of U. S. Highway 169 and 81st Street South (Detail Site Plan for construction of a 5,200 SF multiple tenant office building.)

8. **Z-7008-SP-1 – Cracker Barrel** (PD-8) (CD-2)
South of the southwest corner of West 71st Street South and South Olympia Avenue (Corridor Detail Site Plan for construction of a 10,101 SF Cracker Barrel restaurant.)
9. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- PUBLIC HEARINGS**
10. **Stonegate Estates –** (8328)/Preliminary Plat (PD 26) (CD 8)
Southwest corner of 106th Street South and South Yale Avenue
11. **Garnett North –** (0432)/Minor Subdivision Plat (PD 16) (CD 6)
South of East Newton Place and east of North Garnett Road
12. **Peoples Bank of Carbondale –** (9234)/Minor Subdivision Plat (PD 8) (CD 2)
Southeast corner of South 33rd West Avenue and West Interstate 44 (Continuance requested to 6/18/08 for further TAC review)
13. **Brook West –** (8213)/Minor Subdivision Plat (PD 8) (CD 2)
North of the Northwest corner of 91st Street and South Peoria (Continuance requested to 6/18/08 for further TAC review)
14. **Z-7098 – Hector Del Bosque** **AG to IL**
East of northeast corner of East 11th Street South and South 145th East Avenue (PD-17) (CD-6)
15. **PUD-641-A-1 – Roy Johnsen** (PD-18) (CD-7)
North side of 71st, approximately 100 feet west of Sheridan Road (Minor Amendment to increase the number of dwelling units allowed in Development Area A from 30 to 34 units and to allow 12 of the 34 units to be constructed as two-unit structures.)
16. **Z-6051-SP-2 – Danny Mitchell** (PD-18c) (CD-8)
South of the southeast corner of East 81st Street South and South Mingo Road (Major Amendment Corridor Plan for two development areas, mixed use commercial and office development with mini-storage and open-air storage.) (Continued from 4/16/08, 5/7/08, 5/21/08)
17. **Z-7086 – Kamlesh Aggarwal** **OM/CS to CS**
Southwest corner of East 21st Street and South 109th East Avenue (PD-17) (CD-5)
(Continued from 2/6/08, 4/2/08, 5/7/08) (Related to Item 18.)
18. **PUD-689-A – Kamlesh Aggarwal** (PD-17) (CD-5)
Southwest corner of East 21st Street and South 109th East Avenue (PUD Major Amendment to abandon PUD-689) (Continued from 2/6/08, 4/2/08, 5/7/08) (Related to Item 17.)

19. **Z-7089/Z-7089-SP-1 – Roy D. Johnsen**

AG to CO

Northeast corner of West 61st Street South and Highway 75 South (Corridor Plan to designate development areas, allocate permitted uses and intensity of uses, development standards and conditions.) **(Applicant is requesting a continuance to July 2, 2008 to permit continued discussion with the YMCA.)**
(Continued from 3/5/08, 3/26/08, 4/16/08, 5/7/08)

(PD-8) (CD-2)

OTHER BUSINESS

20. **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

Change of Access on Recorded Plat TMAPC June 4, 2008

Boatmens Bank Addition – (PD 18) (CD 8)
South of East 91st Street, West of South Sheridan

This application is made to allow a change of access along South Sheridan Road. The property is zoned PUD 206.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

Exhibit "A"

Change of and Consent to Areas of Access as shown on Recorded Plat

WALGREEN I
(Plat No. 4928)

BOATMENS BANK
Lot 1, Block 1
(Plat No. 5061)

FOOD LION/ SHERIDAN
ROAD ADDITION
(Plat No. 4889)

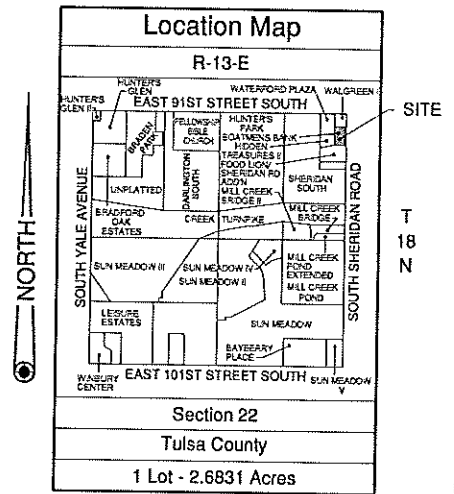
New Access
Point

Existing Access
Point

Existing Access
Point to
be Vacated

Existing Access
Point to
be Vacated

South Sheridan Road



D. French
Traffic Engineering

5-7-08
Date

TMAPC

Date

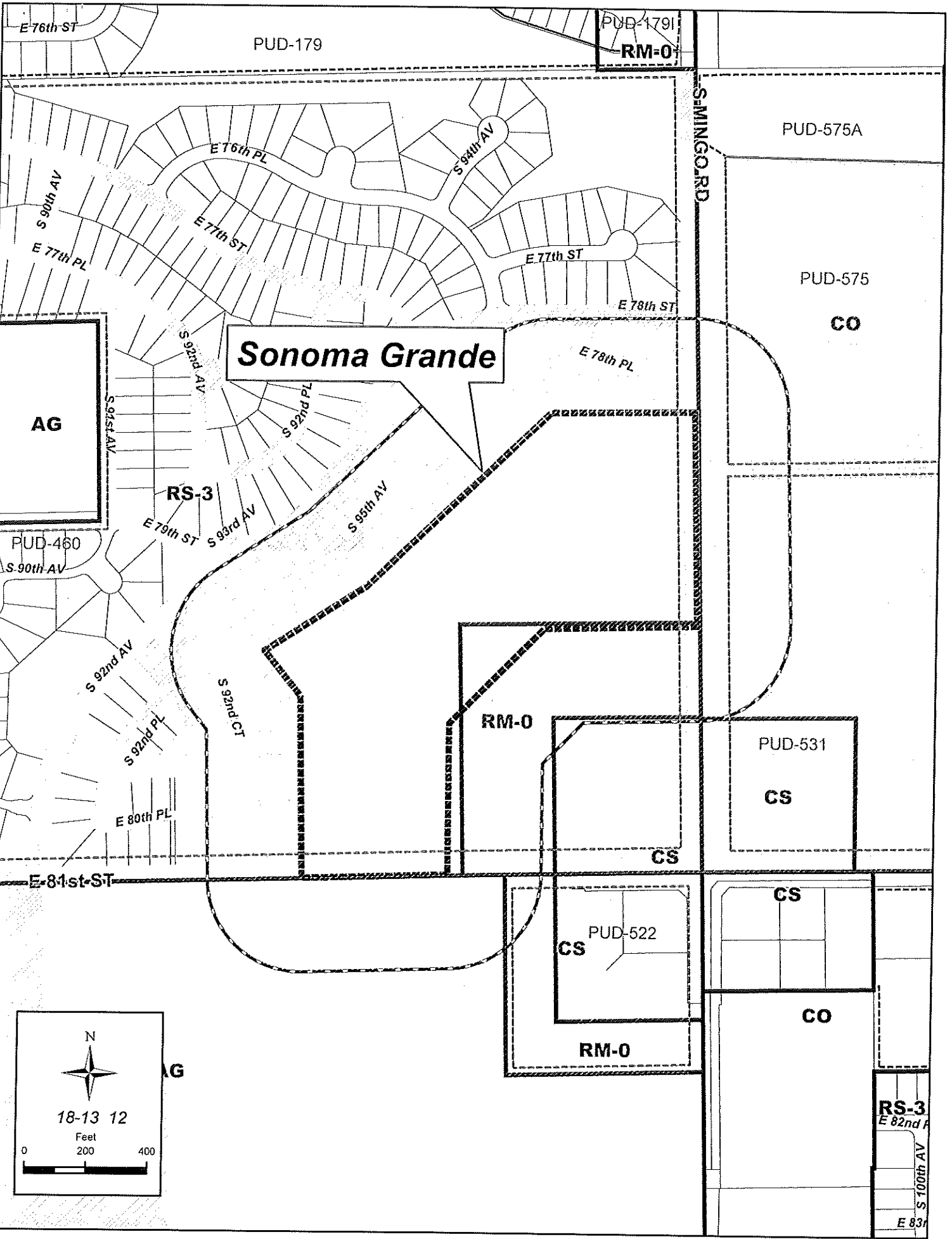
tep

Tulsa Engineering & Planning Associates, Inc.
6737 South 85th East Avenue Tulsa, Oklahoma 74133
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning
Certificate of Authorization No. 531 Renewal Date June 30, 2009



Job No: 07-090
Scale: 1" = 60'
Date: 04-17-08

4.2



51/

Final Subdivision Plat

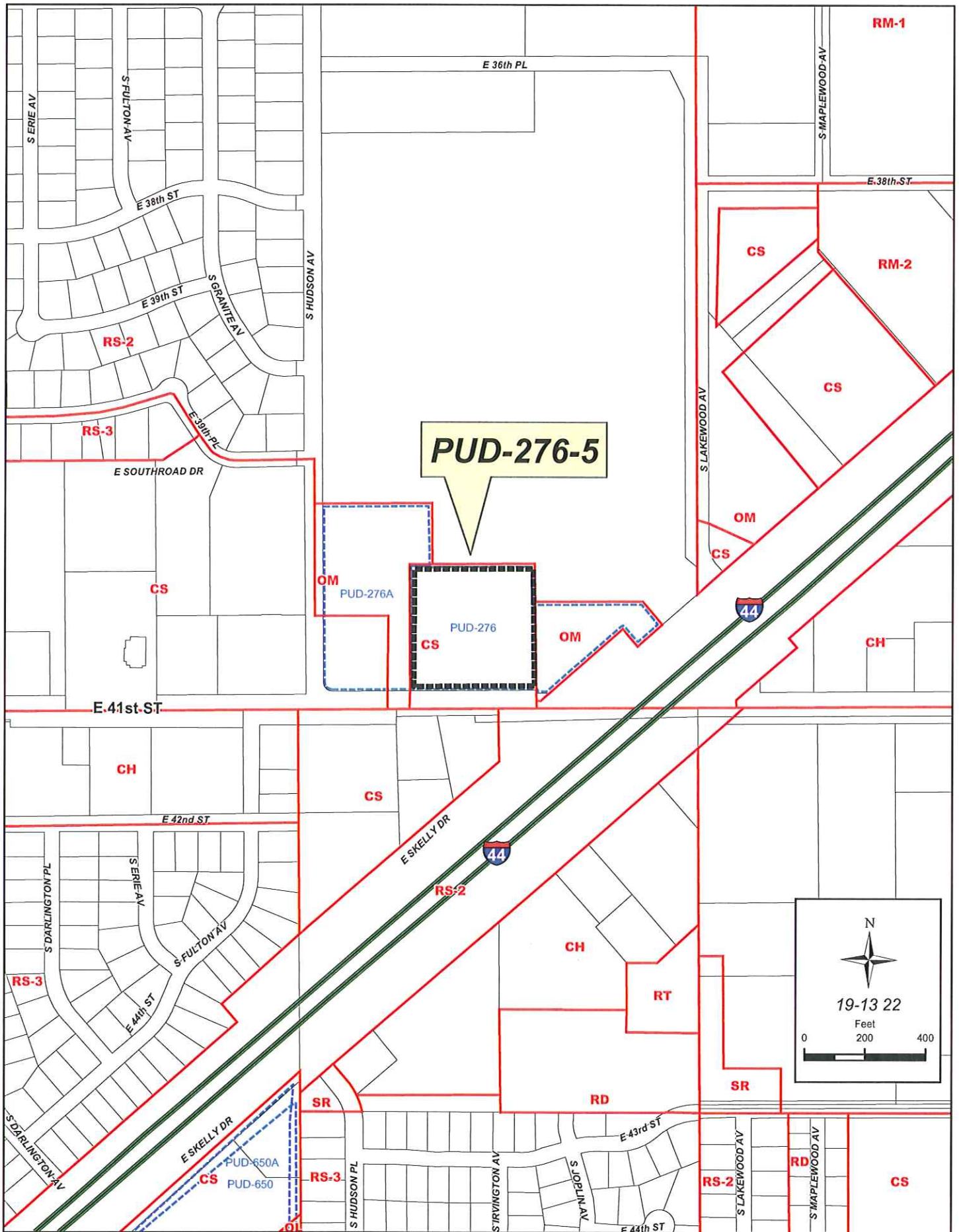
Sonoma Grande - (8312) (PD 18) (CD 8)

North of northwest corner of East 81st Street and Mingo Road

This plat consists of 2 Lots in 2 Blocks on 25.6 acres.

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

5.2
5/28/08



6.1



N

PUD-276-5

19-13 22

Feet
0 200 400



SUBJECT
TRACT

E 41st ST

N

PUD-276-5

19-13 22

Feet

0 100 200

June 4, 2008

STAFF RECOMMENDATION

PUD-276-5: Minor Amendment – East of the north-east corner of South Hudson and 41st Street South; 5801 East 41st Street; Lot 2, Block 1, Mid-America Office Park Amended; Development Area B; TRS 9322; CZM 48; Atlas 241; PD 6 CD 7; CS/PUD.

This minor amendment proposes to increase the aggregate display surface area of wall signs permitted on the east elevation only of a 10-story office building in Development Area B of PUD-276. The subject tract is zoned PUD/CS.

On September 17, 2003 minor amendment PUD-276-4 was approved by the TMAPC permitting 335 SF of wall signs on the south elevation of the subject building. Approval of minor amendment PUD-276-4 increased the over-all permitted wall signage for Development Area B to 775 SF.

This request is seeking an over-all increase of 73.25 SF in display surface area (DSA) permitted on the east elevation only, from 210 SF, to 283.25 SF to allow for the installation of a 143.25 SF wall sign. There is an existing 140 SF wall sign on the east elevation. The underlying CS zoning on the lot would permit 630 SF of wall signs on the east elevation alone. The additional square footage is a .69 sf increase above the 2.0 SF of DSA permitted by section 1103-B, 2a of the Zoning Code.

On May 13, 2008 the City of Tulsa Board of Adjustment (BOA) approved case #20675, granting a "variance of 2 sq. ft. per lineal ft. of wall for a wall sign in a PUD from 210 to 335 sq. ft. to add an additional sign on the east elevation (Section 1221.D)" to permit this additional signage.

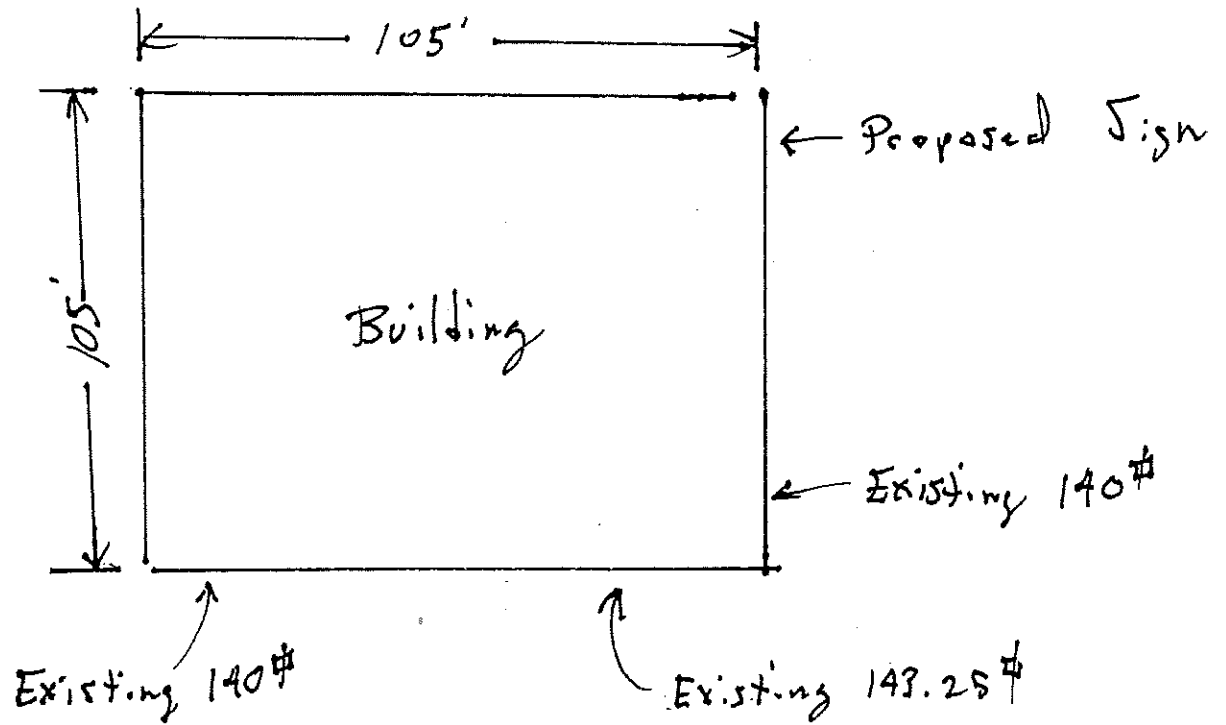
Because of the height of the building (ten stories, 125 feet) the approval of BOA case 20675, and the immediate surrounding areas staff finds this request to be minor in nature. Therefore, staff recommends **APPROVAL** of minor amendment request PUD-276-5 per the following conditions:

Per PUD-276-3, no new wall signs permitted on the north elevation of the subject building.

Note: Approval of a minor amendment does not constitute detail site, sign, or landscape approval.

5801 E. 41st
Site Plan, MTS

N ↑



Existing Ground Sign

East 41st Street South

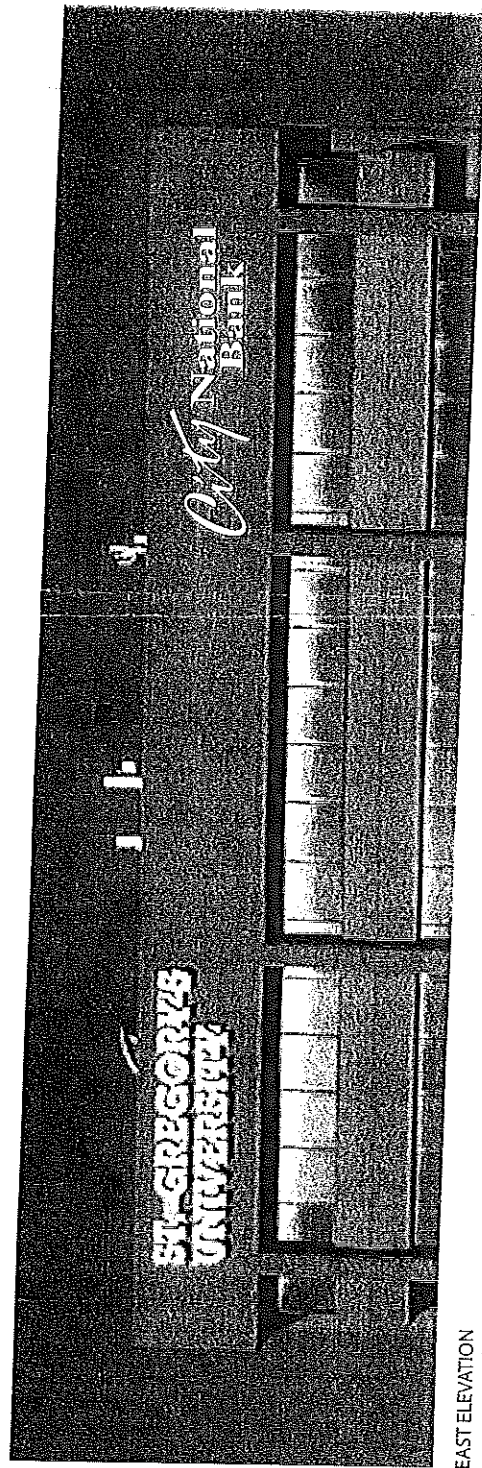
| | | | |
|---|--|---|--|
| PROJECT/CLIENT NAME: CITY NATIONAL BANK | | DRAWN BY: RINGO | |
| LOCATION/ADDRESS: 5801 E. 41ST STREET | | ACCOUNT EXECUTIVE: JAMES ADAIR | |
| DATE: ORIGINAL DWS: 19 SEPT 2007 | | DATE: REVIEW: 02.21.08 | |
| ISSUES/REVISIONS: | | SIGNATURE: CHANNEL LETTERS | |
| DWS SCALE: AS NOTED | | DWS SCALE: AS NOTED | |
| <input checked="" type="checkbox"/> Approved as Shown <input type="checkbox"/> Approved as Noted | | <input checked="" type="checkbox"/> Approved as Shown <input type="checkbox"/> Approved as Noted | |

I hereby give my consent to the use of the drawings of the design depicted in this drawing for the purpose of construction of the project described in the drawing. I understand that any changes (additions, deletions, or modifications) to the design shown on these drawings must be made in writing and signed by me or my authorized representative. I understand that any changes (additions, deletions, or modifications) to the design shown on these drawings must be made in writing and signed by me or my authorized representative.

C:\JRD\08-09-08

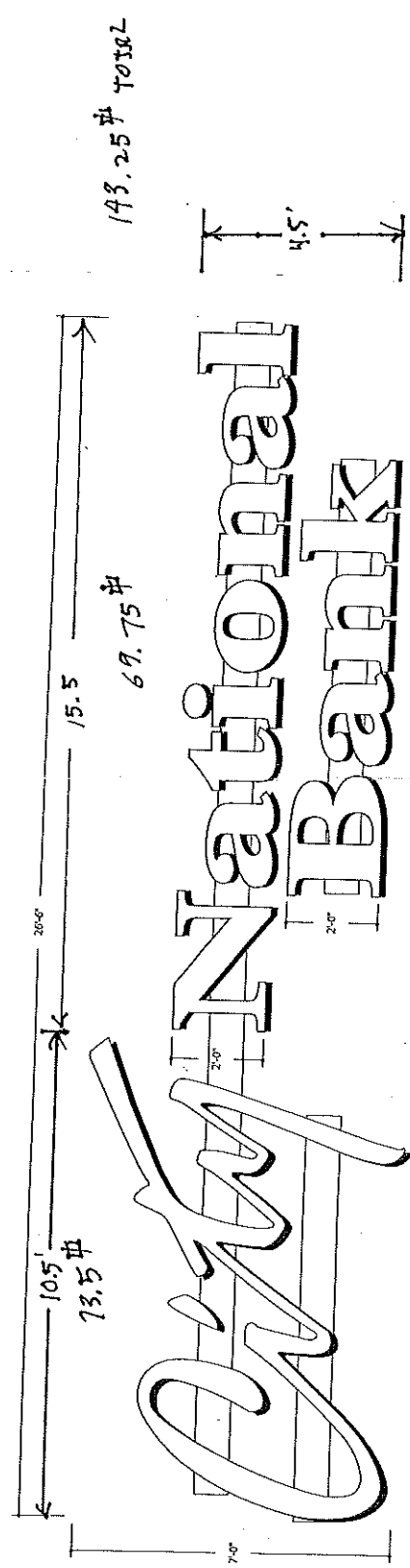
SHEET NO.
G-1.0

City
 National Bank & Trust
 OKLAHOMA



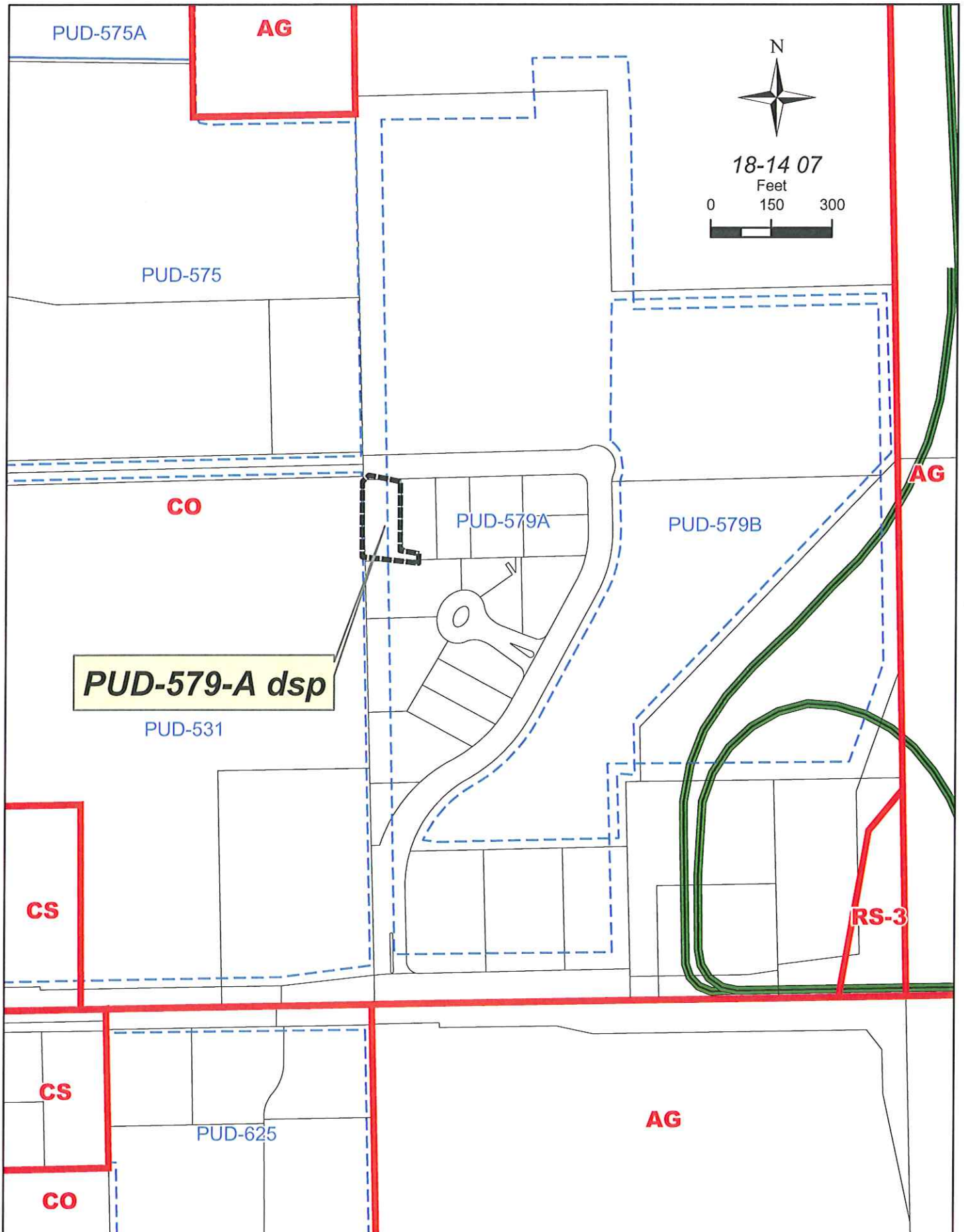
EAST ELEVATION

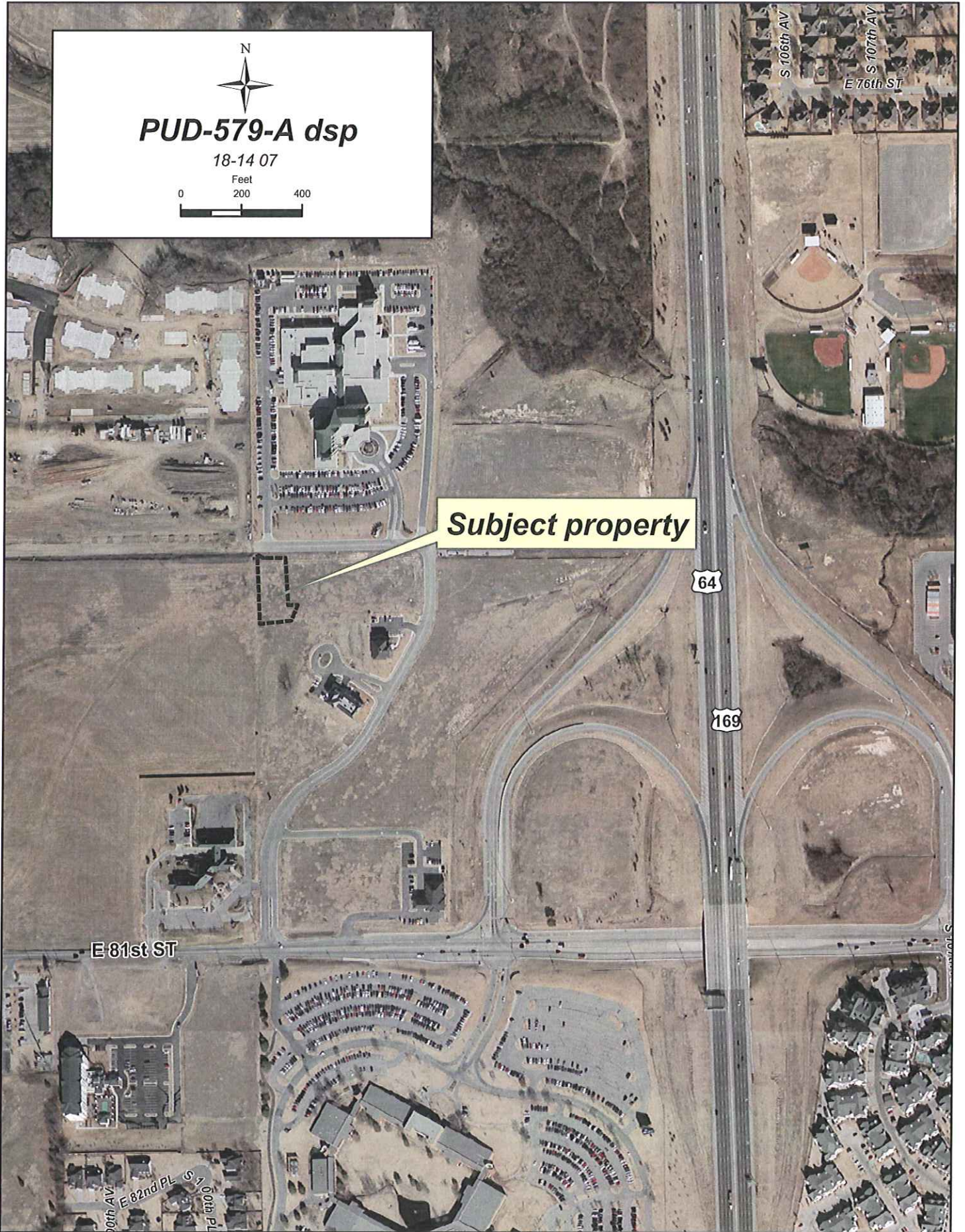
Photo representation is for position only and is not to scale.
 See measured drawing for actual production size



- 1 Elevation
scale: 3/8" = 1'-0"
- CHANNEL LETTERS
 - .040 P/F RED 5" RETURNS
 - 15mm 8300 WHITE NEON ILLUMINATION
 - 30 MA TRANSFORMERS
 - 3/16" WHITE ACRYLIC LENS COVERS
 - 1" RED TRIM CAP
 - EXTRUDED RACEWAY PAINTED TO MATCH BUILDING

6.6





June 4, 2008

STAFF RECOMMENDATION

PUD-579-A

Detail Site Plan – Northwest, of the northwest corner of U.S. Hwy. 169 and 81st Street South; Lot 6, Block 1 – Tract A – Tallgrass Office Park; TRS 1814; CZM 111; Atlas 1413; PD 18C CD 7; CO/PUD.

The applicant is requesting approval of a detail site plan for construction of a 5,200 square foot multiple tenant office building at the above described location. The proposed use, Use Unit 11 – Office, Studios and Support Services is a permitted use by PU-579-A.

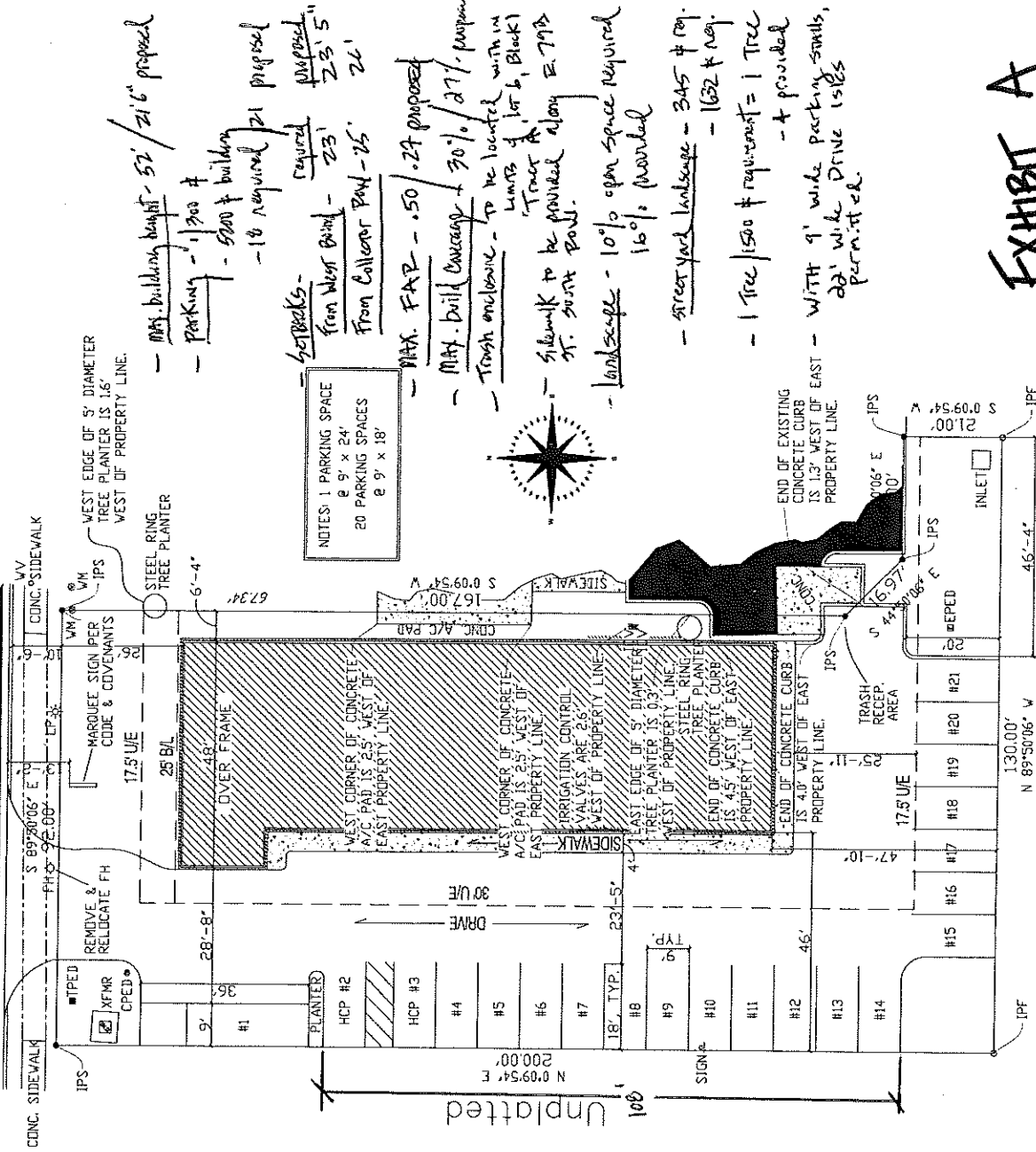
The submitted site plan meets all applicable building floor area, lot coverage, building height and setback limitations. Parking has been provided per the Zoning Code and a trash enclosure is provided per PUD standards. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. Any proposed sight lighting must be directed down and away from adjoining properties per application of the Kennebunkport Formula and will be subject to a detail review.

Therefore, staff recommends **APPROVAL** of the detail site plan for Lot 6, Block 1 – Tract A – Tallgrass Office Park pending the receipt of revisions as requested and depicted on the enclosed Exhibit A.

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

East 79th Street South

| | | |
|--|--|---------------------------------------|
| TALL GRASS OFFICE PARK 10106 EAST 79TH STREET SOUTH LOT 6B TULSA, OK | | DATE: 5-14-08 LOT 50/FT: 19,234 |
| ADDRESS STREET: | | |
| LOT: 6B | | |
| BLOCK: | | |
| SUBDIVISION: TALL GRASS OFFICE PARK | | |
| CITY: TULSA | | |
| COUNTY: TULSA | | |
| STATE: OKLAHOMA | | |



- Max building height - 52' / 21' 6" proposed
- Parking - 1,300 #
- 5000 # building
- 18 required 21 proposed
- setbacks -
 - from West Blvd - 23' 5" proposed
 - from Collector Pkwy - 25' 26'
- MAX. FAR - .50 / .27 proposed
- MAX. build coverage - 30% / 27% proposed
- Trash enclosure - to be located within in limits of lot 6, Block 1
- Sidewalk to be provided along E. 79th St. south side.
- Landscape - 10% open space required 16% provided
- street yard landscape - 345 # req. - 1632 # req.
- 1 Tree 1500 # requirement = 1 Tree - 4 provided
- WITH 9' wide parking stalls, 22' wide Drive 15' is permitted.

EXHIBIT A

7.4

CONSTRUCTION PLANS FOR TALLGRASS OFFICE PARK LOT 6, BLOCK 1

PUBLIC WORKS DEPARTMENT
CITY OF TULSA, OKLAHOMA

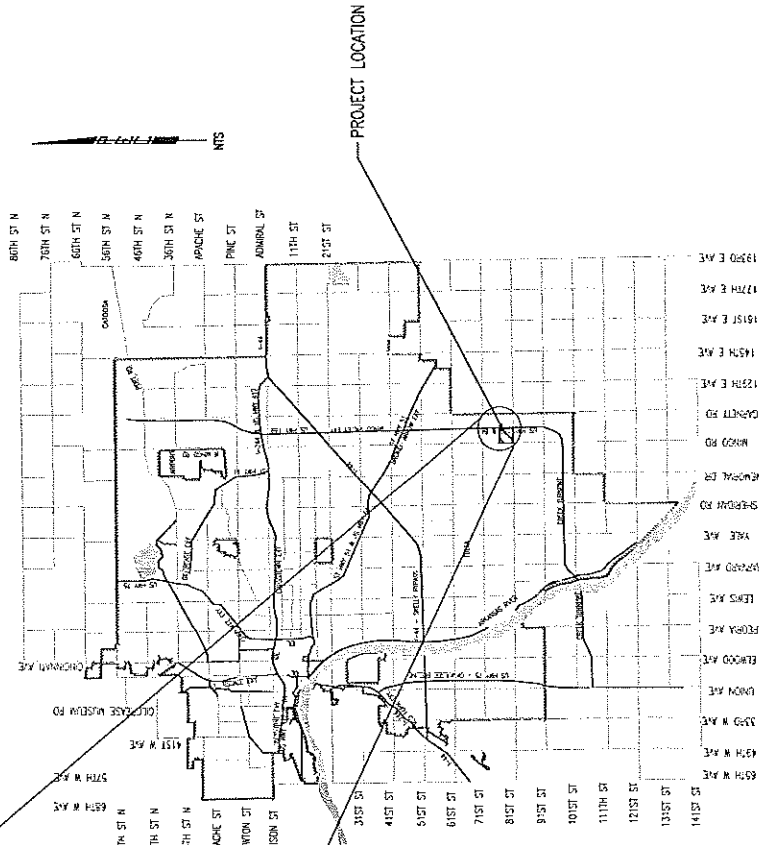
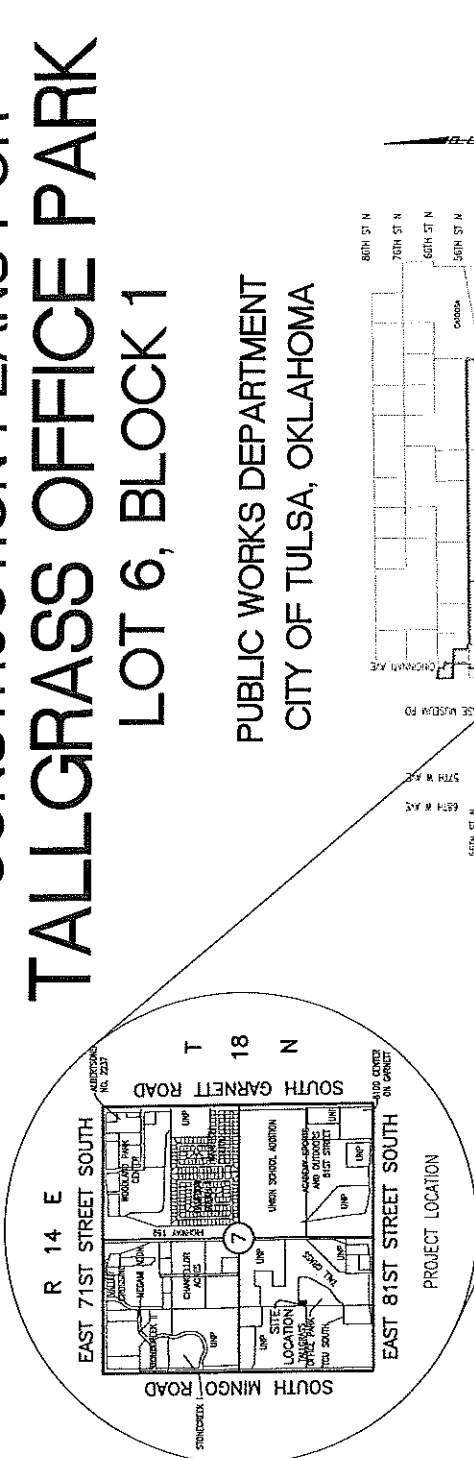
SHEET LIST

| SHEET | DESCRIPTION |
|-------|-----------------------|
| 1 | COVER SHEET |
| 2 | SURVEY DATA |
| 3 | DRAINAGE MAP |
| 4 | SITE CIVIL PLAN |
| 5 | SITE GEOMETRIC PLAN |
| 6 | MISCELLANEOUS DETAILS |

NOTE: DETENTION STORAGE FOR THIS SITE IS
PROVIDED THROUGH PFP NO. 2817
ASSUMING FULL DEVELOPMENT.



PLANS PREPARED BY
Professional Engineering Consultants, P.A.
11111 N. 11TH ST., SUITE 100
TULSA, OK 74116
C.E. 1041 P.O. BOX 1000
TULSA, OK 74116



LEGEND

| | |
|------------------------|------------------|
| Backhoe | Telephone Box |
| Electric Meter | Deciduous Tree |
| Electric Yard Light | Transformer |
| Gas Meter | Fire Hydrant |
| Gas Valve | Water Meter |
| Property Line | Water Valve |
| Area Filled | Buried Electric |
| Curb Inlet | Gas Line |
| Storm Drain Manhole | Sanitary Sewer |
| Sanitary Sewer Manhole | Storm Sewer |
| Telephone Marker | Buried Telephone |
| Telephone Pole | Waterline |



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH THE CITY OF TULSA, OKLAHOMA
DEPARTMENT SPECIFICATIONS, INCLUDING D.D.1
1989 EDITION.

UTILITY COORDINATION BOX

| NUMBER | |
|----------|----------------------------|
| 586-5556 | PUBLIC WORKS |
| 586-5554 | WATER DESIGN |
| 586-5553 | WASTEWATER DESIGN |
| 586-5536 | TRANSPORTATION DESIGN |
| 586-7130 | TRAFFIC ENGINEERING DESIGN |
| 586-7336 | STORMWATER DESIGN |

7.5

THE COORDINATES FOR THIS PROJECT ARE GROUND COORDINATES BASED ON OKLAHOMA STATE PLANE NAD 83 USING CITY OF TULSA AND MONUMENTS TUL 10 & 16 RESET.
THE COMBINED ADJUSTMENT FACTOR (CAF) USED FOR THIS PROJECT IS 0.99995706.
THE SITE COORDINATES WERE SCALLED FROM HOP NO. 1 (NORTHING = 302,172.9640 EASTING = 2,599,764.4924).

THE PROPERTY LINES SHOWN ARE BASED ON THE PLAT OF "TALGROSS OFFICE PARK" AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY ALAN HALL, PLS 1283 AND PROVIDED TO PFC BY THE OWNER. THE PLATTED INFORMATION HAS BEEN ROTATED TO CONFORM TO THE OKLAHOMA COORDINATE SYSTEM OF 1983. MONUMENTS FOUND AS SHOWN WERE USED TO ESTABLISH THE PROPERTY LINES SHOWN FOR THIS RECONSTRUCTION SURVEY.

A TRACT OF LAND IS A PART OF LOT SIX (6), BLOCK ONE (1), TALENTON OFFICE PARK, A SUBDIVISION IN THE CITY OF TALENT, TALENT COUNTY, OREGON, ACCORDING TO THE RECORDED MAP THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE S 89°05'45" W FOR 16.000 FEET TO THE NORTHERLY LINE OF SAID LOT 6 FOR 32.000 FEET THENCE S 10°00'00" W FOR 16.000 FEET THENCE S 44°00'00" E FOR 16.847 FEET THENCE S 89°05'45" W FOR 26.000 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 6, THENCE S 10°00'00" W FOR 16.000 FEET TO THE SOUTHERLY LINE OF SAID LOT 6, THENCE S 89°05'45" W FOR 16.000 FEET TO THE SOUTHERLY LINE OF SAID LOT 6, THENCE S 10°05'45" W, ALONG THE WICKERY LINE OF SAID LOT 6 FOR 20.000 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, THIS TRACT CONTAINS 0.442 ACRES, MORE OR LESS.

BOUNDARY SURVEY INFORMATION WAS PROVIDED TO PEC BY THE OWNER, FOR THE PURPOSE OF THIS SURVEY, THE COULAMBA COORDINATE SYSTEM WAS USED. THE PLATTED BEARINGS HAVE BEEN ROTATED P2700° COUNTER-CLOCKWISE TO MATCH A TRAPSHOOTING ERROR WAS DISCOVERED IN THE BEARING OF THE FIFTH COURSE OF THE LEGAL DESCRIPTION ON THE ALTA SURVEY. THE ABOVE DESCRIPTION HAS BEEN REVISED TO SHOW THE CORRECT BEARING.

BY GRAPHIC PLOTTING ONLY. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FEMA DESIGNATED FLOOD ZONE. PER F.L.R.M. COMMUNITY PANEL NUMBER 40143000506 J, EFFECTIVE DATE SEPTEMBER APRIL 16, 2001.

THE UTILITIES SHOWN ARE WHAT WAS VISIBLE - MARKING WAS REQUESTED THROUGH OKLAHOMA ONE CALL, TICKET NUMBER 08031816401588, DATED MARCH 18, 2008.

PIPELINES WERE NOT COMPLETELY MARKED AT THE TIME OF THIS SURVEY.

CONTROL POINT NO. 1
EXISTING 1/2" ROD IN CENTERLINE OF EAST 79TH STREET SOUTH - 7' EAST OF WEST PROPERTY LINE
N-309.171.0124, E-2,599.764.5222

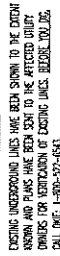
HORIZONTAL TIES:
28.36' WEST TO CENTER OF SWS MANHOLE
14.75' EAST TO CENTER OF SWS MANHOLE
34.12' SOUTHWEST TO CENTER OF SWS MANHOLE

CONTROL POINT NO. 2
SIT 44C-NAIL IN CENTERLINE OF EAST 79TH STREET SOUTH - 419' WEST OF WEST PROPERTY LINE.
N-389, 164.0014, E-2,539,339.1867

HORIZONTAL TIES:
425.36' EAST TO 1/2" ROD (ACP NO. 1)
29.06' NORTH TO CENTER OF FIRE HYDRANT.

DEBICHMARX NO. 1:
N-399.152, E-2,589,741

CHASED SQUARE IN BACK OF CURB AT SOUTHEAST CORNER OF CURB W/ET, SOUTH SIDE OF EAST 79TH STREET
SOUTH, 17' WEST OF WEST PROPERTY LINE.

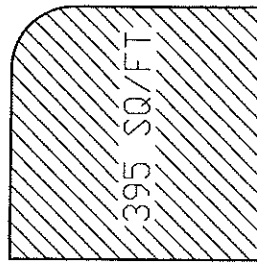
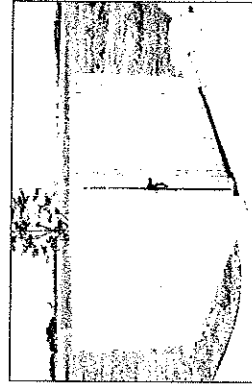


ALLGRASS OFFICE PA
LOT 6, BLOCK 1

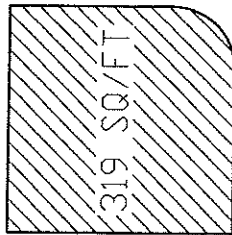
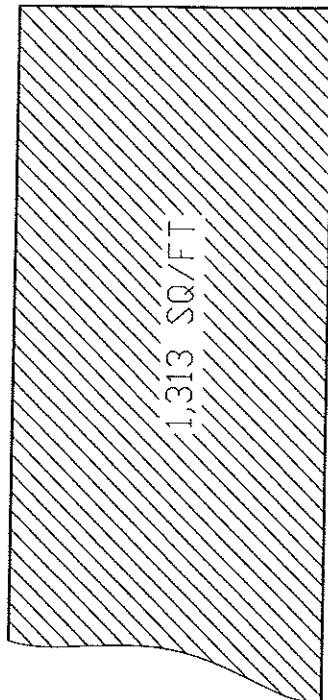
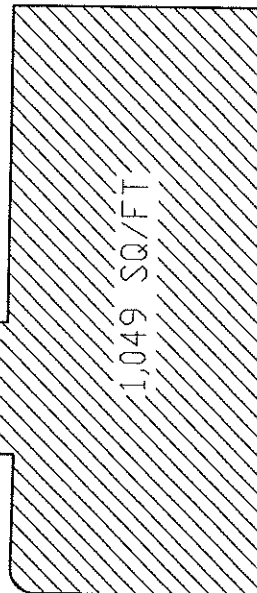
CITY OF TULSA, OKLAHOMA
PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES DIVISION

Professional Engineering Consultants, P.A.
 2015 C. 131 COURT, SUITE 101 • NEW, HAMPSHIRE 03824

[illegible]

LANDSCAPE
AREA "D"

TRASH RECP.

LANDSCAPE
AREA "B"LANDSCAPE
AREA "A"

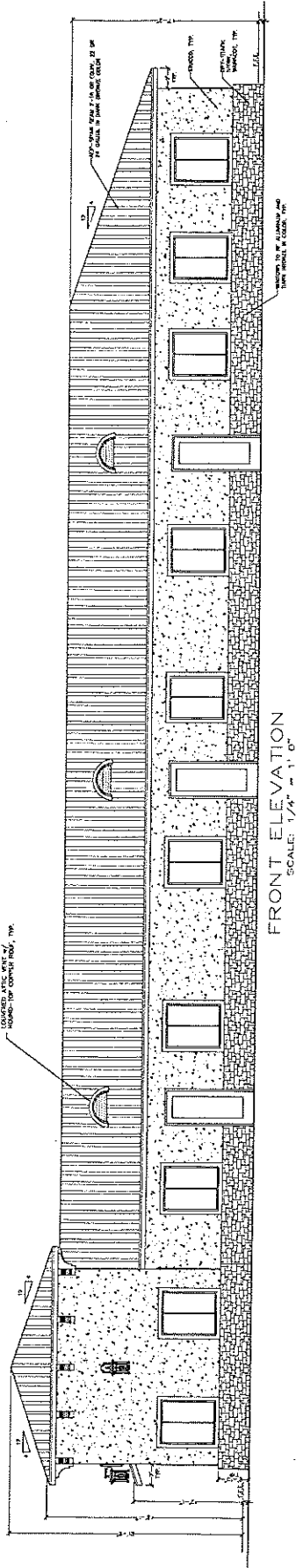
LANDSCAPE AREA "E"

| LOCATION | SQ/FT |
|--------------------|-------|
| LANDSCAPE AREA "A" | 1,313 |
| LANDSCAPE AREA "B" | 319 |
| LANDSCAPE AREA "C" | 25 |
| LANDSCAPE AREA "D" | 395 |
| LANDSCAPE AREA "E" | 1,049 |
| TOTAL LANDSCAPE | 3,101 |

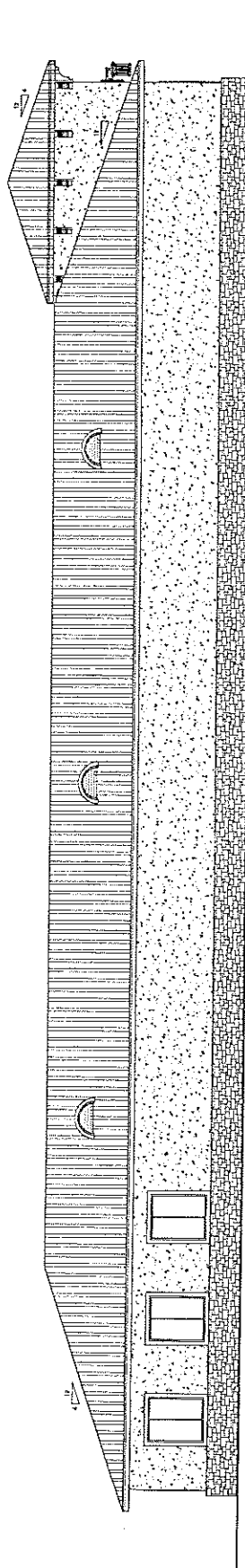
101 f 101.

SHEET
A1

TALL GRASS OFFICE PARK
10106 EAST 79TH STREET SOUTH
TULSA, OK
LOT 6B
STRUCTURAL ENGINEERING BY OTHERS
LIVING AREA 5,200 SQ FT
KEY DATE JAN 11, 2008
APPROVED BY [Signature]

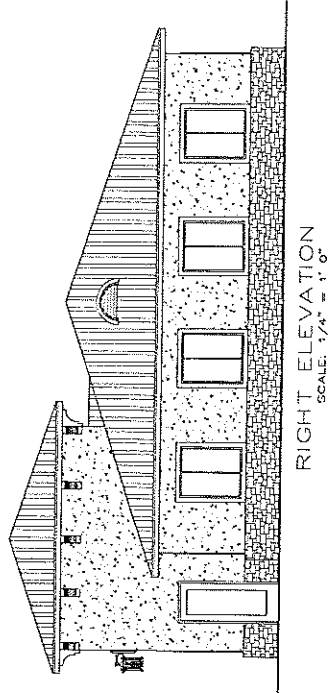
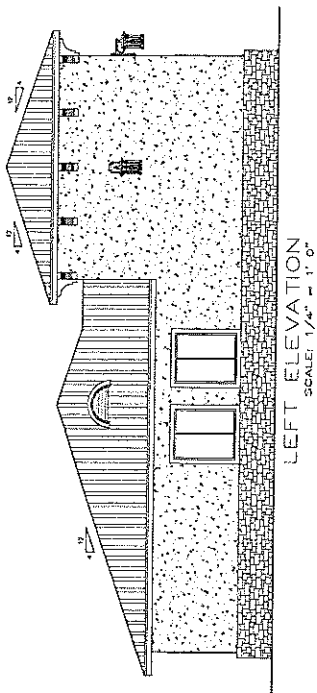
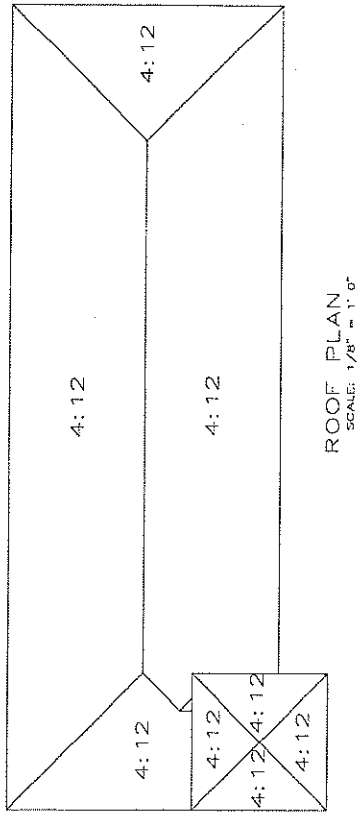


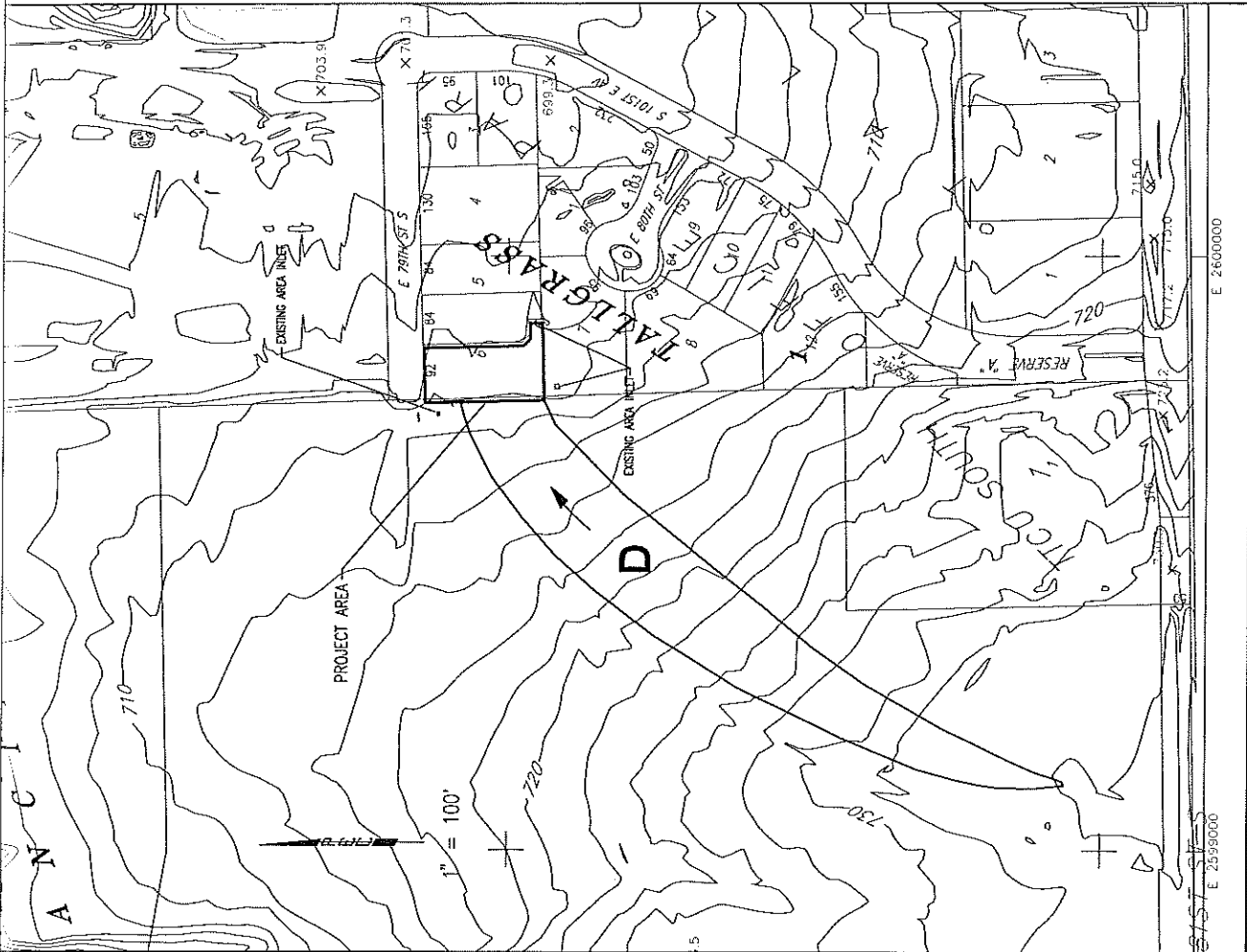
FRONT ELEVATION
SCALE: 1/4" = 1' 0"



REAR ELEVATION
SCALE: 1/4" = 1' 0"

| | | |
|---------------------------|----------------------------|---|
| SHEET A2 | | TALL GRASS OFFICE PARK 10106 EAST 79TH STREET SOUTH LOT 6B TULSA, OK STRUCTURAL ENGINEERS BY OTHERS |
| REV. DATE JAN 11, 2008 | 1ST FLOOR 5,200 SQ. FT. | LIVING AREA |
| APPROVED BY: | | |





DRAINAGE SUMMARY TABLE

| Area | Area (acres) | Weighted Concentration (min) | Time of Concentration (hr) | Intensity 100-yr (in/hr) | Local Flow 100-yr (cfs) | Total Flow to Inlet (cfs) | Bypass Flow (cfs) | Depth (ft) | Spread (ft) | Longitudinal Slope (%) | Inlet Description | Label |
|------|--------------|------------------------------|----------------------------|--------------------------|-------------------------|---------------------------|-------------------|------------|-------------|------------------------|-------------------|----------|
| A | 0.20 | 0.96 | 1.50 | 11.10 | 2.10 | 2.10 | 0.00 | 0.18 | 14.60 | 0.50 | AREA INLET | EXISTING |
| B | 0.14 | 0.77 | 1.40 | 11.20 | 1.20 | 1.20 | 0.00 | 0.17 | 8.47 | 1.00 | STD CURB INLET | EXISTING |
| C | 0.10 | 0.91 | 1.70 | 11.00 | 1.00 | 1.00 | 0.00 | 0.18 | 4.50 | 1.30 | AREA INLET | EXISTING |
| D | 3.13 | 0.83 | 11.10 | 8.90 | 23.10 | 25.20 | 0.00 | 0.46 | 36.80 | 0.50 | AREA INLET | EXISTING |

DRAINAGE AREA = 0.44 (0.44-adj)
 DRAINAGE AREA = 1.13 (0.44-adj)
 TOTAL DISTURBED AREA = 0.44 Acres
 EXISTING IMPERVIOUS AREA = SEE NOTE
 PROPOSED IMPERVIOUS AREA = 15,987 sq. ft.

NOTE: DETENTION STORAGE FOR THIS SITE IS PROVIDED THROUGH PFP NO. 2817 ASSUMING FULL DEVELOPMENT. ADDITIONAL DETENTION STORAGE IS NOT REQUIRED. CHANGE IN IMPERVIOUS AREA HAS ALREADY BEEN TAKEN INTO ACCOUNT IN THE DRAINAGE CALCULATIONS FOR PFP NO. 2817.



EXISTING INTERFERENCES HAVE BEEN SHOWN TO THE OWNER. KNOWN AND UNKNOWN RISKS HAVE BEEN SET TO BE ACCEPTED. OWNER'S FOR VERIFICATION OF EXISTING DATA BEFORE PROCEED. CALL DUE: 1-302-522-6543.

DRAINAGE MAP

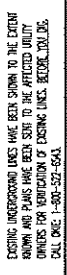
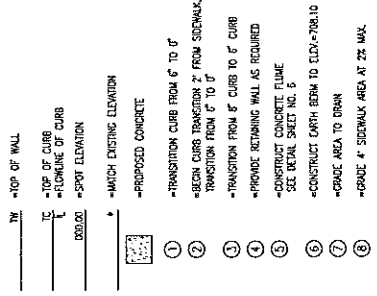
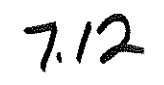
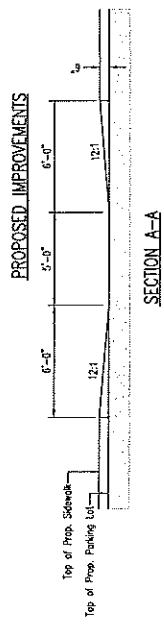
TALLEGRASS OFFICE PARK
LOT 6, BLOCK 1

CITY OF TULSA, OKLAHOMA
PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES DIVISION

PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 12/15/2008

SCALE: 1" = 100'
 SHEET: 1 OF 3

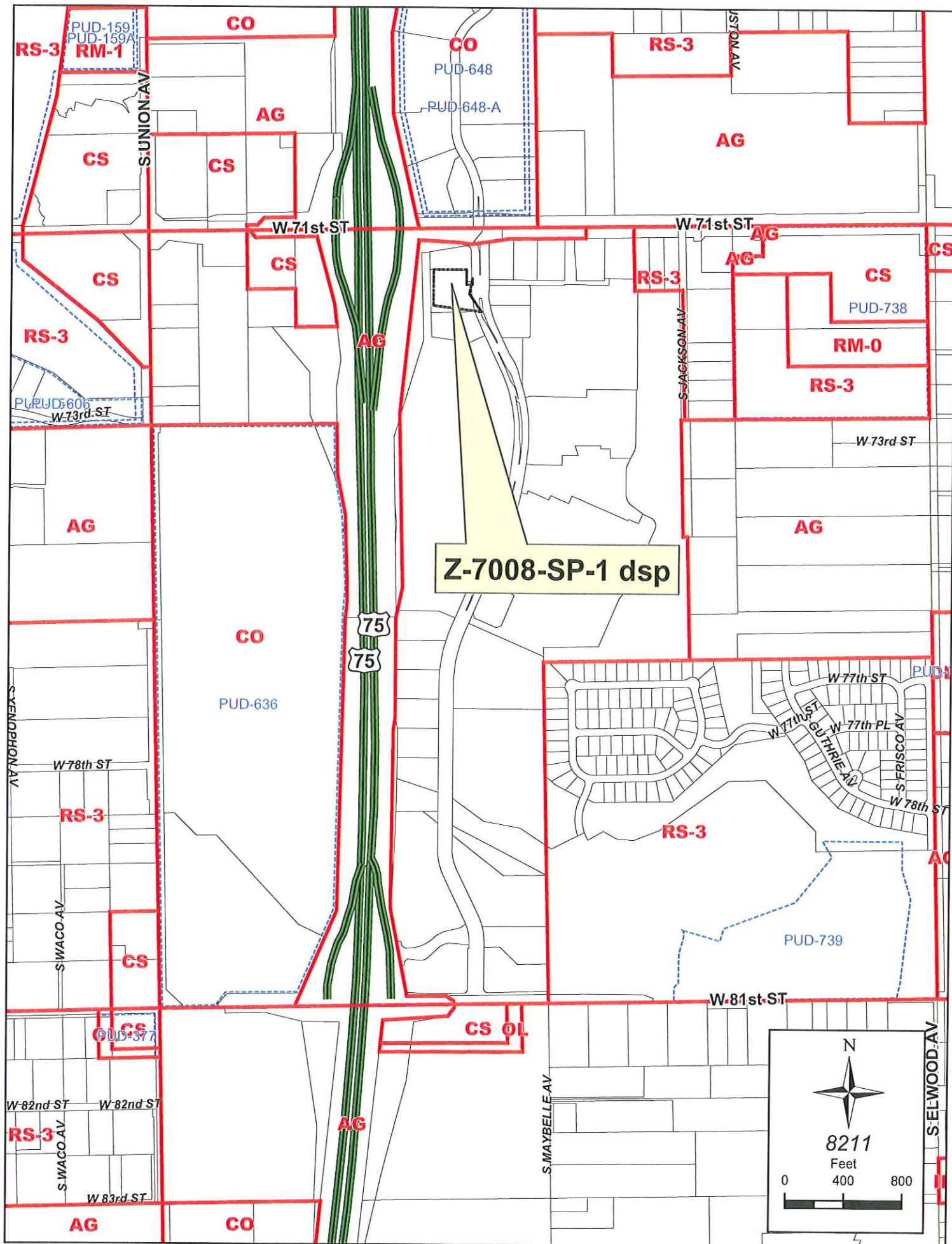
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[illegible][illegible]

NOTE: GEOTECHNICAL INFORMATION INCLUDING SUBGRADE TREATMENT AND PAVEMENT RECOMMENDATIONS, RETAINING WALL DESIGNS AND ARCHITECTURAL DRAWINGS WILL BE PROVIDED BY THE OWNER.

EROSION CONTROL AND DEMOLITION PLAN

- REMOVE AND RELOCATE TREE
- PAVEMENT REMOVAL
- SIL FENCE
- STRAW BALE BARRIER





Subject tract

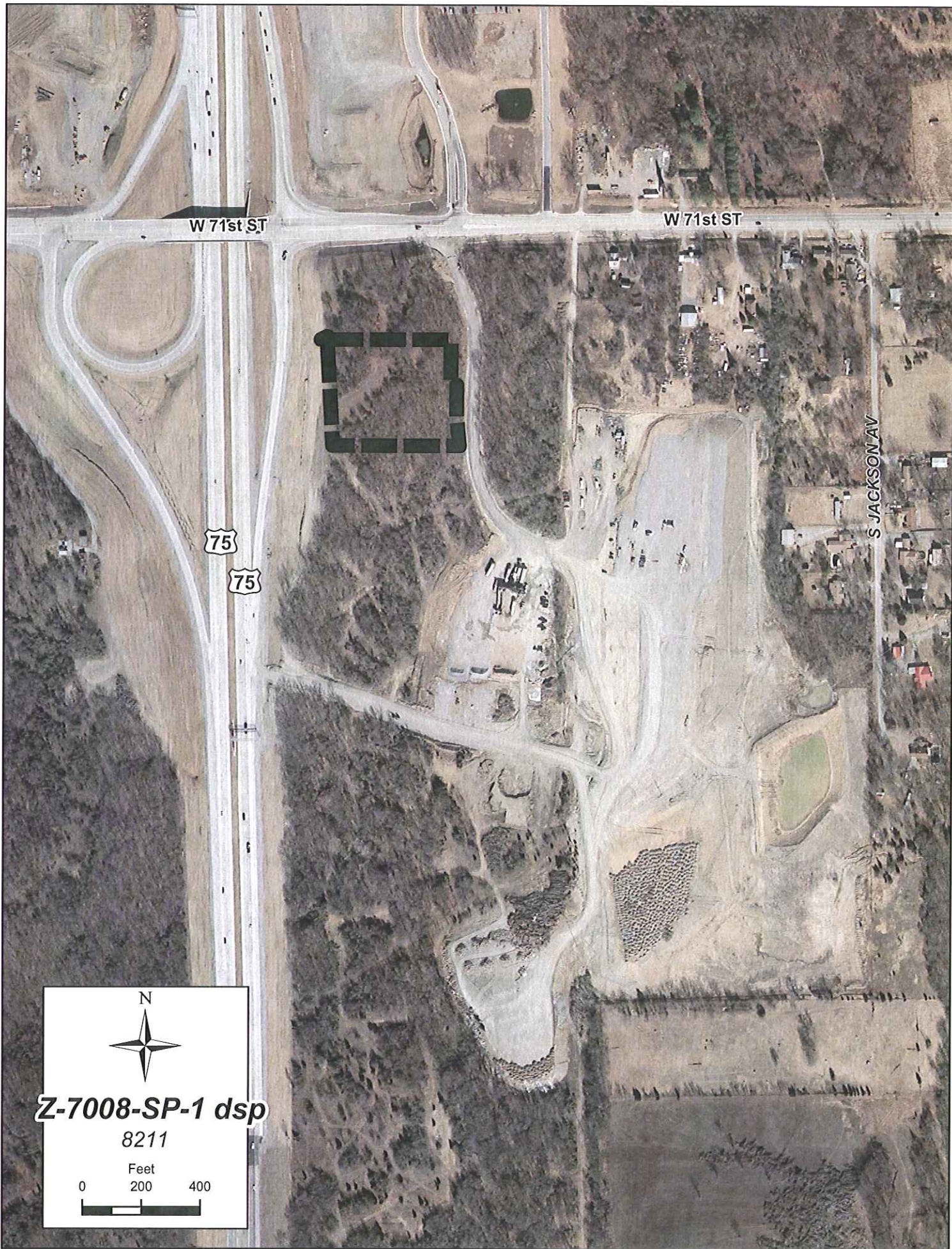


Z-7008-SP-1 dsp

8211

Feet

0 400 800



June 4, 2008

STAFF RECOMMENDATION

Z-7008-SP-1: Detail Site Plan – South of the southwest corner West 71st Street South and South Olympia Avenue; Lot 2, Block 1 – Tulsa Hills, Development Area A; TRS 8211; CZM 51; PD 8 CD 2; CO.

The applicant is requesting approval of a detail site plan for construction of a 10,101 square foot (sf) Cracker Barrel restaurant. The proposed use, Use Unit 12, Eating Establishments Other than Drive-ins is a permissible use within the approved Corridor District.

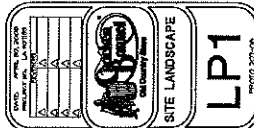
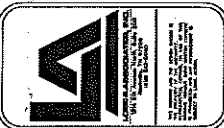
The proposed site plan meets all applicable building floor area, height, parking, and setback requirements. Landscaping is provided per adopted Corridor development standards and Chapter 10 of the Zoning Code. All site lighting including building mounted, meets applicable development standards and will not exceed a maximum height of 35'. All light will be directed down and away from the western boundary and abutting property per Corridor standards and has been verified by application of the Kennebunkport formula. Pedestrian circulation is provided as required, and sidewalks will be constructed along Olympia Avenue per development standards if not already in place. A trash enclosure is proposed and all mechanical equipment including roof mounted, will be screened from a person standing at ground level.

Therefore, staff recommends **APPROVAL** of detail plan for Cracker Barrel, Lot 2, Block 1 – Tulsa Hills.

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

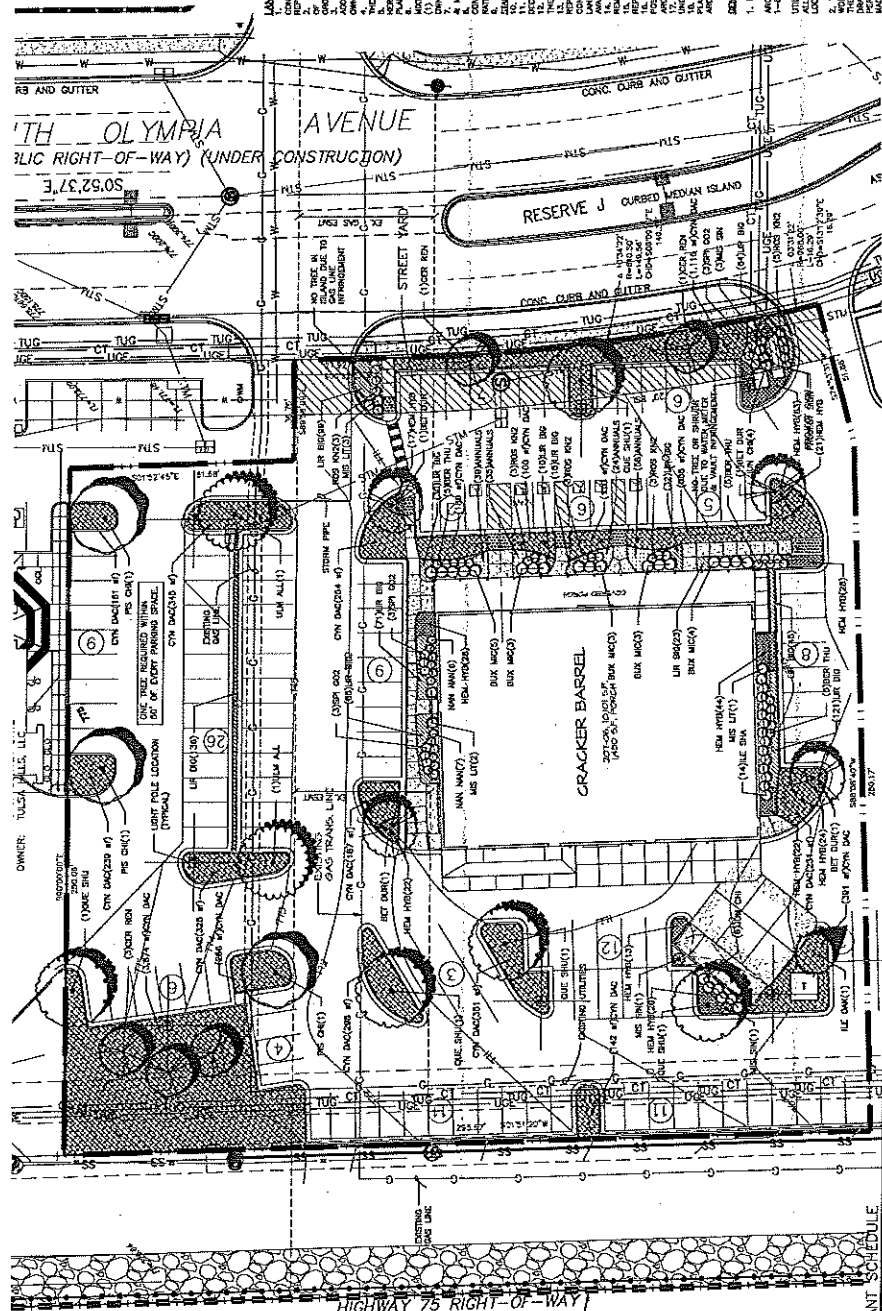
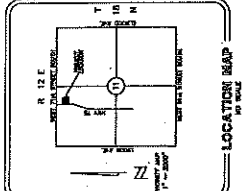
CRACKER BARREL
OLD COUNTRY STORE
U.S. HWY. 75 & WEST 7th STREET
TULSA, OK

Cracker Barrel
Old Country Store, P.O. Box 787
Hartmann Drive, Lebanon, TN 37087



LEGEND

| SYMBOL | DESCRIPTION |
|----------|----------------------------------|
| (Symbol) | EXISTING PLANT |
| (Symbol) | PROPOSED PLANT |
| (Symbol) | PLANTING AREA |
| (Symbol) | PLANTING SPECIES |
| (Symbol) | PLANTING DATE |
| (Symbol) | PLANTING METHOD |
| (Symbol) | PLANTING LOCATION |
| (Symbol) | PLANTING SIZE |
| (Symbol) | PLANTING COLOR |
| (Symbol) | PLANTING TYPE |
| (Symbol) | PLANTING VARIETY |
| (Symbol) | PLANTING CULTIVAR |
| (Symbol) | PLANTING DISEASE |
| (Symbol) | PLANTING PEST |
| (Symbol) | PLANTING INJURY |
| (Symbol) | PLANTING DEATH |
| (Symbol) | PLANTING REMOVAL |
| (Symbol) | PLANTING REPLACEMENT |
| (Symbol) | PLANTING MAINTENANCE |
| (Symbol) | PLANTING MONITORING |
| (Symbol) | PLANTING EVALUATION |
| (Symbol) | PLANTING REPORTING |
| (Symbol) | PLANTING RECORDING |
| (Symbol) | PLANTING ARCHIVING |
| (Symbol) | PLANTING SHARING |
| (Symbol) | PLANTING COLLABORATION |
| (Symbol) | PLANTING COMMUNICATION |
| (Symbol) | PLANTING EDUCATION |
| (Symbol) | PLANTING OUTREACH |
| (Symbol) | PLANTING ENGAGEMENT |
| (Symbol) | PLANTING PARTICIPATION |
| (Symbol) | PLANTING LEADERSHIP |
| (Symbol) | PLANTING INFLUENCE |
| (Symbol) | PLANTING IMPACT |
| (Symbol) | PLANTING CHANGE |
| (Symbol) | PLANTING IMPROVEMENT |
| (Symbol) | PLANTING INNOVATION |
| (Symbol) | PLANTING CREATIVITY |
| (Symbol) | PLANTING ENTREPRENEURSHIP |
| (Symbol) | PLANTING SOCIAL RESPONSIBILITY |
| (Symbol) | PLANTING ENVIRONMENTAL AWARENESS |
| (Symbol) | PLANTING SUSTAINABILITY |
| (Symbol) | PLANTING RESILIENCE |
| (Symbol) | PLANTING ADAPTABILITY |
| (Symbol) | PLANTING FLEXIBILITY |
| (Symbol) | PLANTING AGILITY |
| (Symbol) | PLANTING SPEED |
| (Symbol) | PLANTING EFFICIENCY |
| (Symbol) | PLANTING EFFECTIVENESS |
| (Symbol) | PLANTING PRODUCTIVITY |
| (Symbol) | PLANTING PROFITABILITY |
| (Symbol) | PLANTING GROWTH |
| (Symbol) | PLANTING DEVELOPMENT |
| (Symbol) | PLANTING INNOVATION |
| (Symbol) | PLANTING CREATIVITY |
| (Symbol) | PLANTING ENTREPRENEURSHIP |
| (Symbol) | PLANTING SOCIAL RESPONSIBILITY |
| (Symbol) | PLANTING ENVIRONMENTAL AWARENESS |
| (Symbol) | PLANTING SUSTAINABILITY |
| (Symbol) | PLANTING RESILIENCE |
| (Symbol) | PLANTING ADAPTABILITY |
| (Symbol) | PLANTING FLEXIBILITY |
| (Symbol) | PLANTING AGILITY |
| (Symbol) | PLANTING SPEED |
| (Symbol) | PLANTING EFFICIENCY |
| (Symbol) | PLANTING EFFECTIVENESS |
| (Symbol) | PLANTING PRODUCTIVITY |
| (Symbol) | PLANTING PROFITABILITY |
| (Symbol) | PLANTING GROWTH |
| (Symbol) | PLANTING DEVELOPMENT |



CHAPTER 10 LANDSCAPE REQUIREMENTS

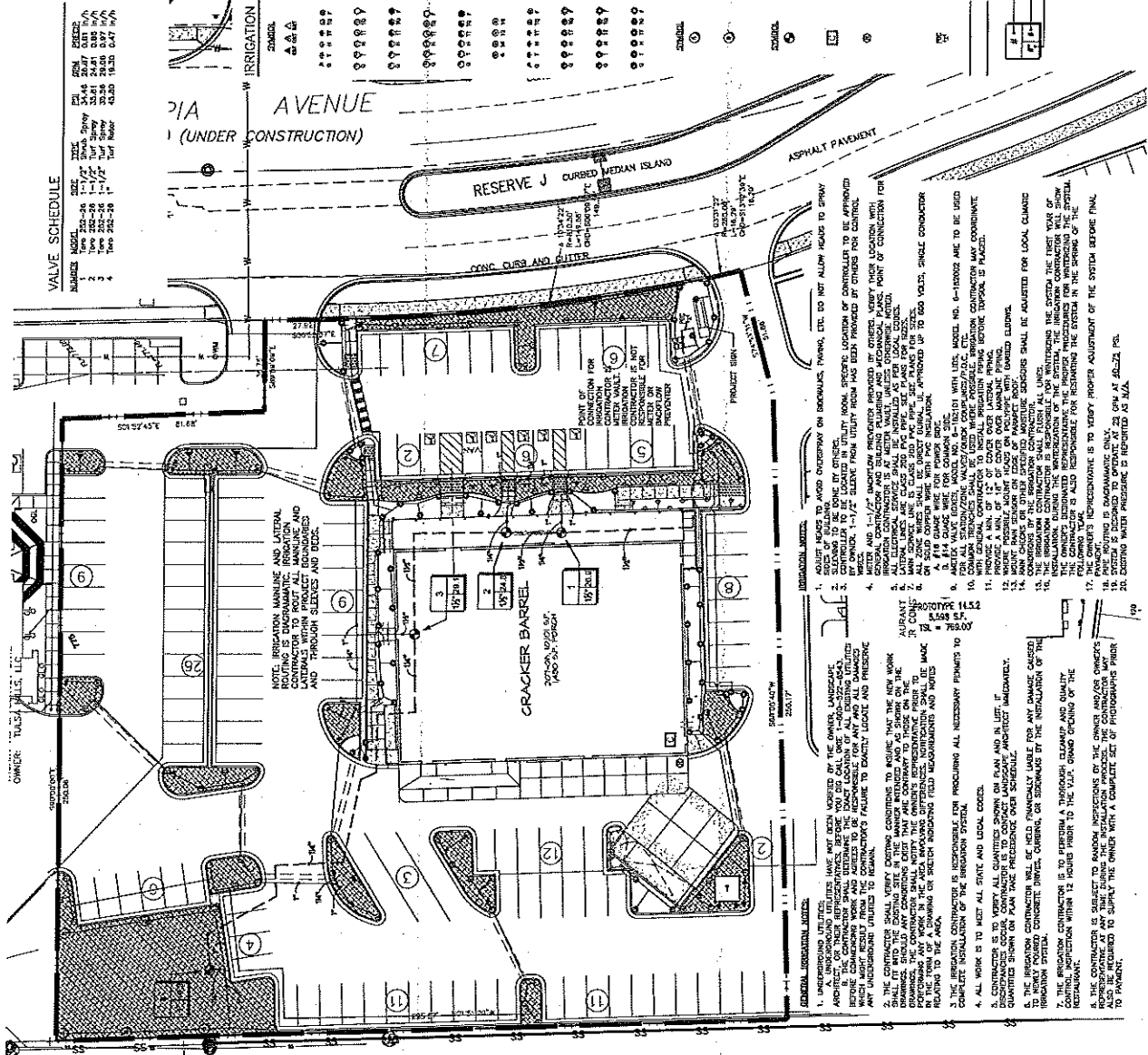
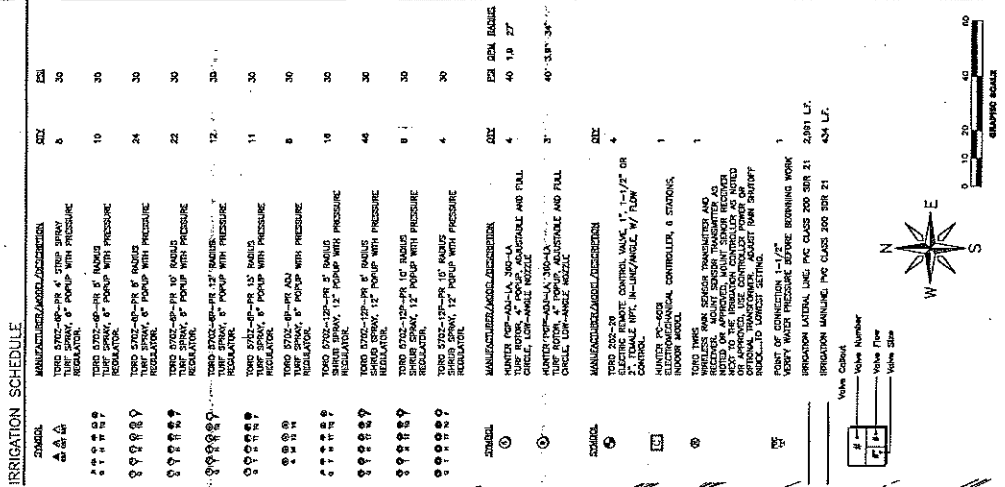
| ITEM | REQUIREMENTS | PROVIDED | REQUIRED | REMARKS |
|------|--|----------|----------|---------|
| 1 | 1" TREE PER 1000 SQUARE FEET OF STREETWIDE AREA | 1 | 1 | |
| 2 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 2 | 2 | |
| 3 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 3 | 3 | |
| 4 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 4 | 4 | |
| 5 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 5 | 5 | |
| 6 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 6 | 6 | |
| 7 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 7 | 7 | |
| 8 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 8 | 8 | |
| 9 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 9 | 9 | |
| 10 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 10 | 10 | |
| 11 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 11 | 11 | |
| 12 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 12 | 12 | |
| 13 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 13 | 13 | |
| 14 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 14 | 14 | |
| 15 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 15 | 15 | |
| 16 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 16 | 16 | |
| 17 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 17 | 17 | |
| 18 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 18 | 18 | |
| 19 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 19 | 19 | |
| 20 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 20 | 20 | |
| 21 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 21 | 21 | |
| 22 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 22 | 22 | |
| 23 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 23 | 23 | |
| 24 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 24 | 24 | |
| 25 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 25 | 25 | |
| 26 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 26 | 26 | |
| 27 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 27 | 27 | |
| 28 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 28 | 28 | |
| 29 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 29 | 29 | |
| 30 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 30 | 30 | |
| 31 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 31 | 31 | |
| 32 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 32 | 32 | |
| 33 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 33 | 33 | |
| 34 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 34 | 34 | |
| 35 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 35 | 35 | |
| 36 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 36 | 36 | |
| 37 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 37 | 37 | |
| 38 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 38 | 38 | |
| 39 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 39 | 39 | |
| 40 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 40 | 40 | |
| 41 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 41 | 41 | |
| 42 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 42 | 42 | |
| 43 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 43 | 43 | |
| 44 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 44 | 44 | |
| 45 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 45 | 45 | |
| 46 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 46 | 46 | |
| 47 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 47 | 47 | |
| 48 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 48 | 48 | |
| 49 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 49 | 49 | |
| 50 | 1" TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES | 50 | 50 | |

PLANT SCHEDULE

| ITEM | PLANT | SIZE | QUANTITY | REMARKS |
|------|---------|------|----------|---------|
| 1 | 1" TREE | 1" | 1 | |
| 2 | 1" TREE | 1" | 2 | |
| 3 | 1" TREE | 1" | 3 | |
| 4 | 1" TREE | 1" | 4 | |
| 5 | 1" TREE | 1" | 5 | |
| 6 | 1" TREE | 1" | 6 | |
| 7 | 1" TREE | 1" | 7 | |
| 8 | 1" TREE | 1" | 8 | |
| 9 | 1" TREE | 1" | 9 | |
| 10 | 1" TREE | 1" | 10 | |
| 11 | 1" TREE | 1" | 11 | |
| 12 | 1" TREE | 1" | 12 | |
| 13 | 1" TREE | 1" | 13 | |
| 14 | 1" TREE | 1" | 14 | |
| 15 | 1" TREE | 1" | 15 | |
| 16 | 1" TREE | 1" | 16 | |
| 17 | 1" TREE | 1" | 17 | |
| 18 | 1" TREE | 1" | 18 | |
| 19 | 1" TREE | 1" | 19 | |
| 20 | 1" TREE | 1" | 20 | |
| 21 | 1" TREE | 1" | 21 | |
| 22 | 1" TREE | 1" | 22 | |
| 23 | 1" TREE | 1" | 23 | |
| 24 | 1" TREE | 1" | 24 | |
| 25 | 1" TREE | 1" | 25 | |
| 26 | 1" TREE | 1" | 26 | |
| 27 | 1" TREE | 1" | 27 | |
| 28 | 1" TREE | 1" | 28 | |
| 29 | 1" TREE | 1" | 29 | |
| 30 | 1" TREE | 1" | 30 | |
| 31 | 1" TREE | 1" | 31 | |
| 32 | 1" TREE | 1" | 32 | |
| 33 | 1" TREE | 1" | 33 | |
| 34 | 1" TREE | 1" | 34 | |
| 35 | 1" TREE | 1" | 35 | |
| 36 | 1" TREE | 1" | 36 | |
| 37 | 1" TREE | 1" | 37 | |
| 38 | 1" TREE | 1" | 38 | |
| 39 | 1" TREE | 1" | 39 | |
| 40 | 1" TREE | 1" | 40 | |
| 41 | 1" TREE | 1" | 41 | |
| 42 | 1" TREE | 1" | 42 | |
| 43 | 1" TREE | 1" | 43 | |
| 44 | 1" TREE | 1" | 44 | |
| 45 | 1" TREE | 1" | 45 | |
| 46 | 1" TREE | 1" | 46 | |
| 47 | 1" TREE | 1" | 47 | |
| 48 | 1" TREE | 1" | 48 | |
| 49 | 1" TREE | 1" | 49 | |
| 50 | 1" TREE | 1" | 50 | |

U.S. HIGHWAY 75
PUBLIC RIGHT-OF-WAY - WIDTH VARIES

8.6



NO CURRENT FLOW TEST DATA WAS AVAILABLE AT TIME OF DESIGNING. CONTRACTOR IS RESPONSIBLE FOR RETRIEVING EXISTING WATER PRESSURE BEFORE COMMENCING WORK. IF EXISTING WATER PRESSURE IS FOUND TO BE LOW, CONTRACTOR WILL BE RESPONSIBLE FOR SIZING AND INSTALLING A BOOSTER PUMP. PRELIMINARY DESIGN INDICATED THAT PRESSURE SHOULD BE ABOVE 80 PSI AT POINT OF CONNECTION IN ORDER FOR THE SYSTEM TO RUN EFFICIENTLY.

[illegible]

1. GENERAL COMMENTS

2. IDENTIFICATION INFORMATION

3. STATE OF PLANT AND EQUIPMENT

4. TESTS

5. REMARKS

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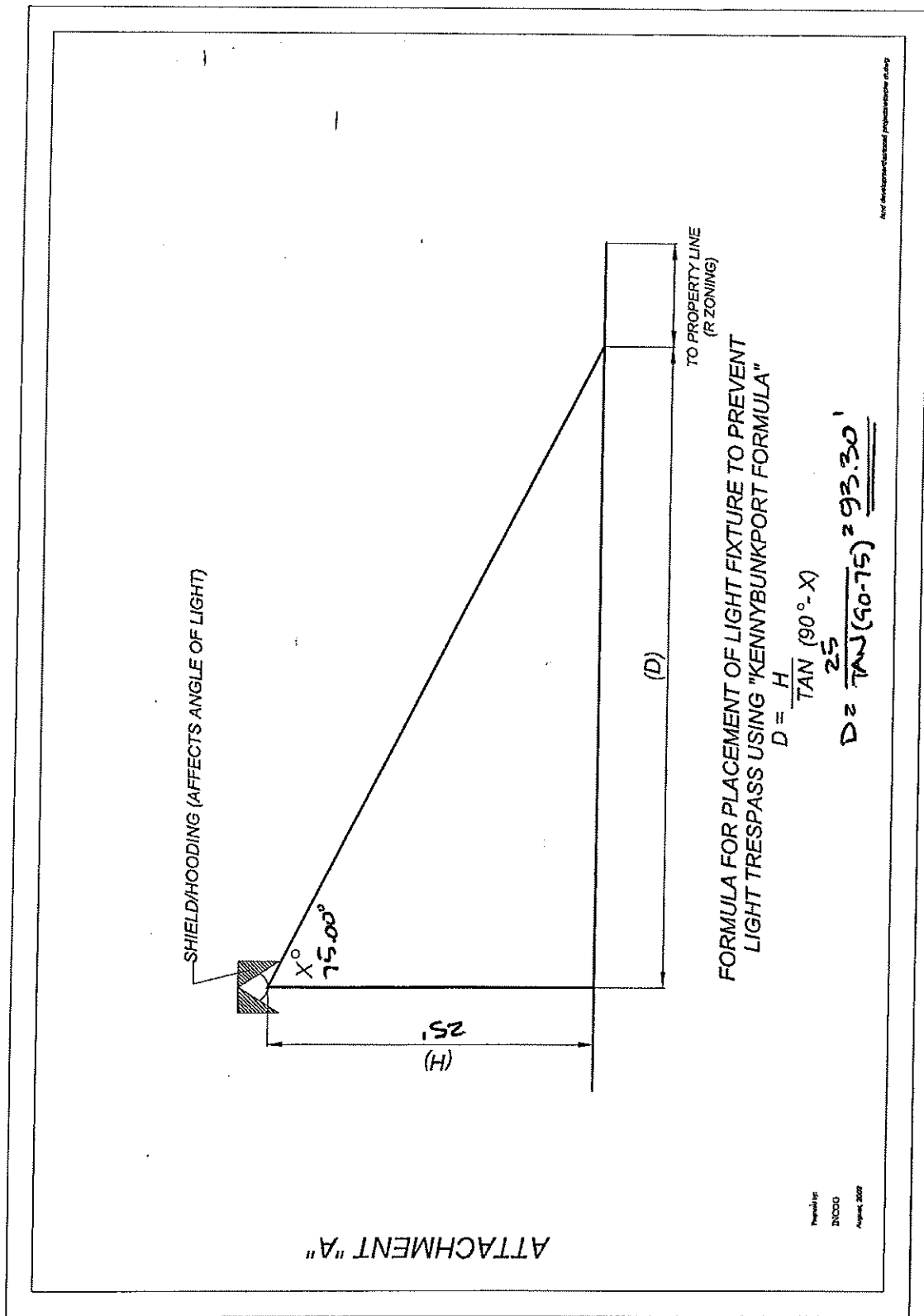
261. TESTS

262. TESTS

263

[illegible][illegible]

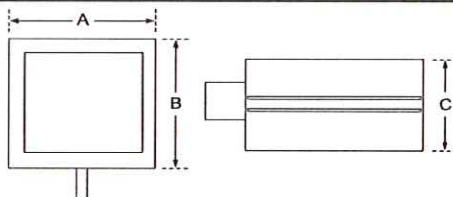
8.9



American



Dimensional Drawings



*approx lbs based on heaviest configuration w/packaging

| Fixture | A | B | C | Stripe | Max.Watts | Lbs |
|--------------|-----|-----|-----|--------|--------------------------------------|-----|
| AME-1 | 14" | 14" | 10" | 2" | 175w Flat Glass Only | 35 |
| AME-2 | 19" | 19" | 12" | 2" | 400w Flat Glass (Convex Optional) | 50 |
| AME-3 | 23" | 23" | 13" | 2" | 1000w Convex Glass Only | 70 |
| AME-4 | 23" | 23" | 15" | 2" | 1000w Flat Glass Only | 75 |

The American Series features the most advanced lighting reflector system available today. Vision™ is a patent-pending, revolutionary new reflector system unlike any other. The flat lens, vertical lamp, IES full cut-off luminaire is Dark Sky certified to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting. (Convex glass lens is available when required.)

The clean, compact housing style features a decorative reveal available in complementary or contrasting colors. Computerized precision machinery and quality materials ensure manufacturing to the highest industry standards.

American is offered in four enclosure sizes and five distribution patterns, including a special forward throw T4-A reflector for auto dealership front line lighting. Vision™ Reflector System allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment, installation and energy cost savings.

American is a proven performer for auto dealerships, shopping centers, parking lots and general area lighting. A wide selection of light sources from 100 through 1000 watts are offered in Metal Halide, High Pressure Sodium, and the new Pulse Start Metal Halide lamp which provides excellent efficiency, lumen maintenance and color.

| Model No. | Optics | Wattage | Source | Voltage | Mounting | Finish / Stripe | Options |
|--|---|--|--|---|---|---|---|
| AME | | | | | | | |
| Model | Optics | Wattage | Source | Voltage | Mounting | Finish/ Stripe | Options |
| <input type="checkbox"/> AME-1 Flat Glass | <input type="checkbox"/> Type II (T2) | <input type="checkbox"/> 100 (100) <input type="checkbox"/> 150 (150) <input type="checkbox"/> 175 (175) | PS, HPS PS, HPS MH, PS (M), (P), (S) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> 120 (1) <input type="checkbox"/> 208 (2) <input type="checkbox"/> 240 (3) <input type="checkbox"/> 277 (4) <input type="checkbox"/> 480 (5) <input type="checkbox"/> M.Tap (6) | <input type="checkbox"/> Bolt-On Arm 6" (BOA6) <input type="checkbox"/> Bolt-On Arm 10" (BOA10) Supplied for all AME sizes with D90, T90 & Quad mounting. <input type="checkbox"/> Spider Mount (SM) <input type="checkbox"/> Wall Mount (WM) | <input type="checkbox"/> Bronze (BZ) <input type="checkbox"/> Black (BK) <input type="checkbox"/> White (WH) <input type="checkbox"/> Green (GN) <input type="checkbox"/> Grey (GY) <input type="checkbox"/> Silver Metallic (SL) <input type="checkbox"/> Custom (CC) <u>Color Stripe</u> <input type="checkbox"/> Blue Metallic (84) <input type="checkbox"/> Red Opaque (188) <input type="checkbox"/> Silver Metallic (58) <input type="checkbox"/> Gold Metallic (41) <input type="checkbox"/> White Opaque (50) <input type="checkbox"/> Black Metallic (60) <input type="checkbox"/> Charcoal Metallic (20) | <u>Photocell & Receptacle</u> *Specify voltage <input type="checkbox"/> (PC120) <input type="checkbox"/> (PC208) <input type="checkbox"/> (PC240) <input type="checkbox"/> (PC277) <input type="checkbox"/> (PCR480) <input type="checkbox"/> Photo Receptacle *With Shorting Cap (PER) <input type="checkbox"/> Quartz Restrike (QR) <u>Fusing</u> *Single In-Line Fuse *Specify voltage <input type="checkbox"/> (SF120) <input type="checkbox"/> (SF277) *Double In-Line Fuse *Specify voltage <input type="checkbox"/> (DF208) <input type="checkbox"/> (DF240) <input type="checkbox"/> (DF480) <input type="checkbox"/> House Side Light Shield (LS) <input type="checkbox"/> Convex Glass Lens *Option Available on AME-2 Only (VLCG) <input type="checkbox"/> RPP-1 Round Pole Plate Adaptor (RPP) <input type="checkbox"/> Cast Wall Plate (BAWP) |
| <input type="checkbox"/> AME-2 Flat Glass (Convex Glass Optional) | <input type="checkbox"/> Type III (T3) | <input type="checkbox"/> 250 (250) <input type="checkbox"/> 320 (320) <input type="checkbox"/> 400 (400) *Reduced Envelope Lamp on 400w | MH, PS, HPS PS MH, PS, HPS (M), (P), (S) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> 120 (1) <input type="checkbox"/> 208 (2) <input type="checkbox"/> 240 (3) <input type="checkbox"/> 277 (4) <input type="checkbox"/> 480 (5) <input type="checkbox"/> M.Tap (6) | <input type="checkbox"/> Bolt-On Arm 6" (BOA6) <input type="checkbox"/> Bolt-On Arm 10" (BOA10) Supplied for all AME sizes with D90, T90 & Quad mounting. <input type="checkbox"/> Spider Mount (SM) <input type="checkbox"/> Wall Mount (WM) | <input type="checkbox"/> Bronze (BZ) <input type="checkbox"/> Black (BK) <input type="checkbox"/> White (WH) <input type="checkbox"/> Green (GN) <input type="checkbox"/> Grey (GY) <input type="checkbox"/> Silver Metallic (SL) <input type="checkbox"/> Custom (CC) <u>Color Stripe</u> <input type="checkbox"/> Blue Metallic (84) <input type="checkbox"/> Red Opaque (188) <input type="checkbox"/> Silver Metallic (58) <input type="checkbox"/> Gold Metallic (41) <input type="checkbox"/> White Opaque (50) <input type="checkbox"/> Black Metallic (60) <input type="checkbox"/> Charcoal Metallic (20) | <u>Photocell & Receptacle</u> *Specify voltage <input type="checkbox"/> (PC120) <input type="checkbox"/> (PC208) <input type="checkbox"/> (PC240) <input type="checkbox"/> (PC277) <input type="checkbox"/> (PCR480) <input type="checkbox"/> Photo Receptacle *With Shorting Cap (PER) <input type="checkbox"/> Quartz Restrike (QR) <u>Fusing</u> *Single In-Line Fuse *Specify voltage <input type="checkbox"/> (SF120) <input type="checkbox"/> (SF277) *Double In-Line Fuse *Specify voltage <input type="checkbox"/> (DF208) <input type="checkbox"/> (DF240) <input type="checkbox"/> (DF480) <input type="checkbox"/> House Side Light Shield (LS) <input type="checkbox"/> Convex Glass Lens *Option Available on AME-2 Only (VLCG) <input type="checkbox"/> RPP-1 Round Pole Plate Adaptor (RPP) <input type="checkbox"/> Cast Wall Plate (BAWP) |
| <input type="checkbox"/> AME-3 Convex Glass | <input type="checkbox"/> Type IV (T4) | <input type="checkbox"/> 400 (400) <input type="checkbox"/> 750 (750) <input type="checkbox"/> 1000 (1000) *Reduced Envelope 750 & 1000 Watt | MH, PS, HPS PS MH, PS, HPS (M), (P), (S) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> 120 (1) <input type="checkbox"/> 208 (2) <input type="checkbox"/> 240 (3) <input type="checkbox"/> 277 (4) <input type="checkbox"/> 480 (5) <input type="checkbox"/> M.Tap (6) | <input type="checkbox"/> Bolt-On Arm 6" (BOA6) <input type="checkbox"/> Bolt-On Arm 10" (BOA10) Supplied for all AME sizes with D90, T90 & Quad mounting. <input type="checkbox"/> Spider Mount (SM) <input type="checkbox"/> Wall Mount (WM) | <input type="checkbox"/> Bronze (BZ) <input type="checkbox"/> Black (BK) <input type="checkbox"/> White (WH) <input type="checkbox"/> Green (GN) <input type="checkbox"/> Grey (GY) <input type="checkbox"/> Silver Metallic (SL) <input type="checkbox"/> Custom (CC) <u>Color Stripe</u> <input type="checkbox"/> Blue Metallic (84) <input type="checkbox"/> Red Opaque (188) <input type="checkbox"/> Silver Metallic (58) <input type="checkbox"/> Gold Metallic (41) <input type="checkbox"/> White Opaque (50) <input type="checkbox"/> Black Metallic (60) <input type="checkbox"/> Charcoal Metallic (20) | <u>Photocell & Receptacle</u> *Specify voltage <input type="checkbox"/> (PC120) <input type="checkbox"/> (PC208) <input type="checkbox"/> (PC240) <input type="checkbox"/> (PC277) <input type="checkbox"/> (PCR480) <input type="checkbox"/> Photo Receptacle *With Shorting Cap (PER) <input type="checkbox"/> Quartz Restrike (QR) <u>Fusing</u> *Single In-Line Fuse *Specify voltage <input type="checkbox"/> (SF120) <input type="checkbox"/> (SF277) *Double In-Line Fuse *Specify voltage <input type="checkbox"/> (DF208) <input type="checkbox"/> (DF240) <input type="checkbox"/> (DF480) <input type="checkbox"/> House Side Light Shield (LS) <input type="checkbox"/> Convex Glass Lens *Option Available on AME-2 Only (VLCG) <input type="checkbox"/> RPP-1 Round Pole Plate Adaptor (RPP) <input type="checkbox"/> Cast Wall Plate (BAWP) |
| <input type="checkbox"/> AME-4 Flat Glass | <input type="checkbox"/> Type IV-A Automotive (T4A) *Not Available AME-1 & 2 <input type="checkbox"/> Type V (T5) | <input type="checkbox"/> 750 (750) <input type="checkbox"/> 1000 (1000) *Reduced Envelope 750 & 1000 Watt | PS MH, PS, HPS (M), (P), (S) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> MH - Metal Halide PS - Pulse Start Metal Halide HPS - High Pressure Sodium | <input type="checkbox"/> 120 (1) <input type="checkbox"/> 208 (2) <input type="checkbox"/> 240 (3) <input type="checkbox"/> 277 (4) <input type="checkbox"/> 480 (5) <input type="checkbox"/> M.Tap (6) <input type="checkbox"/> 5- Tap (7) Standard for 400 & 1000w MH only, wired at 480v unless specified. 347v available; consult factory | <input type="checkbox"/> Bolt-On Arm 6" (BOA6) <input type="checkbox"/> Bolt-On Arm 10" (BOA10) Supplied for all AME sizes with D90, T90 & Quad mounting. <input type="checkbox"/> Spider Mount (SM) <input type="checkbox"/> Wall Mount (WM) | <input type="checkbox"/> Bronze (BZ) <input type="checkbox"/> Black (BK) <input type="checkbox"/> White (WH) <input type="checkbox"/> Green (GN) <input type="checkbox"/> Grey (GY) <input type="checkbox"/> Silver Metallic (SL) <input type="checkbox"/> Custom (CC) <u>Color Stripe</u> <input type="checkbox"/> Blue Metallic (84) <input type="checkbox"/> Red Opaque (188) <input type="checkbox"/> Silver Metallic (58) <input type="checkbox"/> Gold Metallic (41) <input type="checkbox"/> White Opaque (50) <input type="checkbox"/> Black Metallic (60) <input type="checkbox"/> Charcoal Metallic (20) | <u>Photocell & Receptacle</u> *Specify voltage <input type="checkbox"/> (PC120) <input type="checkbox"/> (PC208) <input type="checkbox"/> (PC240) <input type="checkbox"/> (PC277) <input type="checkbox"/> (PCR480) <input type="checkbox"/> Photo Receptacle *With Shorting Cap (PER) <input type="checkbox"/> Quartz Restrike (QR) <u>Fusing</u> *Single In-Line Fuse *Specify voltage <input type="checkbox"/> (SF120) <input type="checkbox"/> (SF277) *Double In-Line Fuse *Specify voltage <input type="checkbox"/> (DF208) <input type="checkbox"/> (DF240) <input type="checkbox"/> (DF480) <input type="checkbox"/> House Side Light Shield (LS) <input type="checkbox"/> Convex Glass Lens *Option Available on AME-2 Only (VLCG) <input type="checkbox"/> RPP-1 Round Pole Plate Adaptor (RPP) <input type="checkbox"/> Cast Wall Plate (BAWP) |

For more detailed information on mounting, wiring, or installation instructions, please consult factory. Note that if Poles are not ordered with fixtures, please specify the mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.



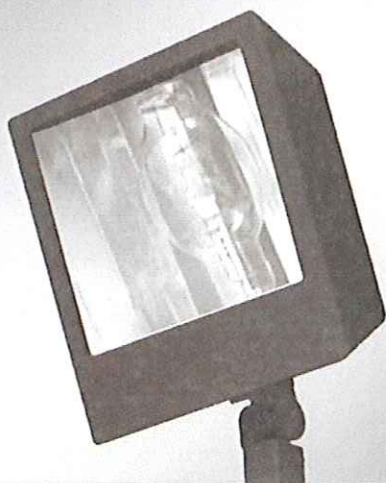
19645 Rancho Way • Rancho Dominguez, CA • 90220

Tel: 310.512.6480 • Fax: 310.512.6486

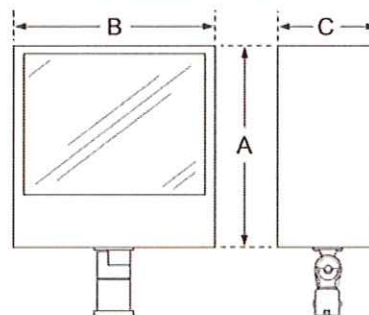
www.visionairelighting.com

8.11

SmartFlood: Large



Dimensional Drawings



*approx lbs based on heaviest configuration w/packaging

| Fixture | A | B | C | Max. Watts | Lbs* |
|--------------|-----|-----|-----|------------|------|
| SFL-K | 24" | 24" | 10" | 1000w | 70 |

The **SmartFlood** family of luminaires are designed and constructed for superior durability, high performance, economical operation and aesthetic appearance. The rugged housings and choice of adjustable knuckle mast fitter or trunnion bracket offer versatility for a wide range of lighting applications. A Wide Flood Distribution pattern is standard in the Large SmartFlood series.

Models are available for floodlighting, accent, security, building façade, landscape and general area lighting.

The Large SmartFlood's proven performance, excellent light control and 1000 watt output make it the "smart" choice for a variety of lighting tasks.

| Model No. | Optics | Wattage | Source | Voltage | Mounting | Finish | Options |
|--------------------------------|--|--------------------------------------|---|---|--|--|---|
| SFL-K | | | | | | | |
| Model | Optics | Wattage | Source | Voltage | Mounting | Finish | Options |
| <input type="checkbox"/> SFL-K | <input type="checkbox"/> Wide Flood (WF) | <input type="checkbox"/> 1000 (1000) | MH, PS, HPS <input type="checkbox"/> (M), <input type="checkbox"/> (P), <input type="checkbox"/> (S) | <input type="checkbox"/> 120 (1) <input type="checkbox"/> 208 (2) <input type="checkbox"/> 240 (3) <input type="checkbox"/> 277 (4) <input type="checkbox"/> 480 (5) <input type="checkbox"/> M.Tap (6) Multi-Tap ballast wired at 277v unless specified. <input type="checkbox"/> 5-Tap (7) Standard for 400 & 1000w MH only, wired at 480v unless specified. 347v available; consult factory | <input type="checkbox"/> Knuckle Mount (KM) <input type="checkbox"/> Trunion Mount (TM) | <input type="checkbox"/> Bronze (BZ) <input type="checkbox"/> Black (BK) <input type="checkbox"/> White (WH) <input type="checkbox"/> Green (GN) <input type="checkbox"/> Grey (GY) <input type="checkbox"/> Silver Metallic (SL) <input type="checkbox"/> Custom (CC) | <u>Photocell & Receptacle</u> *Specify voltage <input type="checkbox"/> (PC120) <input type="checkbox"/> (PC208) <input type="checkbox"/> (PC240) <input type="checkbox"/> (PC277) <input type="checkbox"/> (PCR480) <input type="checkbox"/> Photo Receptacle *With Shorting Cap (PER) <input type="checkbox"/> Quartz Restrike (QR) <u>Fusing</u> *Single In-Line Fuse *Specify voltage <input type="checkbox"/> (SF120) <input type="checkbox"/> (SF277) *Double In-Line Fuse *Specify voltage <input type="checkbox"/> (DF208) <input type="checkbox"/> (DF240) <input type="checkbox"/> (DF480) <input type="checkbox"/> House Side Light Shield (LS) |

For more detailed information on mounting, wiring, or installation instructions, please consult factory. Note that if Poles are not ordered with fixtures, please specify the mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.



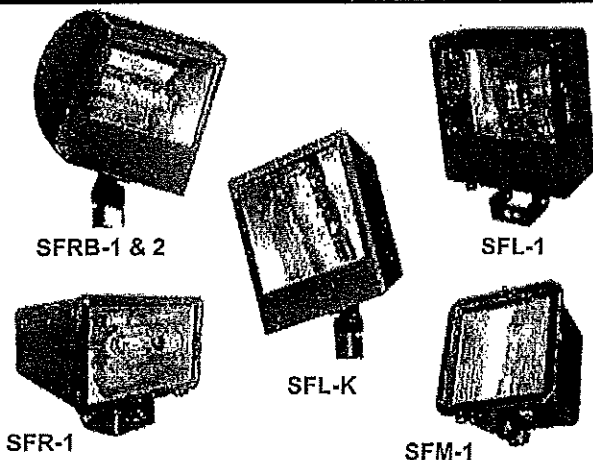
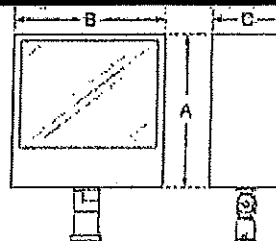
19645 Rancho Way • Rancho Dominguez, CA • 90220
Tel: 310.512.6480 • Fax: 310.512.6486
www.visionairelighting.com

8.12

SmartFlood

AREA LIGHTING

Dimensional Drawings



| Fixture | A | B | C | Max. Watts |
|---------|-------|--------|-------|------------|
| SFM-1 | 9.25" | 9.25" | 7" | 175w |
| SFR-1 | 7.75" | 14.75" | 13.4" | 400w |
| SFL-1 | 17" | 17" | 8" | 400w |
| SFRB-1 | 10" | 15" | 7" | 175w |
| SFRB-2 | 16" | 16" | 7.5" | 400w |
| SFL-K | 24" | 24" | 10" | 1000w |

The SmartFlood family of luminaires are designed and constructed for superior durability, high performance, economical operation and aesthetic appearance. The rugged housings and choice of adjustable knuckle mast fitter or trunnion bracket offer versatility for a wide range of lighting applications.

Models are available for floodlighting, accent, security, building façade, landscape and general area lighting.

SmartFlood's proven performance, excellent light control and wide selection of light sources from 70 through 1000 watts make it the "smart" choice for a variety of lighting tasks.

| Model No. | Optics | Wattage | Source | Voltage | Mounting | Finish | Options |
|---------------------------------|---|--|--|--|---|--|---|
| SF | | | | | | | |
| Model | Optics | Wattage | Source | Voltage | Mounting | Finish | Options |
| <input type="checkbox"/> SFM-1 | <input type="checkbox"/> High Performance Flood (HPF) | <input type="checkbox"/> 70 (70) <input type="checkbox"/> 100 (100) <input type="checkbox"/> 150 (150) <input type="checkbox"/> 175 (175) | PS, HPS PS, HPS PS, HPS MH (M), (P), (S) | <input type="checkbox"/> 120 (1) <input type="checkbox"/> 208 (2) | <input type="checkbox"/> Knuckle Mount (KM) <input type="checkbox"/> Trunnion Mount (TM) | <input type="checkbox"/> Bronze (BZ) <input type="checkbox"/> Black (BK) <input type="checkbox"/> White (WH) <input type="checkbox"/> Green (GN) <input type="checkbox"/> Grey (GY) <input type="checkbox"/> Silver Metallic (SL) <input type="checkbox"/> Custom (CC) | <u>Photocell & Receptacle</u> <i>*Specify voltage</i> <input type="checkbox"/> (PC120) <input type="checkbox"/> (PC208) <input type="checkbox"/> (PC240) <input type="checkbox"/> (PC277) <input type="checkbox"/> (PCR480) <input type="checkbox"/> Photo Receptacle <i>*With Shorting Cap (PER)</i> <input type="checkbox"/> Quartz Restrike (QR) <u>Fusing</u> <i>*Single In-Line Fuse</i> <i>*Specify voltage</i> <input type="checkbox"/> (SF120) <input type="checkbox"/> (SF277) <i>*Double In-Line Fuse</i> <i>*Specify voltage</i> <input type="checkbox"/> (DF208) <input type="checkbox"/> (DF240) <input type="checkbox"/> (DF480) <input type="checkbox"/> External House Side Light Shield (LS) |
| <input type="checkbox"/> SFR-1 | | <input type="checkbox"/> 175 (175) <input type="checkbox"/> 250 (250) <input type="checkbox"/> 320 (320) <input type="checkbox"/> 400 (400) | MH MH, PS MH, HPS (M), (P), (S) | <input type="checkbox"/> 240 (3) <input type="checkbox"/> 277 (4) | | | |
| <input type="checkbox"/> SFL-1 | | <input type="checkbox"/> 175 (175) <input type="checkbox"/> 250 (250) <input type="checkbox"/> 320 (320) <input type="checkbox"/> 400 (400) | MH MH, PS MH, HPS (M), (P), (S) | <input type="checkbox"/> 480 (5) <input type="checkbox"/> M.Tap (6) | | | |
| <input type="checkbox"/> SFRB-1 | | <input type="checkbox"/> 70 (70) <input type="checkbox"/> 100 (100) <input type="checkbox"/> 150 (150) <input type="checkbox"/> 175 (175) | PS, HPS PS, HPS PS, HPS MH (M), (P), (S) | Multi-Tap ballast factory wired at 277v unless otherwise specified. <input type="checkbox"/> 5-Tap (7) Standard for 400 & 1000w MH only, factory wired at 480v unless otherwise specified. | | | |
| <input type="checkbox"/> SFRB-2 | | <input type="checkbox"/> 175 (175) <input type="checkbox"/> 250 (250) <input type="checkbox"/> 320 (320) <input type="checkbox"/> 400 (400) | MH MH, PS MH, HPS (M), (P), (S) | | | | |
| <input type="checkbox"/> SFL-K | | <input type="checkbox"/> 1000 (1000) | MH, HPS (M), (S) | | | | |

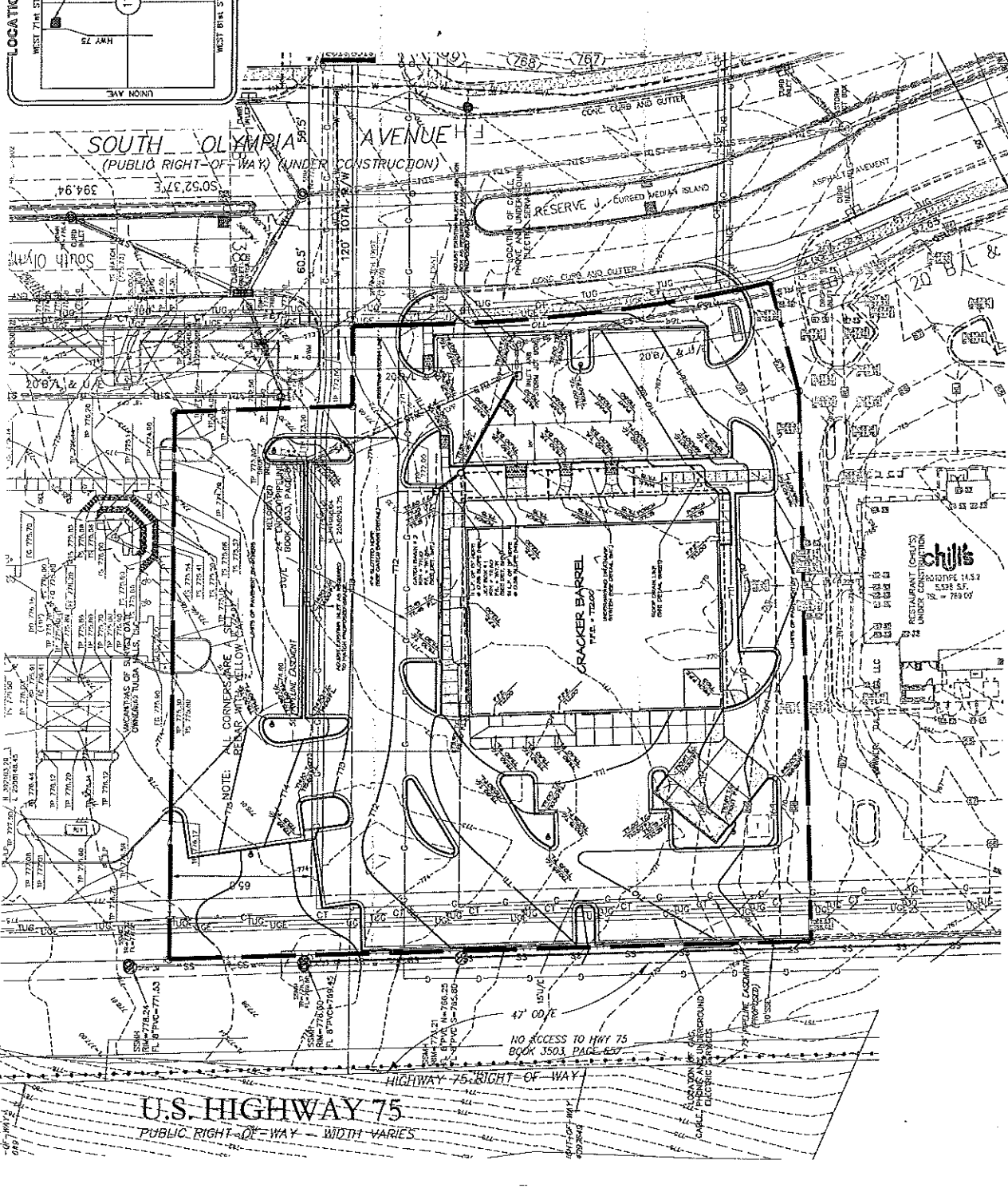
For more detailed information on mounting, wiring, or installation instructions, please consult factory. Note that all fixtures are not ordered with fixtures, please specify the mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our ISO policy of continuous improvement, Visionaire reserves the right to change any specifications without notice or reference.



VISIONAIRE LIGHTING

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8.13



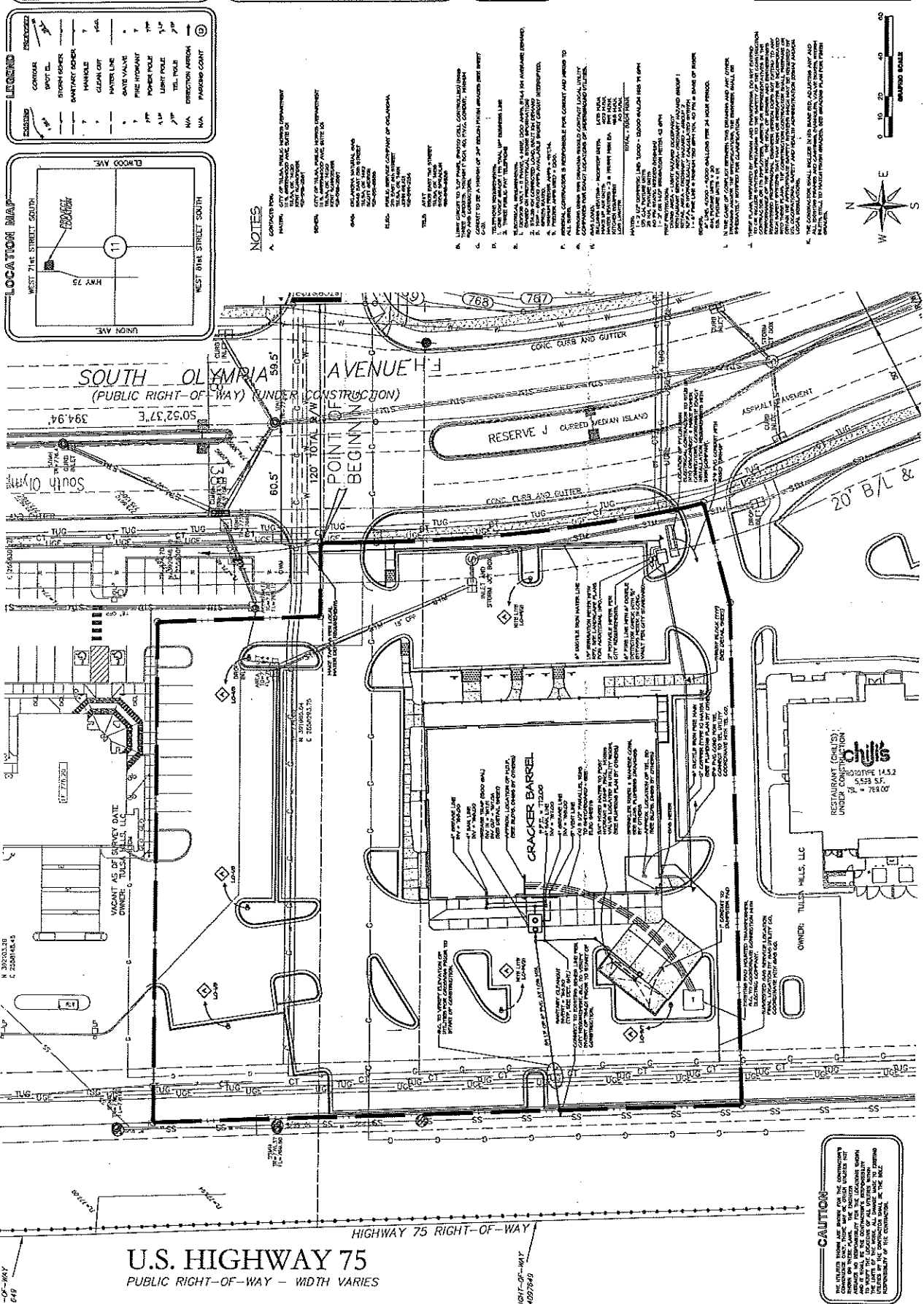
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CRACKER BARREL
OLD COUNTRY STORE
118 N. HWY. 75 & WEST 71st STREET
TULSA, OK

Cracker Barrel
Old Country Store, P.O. Box 787
Hertsmann Drive, Lebanon, TN 37087

THIS DESIGN WAS
DESIGNED BY
DATE 10/1/88
REVISION 10/1/88
BY J. H. H. H.

UTILITY PLAN
C-3
PROJECT NO. 1000000000



LOCATION MAP

LEGEND

| | |
|-----------------|-----------------|
| EXISTING | PROPOSED |
| CONCRETE | SPOT ELEV. |
| STORM SEWER | STORM SEWER |
| WATER LINE | WATER LINE |
| POWER POLE | POWER POLE |
| TELEPHONE | TELEPHONE |
| TELE. POLE | TELE. POLE |
| DIRECTION ARROW | DIRECTION ARROW |
| N/A | PARKING COUNT |

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.
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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.

CAUTION

UNDER CONSTRUCTION

CHILL'S

RESTAURANT (CHILL'S)

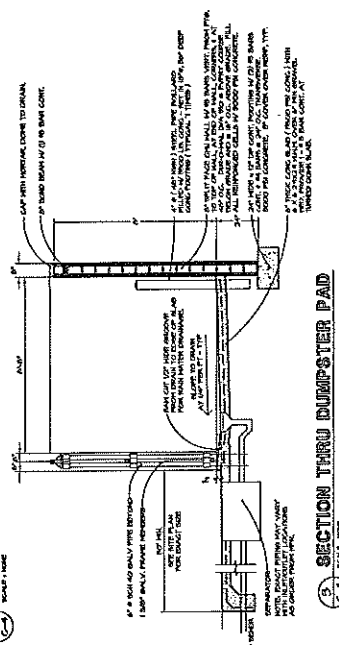
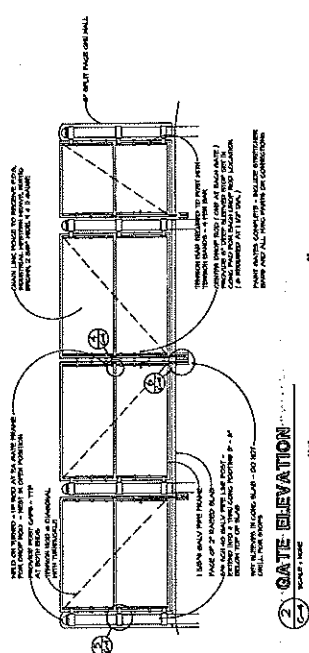
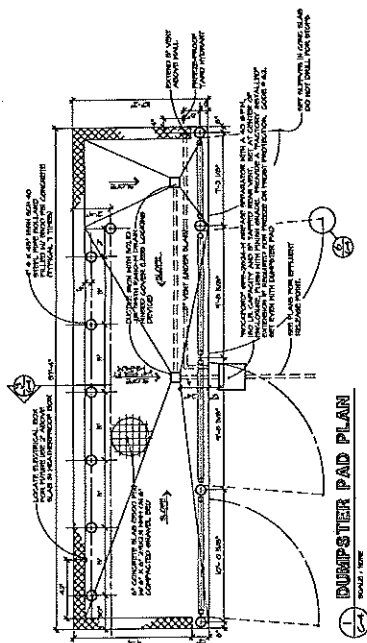
UNDER CONSTRUCTION

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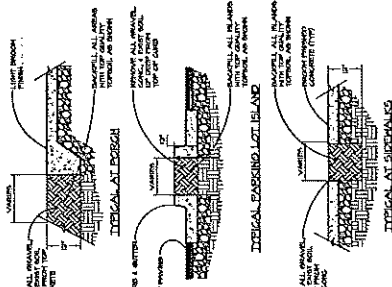
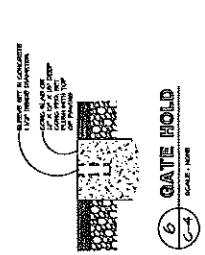
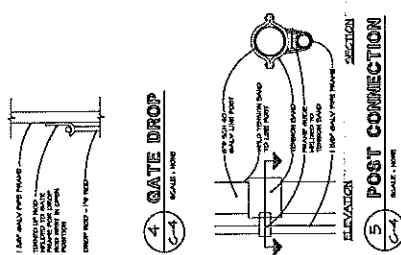
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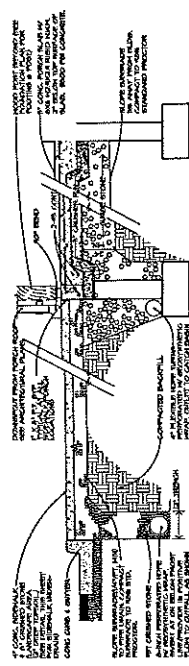
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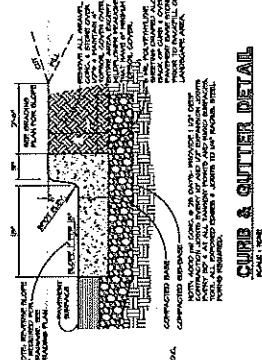
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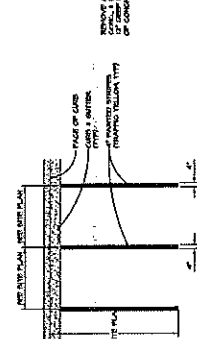
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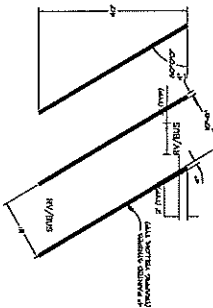
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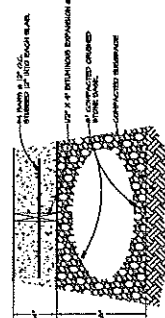
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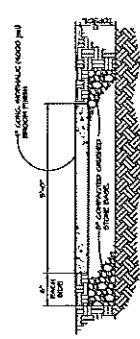
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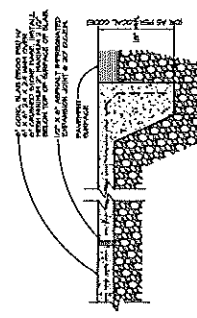
RV/BUS STALL STRIPING DETAIL



SIDEWALK CONSTRUCTION JOINT DETAIL

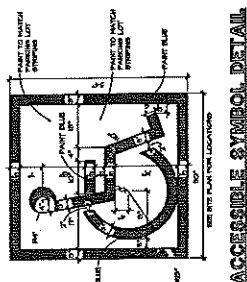


SIDEWALK DETAIL
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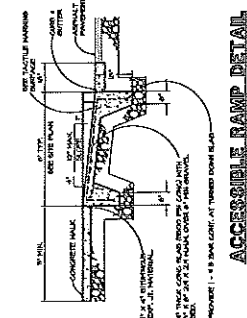


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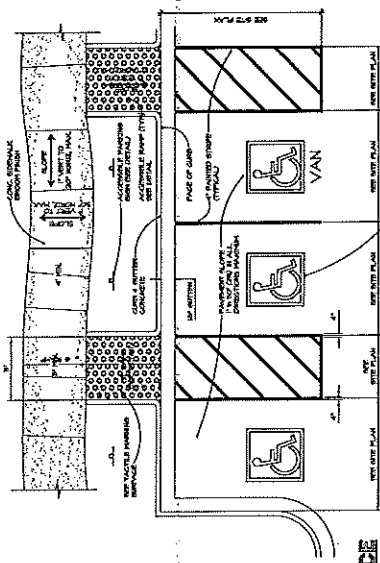
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|----------------------|--|--------------------------------|
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| PROJECT: 11-14 | | |
| NO. OF PAGES: 1 | | |
| NO. OF SHEETS: 1 | | |
| NO. OF COPIES: 1 | | |



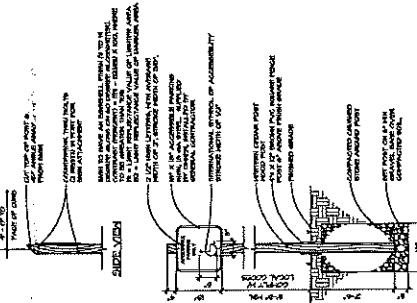
ACCESSIBLE SYMBOL DETAIL



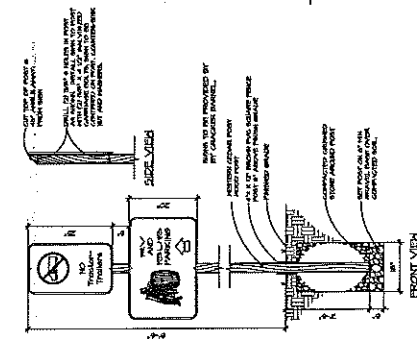
ACCESSIBLE RAMP DETAIL



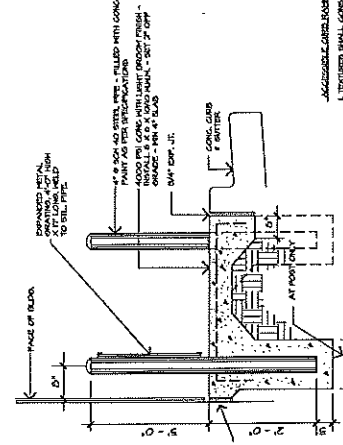
ACCESSIBLE PARKING STALL DETAIL



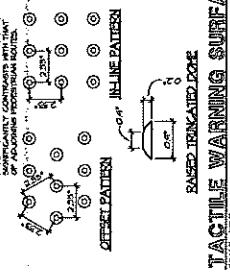
FRONT VIEW
ACCESSIBLE PARKING SIGNS



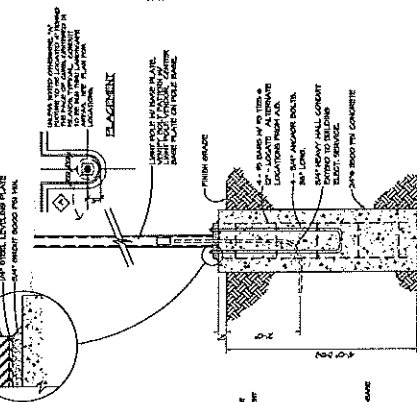
**NO TRACTOR TRAILER &
RV/BUS DIRECTIONAL SIGNS**



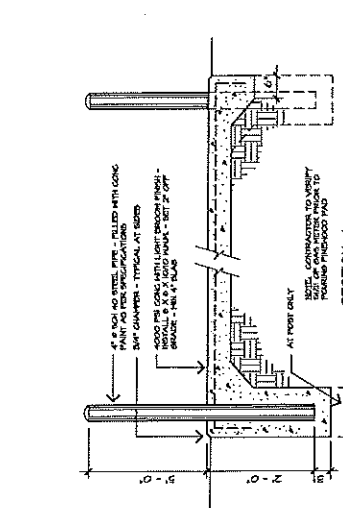
SECTION B



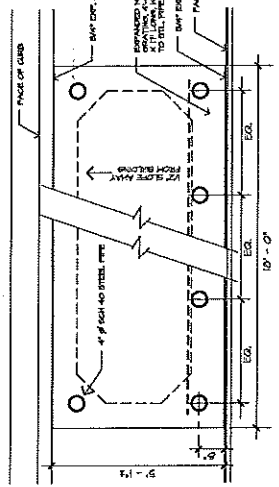
RAISED TRUNCATED DOME



STANDARD LIGHT DETAIL

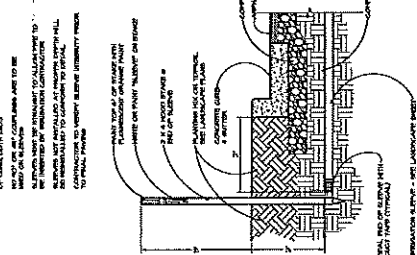


SECTION A

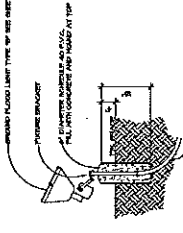


PLAN

FIREWOOD PAD DETAIL



IRRIGATION SLEEVING DETAIL

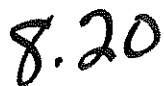


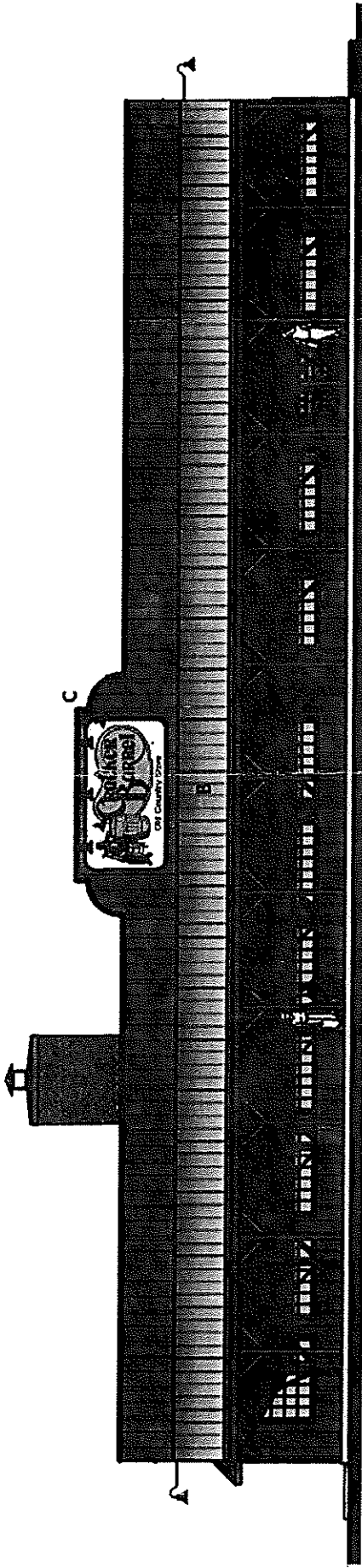
GROUND MOUNT LIGHT RETAINER
SCALE: NONE

8.18

C-6
FD-302 (Rev. 11-27-70)

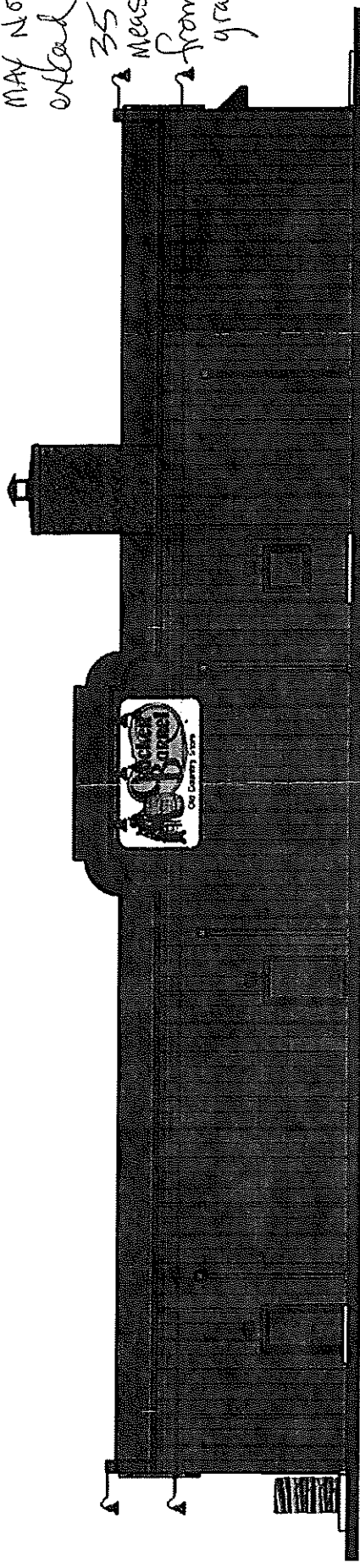


[illegible]



FRONT ELEVATION

⊕ structure
MAY NOT
extend
35'
Measured
from
grade.



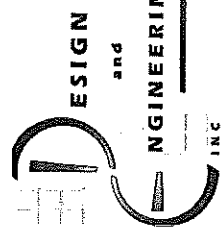
REAR ELEVATION

- MATERIALS LEGEND**
- A. HARDIPANEL & HARDITRIM SIDING, PAINTED CRACKER BARREL BROWN
 - B. BERRIDGE STANDING SEAM, GALVALUME METAL ROOF
 - C. PAC-CLAD METAL COPING, DARK BRONZE FINISH
 - D. SMOOTH-FACED CMU, PAINTED CRACKER BARREL BROWN

THIS IS AN ARTIST'S RENDERING OF THE PROPOSED EXTERIOR ELEVATIONS AND THEREFORE SHOULD NOT BE RELIED UPON FOR ACCURATE COLOR REPRODUCTION OF THE MATERIALS SHOWN. PLEASE REFER TO MATERIAL BOARDS FOR ACTUAL COLOR AND TEXTURE SAMPLES.

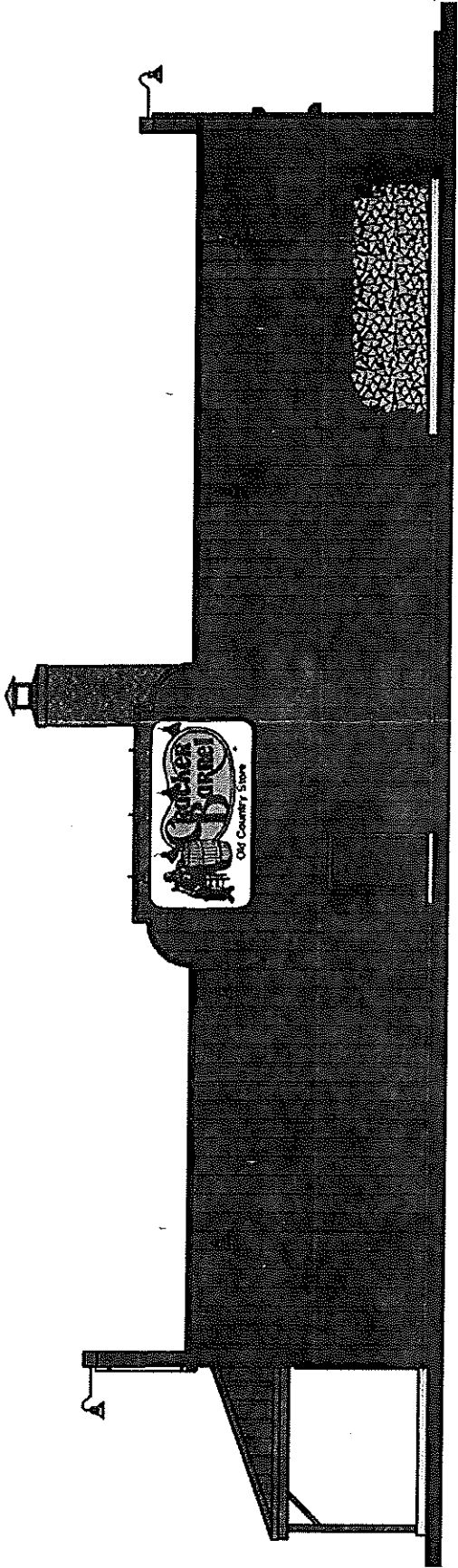


Old Country Store
04.09.08

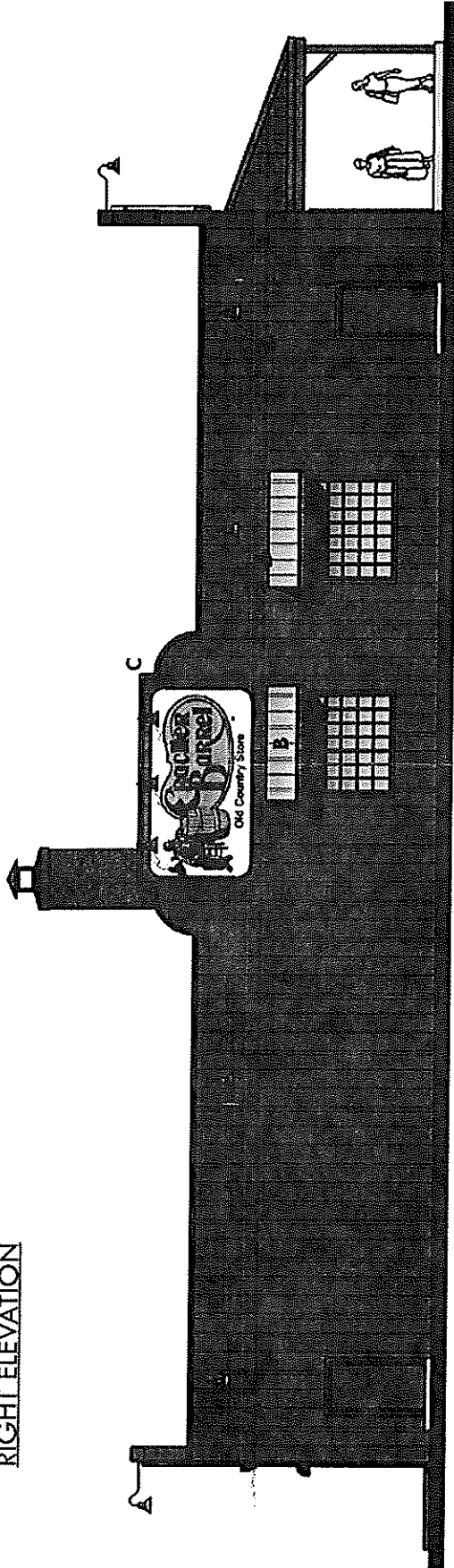


SOUTH TULSA, OK

8.22



RIGHT ELEVATION



LEFT ELEVATION

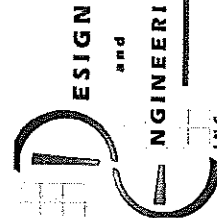
MATERIALS LEGEND

- A HARDIPANEL & HARDITRIM SIDING, PAINTED CRACKER BARREL BROWN
- B BERRIDGE STANDING SEAM, GALVALUME METAL ROOF
- C PAC-CLAD METAL COPING, DARK BRONZE FINISH
- D SMOOTH-FACED CMU, PAINTED CRACKER BARREL BROWN

THIS IS AN ARTISTIC RENDERING OF THE PROPOSED EXTERIOR ELEVATIONS AND THEREFORE SHOULD NOT BE RELIED UPON FOR ACCURATE COLOR REPRODUCTION OF THE MATERIALS SHOWN. PLEASE REFER TO MATERIAL SAMPLES FOR ACTUAL COLOR AND TEXTURE SAMPLES.

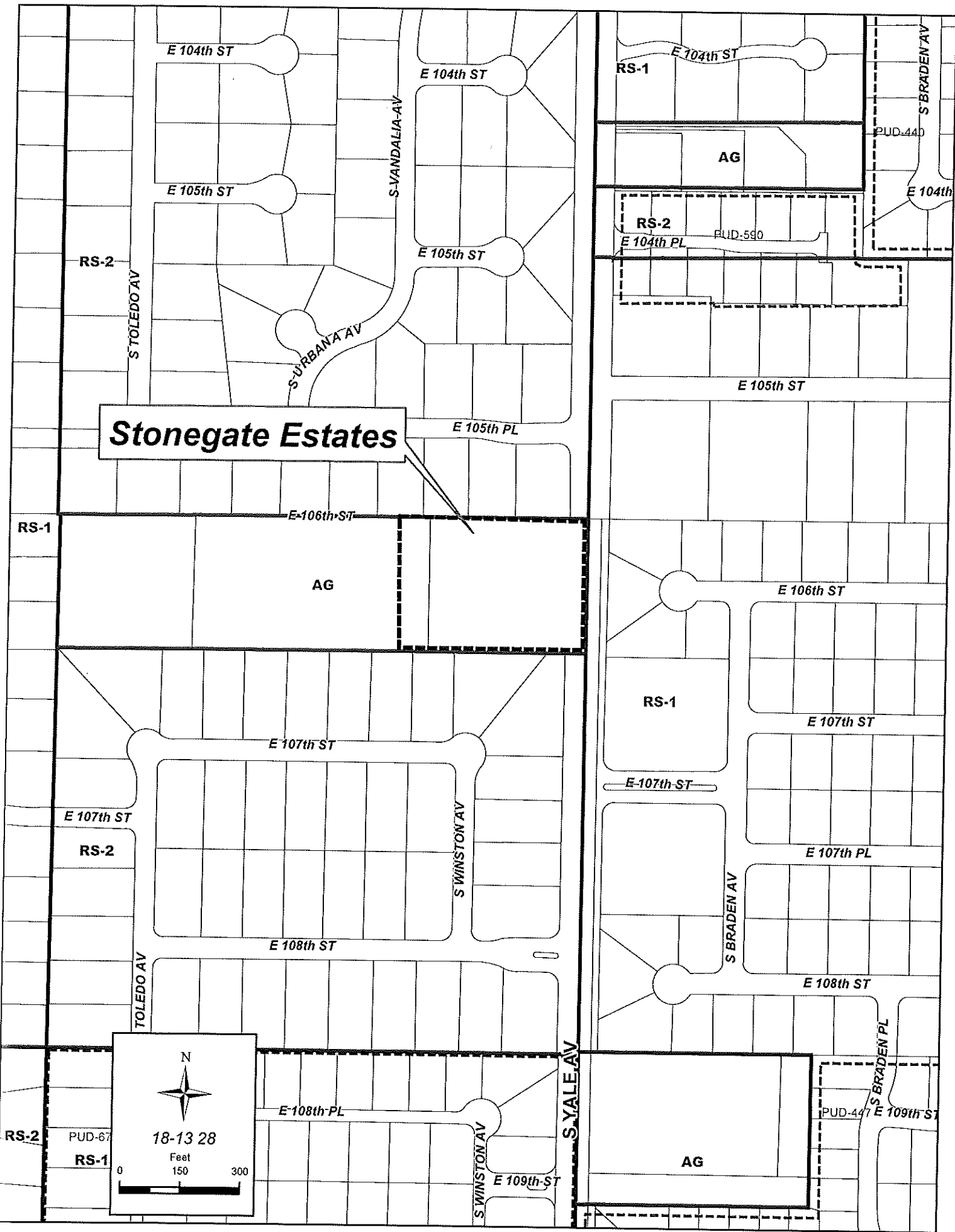


Old Country Store
04.09.08




SOUTH TULSA, OK

8.23





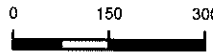
N



Stonegate Estates

18-13 28

Feet
0 150 300



PRELIMINARY SUBDIVISION PLAT

Stonegate Estates - (8328) (PD 26) (CD 8)

Southwest corner of 106th Street South and South Yale Avenue

This plat consists of 6 Lots, 1 Block, on 3.54 acres.

The following issues were discussed May 15, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 754. All PUD standards must be met and shown in the covenants.
2. **Streets:** Please include specific language to allow access along 106th Street for the two residential owners to the west. Add note on face of plat "Sidewalks required on all streets per subdivision regulations." 106th is shown as a collector on the major street and highway plan. Therefore, the street should be public, but because of the PUD approved private street the covenants need to be modified to allow public access once the roadway is extended per the Development Services Department.
3. **Sewer:** A sanitary sewer mainline extension must be provided for all proposed lots within the development. The line must be on a minimum grade so it can be extended to provide service to surrounding unsewered properties. Any retaining walls must be constructed without conflict with the proposed sanitary sewer system.
4. **Water:** The extension of a water main line is required.
5. **Storm Drainage:** Please remove the unreadable contour lines and elevations from the face of plat and place readable ones on the conceptual plan. Off-site drainage flowing onto the site is public drainage, and must be collected and conveyed to Reserve A in an easement. If this conveyance is overland, then it must be conveyed in an overland drainage easement, outside the limits of the utility easement; or it may be collected with inlets and thence be piped to Reserve A in the proposed utility easement. If an ODE is used to convey the public drainage then that standard language must be added to the covenants. Add a subsection for roof drainage to state that, "all roof drainage will be conveyed to Reserve A. Add language to the Reserve subsection in both Sections I and II to state that one of the uses for Reserve A is stormwater drainage collection and conveyance. The existing contours do not indicate that the off-site drainage from Yale Avenue will flow northward, in the street rights-of-way, to an inlet located immediately south

of 106th Street.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional wider easements may be necessary. Put proper language in covenants for overhead power on east side of the addition.
7. **Other: Fire:** No comment. **GIS:** Change "Date" to "Date of Preparation". Include a point of commencement and point of beginning that will need to be shown corresponding to the bearings and distances in the legal description in the covenants. Location map is missing the unplatted descriptor for some of the surrounding properties. Include complete dimensions for Winston Court. Include in the legal a metes and bounds description matching the bearing and distances shown on the face of the plat. Clarify location and dimensions of fence easements.

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. A sidewalk waiver is 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

10.4

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.



Land Planning Civil Engineering Project Management Land Surveying
6737 South 85th East Avenue | Tulsa, Oklahoma 74133 | 918-252-9621 | Fax 918-250-4566

May 1, 2008

INCOG
201 West 5th Street, Suite 600
Tulsa, OK 74103
918.584.7526 Fax 918.593.1024

Attn: Diane Fernandez
Senior Planner

Re: Stonegate Estates - Sidewalk Waiver Request

Dear Diane,

The Preliminary Plat for Stonegate Estates was submitted on April 24, 2008 without an accompanying request for a Sidewalk Waiver. We would formally request that a Sidewalk Waiver be granted for the north side of East 106th Street South. Stonegate Estates was formerly known as The Estates at Barringwood. The Estates at Barringwood PUD (PUD 754) was heard and approved by the TMAPC on April 16, 2008. The request for waiving the sidewalk requirement on the north side of East 106th Street South was discussed at the TMAPC and was met with a favorable response. The PUD has not gone through City Council yet, but is expected to be on the City Council agenda shortly.

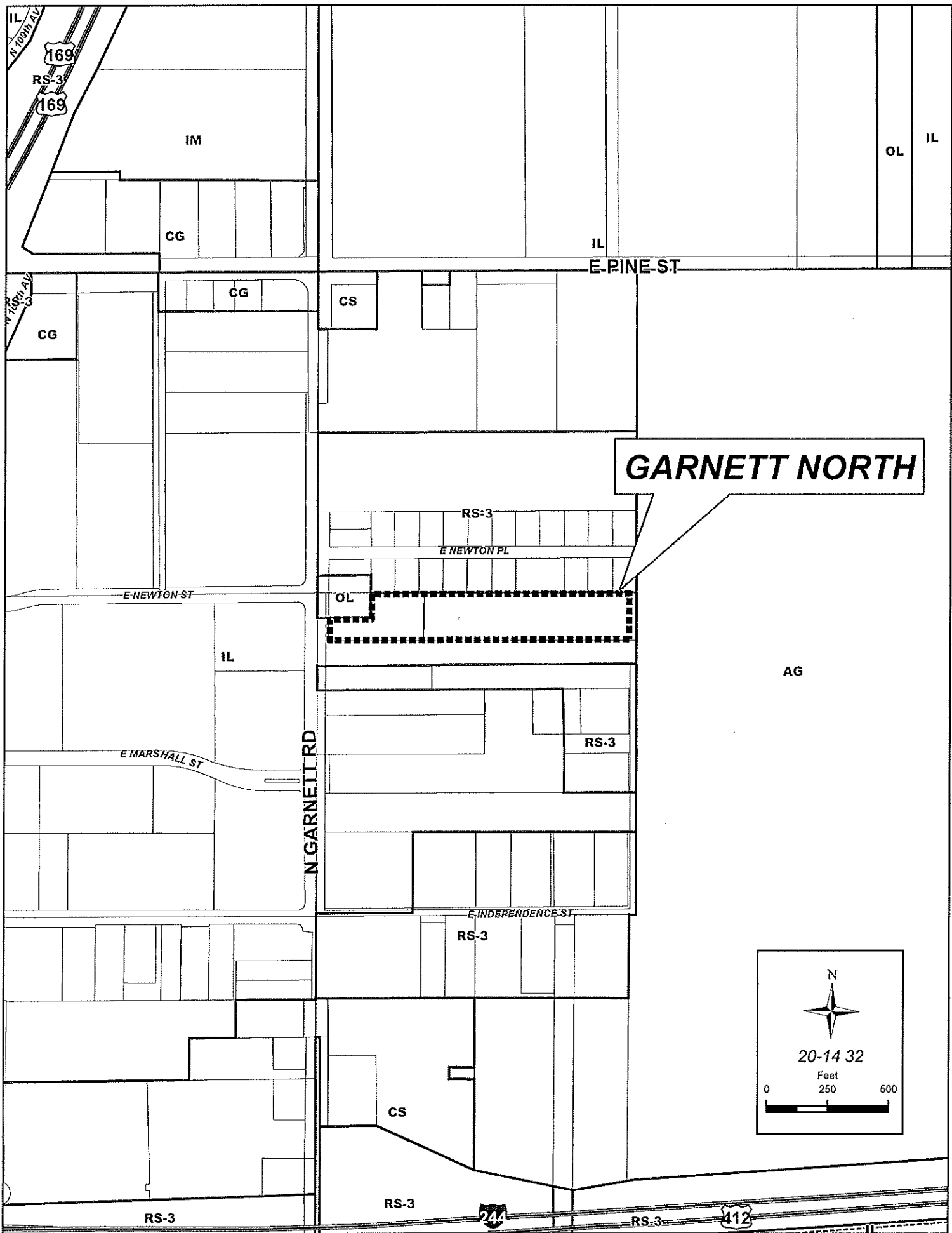
If you have any questions or comments concerning this request, please let me know.

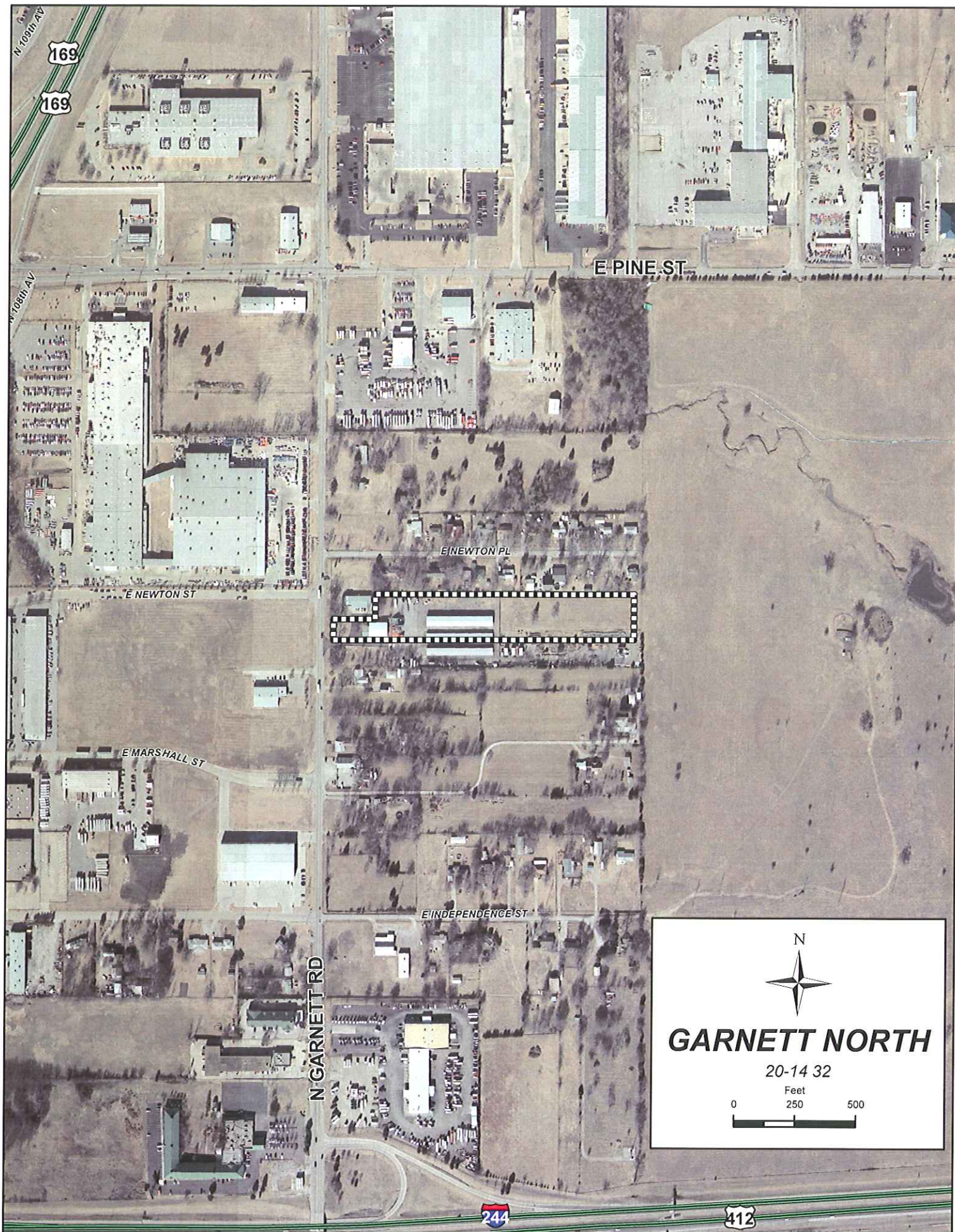
Thank-you,

A handwritten signature in blue ink, appearing to read 'Tim Terral', is written over a horizontal line.

Tim Terral
Director of Land Planning

10.7





N

GARNETT NORTH

20-14 32

Feet

0 250 500

11.2

MINOR SUBDIVISION PLAT

Garnett North - (0432) (PD 16) (CD 6)

South of East Newton Place and East of North Garnett Road

This plat consists of 1 Lot, 1 Block, on 8.14 acres.

The following issues were discussed May 15, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL.
2. **Streets:** Call out plat # for Cooley's Subdivision for right-of-way dedication. Add note on face of plat "sidewalks required on all streets per subdivision regulations."
Standard sidewalk language required. Continue the LNA (limits of no access) to the north property line and assure that the sum of all the LNA dimensions equal the total arterial frontage.
3. **Sewer:** No comment.
4. **Water:** A water main extension installed inside a 20 foot restrictive waterline easement may be requirement to serve this lot.
5. **Storm Drainage:** Overland drainage easements (ODE) conveying public drainage cannot be placed in the utility easements (U/E). ODE's outside the limits of the U/E's will be required. Add standard language for ODE's. Add ODE for the off-site drainage flowing onto the northern portion of the property.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Location map should read T 20 N. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings

equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. Provide a fire hydrant within 400 feet of the proposed building. If future buildings are constructed to the east a water main extension with hydrants will be required. **GIS:**

Location map is missing a north arrow. Point of commencement should be labeled and the text should read northeast corner of NE/4 of the SE/4 of Section 13, T 18 N, R 12 E. Subdivision statistics should read as subdivision contains 1 lot and 1 reserve in 1 block. Some of the text on the right hand side of the plat needs to be moved so as not to overwrite the contour lines. Incorrect spelling of covenant on the face of the plat. The first line of the 2nd paragraph of the covenant should read Commencing at... and the rest of the line should match the description given on the face of the plat updated with the changes above.

Staff recommends **APPROVAL** of the MINOR 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.

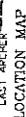
Standard Conditions:

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.

A RESUBDIVISION OF LOT 1 LESS THE WEST 165' OF THE NORTH 100' AND LESS THE EAST 25' AND THE NORTH 99.5' OF LOT 2 LESS THE EAST 20', COOLEY'S SUBDIVISION, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SITUATED IN THE W 1/2 OF THE NW 1/4, SECTION 32, T-20-N, R-14-E.

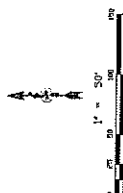


TOTAL AREA 0.14 ACRES

OWNER/DEVELOPER
DUANE A. CRAMER, JR. &
ANN M. CRAMER
P.O. BOX 613
OWETA, OKLAHOMA 74228
TEL: 918-234-1544

ENGINEER
ROGERS ENGINEERING & CONST. INC.
3035 S. INDUSTRIAL DRIVE
CHELSEA, OK. 74019
#015-789-5039
C. L. ROGERS

SURVEYOR
RAMSEY SURVEYING SERVICE
 P.O. BOX 309
 BUCKY, OK. 74009
 810-308-4520
 CA#212
 EXPIRES 6/30/2009
 ramseysurveying@aol.net

[illegible]

MODERN ACRES

LOT 1
BLOCK 1

COOLEY'S
DIVISION

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved
by the Tulsa Metropolitan Area Planning
Commission on _____

THANKS/HACOS

This approval is valid if this plat is not filed
in the Office of the County Clerk on or before

City Engineer

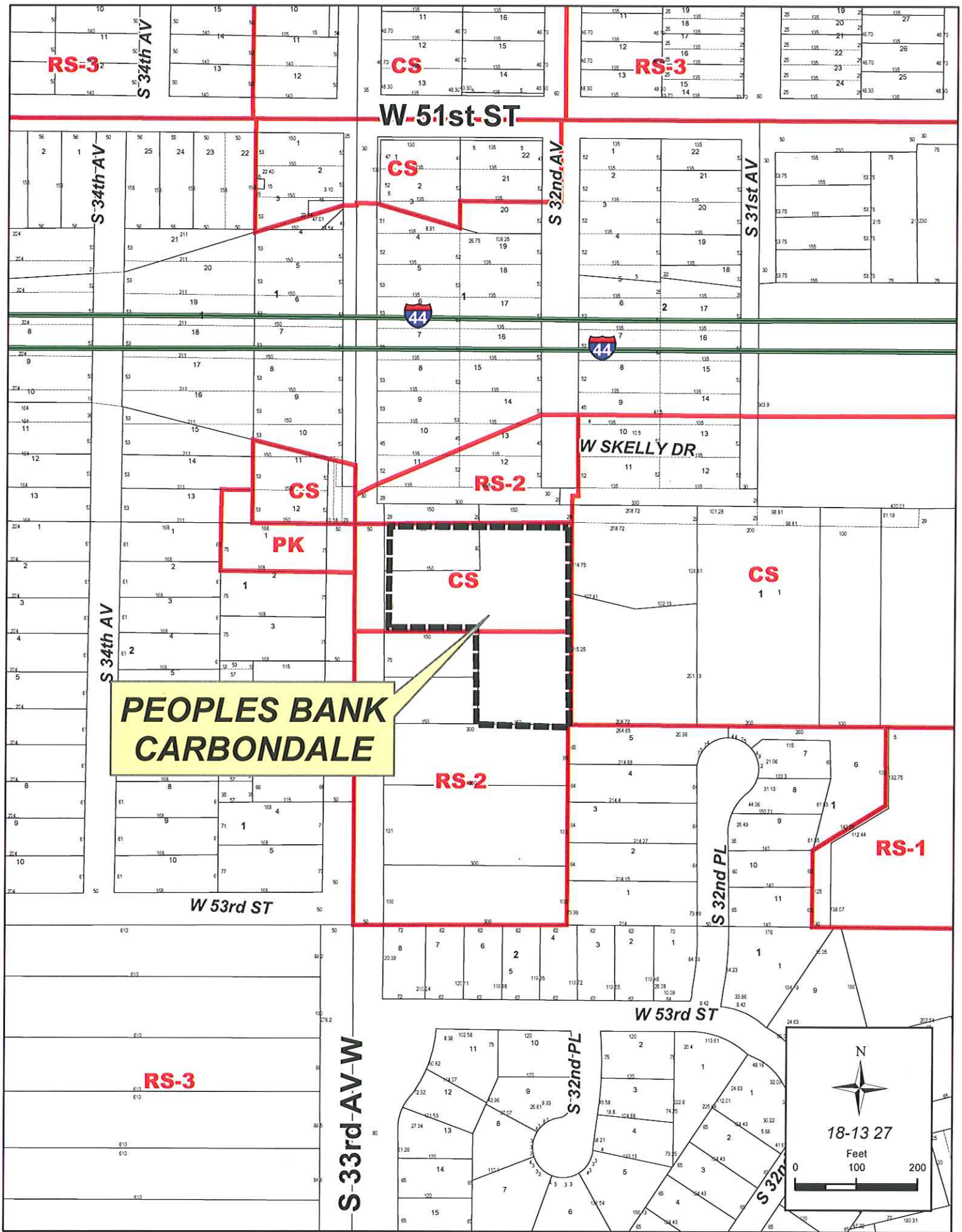
BOOK 133-1 NEW & IMPROVED EDITION

APPROVED _____ by _____
the Council of the City of Tulsa,
Telephone _____
Chairman _____
Mayor _____
Attest City Clerk _____
Approved City Attorney _____

NON TECHNICAL ADVISORY
COMMITTEE MEETING

RECEIVED
APR 24 2008

11.7



12.1

Brookwest

AG

IM

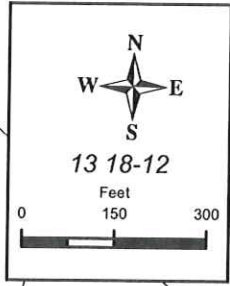
IL

55

20

AG

CG



SAIRPORT WAY

S AIRPORT WYE

S PEORIA AV

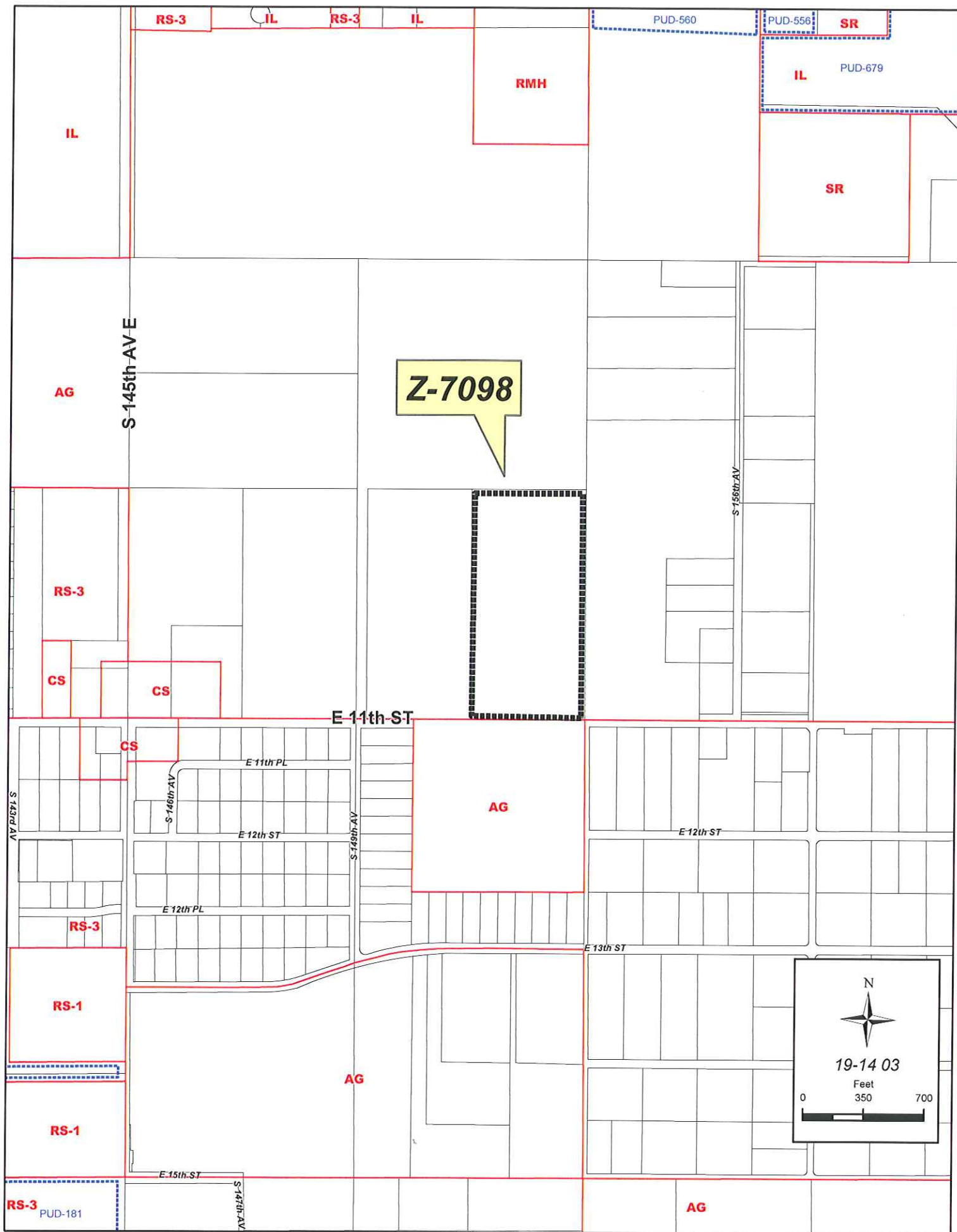
N ELM ST

N BIRCH ST

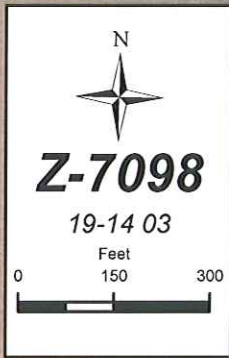
NASH ST

N BIRCH ST

13.1



14.1



SUBJECT
TRACT

E 11th ST

E 11th PL

E 12th ST

S 149th AV

E 12th ST

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7098

TRS 9403

Atlas 0

CZM 40

PD-17 CD-6

TMAPC Hearing Date: June 4, 2008

Applicant: Hector Del Bosque

Tract Size: 20± acres

ADDRESS/GENERAL LOCATION: East of northeast corner of East 11th Street South and South 145th East Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: IL

PROPOSED USE: Stone Company shop & warehouse

RELEVANT ZONING HISTORY:

Z-7027 March 2006: All concurred in approval of a request for rezoning a 9.81± acre tract of land from RS-3 to IL on property located east of the southeast corner of East Admiral Place and South 145th East Avenue.

Z-7014 March 2006: All concurred in approval of a request for rezoning a 2± acre tract of land from CS to RS-3 for housing on property located the southeast corner of East 11th Street South and South 145th East Avenue.

Z-6875/PUD-679 June 2003: All concurred in approval of a request for rezoning a 15 acre tract of land from AG/SR/CS/IL to IL/PUD for Auto Auction and storage, located on the southwest corner of East Admiral Place and South 161st East Avenue and east of subject property.

Z-6661 January 1999: A request for rezoning a 20-acre tract from AG to CS/IL was recommended for denial by staff. However, all concurred in the approval of rezoning a 4± acre tract from AG to CS for commercial use located on the northeast corner of East 11th Street South and South 145th East Avenue.

Z-6644 August 1998: All concurred in approval of rezoning a 119-acre tract from AG to IL located northwest of subject property and located on the southwest corner of East Admiral Place and South 145th East Avenue for warehouse and distribution center.

Z-6587/PUD-560 May, 1997: All concurred in approval of a request for rezoning a 12.5-acre tract of land from AG to IL/PUD-560 west of the southwest corner of East Admiral Place and South 161st East Avenue per staff recommendations and including a 100' drainage way in Development Area 4, on the west side of the tract.

14.4

Z-6585/PUD-556 February 1997: A request to rezone a 4.5-acre tract located on the south side of Admiral Place and west of 161st East Avenue, east of the subject property, from SR to CS or IL. Approval was granted for IL zoning to a depth of 350' fronting East Admiral Place with the balance of the tract to remain as SR zoning.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 20± acres in size and is located east of the southeast corner of East 11th Street and South 145th East Avenue. The property appears to be vacant and is zoned AG. The site is wooded.

STREETS:

| Exist. Access | MSHP Design | MSHP R/W | Exist. # Lanes |
|------------------------------|--------------------|-----------------|-----------------------|
| East 11 th Street | Secondary arterial | 100' | 2 |

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant land and possibly large lot residential/agricultural land, zoned AG; on the north by vacant land, zoned AG; on the south by large power lines and vacant land, zoned AG; and on the west by vacant land, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

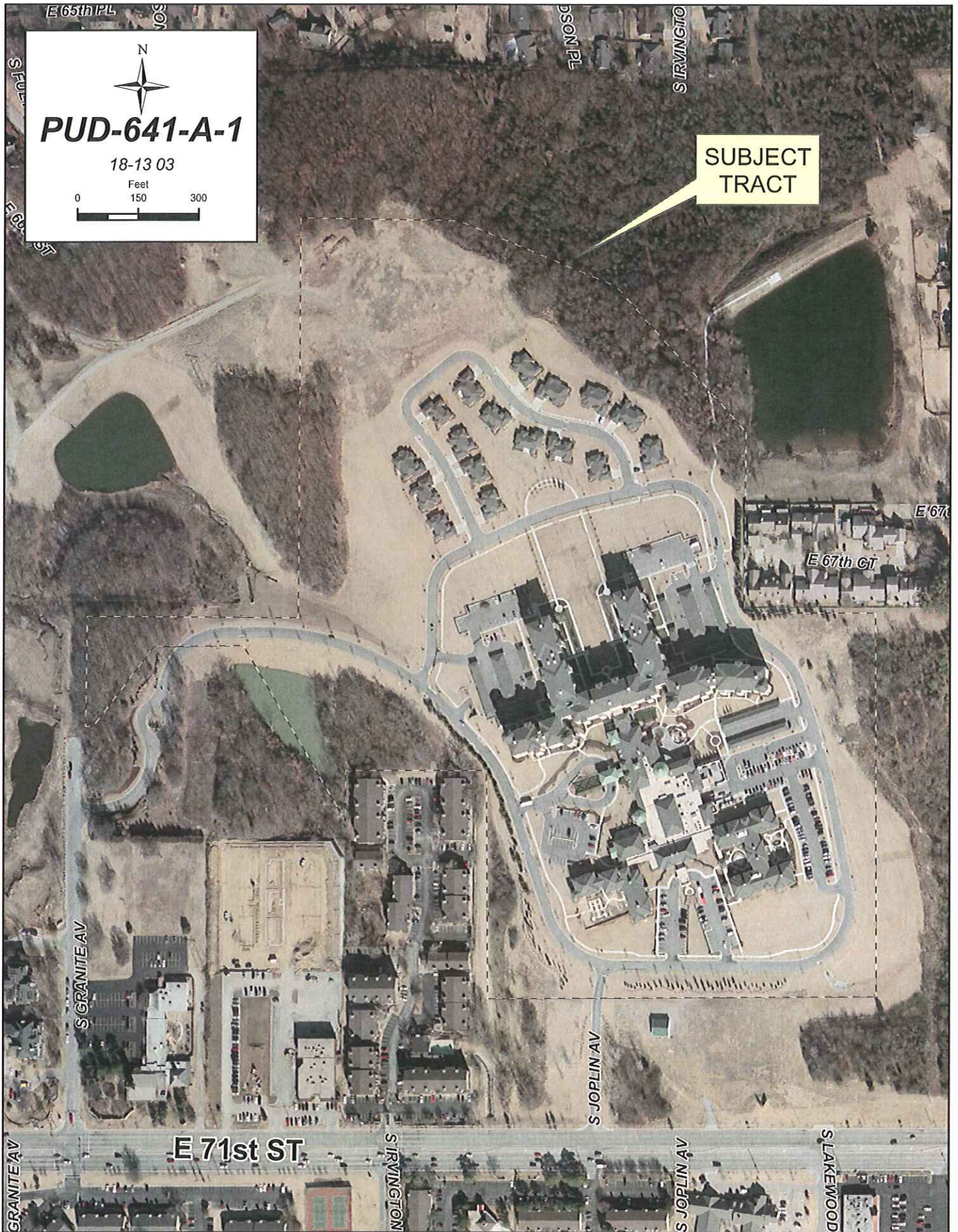
The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being in a Special District. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan by virtue of its location within a Special District. Plan provisions (Section 3.10) indicate this area is generally suited for low intensity development, but that some medium intensity uses may be appropriate if accompanied by a PUD.

STAFF RECOMMENDATION:

This appears to be a case of spot zoning and staff cannot support the requested rezoning. No PUD has been submitted to accommodate the proposed medium intensity use. Therefore, staff recommends **DENIAL** of IL zoning for Z-7098.

06/04/08

14.5



June 4, 2008

STAFF RECOMMENDATION

PUD-641-A-1: Minor Amendment – North side of 71st Street approximately 1,000 feet west of Sheridan Road; Montereau in Warren Woods; TRS 1813; CZM 53; Atlas 1001; PD 18 CD 7; OL/RS-3/PUD.

The applicant is requesting a minor amendment to increase the number of dwelling units allowed in Development Area A of PUD-641 from 30 to 34 units, and to allow 12 of the 34 units to be constructed as two-unit structures (see Exhibit A-2).

The request of an additional four (4) dwelling units above the approved 30 units is well within the 112 dwelling units that is allowed by the intensity of the underlying RS-3 zoning district. The intensity analysis submitted in 2000, as part of the approval of PUD-641 and as modified by PUD-641-A-1, remains applicable and is repeated herein as Exhibit A with modification for the additional 4 dwelling units.

Staff finds the requested increase of four units to be negligible with respect to the number of units that straight underlying zoning would permit. Therefore, staff recommends **APPROVAL** of minor amendment PUD-641-A-1 allowing an increase the number of dwelling units permitted in Development Area A of PUD-641 from 30 to 34 units, and to allow 12 of the 34 units to be constructed as two-unit structures.

All other PUD development standards of PUD-641 remain effective unless reiterated below (items with ~~strikethrough~~ and in **BOLD** are reflective of this minor amendment. Items in *italics and underlined* are the result of prior minor amendments, the amendment numbers for which are reflected herein):

2. **Development Standards:**

DEVELOPMENT AREA A

Net Land Area: 49.74 AC

Permitted Uses:

Nursing Home as included within Use Unit 2; Cell Towers as permitted in Use Unit 4 – Public Protection and Utilities (permitted by major amendment PUD—641-A); Single-Family Dwellings as included within Use Unit 6; and Apartments, Assisted Living Facility, Elderly/Retirement Housing and Life Care Retirement Center as included within Use Unit 8.

Maximum Single-Family Dwelling Cottage Units: 30 34*

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****22 one unit structures and 6 – two unit structures for a total of 34 permitted dwelling units.***

| | |
|---|--|
| Maximum Multifamily Dwelling Units: | 346 |
| Maximum Building Floor Area of Assisted Living/Nursing: | 158,000 SF |
| Maximum Land Coverage of Buildings: | 30% |
| Livability Space per Dwelling Unit: | As required by the underlying zoning. |
| Maximum Building Height: | six <u>eight stories</u> (permitted by minor amendment PUD-641-2) |
| Minimum Building Setbacks: | |
| One-story Buildings | |
| From Development Area Boundaries | 50 FT |
| Two or More Story Buildings | |
| From Development Area B | 50 FT |
| From other boundaries of the Dev. Area | 135 FT |
| Maximum Number of Lots: | one* |
| Off-Street Parking: | As required by the applicable Use Unit. |

*More than one lot may be permitted if the standards for each lot are approved by TMAPC during the platting process.

| | |
|--------------------------|----------------------------------|
| Minimum Landscaped Area: | 30% of Net Area. |
| Signs: | As allowed in the RM-2 district. |

DEVELOPMENT AREA B

Net Land Area: 6.75 AC

Permitted Uses:

Uses included within Use Unit 11 Office, Studios and Support Services, including drive-in banking facilities; and uses customarily accessory to permitted principal uses.

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| | |
|---|---|
| Maximum Floor Area Ratio Per Lot: | .50 |
| Maximum Building Height: | ten stories |
| Minimum Building Setbacks: | |
| From Centerline of East 71 st Street | 110 FT |
| From the North Development Area Boundary | Ten feet plus two feet for each one-foot of building height exceeding fifteen feet. |
| From Other Development Area Boundaries | 25 FT |
| Maximum Number of Lots: | one* |
| Off-Street Parking: | As required by the applicable Use Unit. |
| Minimum Landscaped Area: | 15% of Net Lot Area. |
| Signs: | As allowed in the OL district. |

* More than one lot may be permitted if the standards for each lot are approved by TMAPC during the platting process.

3. No Zoning Clearance Permit shall be issued for a lot within the PUD until a Detail Site Plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed 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.

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6. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
7. All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas.
8. The Department 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. Within a residential area a homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly-owned structures within the PUD.
10. All private roadways shall be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
11. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets or if the City will not inspect, then a registered professional engineer shall certify that the streets have been built to City standards.
12. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
14. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during Detail Site Plan review or the subdivision platting process.

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

II. ZONING INTENSITY ANALYSIS (PUD No. 641-A-1)

The intensity analysis submitted in 2000 as a part of Planned Unit Development No.641 as modified by Planned Unit Development No.641-A-1 remains applicable and is repeated herein, with modification for the additional 4 units of cottages.

Existing Zoning Gross Acres

| | | |
|--------------------------------|--------------------------|--------------------|
| RS-3 Residential Single Family | 944,380 sq. ft. | 21.68 acres |
| OL Office Low Intensity | <u>1,575,123</u> sq. ft. | <u>36.15</u> acres |
| TOTAL | 2,519,503 sq. ft. | 57.83 acres |

Permitted Intensity

Dwelling Units

| | | | | |
|----------------------|------------------|---|---------|----------------|
| RS-3 | 944,380 sq. ft. | ÷ | 8,400 = | 112 dus |
| OL (RM-1 conversion) | 1,575,123 sq.ft. | ÷ | 1,700 = | <u>926</u> dus |
| | | | TOTAL | 1,038 dus |

or

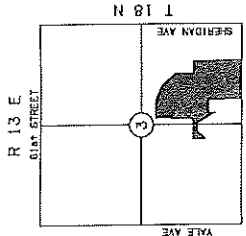
Floor Area - Assisted Living and/or Nursing Home

| | | |
|-----------------------------------|------------------|------------------------|
| RS-3 (Use Unit 8) | 944,380 x .5 = | 472,190 sq. ft. |
| OL (RM-1 conversion - Use Unit 8) | 1,575,123 x .5 = | <u>787,561</u> sq. ft. |
| | TOTAL | 1,259,751 sq. ft. |

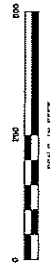
or

Floor Area - Office

| | | |
|----------------------------------|------------------|------------------------|
| RS-3 (Use Unit 11 not permitted) | -0- | sq. ft. |
| OL (Use Unit 11) | 1,575,123 x .4 = | <u>630,049</u> sq. ft. |
| | TOTAL | 630,049 sq. ft. |



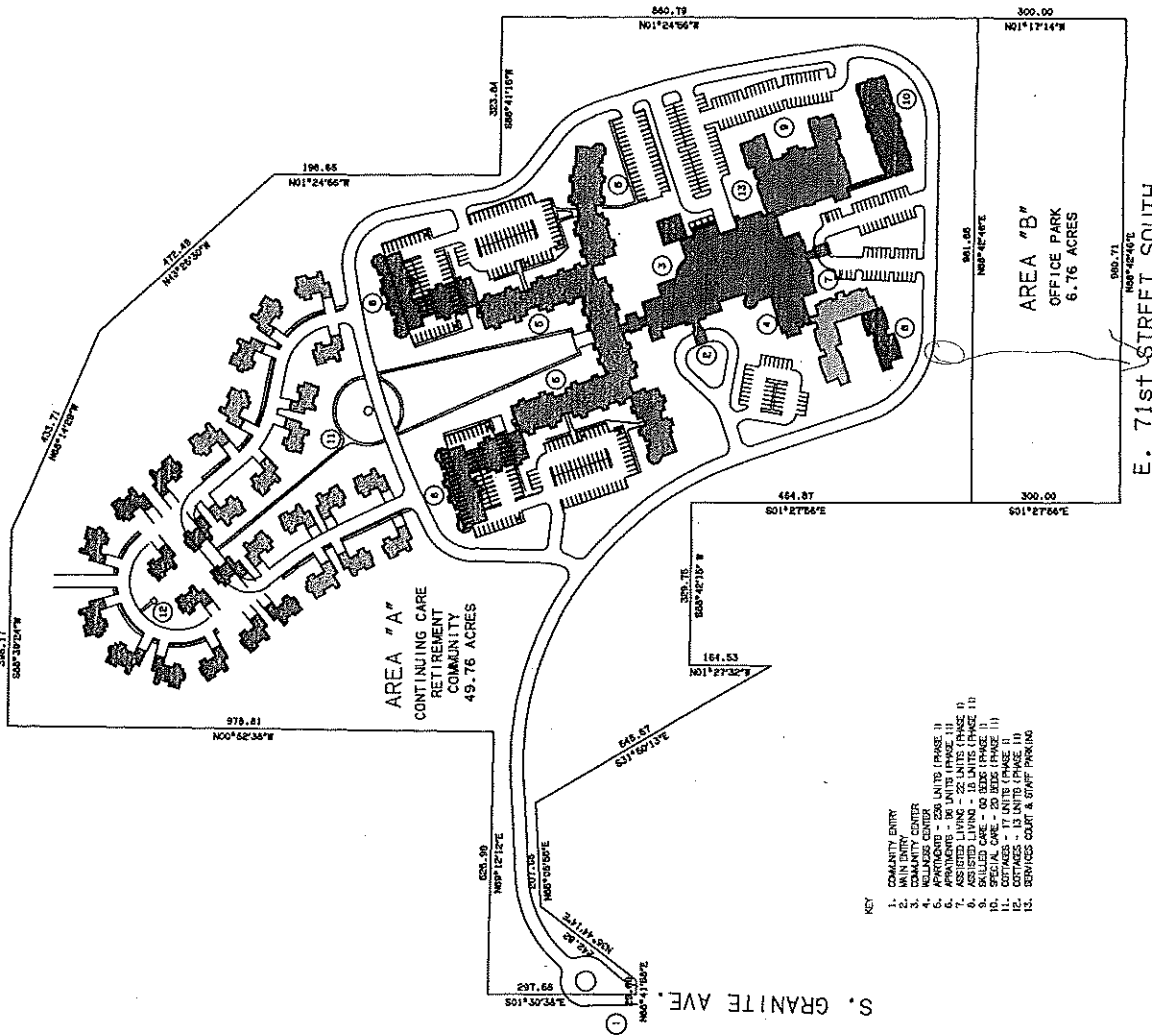
LOCATION MAP



WALLACE & ASSOCIATES, INC.
1000 N. 10th Street, Suite 100
Tulsa, Oklahoma 74103
Tel: 918.592.4444
Fax: 918.592.4444

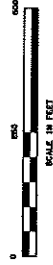
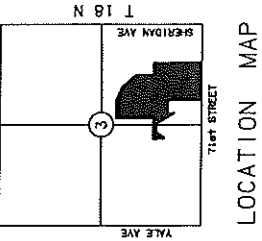
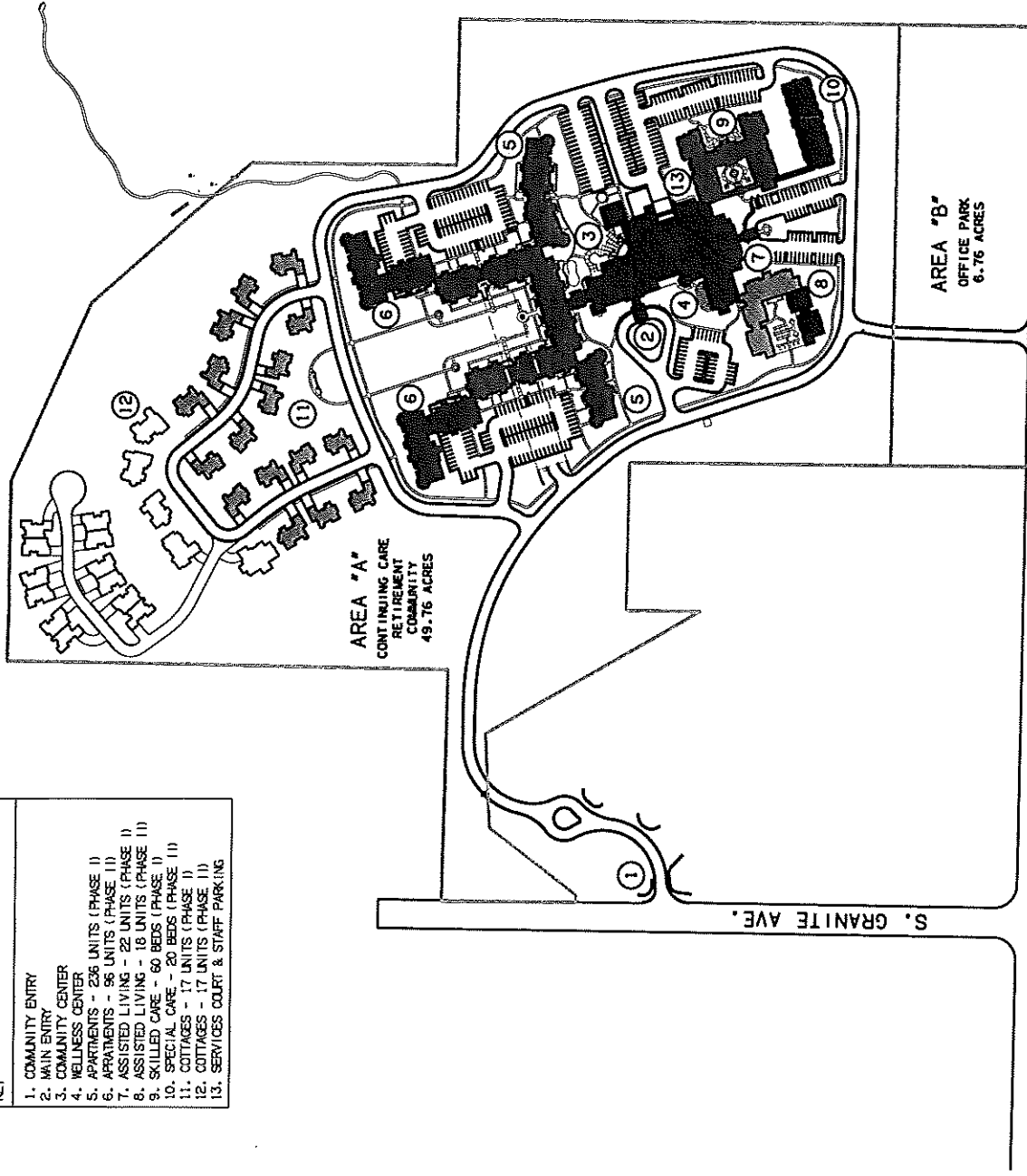
MONTEREAU
WARREN WOODS

CONCEPTUAL PLAN
EXHIBIT 'A-1'
P.U.D. No. 641



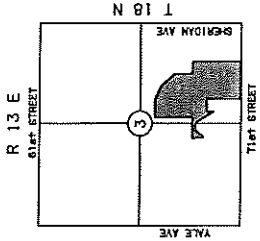
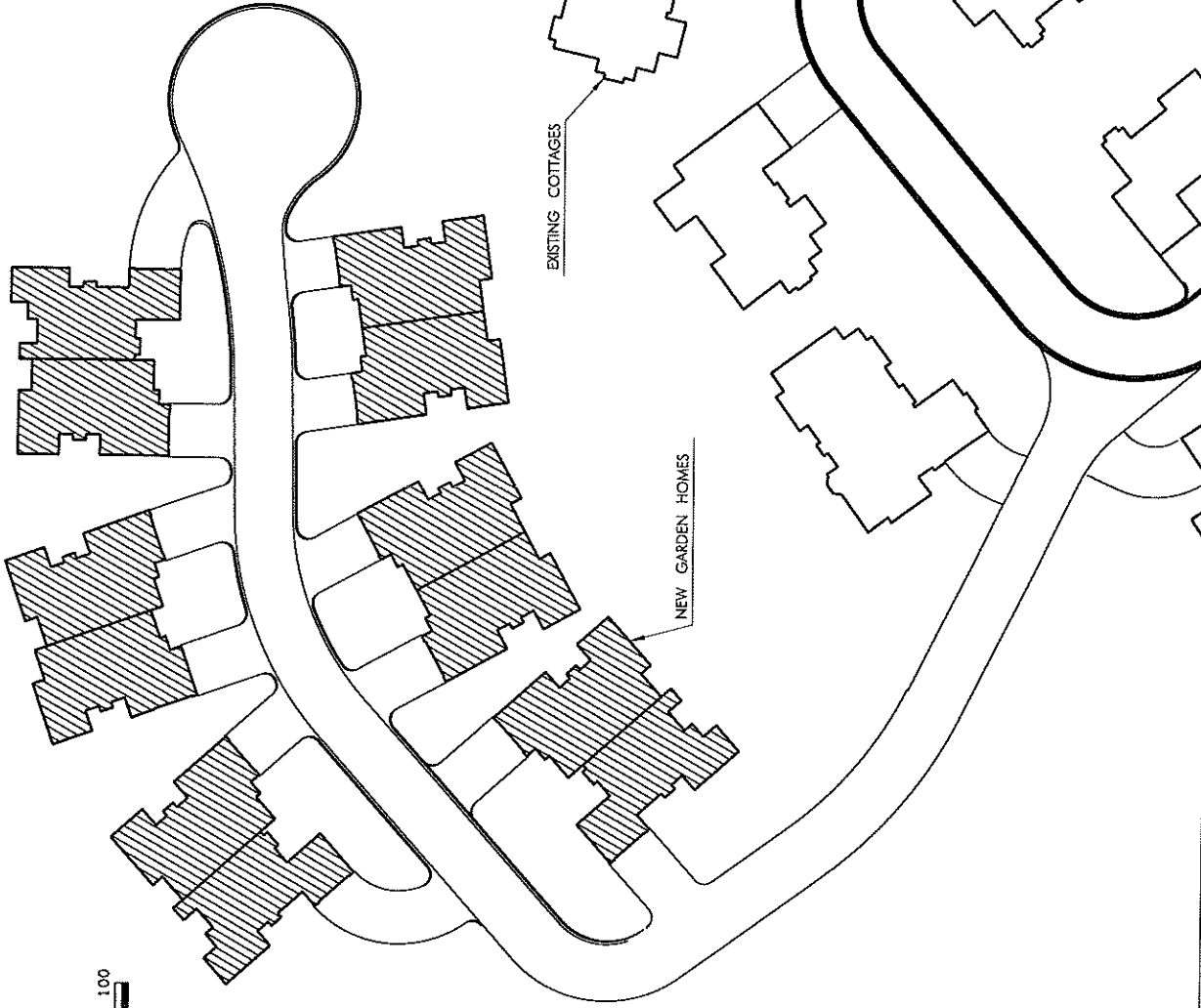
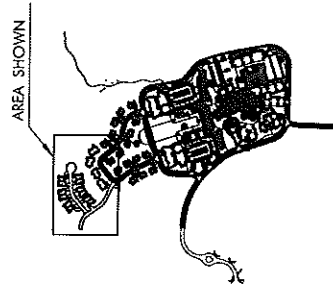
- KEY
- 1. COMMUNITY ENTRY
 - 2. MAIN ENTRY
 - 3. COMMUNITY CENTER
 - 4. SWIMMING POOL
 - 5. APARTMENTS - 250 UNITS (PHASE II)
 - 6. APARTMENTS - 100 UNITS (PHASE I)
 - 7. ASSISTED LIVING - 10 UNITS (PHASE I)
 - 8. ASSISTED LIVING - 10 UNITS (PHASE II)
 - 9. SKILLED CARE - 60 BEDS (PHASE I)
 - 10. SKILLED CARE - 60 BEDS (PHASE II)
 - 11. OFFICES - 11 UNITS (PHASE I)
 - 12. OFFICES - 13 UNITS (PHASE II)
 - 13. SERVICES COURT & STAFF PARKING

- KEY**
- 1. COMMUNITY ENTRY
 - 2. MAIN ENTRY
 - 3. COMMUNITY CENTER
 - 4. WELLNESS CENTER
 - 5. APARTMENTS - 236 UNITS (PHASE I)
 - 6. APARTMENTS - 96 UNITS (PHASE II)
 - 7. ASSISTED LIVING - 22 UNITS (PHASE I)
 - 8. ASSISTED LIVING - 18 UNITS (PHASE II)
 - 9. SKILLED CARE - 60 BEDS (PHASE I)
 - 10. SPECIAL CARE - 20 BEDS (PHASE II)
 - 11. COITAGES - 17 UNITS (PHASE I)
 - 12. COITAGES - 17 UNITS (PHASE II)
 - 13. SERVICES COURT & STAFF PARKING



**MONTREAU
WARREN WOODS**
AMENDED CONCEPTUAL SITE PLAN
EXHIBIT 'A-2'
P.U.D. No. 641

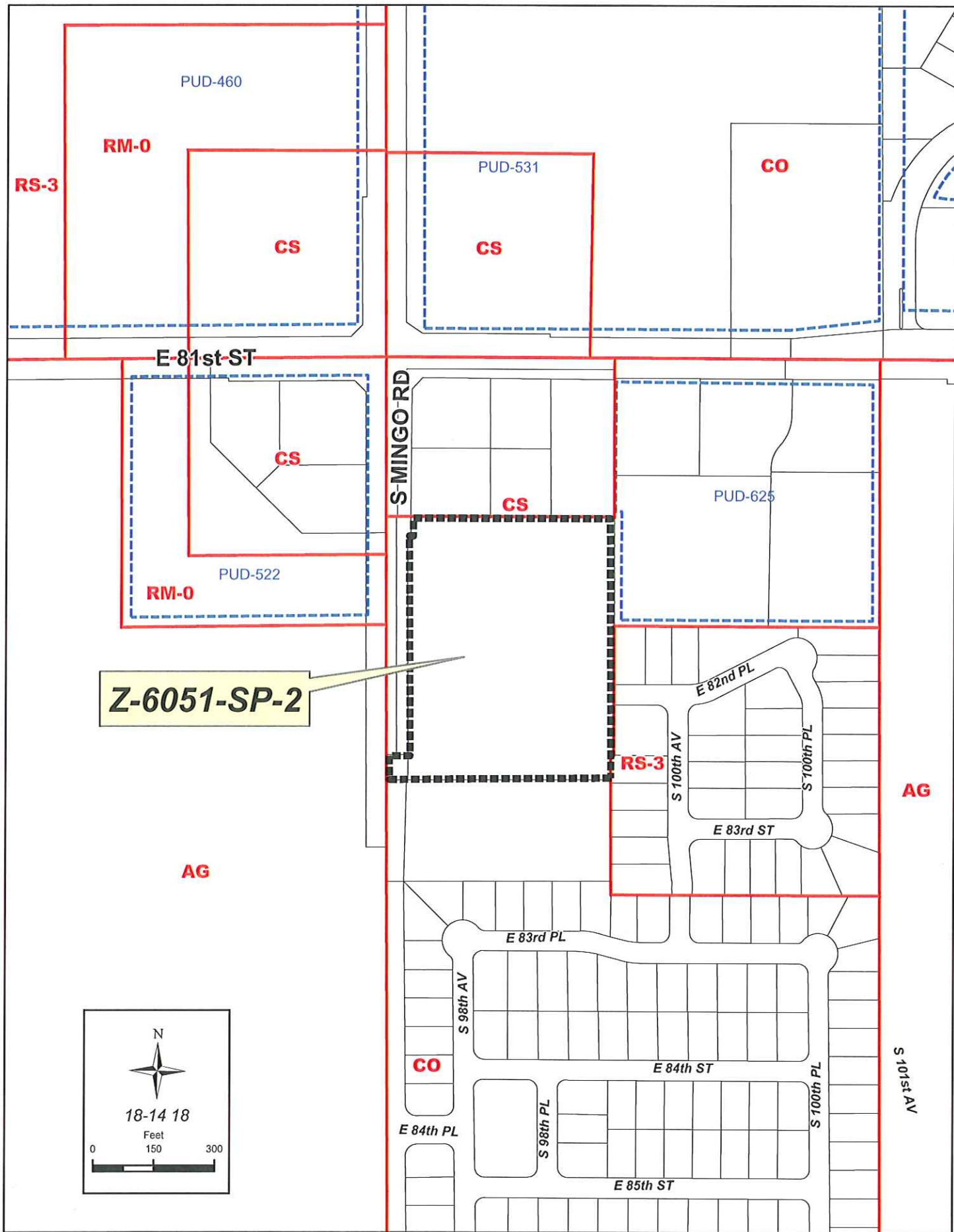
1510



LOCATION MAP



MONTEREY
WARREN WOODS
AMENDED CONCEPTUAL
SITE PLAN ENLARGED
EXHIBIT "A-3"
P.U.D. No. 641



76.1

N

Z-6051-SP-2

18-14 18

Feet

0 150 300



N
Z-6051-SP-2
18-14 18
Feet
0 75 150

E 81st ST

S MINGO RD

SUBJECT
TRACT

E 82nd PL

S 100th AV

E 83rd S

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-6051-SP-2

TRS 8414

Atlas 1413/1568

CZM 54

PD-18C CD-8

TMAPC Hearing Date: May 21, 2008 (continued
from 5/7/08 and 5/21/08)

Applicant: Danny Mitchell

Tract Size: 7.6 ± acres

ADDRESS/GENERAL LOCATION: South of the southeast corner of East 81st Street South
and South Mingo Road

EXISTING ZONING: CO

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 16426 dated August 20, 1985, established zoning
for the subject property.

PROPOSED ZONING: CO

PROPOSED USE: Commercial - Office,
Retail, Mini-Storage

RELEVANT ZONING HISTORY:

PUD-579-B/Z-6333-SP-4 December 2006: All concurred in approval of a proposed Major amendment to PUD and Corridor Site Plan on a 16.63± acre tract for land to permit hotel/motel under Use Unit 19 and to establish the development standards thereof, on property located on the east site of South 101st East Avenue and north of East 81st Street South.

Z-6735/PUD-625/Z-6735-SP-1 February 2000: All concurred in approval of a request to rezone a tract of land from AG to CO and of a proposed Planned Unit Development/Corridor Site Plan on a 9+ acre tract, located east of the southeast corner of East 81st Street and South Mingo Road, for commercial, office and hotel on the north 6.9 acres and office and mini storage on the south 2.5 acres, per staff recommendation.

PUD-579-A/Z-6333-SP-2 February 1999: All concurred in approval of a proposed Major Amendment to PUD-579 and a Corridor Site Plan to amend boundary of PUD, create 3 development areas, add Use Units 2 (private clubs), 5 (community centers), 11, and to establish permitted uses for new Development Area on property located on the north side of East 81st Street and west of Mingo Valley Expressway.

PUD-579/Z-6333-SP-1 February 1998: All concurred in approval of a proposed PUD on a 49 acre tract which is located on the north side of E. 81st Street S. at the Mingo Valley to allow a mixed residential development which would include townhouse dwellings, apartments, churches, private schools and other uses that are compatible with a residential environment, subject to approval of detail site plan approval with the PUD standards being met, for each development area prior to issuance of building permits.

BOA-17467 August 27, 1996: The Board of Adjustment approved a Variance to permit a Corridor development's access to be from an arterial street (Use Unit 2) per plan submitted;

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finding that the approval of this application will not be injurious to the area on property located and abutting south of the subject property.

Z-6051-SP-1 June 1996: A proposed Corridor Site Plan was submitted on a 2.8+ acre tract of land for a 37-unit assisted living apartment complex on property located and abutting south of subject property. Staff recommended denial of the site plan due to a lack of a collector street and the intensity of the use for this area. The TMAPC and City Council concurred in approval of the Site plan subject to a variance of access provision (BOA-17467).

Z-6528 May 1996: All concurred in approval of a request for rezoning a 10+ acre tract of land from AG to RS-3 for single-family subdivision on property located south and east of the southeast corner of East 81st Street South and South Mingo Road and abutting the subject property to the east.

Z-6023-SP-1 November 1995: All concurred in approval of a Corridor Site Plan on property located south of the southeast corner of E. 91st Street S. and S. Mingo Road and south of the subject property, for residential development (709 120' minimum lot sizes).

PUD-531 April 1995: All concurred in approval of a proposed Major Amendment on a 36.8 acre tract for 3 development areas: Area A is 10.8 acres for commercial shopping; Area B is 4.6 acres for office; Area C is 18.6 acres for apartment on property located on the northeast corner of East 81st Street and Mingo Road.

Z-6470/PUD-522 January 1995: All concurred in approval of a request to rezone a ten acre tract located on the southwest corner of E. 81st Street S. and S. Mingo Road from AG to CS/RM-0/PUD for a shopping center development.

Z-6432 February 1994: All concurred to approve a request to rezone a 5.22 acre tract of land from AG to CS for commercial uses, on property located on the southeast corner of East 81st Street South and South Mingo Road and abutting the subject property to the north.

Z-6281/PUD-460 May 1990: A request to rezone a 150 acre tract located in the northwest corner of E. 81st Street S. and S. Mingo Road from AG to CS/RM-0/RS-3/PUD-460 was approved for a mixed use development which included approximately 11 acres of CS at the intersection, a wrap around for multifamily development with RM-0 on approximately 23 acres and the balance being RS-3 zoning for single-family development.

BOA-15092 April 20, 1989: The Board of Adjustment approved a Special Exception to allow for an existing golf course and related uses in an AG District; finding that the use has been in existence for many years at the present location on property located south and west southwest corner of East 81st Street South and South Mingo Road and abutting the subject property on the west across South Mingo Road.

Z-6174 October 1987: All concurred in approval of a request to rezone the northwest corner of E. 81st Street and S. Mingo Valley Expressway from RS-3 to CO.

Z-6132 January 1987: All concurred in approval to rezone a 5+ acre tract located on the northeast corner of East 81st Street South and South Mingo Road from CO to CS.

Z-6051 July 1985: All concurred in approval of a request to rezone 11.5 acres located south of the southeast corner of East 81st Street South and South Mingo Road from AG to CO.

Z-6034 May 1985: All concurred in approval of a request to rezone from AG, RM-0 and CS to CO located on the northeast corner East 81st Street South and South Mingo Road. A 467' x 467' commercial node on the northeast corner remained CS and the remainder of the property was rezoned to CO.

Z-6023 March 1985: All concurred in approval to rezone 38 acres from AG to CO located south of the southeast corner of East 81st Street South and South Mingo Road.

BOA-12030 June 24, 1982: The Board of Adjustment approved a Special Exception to permit a school (Tulsa Junior College Southeast Campus) in an AG District with conditions that the applicant return to the Board with building plans prior to the issuance of building permit. On September 16, 1982 this case was presented to consider a conceptual site plan for the school and the Board approved it as presented.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 7.61± acres in size and is located south of the southeast corner of East 81st Street South and South Mingo Road. The property appears to be vacant and is zoned CO.

STREETS:

| Exist. Access | MSHP Design | MSHP R/W | Exist. # Lanes |
|----------------------|--------------------|-----------------|-----------------------|
| Mingo Road | Secondary Arterial | 100' | 2 |

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

SURROUNDING AREA: The subject tract is abutted on the east by College Center at Meadowbrook, zoned CO/PUD-625 and South Towne Square Extended, zoned RS-3; on the north by Meadow Brook Village, zoned CS; on the south by Tulsa Sterling House No. 1, zoned CO; and on the west by Mingo Road and Meadow Brook Center, zoned CS/RM-O/PUD-522 and undeveloped/unplatted land, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being low intensity Corridor District. According to the Zoning Matrix, the existing CO zoning is in accord with the Plan.

STAFF RECOMMENDATION:

This parcel is an unplatted 7.6 acre tract located on the east side of Mingo Road approximately 300' south of the south-east corner of 81st Street South and Mingo Road. The entire tract will be platted as a four lot, one block commercial subdivision with one private corridor collector street.

The proposal is for a mixed use commercial and office development with additional mini-storage and open air storage permitted in Development Area B only (see Exhibit A). Access to the site would be by mutual access easement (MAE) from Mingo Road via the private corridor collector East 82nd Place South. The MAE would be platted as part of Lot 4 (see Exhibit B-1).

The City of Tulsa Fire Marshall is requiring that 82nd Place be extended into the single-family South Towne Square Extended to the east in order to provide direct emergency access from Mingo Road since there are over 30 homes in the development. Staff recognizes concern over through traffic raised by the South Towne Square Extended Homeowners Association.

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As a result of the wishes of the homeowners association in combination with the Fire Marshal's requirements, it is staff's recommendation to construct an 8 foot high, solid screened crash gate eliminating the potential for unwanted through traffic. The gate would allow the required direct emergency access from Mingo Road; while at the same time provide the screening between the residential and commercial uses, as required by the Zoning Code. The 8-foot high gate would be extended to the remainder of the boundary in common with the residential single-family district by the erection of an 8-foot high screening wall or fence. Design of such gates and wall or fence would require detail site plan review and approval from the TMAPC.

Notice of the detail site plan review for any proposal in Development Area B, including crash gates and the screening wall or fence, would be provided to the South Towne Square Extended Homeowners Association.

Lot 1 does not have direct access to the corridor collector, however, staff finds that access to Mingo Road for Lot 1, with Mutual Access through Lot 2 to the corridor collector is a viable development alternative (see Exhibit B-1) with access to Lot 4 provided as well. This is because of the prior development of South Towne Square Extended which did not provide direct emergency access from an arterial street into the neighborhood. With proposed development of this tract 82nd Place must be extended straight through to South Towne Square Extended. 82nd Place thereby becomes the corridor collector street by default. The collector will be privately dedicated, maintained and closed to through traffic to the east.

Proposed building setbacks, floor area, parking and landscaping meet applicable standards as set forth by the Zoning Code and would be verified at detail site plan review. Lighting will be directed down and away from residential areas and will subject to the Kennebunkport Formula. Lot lines in common with any residential district shall be screened from the development by the erection of an 8' solid screening wall or fence.

The 5/21/08 continuance of this case allowed the developer to negotiate alternative measures with the Southtown Square Extended Homeowners Association to help buffer this proposed development from the residential development to the east. Specifically these measures include:

- Using the proposed development in Development Area B as a buffer from the more intensive commercial uses immediately adjacent to the north and west of this development and Southtown Square Extended;
- Decreasing the permitted building height in Development Area B from the originally proposed 4 – stories not to exceed 55'; to 4-stories, not to exceed 47'. The 10-foot setback plus two (2) additional feet of setback for every foot over 15' in height requirement along any residential boundary is still the staff recommendation for setback requirement in Area B along the residential single-family boundary.
- The façade of any building in Development Area B will be comprised of masonry building materials.
- All windows on the south and east side of any Development Area B building will be for decorative purposes only and it will not be possible to see outside of the building from the south or east side.
- Any Use Unit 16 use will have gated entries and exits.
- Any Use Unit 16 use will be monitored with security cameras.

- Between the east boundary of Development Area B and any building in Development Area B and within the open air storage area, lighting will not exceed eight (8) feet in height.
- No open air storage of any kind shall be visible at ground level from South Towne Square Extended.

Based upon the proposed Concept Plan and revised Development Standards, staff finds Z-6051-SP-2 to be: (1) in harmony with the existing and expected development of surrounding areas; (2) a unified treatment of the development possibilities of the site given the surrounding approved developments; and (3) consistent with the stated purposes and standards of the CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-6051-SP-2 subject to the following conditions:

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

Development Area A

Net Land Area: 4.48 Acres 195,169 SF

Permitted Uses:

Uses permitted as a matter of right in Use Unit 10, Off-Street Parking; Use Unit 11, Offices and Studios, and Support Services; Use Unit 12, Entertainment and Eating Establishments other than Drive-ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shipping Goods and Services; and uses customarily incidental thereto.

Maximum Building Floor Area (1.25 FAR): 243,961 SF

Maximum Land Coverage of Buildings: 30%

Maximum Building Height: Two stories, not to exceed 35'

Minimum Building Setbacks:

| | |
|---|---------|
| From development area/internal lot boundaries | 20 FT |
| From the easterly right-of-way line of Mingo Road | |
| Office and research buildings | 100 FT |
| All other commercial buildings | 200 FT* |
| From the ROW boundary of 82 nd Place South | 35 FT |

* Except, a 100-foot building setback shall apply to commercial buildings located within 550' of an arterial street intersection.

Development Area B

16.8

Net Land Area: 3.07 Acres 133,983 SF

Permitted Uses:

Uses permitted as a matter of right in Use Unit 10, Off-Street Parking; Use Unit 11, Offices and Studios, and Support Services; Use Unit 12, Entertainment and Eating Establishments other than Drive-ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shopping Goods and Services; Use Unit 16, Mini storage including open air storage; and uses customarily incidental thereto.

Maximum Building Floor Area (1.25 FAR): 167,478 SF

Maximum Land Coverage of Buildings: 30%

Maximum Building Height: Four stories not to exceed 47'

Minimum Building Setbacks:

| | |
|---|--------|
| From north boundary of Development Area B | 10 FT |
| From the east boundary line of Development Area B | 10 FT* |
| From the west boundary line of Development Area B | 10 FT |
| From the ROW boundary of 82 nd Place South | 35 FT |

** Plus 2-feet of additional setback for every foot of building height exceeding 15' from any lot line or boundary line in common with an R district.*

Building Façade:

The façade of any building will be comprised of masonry building materials.

Windows:

All windows on the south and east side of the building will be for decorative purposes only and it will not be possible to see outside of the building from the south or east side.

Gated Entry and Exit:

Any Use Unit 16 use will have gated entries and exits.

Monitors:

Any Use Unit 16 use will be monitored with security cameras.

Lighting:

Between the east boundary of Development Area B and any building in Development Area B and within the open air storage area, lighting will not exceed eight (8) feet in height.

16.9

Visibility of Outside Storage:

No open air storage of any kind shall be visible at ground level from South Towne Square Extended.

All Development Areas

Landscaped Area:

A minimum of 10% of the net land area shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code and may include required street yard landscaping.

Signs:

- 1) Ground signs shall be permitted within Area A as follows:
 - (a) One identification sign for Lot 4 is permitted at the intersection of West 82nd Place South and Mingo Road. The identification sign shall not exceed a maximum height of 12 feet and a maximum display surface area of 80 feet not including masonry structures on which the display surface area may be located where applicable.
 - (b) One ground sign for each lot fronting Mingo Road, each sign not exceeding eight feet in height and 870 square feet of display surface area.
- 2) Wall signs shall be permitted not to exceed two square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building. There will be no wall signs within 200' of the residential area to the east.

Lighting:

Light standards whether building or pole mounted, shall not exceed 25 feet in height and shall be hooded and directed downward and away from adjoining properties. Except as otherwise provided in the Development Standards for Area B, any fixture, either building mounted or free-standing, within 200' of South Towne Square Extended shall be limited to 15' in total height. All light fixtures shall be arranged so as to shield and direct the light away from surrounding residential areas. Shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within surrounding residential areas. Compliance with these standards and with the City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.

Access:

In order that the traffic-carrying capacity of the transportation system may be maintained, the development's access shall be principally from the internal private

16.10

collector street. In keeping, there shall be no direct access to Mingo road from Lots 1, 2 and 3.

Transit:

Tulsa Transit operates services at this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development and during the platting process.

Pedestrian Circulation:

A pedestrian circulation plan shall be required that includes the following:

- (a) Sidewalks along Mingo Road, as well as both sides of the collector street per subdivision regulations.
- (b) Pedestrian walkways through parking lots and between buildings where practical; a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances and/or sidewalks. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
- (c) Pedestrian walkways connecting existing transit stops to non-street front building entrances where applicable.
- (d) Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect where practical.

Screening:

An 8-foot solid screened, emergency crash gate will be constructed across the entry from 82nd Place into South Towne Square Extended to the east to meet the requirements of the City of Tulsa Fire Marshall providing required emergency access to the neighborhood while at the same time eliminating potential for through traffic. An 8' screening wall or fence and concrete panel designed to match the existing concrete panel fence installed by the hotel with a minimum 5-foot landscape buffer shall extend along the rest of the boundary in common with the R District. The design of such screening wall or fence and solid screened gating shall be subject to detail site plan review and approval from the TMAPC. This includes number seven (7) below.

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking, screening fences and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.

4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to occupancy or at the soonest appropriate plating time. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved corridor Site Plan 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 (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
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. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the Corridor Site Plan conditions of approval and making the City beneficiary to said covenants that relate to the Corridor Site Plan conditions.
10. Subject to conditions recommended by the Technical Advisory Committee which are approved by TMAPC.
11. Approval of the Corridor Site Plan major amendment is not an endorsement of the conceptual layout. This will be done during detail site plan review of the subdivision platting process.
12. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD. Open air storage is limited to Lot 4.

TAC Comments:

General: No comments.

Water: A water main extension line will be required.

16.12

Fire: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

Stormwater: On-site Detention has been required for this site. It should be added to the Corridor Plan's narrative and Site Plan.

Wastewater: Sanitary sewer access must be provided to all proposed lots within the Development. Due to the potential for problems with grade, the developer will be required to present a proposed sanitary sewer mainline extension before the preliminary plat can be approved.

Transportation: Sidewalk required along Mingo Road.

Traffic: Recommend that the East-West Mutual Access Easement be increased from 26 to 30 ft in order to provide 2ft clearance behind both curbs. Develop and include in the Covenants language to provide either Public Access or Emergency Access to/from South Towne Square Extended via the E-W roadway (82nd Place).

INCOG Transportation:

- MSHP: S. Mingo, between E. 81st St. S. and E. 91st St. S, designated secondary arterial. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- LRTP: S. Mingo, between E. 81st St. S. and E. 91st St. S., planned 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No Comment
- Transit: Currently, Tulsa Transit operates services at this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

16.13

05/07/08

16.14

C.L. East 81st Street South

Meadow Brook Village

College Center at Meadow Brook

East 82nd Place

South Towne Square Extended

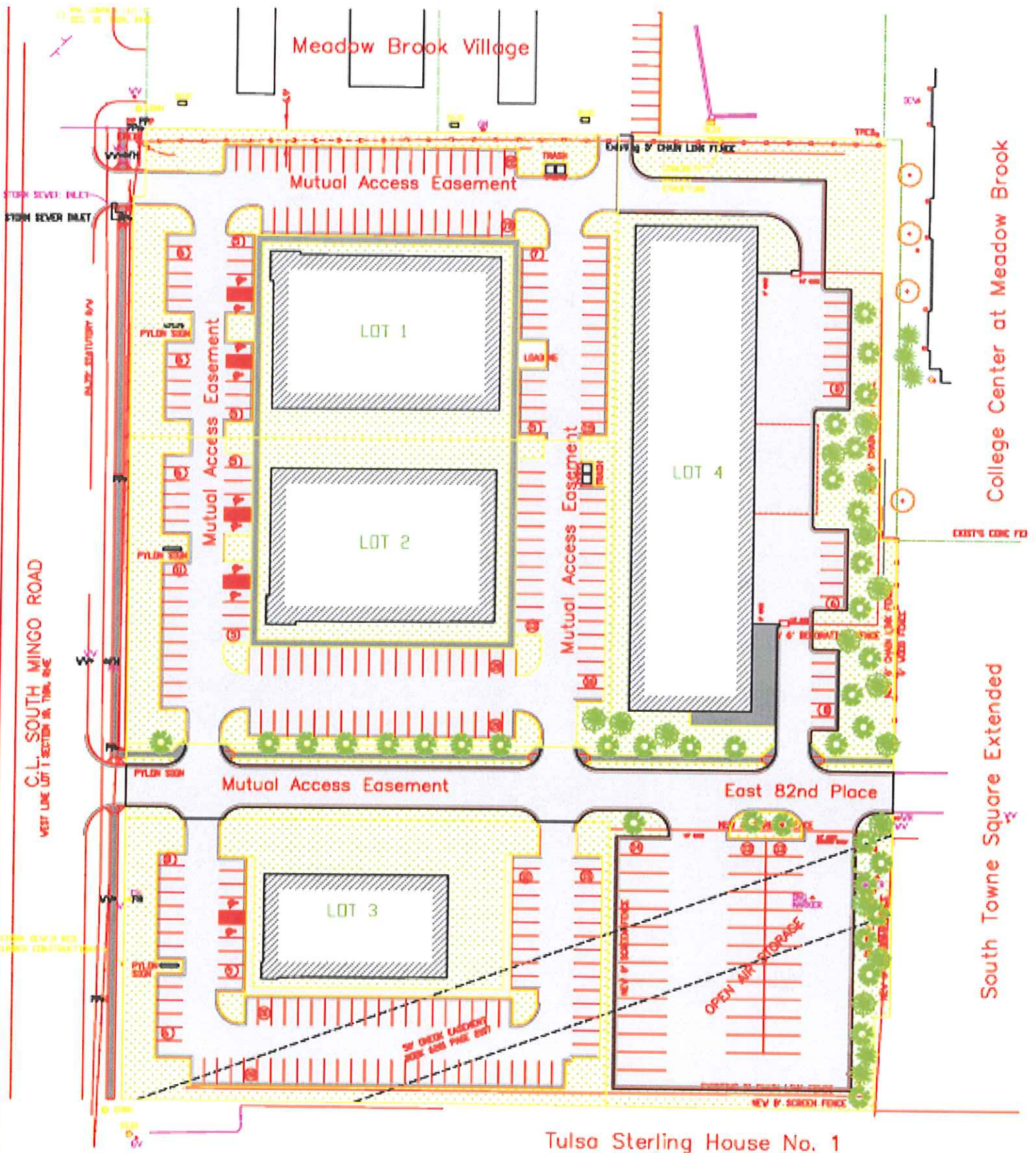
Tulsa Sterling House No. 1

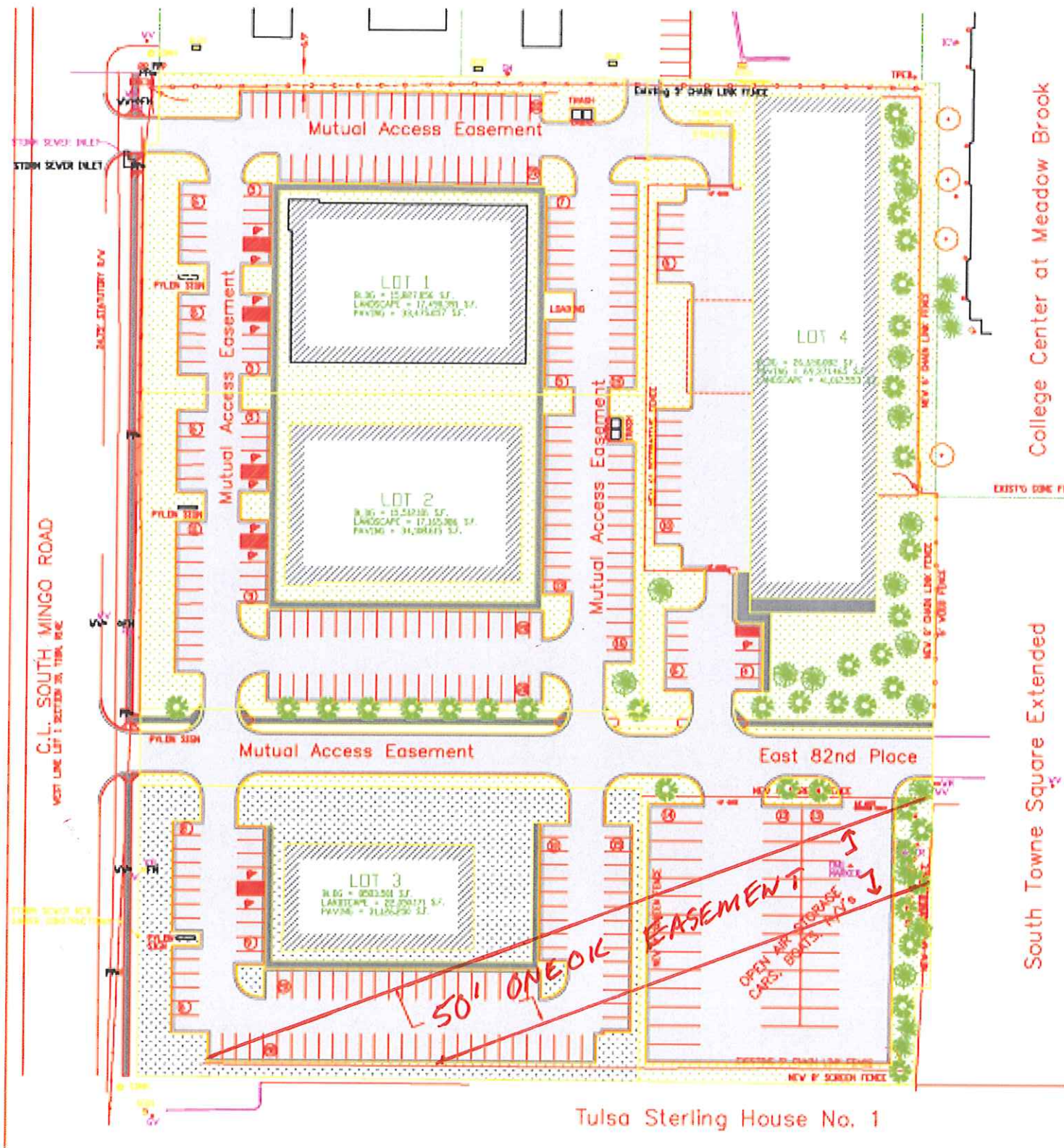
DEVELOPMENT AREA - 'A'

DEVELOPMENT AREA - 'B'

DEVELOPMENT AREA - 'A'

C.L. SOUTH MINGO ROAD
NOT LANE BUT SECTION IN TOWN





Tulsa Sterling House No. 1

College Center at Meadow Brook

South Towne Square Extended

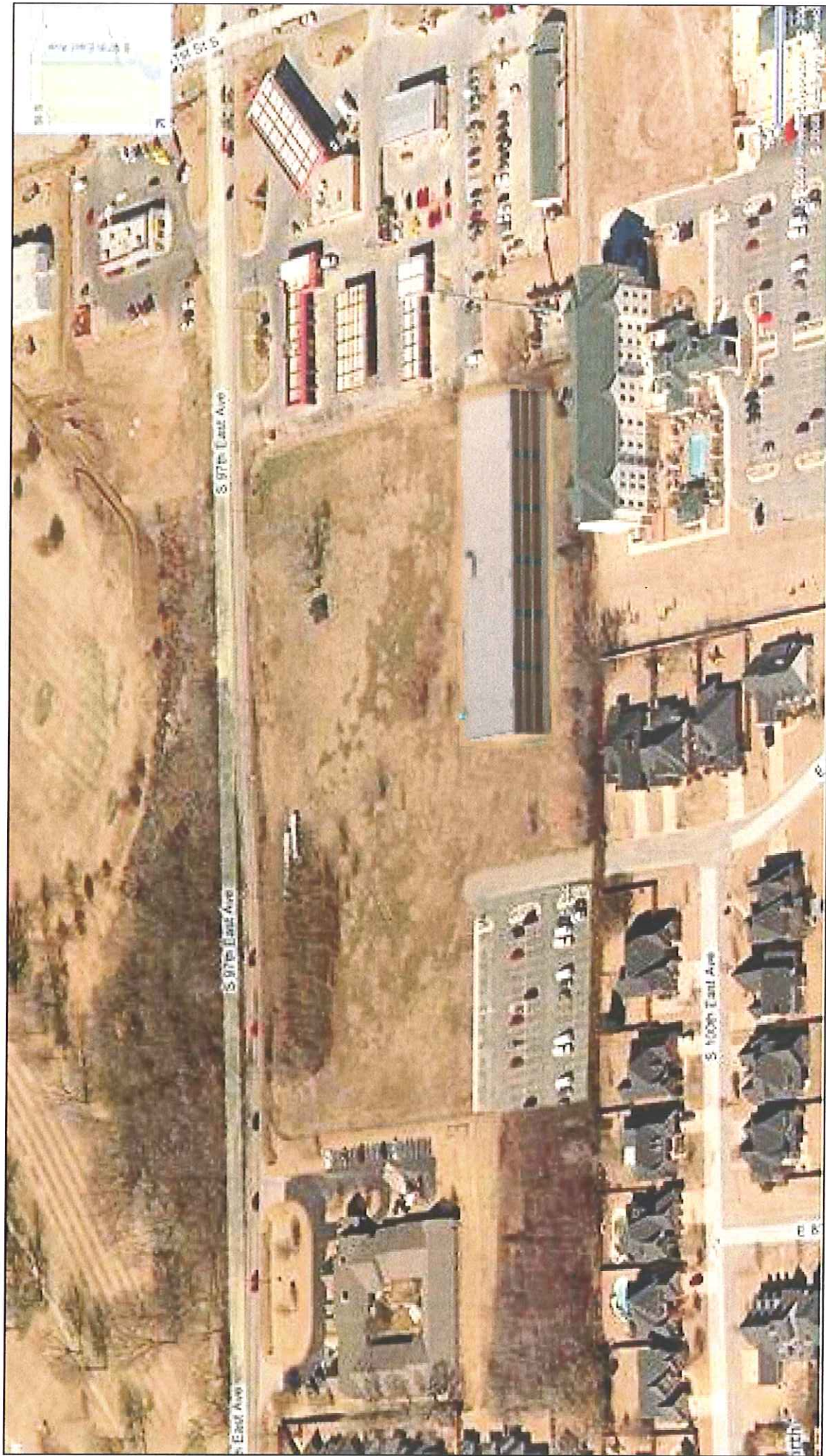
16.18

Exhibit "C"



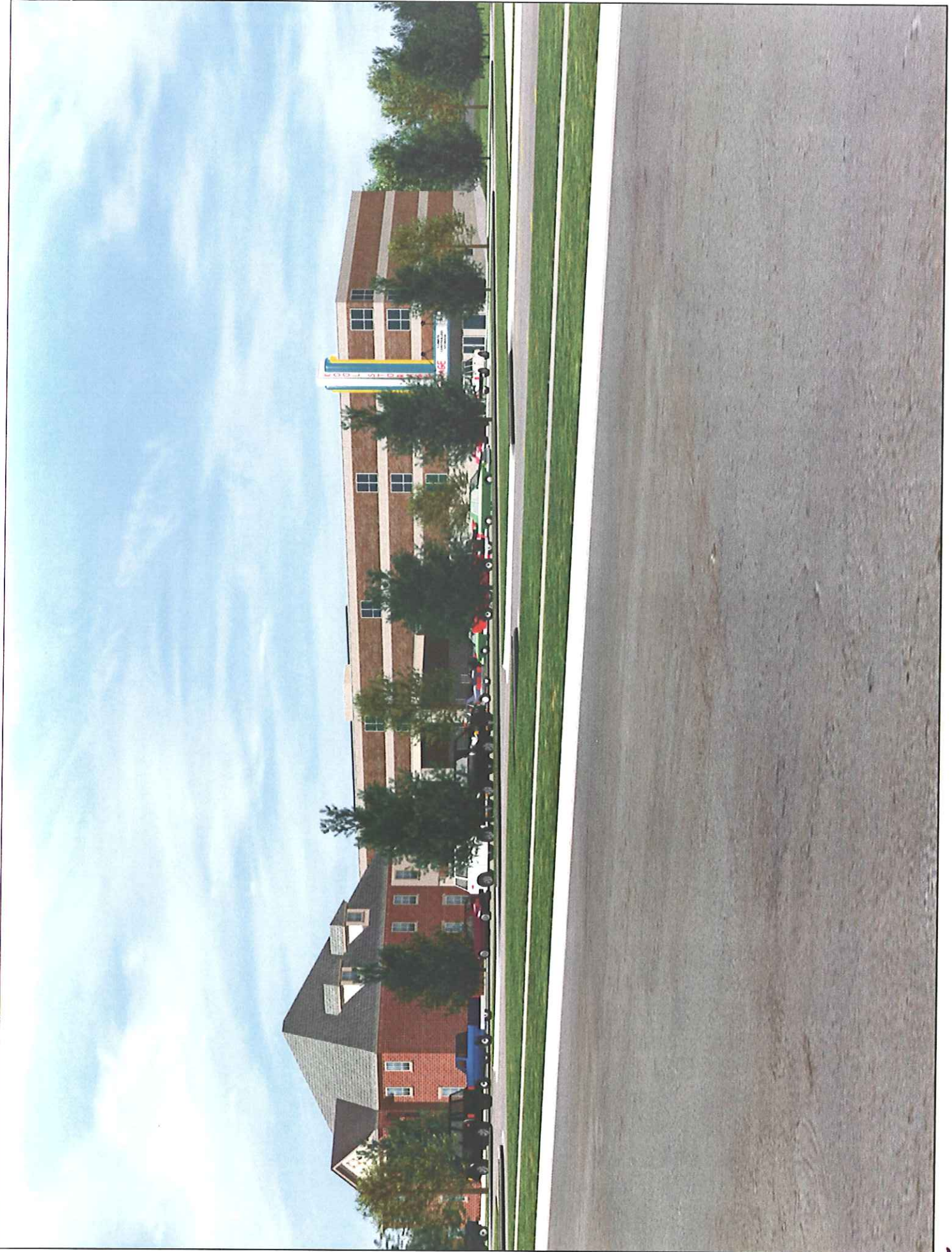
Exhibit "D"

16.19



16.20

16.21





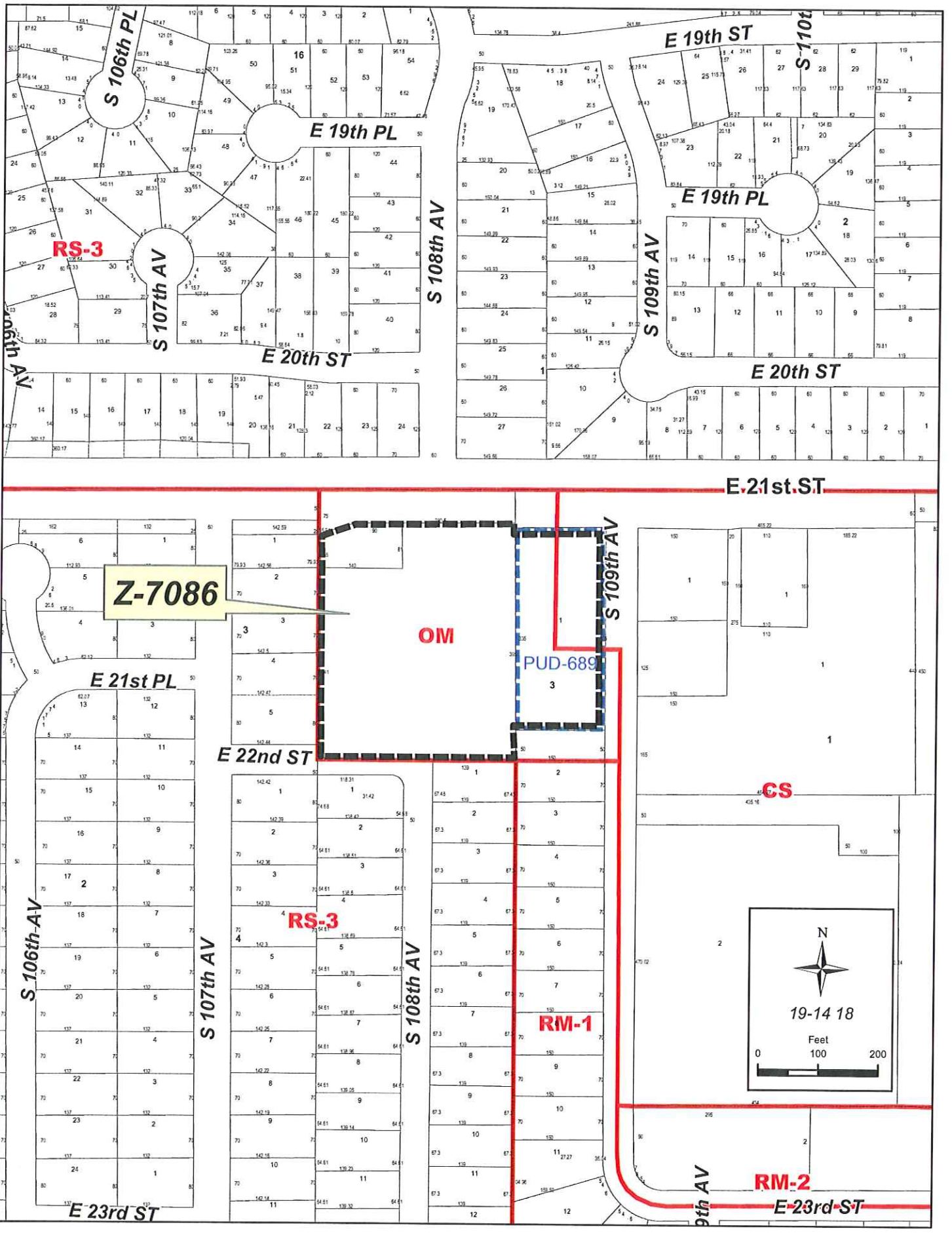
16.22

Exhibit "G"



Exhibit "H"

16.23





N

Z-7086

19-14 18

Feet
0 100 200

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7086

TRS 9418

Atlas 746

CZM 39

PD-17 CD-5

TMAPC Hearing Date: June 4, 2008

(Continued from 2/6/08, 4/2/08 and 5/7/08)

Applicant: Kamlesh Aggarwal

Tract Size: 4.13± acres

ADDRESS/GENERAL LOCATION: Southwest corner of East 21st Street and South 109th East Avenue

EXISTING ZONING: OM/CS/PUD-689

EXISTING USE: Residential/vacant

ZONING ORDINANCE: Ordinance number 11817, dated June 26, 1970, established OM zoning for the subject property. The PUD overlay and CS underlying zoning were established by ordinance number 20675, dated September 17, 2003.

PROPOSED ZONING: CS (*if approved, this application will necessitate abandonment of the overlaying PUD)

PROPOSED USE: Retail services

RELEVANT ZONING HISTORY:

Z-6903 September 2003: All concurred in approval of a request for rezoning a .39± acre tract of land from OM to CS/PUD for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue.

PUD-689 September 2003: All concurred in approval of a request for rezoning a 1.15± acre tract of land for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue.

BOA-17575 November 1996: The Board of Adjustment approved a request for a special exception to allow a mini-storage facility on the tract abutting the subject tract on the west, subject to approval of a site plan by the Board prior to issuance of a building permit.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.13± acres in size and is located southwest corner of East 21st Street and South 109th East Avenue. The property appears to be vacant with some residential and is zoned OM/CS/PUD-689.

STREETS:

| Exist. Access | MSHP Design | MSHP R/W | Exist. # Lanes |
|-------------------------------------|--------------------|-----------------|-----------------------|
| East 21 st Street South | Primary arterial | 120' | 4+ turn lanes |
| South 109 th East Avenue | N/A | N/A | 2 |

17.3

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

SURROUNDING AREA: The subject tract is abutted on the east across South 109th East Avenue by commercial and mixed uses, zoned CS; on the north by single-family residential uses, zoned RS-3; on the south largely by single-family residential uses, zoned RS-3, and some multifamily mixed uses, zoned RM-1; and on the west by single-family residential uses, zoned RS-3.

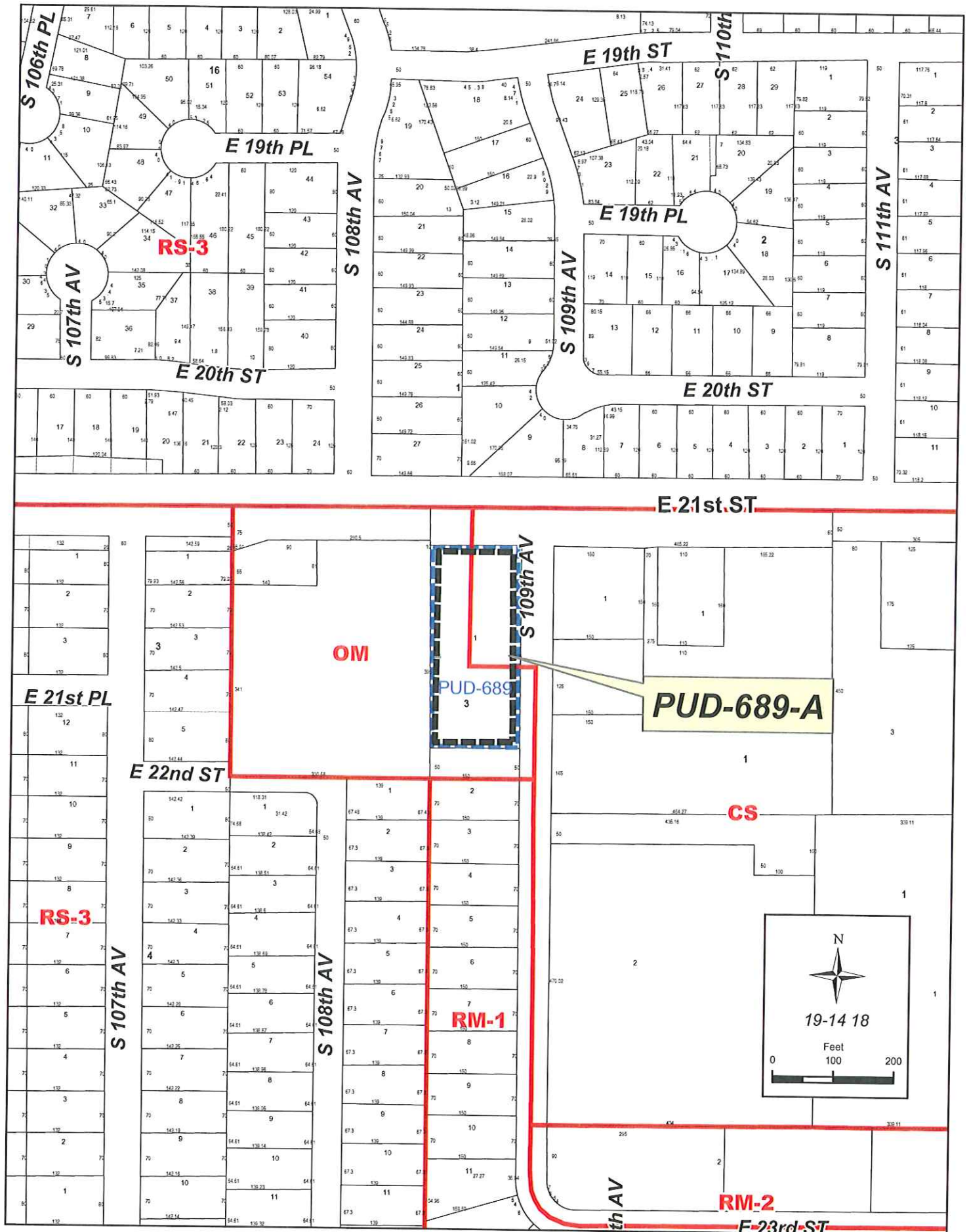
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

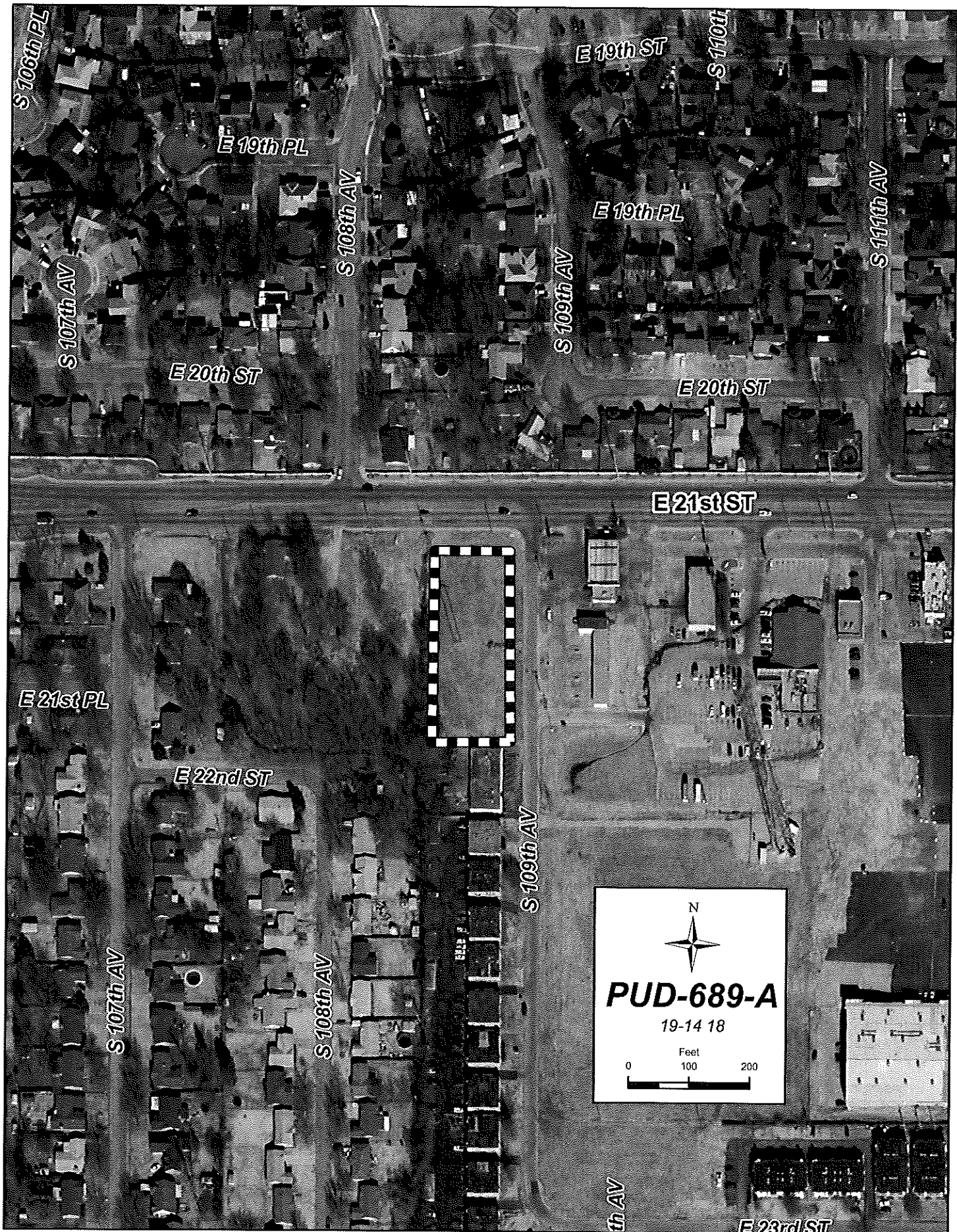
The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates the OM-zoned portion of this area as being Medium Intensity-Office land use and the CS-zoned portion as being Medium Intensity-No Specific land use. According to the Zoning Matrix, the requested CS zoning **is** in accord with the area designated by the Plan as Medium Intensity-No Specific land use and **is not** in accord with the area designated by the Plan as Medium Intensity-Office land use.

STAFF RECOMMENDATION:

Based on the District Plan and the majority of surrounding uses, staff cannot support the requested CS zoning. The location, moreover, does not meet the Development Guidelines requirements for a medium intensity node, which requires location at the corner of an arterial/arterial intersection. Therefore, staff recommends **DENIAL** of CS zoning for the portion currently zoned OM on Z-7086.

06-04-08





N

PUD-689-A

19-14 18

Feet

0 100 200



18.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-689-A (Abandonment)

TRS 9418

Atlas 746

CZM 39

PD-17 CD-5

TMAPC Hearing Date: June 4, 2008

(Continued from 2/6, 4/2/08 and 5/7/08)

Applicant: Kamlesh Aggarwal

Tract Size: 4.13± acres

ADDRESS/GENERAL LOCATION: Southwest corner of East 21st Street and South 109th East Avenue

EXISTING ZONING: OM/CS/PUD-689

EXISTING USE: Residential/vacant

ZONING ORDINANCE: Ordinance number 20675 dated September 17, 2003, and 11817 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CS

PROPOSED USE: Retail services

RELEVANT ZONING HISTORY:

Z-6903 September 2003: All concurred in approval of a request for rezoning a .39± acre tract of land from OM to CS/PUD for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue.

PUD-689 September 2003: All concurred in approval of a request for rezoning a 1.15± acre tract of land for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue.

BOA-17575 November 1996: The Board of Adjustment approved a request for a special exception to allow a mini-storage facility on the tract abutting the subject tract on the west, subject to approval of a site plan by the Board prior to issuance of a building permit.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.13± acres in size and is located southwest corner of East 21st Street and South 109th East Avenue. The property appears to be vacant with some residential and is zoned OM/CS/PUD-689.

STREETS:

| Exist. Access | MSHP Design | MSHP R/W | Exist. # Lanes |
|-------------------------------------|-----------------------|-----------------|-----------------------|
| East 21 st Street South | Primary Arterial | 120' | 4 |
| South 109 th East Avenue | Residential Collector | 60' | 2 |

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

18.4

SURROUNDING AREA: The subject tract is abutted on the east by Garnett Acres Addition, zoned CS; on the north by 21st Street and Magic Circle Addition, zoned RS-3; on the south by Magic Circle Second Addition, zoned RS-3/RM-1; and on the west by Mesa Park, zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium intensity. According to the Zoning Matrix, the underlying OM/CS zoning is in accord with the Plan. Also, the applicant has requested to rezone the subject property to CS under rezoning application Z-7086 which is also on the February 6, 2008 agenda. The requested CS zoning is also in accord with the Plan.

STAFF RECOMMENDATION:

This property is currently zoned OM/CS/PUD-689 and is located on the south side of 21st Street South on the west side of 109th East Avenue. The applicant is requesting abandonment of PUD-689 and has a pending rezoning application, Z-7086 requesting removal of the OM portion of the site and extending the underlying CS zoning to the remainder of the tract.

According to the Zoning Code upon abandonment of the PUD and approval by the City Council, the zoning of the tract reverts back to the underlying zoning. Staff finds that the OM zoning on the west and south of this parcel provides an adequate buffer for the residential areas located south and west of this site.

Upon abandonment of the PUD and approval by the City Council, the City Council upon an applicant's request may amend the underlying zoning of the tract. Should the rezoning request for the tract be approved the new CS zoned lot would also be buffered from the residential lots immediately to the south and west by intermediary OM zoned tracts.

Based on the aforementioned, staff recommends **APPROVAL** of major amendment PUD-689-A, with the condition that the PUD revert back to the underlying CS and OM zoning subject to the conditions recommended by the Technical Advisory Committee during the PUD abandonment process which are approved by TMAPC.

TAC comments from 1/17/08:

PUD-689-A – Southwest corner East 21st Street and 109th East Avenue

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: Will there be a new PUD for this site?

Wastewater: No comments.

Transportation: No comments.

Traffic: No comments.

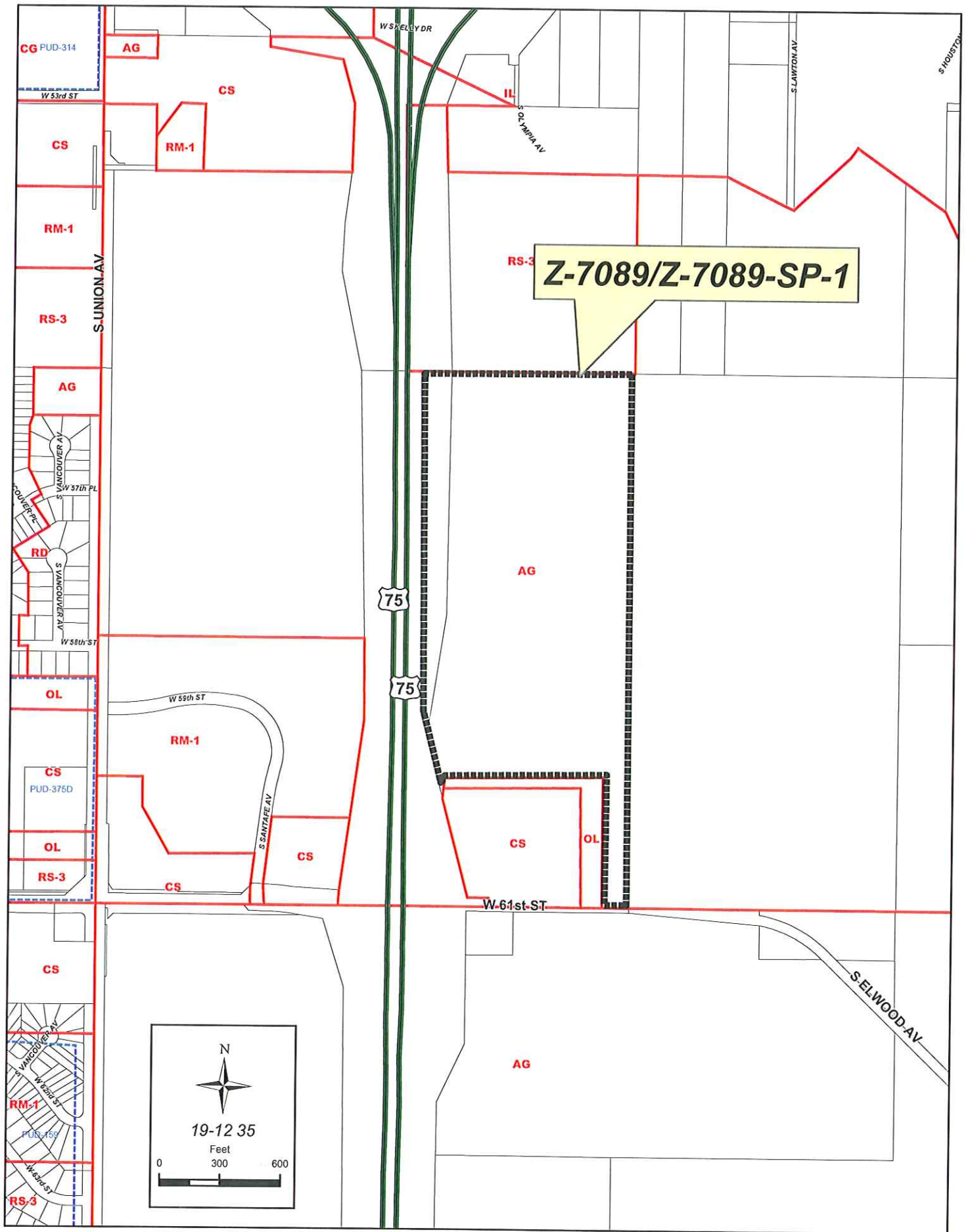
GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

05-07-08

18.5





N

Z-7089 /
Z-7089-SP-1

19-12 35

Feet
0 300 600



N

Z-7089 /
Z-7089-SP-1

19-12 35

Feet
0 200 400

SUBJECT
TRACT

75

75

W 59th ST

SANTAFE AV

W 61st ST

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

May 28, 2008

Via: Hand Delivery

The Tulsa Metropolitan Area Planning Commission
c/o Wayne Alberty
Manager Land Development Services
201 West 5th Suite 600
Tulsa, Oklahoma 74103

Re: Z-7089 and Z-7089-SP-1
NE/C Hwy. 75 and 61st Street

The Applicant herein requests that the referenced applications be continued from the present setting of June 4, 2008 to July 2, 2008, to permit continued discussion with the YMCA which is an abutting property owner.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Roy D. Johnsen". The signature is fluid and cursive, with a large, sweeping "R" and "J".

Roy D. Johnsen
Attorney for Applicant

19.4

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7089/Z-7089-SP-1

TRS 9235

Atlas 667/774

CZM 46

PD-8 CD-2

TMAPC Hearing Date: June 4, 2008 (continued from 3/5, 3/26, 4/16/08 and 5/7/08)

Applicant: Roy D. Johnsen

Tract Size: 50.46± acres

ADDRESS/GENERAL LOCATION: Northeast corner of West 61st Street South and Highway 75 South

EXISTING ZONING: AG

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CO

PROPOSED USE: Mixed use

RELEVANT ZONING HISTORY:

PUD-375-E August 2007: All concurred in approval of a request for a proposed Major Amendment to a PUD on a 62.38± acre tract of land to add 30 acres to Development Area A and to establish permitted uses and standards for the expanded Development Area on property located west of the northwest corner of West 61st Street and South Union Avenue.

Z-6001-SP-2/PUD-648-A June 2007: All concurred in approval of a proposed Major Amendment to a PUD on a 55± acre tract of land for a development with 6 development areas for office, restaurant, hotel and hospital uses on property located on the northeast corner of West 71st Street South and Highway 75 South and south of subject property.

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in approval of a Corridor Site Plan on 176± acres to permit a regional shopping center know as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71st and West 81st Streets and south of subject property.

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

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

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

Z-6001-SP-1/PUD-648 May 2001: A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56 acre parcel located on the northeast corner of West 71st Street and U. S. High 75 South and south of the subject property. The original CO zoning for this parcel had been approved in 1984 from AG to CO.

Z-6633 June 1998: A request to request for rezoning a 27.5+ acre tract of land from RS-3 to IL for industrial or commercial development on property located south of the southeast corner of I-44 and Highway 75 South and north of subject property, was approved for the north 330 feet.

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

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

Z-4594 March 1974: A request for rezoning a 52+ acre tract of land from AG to CG on the subject property located on the northeast corner of West 61st Street South and Highway 75 South was denied. However all concurred in approval of a 10+ acre node to be zoned CS with the north 50 feet and east 100 feet to be zoned OL on property located and abutting the subject property on the south and east.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 50.46+ acres in size and is located northeast corner of West 61st Street South and Highway 75 South. The property appears to be vacant and wooded and is zoned AG.

STREETS:

| Exist. Access | MSHP Design | MSHP R/W | Exist. # Lanes |
|------------------------------------|--------------------|-----------------|-----------------------|
| West 61 st Street South | Secondary Arterial | 100' | 2 |

UTILITIES: The subject tract will need to connect to existing municipal water and sewer as indicated on applicant's attached exhibits G and H.

SURROUNDING AREA: The subject tract is abutted on the east by vacant land and the Turkey Mountain Wilderness Area, zoned AG; on the north by vacant land and the Westside YMCA zoned RS-3; on the south by vacant land, zoned OL and CS, and 61st Street South;

and on the west by U.S. Highway 75, zoned AG, and across the highway by a multifamily residential development, zoned RM-1, and Bales Park, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within a Special District and Corridor. According to the Zoning Matrix, the requested CO zoning **may be found** in accord with the Plan in the area designated as a Special District, as well as, the area designated as Corridor.

STAFF RECOMMENDATION FOR ZONING:

This area is rapidly developing and with appropriate guidelines, will meet the definition and intent of a corridor. Design of the development must include a Corridor Collector street and access will be important to Bales Park, the apartment development, the Turkey Mountain Wilderness Area and River Parks. Consideration should also be given to allowing opportunity for access to the YMCA facility to the north by the Corridor Collector Street. Staff recommends approval of the Corridor zoning.

If the TMAPC is inclined to approve the requested rezoning, staff should be directed to prepare a Plan map amendment to extend the corridor designation north to the I-44 collector Road and extending east a distance of approximately 1,320 feet.

STAFF RECOMMENDATION FOR CORRIDOR DEVELOPMENT PLAN:

This site comprises 50.46 acres of net land situated north and east of the northeast corner of the intersection of Highway 75 and West 61st Street South, in the City of Tulsa, Oklahoma. Immediately adjacent to the south of the development tract is 10.86 acres (identified as "existing zoned tract" on applicant's Exhibit A), which is located at the immediate corner of the intersection and is presently zoned CS (8.54 acres) and OL (2.32 acres) and is intended for conventional retail development. This 10.86 acre tract is not included in the Corridor Site Plan. The western boundary of the Turkey Mountain Wilderness Area is located ¼ mile, or 1320 feet to the east of the subject tract. A Surrounding trail system map is attached as Exhibit J, and surrounding property owners are identified on attached Exhibit K.

Both tracts on applicant's Exhibit A are in common ownership and development will be coordinated. There is a planned north/south collector street system providing both tracts shared access to and from 61st Street as required. The proposed CO Tract and the CS/OL Tract together have approximately 2615 feet of frontage on Highway 75 and approximately 815 feet of frontage on 61st Street.

The proposed development concept is a mixed use development principally intended for retail and office uses, with provision for multifamily and office warehouse facilities as well. The proposed development is consistent with the development of other corridor properties in the vicinity and along Highway 75 at 71st Street and 81st Street, including Tulsa Hills and the Olympia Medical Park.

Given the steep natural topography of the northeastern corner of this site, special consideration should be given to how this portion of the site is developed. Any proposed access from this site to the YMCA property to the north that traverses this area, should be coordinated and engineering attempts made to the greatest extent practical to minimize the impact to the natural slope of the site.

The tract is presently zoned AG Agriculture and concurrently an application Z-7089 has been filed to request the rezoning of the property to a CO, Corridor District designation.

The applicant is submitting this Corridor Site Plan as a conceptual site plan to designate development areas, allocate permitted uses and intensity of uses, and development standards and conditions to be followed by review and approval of detailed corridor district site plans of each phase of development submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

Contingent upon the TMAPC's recommendation for approval of the re-zoning application Z-7089 for CO zoning, and their recommendation to amend the District Plan; and based upon the proposed Development Concept and Standards as modified by staff, staff finds Z-7089-SP-1 to be: (1) in harmony with the existing and expected development of surrounding areas; (2) a unified treatment of the development possibilities of the site; and (3) consistent with the stated purposes and standards of the CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-7008-SP-1 as a conceptual plan with development standards, subject to the following conditions:

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

Development Area A (Expressway Frontage Retail/Office)

| | |
|-----------------|-----------------------|
| Gross Land Area | 23.90 acres |
| | 1,041,084 square feet |

Permitted Uses:

Uses permitted by right within Use Unit 10 - Off-Street Parking Areas; Use Unit 11 - Offices, Studios, and Support Services including drive-thru banking facilities; Use Unit 12 - Eating Establishments Other Than Drive-Ins; Use Unit 13 - Convenience Goods and Services; Use Unit 14 - Shopping Goods and Services; Use Unit 19 - Hotel, Motel and Recreation Facilities; and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area

| | |
|---|-----------------|
| Use Units 11, 12, 13, 14 and 19 excepting hotel/motel use (.25 FAR): | 260,271 sq. ft. |
|---|-----------------|

| | |
|--|-----------------|
| Use Units 19 limited to hotel/motel uses not to exceed 10 site acres (.60 FAR): | 261,360 sq. ft. |
|--|-----------------|

| | |
|----------------------------|----------------------|
| Maximum Building Coverage: | 30 % of net lot area |
|----------------------------|----------------------|

Minimum Building Setbacks:

| | |
|--|---------|
| From right of way of corridor collector street | 120 ft. |
| From north boundary of Area A | 20 ft.* |
| From south boundary of Area A | 20 ft. |
| From east boundary Area A | 20 ft. |
| From west boundary of Area A | 50 ft. |
| From interior lot line | 10 ft. |

**Plus two (2) feet of additional setback for each 1-foot of building height exceeding 15 feet.*

Maximum Building Height: 65 ft.

Off-street Parking: As required by the applicable use unit.

Minimum Landscaped Area 10% of net lot area

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 25 feet in height.

Signs:

Signs shall be limited to:

- (a) Wall or canopy signs not exceeding 2 square feet of display surface area per lineal foot of the main building wall to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed.
- (b) Two project identification ground signs, to be located along the Highway 75 frontage not exceeding 35 feet in height and 500 square feet of display surface area.
- (c) Two center tenant directional signs along the frontage of the corridor collector street not exceeding 12 feet in height and 96 square feet of display surface area.
- (d) One monument sign for each lot having frontage on the corridor collector street not exceeding 8 feet in height and 64 square feet of display surface area.

Development Area B (Residential/Retail/Office-Warehouse)

| | |
|-----------------|----------------------------------|
| Gross Land Area | 26.56 acres 1,156,953 sq. ft. |
|-----------------|----------------------------------|

Permitted Uses:

Uses permitted by right within Use Unit 8 - Multifamily Dwelling and Similar Uses; Use Unit 10 - Off-Street Parking Areas; Use Unit 11 - Offices, Studios, and Support Services including drive-thru banking facilities; Use Unit 12. - Eating Establishments Other Than Drive-Ins; Use Unit 13 - Convenience Goods and Services; Use Unit 14 - Shopping Goods and Services; Use Unit 19 - Hotel, Motel and Recreation Facilities; Office/Warehouse uses which may include sales, service and warehousing of business products and household goods, provided that the exterior storage of materials and merchandise shall be prohibited and service activities shall be conducted within an enclosed building; and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area

Use Units 11, 12, 13, 14 and 19
excepting hotel/motel use (.25 FAR): 289,238 sq. ft.

Use Units 19 limited to hotel/motel uses
not to exceed 10 site acres (.60 FAR): 261,360 sq. ft.

Office warehouse uses not to exceed
10 site acres (.50 FAR): 217,800 sq. ft.

Multifamily uses NA

Maximum Building Coverage: 30 % of net lot area

Maximum Number of Dwelling Units
Not to exceed 15 site acres 450 dwelling units*

**The permitted intensity of residential/care facilities shall be determined by applying a land area per dwelling unit of 1000 square feet of land area/DU.*

Minimum Livability Space per Dwelling Unit 300 sq. ft.

Minimum Building Setbacks:

| | |
|--|----------|
| From centerline of 61 st Street | 135 ft. |
| From corridor collector street ROW | 20 ft. |
| From north boundary of area B | |
| Warehouse Uses | 20 ft.* |
| All Other uses | 20 ft.** |
| From east boundary of area B | 50 ft. |
| From interior lot line | 10 ft. |

* Warehouse buildings shall be setback 1 additional foot for every foot of building height exceeding 20-feet.

** Plus 2-feet of setback for each one-foot of building height exceeding 15-feet.

Maximum Building Height: 65 ft.

19.10

| | |
|-------------------------|---|
| Off-street Parking: | As required by the applicable use unit. |
| Minimum Landscaped Area | |
| Nonresidential uses | 10% of net lot area |
| Residential uses | 25% of net lot area |

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 25 feet in height.

Signs:

Business signs shall be limited to:

- (a) Wall or canopy signs not exceeding 2 square feet of display surface area per lineal foot of the main building wall to which affixed provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed and no wall signs shall be affixed to the east building walls.
- (b) One project identification ground sign to be located along the 61st Street frontage, not exceeding 25 feet in height and 300 feet of display surface area.
- (c) Two center tenant directional signs along the frontage of the corridor collector street not exceeding 12 feet in height and 96 square feet of display surface area.
- (d) One monument sign for each lot having frontage on the corridor collector street not exceeding 8 feet in height and 64 square feet of display surface area.
- (e) Residential use signs shall be limited to one identification sign for each residential development not exceeding 8 feet in height and 64 square feet of display surface area.

General Requirements Development Areas A & B

Landscaping

Landscaping throughout the Corridor District shall meet the requirements of the landscape chapter of the City of Tulsa Zoning Code.

Screening

Any use when located on a lot abutting an R District shall be screened from the abutting R District by the erection and maintenance of an 8' screening wall or fence along the lot line or lot lines in common with the R District.

Access and Circulation

Access is to be derived from an interior collector street system having one point of access to 61st Street. Each phase of the Corridor District development shall be provided access to the interior collector street system.

A frontage road along the Highway 75 ROW is planned by the ODOT. While access will be provided to each lot from the interior collector street at each phase of development, special consideration will be given to coordinate efforts within Development Area A to include future access from the development tract to the proposed frontage road.

Parcelization

After initial platting setting forth the allocation of floor area, division of lots may occur by approved lot-split application, subject to the further approval by the Tulsa Metropolitan Area Planning Commission of proposed floor area allocations and confirmation of the existence of any necessary cross parking and mutual access easements.

Transfer of Allocated Floor Area

Allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated. Such allocations shall not exceed 10% of the initial allocation to the lot to which the transfer of floor area is to be made.

Site Plan Review

Development areas may be developed in phases and no building permit shall be issued until a corridor district detailed site plan (including landscaping) of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

Platting Requirement

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

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan 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 Corridor Site Plan development standards.

4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to 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 Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan 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 (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers) shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. Compliance with these standards and with the City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.
9. 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.
10. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a commercial collector public street. The maximum vertical grade of streets shall be ten percent.
11. The City shall inspect all streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
12. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the Corridor Site Plan conditions of approval and making the City beneficiary to said covenants that relate to Corridor Site Plan conditions.
13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

14. Approval of the Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
15. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the Corridor Site Plan except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the Corridor Site Plan.

TAC Comments:

General: No comments.

Water: A water main extension line will be required. Option "B" of this proposal will require the approval of Public Works Engineering Services. A water line easement will be required on private property where a water main line is extended.

Fire: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Stormwater: This site has City of Tulsa Mooser Creek Regulatory Floodplain crossing it. The Floodplain and all other Stormwater Drainage issues must be addressed in this Corridor Plan.

Wastewater: Sanitary Main Line Extension must be provided to serve the entire project. The sewer line must have sufficient capacity to serve the entire basin. Contact Bob Shelton, 596-9572 to find capacity of 30" downstream that will be tied into. Also, contact Anthony Wilkens, 596-9577 about "option B" approval.

Transportation: Sidewalks must be provided in accordance with Subdivision Regulations Section 4.3.

TMAPC Transportation:

- MSHP: 61st St., between US_75 and Elwood Ave designated secondary arterial.
- LRTP: US-75, between I-44 and 61st St. S., planned 6 lanes. 61st St., between US_75 and Elwood Ave, existing 2 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: Trail/Sidewalk/Bikeway is planned to ultimately connect Bales Park to Turkey Mountain. Request that Sidewalk along 61st be constructed to trail width, (10 ft.)
- Transit: Currently, Tulsa Transit operates services at this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

Traffic: The major entry of the unnamed Collector Street shall provide a minimum of two outbound lanes.

19.14

The curvilinear Collector Street shall intersect 61st Street at least 550 ft east of the center of the North Bound off-ramp (approximately as shown).

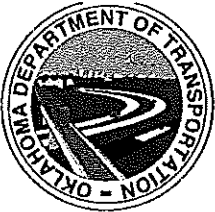
GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

05-07-08

19.15



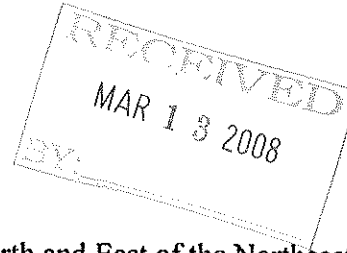
OKLAHOMA DEPARTMENT OF TRANSPORTATION

P.O. Box 660
4002 North Mingo Valley Expressway
Tulsa, OK 74101-0660

Office: 918.838.9933
Fax: 918.832.9074

March 12, 2008

Tulsa Metropolitan Area Planning Commission
INCOG - 201 West 5th Street, Suite 600
Tulsa, OK 74103



RE: Rezoning from AG Agriculture to CO Corridor District, North and East of the Northeast Corner of the Intersection of Highway US-75 and West 61st Street South in the City of Tulsa, Oklahoma.

Dear Commission:

The Oklahoma Department of Transportation has reviewed the referenced application which borders US-75. Please be advised that the existing capacity of a 10 mile corridor along US-75, from SH-67 extending North to I-44, has been identified as insufficient. This corridor's Environmental Assessment has received clearance from the Federal Highway Administration and functional plans have been developed. Enclosed are copies of the functional plans, between West 61st Street and I-44, which shows a frontage road along the East side of US-75. **Please note these plans are metric.**

Please reserve the rights-of-way shown in the attached functional plans to minimize any adverse impact to the corridor in the future.

Thank you for the opportunity to review this application.

Sincerely,

Randle White, P.E.
Division Engineer

RWW:rw

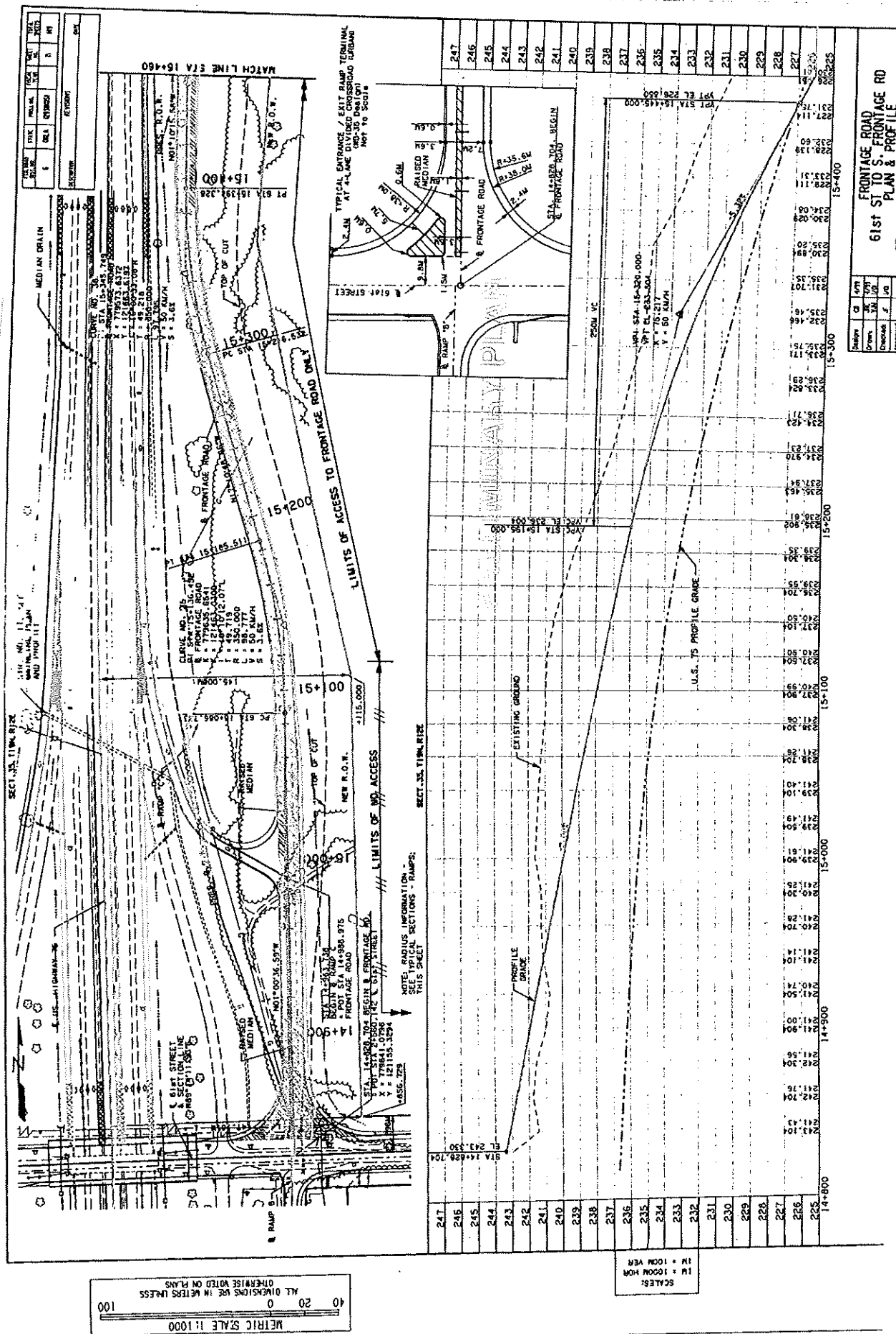
cc: Planning and Research Division
Project Management Division
Right of Way Division
file

"The mission of the Oklahoma Department of Transportation is to provide a safe, economical and effective transportation network for the people, commerce and communities of Oklahoma."

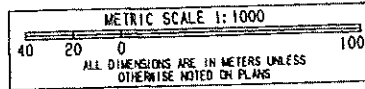
AN EQUAL OPPORTUNITY EMPLOYER

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20



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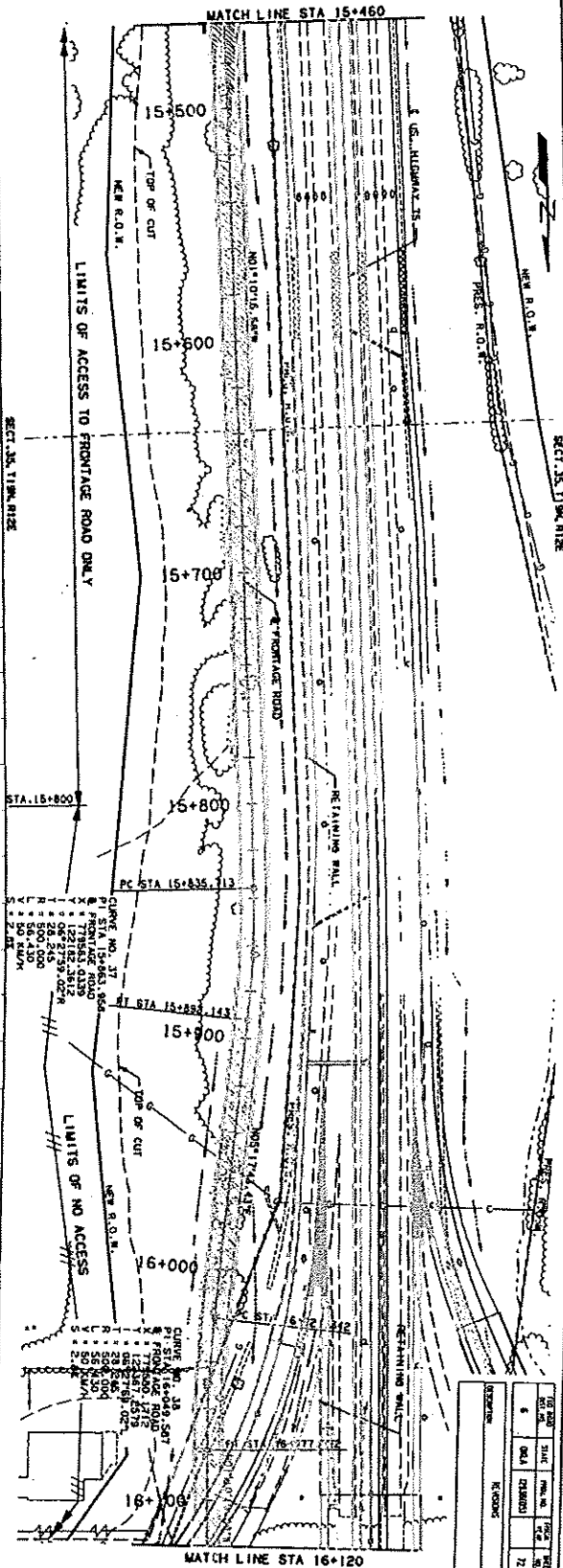
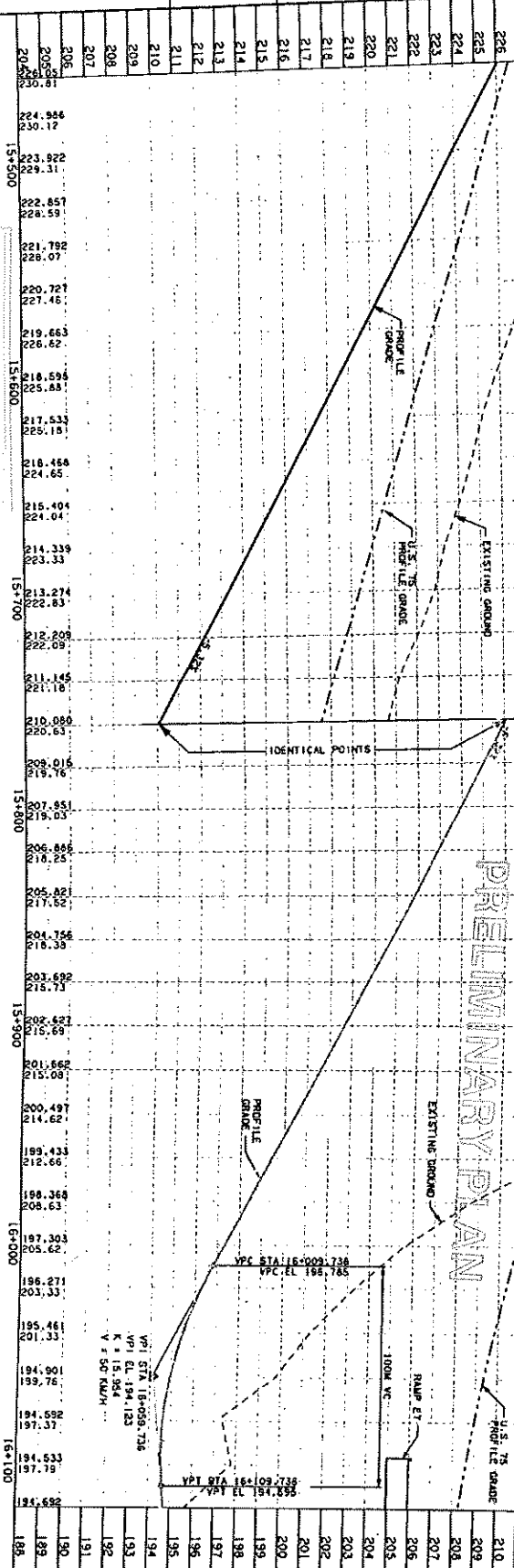
SCALE:
1M = 100M HOR
1M = 100M VER

RECEIVED

MAR 13 2008

| Design | Drawn | Checked | Reviewed |
|--------|-------|---------|----------|
| 103 | 103 | 103 | 103 |

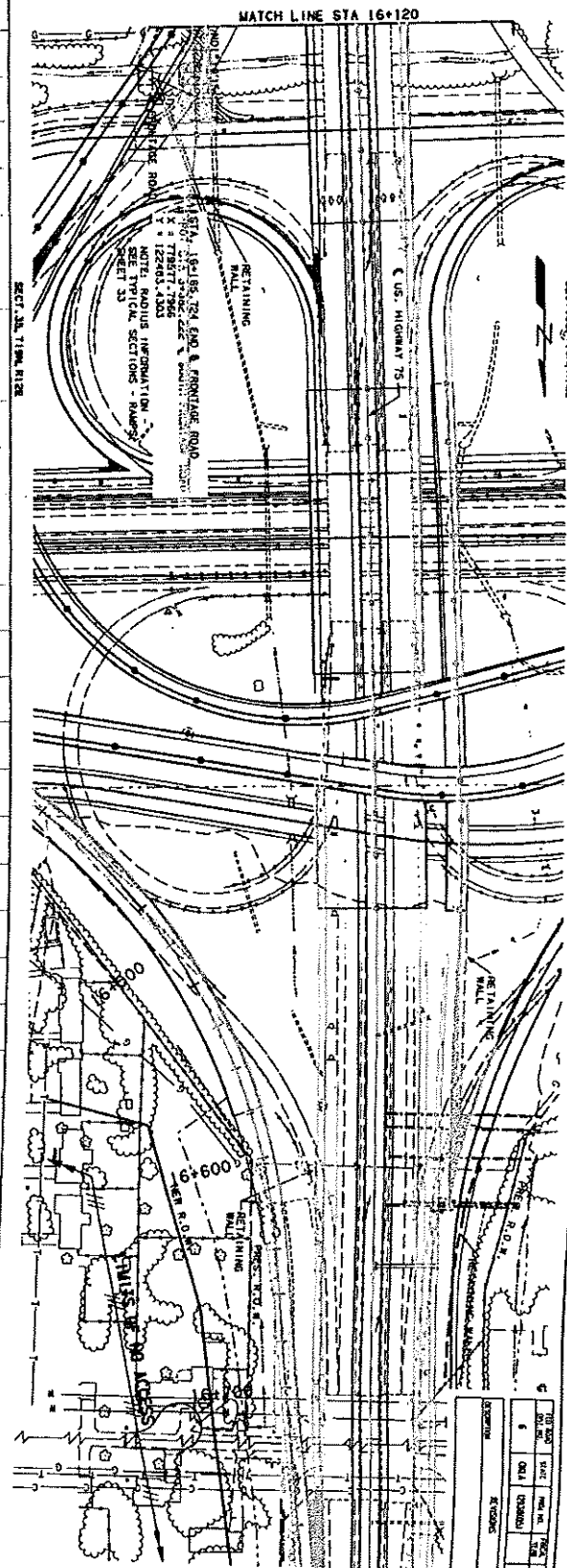
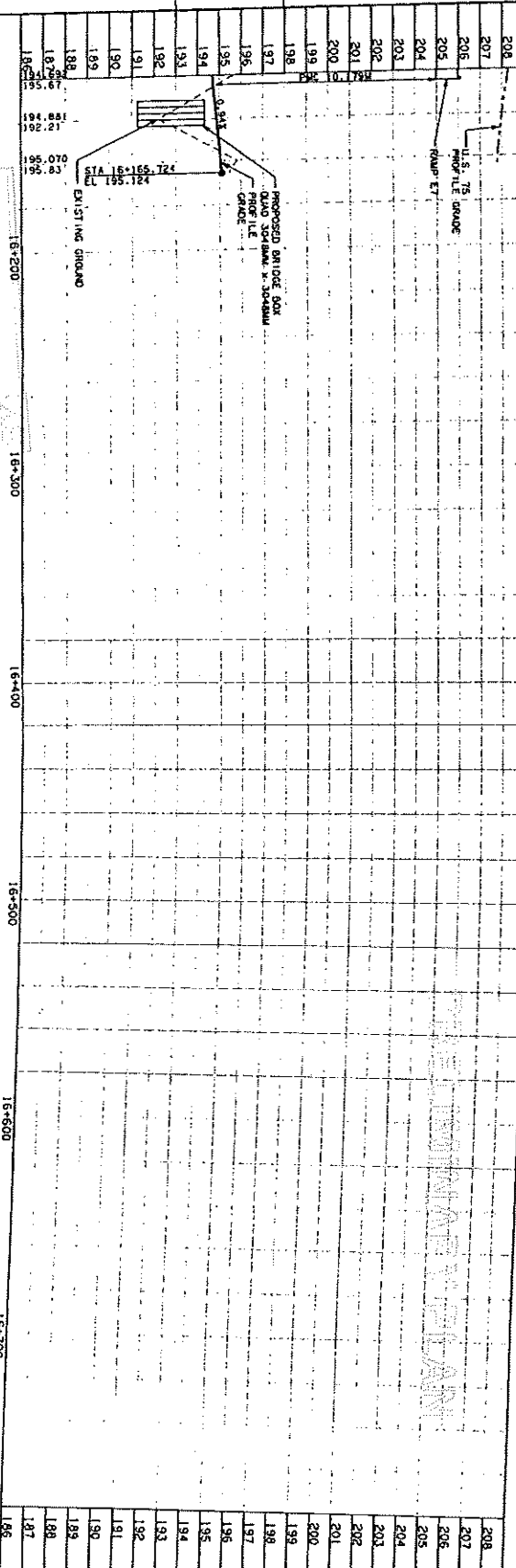
FRONTAGE ROAD
61ST ST TO S. FRONTAGE RD
PLAN & PROFILE
STA 15+460.000 TO 16+120.000



| NO. | DATE | BY | CHKD | APP'D |
|-----|----------|-----|------|-------|
| 1 | 04/10/08 | 103 | 103 | 103 |

19.19

SCALE:
1" = 1000' HOR
1" = 100' VER



MAR 13 2008

| | | |
|----------|------|--------|
| Design | CB | 4/7/91 |
| Drawings | 302 | 4/7/91 |
| Checked: | Y.H. | 4/8/91 |
| Checked: | J. | 4/8/91 |

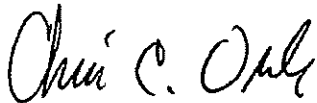
FRONTAGE ROAD
61st ST TO S. FRONTAGE RD
PLAN & PROFILE

I am writing to express my objection, in the strongest possible terms, to the proposed re-zoning of Turkey Mountain for commercial development. Among the reasons for my objections are those listed below.

- Turkey Mountain is an urban wilderness area where hikers, bicyclists, and equestrians can go to enjoy a small wilderness area close to home. Most cities have nothing like this and it is one of the real gems in the Tulsa recreation scene. The closest place from Tulsa to anything similar is Lake Keystone.
- Turkey Mountain is home to several off road mountain bike and foot races each year. This brings visitors from as far away as Oklahoma City and even some of the surrounding states. Visit Turkey Mountain on any weekend when the weather is good and look at all the out of state tags. It is a big draw for anyone interested in mountain biking. I've talked to visitors from Colorado who are shocked and impressed that we have such a great place to ride/hike in Oklahoma. I promise you that Turkey Mountain in its present form will draw more tourists than another nondescript strip mall.
- The proposed development would begin to encroach on the YMCA located in the Turkey Mountain area. This is a popular location for youth summer camps and I believe having commercial development so close would curtail the kid's activities or create a safety concern. I have seen first hand some of the forts and log houses the kids have built during camp. This may be the only exposure to wilderness some of the kids living in the asphalt jungle ever get.
- Highway 75 is crowded enough without more development along its corridor. And if you think it's bad, check out the 61st and Elwood area. That road is narrow and dangerous and certainly doesn't need any more traffic that it already carries, which is probably already too much.

I strongly urge you to resist development of the Turkey Mountain area. We have no land shortage. There is ample room for development elsewhere. We do have a shortage of urban wilderness and we are foolish if we start down the road of destruction of what little we've got.

Chris Duke



Huntsinger, Barbara

From: Roland, Pamela S [Pamela.Roland@sjmc.org]
Sent: Wednesday, May 14, 2008 3:21 AM
To: Huntsinger, Barbara
Subject: please give to each Commissioner



Barbara,

Please give a copy of this letter to each Board Member of TMAPC. I appreciate it.

Dear Commissioners,

I am writing to each of you concerning item Z-7089/Z-7089-SP-1, Northeast corner of W. 61st & HWY 75. I am not against developing this land. Rezoning it AG to CO would be appropriate. However, I do have a concern which I feel needs addressed. The infrastructure on W. 61st St. is not adequately prepared to handle the increase of traffic that would occur once development begins. This proposed development would only allow one point of entry & exit which is on W. 61st St.

West 61st is a narrow 2 lane road with no shoulder and significant drop offs in some areas. Another danger on 61st is the exits off Highway 75 both north and south bound. The exits have limited vision due to the bridge going over Highway 75. Changing the zoning would be in harmony with other development in the area such as Tulsa Hills and Olympia Park both located at 71st and Highway 75 but I want to point out these developments have the appropriate infrastructure to support the projects and community. The infrastructure on W. 61st simply cannot support commercial projects at this time. Perhaps traffic lights at Highway 75 exits and widening of the road between the project entrance and Highway 75 should take place before zoning changes be considered. I hope that each of you weigh these issues carefully when making your decision.

Sincerely,
Pamela Roland

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you have received this message in error, you are hereby notified that we do not consent to any reading, dissemination, distribution or copying of this message. If you have received this communication in error, please notify the sender immediately and destroy the transmitted information.

5/14/2008

19.22

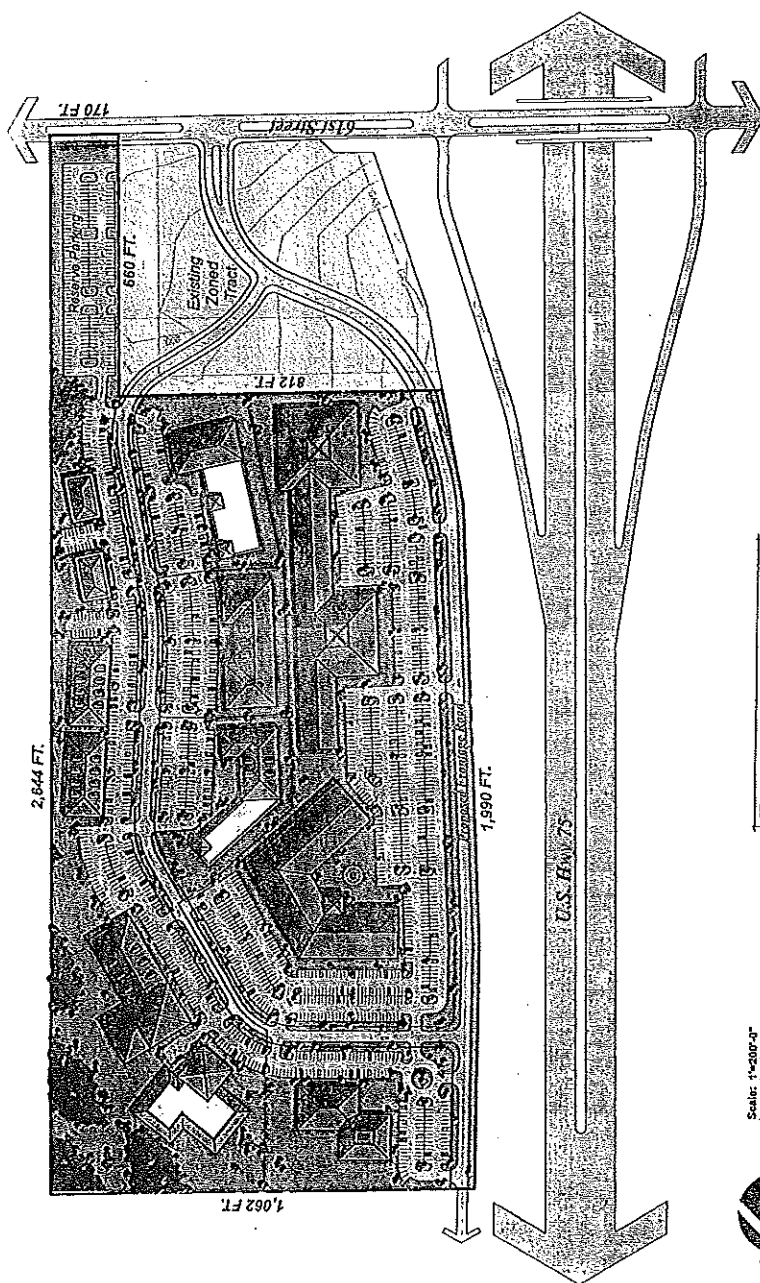
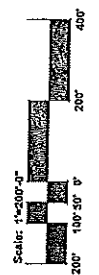


Exhibit A
Conceptual Site Plan

Pitman, N.J.
 125507
 84351
 125507



2,644 FT.

Development Area "B"

26.56 Gross Acres
Retail / Office / Multi - Family

1,062 FT.

660 FT.

812 FT.

61st Street

1,990 FT

Development Area "A"

23.90 Gross Acres
Retail / Office

U.S. Hwy 75



Scale: 1"=200'-0"



Pittman Poe
& ASSOCIATES, INC.
Office: 919.254.4551
www.pittmanpoe.com
12/2007

Golf & Resort Communities, Land Planning,
Zoning, Civil Architecture, & Site Design
Pittman Poe & Associates, Inc.
P.O. Box 10000, Raleigh, NC 27602
Phone: 919.254.4551 Fax: 919.254.4551
Georgia Office: 404.254.4551
Other locations: 704.254.4551

Exhibit B

Development Area

19.24

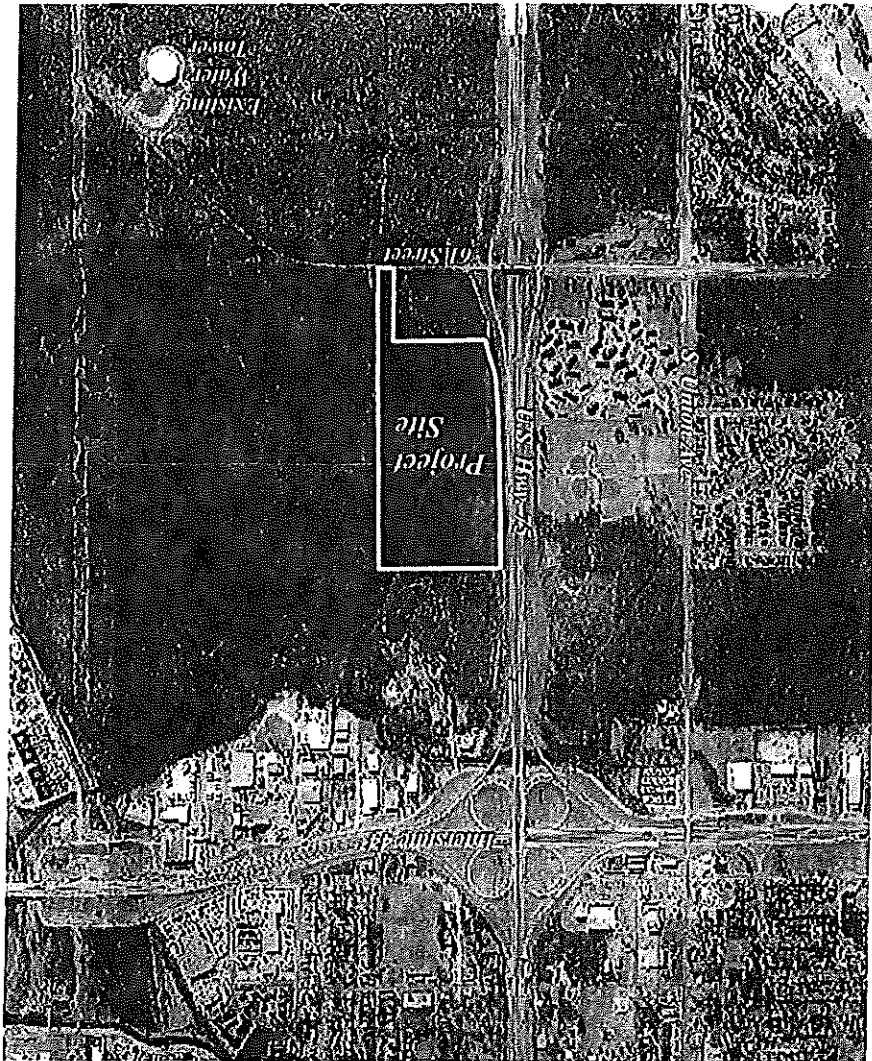


Exhibit C
Area Aerial Photo

0 750 FT 1500 FT



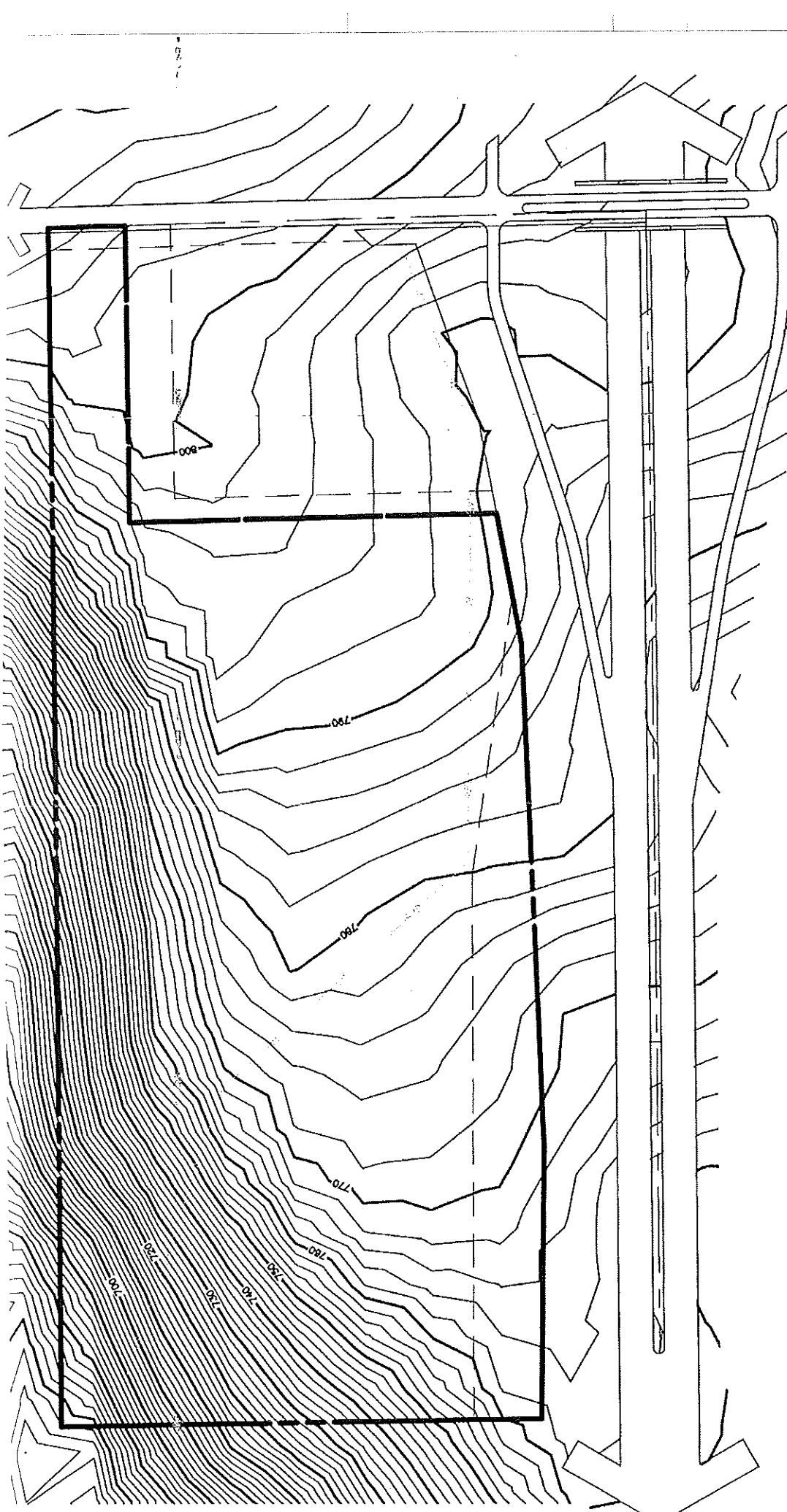
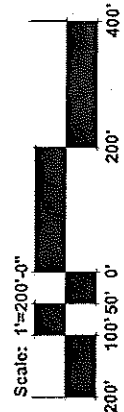


Exhibit D **Existing Topography**

Pittman Poe & Associates, INC.
Civil & Survey Consultants, Land Planning,
Zoning, and Environmental & Site Design
1700 W. Granger St., Suite 200, Dallas, TX 75207
Phone: 972.354.6000 FAX: 972.354.6095
www.pittmanpoe.com
12/05/07



19.26

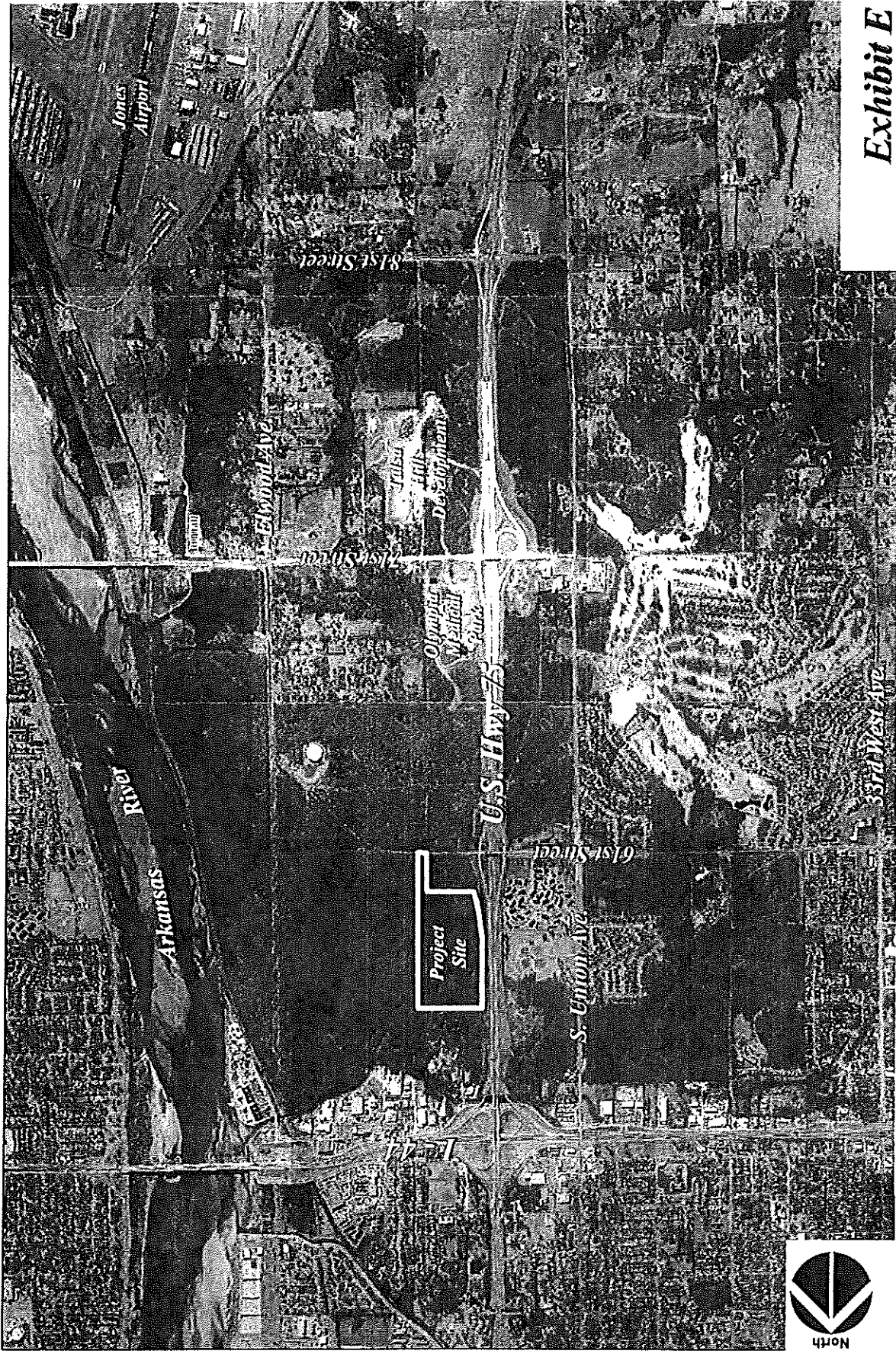
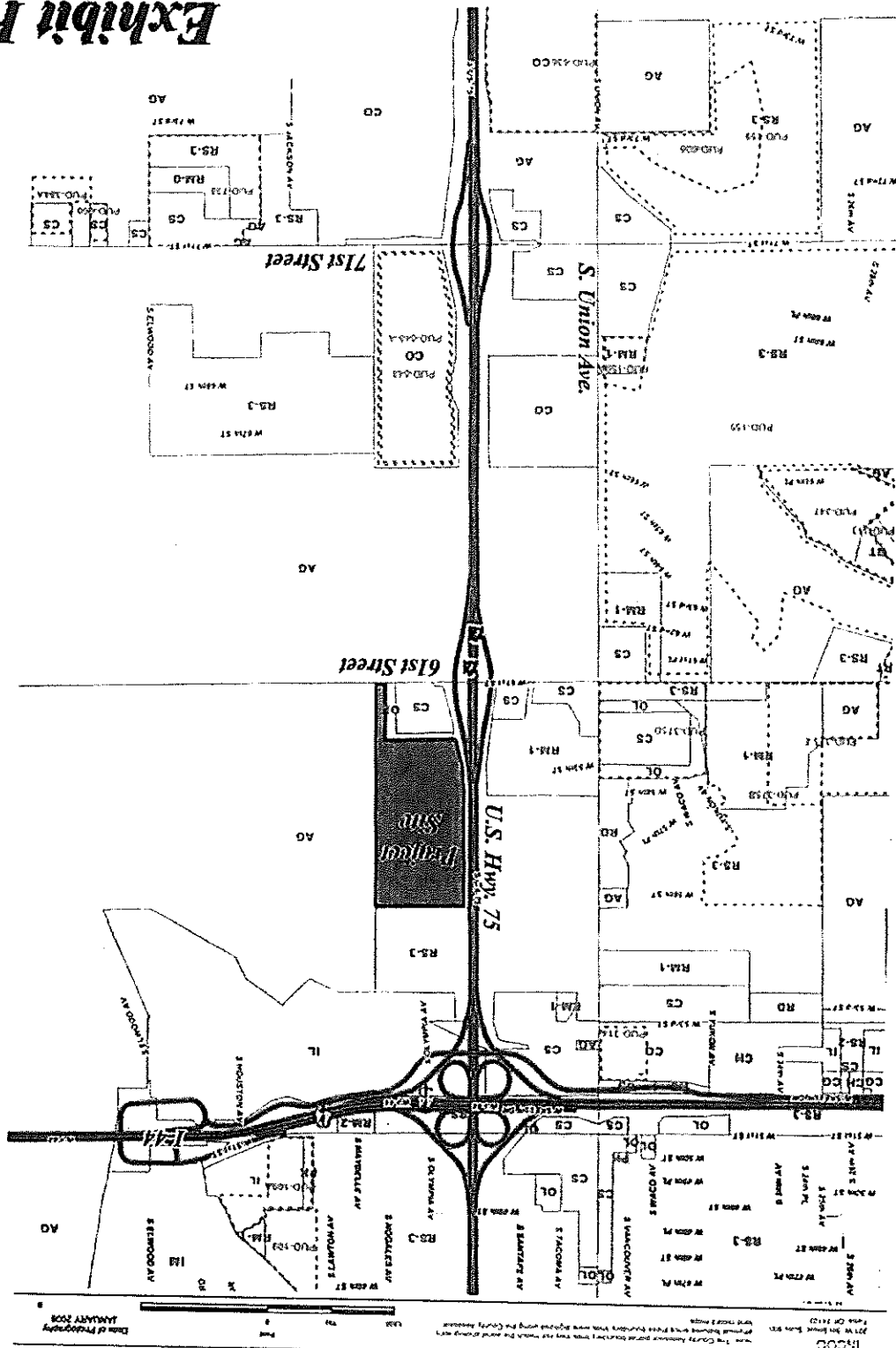


Exhibit E
Proximity Map



Exhibit F Surrounding Zoning



5 JAN 83

62.61

Exhibit G Sewer

- Option A** Aprox. 1,650 ft. north of Northwest corner of property
- Option B** Aprox. 1,300 ft. northeasterly of Northeast corner of property

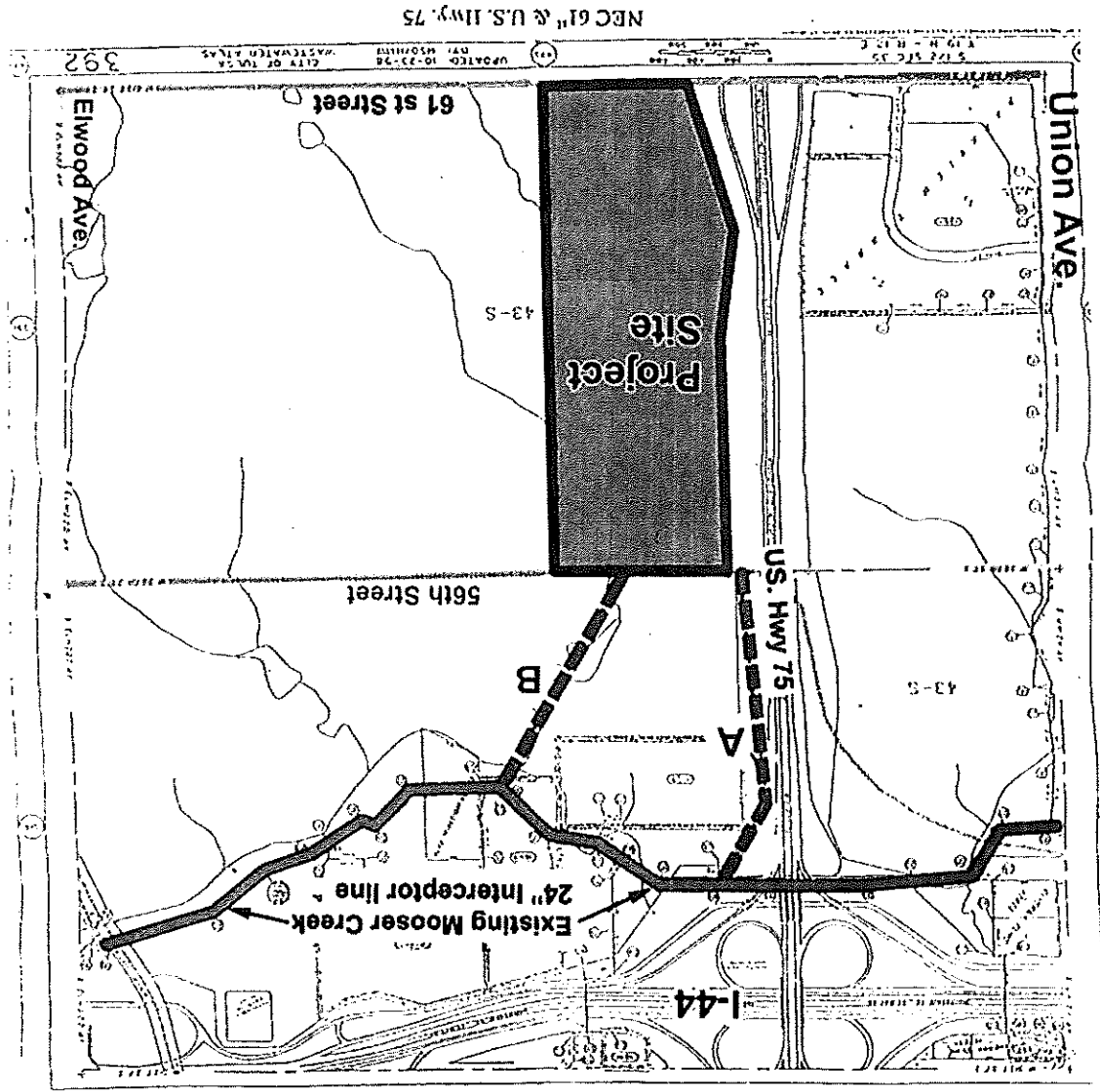
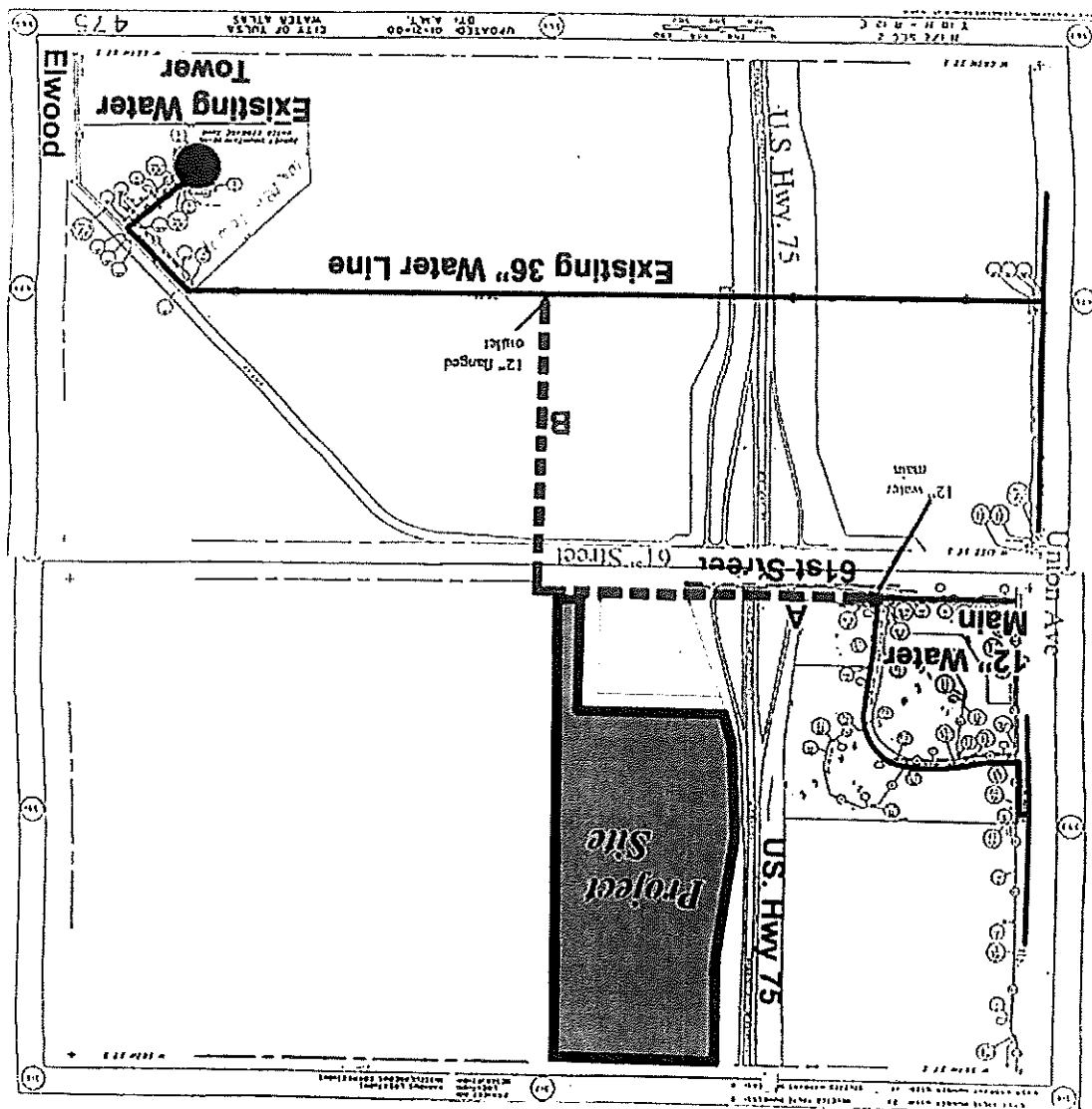


Exhibit H Water

Either option will require a 12" water line to be built across the 61st Street frontage of the property.

- Option A Connection would be to a 12" line approx. 1,100 ft. west of west property line. Option requires a bore under Hwy. 75.
- Option B Connection would be to a 36" water transmission line located approx. 1,350 ft. south of the south property line.





monicycle Podostkhanikalskiy Milyukov_m1_b



Turkey Mountain Park Area Trails

19.32

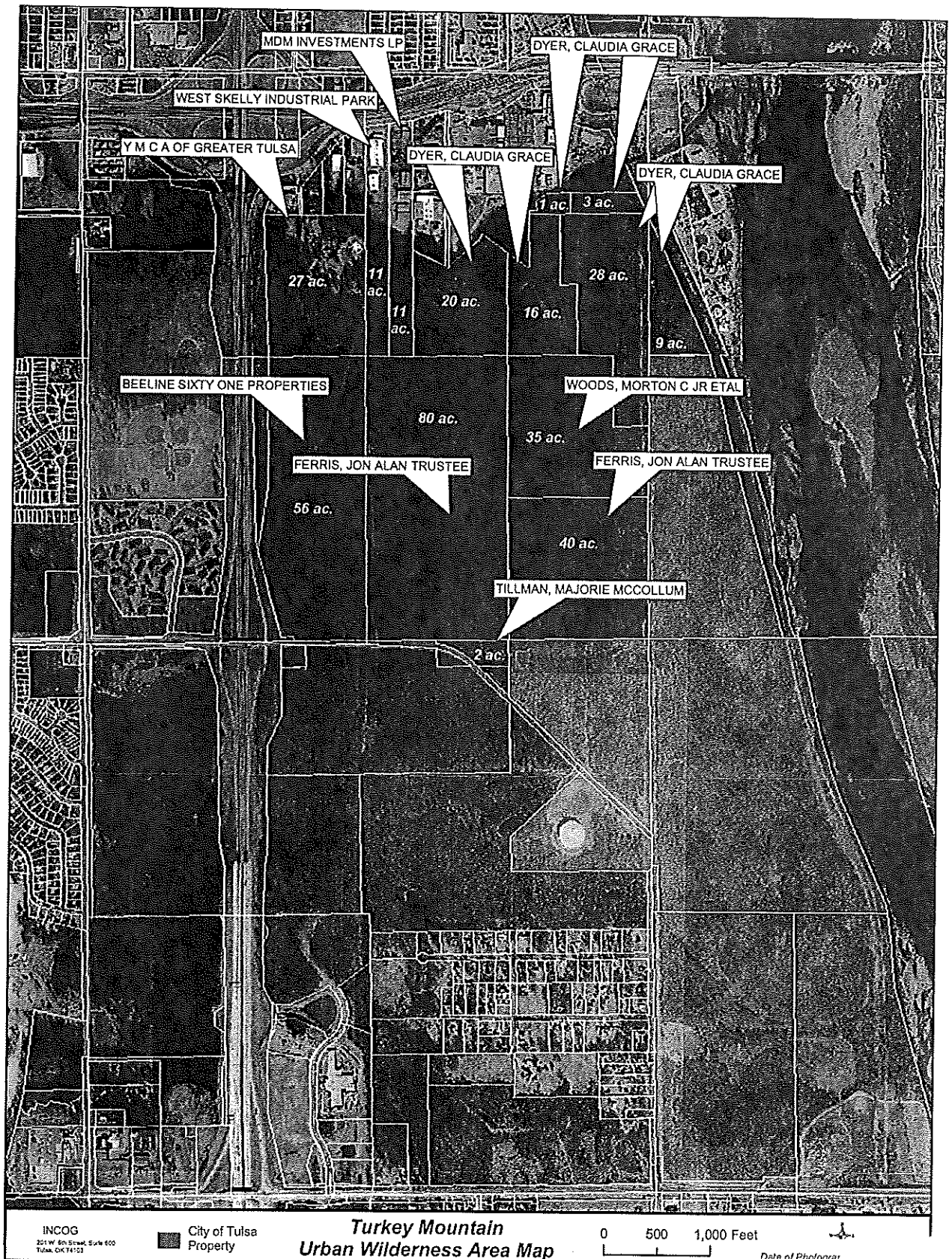


EXHIBIT K

Exhibit K

19.33