

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2524

August 27, 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-116** – Tulsa Habitat For Humanity (9233)/Lot-Combination (PD 8) (CD 2)
South of West 55th Street and East South 38th Avenue, 3724 West 55th Street South
2. **LC-117** – Tulsa Habitat For Humanity (9233)/Lot-Combination (PD 8) (CD 2)
North of West 55th Place and East of South 38th Avenue, 3721 West 55th Place South
3. **LS-20244** – Sollco, LLC (8406)/Lot-Split (PD 18) (CD 8)
Northeast corner of South Mingo Road and East 71st Street, 71 Mingo Center
4. **LS-20245** – Sollco, LLC (8406)/Lot-Split (PD 18) (CD 8)
Northeast corner of South Mingo Road and East 71st Street, 71 Mingo Center
5. **South Town Market** – (8324) Final Plat (PD 26) (CD 8)
Northeast corner of East 101st Street South and Memorial Drive
6. **PUD-597-4 – Stava Building Corporation** (PD-18) (CD-8)
Northwest of the northwest corner of Mingo Road and US 169/Creek Turnpike (Minor Amendment to increase the permissible height for building mounted light standards from eight feet to 12.6 feet measured to the bottom of the light fixture.)

7. **PUD-550-3 – Whistler Sign Company, LLC** (PD-5) (CD-5)
Southeast corner of 21st Street South and South 91st East Avenue
(Minor Amendment to add an LED message center to an existing
and previously approved outdoor advertising billboard sign.)

8. **PUD-481-11 – Brandon Moydell** (PD-18c) (CD-7)
Northwest corner of 71st Street South and U.S. 169 (Minor
Amendment to increase the permitted height of a ground sign
from 4.6 feet to 20 feet for the construction of a ground sign at the
southwest corner of the subject property.)

9. **Z-6054-SP-6a – Keller Custom Signs** (PD-18c) (CD-8)
Southwest corner of 81st Street and South Garnett Road (Corridor
Plan Minor Amendment to increase the permitted number of
ground signs located on the lot from one to three, to allow for the
addition of directional signs at each entrance, which exceed the
three square feet display surface area as defined for a sign
exception as directional sign under Section 225, B-3.)

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

PUBLIC HEARINGS

11. **LS-20235** – James Coulson (1223)/Lot-Split (County)
West of North Cincinnati Avenue and North of East 91st Street
North, 9254 North Cincinnati Avenue
12. **Z-5903-SP-1d – Sisemore Weisz & Associates** (PD-18c) (CD-8)
6413 South Mingo Road (Corridor Plan Minor Amendment) (Staff
requests a continuance to 9/3/08.)

OTHER BUSINESS

13. **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.

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

Visit our website @ www.tmapc.org

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

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG

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

**Wednesday, August 27, 2008
11:00 a.m.**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Historic Preservation Plan Update Process presentation by Nore Winter.
2. Discussion on TMAPC Policies and Procedures

Adjourn

www.tmapc.org

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

**Francis Campbell City Council Room
Plaza Level**

Wednesday, August 27, 2008– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Review and discuss the Riverwood Neighborhood Plan Update by David Simmons
2. Review and discuss the Elm Creek Basin Study
3. Discussion of Planning Commission's recommendation to the City Council on requested rezoning, related to private covenants, Planned Unit Developments and "conditional" or "contract" zoning.

Adjourn.

Visit our website at www.tmapc.org

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

Final Subdivision Plat

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

Northeast corner of East 101st Street South and Memorial Drive

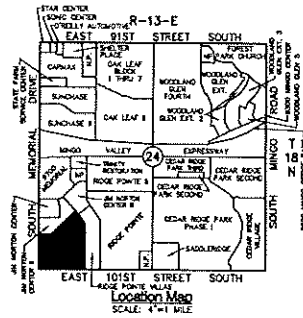
This plat consists of 7 Lots in 1 Block on 21 acres.

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

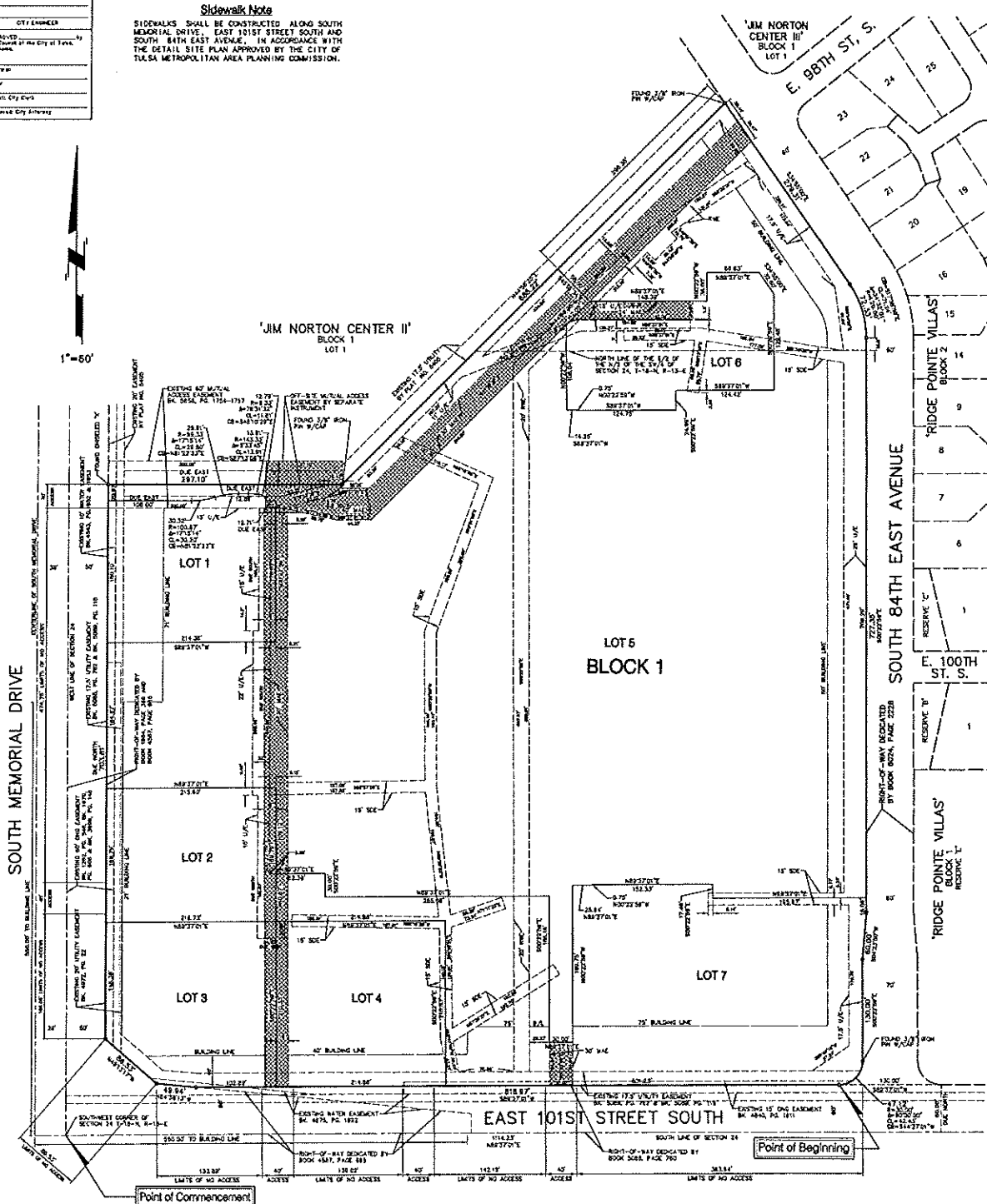
South Town Market

A SUBDIVISION OF PART OF THE
SW/4 OF SECTION 24, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
Planned Unit Development Number 411-C-12

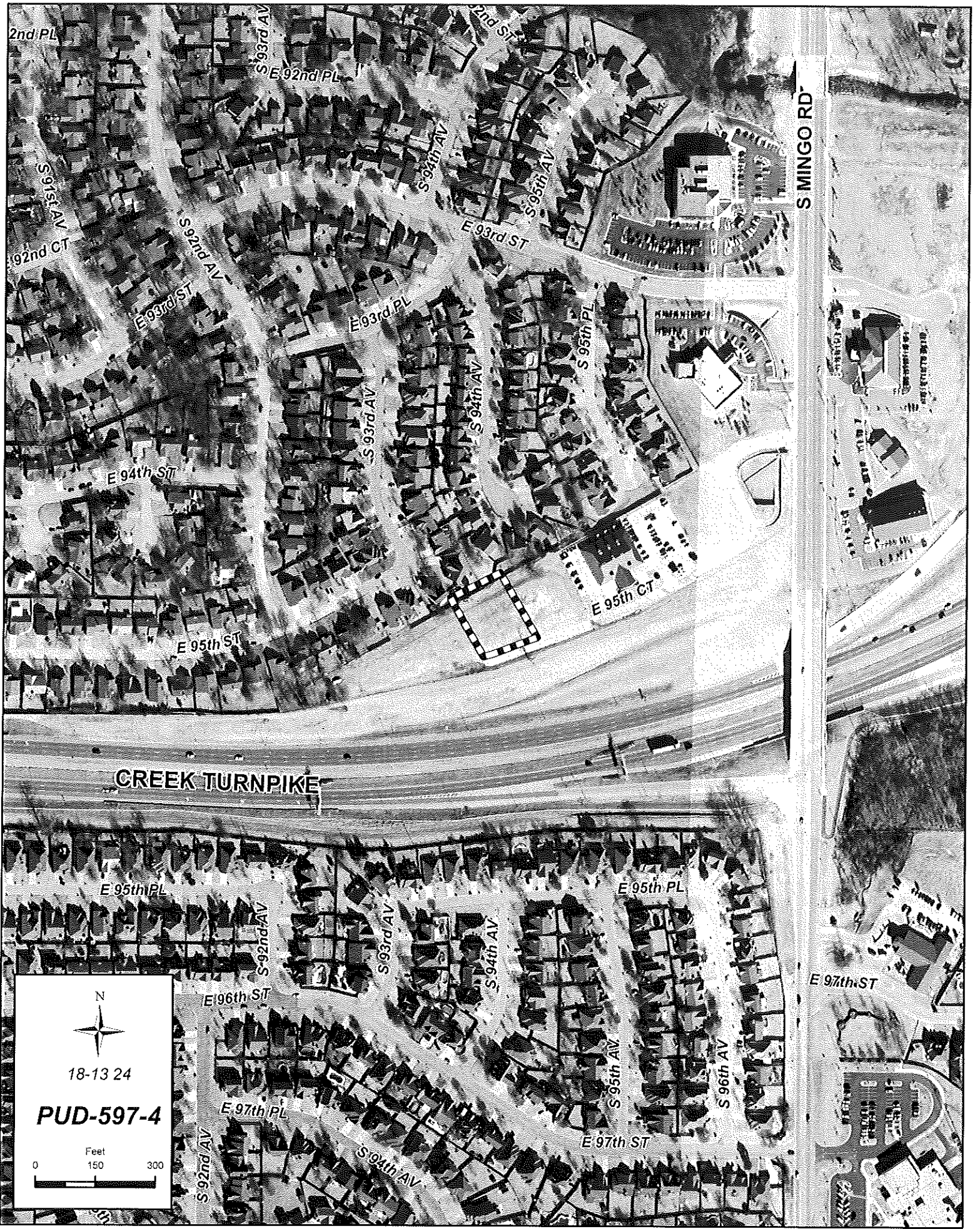
SCALE IN FEET
0 20 40 60 80 100 120



| | |
|------------------------|--|
| PLAT No. | 1998 LAND COMPANY ATTN: JOHN BUNGARDEN 2100 SOUTH UTICA AVENUE, FORTHOUSE TULSA, OKLAHOMA 74114 PHONE: (918) 747-2100 |
| ENGINEER / Surveyor | SACK AND ASSOCIATES, INC. SANTA FE DEPOT 111 SOUTH ELGIN AVENUE TULSA, OKLAHOMA 74103-1815 PHONE: (918) 583-4111 E-MAIL: SACKANDASSOCIATES.COM C.A. No. 1783 (EXP. JUNE 30, 2009) |
| Owner | 1998 LAND COMPANY ATTN: JOHN BUNGARDEN 2100 SOUTH UTICA AVENUE, FORTHOUSE TULSA, OKLAHOMA 74114 PHONE: (918) 747-2100 |
| Subdivision Statistics | SUBDIVISION CONTAINS 7 LOTS IN 1 BLOCK BLOCK 1 CONTAINS 21.0146 ACRES (918,396 S.F.) |
| Monumentation | ALL CORNERS SHOWN ON THIS PLAT WERE SET USING A 3/8" X 18" IRON PIN WITH A YELLOW CAP STAMPED 'SACK L.S. 1138', UNLESS OTHERWISE NOTED. |
| Basics of Bearings | THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 24 HAVING AN ASSUMED BEARING OF DUE NORTH. |
| Legend | B/L = BUILDING LINE CB = CHORD BEARING CL = CHORD LENGTH PWE = RESTRICTED WATERLINE EASEMENT SDE = STORM SEWER EASEMENT U/E = UTILITY EASEMENT MAE = MUTUAL ACCESS EASEMENT |
| Sidewalk Note | SIDEWALKS SHALL BE CONSTRUCTED ALONG SOUTH MEMORIAL DRIVE, EAST 101ST STREET SOUTH AND SOUTH 84TH AVENUE, IN ACCORDANCE WITH THE DETAIL SITE PLAN APPROVED BY THE CITY OF TULSA METROPOLITAN AREA PLANNING COMMISSION. |
| City Engineer | APPROVED _____ TO THE BOARD OF THE CITY OF TULSA OKLAHOMA Mayor Approved City Clerk Approved City Attorney |



5.4





S 94th AV

S 95th PL

S 93rd AV

E 95th ST

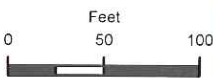
E 95th CT

CREEK TURNPIKE



18-13 24

PUD-597-4



August 27, 2008

STAFF RECOMMENDATION

PUD-597-4: Minor Amendment – Northwest of the northwest corner of Mingo Road and U.S. 169/Creek Turnpike; Tract 1A, western ½ Lot 3, Block 1 - 9600 Mingo Office Park; 9353 E. 95th Ct. South; TRS 8324; CZM 57; Atlas 2082; PD 18 CD 8: OL/PUD.

The applicant is requesting a minor amendment to increase the permissible height for building mounted light standards from eight feet to 12'6" measured to the bottom of the light fixture. The PUD as originally approved holds that, "All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. No light standard nor building-mounted light shall exceed eight feet in height and all such lights shall be set back at least 25 feet from a residential lot". The request herein is for permission to increase the height of the building mounted light standards on the north, west, and east elevations only. All other lighting requirements would remain effective.

Please refer to the attached Exhibits A and A-1. Exhibit A is a contour plot of the distance the building mounted lights will project light from the building wall toward the property lines. Exhibit A-1 represents these calculations as applied to this specific site plan as well as, the application of the Kennebunkport Formula as required by the PUD development standards. Mounted at 12'6" these wall packs will project light approximately 45 feet straight out, and approximately 48 feet to either side of the fixture.

Of greatest concern to staff is the protection of the single-family dwelling immediately adjacent to the north of this parcel. However, Kennebunkport calculations show that the light produced from these wall packs will travel approximately 48 feet from the building wall. The north-facing building wall is 69' from the property line. The wall packs also meet the minimum 25-foot setback requirement.

Therefore staff recommends **APPROVAL** of minor amendment PUD-597-4 permitting the wall pack lighting on the north, west and east elevations of Tract 1A, the western ½ of Lot 3, Block 1 – 9600 Mingo Office Park only with the following conditions: the light producing element of the wall packs shall be shielded and directed down and away from adjoining residential lots as to not create a nuisance, drop lenses will not be permitted and any reflected light at the north property line shall not exceed an illumination of .5-foot candles.

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

6.4

CONTOUR PLOT

Jun 19, 2008

TEST #: HP09133
CATALOG #: PGM250Hx2xx-PVLV
LAMP: MH250/U
TOTAL LUMENS: 20500
LLF: 0.64
ILLUM. UNITS: FC
SCALE: 1 IN= 16.0FT

NUM LUMS/ ORIENTATION: 1 lum
MOUNTING HEIGHT: 12.5'
BRACKET ARM LENGTH: 0.0'

Legend: A=3.00 B=1.00 C=0.50 D=0.10 E=0.05

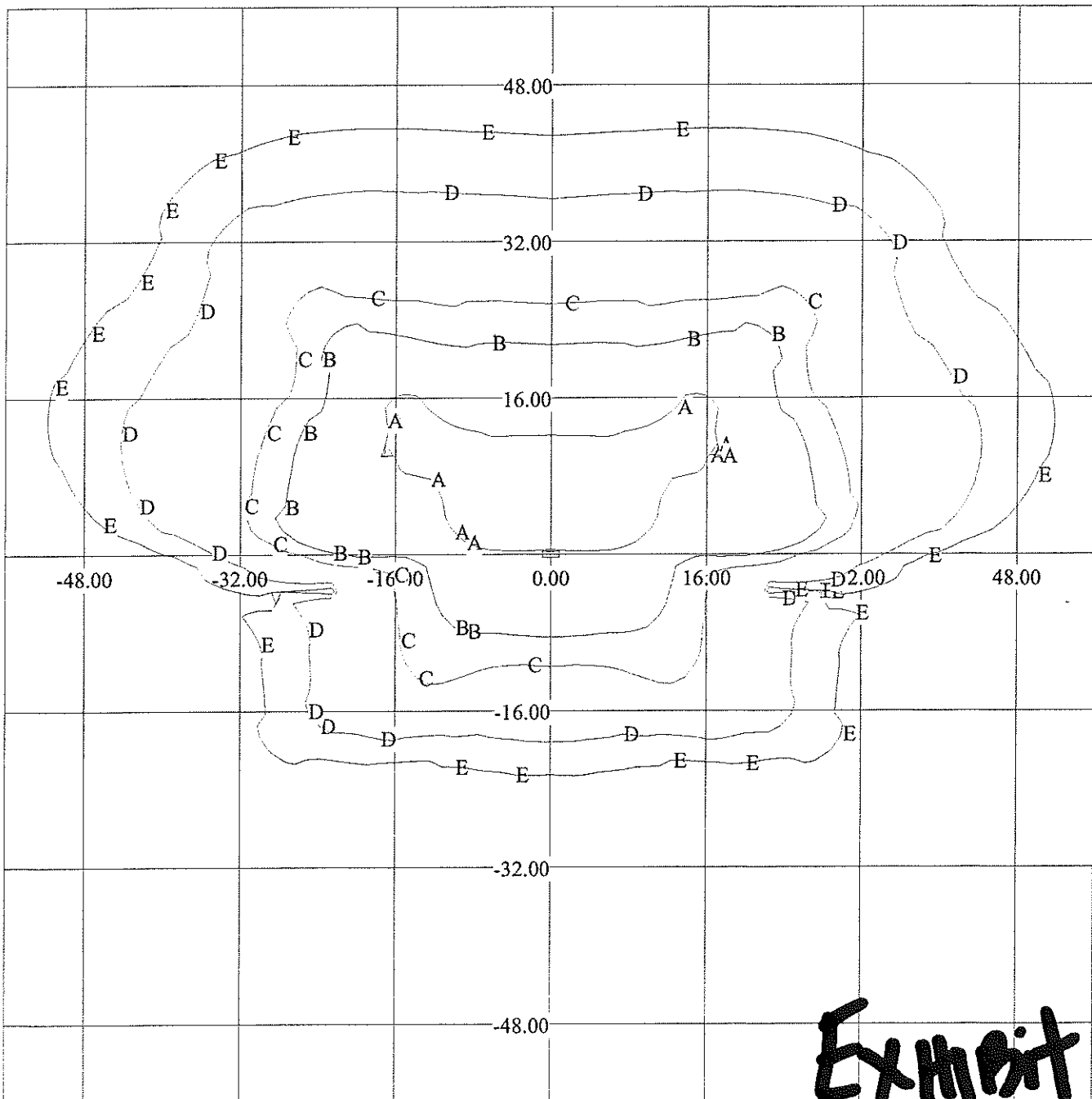


Exhibit A
LitePro^{6.5}

Generated by LitePro version 2.025, which is provided and supported by Columbia Lighting, Alera, and Prescolite. Calculations are performed in accordance with IESNA procedures. Columbia, Alera, and Prescolite are not responsible for the light output of lamps and ballasts, or design variables not shown.

| | | | | | |
|---|--|--|---|---|-----------|
| STAVA BUILDING CORPORATION TULSA, OKLAHOMA 74107 (918) 742-6553 FAX (918) 742-2327 | | MICHAEL F. DWYER ARCHITECT 230 Birchland Road Wirthsburg, Wyo 84653 1-207-546-2346 | The Dance Pointe Tulsa, Oklahoma 9353 East 95th Court South | SCALE: 1/8" = 1'-0" DATE: 05/05/05 DRAWN BY: JLD CHECKED BY: JLD | E1 |
|---|--|--|---|---|-----------|

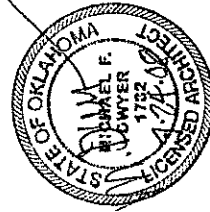
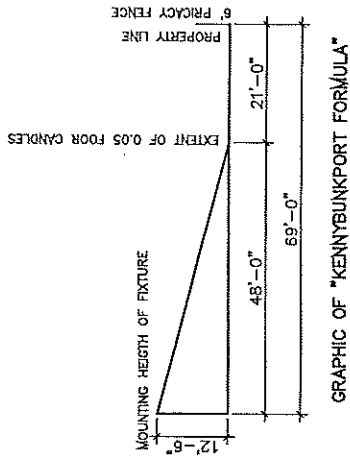
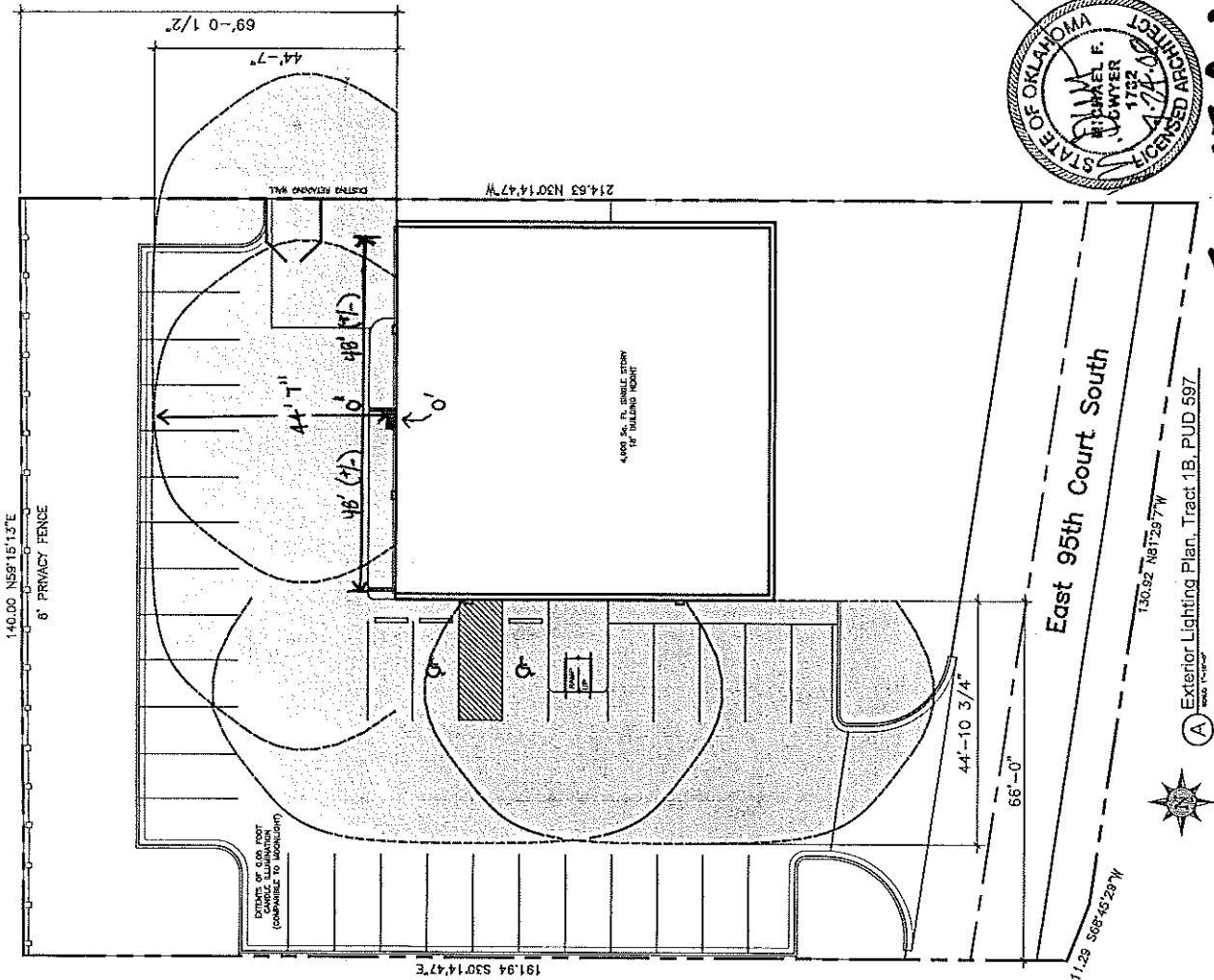
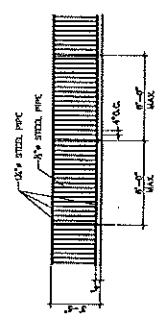
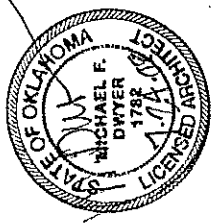
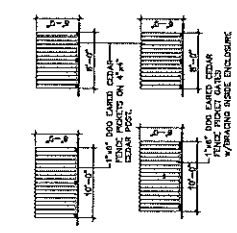
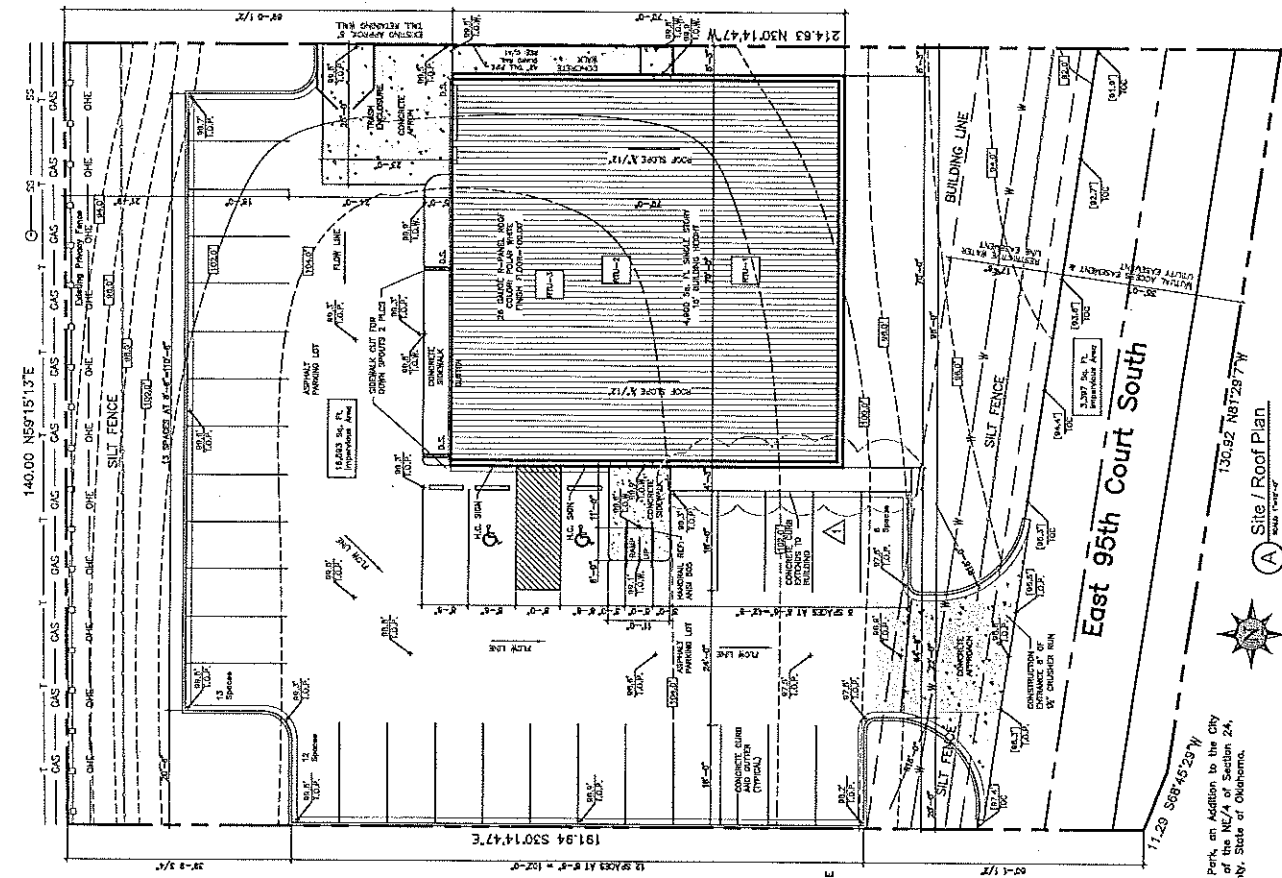


EXHIBIT A-1





(B) Trash Enclosure Elevations
SCALE: 1/8"=1'-0"

[illegible]

LEGEND

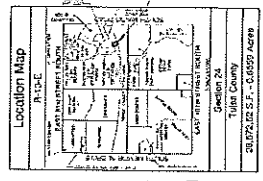
| | |
|----------|----------------------------|
| SS | SANITARY SEWER |
| T | TELEPHONE |
| GAS | NATURAL GAS |
| ONE | OVERHEAD ELECTRIC |
| W | WATER SERVICE |
| PO | POST OFFICE |
| DEPT | DEPT. ELEVATION |
| PROPOSED | PROPOSED SPOT ELEVATION |
| EXISTING | EXISTING CONTOUR ELEVATION |
| 1.00' | TOP OF PAVEMENT |
| 1.00' | TOP OF CURB |
| 2.00' | TOP OF SIDEWALK |
| 1.00' | TOP OF PAVEMENT |

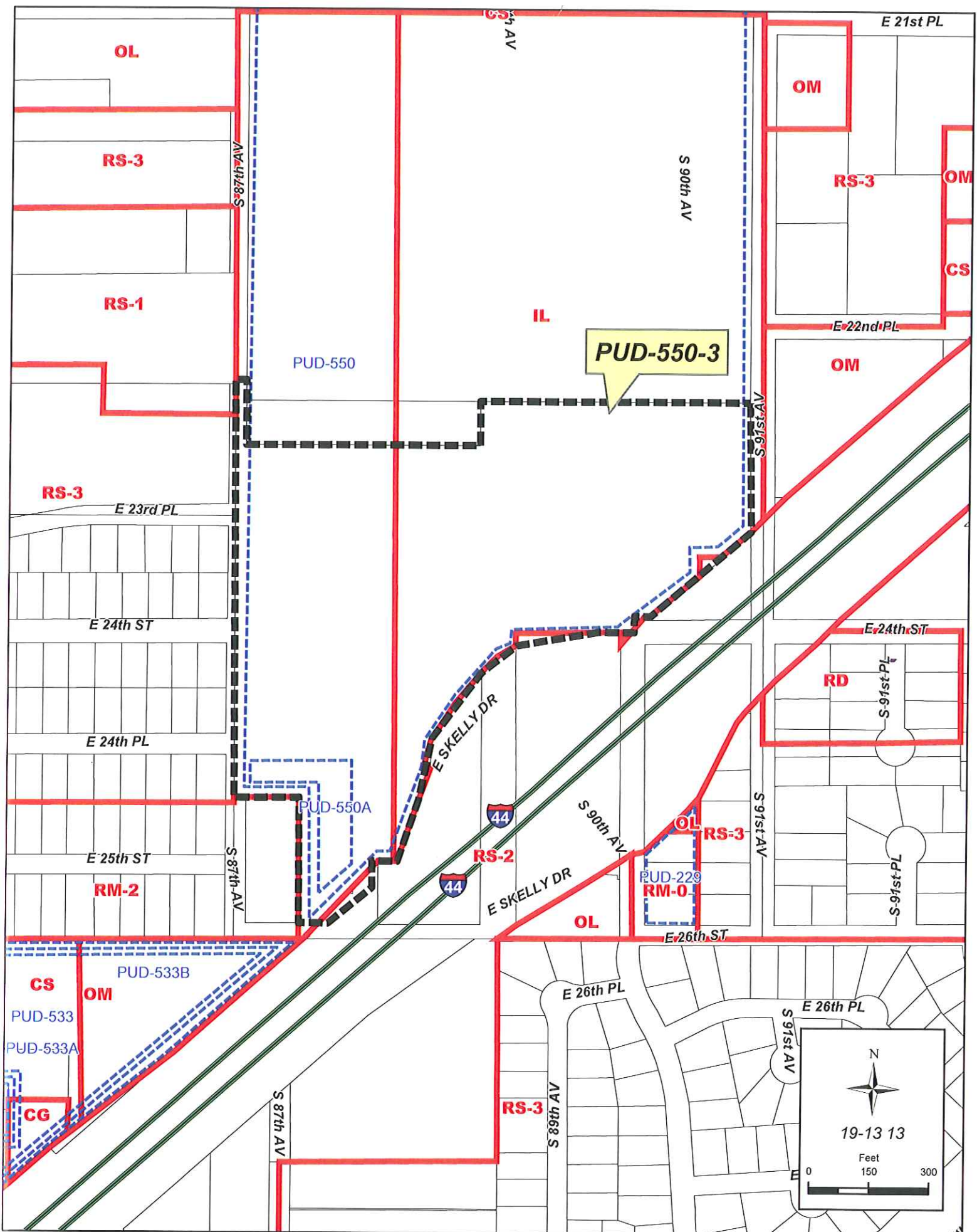
REVISION #1:
REPLACED CONCRETE
BUMPERS ON SOUTH SIDE
OF ENTRY W/EXTENDED
CONCRETE CURB.

ATTACHMENT "B"
Standardized Notation Box for Detail Site Plans
Detail Site Plans:
PUD/Corridor Site Plan Number: 597
Development Area: _____
Permitted Uses: Office
Proposed Uses: A-3 (Office Studio)
Maximum Bldg. Floor Area Permitted: 10,000 Square
Bldg. Floor Area Proposed for Each Use: 1,500 Square
Maximum Bldg. Height Permitted: One Story
Maximum Bldg. Height Proposed: 18'

| Minimum Acres | Acres to be Required | 12'-4'-6" from southern property line |
|---------------|----------------------|---------------------------------------|
| 0.15 Acres | 15 Acres | |
| 0.25 Acres | 25 Acres | |
| 0.35 Acres | 35 Acres | |
| 0.45 Acres | 45 Acres | |
| 0.55 Acres | 55 Acres | |
| 0.65 Acres | 65 Acres | |
| 0.75 Acres | 75 Acres | |
| 0.85 Acres | 85 Acres | |
| 0.95 Acres | 95 Acres | |
| 1.05 Acres | 105 Acres | |
| 1.15 Acres | 115 Acres | |
| 1.25 Acres | 125 Acres | |
| 1.35 Acres | 135 Acres | |
| 1.45 Acres | 145 Acres | |
| 1.55 Acres | 155 Acres | |
| 1.65 Acres | 165 Acres | |
| 1.75 Acres | 175 Acres | |
| 1.85 Acres | 185 Acres | |
| 1.95 Acres | 195 Acres | |
| 2.05 Acres | 205 Acres | |
| 2.15 Acres | 215 Acres | |
| 2.25 Acres | 225 Acres | |
| 2.35 Acres | 235 Acres | |
| 2.45 Acres | 245 Acres | |
| 2.55 Acres | 255 Acres | |
| 2.65 Acres | 265 Acres | |
| 2.75 Acres | 275 Acres | |
| 2.85 Acres | 285 Acres | |
| 2.95 Acres | 295 Acres | |
| 3.05 Acres | 305 Acres | |
| 3.15 Acres | 315 Acres | |
| 3.25 Acres | 325 Acres | |
| 3.35 Acres | 335 Acres | |
| 3.45 Acres | 345 Acres | |
| 3.55 Acres | 355 Acres | |
| 3.65 Acres | 365 Acres | |
| 3.75 Acres | 375 Acres | |
| 3.85 Acres | 385 Acres | |
| 3.95 Acres | 395 Acres | |
| 4.05 Acres | 405 Acres | |
| 4.15 Acres | 415 Acres | |
| 4.25 Acres | 425 Acres | |
| 4.35 Acres | 435 Acres | |
| 4.45 Acres | 445 Acres | |
| 4.55 Acres | 455 Acres | |
| 4.65 Acres | 465 Acres | |
| 4.75 Acres | 475 Acres | |
| 4.85 Acres | 485 Acres | |
| 4.95 Acres | 495 Acres | |
| 5.05 Acres | 505 Acres | |
| 5.15 Acres | 515 Acres | |
| 5.25 Acres | 525 Acres | |
| 5.35 Acres | 535 Acres | |
| 5.45 Acres | 545 Acres | |
| 5.55 Acres | 555 Acres | |
| 5.65 Acres | 565 Acres | |
| 5.75 Acres | 575 Acres | |
| 5.85 Acres | 585 Acres | |
| 5.95 Acres | 595 Acres | |
| 6.05 Acres | 605 Acres | |
| 6.15 Acres | 615 Acres | |
| 6.25 Acres | 625 Acres | |
| 6.35 Acres | 635 Acres | |
| 6.45 Acres | 645 Acres | |
| 6.55 Acres | 655 Acres | |
| 6.65 Acres | 665 Acres | |
| 6.75 Acres | 675 Acres | |
| 6.85 Acres | 685 Acres | |
| 6.95 Acres | 695 Acres | |
| 7.05 Acres | 705 Acres | |
| 7.15 Acres | 715 Acres | |
| 7.25 Acres | 725 Acres | |
| 7.35 Acres | 735 Acres | |
| 7.45 Acres | 745 Acres | |
| 7.55 Acres | 755 Acres | |
| 7.65 Acres | 765 Acres | |
| 7.75 Acres | 775 Acres | |
| 7.85 Acres | 785 Acres | |
| 7.95 Acres | 795 Acres | |
| 8.05 Acres | 805 Acres | |
| 8.15 Acres | 815 Acres | |
| 8.25 Acres | 825 Acres | |
| 8.35 Acres | 835 Acres | |
| 8.45 Acres | 845 Acres | |
| 8.55 Acres | 855 Acres | |
| 8.65 Acres | 865 Acres | |
| 8.75 Acres | 875 Acres | |
| 8.85 Acres | 885 Acres | |
| 8.95 Acres | 895 Acres | |
| 9.05 Acres | 905 Acres | |
| 9.15 Acres | 915 Acres | |
| 9.25 Acres | 925 Acres | |
| 9.35 Acres | 935 Acres | |
| 9.45 Acres | 945 Acres | |
| 9.55 Acres | 955 Acres | |
| 9.65 Acres | 965 Acres | |
| 9.75 Acres | 975 Acres | |
| 9.85 Acres | 985 Acres | |
| 9.95 Acres | 995 Acres | |
| 10.05 Acres | 1005 Acres | |
| 10.15 Acres | 1015 Acres | |
| 10.25 Acres | 1025 Acres | |
| 10.35 Acres | 1035 Acres | |
| 10.45 Acres | 1045 Acres | |
| 10.55 Acres | 1055 Acres | |
| 10.65 Acres | 1065 Acres | |
| 10.75 Acres | 1075 Acres | |
| 10.85 Acres | 1085 Acres | |
| 10.95 Acres | 1095 Acres | |
| 11.05 Acres | 1105 Acres | |
| 11.15 Acres | 1115 Acres | |
| 11.25 Acres | 1125 Acres | |
| 11.35 Acres | 1135 Acres | |
| 11.45 Acres | 1145 Acres | |
| 11.55 Acres | 1155 Acres | |
| 11.65 Acres | 1165 Acres | |
| 11.75 Acres | 1175 Acres | |
| 11.85 Acres | 1185 Acres | |
| 11.95 Acres | 1195 Acres | |
| 12.05 Acres | 1205 Acres | |
| 12.15 Acres | 1215 Acres | |
| 12.2 | | |

LEGAL DESCRIPTION:
Tract 18 part of Lot 3, Block 1, 9800 Mingo Office Park, an Addition to the City of Tulsa, Being a Subdivision of the SE/4 of the NE/4 of Section 24, T-16-N, R-13-E, of the Indian Meridian, Tulsa County, State of Oklahoma.
Know as 9353 East 95th Court South.





7.1



N

19-13 13

PUD-550-3

Feet
0 100 200

August 27, 2008

STAFF RECOMMENDATION

PUD-550-3: Minor Amendment – Southeast corner of 21st Street South and South 91st East Avenue, north side of I-44; 8711 East Skelly Drive; TRS 9313; CZM 38; Atlas 544/545; PD-5 CD-5; IL/CS/RS-3/PUD.

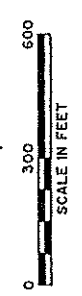
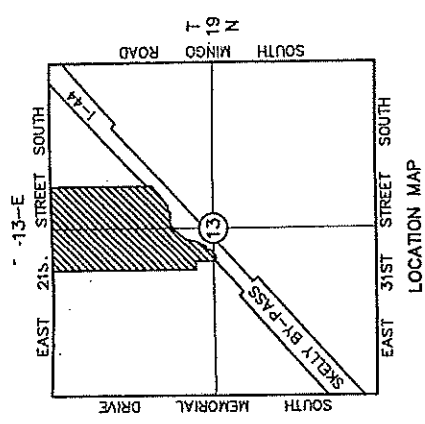
The applicant is requesting a minor amendment to add an LED message center to an existing and previously approved Outdoor Advertising/Billboard (OA) sign.

Approval of the detail site plan for the existing sign was granted by the TMAPC in January 2008 (see attached Exhibit A). The applicant now proposes to add an LED message center in the same location as previously approved. The overall height of the sign and display surface area will also remain the same (see Exhibit B). In addition to the general PUD and Zoning Code requirements for outdoor advertising signs the sign must also adhere to the additional requirements of Section 1221-G of the Zoning Code attached herein as Exhibit C, as well as, have spacing re-verified by the City of Tulsa Board of Adjustment (BOA).

Therefore staff recommends **APPROVAL** of minor amendment PUD-550-3 subject to proof of the spacing re-verification by the BOA be submitted to the City of Tulsa Zoning Official prior to the release of any construction permits.

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

7.4



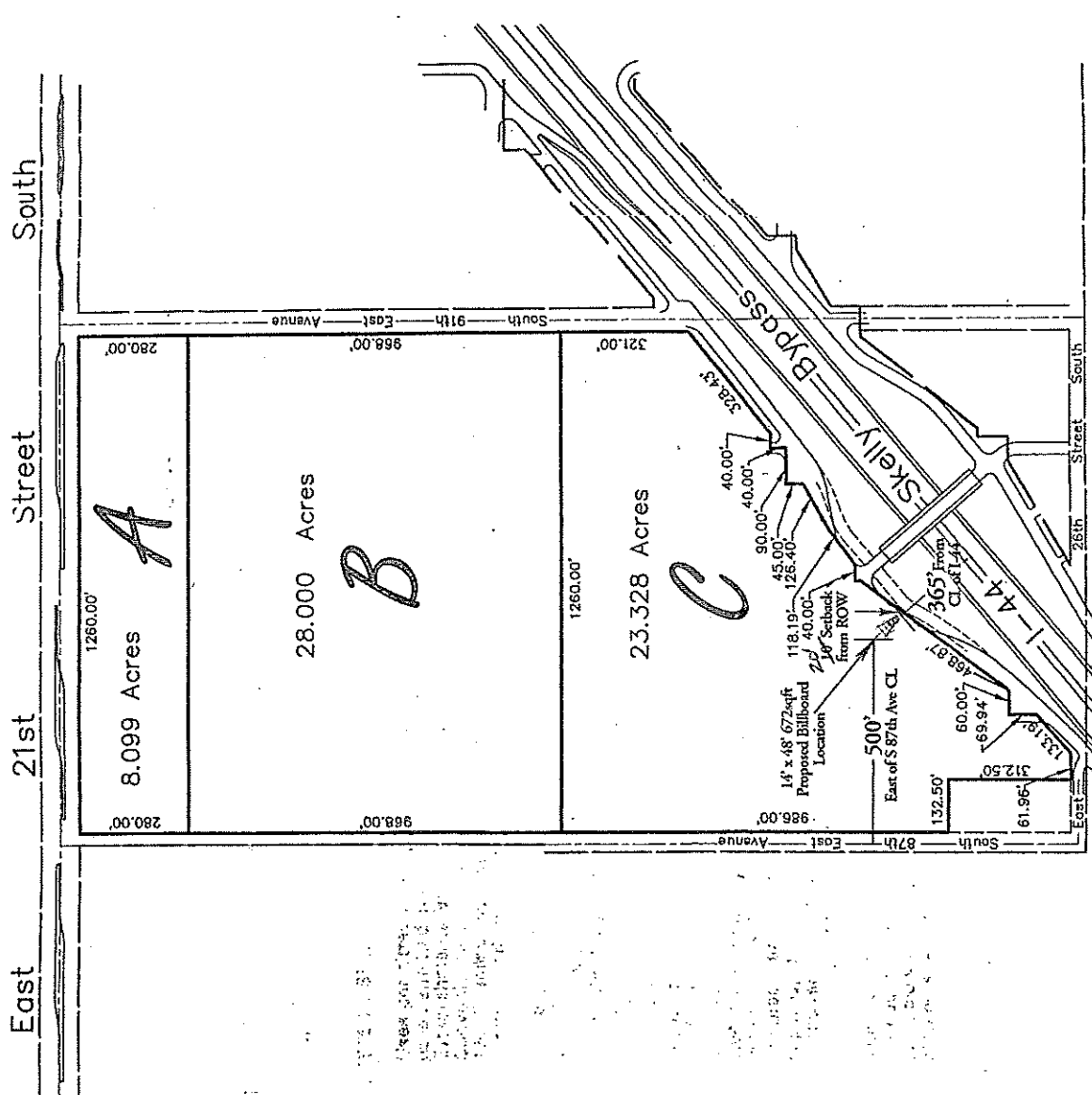
Indian Acres Center

Development Area Map

P.U.D. No. 550

EXHIBIT A

APPROVED SIGN PLAN
FOR PUD 550 DATED 12/1/00
DEV. AREA C



Prepared by: **GSI** Sack and Associates, Inc.

7.5

[illegible][illegible][illegible]

Journal of Management Education 36(1) 7-18
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<http://www.sagepub.com/journalsPermissions.nav>

7.6

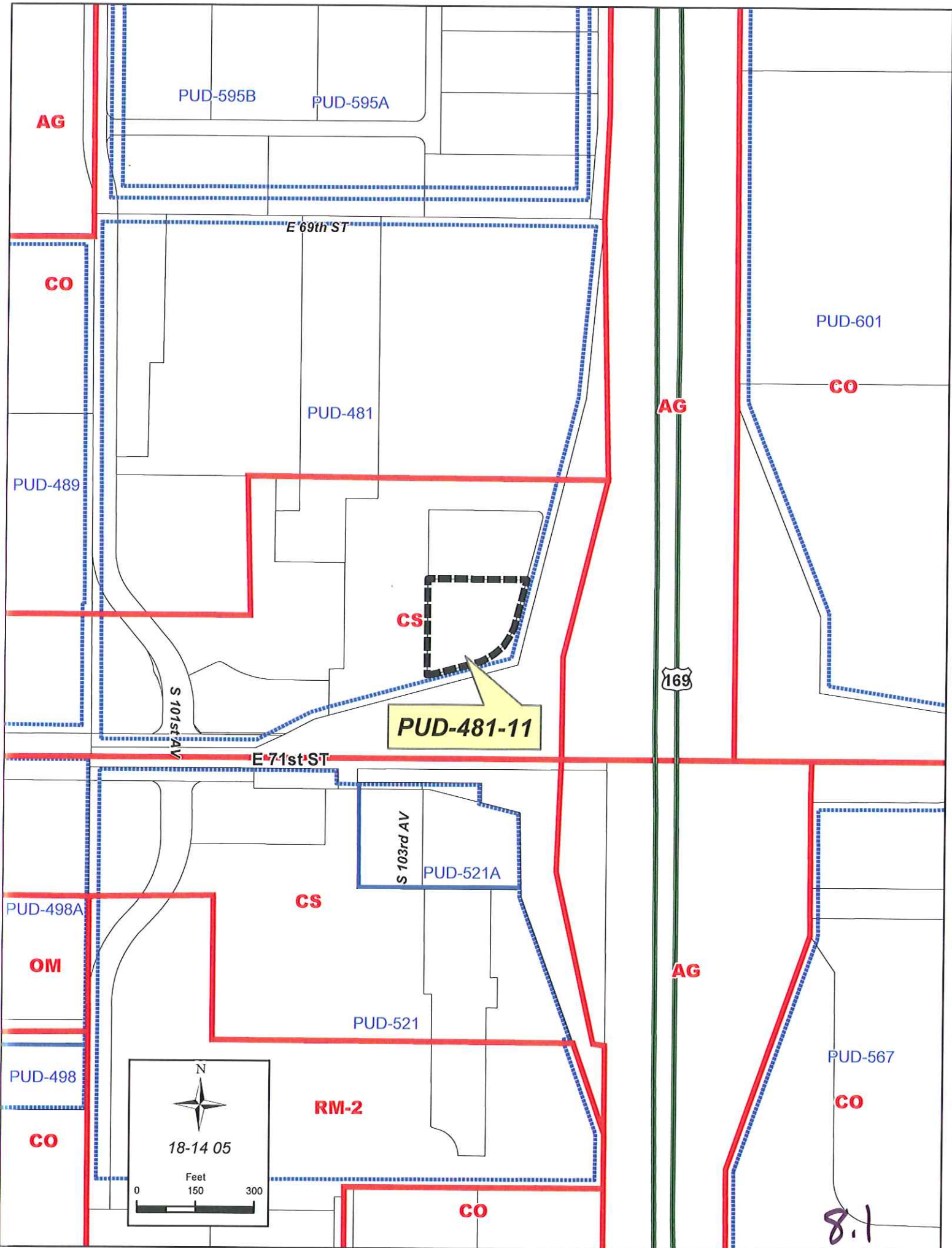
G. ADDITIONAL USE CONDITIONS FOR DIGITAL OUTDOOR ADVERTISING SIGNS

In addition to the use conditions prescribed for outdoor advertising signs in subsections 1103-B-2 and 1221-F, digital outdoor advertising signs shall comply with the following conditions:

1. Digital outdoor advertising signs shall only display a static message or messages.
2. Digital outdoor advertising signs which display more than one static message shall do so sequentially, with each static message having a dwell time of no less than eight (8) seconds and a transition time between static messages of no more than one (1) second.
3. Digital outdoor advertising signs shall not display an illuminative brightness exceeding five hundred (500) NITs at any time between one half (1/2) hour after sunset until one half (1/2) hour before sunrise or six thousand five hundred (6,500) NITs between one-half (1/2) hour before sunrise until one-half (1/2) hour after sunset.
4. Use conditions establishing the minimum dwell time and maximum illuminative brightness levels for digital outdoor advertising signs codified in subsection 1221.G. shall be subject to future modification and regulation in the exercise of the City's police powers and no vested right shall ever be created in these use conditions.
5. Digital outdoor advertising signs shall not display an illuminative brightness of such intensity or brilliance that they impair the vision or endanger the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.
6. Digital outdoor advertising signs shall not resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal or light.
7. Digital outdoor advertising signs shall not be permitted to operate unless they are equipped with:
 - a. a default mechanism that shall freeze the sign in one position or static message if a malfunction occurs; and
 - b. notwithstanding paragraph 1221.G.3., a mechanism able to automatically adjust the display's illuminative brightness according to natural ambient light conditions by means of a light detector/photo cell by which the sign's brightness shall be dimmed.

SECTION 1221

8. Digital outdoor advertising signs shall not display consecutive messages facing the same traveled way, which constitute a substantially similar theme or story and is a continuation of any immediately preceding message, thereby creating a storyboarding effect when viewed by persons operating a motor vehicle. Nothing contained in this paragraph shall prohibit the display of identical consecutive messages.
9. Any digital outdoor advertising sign for which a permit has been applied for prior to January 1, 2009, and the sign has been permitted and completed constructed prior to January 1, 2010, shall be separated by a minimum distance of one thousand two (1,200) feet from any other digital outdoor advertising sign. This spacing limitation shall not apply between signs separated by the freeway. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of an outdoor advertising sign's structure, as located on the ground, to the center of any other outdoor advertising sign's structure, as located on the ground.
10. Except as provided in paragraph 1221.G.9., any digital outdoor advertising sign having a permit issued on or after January 1, 2009, shall be separated by a minimum distance of one thousand two hundred (1,200) feet from any other digital outdoor advertising sign facing the same traveled way. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of a digital outdoor advertising sign's structure, as located on the ground, to the center of any other digital outdoor advertising sign's structure, as located on the ground.
11. Digital outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance of two hundred (200) feet. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.
12. Prior to the issuance of any permit for the installation, testing, maintenance or use of any digital outdoor advertising sign, the operator shall provide written certification that the illuminative brightness of the display shall not exceed five hundred (500) NITs at any time between one-half (1/2) hour after sunset until one-half (1/2) hour before sunrise.
13. No lawfully existing outdoor advertising sign, whether conforming or lawfully nonconforming, which incorporates any digital sign, electronically generated display or light emitting diode (LED) on its display surface, or attached to the sign structure, shall be deemed a lawfully existing digital outdoor advertising sign pursuant to this subsection 1221.G. and no such sign shall be modified, extended, or enlarged unless and until its installation or use has been permitted as a digital outdoor advertising sign on or after May 1, 2008, in compliance with this Section 1221.



AG

PUD-595B

PUD-595A

E 69th St

CO

PUD-601

CO

PUD-481

AG

PUD-489

CS

PUD-481-11

169

S 101st Av

E 71st St

S 103rd Av

PUD-521A

CS

PUD-498A

OM

AG

PUD-521

PUD-567

CO

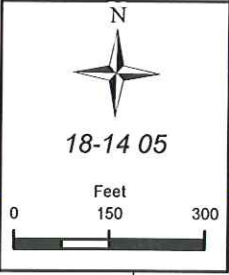
PUD-498

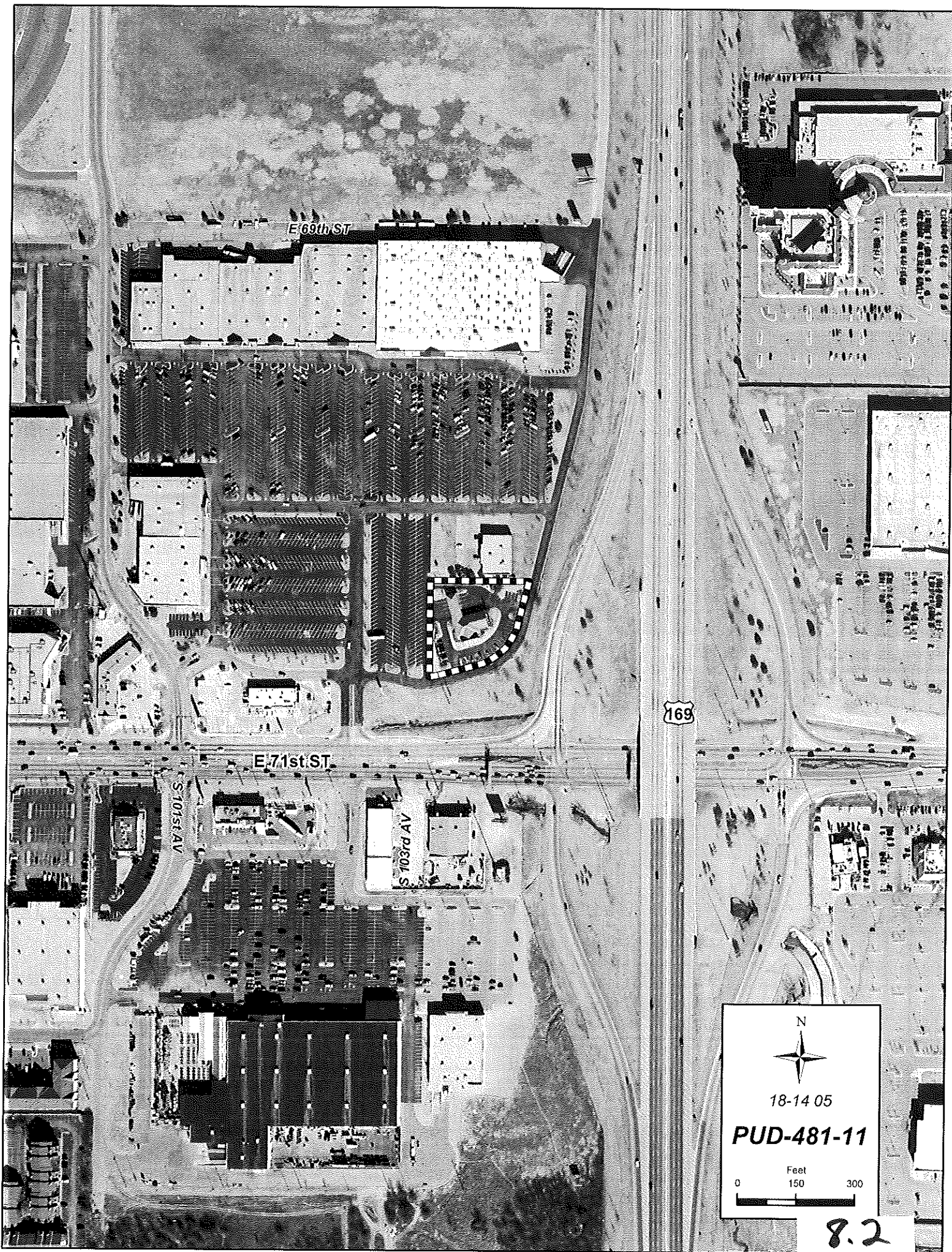
CO

RM-2

CO

8.1





N

18-14 05

PUD-481-11

Feet

0 150 300

8.2



E 71st ST

S 103rd AV

N

18-14 05

PUD-481-11

Feet

0 50 100

83

August 27, 2008

STAFF RECOMMENDATION

PUD-481-11: Minor Amendment – Northwest corner of 71st Street South and U.S. 169; Lot 5, Block 1 – Mingo Market Place; 10343 E. 71st Street South; TRS 8405; CZM 110; Atlas 996; PD 18C CD 7; CS/CO/PUD.

The applicant is requesting a minor amendment to increase the permitted height of a ground sign from 4'6" to 20' for the construction of a ground sign at the southwest corner of the property.

In December 1993 the TMAPC approved minor amendment PUD-481-4 permitting two ground signs: one at the northeast corner of the site along U.S. 169 with 96 square feet of display surface area (dsa) at 20 feet tall and another at the southwest corner of the site, 4'6" tall with 27 square feet (SF) dsa.

Please refer to Exhibit A which is a photo of the existing sign on the northeast corner of the site, along U.S. 169. This sign is 20 feet tall with a dsa of 47.86 SF. It is the applicant's intention to replicate this sign on the southwest corner of the lot along 71st Street.

Current PUD development standards allow the northeast sign to be 96 square feet in dsa and the other to be 27 square feet dsa for a total, in the aggregate, of 123 square feet dsa. The applicant's proposal is to keep the dsa for both signs, in the aggregate, to 96 square feet or less. The southwest sign is approximately 280' from the centerline of 71st Street South making a 4'6" sign difficult to see from 71st Street. Straight CS zoning would permit one sign for each arterial street frontage at a maximum height of 25' tall. CS zoning also permits signs to be up to 40' high, so long as the setback for the sign is increased one foot for every foot over 25-feet tall. Given the proximity of the lot immediately adjacent to an elevated section of U.S. 169, staff finds a height increase could be warranted.

Since the sign, which is permitted at the southwest corner of the site, is approximately 280' from 71st Street South (a primary arterial street), adjacent to U.S. 169, and the dsa for both signs will remain less than what is permitted for the northeast sign, staff recommends **APPROVAL** of minor amendment PUD-481-11 allowing the ground sign at the southwest corner of the lot to be 20-feet tall and allowing a dsa for both ground signs on the lot in the aggregate not to exceed 96 square feet of dsa.

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

8.4

- EXISTING SIGN / N.E. CORNER OF LOT 8.5
 To Be Replicated on South West Corner of lot if approved.

9.91'

9'11"

47.86 # d.s.a

EXHIBIT A

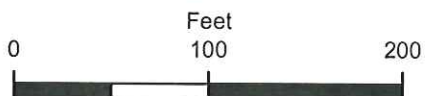
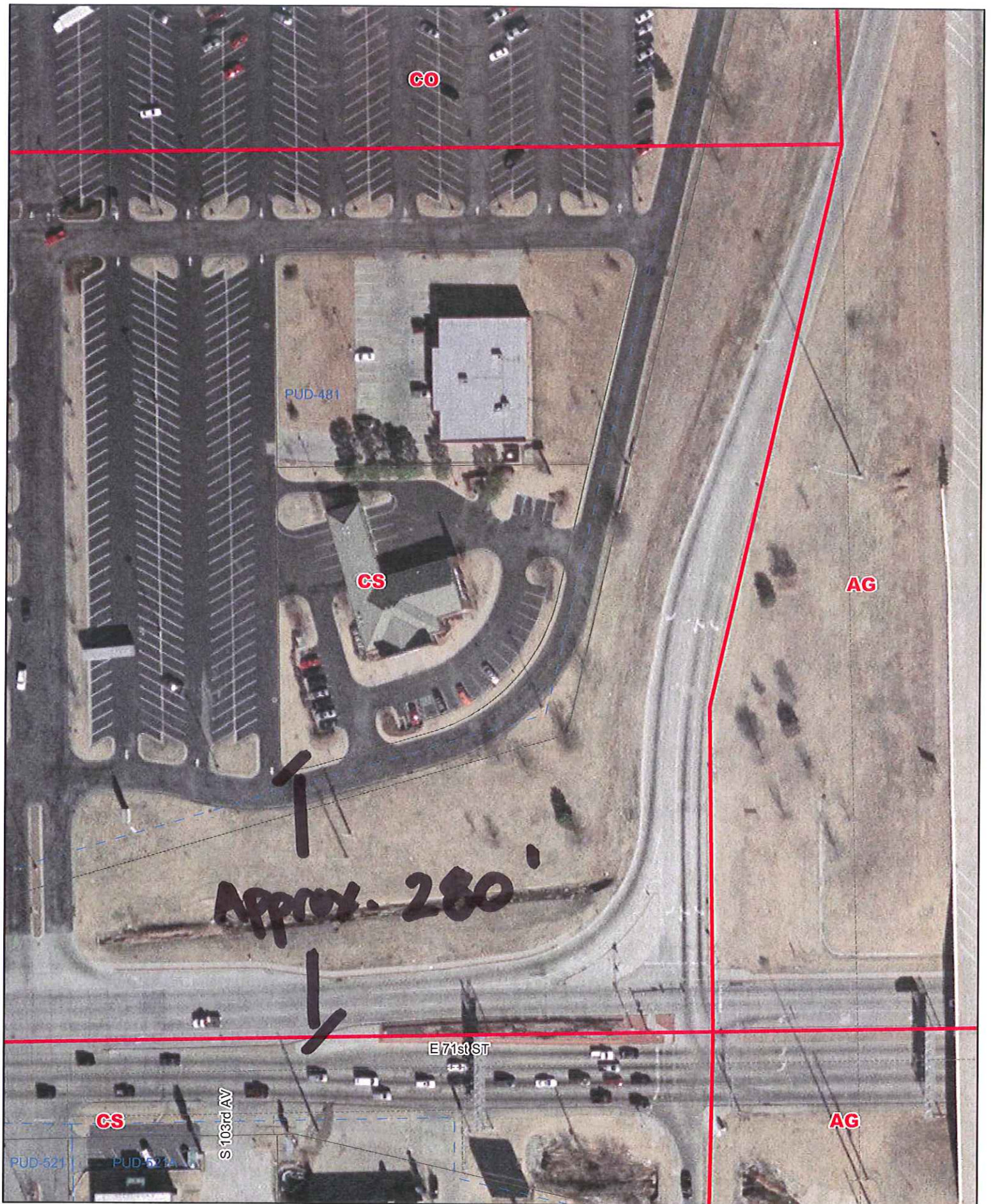
20' O.A.H.



4'6" 4'3"

$$\begin{array}{r} 47.86 \# \\ \times 2 \\ \hline 95.73 \# \text{ d.s.a aggregate} \\ \text{For this lot.} \end{array}$$

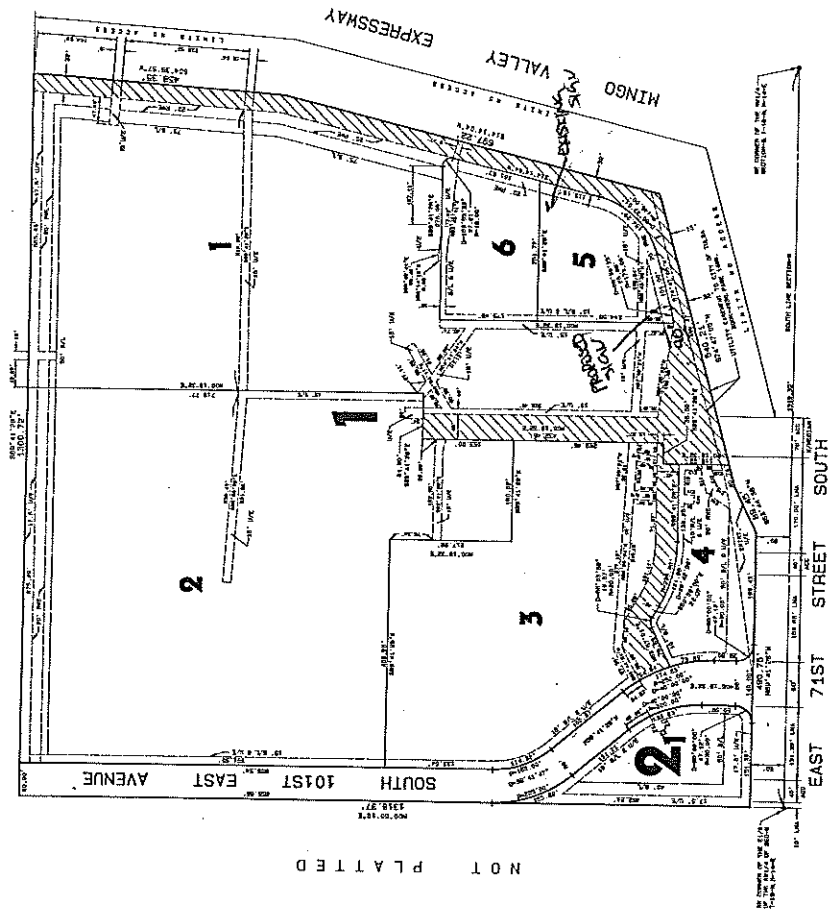




TRS



NOT PLATED

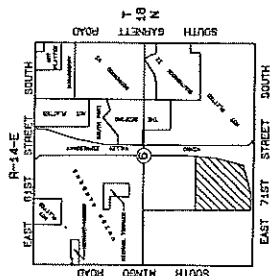


| | | | |
|-----|-------|----------|--------|
| F1 | 500' | 44° 54" | 17.29' |
| F2 | 550' | 53° 00" | 19.00' |
| F3 | 600' | 64° 54" | 19.15' |
| F4 | 650' | 78° 30" | 17.94' |
| F5 | 700' | 93° 30" | 17.00' |
| F6 | 750' | 110° 00" | 14.20' |
| F7 | 800' | 128° 30" | 10.20' |
| F8 | 850' | 148° 00" | 6.20' |
| F9 | 900' | 168° 30" | 3.55' |
| F10 | 950' | 190° 00" | 1.40' |
| F11 | 1000' | 213° 00" | 0.47' |
| F12 | 1050' | 237° 00" | 0.10' |
| F13 | 1100' | 262° 30" | 0.03' |
| F14 | 1150' | 289° 30" | 0.01' |
| F15 | 1200' | 318° 00" | 0.00' |
| F16 | 1250' | 348° 00" | 0.00' |
| F17 | 1275' | 360° 00" | 0.00' |
| F18 | 1300' | 375° 00" | 1.50' |

| | |
|----------|--|
| PLAT No. | |
|----------|--|

RECEIVED
24 APRIL 1962
SUNSHINE METEOR. AEROS.
RESEARCHING GROUP

FORM 3-67
 CERTIFICATE OF ADOPTION
 I hereby certify that the following instrument was duly adopted by the Board of Supervisors of the County of Santa Clara on this 22 day of January, 1967.
 My Office is at Santa Clara, California.
 My Term Expires on 22 January 1969.
 This instrument is valid if filed
 with me and filed in the Office of
 the County Clerk on or before the date
 of 22 January 1967.
 Charles H. Smith
 County Administrator
 and Boardman - CITY COUNCILOR
 APPROVED: _____ By the
 Council on this 22 day of Jan.,
 in Session.
 Noted: _____
 Attest: My Notary
 Approved: My Notary



LOCATION MAP

OWNER
LORINE Y. WALLACE, TRUSTEE OF THE
LORINE T. WALLACE REVOCABLE TRUST
U/E/D DECEMBER 26, 1974.

LORENCE T. WALLACE, SUCCESSOR TRUSTEE OF THE
AND
FRANK A. WALLACE REVOCABLE TRUST
U/D/D DECEMBER 28, 1974,
4510 SOUTH ZUNIS AVENUE,
TULSA, OKLAHOMA 74109
PHONE (918) 742-8775

ENGINEER.

BACK AND ASSOCIATED, INC.
110 SOUTH HARTFORD
SUITE 134
TULSA, OKLAHOMA 74120
PHONE (918) 592-4111

Legend

RMC = RESTRICTED WATERLINE EQUIPMENT
U/E = UTILITY EQUIPMENT
B/L = BUILDING LINE

NO ACCIDENTS
B. PRESENTLY

MUTUAL ACCESS & UTILITY CATEGORY

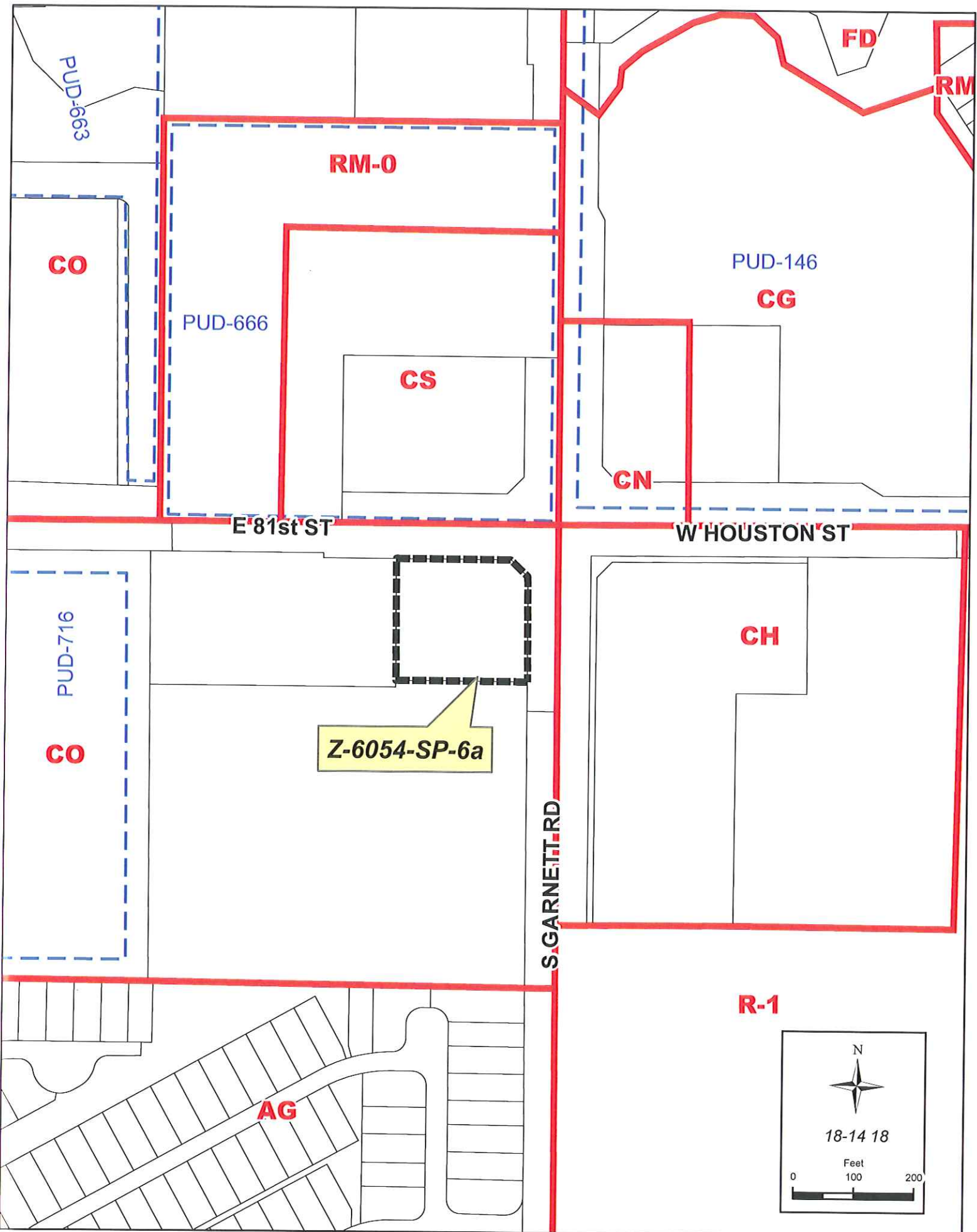
AREA SUMMARY

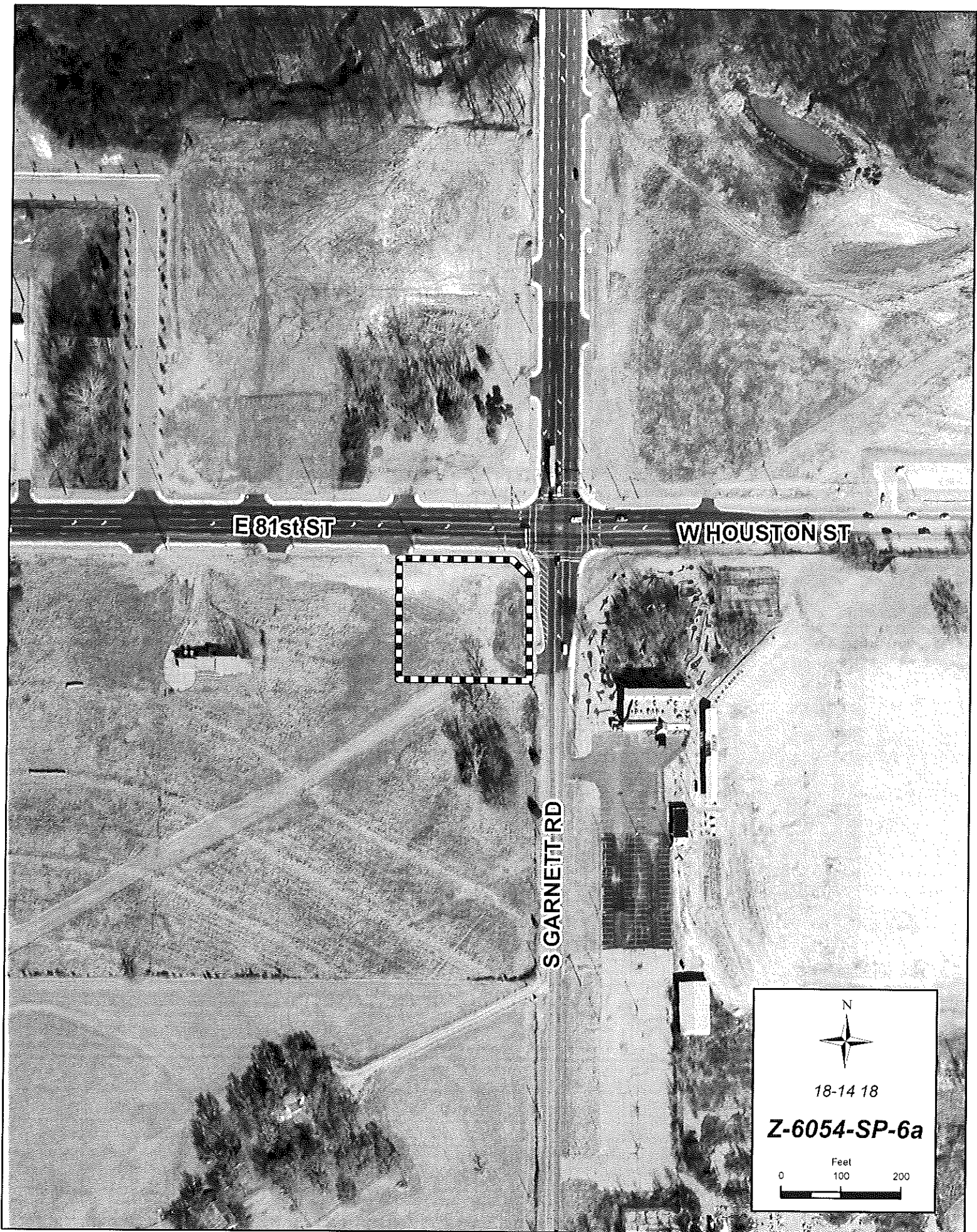
| | | | |
|----------------|---|--------|-------|
| LOT-3, BLOCK-1 | - | 12,000 | ACRES |
| LOT-2, BLOCK-1 | - | 15,230 | ACRES |
| LOT-3, BLOCK-1 | - | 5,304 | ACRES |
| LOT-4, BLOCK-1 | - | 3,142 | ACRES |
| LOT-2, BLOCK-1 | - | 1,098 | ACRES |
| LOT-3, BLOCK-1 | - | 1,098 | ACRES |
| LOT-4, BLOCK-1 | - | 1,098 | ACRES |
| LOT-1, BLOCK-2 | - | 1,100 | ACRES |

MINGO MARKETPLACE

A SUBDIVISION OF PART OF THE
E1/2 OF THE SW1/4 OF SECTION-6, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

(P.U.D. NO. 481, Z-5970-SP-2)





N

18-14 18

Z-6054-SP-6a

Feet
0 100 200

9.2

E 81st ST

W HOUSTON ST

S GARNETT RD



18-14 18

Z-6054-SP-6a

Feet
0 50 100

9.3

August 27, 2008

STAFF RECOMMENDATION

Z-6054-SP-6a: Corridor Plan Minor Amendment – Southwest corner of 81st Street and South Garnett Road; Lot 1, Block 1 – Union Place; 8112 South Garnett Road; TRS 8418; CZM 112; Atlas 1412; PD-18C, CD-8; CO.

The applicant is requesting a minor amendment to a corridor district site plan and associated development standards to increase the permitted number of ground signs located on the lot from one to three, to allow for the addition of directional signs at each entrance which exceed the three (3) square feet in display surface area (dsa) as defined for a sign exception as a directional sign under Section 225, B-3.

This lot has frontage on both 81st Street and South Garnett Road, each classified as arterial streets by the Major Street and Highway Plan. Established development standards for this corridor district parcel allow one (1) ground sign on the lot with a maximum dsa of 250 square feet (SF). In addition, Section 225, B-3 of the Code allows directional signs not exceeding three square feet in display surface area to be exempt from the permitting and detail sign plan review processes. Staff believes that the development of 225, B-3 considered directional signs located on the interior of parking lots, and does not necessarily consider directional signs needed at higher traffic access points to lots with frontage along two major arterial streets. It is also staff's opinion that directional signs in the interior of parking lots should be limited to three (3) feet in dsa. However, staff feels there should also be a provision for larger directional signs needed at access points along major arterial streets that are easier for drivers to see as they maneuver off a major arterial street, and into a parking lot designed for drive-thru banking and similar automobile oriented facilities.

The applicant is agreeing to keep the aggregate display surface area for the three signs under the 250 SF over-all dsa permitted for the one ground sign allowed on this lot.

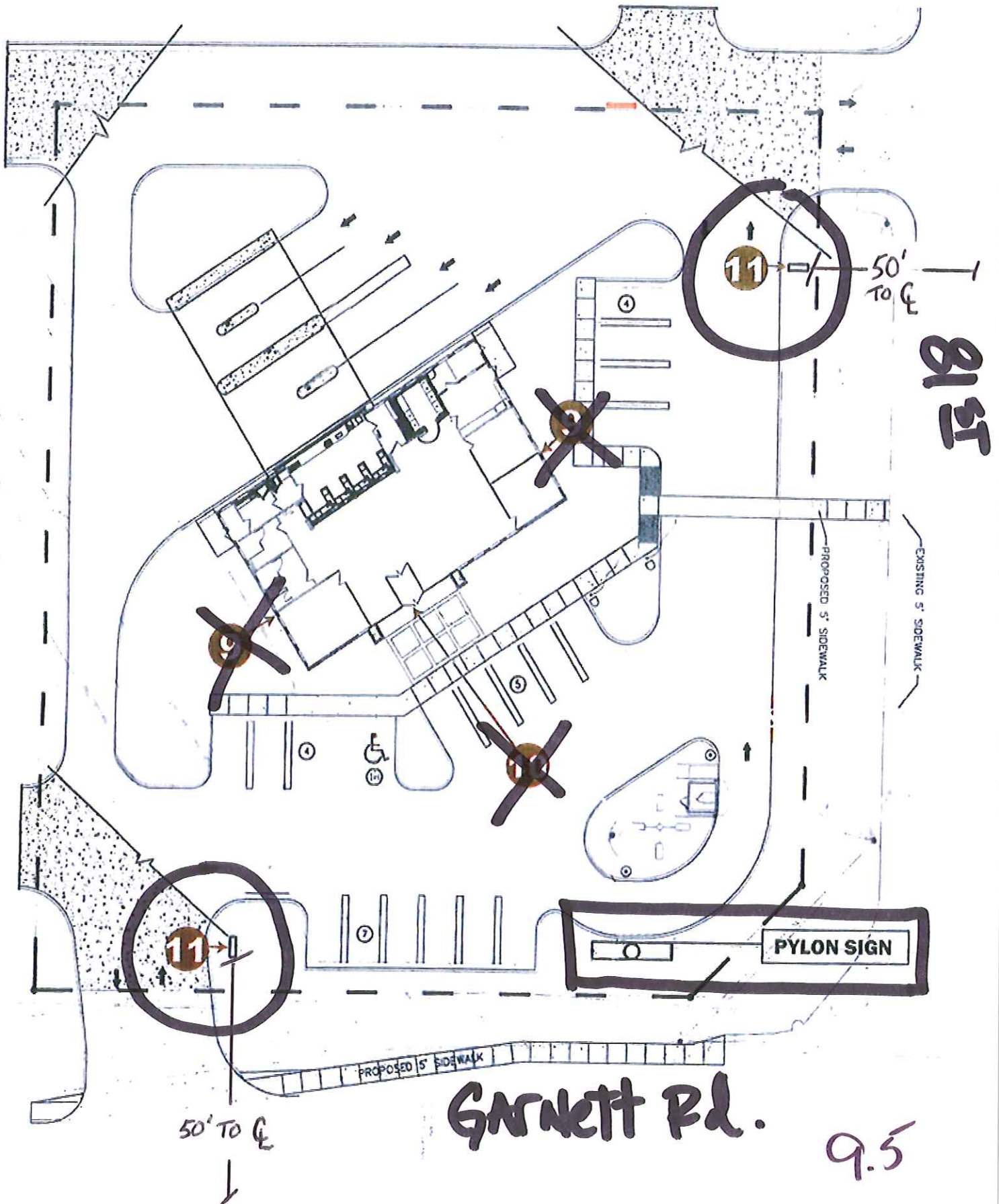
Since the parcel is located at the intersection of two major arterial streets in combination with the aforementioned, staff recommends **APPROVAL** of minor amendment Z-6054-SP-6a, allowing two additional ground signs and limiting the over-all dsa for ground signs on Lot 1, Block 1 – Union Place to 250 SF in the aggregate.

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

9.4

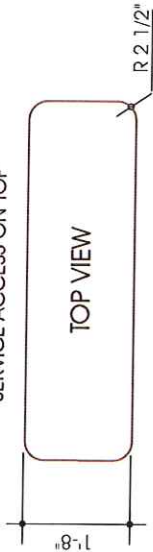
SIGNAGE LOCATION

N →



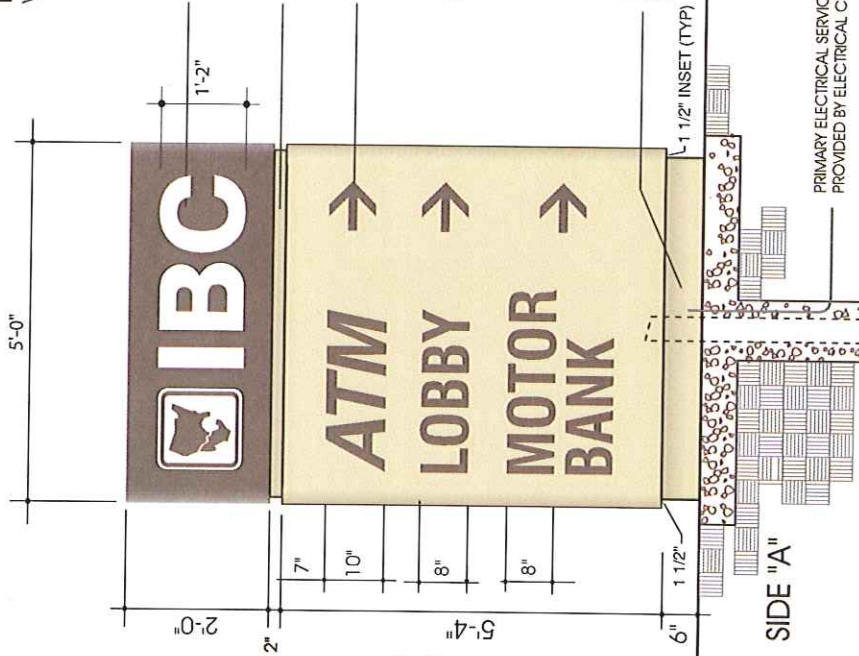
9.5

SERVICE ACCESS ON TOP



TOP VIEW

NOTE: LAMPS TO RUN VERTICAL,
WITH BALLASTS TO BE INSTALLED AT TOP INSIDE OF SIGN.



SIDE "A"

PRIMARY ELECTRICAL SERVICE
PROVIDED BY ELECTRICAL CONTRACTOR

.125 ALUMINUM CABINET
ROUTED OUT COPY BACKED WITH
WHITE PLEXI.
DK. BRZ. FINISH FACE (B/G)
2" REVEAL PAINTED WIMBLEDON WHITE

.125 ALUM. CABINET WITH WIMBLEDON WHITE
ENAMEL FINISH AND ROUTED-OUT COPY,
BACKED WITH DAY / NIGHT DARK ACRYLIC
AND 3M WHITE TRANS. FILM APPLIED ONTO
2nd SURFACE.

(1) ONE 4" X 4" X .500 SQUARE TUBING.
CONCRETE PAD WITH #3 RE-BAR REQ'D.
12" X 2'-0" DEEP CONCRETE FOOTING REQ'D.

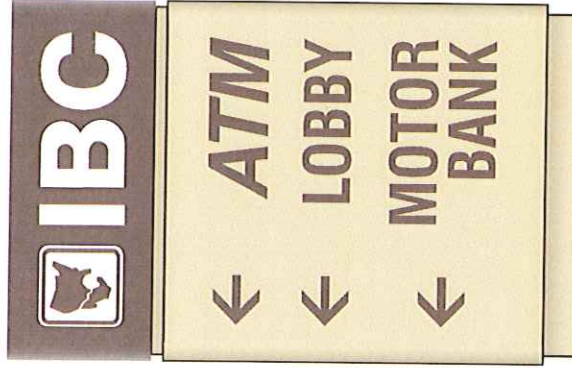
SIDE "B"

END VIEW



2x5-16 # TOTAL
5.33' x 5-26.65 #
36.65 #

1'-8"



D/F INTERNALLY ILLUMINATED DIRECTIONAL



KELLER
CUSTOM SIGNS

1234 San Francisco • San Antonio, Tx. 78201 • (210) 695-8767
Fax: (210) 695-8760
www.kellercustomsigns.com



CUSTOMER: IBC

DESCRIPTION: 1

LOCATION: 8112 Garnett Rd. Tulsa, Ok.

LANDLORD APPROVAL:

SALES REP: Corey

DATE: 6.11.08

SCALE: 3/8"

CLIENT APPROVAL:

THIS UNPUBLISHED DESIGN IS THE PROPERTY OF KELLER CUSTOM SIGNS & DESIGNS AND IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. IT IS NOT TO BE MODIFIED, COPIED, REPRODUCED, EXHIBITED, OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION OF KELLER CUSTOM SIGNS & DESIGNS. VIOLATION OF THE ABOVE, ENTITLES KELLER CUSTOM SIGNS & DESIGNS TO COLLECT FEES FOR ART AND STAFF TIME FROM THE CUSTOMER. CLIENT ACKNOWLEDGEMENT.



DESIGN # 20890-G

