

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2529

October 15, 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:

Minutes of September 17, 2008, Meeting No. 2526

1. Minutes of September 24, 2008, Meeting No. 2527

Minutes of October 1, 2008, Meeting No. 2528

## CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **LS-20249** – Coleman Robinson (8305)/Lot-Split (PD 18 B) (CD 2)  
Northeast corner of South Delaware Place and East 71<sup>st</sup> Street,  
7007 South Delaware Place East
3. **LS-20257** – Julie Luna, Keller Williams (2336)/Lot-Split (County)  
North of East 126<sup>th</sup> Street North and East of North Memorial Drive,  
12803 North Memorial Drive
4. **LS-20258** – Bart James (8201)/Lot-Split (PD 18 A) (CD 2)  
West of South Peoria Avenue and North of East 63<sup>rd</sup> Street,
5. **LC-127** – Tanner Consulting, LLC (8309)/Lot Combination (PD 18 B) (CD 8)  
East of South Yale on East 74<sup>th</sup> Street
6. **LC-129** - Julie Luna, Keller Williams (2336)/Lot Combination (County)  
North of East 126<sup>th</sup> Street North and East of North Memorial Drive,  
12803 North Memorial Drive
7. **LC-127** – Tanner Consulting, LLC (8309)/Lot-Combination (PD 18) (CD 8)  
South of the southwest corner of East 71<sup>st</sup> Street South and South  
Yale Avenue (Related to Item 11.)

8. **LC-129** – Keller Williams (6213)/Lot-Combination (County)  
12803 North Memorial Drive, North of East 126<sup>th</sup> Street North and East of North Memorial Drive
  9. **Gilcrease Hills Financial Center** – Change of Access (PD 10) (CD 1)  
Southwest corner of West Edison Road and North 25<sup>th</sup> West Avenue
  10. **Home Depot at 91 Delaware Center** – Change of Access (PD 18B) (CD 2)  
Northwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue
  11. **PUD-136-A-2 – Tanner Consulting/Delise Tomlinson** (PD-18b) (CD-8)  
South of the southwest corner of East 71<sup>st</sup> Street South and South Yale Avenue (Minor Amendment to combine Lots 5 & 6, Block 1, to create Tract A of Development Area 1.) (Related to Item 7.)
  12. **Z-7008-SP-1i – Sack and Associates/Mark Capron** (PD-8) (CD-2)  
Southwest corner of West 71<sup>st</sup> Street South and South Olympia Avenue (Corridor Plan Minor Amendment to allow east-facing wall signs on Lots 15, 17 and 17, Block 2 only.)
  13. **PUD-760 – Joel Slaughter** (PD-6) (CD-4)  
Northwest corner of East 15<sup>th</sup> Street and South Troost Avenue (Detail Site Plan for construction of a 9,150 SF mixed use building.)
  14. **PUD-275-5 – Sack & Associates** (PD-18) (CD-8)  
Approximately 425 feet west of the southwest corner of East 91<sup>st</sup> Street South and South Yale Avenue (Minor Amendment to modify the landscape requirement along 91<sup>st</sup> Street right-of-way and to modify the screening requirement along the west boundary of the PUD.)
  15. **PUD-636 – Architects Collective** (PD-8) (CD-2)  
Northwest corner of West 81<sup>st</sup> Street South and U.S. Highway 75 (Detail Site Plan for a 304 unit apartment complex and accessory club house.)
  16. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- PUBLIC HEARINGS**
17. **Z-7106 – Lou Reynolds** RM-2/OL to CS  
Southeast corner of East 41<sup>st</sup> and South Harvard Avenue (PD-6) (CD-9)  
(Continued from 8/20/08, 9/24/08 and 10/01/08) (Related to Item 18.)
  18. **PUD-761 – Lou Reynolds** RM-2/OL to CS/PUD  
Southeast corner of East 41<sup>st</sup> and South Harvard Avenue (PUD proposes (PUD for mixed-use development for small businesses, restaurants, offices and retail shops.) (PD-6) (CD-9)  
(Continued from 8/20/08, 9/24/08 and 10/01/08) (Related to Item 17.)

19. **Z-7112 – Sisemore Weisz & Associates, Inc.**

10733 East 61<sup>st</sup> Street South

**RS-3 to IL**

(PD-18c) (CD-5)

20. **Z-7113 – Wallace Engineering**

West of the southwest corner of East Admiral Place & South 161<sup>st</sup>  
East Avenue

**AG to IL**

(PD-17) (CD-6)

**OTHER BUSINESS**

21. **Commissioners' Comments**

**ADJOURN**

PD = Planning District/CD = Council District

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

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

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

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

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

**TMAPC Mission Statement**

## **Change of Access on Recorded Plat TMAPC October 15, 2008**

**Gilcrease Hills Financial Center – (PD 10) (CD 1)**  
Southwest corner of West Edison Road and North 25<sup>th</sup> West Avenue

This application is made to allow a change of access to add access along West Easton Court. The property is zoned OL.

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.



FILED  
RECEIVED  
JUL 23 1982  
TULSA METRO AREA  
PLANNING COMMISSION

8803300  
JUL 23 1982

# GILCREASE HILLS FINANCIAL CENTER

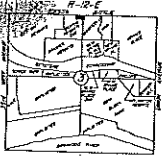
"AN ADDITION TO THE CITY OF TULSA, OKLAHOMA"  
LOCATED IN PART OF LOT 2 AND PART OF LOT 3, SECTION 3, TOWNSHIP 19 NORTH,  
RANGE 10 EAST, TULSA COUNTY, OKLAHOMA, BEING A RECONVEYANCE OF LOTS 2 & 3, BLOCK 1,  
EASTON HEIGHTS AND ADDITION TO THE CITY OF TULSA, BEING A RECONVEYANCE OF LOTS 1 & 2,  
BLOCK 1, MONTICELLO ADDITION TO THE CITY OF TULSA, BEING A RECONVEYANCE OF LOTS 1 & 2,  
BLOCK 1, MONTICELLO AND THE VACATED RIGHT OF WAY OF NORTH 25th WEST AVENUE  
ADJACENT THEREIN.

## OWNERS:

DUDLEY W. MITCHELL  
FLOYD R. MITCHELL  
CRAIG E. STODOLSKY  
4806 SOUTH GARRETT ROAD  
TULSA, OKLAHOMA 74116  
PHONE: 622-3600

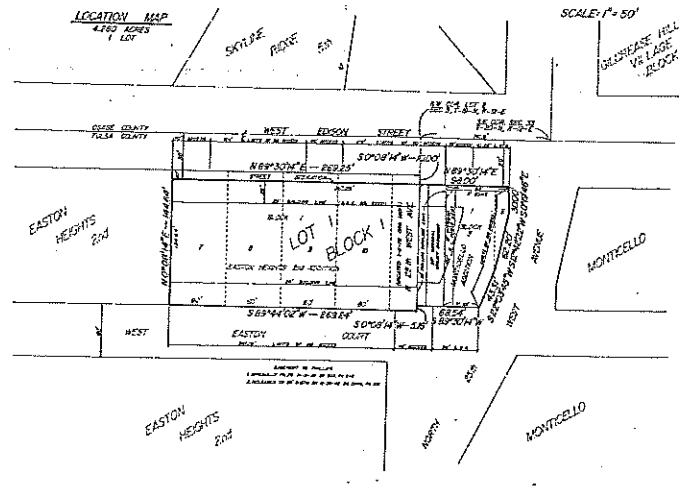
## ENGINEER:

TULSA ENGINEERING  
& PLANNING ASSOCIATES, INC.  
4806 SOUTH GARRETT ROAD  
TULSA, OKLAHOMA 74116  
PHONE: 622-1522



LOCATION MAP  
4700 FEET  
LOT

SCALE: 1" = 50'



## BILL OF RESOLUTION AND EXHIBIT DRAFT

BEFORE ALL MEN BY THESE PRESENTS:

THAT DUDLEY W. MITCHELL, FLOYD R. MITCHELL AND CRAIG E. STODOLSKY ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, TO-WIT:

A TRACT OF LAND IN PART OF LOT 2 AND PART OF LOT 3, SECTION 3, TOWNSHIP 19 NORTH, RANGE 10 EAST, TULSA COUNTY, OKLAHOMA, BEING A RECONVEYANCE OF LOTS 2 & 3, BLOCK 1, EASTON HEIGHTS AND ADDITION TO THE CITY OF TULSA, BEING A RECONVEYANCE OF LOTS 1 & 2, BLOCK 1, MONTICELLO ADDITION TO THE CITY OF TULSA, BEING A RECONVEYANCE OF LOTS 1 & 2, BLOCK 1, MONTICELLO AND THE VACATED RIGHT OF WAY OF NORTH 25th WEST AVENUE ADJACENT THEREIN.

THEY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED, MEASURED AND RECONVEYED IN ACCORDANCE WITH THE PLAT WHICH THEY HEREBY SUBMIT AS THE PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME "GILCREASE HILLS FINANCIAL CENTER," AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

NOW, THEREFORE, THE UNDERSIGNED OWNERS HEREBY REQUEST THAT THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING A RECONVEYANCE OF LOTS 2 & 3, BLOCK 1, EASTON HEIGHTS AND ADDITION TO THE CITY OF TULSA, BEING A RECONVEYANCE OF LOTS 1 & 2, BLOCK 1, MONTICELLO ADDITION TO THE CITY OF TULSA, BEING A RECONVEYANCE OF LOTS 1 & 2, BLOCK 1, MONTICELLO AND THE VACATED RIGHT OF WAY OF NORTH 25th WEST AVENUE ADJACENT THEREIN, BE RECONVEYED TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

NOW, THEREFORE, THE UNDERSIGNED OWNERS HEREBY REQUEST THAT THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING A RECONVEYANCE OF LOTS 2 & 3, BLOCK 1, EASTON HEIGHTS AND ADDITION TO THE CITY OF TULSA, BEING A RECONVEYANCE OF LOTS 1 & 2, BLOCK 1, MONTICELLO ADDITION TO THE CITY OF TULSA, BEING A RECONVEYANCE OF LOTS 1 & 2, BLOCK 1, MONTICELLO AND THE VACATED RIGHT OF WAY OF NORTH 25th WEST AVENUE ADJACENT THEREIN, BE RECONVEYED TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

NOW, THEREFORE, THE UNDERSIGNED OWNERS HEREBY REQUEST THAT THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING A RECONVEYANCE OF LOTS 2 & 3, BLOCK 1, EASTON HEIGHTS AND ADDITION TO THE CITY OF TULSA, BEING A RECONVEYANCE OF LOTS 1 & 2, BLOCK 1, MONTICELLO ADDITION TO THE CITY OF TULSA, BEING A RECONVEYANCE OF LOTS 1 & 2, BLOCK 1, MONTICELLO AND THE VACATED RIGHT OF WAY OF NORTH 25th WEST AVENUE ADJACENT THEREIN, BE RECONVEYED TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS, DUDLEY W. MITCHELL, FLOYD R. MITCHELL AND CRAIG E. STODOLSKY, HAVE CAUSED THIS CERTIFICATE OF RESOLUTION, BILL OF RESOLUTION AND EXHIBIT DRAFT TO BE DULY DESCRIBED THIS 23rd DAY OF JULY, 1982.

*Dudley W. Mitchell*  
DUDLEY W. MITCHELL  
*Floyd R. Mitchell*  
FLOYD R. MITCHELL  
*Craig E. Stodolsky*  
CRAIG E. STODOLSKY

STATE OF OKLAHOMA,  
COUNTY OF TULSA:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON this 23rd DAY OF JULY, 1982, PERSONALLY APPEARED DUDLEY W. MITCHELL, FLOYD R. MITCHELL AND CRAIG E. STODOLSKY, TO ME KNOWN TO BE THE OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY, AND THEY HAVE CAUSED THIS CERTIFICATE OF RESOLUTION, BILL OF RESOLUTION AND EXHIBIT DRAFT TO BE DULY DESCRIBED THIS 23rd DAY OF JULY, 1982.

EXHIBIT DRAFT  
JUL 26, 1982

## CERTIFICATE OF SURVEY

TULSA ENGINEERING & PLANNING ASSOCIATES, INC., OF TULSA, OKLAHOMA, HEREBY CERTIFY THAT WE HAVE, AT THE REQUEST OF THE OWNERS DESCRIBED ABOVE, MADE THE SURVEY DESCRIBED ABOVE, AND THAT THE DESCRIBED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

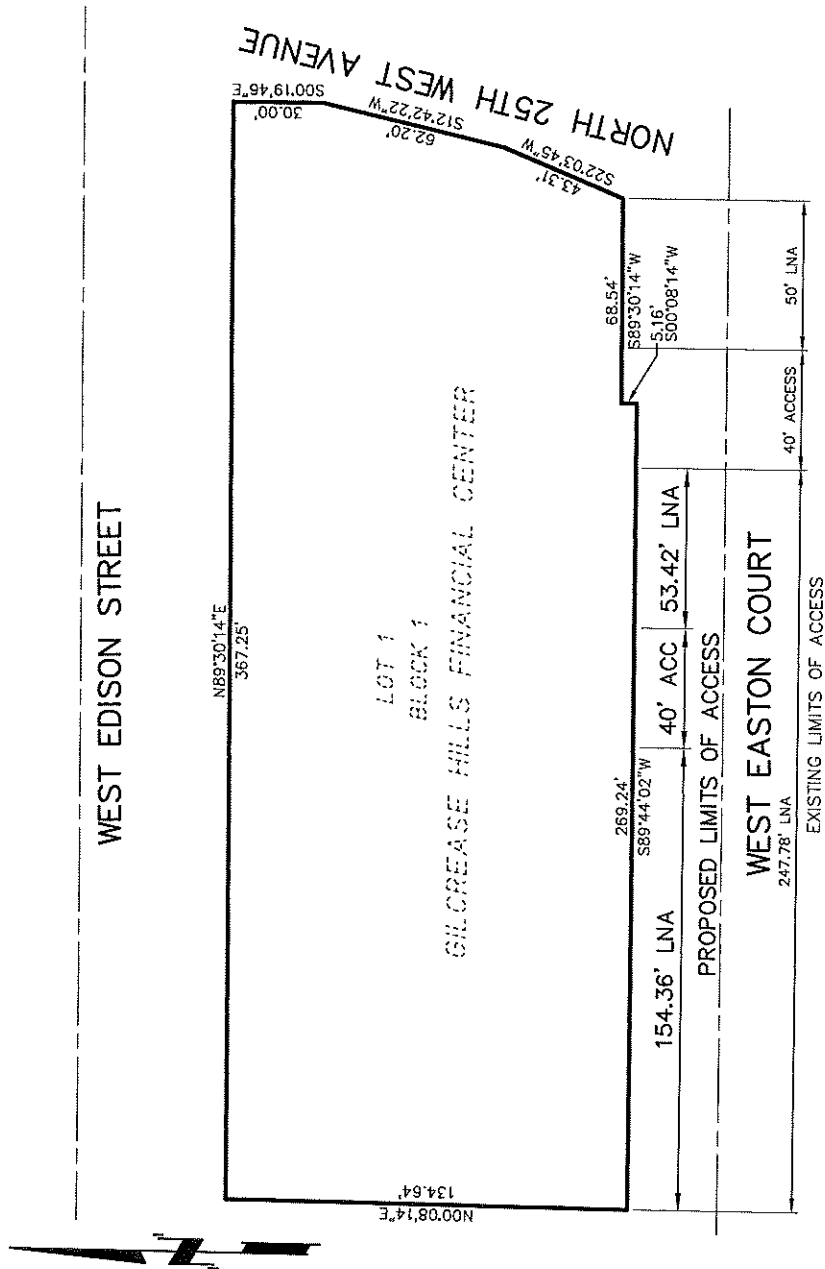
*Paul C. Gunderson*  
PAUL C. GUNDERSON  
REGISTERED LAND SURVEYOR

IN WITNESS WHEREOF, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON this 23rd DAY OF JULY, 1982, PERSONALLY APPEARED DUDLEY W. MITCHELL, FLOYD R. MITCHELL AND CRAIG E. STODOLSKY, TO ME KNOWN TO BE THE OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY, AND THEY HAVE CAUSED THIS CERTIFICATE OF RESOLUTION, BILL OF RESOLUTION AND EXHIBIT DRAFT TO BE DULY DESCRIBED THIS 23rd DAY OF JULY, 1982.

*Paul C. Gunderson*  
PAUL C. GUNDERSON  
REGISTERED LAND SURVEYOR

EXHIBIT DRAFT  
JUL 26, 1982

9.2

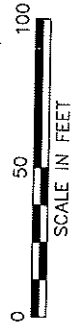


### Legend

ACC = ACCESS PERMITTED  
LNA = LIMITS OF NO ACCESS

CHANGE OF ACCESS  
FOR  
LOT 1 IN BLOCK 1  
OF

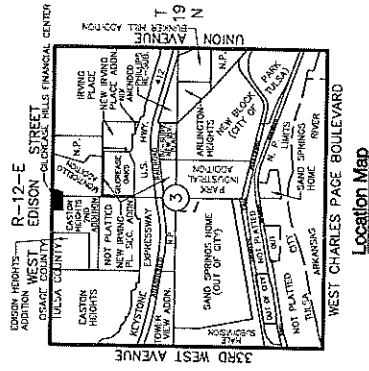
'GILCREASE HILLS FINANCIAL CENTER'  
OF  
SECTION 3, T-19-N, R-12-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



**SACK AND ASSOCIATES, INC.**  
5050 Le Sagol, 111 South Egan Avenue, Duluth, MN 55810  
PH 612.922.4111 Fax 612.922.4229 E-mail: info@sack.com  
CA Number 1333 (P/C/S) File: June 30, 2000

**PROJECT: GURAGE HILLS FARM-ADJACENT, ENHANCED** 914017  
Drawn: LHM Order #491A File: 107223 Owner: C

Project: 914017 91418 91422  
Noted: 1st AUG 2000



Mark A. Brown  
Sep 19, 2008

## **Change of Access on Recorded Plat TMAPC October 15, 2008**

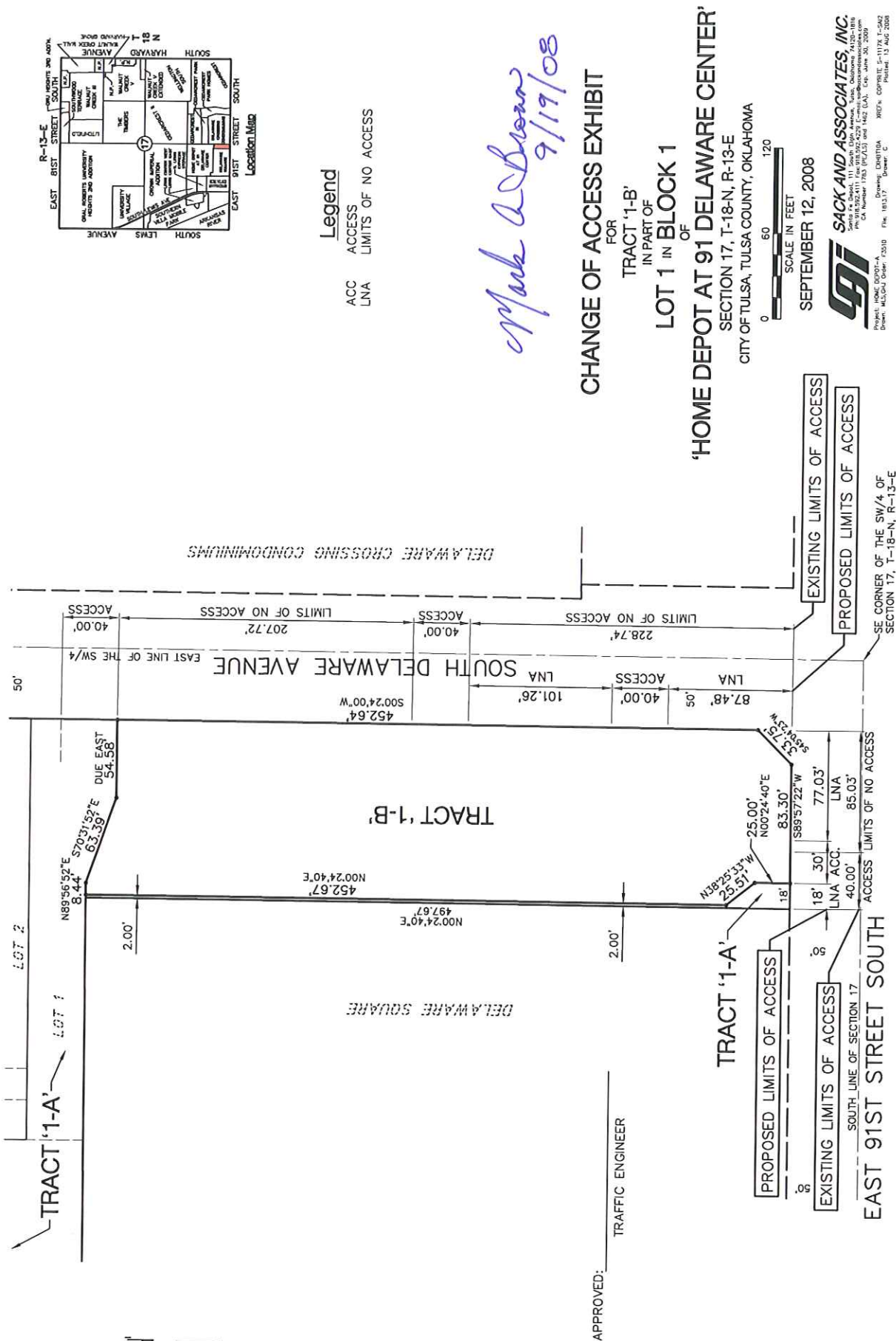
### **Home Depot at 91 Delaware Center – (PD 18B) (CD 2)**

Northwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue

This application is made to allow a change of access to add access along South Delaware Avenue and change access on East 91<sup>st</sup> Street South. The property is zoned IL.

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.

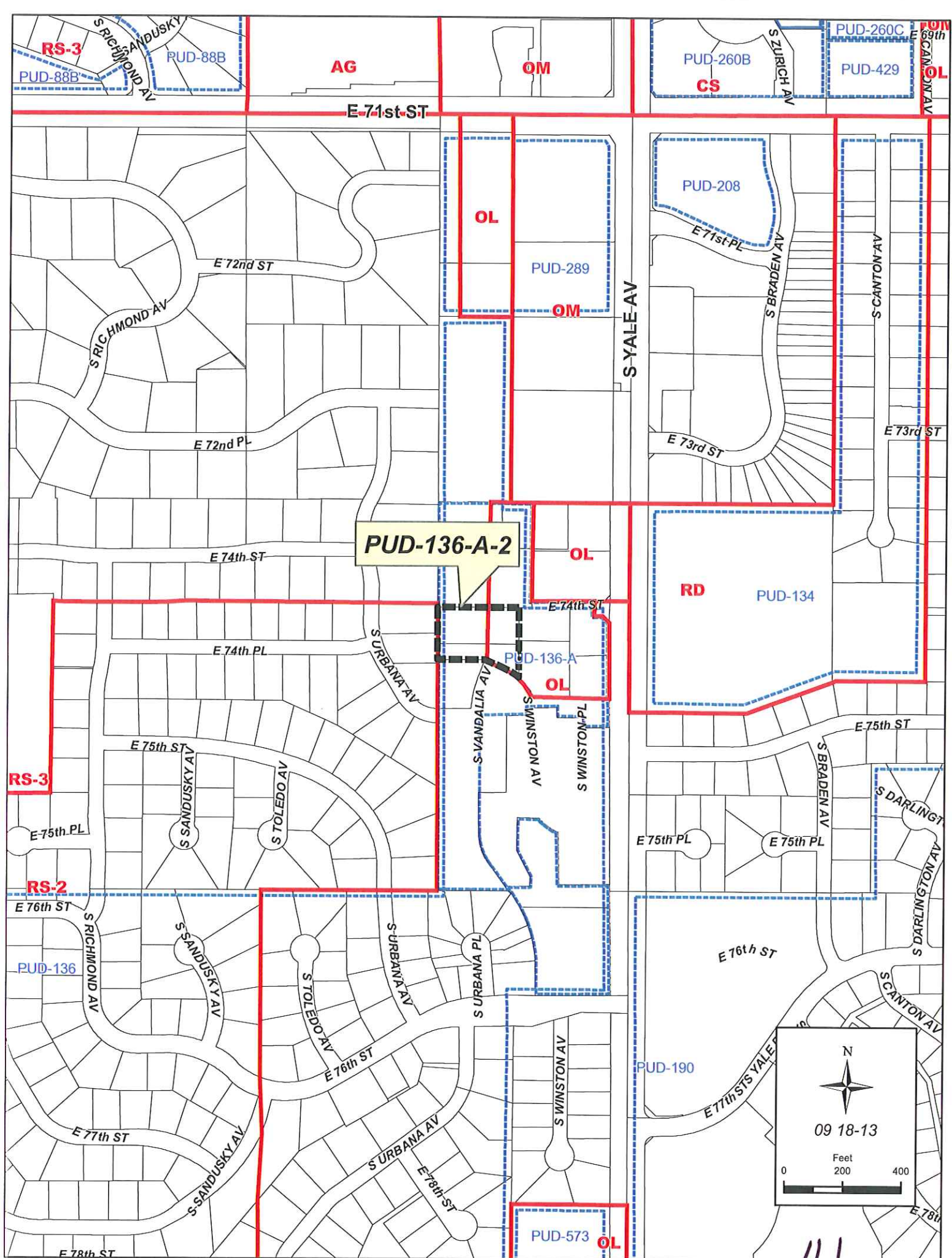




APPROVED: \_\_\_\_\_  
 TRAFFIC ENGINEER

10.3



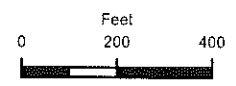






09 18-13

**PUD-136-A-2**



11.2



4th ST

S URBANA AV

E 74th PL

E 74th ST

S VANDALIA AV

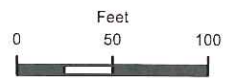
S WINSTON AV

S WINSTON PL



09 18-13

**PUD-136-A-2**



11.3

October 15, 2008

### STAFF RECOMMENDATION

**PUD-136-A-2:** Minor Amendment – South of the southwest corner of East 71<sup>st</sup> Street South and South Yale Avenue; Lots 5 and 6, block 1 – Silver Ridge; TRS 8309; CZM 52; Atlas 1134; PD 18B CD 8; PUD/OL/RS-3.

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The applicant is requesting a minor amendment to combine Lots 5 and 6, Block 1 – Silver Ridge, effectively creating Tract A of Development Area 1 within PUD-136-A (see Exhibits A, A-1 and B). There are no changes to existing PUD development standards being requested. Associated lot-combination application LC-127 is also on the October 15, 2008 agenda of the TMAPC.

Since there are no proposed changes to the existing development standards of PUD-136-A, staff recommends **APPROVAL** of minor amendment PUD-136-A-2 creating Tract A of Development Area 1 – Lots 5 and 6, Block 1 – Silver Ridge.

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

**Exhibit "A"**  
**Lot Combination**  
**Lots 5 and 6, Block 1**  
**Silver Ridge Addition**

ALL OF LOTS FIVE (5) AND SIX (6), BLOCK ONE (1), SILVER RIDGE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHWEST CORNER OF SAID LOT SIX (6), BLOCK ONE (1) SILVER RIDGE ADDITION; THENCE NORTH 89°51'16" EAST ALONG THE NORTHERLY LINE OF LOT 6 FOR A DISTANCE OF 285.67 FEET TO THE NORTHEAST CORNER OF LOT 6; THENCE SOUTH 0°08'44" EAST ALONG THE EASTERLY LINE OF LOTS 5 AND 6 FOR A DISTANCE OF 238.13 FEET TO THE MOST SOUTHEASTERLY CORNER OF LOT 5; THENCE ALONG A 188.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°14'32", AN INITIAL TANGENT BEARING OF NORTH 38°41'12" WEST, FOR AN ARC DISTANCE OF 53.30 FEET, A CHORD DISTANCE OF 53.12 FEET AND A CHORD BEARING OF NORTH 59°26'04" WEST TO A POINT ON THE SOUTHERLY LINE OF LOT 5; THENCE NORTH 67°33'20" WEST ALONG THE SOUTHERLY LINE OF LOT 5 FOR A DISTANCE OF 79.81 FEET TO A POINT; THENCE SOUTH 89°51'16" WEST ALONG THE SOUTHERLY LINE OF LOT 5 FOR A DISTANCE OF 166.31 FEET TO THE SOUTHWEST CORNER OF LOT 5; THENCE NORTH 0°08'44" WEST ALONG THE WESTERLY LINE OF LOTS 5 AND 6 FOR A DISTANCE OF 180.34 FEET TO THE POINT OF BEGINNING.

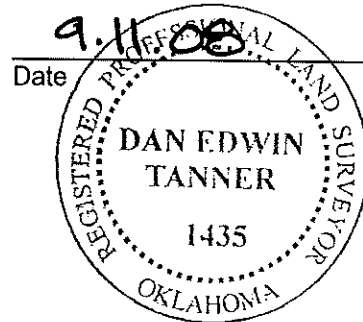


SAID TRACT CONTAINING 54599.62 SQUARE FEET, OR 1.25 ACRES.

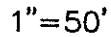
**REAL PROPERTY CERTIFICATION**

I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

  
\_\_\_\_\_  
DAN E. TANNER, P.L.S.  
Oklahoma P.L.S. No. 1435  
Oklahoma Certificate of Authorization No. CA 2661  
Expiration Date: 6/30/09







**EXHIBIT B**

Untitled

21060 LOT COMBINATION 5-6

North: 5026.0565'

East: 4353.6193'

Segment #1 : Line

Course: N89° 51' 16.00"E Length: 285.667'

North: 5026.7822' East: 4639.2853'

Segment #2 : Line

Course: S0° 08' 44.00"E Length: 238.127'

North: 4788.6560' East: 4639.8903'

Segment #3 : Curve

Length: 53.295' Radius: 188.000'

Delta: 16.2423 (d) Tangent: 26.827'

Chord: 53.116' Course: N59° 26' 03.80"W

Course In: S38° 41' 12.41"W Course Out: N22° 26' 40.00"E

RP North: 4641.9080' East: 4522.3785'

End North: 4815.6668' East: 4594.1549'

Segment #4 : Line

Course: N67° 33' 20.00"W Length: 79.813'

North: 4846.1384' East: 4520.3877'

Segment #5 : Line

Course: S89° 51' 16.00"W Length: 166.310'

North: 4845.7159' East: 4354.0783'

Segment #6 : Line

Course: N0° 08' 44.00"W Length: 180.341'

North: 5026.0563' East: 4353.6201'

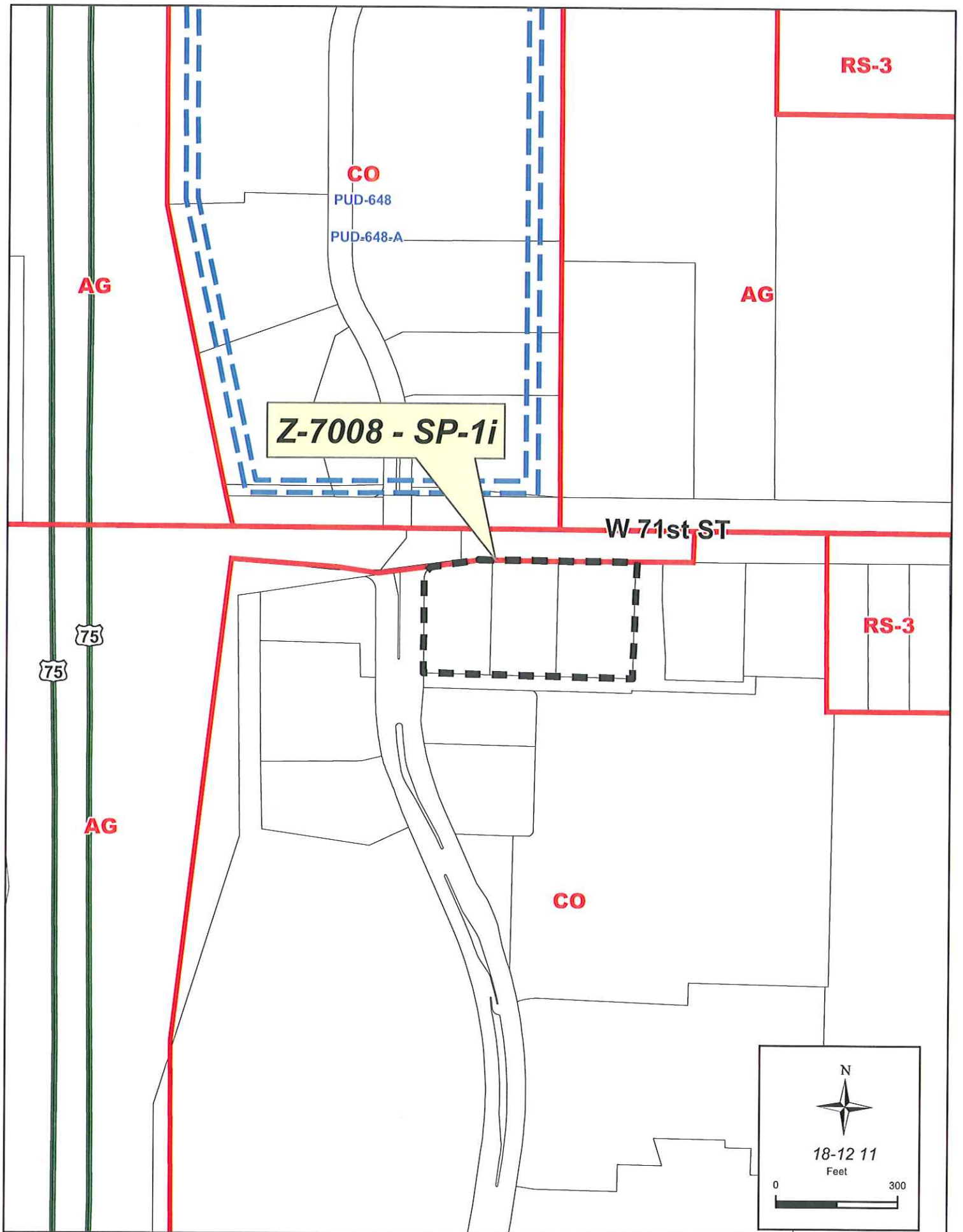
Perimeter: 1003.552' Area: 54599.62 Sq. Ft.

Error Closure: 0.0009 Course: S76° 49' 04.46"E

Error North: -0.00020 East: 0.00084

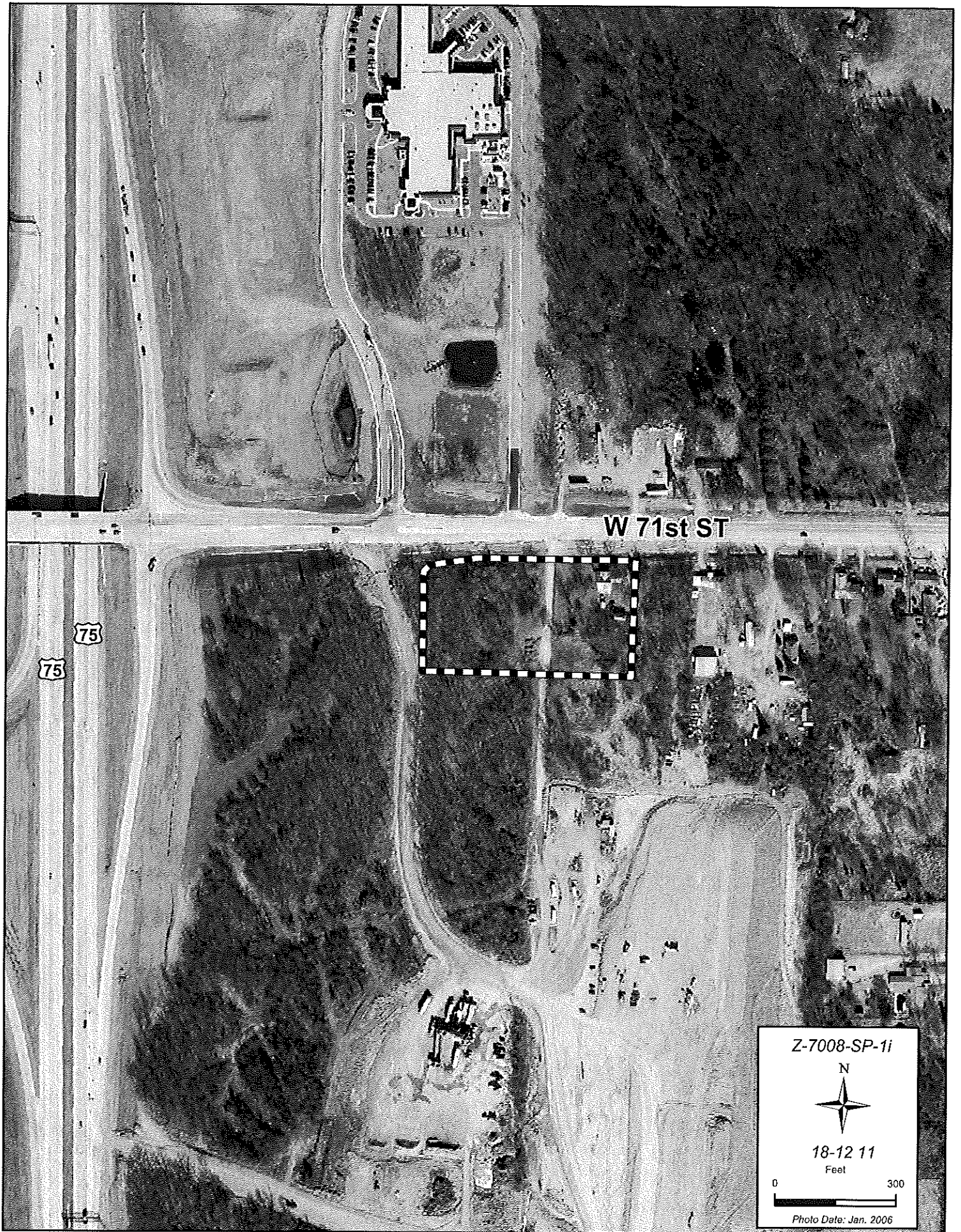
Precision 1: 1114860.000

11.9



12.1





Z-7008-SP-1i



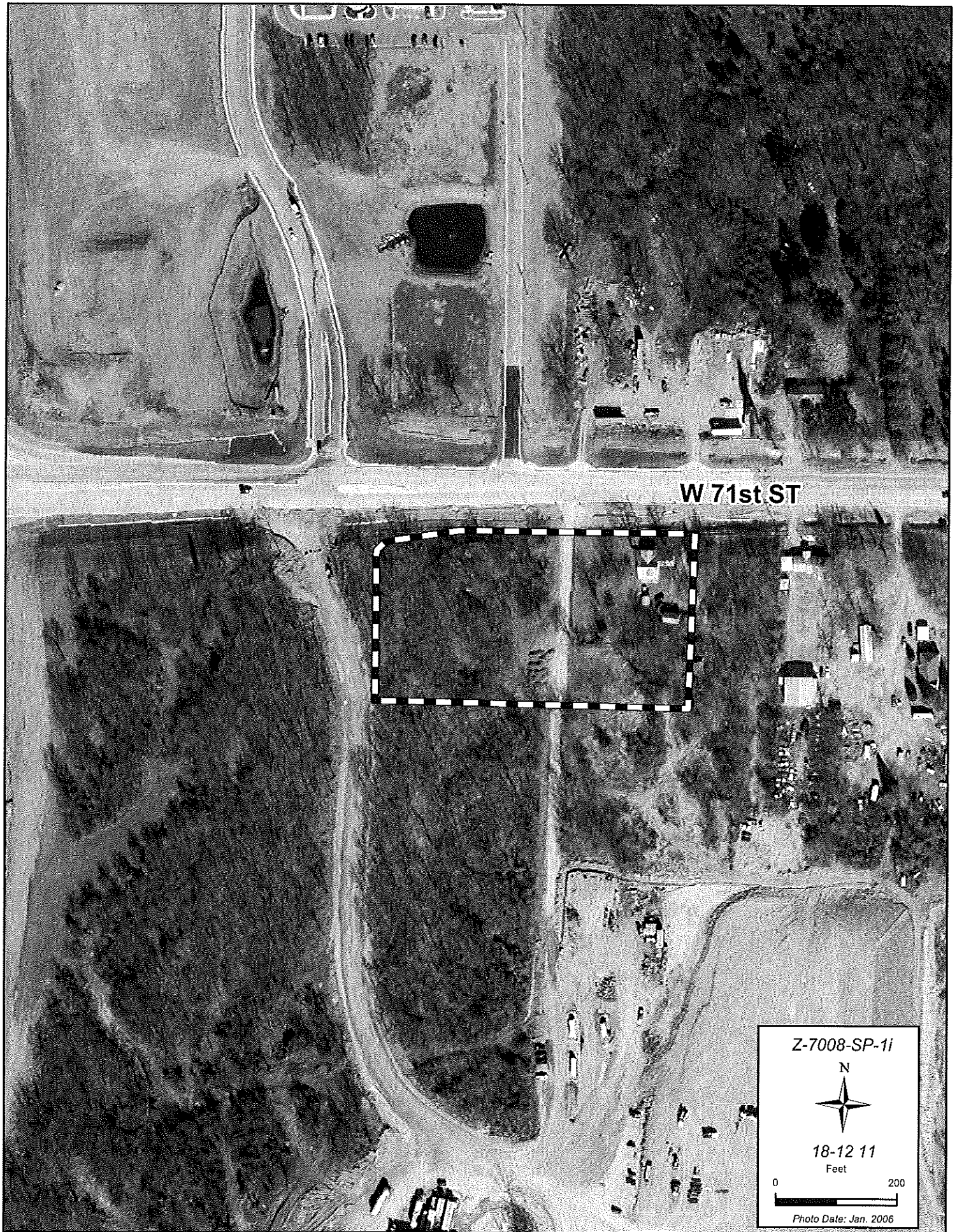
18-12 11  
Feet

0 300

Photo Date: Jan. 2006

12.2






W 71st ST

Z-7008-SP-1i

N



18-12 11

Feet

0 200

Photo Date: Jan. 2006

12.3

October 15, 2008

## STAFF RECOMMENDATION

**Z-7008-SP-1i:** Corridor Plan Minor Amendment – Southeast corner of West 71<sup>st</sup> Street South and South Olympia Avenue; Lots 15, 16 and 17, Block 2 – Tulsa Hills; Development Area B; TRS 8211; CZM 51; PD 8 CD 2; CO.

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The applicant is requesting a minor amendment to allow east-facing wall signs on Lots 15, 16 and 17, Block 2 only, of Tulsa Hills. The current sign standards for Development Areas B, E, and G read, "No wall signs shall be permitted on the east facing walls of a building" (see Exhibit A).

It is staff's opinion that this standard was included in the approval of the Corridor Development Plan for Development Areas B, E, and G in an effort to help minimize the over-all impact of the development on the single-family residential district "Stone Brooke Glenn", immediately adjacent to Tulsa Hills to the southeast, as well as, the three residentially-zoned properties immediately adjacent to Lot 19, Block 2 at the northeastern corner of the development along West 71<sup>st</sup> Street (adjacent to the area identified as "1" – Development Area B of attached Exhibit A).

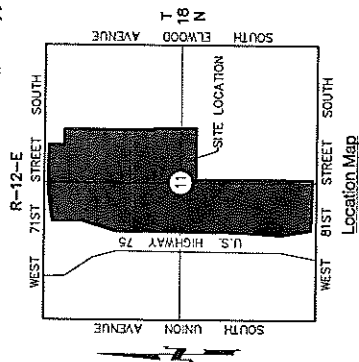
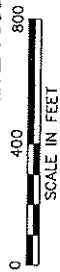
Staff contends that consideration was never given to allowing east-facing wall signs on Lots 15, 16 and 17, as the east-facing walls of buildings constructed on these lots will not be visible from the residential lots abutting the northeast corner of the development as shown on Exhibits B and C and confirmed through site visit by staff. Lots 15, 16 and 17 are also completely obscured from Stone Brooke Glenn by the "anchor" tenants identified on Exhibit A as 6, 7, 8 and 9 of Block 2. This was also confirmed through site visit.

Given the aforementioned, staff recommends **APPROVAL** of corridor plan minor amendment Z-7008-SP-1i, allowing east-facing wall signs on Lots 15, 16 and 17, Block 2 *only* of Tulsa Hills.

*Note: Approval of a minor amendment does not constitute detail sign plan approval*

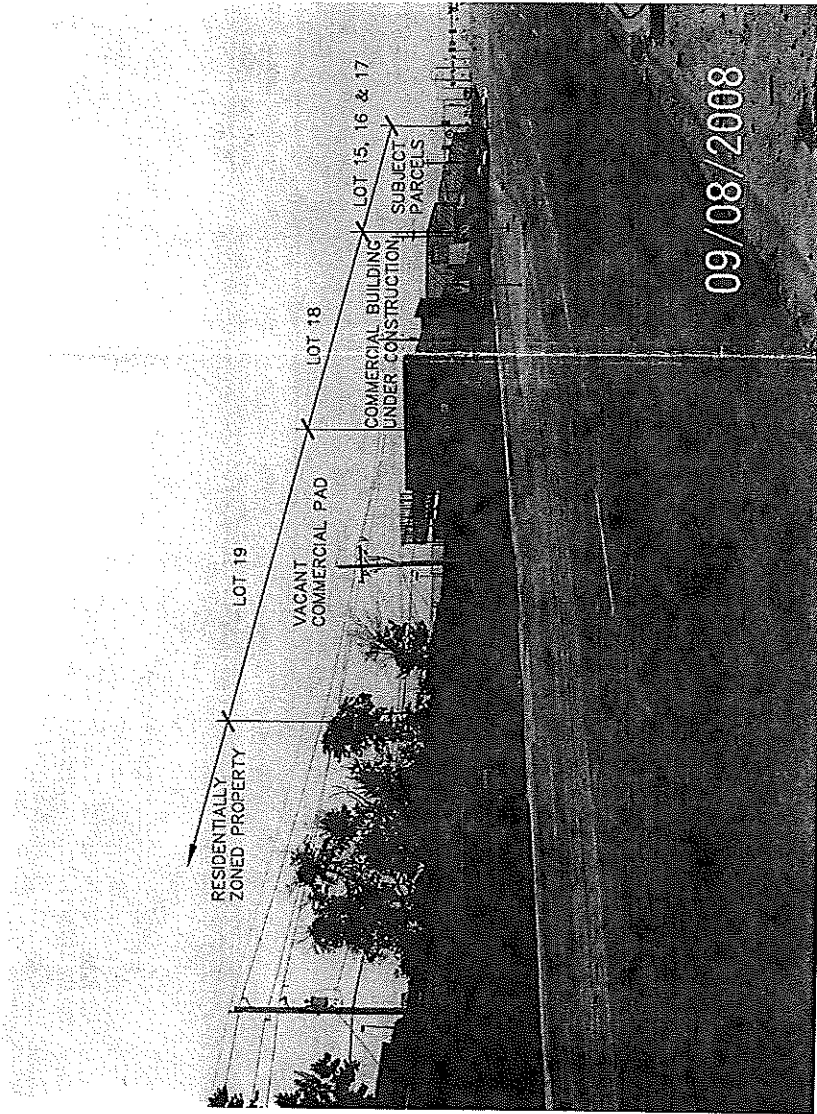
12.4

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



**SACK AND ASSOCIATES, INC.**  
Suite Fx Dept., 11 South Ogan Avenue, Tulsa, Oklahoma 74120-1816  
Ph: 918.939.4279 Fax: 918.939.4278  
E-Mail: [info@sackassociates.com](mailto:info@sackassociates.com)  
31 Number 1780 (P/E/S) and 1402 (LA), Oct. June 30, 2003

12.5



# Exhibit B

for

## 'Tulsa Hills'

City of Tulsa, Tulsa County, Oklahoma  
Corridor District Site Plan Z-7008-SP-1



**SACK AND ASSOCIATES, INC.**  
1000 N. 10th St., Suite 100  
Tulsa, Oklahoma 74103  
Tel: 918.592.4111 Fax: 918.592.4228 E-mail: info@sackandassociates.com  
CA Number 1783 (P/L) Exp. June 30, 2009  
PROJECT: TULSA HILLS  
Drawn: D.J. Green/702HW File: 101.011 Sheet: 2  
SAC's: COMPLETE P-1172 1-543  
PULM: 10 JUL 2008

12.6



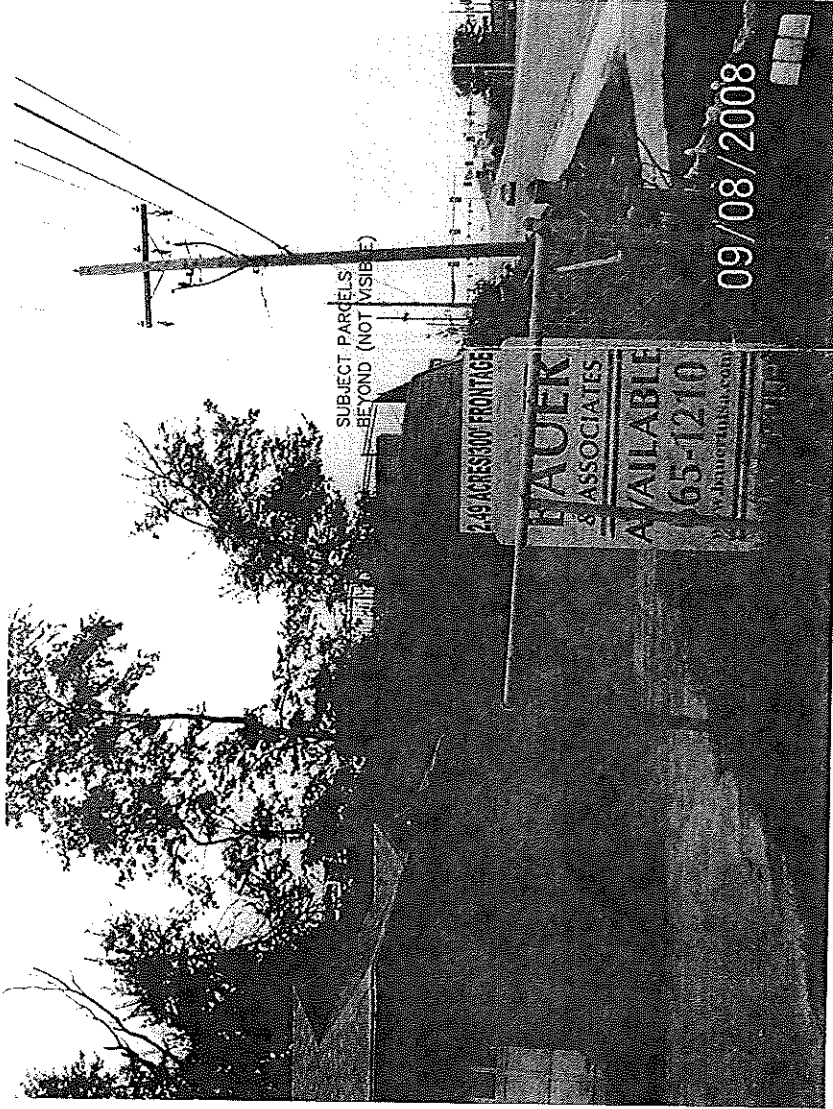
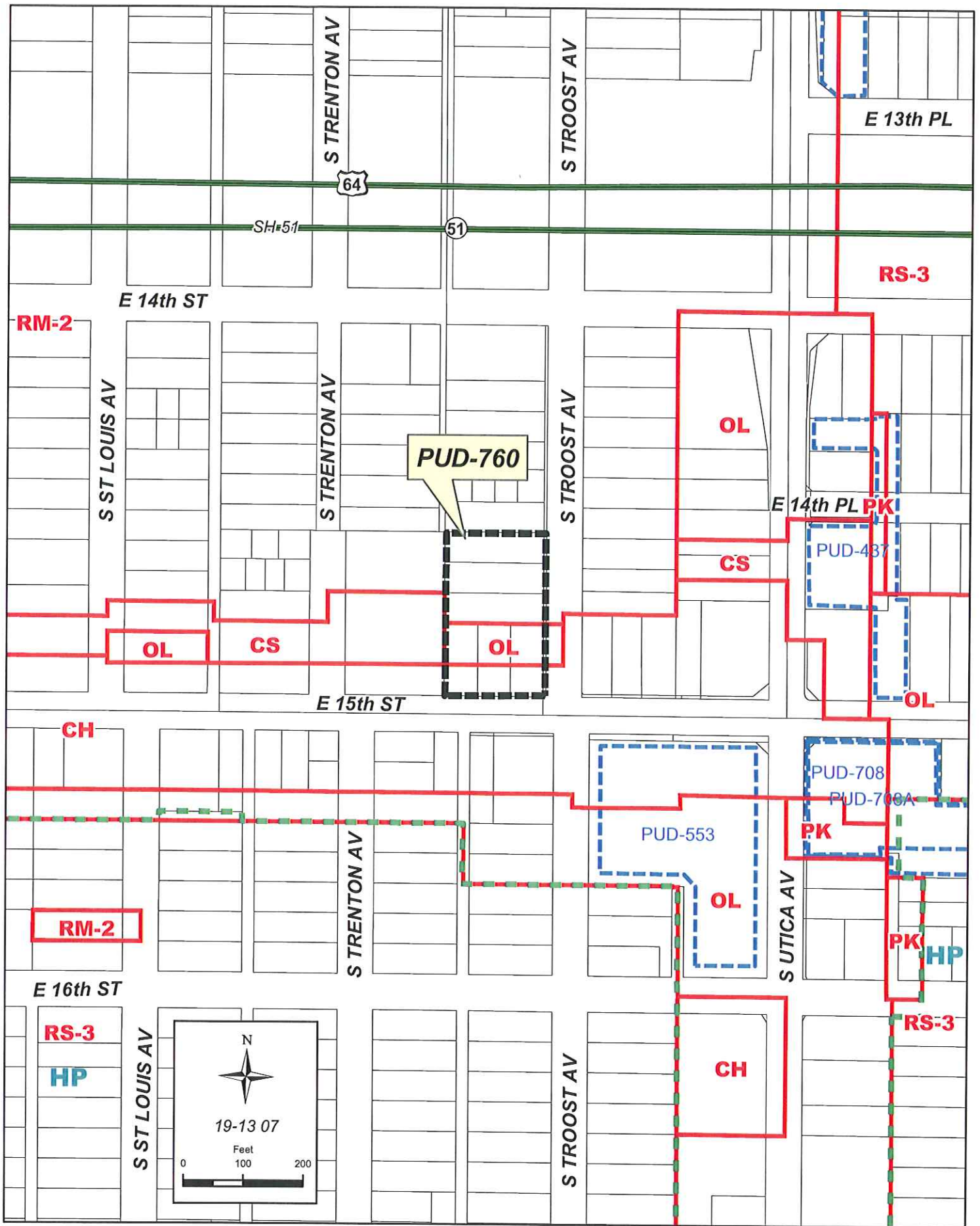


Exhibit C  
for  
**'Tulsa Hills'**  
City of Tulsa, Tulsa County, Oklahoma  
Corridor District Site Plan Z-7008-SP-1

**SACK AND ASSOCIATES, INC.**  
Sack & Associates, Inc.  
111 South Elm Avenue, Tulsa, Oklahoma 74106-1818  
Phone: (918) 438-1210 Fax: (918) 438-1211  
CA Number: 1783 (PC 05) Exp. Date: 06/30/2009  
Project: TULSA HILLS-A  
Drawn: GJS  
Date: 09/08/2008  
File: 101211  
Drawn: C  
Sack & Associates, Inc.  
111 South Elm Avenue  
Tulsa, Oklahoma 74106-1818  
Phone: (918) 438-1210  
Fax: (918) 438-1211



13.1



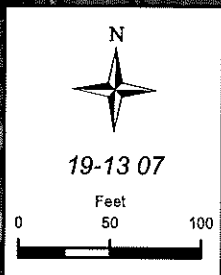




S TRENTON AV

S TROOST AV

E 15th ST



October 15, 2008

### STAFF RECOMMENDATION

**PUD-760:** Detail Site Plan – Northwest corner of East 15<sup>th</sup> Street and South Troost Avenue; Cherry Street Ridge; TRS 9307; CZM 37; Atlas 14; PD 6 CD 4; CS/OL/RM-2/PUD.

---

The applicant is requesting approval of a detail site plan for construction of a 9,150 square foot (SF) mixed use building. The proposed uses, Use Unit 12 – Eating Establishments, Other than Drive-ins (4,875 SF) and Use Units 13 and 14 (4,275 SF) are permitted uses within PUD-760.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the Zoning Code, and a six-foot masonry screening wall will be constructed along the north and west boundary lines per PUD development standards. Trash receptacles will also be screened from view by the erection of a six-foot enclosure and will be similar in appearance to that of the principal building per PUD standards. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. All sight lighting will be limited to 15-feet in height and will be directed down and away from adjoining properties per application of the Kennebunkport Formula.

Therefore, staff recommends **APPROVAL** of the detail site plan for PUD-760.

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

13.4

# SITE PLAN INFORMATION

PUD

760

Site Area  
58,800 SF (1.36 Acres) Gross  
44,820 SF (1.03 Acres) Net

Permitted Uses  
CH, OL and RM-2 District  
Use Units 10, 11, 12, 13, and 14

Proposed Use  
Mixed Use  
Use Unit - 11 (Office)  
Use Unit - 12 (Existing Establishment)  
Use Unit - 13 and 14 (Convenience Goods and Services)  
Use Unit - 14 (Shopping Goods and Services)

Maximum Building Floor Area Permitted  
10,150 SF

Proposed Building Floor Area  
9,150 SF

Proposed Building Height Permitted  
35'-0"

Proposed Building Height  
32'-0"

Minimum Building Setbacks Required:  
From East Boundary (South Troost Ave)  
10'-0"  
From West Boundary  
35'-0" From Centerline of Street  
125'-0"  
From North Boundary  
35'-0" From Centerline of Street  
10'-0"

Minimum Percentage Landscaped Area Required  
10%  
4,398 SF  
4,682 SF

Minimum Percentage Landscaped Area Provided  
Landscaped Street Yard Per Street Frontage  
10.6%  
None  
None

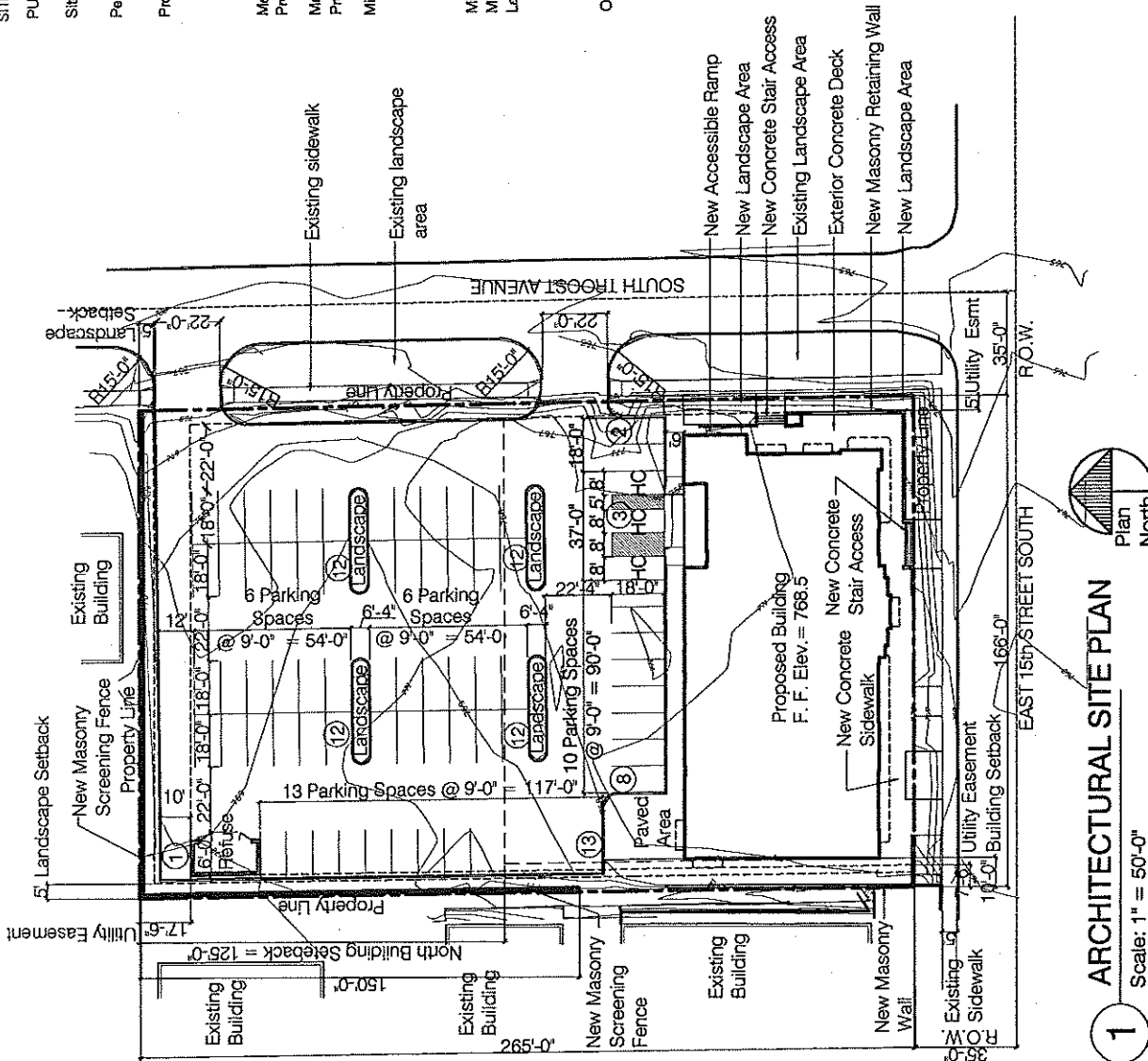
Off-Street Parking Ratio  
1 per 300 SF of 0 SF = 0 Cars  
Ratio per Use (Use Unit-11, Office)  
1 per 100 SF of 4,875 SF = 49 Cars  
Ratio per Use (Use Units 13 and 14, Retail)  
1 per 225 SF of 4,275 SF = 19 Cars

Total Number of Spaces Required  
68  
Total Number of Spaces Provided  
75 (Including Accessible Spaces)  
Total Number of HC Spaces Provided  
3

## Cherry Street Ridge South 15th and Troost Ave. Tulsa, Oklahoma Architectural Site Plan September 19, 2008

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

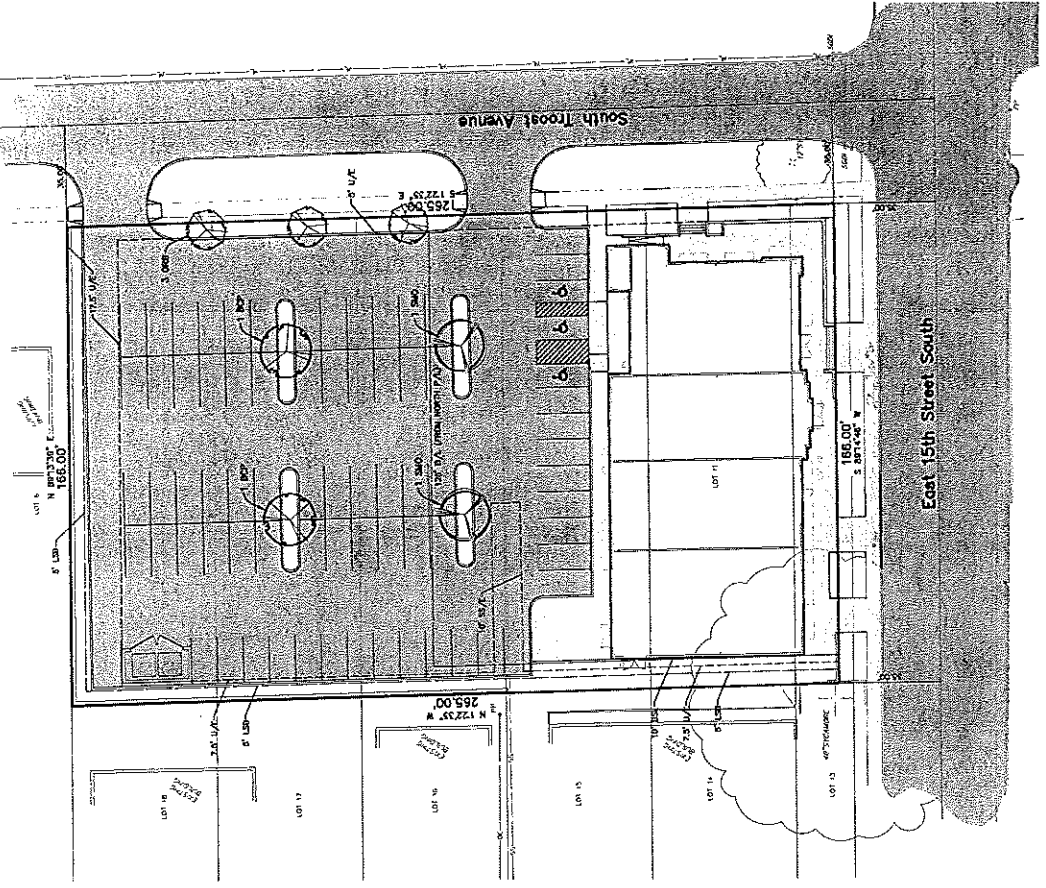
The Mayo Hotel  
115 West 5th Street  
Suite M100  
Tulsa, OK 74103  
918 488-9993



### 1 ARCHITECTURAL SITE PLAN

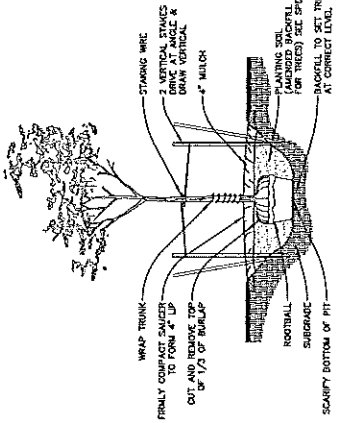
Scale: 1" = 50'-0"

13.5



Landscape Requirements		
PARKING LANDSCAPE BUFFER (5 FEET MIN)		PROVIDED
SOUTH THROAT AVENUE	5 FEET	PROVIDED
PARKING LOT LANDSCAPE (3 TREE FOR 12 PARKING SPACES)	7 TREES	PROVIDED
75 PROPOSED PARKING SPACES (70% TR)	7 TREES	PROVIDED
LANDSCAPE OPEN SPACE (NO LESS THAN 10% OF NET AREA)	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE (NO LESS THAN 10% OF NET AREA)	10% = 4,308 SF	PROVIDED
LANDSCAPE OPEN SPACE AND ALUMINUM BIKE AREA (4,002/4,100)	10% = 4,308 SF	4,002 SF

Plant Material Schedule					
QUANTITY	TAG	COMMON NAME	BOTANICAL NAME	SIZE / REMARKS	SPACING
2	200	SHAMROCK OAK	TOXICODENDRON OAK	2" CAL. 10-12" HT. FULL	AS SHOWN
2	200	PAV. DAPHNE	TOXICODENDRON BUTYRUM	2" CAL. 10-12" HT. FULL	AS SHOWN
3	060	SILVADOA REDWOOD	ERICACEAE REFORMING VULCANIA	2" CAL. 8-10" HT. FULL	AS SHOWN



**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

1. MATTHEW DAVID BAER, HEREBY CERTIFY THIS  
SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE  
WITH THE REQUIREMENTS OF CHAPTER 19, SECTION  
1002 OF THE CITY OF TULSA ZONING CODE.

Matthew Baer 9.19.08

SIGNATURE DATE

## General Notes

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES FROM OVERCUTS AND BURSTS OF THE TRUNKS OR ROOTS OF TREES DURING THE OPERATION OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT NEEDS THREE (3) INCHES ABOVE FINISHED GRADE. CUT TRUNKS FROM AROUND THE TRUNKS AND PULL BACK THE BURSAP FROM THE TOP 1/2 OF THE TRUNKS. PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE. PLANT PALMS AT LEAST ONE (1) FOOT ABOVE FINISHED GRADE. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS.

## Soil Preparation

ALL SHRUB, GROUNDCOVER, AND SEASONAL PLANTING AREAS SHALL PREPARATION / AMENDMENTS FOR SPECIFICATION CDS03.

MY SODIRA 17-15-12 PLACES MINORS INTO THE TOP TWO INCHES OF SOIL IN THE PLANTING BEDS AT A RATE OF FIVE (5) POUNDS PER 100 SQUARE FEET.

EACH TREE PLANT RECEIVING TWO (2) CUBIC YD OF BACKS TO EXIST WITH COMPOSTED AND ONE (1) CUBIC YD OF AGED, STERILIZED COMPOST MANURE. MIX THE TOPSOIL AND USE AS A BACKFILL. APPLY FOUR (4) AGRIFERT TABLETS (20-10-8) PLUS 10 (10) LBS OF 10-10-10 TO EACH TREE SMALLER THAN TWO INCHES IN CALIPER. APPLY 20 (20) LBS OF 10-10-10 TO EACH TREE TWO INCHES OR GREATER IN CALIPER. WATER THE TREES TWICE THE BIRCHES AND FOUR (4) INCHES BELOW FINISH GRADE. WATER THE OAKS AND PINES TWICE THE BIRCHES AND FOUR (4) INCHES

## Mulch

MULCH ALL PLANTING BEDS AND THICK WELLS WITH SHREDDED CYPRESS MULCH TO A DEPTH OF TWO INCHES.

Lawn Areas

ALL AREAS OF THE SITE (AND ADJACENT STREET RIGHT-OF-WAYS) THAT ARE DISTURBED BY CONSTRUCTION SHALL BE SPRIGGED WITH 410 BICULMUDA SPECIFICATION 02B30, UNLESS SHOWN FOR OTHER PLANTINGS.

MAY 1 - AUGUST 31: APPLY  
PER 1,000 SQUARE FEET TO ALL

SEPTEMBER 1 - APRIL 30: APPLY MILORGANITE 8-2-0 FERTILIZER AT A RATE OF TEN (10) POUNDS PER 1,000 SQUARE FEET OF LAWN AREA. FERTILIZER SHALL BE APPLIED PRIOR TO SEEDING.

## Irrigation Notes

### Planting Notes

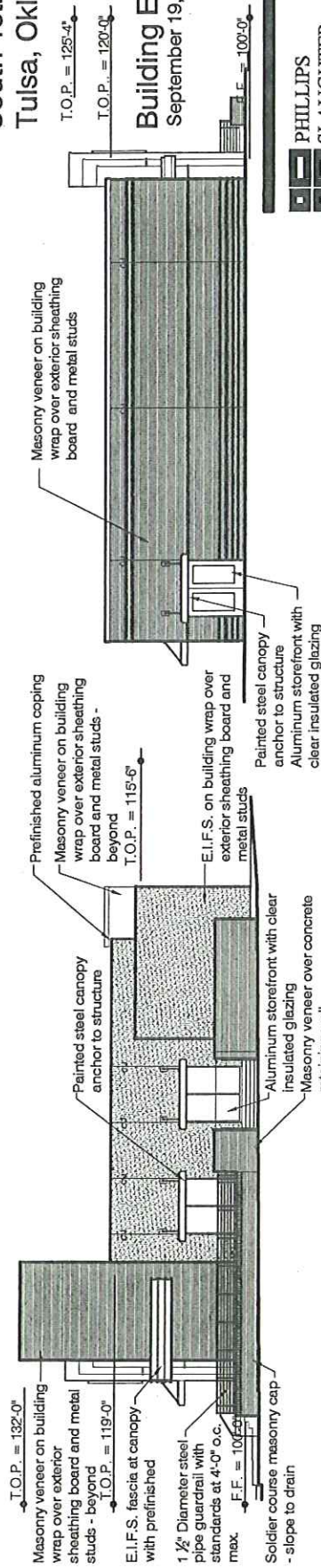
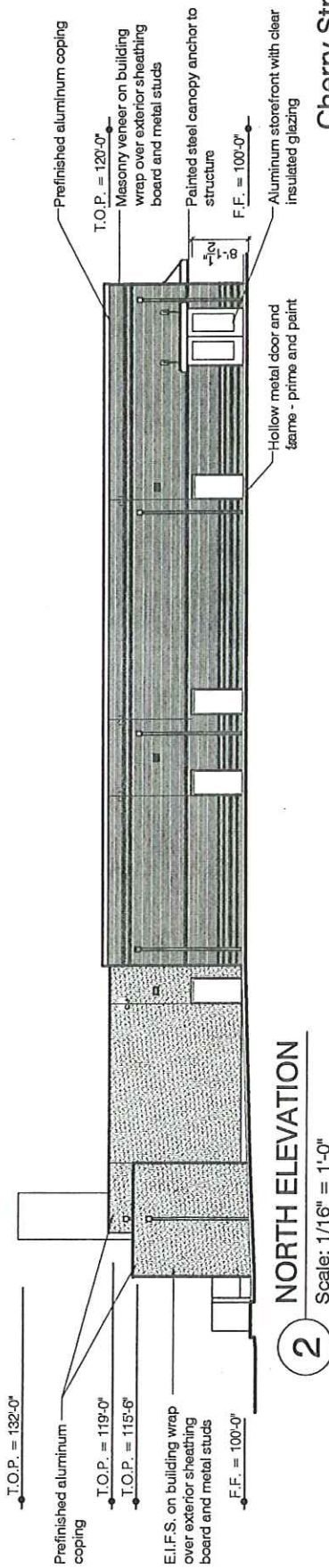
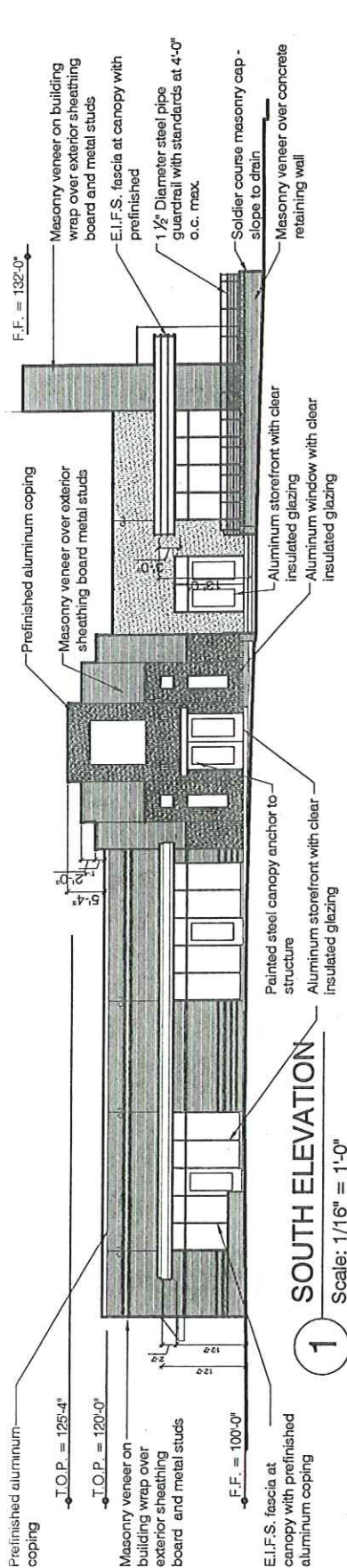
QUANTITIES OF MATERIALS  
CONVENIENCE AND INFORM  
PROVIDE ALL PLANTS AS

[illegible][illegible]

ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. EARTHWORK CONTRACTOR SHALL PROVIDE MOOR GRADING FOR ANY DORMER.

WHEN FILL SOIL IS DISCOVERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL, IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.





4  
Scale: 1/16" = 1'-0"

3  
Scale: 1/16" = 1'-0"

Cherry Street Ridges  
South 15th and Troost Ave.  
Tulsa, Oklahoma

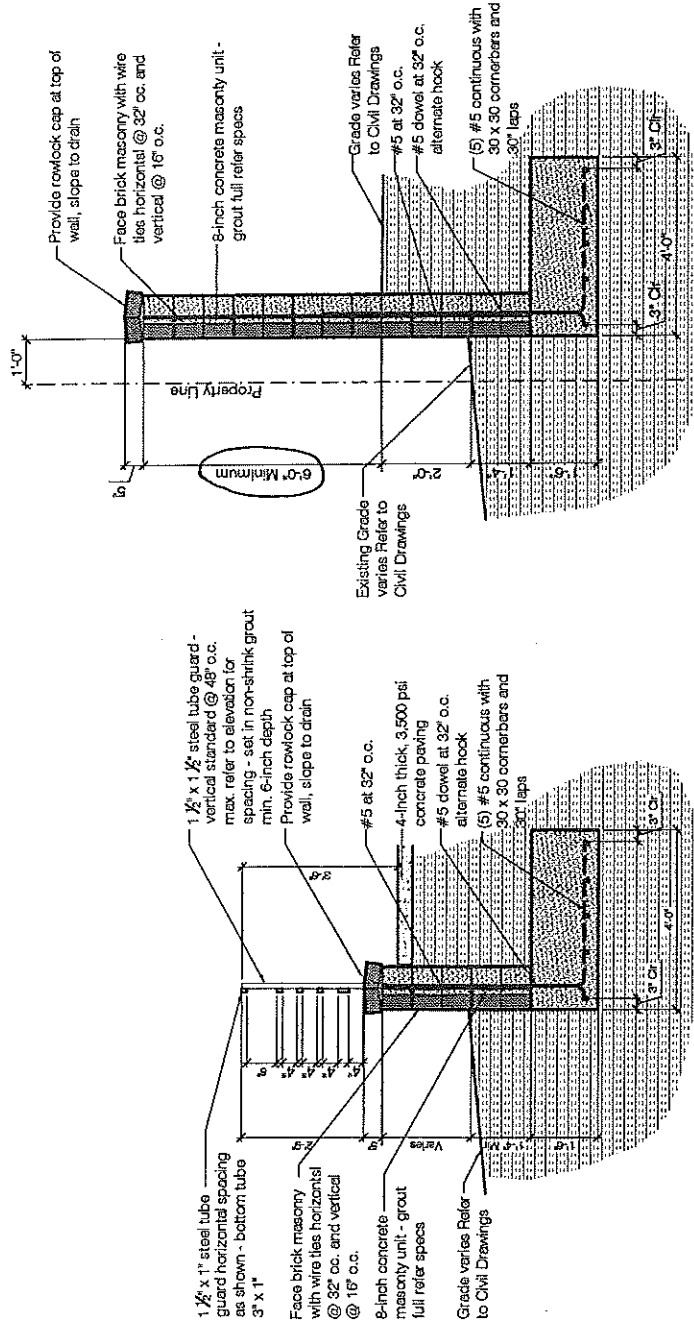
Building Elevations  
September 19, 2008

The Mayo Hotel  
1115 West 5th Street  
Tulsa, OK 74103  
918.488.9995  
C.A. 3685 Expires 6/30/2009

PHILLIPS  
SLAUGHTER  
ROSE

13.7



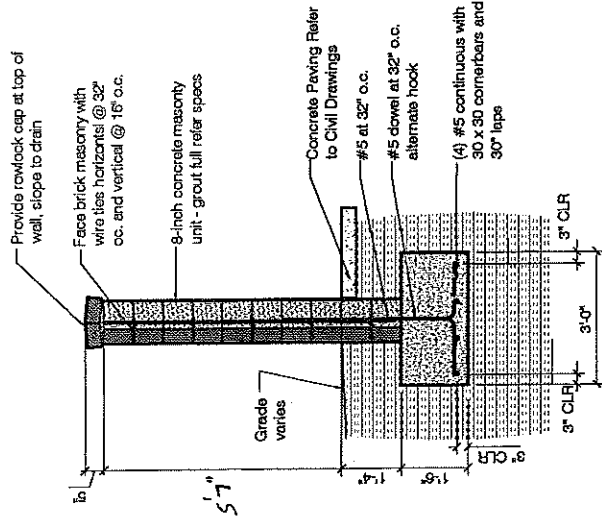


# 1 LANDSCAPE WALL SECTION

Scale: 3/8" = 1'-0"

# 2 SCREEN WALL SECTION

Scale: 3/8" = 1'-0"



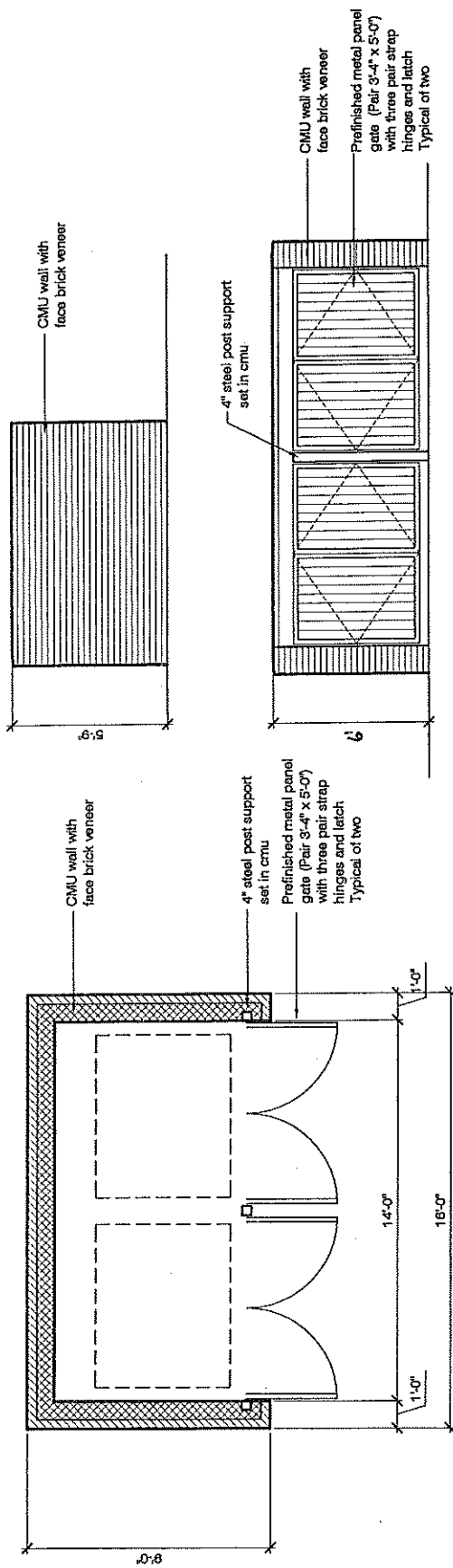
# 3 REFUSE WALL SECTION

Scale: 3/8" = 1'-0"

Cherry Street Ridge  
South 15th and Troost Ave.  
Tulsa, Oklahoma  
Site Wall Sections  
September 19, 2008

**PHILLIPS**  
**SLAUGHTER**

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



# REFUSE PLAN

Scale: 1/4" = 1'-0"

# REFUSE ELEVATIONS

Scale: 1/4" = 1'-0"

Cherry Street Ridge  
South 15th and Troost Ave.  
Tulsa, Oklahoma  
Refuse Plan and Elevations  
September 19, 2008

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

Site Area  
58,800 SF (1.36 Acres) Gross  
44,820 SF (1.03 Acres) Net

Permitted Uses  
CH, OL and RM-2 District  
Use Units 10, 11, 12, 13, and 14

Proposed Use  
Mixed Use  
Use Unit - 11 (Office)  
Use Unit - 12 (Eating Establishment)  
Use Unit - 13 and 14 (Convenience Goods and Services)

Use Unit - 14 (Shopping Goods and Services)  
10,150 SF  
9,150 SF

Maximum Building Floor Area Permitted  
Proposed Building Floor Area  
35'-0"  
32'-0"

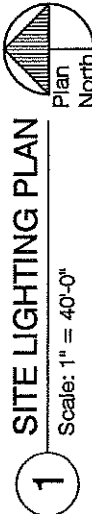
Minimum Building Setback Required  
From East Boundary (South Troost Ave)  
From West Boundary  
From South Boundary (South 15th Street)  
From North Boundary  
35'-0" From Centerline of Street  
10'-0"  
35'-0" From Centerline of Street  
125'-0"

Minimum Percentage Landscaped Area Required  
Minimum Percentage Landscaped Area Provided  
Landscaped Street Yard Per Street Frontage  
10%  
10.6%  
4,399 SF  
4,662 SF

Street Yard Area  
Required (To East Along Troost Ave.)  
Required (To South along 15th Street Ave.)  
None  
None

Off-Street Parking Ratio  
Ratio per Use (Use Unit-11, Office)  
Ratio per Use (Use Unit-12, Restaurant)  
Ratio per Use (Use Units 13 and 14, Retail)  
Total Number of Spaces Required  
Total Number of Spaces Provided  
Total Number of HC Spaces Provided  
1 per 300 SF of  
1 per 100 SF of  
1 per 225 SF of  
88  
75 (Including Accessible Spaces)  
3

# Cherry Street Ridge South 15th and Troost Ave. Tulsa, Oklahoma Site Lighting Plan September 19, 2008

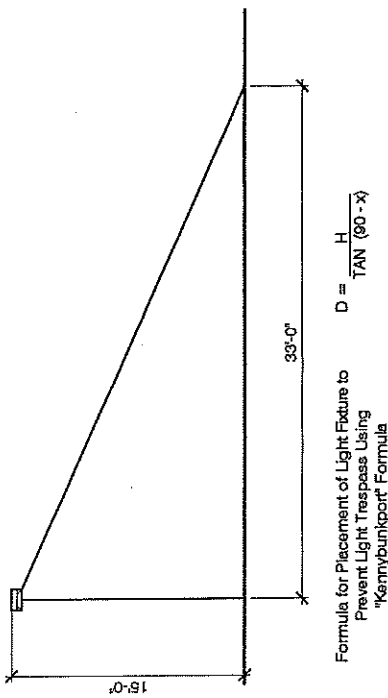


1 SITE LIGHTING PLAN  
Scale: 1" = 40'-0"

PHILLIPS  
SLAUGHTER  
ROSE

The Mayo Hotel  
1115 West 5th Street  
Suite M100  
Tulsa, OK 74103  
918 488-9995

13.10



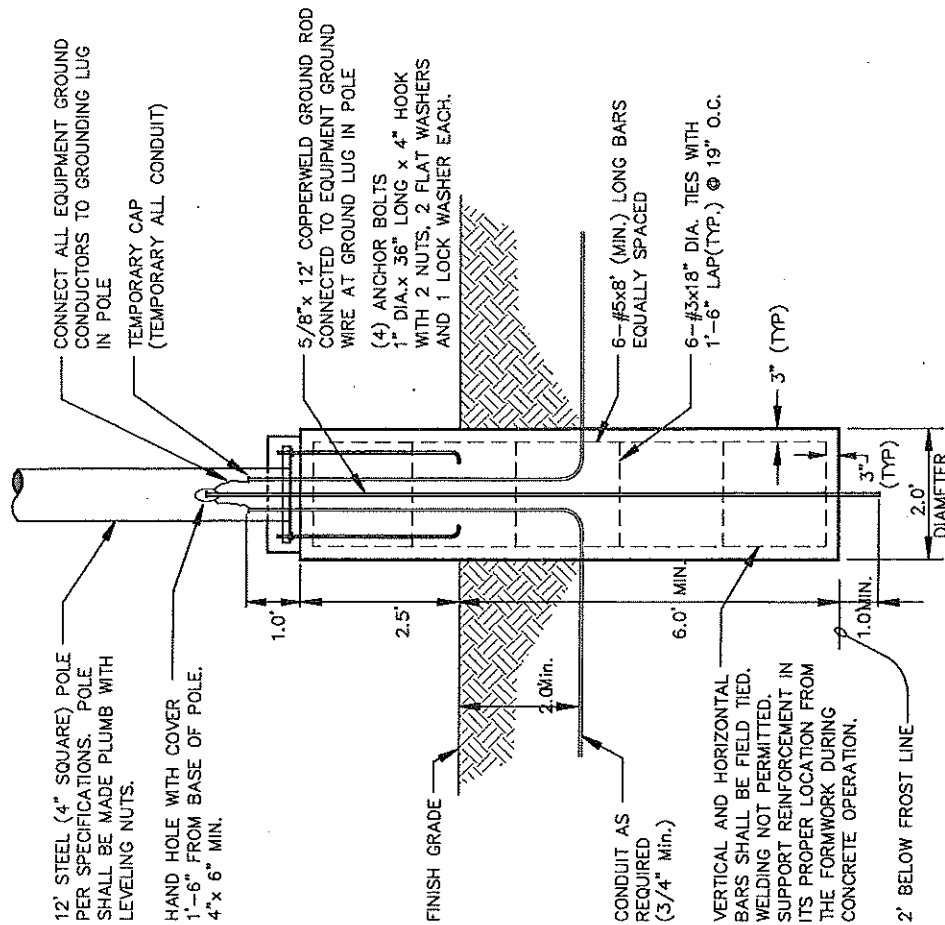
## 1 LIGHTING ANALYSIS

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

Cherry Street Ridge  
South 15th and Troost Ave.  
Tulsa, Oklahoma  
Lighting Plan Analysis  
September 19, 2008

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

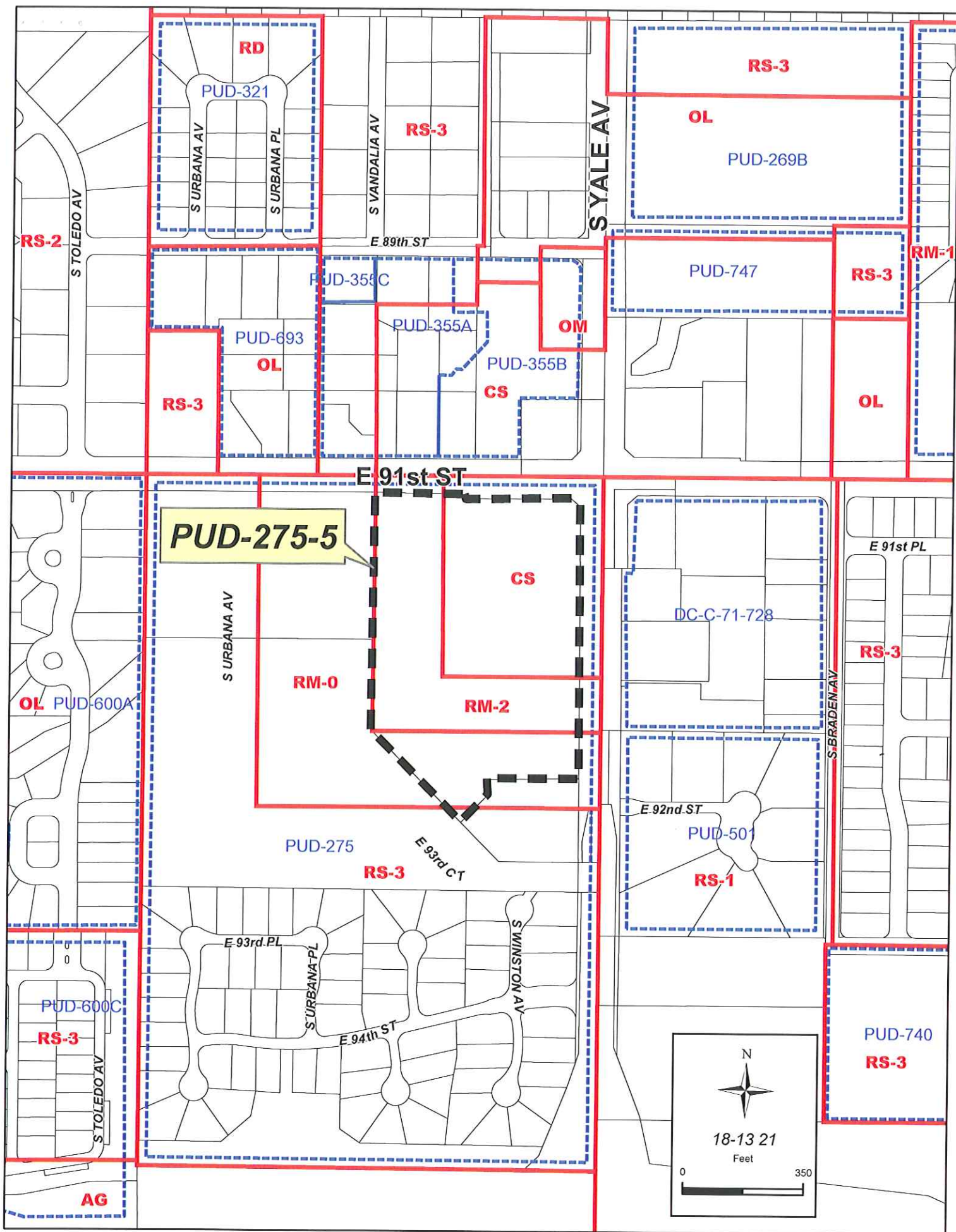
The Mayo Hotel  
115 West 5th Street  
Suite M100  
Tulsa, OK 74103  
918 488-9995



## 2 LIGHT POLE DETAIL

No Scale

13.11



14.1





14.2





14.3



## STAFF RECOMMENDATION

**PUD-275-5:** Minor Amendment – Approximately 425' west of the southwest corner of 91<sup>st</sup> Street South and South Yale Avenue; TRS 8321; CZM 56; Atlas 1909; PD 18 CD 8; CS/RM-2/RM-O/RS-3/PUD.

---

The applicant is requesting two minor amendments to PUD-275.

The first request is to modify the landscape requirement along the 91<sup>st</sup> Street right-of-way (ROW). The landscape requirement states:

"(Within Development Area A) An area on the west 100 feet adjacent to the 91<sup>st</sup> Street ROW ranging in depth from 25 feet to 50 feet (in depth). This area will be maintained in order to preserve some of the existing trees and natural terrain to provide a landscape buffer to the north. This area will connect to open space in the adjacent residential area".

The above requirement is graphically represented on Exhibit A. The applicant states and site visit by staff verifies that the natural landscaped area that the above standard was designed to protect, was severely damaged by the ice storms of last winter and was removed from the site.

While this natural area along 91<sup>st</sup> Street will be reduced in size along the street right-of-way, the overall square footage of the in-kind replacement will increase the density of the landscaped area along the street right-of-way (from 3,700 SF to 4,125 SF – see exhibits B and C). The minimum five-foot width of landscaping required by the Zoning Code will also be maintained for the remainder of the length of all street right-of-way within the project limits preserving the intent that a buffer be provided to the north by the use of landscaping. Staff can support this request.

The applicant is also requesting a modification of the screening requirement along the west boundary only of the PUD. The requirement is for a six-foot screening fence along the west boundary of the PUD. In order to adequately provide drainage for the subject tract and not adversely affect the single-family development to the west the applicant is requesting that the screening be allowed to vary off the western boundary back into the subject tract of this application to allow for proposed open drainage channel improvements. Specifically, the screening will "jog" off the western boundary 286' from the northern boundary of the PUD a distance of 55-feet to the east, and travel 135 feet southwest back to the western boundary line (please refer to Exhibit D). In exchange the applicant is offering an eight-foot solid masonry wall to be constructed versus a six-foot wood screening fence along the entirety of the western boundary of the PUD.

Staff supports both these requests and recommends **APPROVAL** of minor amendment PUD-275-5.

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



In addition, the following open space and landscaping requests shall apply:

Development Area "A"

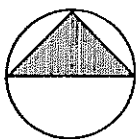
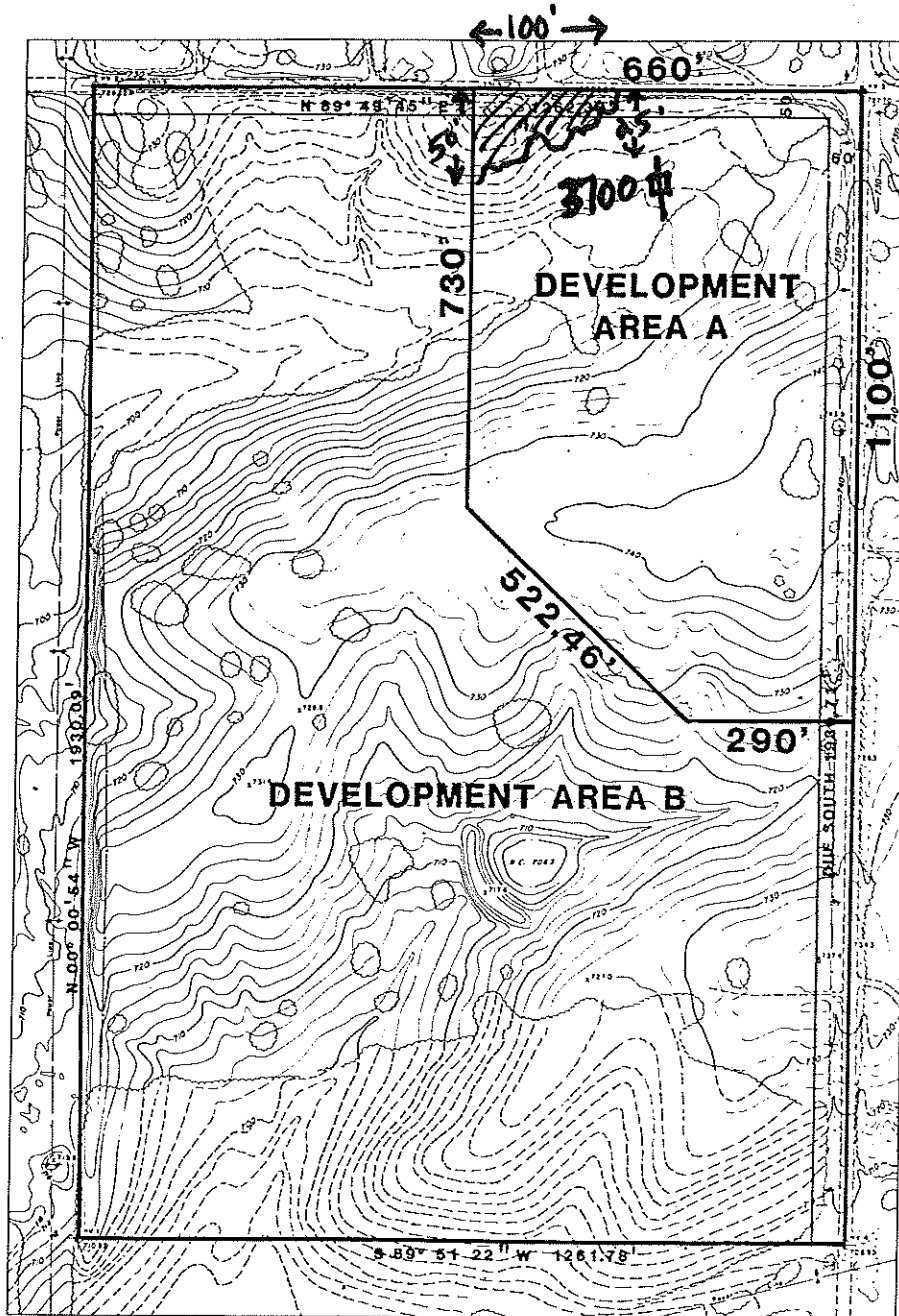
- 100 {
1. An area on the west 100 feet adjacent to the 91st Street right-of-way ranging in depth from 25 feet to 50 feet. This area will be maintained in order to preserve some of the existing trees and natural terrain to provide a landscape buffer to the north. This area will connect to open space in the adjacent residential development area. 3000 Sq Ft.
  2. An area within the south 300 feet adjacent to the Yale Avenue right-of-way with 25 feet of depth and 260 feet of frontage. This area will be maintained as open area and landscaped to provide a buffer to the properties to the east.
  3. A minimum area of 5 feet on the remaining areas adjacent to the street right-of-way, except for driveways providing access to the property, will be maintained as open areas and landscaped with appropriate planting materials.
  4. A minimum area of 10 feet on the entire perimeter area abutting Development Area "B" will be maintained as open area and landscaped with appropriate planting materials.
  5. Interior landscaped areas will also be provided such as landscaped plazas and parking islands. These areas will be determined in the detailed landscape plan submitted for approval with the detailed site plan.

Development Area "B"

1. A minimum landscaped open area ranging from 20 feet to 50 feet will be maintained around the entire perimeter of the residential development area, except for driveways providing access to the property from 91st Street and Yale Avenue.
2. An open area with a minimum width of 100 feet shall be maintained along the drainageway located in the north of the development area. The actual width of the area to be maintained will vary from 100 feet to 200 feet in depth.
3. A minimum area of 2 acres will be maintained in the southwest corner of the development area as open area for recreational uses and other accessory uses to the residential area.
4. Interior landscaped areas will be provided throughout the residential area and will be specifically identified as part of the detailed site plan that will be submitted for approval.

Screening will be provided by a 6-foot solid surface fence between Development Area "A" and Development Area "B", except where pedestrian access points are to be provided.

- X
- (5) That a subdivision plat be approved by the TMAPC, incorporating within the restrictive covenants the PUD conditions of approval, and the City of Tulsa be made beneficiary to such covenants and filed of record in the County Clerk's Office prior to issuance of a building permit.



NOT TO SCALE.  
 EXISTING REQUIREMENT.  
 EXHIBIT A

SCALE	
JOB NO.	762.4
DATE	10/6/81

**DEVELOPMENT AREAS**  
 S.W. CORNER 91 ST. & YALE

**MM**  
 MCCUNE MCCUNE & ASSOCIATES  
 ARCHITECTS ENGINEERS & PLANNERS  
 5159 S. SHELDON, TULSA, OK. 74135 (918) 622-4111

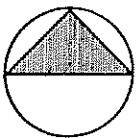
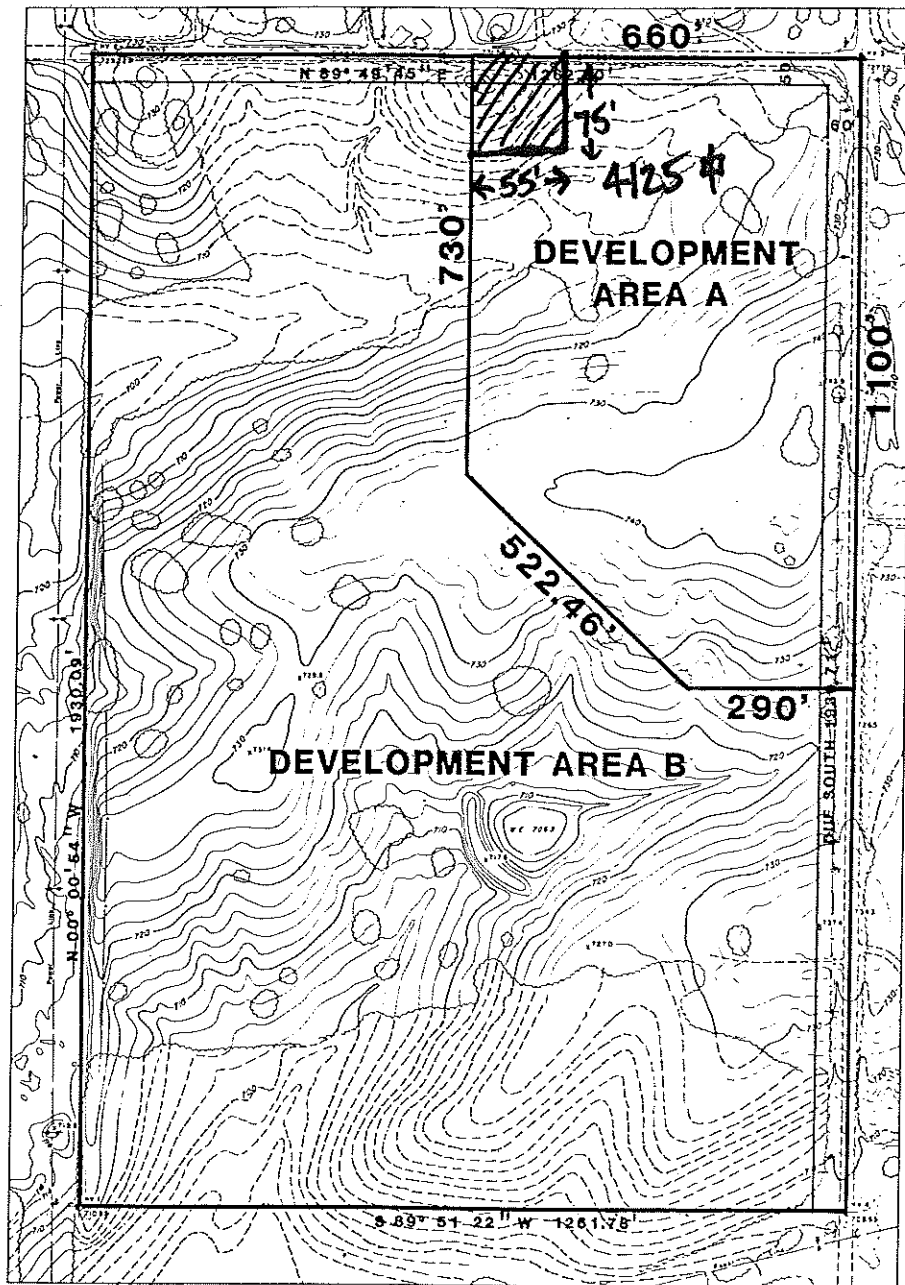
14.6

**PUD-275-5**  
**Approximate, and Existing Landscape Requirement**  
**(not to scale)**



AREA IDENTIFIED AS  
FUTURE DRIVE ON  
ATTACHED EXHIBIT C

Exhibit A 14.7



Not to scale  
Proposed

EXHIBIT B

SCALE  
0 100 200

JOB NO. 762.4

DATE 10/6/81

DEVELOPMENT AREAS

S.W. CORNER

91 ST. & YALE

MM

MCCUNE MCCUNE & ASSOCIATES

ARCHITECTS ENGINEERS & PLANNERS

5139 S. SHERIDAN TULSA OK 74113 (918) 622-4111

14.8



**PUD-275-5**  
**Proposed Modification of Landscape Requirement**



AREA IDENTIFIED AS  
FUTURE DRIVE ON  
ATTACHED EXHIBIT B

14.9  
Exhibit B

AMEND OPEN SPACE REQUIREMENT DEVELOPMENT AREA A  
(#4) A-1 ON 91ST ST. FROM 100 FT. BY 25 FT. TO 50 FT.  
(~3700 SQ. FT.) TO 55 FT. BY 75 FT. (4125 SQ. FT.)

NORTH LINE OF SECTION 21

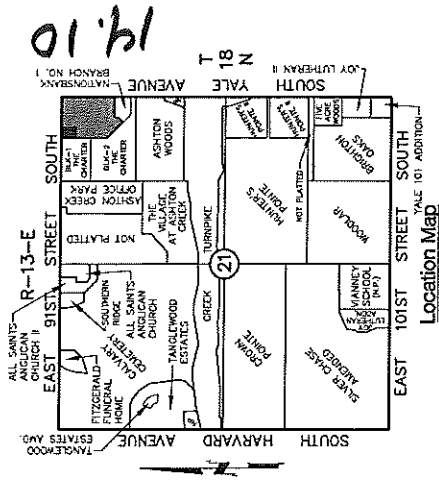
E. 91ST ST. S.

DAMAGED TREES TO BE  
REPLACED IN KIND

FUTURE  
DRIVE

PROPOSED STORM SEWER (RCB)

**SACK AND ASSOCIATES, INC.**  
11111 S. 111th Street, Suite 100  
P.O. Box 392, 4111, Fox (888) 521-0278 C-sack@sackandassociates.com  
CA Number 1765 (P/C/S) and 1422 (U.A.), Exp. June 30, 2009  
PROJECT: 5-1175 I-SAG  
Drawing: PUD027  
Owner: CHU Order: 14310 Date: 10/20/08  
Author: JAD



PROPOSED OPEN SPACE



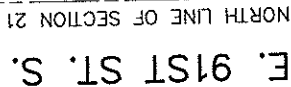
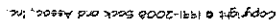
*91st and Yale  
Hunter Center*

Open Space  
**EXHIBIT C**

Amended Planned Unit Development Number 275-

19.10



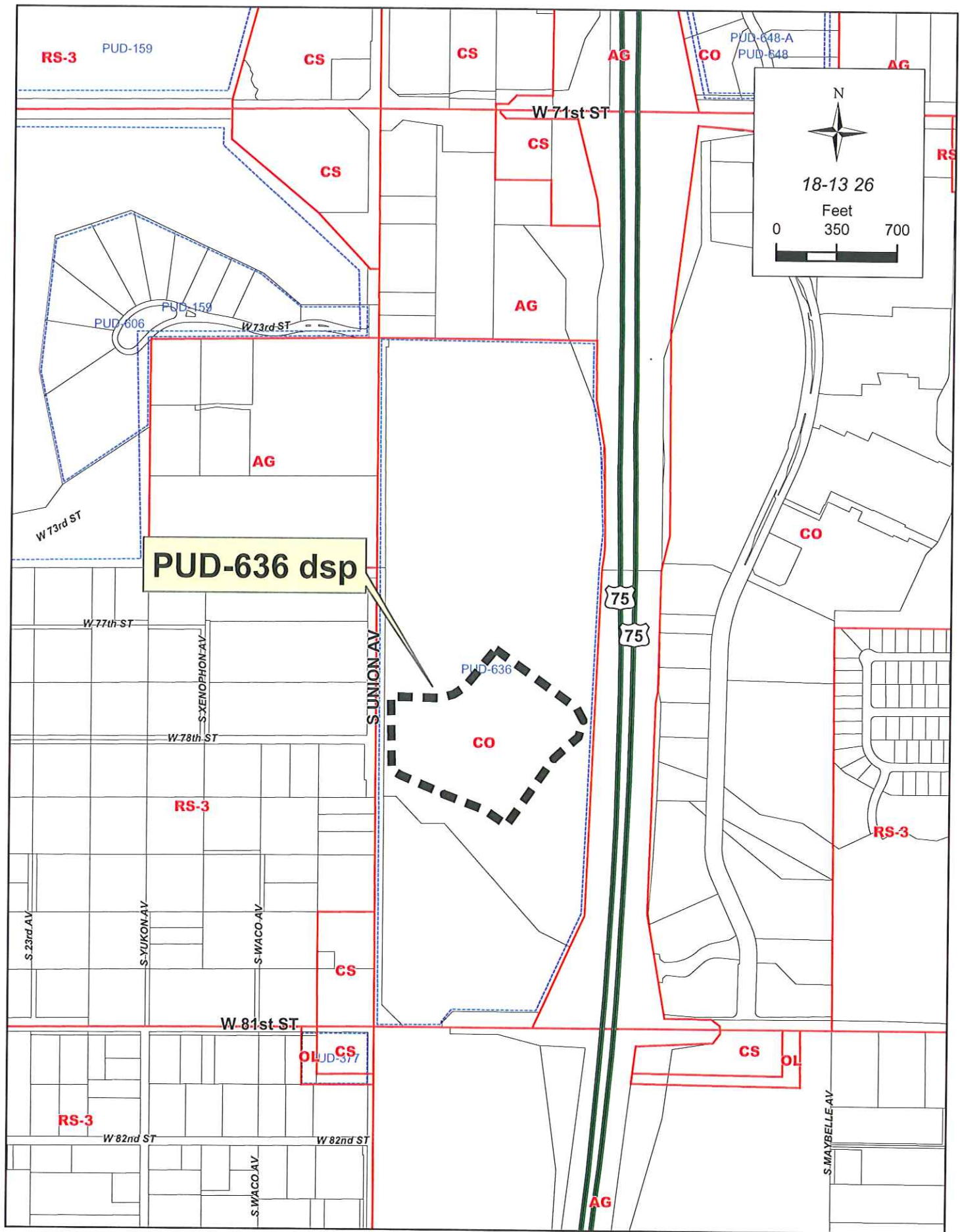
[illegible]

*91st and Yale  
Hunter Center*


Screening Fence  
EXHIBIT D

Amended Planned Unit Development Number 275-

14.11



N

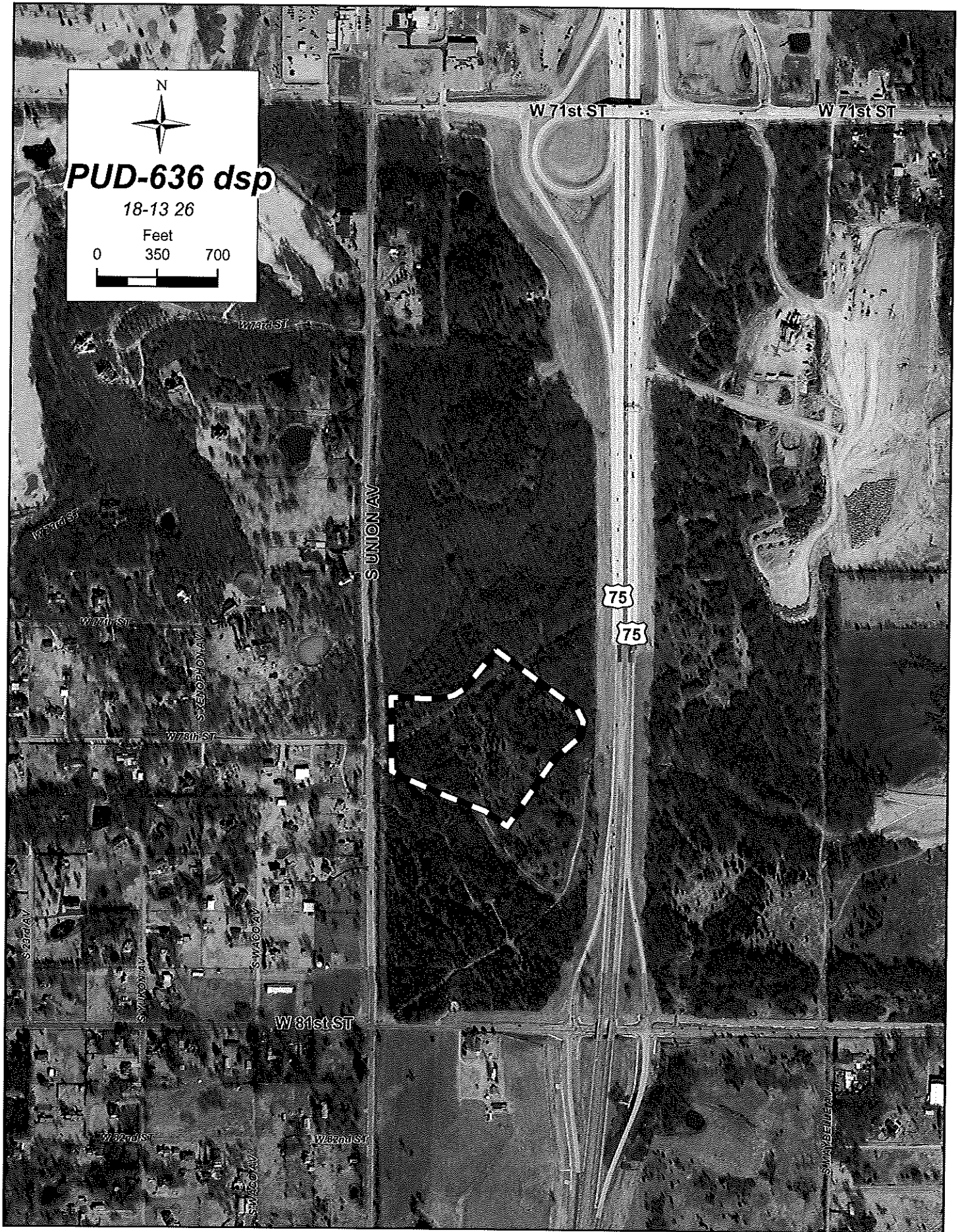



**PUD-636 dsp**

18-13 26

Feet

0 350 700





N  
PUD-636 dsp  
18-13 26  
Feet  
0 200 400

S UNION AV

W 78th St

S WAGO AV

75

75



October 15, 2008

### STAFF RECOMMENDATION

**PUD-636:** Detail Site Plan – Northwest corner of West 81<sup>st</sup> Street South and U.S. Hwy. 75; The Villas at Nickel Creek; Development Areas B, D and E; TRS 8211; CZM 51; PD 8 CD 2; CO/PUD.

---

The applicant is requesting approval of a detail site plan for a 304 unit apartment complex and accessory club house. The proposed use, Use Unit 8 – Multifamily and Similar Uses is a permitted use within PUD-636.

The submitted site plan meets all applicable open space, livability space, land coverage, units per acre, building height and setback limitations. Parking has been provided per the Zoning Code. All sight lighting, including building mounted will be limited to a maximum of 18 feet in height and will be directed down and away from adjoining properties per application of the Kennebunkport Formula. Trash enclosures are provided per adopted development standards.

Therefore, staff recommends **APPROVAL** of the detail site plan for PUD-636.

*(Note: Detail site plan approval does not constitute gated entry, perimeter wall, landscape and sign plan approval.)*

15.4



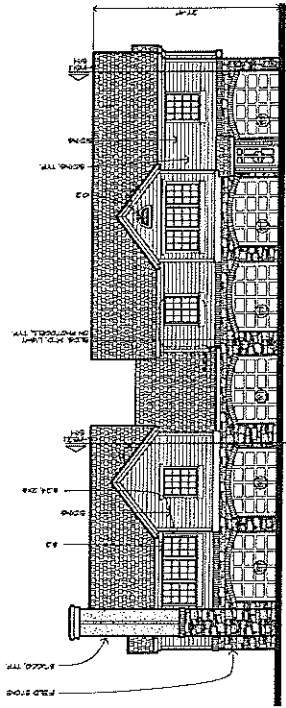




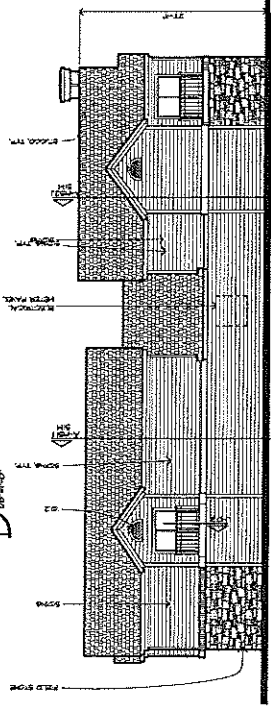


15.8

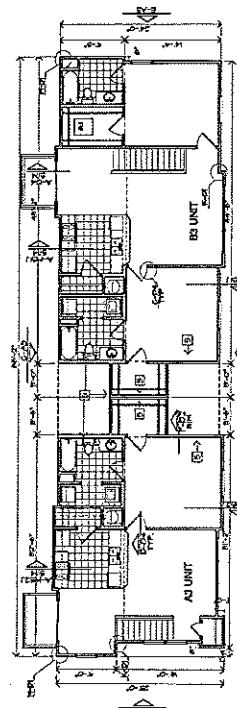
**KEYED NOTICES**



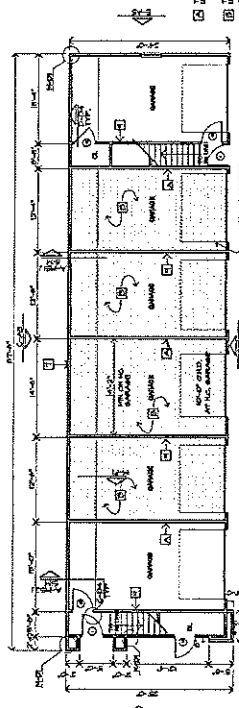
FRONT ELEV. - GARAGE



REAR ELEV. - GARAGE



**SECOND FLOOR PLAN**

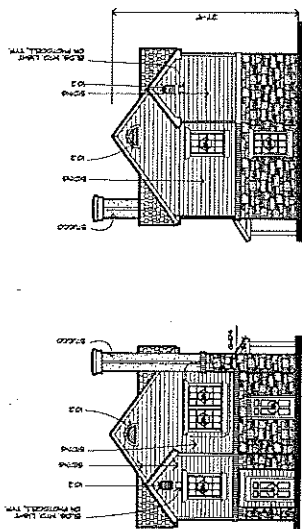


**A** GROUND FLOOR PLAN

[illegible]

COOR MATERIAL		COOR TYPE		COOR TYPE		COOR TYPE	
NO	QTY	NO	QTY	NO	QTY	NO	QTY
1	100	1	100	1	100	1	100
2	100	2	100	2	100	2	100
3	100	3	100	3	100	3	100
4	100	4	100	4	100	4	100
5	100	5	100	5	100	5	100
6	100	6	100	6	100	6	100
7	100	7	100	7	100	7	100
8	100	8	100	8	100	8	100
9	100	9	100	9	100	9	100
10	100	10	100	10	100	10	100
11	100	11	100	11	100	11	100
12	100	12	100	12	100	12	100
13	100	13	100	13	100	13	100
14	100	14	100	14	100	14	100
15	100	15	100	15	100	15	100
16	100	16	100	16	100	16	100
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96	100	96	100	96	100	96	100
97	100	97	100	97	100	97	100
98	100	98	100	98	100	98	100
99	100	99	100	99	100	99	100
100	100	100	100	100	100	100	100

1. All specimens are *Staphylococcus aureus*. See Table 1 for a table providing the size of the inoculum, the growth medium, and the incubation conditions for each of the 100 isolates.
2. All isolates are *Staphylococcus aureus*. The inoculum is  $10^8$  cells per ml. The growth medium is tryptic soy broth (TSB) (Difco, Franklin Lakes, NJ) with 1% yeast extract (Difco).
3. All isolates are *Staphylococcus aureus*. The inoculum is  $10^8$  cells per ml. The growth medium is tryptic soy broth (TSB) (Difco, Franklin Lakes, NJ) with 1% yeast extract (Difco).
4. All isolates are *Staphylococcus aureus*. The inoculum is  $10^8$  cells per ml. The growth medium is tryptic soy broth (TSB) (Difco, Franklin Lakes, NJ) with 1% yeast extract (Difco).
5. All isolates are *Staphylococcus aureus*. The inoculum is  $10^8$  cells per ml. The growth medium is tryptic soy broth (TSB) (Difco, Franklin Lakes, NJ) with 1% yeast extract (Difco).
6. All isolates are *Staphylococcus aureus*. The inoculum is  $10^8$  cells per ml. The growth medium is tryptic soy broth (TSB) (Difco, Franklin Lakes, NJ) with 1% yeast extract (Difco).
7. All isolates are *Staphylococcus aureus*. The inoculum is  $10^8$  cells per ml. The growth medium is tryptic soy broth (TSB) (Difco, Franklin Lakes, NJ) with 1% yeast extract (Difco).
8. All isolates are *Staphylococcus aureus*. The inoculum is  $10^8$  cells per ml. The growth medium is tryptic soy broth (TSB) (Difco, Franklin Lakes, NJ) with 1% yeast extract (Difco).
9. All isolates are *Staphylococcus aureus*. The inoculum is  $10^8$  cells per ml. The growth medium is tryptic soy broth (TSB) (Difco, Franklin Lakes, NJ) with 1% yeast extract (Difco).
10. All isolates are *Staphylococcus aureus*. The inoculum is  $10^8$  cells per ml. The growth medium is tryptic soy broth (TSB) (Difco, Franklin Lakes, NJ) with 1% yeast extract (Difco).



END ELEV. - GARAGE

END ELEV. - GARAGE

**THE VILLAS**  
at NICKEL CREEK  
TULSA, OKLAHOMA  
CASE DEVELOPMENT SERVICES, LLC

PROJECT  
NO. 1007  
4370



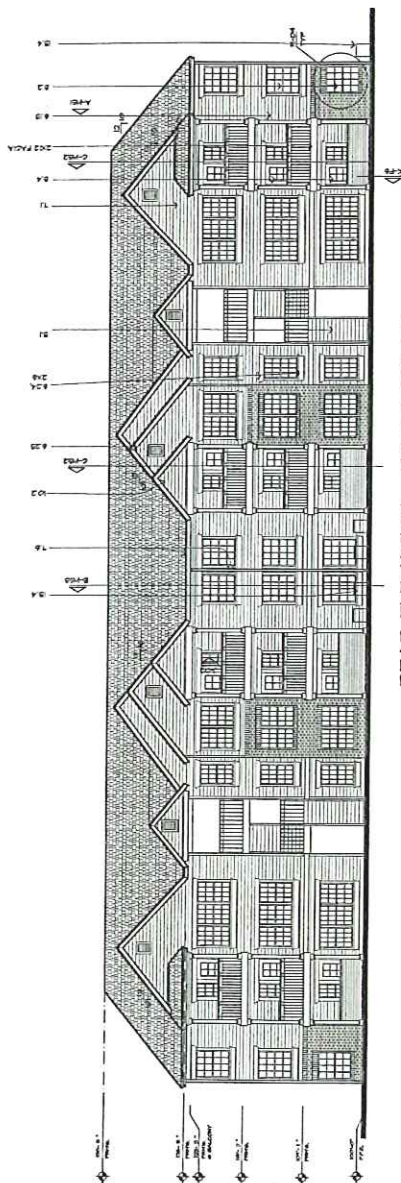
**STATE OF CONNECTICUT**



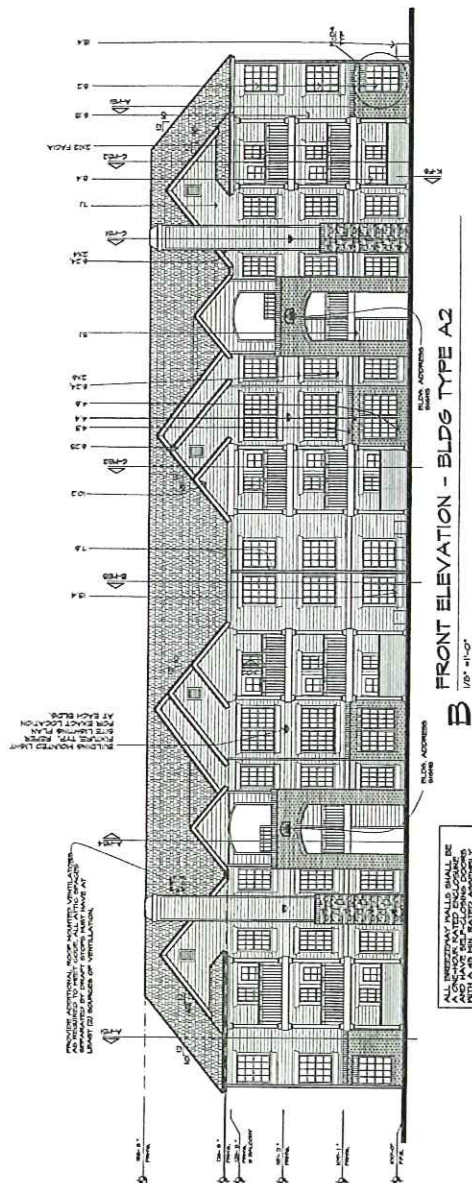
**Architects  
Collective**  
4200 EAST DUTCH OAK BLVD. #50  
TULSA, OKLAHOMA 74115

PROJECT NUMBER (DATE)	SHEET TITLE: ELEVATIONS BOLDS, A2	SHEET NUMBER:
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A6.1

[illegible]

REAR ELEVATION - BLDG TYPE A2



FRONT ELEVATION - BLDG TYPE A2

ALL INTERIORY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 45 MIN. RATED ASSEMBLY.







$$+ 15.12$$



[illegible]

**THE VILLAS**  
at NICKEL CREEK  
TULSA, OKLAHOMA  
CASE DEVELOPMENT SERVICES, LLC

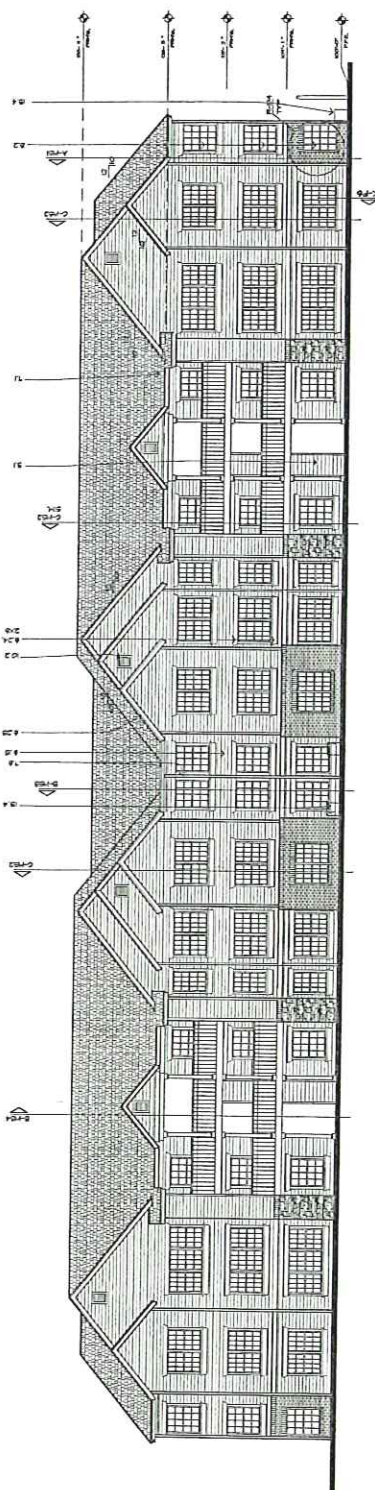
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**Architects  
Collective**

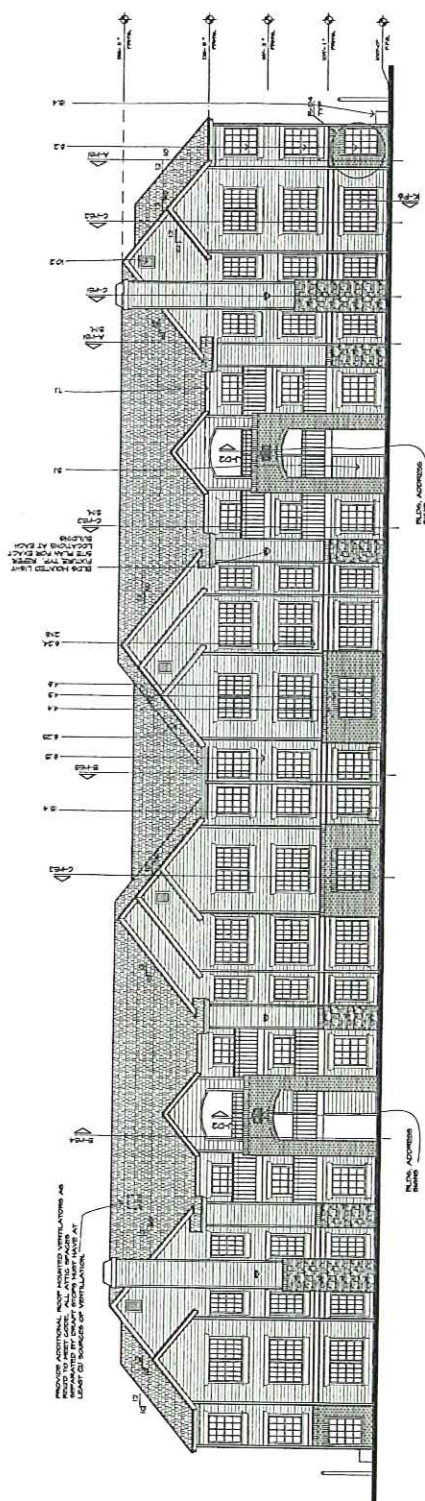
4300 EAST QUELLEY DRIVE SUITE 740  
TULSA, OKLA 74116  
(918) 460-1000

PROJECT NUMBER DATE	SHEET TITLE ELEVATIONS BLDG DO	SHEET NUMBER
------------------------	--------------------------------------	--------------

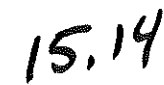
464



**B** BLDG. REAR ELEVATION - BLDG B8  
1/8"=1'-0"



BLDG. FRONT ELEVATION - BLDG B8





15.15

### LIGHT FIXTURE SCHEDULE

QTY	MANUFACTURER	STANDARD NO.	WASTE WATER	LAMP	ORDER NUMBER	REMARKS
1	PA6	WQ2525/30/PC	228	15W-220V	PA6	REMARKS: RECENTLY WASTED WATER HAS BEEN MONITORING TABLE.

1. ONLY THE LISTED ITEMS THAT AFFECT THE SCENARIOS POSSIBILITY CALCULATION ARE SHOWN ON THE SCENARIOS.

### LIGHT FIXTURE MOUNTING TABLE

NO.	DUALING TYPE	MOUNTING		NOTES
		HEIGHT AT	VISIBILITY DIST.	
A1	CLIMB HOIST; FRONT TACK	4'-4"	10'-1"	NOTE 1
A2	CLIMB HOUSE HOES	18'-8"	37'-3"	NOTE 1
A3	A2/3 WITH DAMAGE	6'-8"	35'-7"	NOTE 1
A4	A2/3/4 TO 2 IN DIRECT CLIMB	18'-8"	67'-2"	NOTE 1

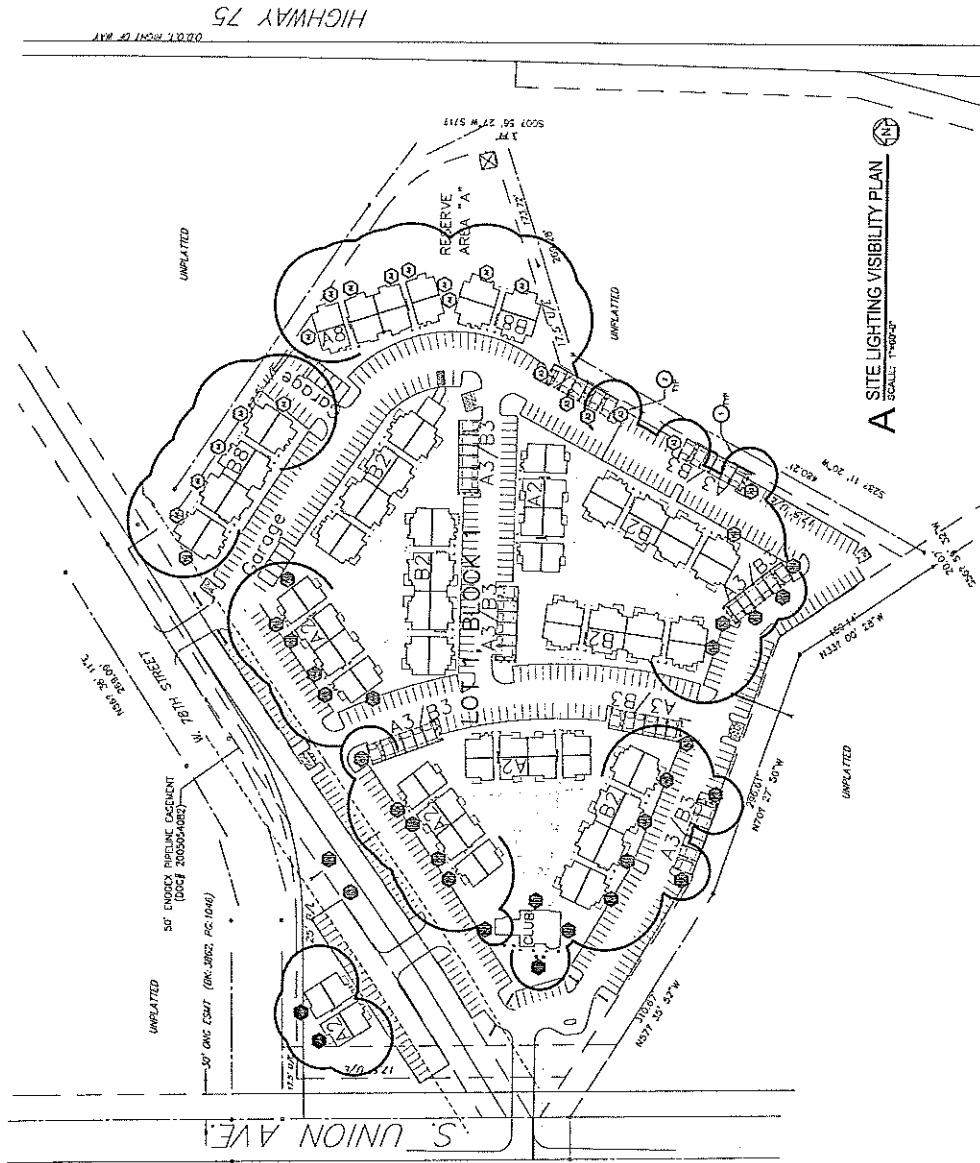
NOTES:

1. VISIBILITY DISTANCES WERE CALCULATED USING THE FOLLOWING FORMULA:  

$$V = \frac{1.414 \times H}{.00072}$$

## ELECTRICAL KEYNOTES

- 6 THE DISTANCE OF THE LIGHT FIXTURE VISIBILITY EXTENDING OUT FROM EACH LIGHT FIXTURE AS DETERMINED USING THE SCENEIMPORT FORMULA.
- 7 INDICATES THE LIGHT FIXTURE TYPE AFFIXED TO THE LIGHT FIXTURE MOUNTING TABLE FOR THE MOUNTING HEIGHT AND VISIBILITY DISTANCE. REFER TO THE LIGHT FIXTURE SCHEDULE FOR THE FIXTURE DETAILS.



THE VILLAS  
at Nickel Creek  
TOWN, COLORADO  
371 VERMONT AVENUE, DENVER

Architects  
Collective  
3030 EAST 97TH AVE, TOWNE SQUARE, 2ND FLOOR  
MINNEAPOLIS, MN 55425  
TEL: 612-338-1111  
WWW.ARCHITECTSCOLLECTIVE.COM

**SUBJECT MATTER:**  
**DATE:** 2003.09.17  
**QUERY TITLE:**  
**Lighting: Site plan**

**SHEET NUMBER**

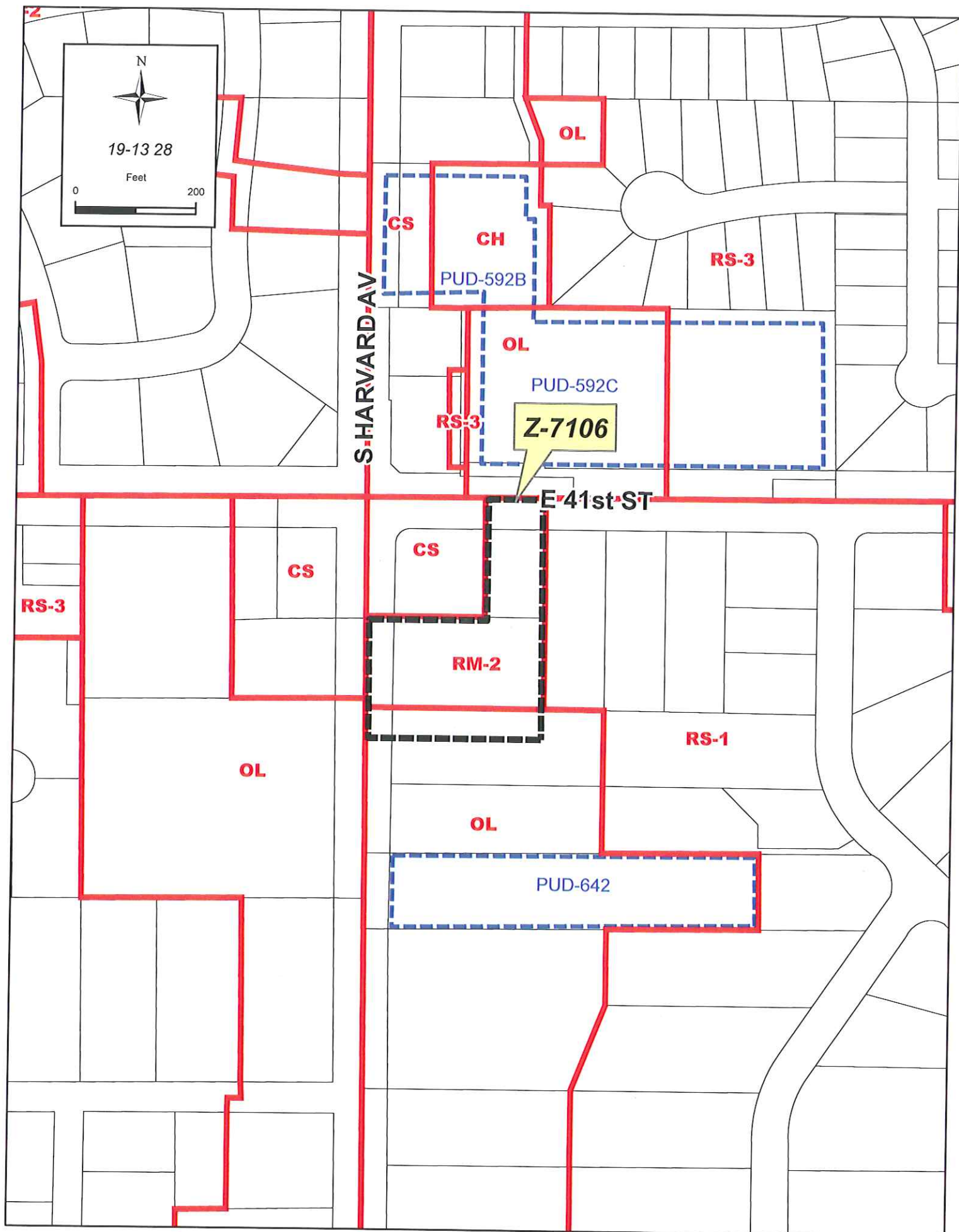
00100

15.16





3/16<sup>d</sup> = 1'-0"<sup>H</sup>  
 1'-0" = 1'-0"<sup>H</sup>  
 1'-0" = 1'-0"<sup>H</sup>





**Z-7106**



19-13 28

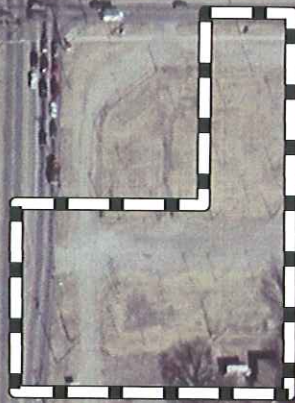
Feet



Photo Date: Jan '06

**S HARVARD AV**

**E 41st ST**





**Z-7106**



19-13 28

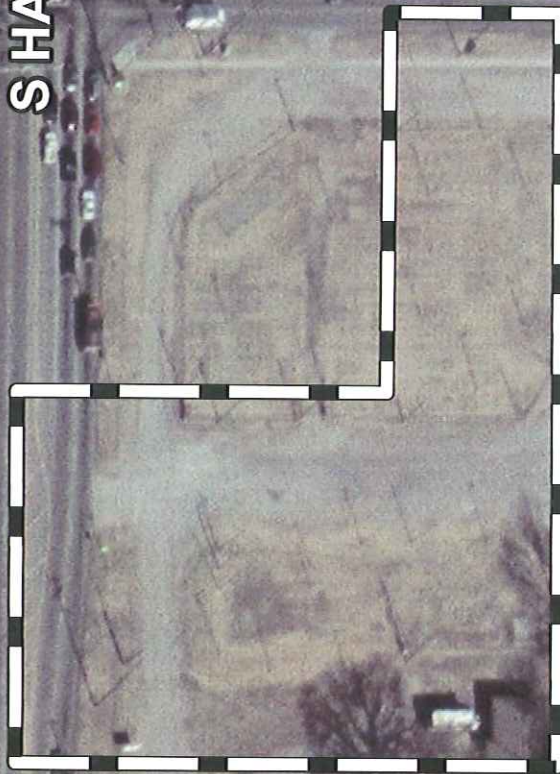
Feet



Photo Date: Jan '06

**S HARVARD AV**

**E 41st ST**





**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7106**

**TRS 9328**

**Atlas 311**

**CZM 47**

**PD-6 CD-9**

**TMAPC Hearing Date:** October 15, 2008

(Continued from 8/20/08, 9/24/08 and 10/01/08)

**Applicant:** Charles E. Norman

**Tract Size:** 1.84± acres/80,150± SF

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

**EXISTING ZONING:** CS/RM-2/OL/RS-1

**EXISTING USE:** Vacant

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

**PROPOSED ZONING:** CS

**PROPOSED USE:** Neighborhood shopping center

**RELEVANT ZONING HISTORY:**

**Z-6906 December 2003:** A request for rezoning a 1.49± acre tract of land from RM-2 to CS/PUD to permit a Wal-Mart Neighborhood Market was recommended for approval by Staff based on the existing adjacent uses and trends in the area, provided that the TMAPC recommends approval of the accompanying PUD on property located on the southeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and the subject property. The TMAPC recommended for approval of the CS zoning and the City Council denied the application.

**PUD-690 December 2003:** A proposed Planned Unit Development on a 5.67+ acre tract of land (related to rezoning case Z-6906) to permit a Wal-Mart Neighborhood Market was recommended for approval by Staff and TMAPC per Staff recommendation with modifications; on property located on the southeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and the subject property. The City Council denied the application.

**PUD-592-C June 2003:** All concurred in approval of a request for a Major Amendment on a 3.08± acre tract of land to remove some existing structures within Development area C and to amend some permitted uses in Development area B on property located north and east of the northeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and north of subject property.

**BOA-20338 September 26, 2006:** The Board of Adjustment approved a Special Exception to permit a beauty shop (Use Unit 13) in an OL district with condition to limit to one salon per this development, with no time limitation on property located on south of the southwest corner of East 41<sup>st</sup> Street South and South Harvard Avenue.

**BOA-20249 April 25, 2006:** The Board of Adjustment approved a Special Exception to permit Christmas tree sales in CS, RM-2, RS-1 and OL districts; a Special Exception to permit alternative parking materials; a Variance of the 100 foot setback from the centerline of 41<sup>st</sup> Street for temporary buildings and outdoor sales; a Variance of the setback from an R district;

and a Variance to allow building across lot line, finding by reason of extraordinary exceptional conditions or circumstances, subject to previous conditions as listed in the staff comments (1-10); in accordance with the site plan on file; and with permanent approval, on property located on the southeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and the subject property. This request has been made multiple times for this particular property.

**Z-6818 June 2001:** All concurred in approval of a request for rezoning a 1.34+ acre tract of land from RS-3 to OL within PUD-592 to permit funeral home with office use on property located north and east of the northeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and north of subject property.

**PUD-592-B June 2001:** All concurred in approval of a request for a Major Amendment to PUD to permit a funeral home use (related to rezoning request Z-6818 for OL zoning, which was approved) on property located north and east of the northeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and north of subject property.

**Z-6804/PUD-592-A March 2001:** A request to rezone a 2.09-acre RS-3 portion of the PUD to OM and a proposed Major Amendment to the PUD to add funeral home use. Staff recommended approval subject to modifications of the proposed standards. TMAPC denied the request. The applicant withdrew the application prior to consideration by the City Council; on property located north and east of the northeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and north of subject property.

**PUD-642 February 2001:** All concurred in approval of a proposed Planned Unit Development on a 1.89+ acre tract of land for office development on property located south of the southeast corner East 41<sup>st</sup> Street South and South Harvard Avenue and abutting south of subject property.

**PUD-592 August 1998:** All concurred in approval of a proposed Planned Unit Development to allow two existing developments to share parking through a cross-parking easement, subject to modifications and conditions. One parcel contained a church, day nursery, parsonage and residence; the other parcel contained a movie, video and stage production company; on property located north and east of the northeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and north of subject property.

#### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 1.84+ acres in size and is located southeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue. The property appears to be vacant and is zoned RM-2/OL.

#### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South Harvard Avenue	Secondary arterial	100'	4
East 41 <sup>st</sup> Street South	Secondary arterial	100'	4

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

**SURROUNDING AREA:** The subject tract is abutted on the east by a single-family residential use, zoned RS-1; on the north by commercial/office uses, zoned CS and RS-3; on the south by vacant land/office uses, zoned OL; and on the west by commercial uses, zoned CS.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

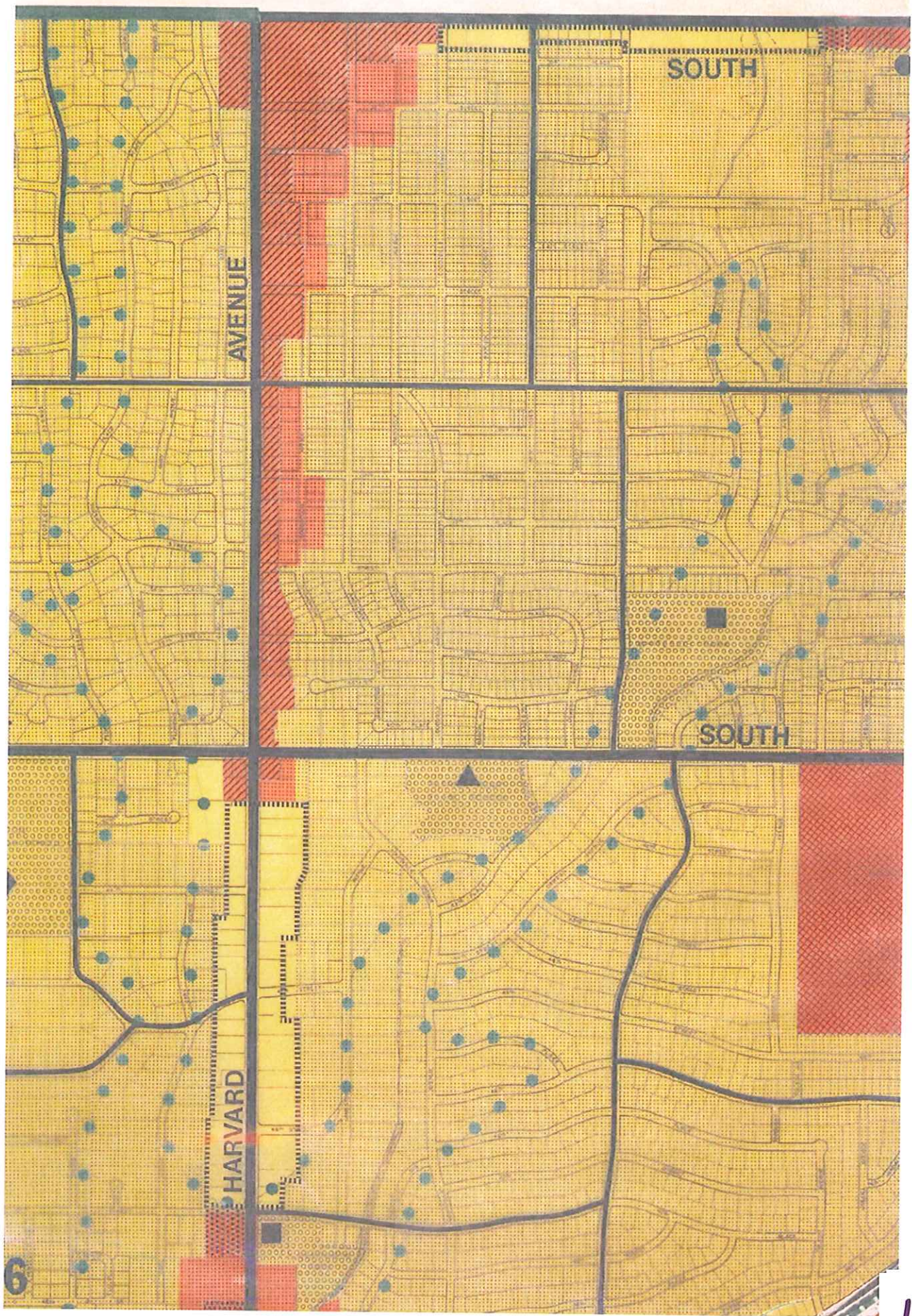
The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Residential land use. According to the Zoning Matrix, the requested CS zoning **is not** in accord with the Plan.

**STAFF RECOMMENDATION:**

This property was the subject of an earlier rezoning application several years ago, which also requested a commercial use and which was denied. Staff could and did support that application. Staff could also support this application, subject to the accompanying PUD or some variation thereof and subject to the southern OL-zoned portion (approximately 50' by 300') remaining in OL zoning but still remaining in the PUD. This allows the commercial portion to more generally line up with the existing CS zoning across Harvard. Therefore, staff recommends **APPROVAL** of CS zoning for a portion of the subject property, as noted above, and further if accompanied by an appropriate PUD.

10-15-08







East 41st Street South

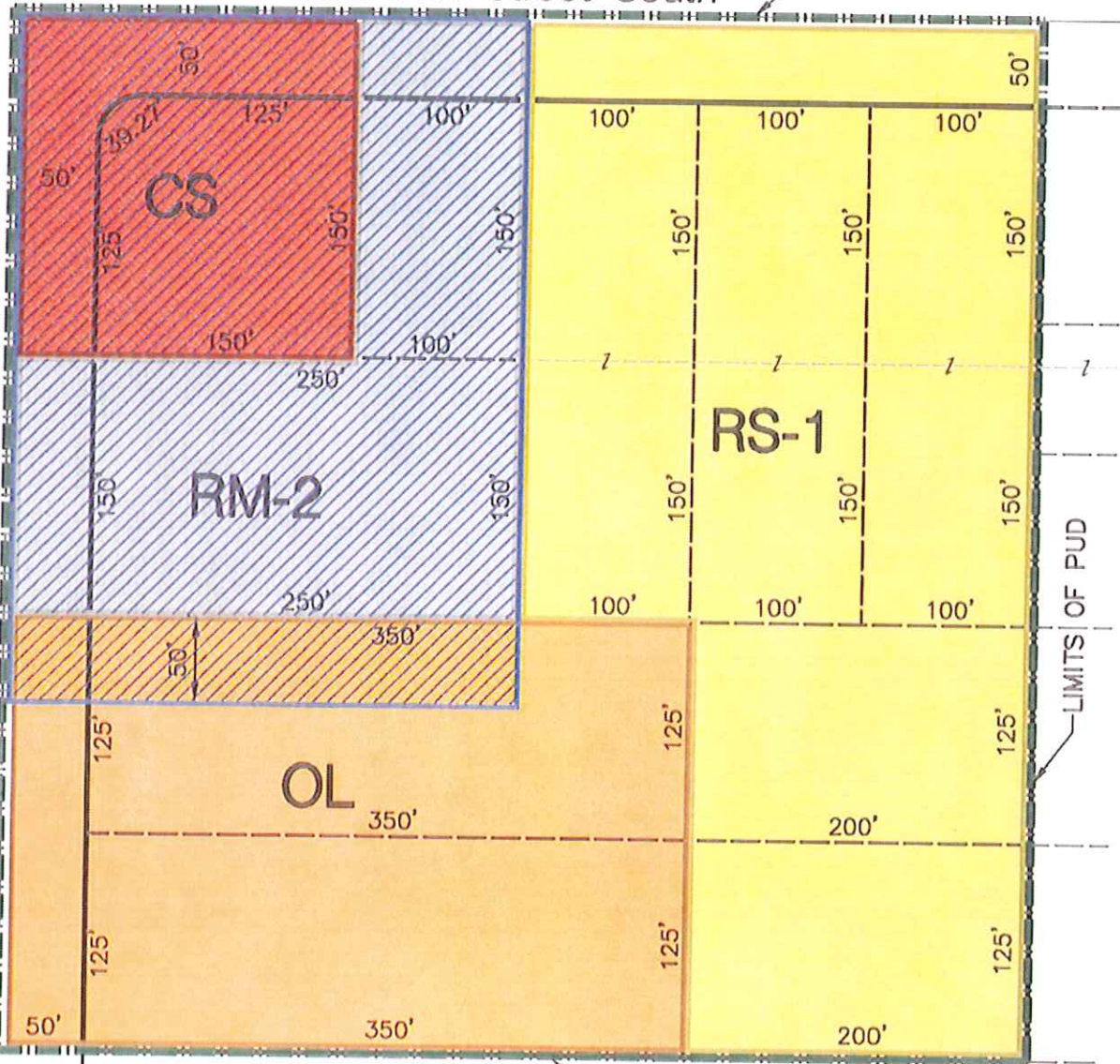
LIMITS OF PUD

South Harvard Avenue

LIMITS OF PUD

LIMITS OF PUD

LIMITS OF PUD



### Existing Zoning

CS	40,000 SF
RM-2	65,000 SF
OL	100,000 SF
RS-1	155,000 SF
<b>TOTAL</b>	<b>360,000 SF</b>

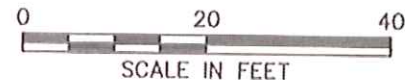
### Proposed Zoning

CS	40,000 SF
RM-2 to CS	65,000 SF
OL to CS	15,000 SF
REMAINING OL	85,000 SF
RS-1	155,000 SF
<b>TOTAL</b>	<b>360,000 SF</b>

### Legend

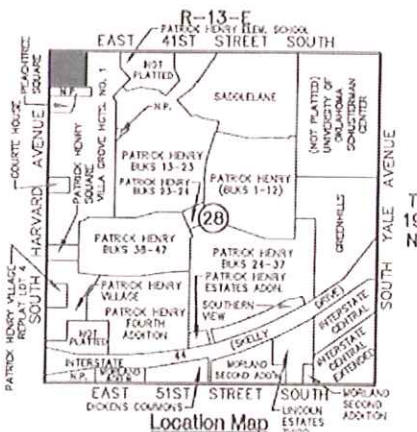
PROPOSED CS ZONING

## ZONING EXHIBIT PUD NO. 761 Z-7106



**SACK AND ASSOCIATES, INC.**  
 Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74103-1818  
 Ph: 918.592.4111 Fax: 918.592.4229 E-mail: info@sackandassociates.com  
 CA Number 1763 (R/L/S) and 1452 (L/A), Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE B1-A, Drawing: EXHIBIT 23A  
 Project: G11, Order: 15510, File: 191328, Drawn: C, XREF: COPYRTE S-811X 1-SU2  
 Printed: 08 JUL 2009





*Serena Giulio Cline*  
3166 E. 40<sup>th</sup> Street., Tulsa, Ok 74105  
Phone 918 - 749 - 3511

July 30, 2008

INCOG  
201 W 5<sup>th</sup> Street  
Suite 600  
Tulsa, Ok 74103

RE; Case # Z-7106 Rezoning at So Harvard and E.41<sup>st</sup> Street

TO: MEMBERS OF THE METROPOLIAN AREA PLANNING  
COMMISSION

Due to the fact that there are already **FOUR** Shopping Centers within one mile of this location, I am very much opposed to creating another. I think it would put hardship on existing businesses and simply is not needed. The area is already saturated with shopping centers. We have sufficient, even an abundance of shops of all kinds, to service the area and those who come from other areas to shop. Any more would be over-kill and would cause some existing businesses to be forced out of business. Another Shopping Center would be counter productive.

I urge you as thinking, concerned people entrusted with important decisions regarding zoning to act in the interest of established businesses and the needs of the residents of Tulsa and the area being considered.

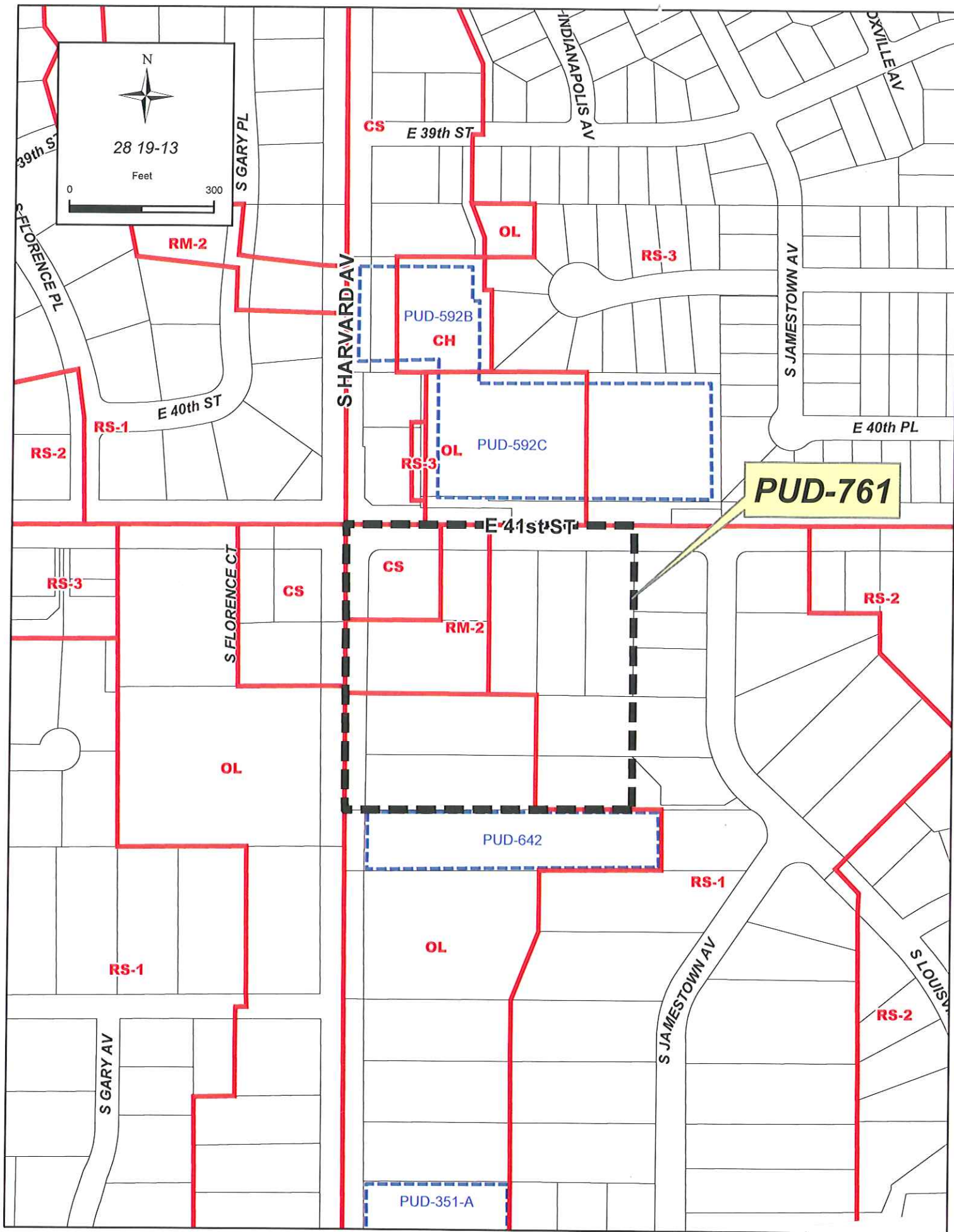
Sincerely,

*Serena Cline*

Serena Cline, Resident at 41<sup>st</sup> and S. Harvard

SC:me









PUD-761



19-13 28

Feet

0 300

Photo Date: Jan. 2006



**PUD-761**



19-13 28

Feet



Photo Date: Jan. 2006

**S Harvard Ave**

**E 41st St**



18.3



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-761**

**TRS 9328**

**Atlas 311**

**CZM 48**

**PD-6 CD-9**

**TMAPC Hearing Date:** October 15, 2008

(Continued from 8/20, 9/24/08 and  
10/1/08)

**Applicant:** Louis Reynolds for Charles E. Norman    **Tract Size:** 6.87± acres/299,257± SF

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

**EXISTING ZONING:** RM-2/OL/CS

**EXISTING USE:** Vacant

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

**PROPOSED ZONING:** RM-2/OL/CS/PUD

**PROPOSED USE:** Neighborhood shopping center

**RELEVANT ZONING HISTORY:**

**Z-6906 December 2003:** A request for rezoning a 1.49± acre tract of land from RM-2 to CS/PUD to permit a Wal-Mart Neighborhood Market was recommended for approval by Staff based on the existing adjacent uses and trends in the area, provided that the TMAPC recommends approval of the accompanying PUD on property located on the southeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and the subject property. The TMAPC recommended for approval of the CS zoning and the City Council denied the application.

**PUD-690 December 2003:** A proposed Planned Unit Development on a 5.67+ acre tract of land (related to rezoning case Z-6906) to permit a Wal-Mart Neighborhood Market was recommended for approval by Staff and TMAPC per Staff recommendation with modifications; on property located on the southeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and the subject property. The City Council denied the application.

**PUD-592-C June 2003:** All concurred in approval of a request for a Major Amendment on a 3.08± acre tract of land to remove some existing structures within Development area C and to amend some permitted uses in Development area B on property located north and east of the northeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and north of subject property.

**BOA-20338 September 26, 2006:** The Board of Adjustment approved a Special Exception to permit a beauty shop (Use Unit 13) in an OL district with condition to limit to one salon per this development, with no time limitation on property located on south of the southwest corner of East 41<sup>st</sup> Street South and South Harvard Avenue.

**BOA-20249 April 25, 2006:** The Board of Adjustment approved a Special Exception to permit Christmas tree sales in CS, RM-2, RS-1 and OL districts; a Special Exception to permit alternative parking materials; a Variance of the 100 foot setback from the centerline of 41<sup>st</sup> Street for temporary buildings and outdoor sales; a Variance of the setback from an R district;

18.4

and a Variance to allow building across lot line, finding by reason of extraordinary exceptional conditions or circumstances, subject to previous conditions as listed in the staff comments (1-10); in accordance with the site plan on file; and with permanent approval, on property located on the southeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and the subject property. This request has been made multiple times for this particular property.

**Z-6818 June 2001:** All concurred in approval of a request for rezoning a 1.34+ acre tract of land from RS-3 to OL within PUD-592 to permit funeral home with office use on property located north and east of the northeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and north of subject property.

**PUD-592-B June 2001:** All concurred in approval of a request for a Major Amendment to PUD to permit a funeral home use (related to rezoning request Z-6818 for OL zoning, which was approved) on property located north and east of the northeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and north of subject property.

**Z-6804/PUD-592-A March 2001:** A request to rezone a 2.09-acre RS-3 portion of the PUD to OM and a proposed Major Amendment to the PUD to add funeral home use. Staff recommended approval subject to modifications of the proposed standards. TMAPC denied the request. The applicant withdrew the application prior to consideration by the City Council; on property located north and east of the northeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and north of subject property.

**PUD-642 February 2001:** All concurred in approval of a proposed Planned Unit Development on a 1.89+ acre tract of land for office development on property located south of the southeast corner East 41<sup>st</sup> Street South and South Harvard Avenue and abutting south of subject property.

**PUD-592 August 1998:** All concurred in approval of a proposed Planned Unit Development to allow two existing developments to share parking through a cross-parking easement, subject to modifications and conditions. One parcel contained a church, day nursery, parsonage and residence; the other parcel contained a movie, video and stage production company; on property located north and east of the northeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue and north of subject property.

#### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 1.84+ acres in size and is located southeast corner of East 41<sup>st</sup> Street South and South Harvard Avenue. The property appears to be vacant and is zoned RM-2/OL.

#### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South Harvard Avenue	Secondary Arterial	100'	4
East 41 <sup>st</sup> Street South	Secondary Arterial	100'	4

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

**SURROUNDING AREA:** The subject tract is abutted on the east by Villa Grove Heights No. 1, zoned RS-1; on the north by 41<sup>st</sup> Street and then "41<sup>st</sup> Place", zoned OL/CH/RS-3/PUD-592-C; on the south by Peachtree Square Replat L5-6, Block 1 Villa Grove Heights No. 1, zoned OL/PUD-642; and on the west by Harvard Avenue and then Charles Teel Addition and Quadrangle Addition, zoned CS and OL respectively.

18.5

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

This property was the subject of an earlier rezoning application several years ago, which also requested a commercial use and which was denied. Staff could and did support that application. Staff could also support this application, subject to the accompanying PUD or some variation thereof and subject to the southern OL-zoned portion (approximately 50' by 300') remaining in OL zoning but still remaining in the PUD. This allows the commercial portion to more generally line up with the existing CS zoning across Harvard. In case Z-7106, also appearing on the 8/20/08 agenda, staff has recommended "approval of CS zoning for a portion of the subject property, as noted above, and further if accompanied by an appropriate PUD".

### **STAFF RECOMMENDATION:**

PUD-761 is a 360,000 square foot (sf) (8.26 acre) mixed-use development proposed for the southeast corner of Harvard Avenue and 41<sup>st</sup> Street South. The development would be re-platted as a four (4) lot one (1) block subdivision. The applicant's proposal includes commercial development for small businesses, restaurants, offices and retail shops.

There was a proposal in September 2003 which was narrowly recommended for approval by the TMAPC and unanimously denied by the Tulsa City Council in December 2003. This proposal was for a 41,000 sf WalMart Neighborhood Market with an accessory 300-foot gasoline kiosk and fueling facilities located on the immediate corner, or the "hard corner". The market itself was to be located (approximately) in the southeast corner of the parcel (see Exhibit A-1).

As a result of the contentiousness with which that application was met, this application has introduced several design elements in an attempt to alleviate impacts to the surrounding neighborhoods. It is staff's understanding that the applicant and nearby neighborhood associations negotiated many of the development standards herein and attached at the end of the agenda package. The applicant is proposing four small scale buildings the largest of which would be limited to 22,500, with a total maximum floor area requested of 60,000 square feet of commercial floor area. This should eliminate any interest from "big box" development. Permissible floor area will be discussed below.

The most intensive use of the lot would be a drug store proposed for the single lot located on the immediate corner for Harvard and 41<sup>st</sup>. The applicant also proposes to eliminate certain permissible uses such as gasoline service stations, thereby eliminating gas/convenience stores. There is also a limitation on hours of operation, excepting the drug store on the corner lot, further restricting the number of potential owners and tenants within Harvard Square and attempting to form a compatible relationship with nearby neighborhoods.

The applicant is also proposing to restrict maximum building heights within the development area contrary to commercial zoning which has no height limitations. Within one hundred feet of the east boundary the applicant is proposing that a building may not exceed 17 feet in height. Within the remainder of Harvard Square a 23 feet height restriction would apply.

Another design element the applicant is proposing is a mandatory "prairie style" architectural theme known for its low lying roofs, broad eaves, and a focus on horizontal elements of the design as shown on applicant's Exhibit C – Architectural Theme. Design guidelines will limit permissible construction materials to include brick, cast and natural stone, stucco and horizontal bands of glass. These materials will be required on all sides of the various buildings in accord with Exhibit C. Also included are unoccupied tower elements at entries and corners of buildings and stainless steel track mounts for wall signage. The applicant's concept plan for Harvard Square is shown on Exhibit A. Exhibits B and B-1 are aerial photographs indicating area land uses and the Harvard Square site.



Refer to Exhibit A-2 - the applicant's proposed zoning of the parcel, and Exhibit A-3 – the existing zoning. Staff supports the rezone of the existing medium intensity residential area (the RM-2 area on A-2) to the requested low intensity commercial (CS) zoning. However, the 50' by 400' (including the ROW) section of existing OL zoning requested for CS zoning on A-2, is identified by the District 6 Comprehensive Plan as a Lineal Development Area limited to lower-intensity office uses (see Exhibit A-4). Staff can not support the requested rezone of the OL portion of the proposed development area. This directly affects the allowable commercial floor area within the development area.

Consequently, without the rezone of the small OL portion of the site, the permissible commercial floor area as allowed by the underlying zoning district is 52,500 sf. Additionally, the underlying OL zoning will also permit 30,000 square feet of office floor area (for a total of 82,500 sf total), as well as, nine (9) single family dwellings. The applicant is limiting the total permissible floor area to 60,000 and using the PUD over-lay to further place limitations on development of the PUD.

In addition to the use restrictions, building height limitations, hours of operation limits and architectural design requirements, the applicant is proposing extensive landscaping and screening along the east and south PUD boundary lines. An 8-foot solid screening masonry type wall (as depicted in applicant's Exhibit D-1) will be constructed along the entirety of the east boundary and along the first 50-feet of the south boundary. A 35-foot landscape buffer with very specific planting requirements will be required in accordance with the attached Exhibit D-2. Exhibit D-2 is not a conceptual plan and would be used in Detail Landscape Plan review.

With the denial of rezone of the small OL portion of the site combined with the PUD over-lay and the development restrictions outlined in the standards below, staff finds the proposed uses and intensities of development to be in harmony with the spirit and intent of the Code. Staff finds PUD-761 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code:

Therefore, staff recommends **APPROVAL** of PUD-761 subject to the following conditions:

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

#### **LAND AREA**

Gross:	8.2645 Acres	360,000 SF
Net Area:	6.8734 Acres	299,404 SF

#### **PERMITTED USES**

Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Office, Studios and Support Services; 12, Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services and uses customarily accessory to permitted principal uses.

**The following uses shall be expressly forbidden:**

Pawn Shops, Pay Day Loan Offices, Tobacco Stores; Tattoo Parlors, Body Piercing Parlors, Self-Serve Laundromats, Drive-through Restaurants, Apartments, Auto Alarms Installation, Auto Parts & Accessories, Auto Radio and Stereo Installation, Auto Window Tinting, Bail Bond Office, Bars, Building Materials, Dance Halls, Day Labor Hiring, Electrical Supply, Gasoline Service Station, Gunsmith, Locksmith, Massage Parlor, Multi-family Dwellings, Night Clubs, Oil & Lubrication Service, Pawn Shop, Plumbing Fixtures, Pool Halls, Secondhand Store, Shoe Repair, Taverns, Tune-Up Service, Video Rentals.

**MAXIMUM BUILDING FLOOR AREA\*:** 60,000 SQUARE FEET TOTAL:  
52,500 SF commercial floor area  
7,500 SF office floor area

*\*The maximum gross building floor area of a building on a lot or parcel within Harvard Square shall not exceed 22,500 square feet.*

**MAXIMUM BUILDING HEIGHT:**

Within 100 feet of east boundary:	17 FT
Unoccupied architectural features	23 FT*
Remainder of Harvard Square:	23 FT
Unoccupied Architectural Features	29 FT*

*\*Architectural elements shall be subject to Detailed Site Plan approval according to Exhibit C.*

**OFF STREET PARKING:**  
As required by the applicable Use Unit of the Tulsa Zone Code.

**MINIMUM BUILDING SETBACKS:**

From the centerline of E. 41 <sup>st</sup> Street	125 FT*
From the centerline of S. Harvard Ave.	125 FT
From the east boundary	75 FT
From the south boundary	45 FT

Internal lot side yards to be established by Detailed Site Plan.

*\*For purposes of calculating the street yard for landscaping purposes, the building set-back on E. 41<sup>st</sup> Street and S. Harvard Avenue shall be considered to be 100 feet.*

**SIGNS:**

- One ground sign shall be permitted for each lot with frontage on S. Harvard Avenue or E. 41<sup>st</sup> Street each with a maximum of 60 square feet of display surface area and 6 feet in height. Except for the sign faces the monument sign will be architecturally similar to the "prairie" style theme for the prairie style architectural theme for Harvard Square.
- One (1) monument sign at the southeast corner of South Harvard Avenue and East 41<sup>st</sup> Street identifying Harvard Square with a maximum height of six (6) feet and a

maximum length of sixteen (16) feet. The monument sign will be architecturally similar to the "prairie" style architectural theme for Harvard Square.

- c. Wall signs shall be permitted not to exceed 1.5 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. Wall signs on east facing building walls shall not be permitted.
- d. Changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs, flashing signs, or signs with moving parts are prohibited.

#### **LIGHTING:**

Within the east 150 feet of Harvard Square, light standards shall not exceed 12 feet in height; within the remainder of Harvard Square, light standards shall not exceed 25 feet in height. All light standards including building mounted shall be hooded and directed downward and away from the boundaries of the Harvard Square. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula or other Illuminating Engineering Society of North America (IESNA) recommended practice which will verify compliance with the City of Tulsa Zoning Code lighting standards. Consideration of topography must be included in the calculations.

#### **TRASH AND MECHANICAL EQUIPMENT AREAS:**

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.

#### **ADDITIONAL DEVELOPMENT STANDARDS:**

1. The opening of any business within Harvard Square shall not occur before 7:00 a.m. and businesses shall close by 11:00 p.m. Excepting a pharmacy and related store at the corner of E. 41<sup>st</sup> Street and S. Harvard Avenue (proposed Lot 1) shall not be subject to the limitations on hours of operation.
2. Except for Lot One (1), truck delivery hours will be restricted to 7:00 a.m. to 9:00 p.m. No idling of trucks or trash dumpster service shall be allowed between the hours of 9:00 p.m. and 7:00 a.m.
3. No access shall be permitted to or from Harvard Square to South Jamestown Ave.
4. The principal building materials used on the front of a building shall be used on all other sides of the building, although the design and details may vary.

#### **LANDSCAPING AND SCREENING CONCEPT:**



Landscape and screening concept will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and additionally establish a 35 foot wide landscape buffer separating the development area from the four existing residences on South Jamestown Avenue adjacent to the development area on the east. The fourth house from the southeast corner of E. 41<sup>st</sup> Street and S. Jamestown Avenue will be removed (see Exhibit B-1); the remainder of the lot will be offered for sale as a single family lot under the RS-1 zoning district standards.

An eight foot high pre-cast masonry screening wall will be constructed along the east boundary of Harvard Square. The screening wall will commence 50 feet south of the northeast corner of the property and continue west 50 feet along the south boundary of Harvard Square. The design of the wall will be as shown on Exhibit D-1, East Boundary Screening Wall.

The eight foot high pre-cast masonry screening wall will be constructed in its entirety and simultaneously with the development of the first lot within the PUD

An effort will be made to protect and save the several large native trees in the 35 foot wide buffer area. The existing trees will be supplemented with a dense mix of flowering, deciduous and evergreen trees as specified on Exhibit D-2, East Boundary Landscape Details. The additional trees will be a minimum of 10, 14 and 15 feet tall at planting to create an immediate visual barrier over and above the eight foot high masonry screening wall.

**LANDSCAPED AREA:**

A minimum of 18% of the total net land area of Harvard Square shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code. The minimum landscaped area of each lot shall be established at detail site plan review.

**STREET YARD LANDSCAPING:**

Where parking lots and drives are parallel to the street right-of-way, a minimum of three (3) shrubs for every ten (10) lineal feet of abutment to the right-of-way will be provided. The shrubs will be placed adjacent to and along the entire width of paving adjacent to the right-of-way and are in addition to the required number of trees required by Chapter 10 of the Zoning Code. The shrubs will be a minimum of five (5) gallons and twenty-four (24) inches tall at the time of planting.

**PARKING LOT LANDSCAPING:**

Any parking lot tree planted within five (5) feet of the internal boundary of a lot within PUD 761 shall be counted as one (1) tree for each such lot; provided that in no event shall the total number of parking lot trees within PUD-761 be less than forty-two (42) trees.

See the Parking Lot Landscape Illustration attached hereto as Exhibit D-3.

**SOUTH AND EAST BOUNDARY LANDSCAPING:**

Upon the first to develop of either Lot Three (3) or Lot Four (4), all of the landscaping along the south and east boundary of Harvard Square will be installed and irrigated.

18.10

**BUILDING LANDSCAPING:**

- i. Landscaping will be installed in the parking islands adjacent to the Lot One (1) building.
- ii. Landscaping will be installed along at least one-half (1/2) of the length of the front and side of the Lot Two (2), Lot Three (3) and Lot Four (4) buildings as follows:
  - Lot Two (2): All sides;
  - Lot Three (3): North and east side;
  - Lot Four (4): North and east side.

**ACCESS AND CIRCULATION:**

Sidewalks will be constructed, or maintained if existing, along 41<sup>st</sup> Street and Harvard Avenue. Internally, mutual access and parking easements will provide, where appropriate, convenient parking for visitors to more than one store or restaurant within Harvard Square as shown on Exhibit E – Access and Circulation Plan.

Harvard Square will have a total of four (4) access points: two (2) on South Harvard Avenue and two (2) on East 41<sup>st</sup> Street South. See the Illustration attached hereto as Exhibit D.

No access shall be permitted to or from Harvard Square to South Jamestown Avenue on a permanent basis or during any construction within Harvard Square.

**MINOR AMENDMENTS:**

In addition to the requirements outlined for minor amendments in section 1107-H of the Zoning Code, All amendments to PUD-761, whether major or minor, shall in addition to TMAPC approval also require City Council approval, except for the following amendments which shall continue to be treated as minor amendments under the zoning code and only require TMAPC approval:

- i. Limitation or elimination of previously approved uses, provided the character of the development is not substantially altered.
- ii. Transfers of permitted floor area between lots; provided that no floor area of any lot shall exceed the Development Standard maximum of 22,500 square feet.
- iii. Changes in points of access provided the traffic design and capacity are not substantially altered; provided, further, that the total number of access points is not increased and approval of Tulsa Traffic Engineering and City of Tulsa Fire Marshall are received.
- iv. Changes in yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered, provided that no floor area in any lot shall exceed the Development Standard maximum of 22,500 square feet.

- v. Lot splits which modify the recorded plat and which have been reviewed and approved by the Technical Advisory Committee.
  - vi. Modification to approve screening and landscaping plans provided the modification is not a substantial deviation from the original approved plan; provided, further, that there is no reduction in the number of trees or overall landscaping.
  - vii. Any change in the Permitted Uses to allow no more than one (1) drive through restaurant in the PUD.
- 3. No building permit shall be issued until the platting requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
  - 4. No building permit shall be issued for any building or structure within the development until a detail site plan has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved development standards.
  - 5. No building permit shall be issued for any building or structure within the development until a detail landscape plan has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved development standards.
  - 6. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the applicable development standards.
  - 7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all stormwater drainage and/or proposed detention is in accordance with applicable City requirements prior to issuance of an occupancy permit.
  - 8. The City shall inspect all access points to certify that they meet City standards prior to any building permits being issued for the development. The developer shall pay all inspection fees required by the City.
  - 9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
  - 10. Screening walls or fences, must receive detail site plan approval from TMAPC prior to issuance of a building permit for the aforementioned wall or fence.
  - 11. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

**TAC Comments:**

**General:** No comments.

18.12



**Water:** No Comments.

**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.

Provide additional hydrants to satisfy this requirement.

**Stormwater:** A Stormwater Detention Easement will be required. Drainage crossing lot lines will be Public Drainage, and it will be required to be conveyed in a 100-Year capacity Public Drainage System. Public overland drainage must be placed in an Overland Drainage Easement, and Public Storm Sewers must be in a Storm Sewer or Utility Easement with a minimum width of 15 feet.

**Wastewater:** Sanitary Sewer service must be provided for all proposed Lots within the development. In addition, service must be provided to adjacent existing properties as well.

**Transportation:**

**Traffic:** No Comments.

**GIS:** No Comments.

**Street Addressing:** No Comments.

**County Engineer:**

**INCOG Transportation:**

- MSHP: 41<sup>st</sup> St. S., between Harvard Avenue and Yale Avenue, is designated Secondary Arterial. Harvard Avenue, between 41<sup>st</sup> St. S. and 51<sup>st</sup> St. S., is designated Secondary Arterial.
- LRTP: 41<sup>st</sup> St. S., between Harvard Avenue and Yale Avenue, existing 4 lanes. Harvard Avenue, between 41<sup>st</sup> St. S. and 51<sup>st</sup> St. S., existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No comments
- Transit: Currently, Tulsa Transit operates services on 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.

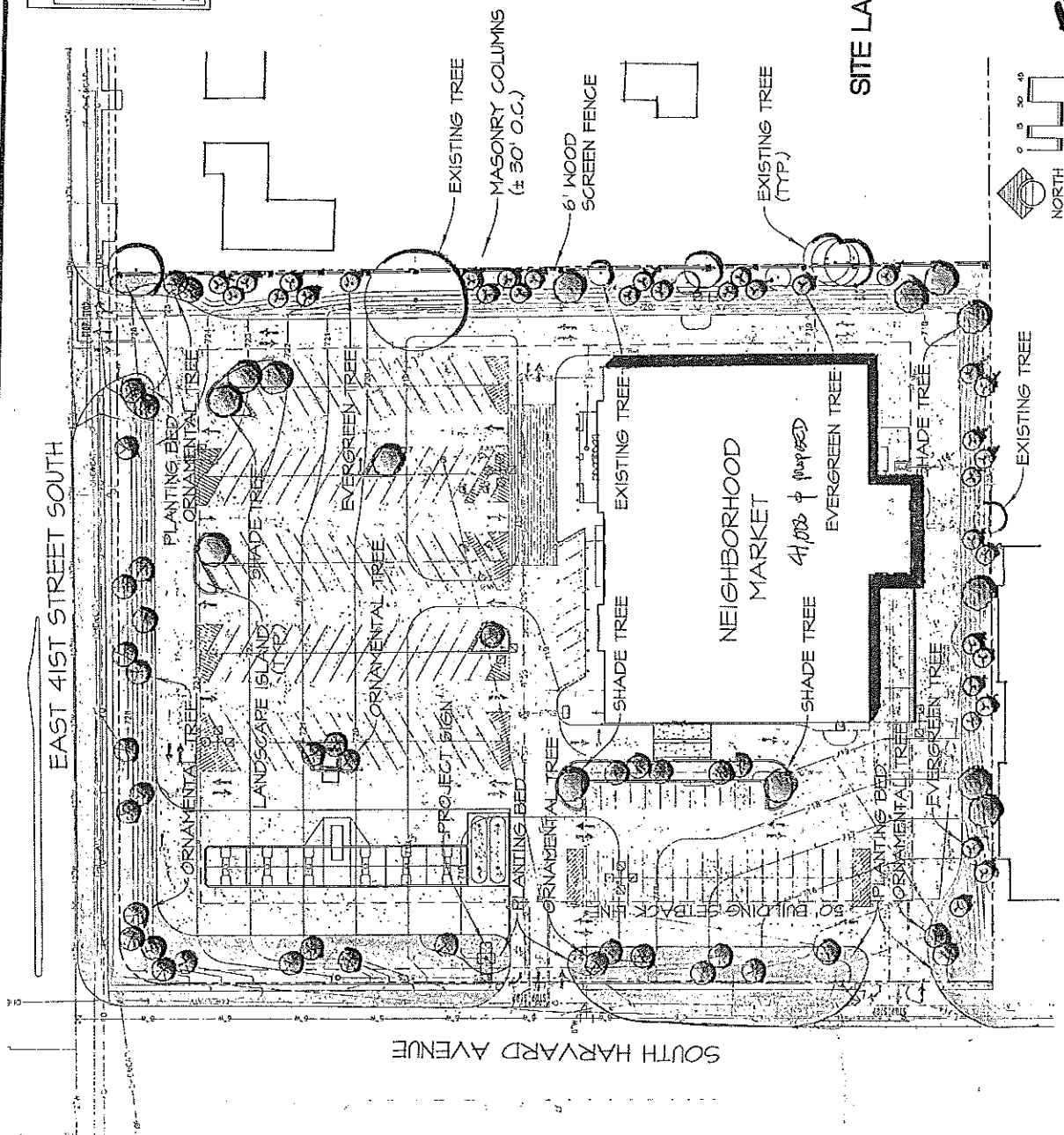
**NOTES**

FINAL LANDSCAPE DETAIL PLAN SHALL COMPLY WITH ALL PLANNED UNIT DEVELOPMENT REQUIREMENTS AND WITH CITY OF TULSA LANDSCAPE ORDINANCES.  
THE PROPERTY WILL HAVE AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM. ALL AREAS DISTURBED BY CONSTRUCTION WILL BE SODDED.

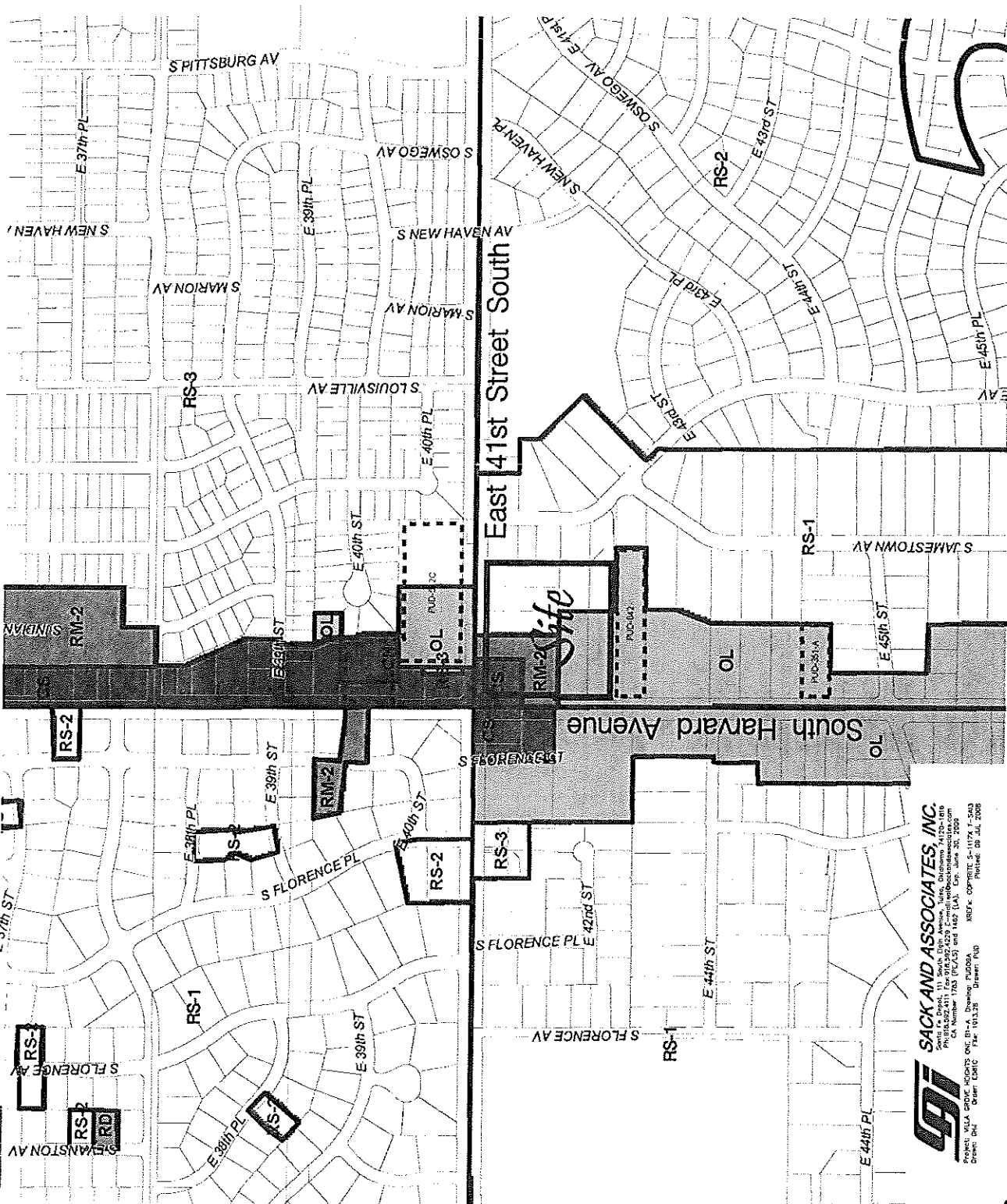
**SITE LANDSCAPE CONCEPT**

P.U.D. #690  
Exhibit 'E-1'

**WALMART**  
Neighborhood Market  
**EXHIBIT A-1**

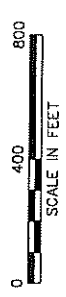
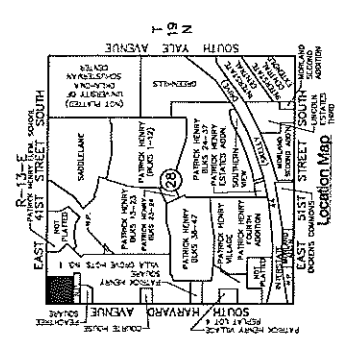


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**SACK AND ASSOCIATES, INC.**  
 10000 S. Bascom Avenue, Suite 200, San Jose, CA 95128-1000  
 Phone: (408) 434-1111 Fax: (408) 434-1112  
 Project: MILLA GROVE EIGHTH ONE (B-1-A) Drawing: PUD004  
 Drawing Date: 07/13/08 Project Number: 1763 (P/L/S) and 1462 (A/L) Date: June 20, 2008  
 SHEET: COPYRIGHT © 11174, 1-343  
 Printed: 09 JUL 2008

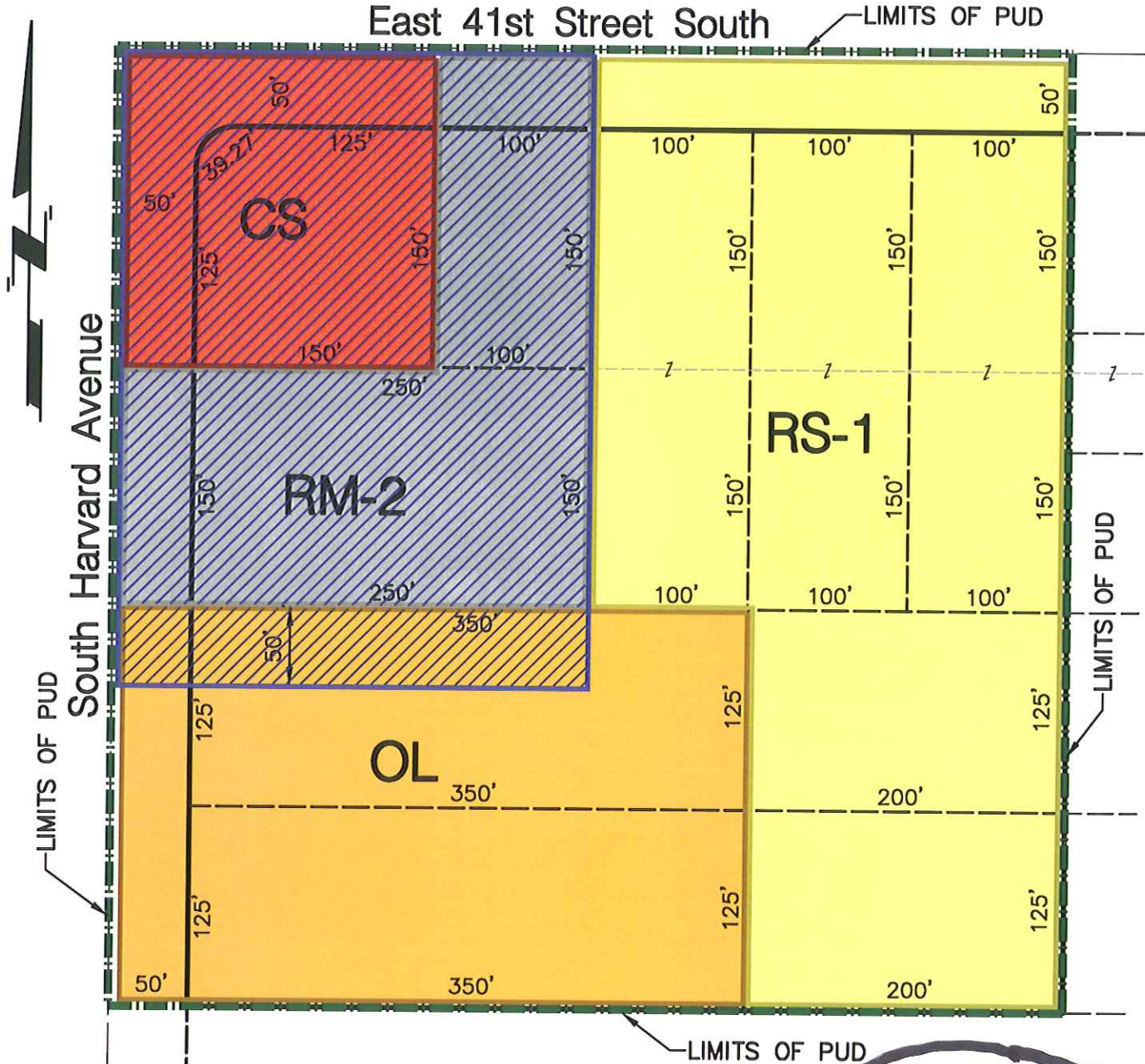


# Harvard Square

Zoning Map  
**EXHIBIT A-1-A**  
 Planned Unit Development Number 761

18.15





### Existing Zoning

CS	40,000 SF
RM-2	65,000 SF
OL	100,000 SF
RS-1	155,000 SF
<b>TOTAL</b>	<b>360,000 SF</b>

### Proposed Zoning

CS	40,000 SF
RM-2 to CS	65,000 SF
OL to CS	15,000 SF
REMAINING OL	85,000 SF
RS-1	155,000 SF
<b>TOTAL</b>	<b>360,000 SF</b>

### Legend



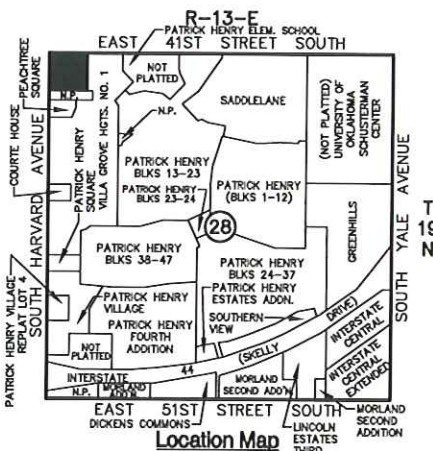
PROPOSED CS ZONING

*Per Applicant's request*

## ZONING EXHIBIT PUD NO. 761 Z-7106



*18.14*



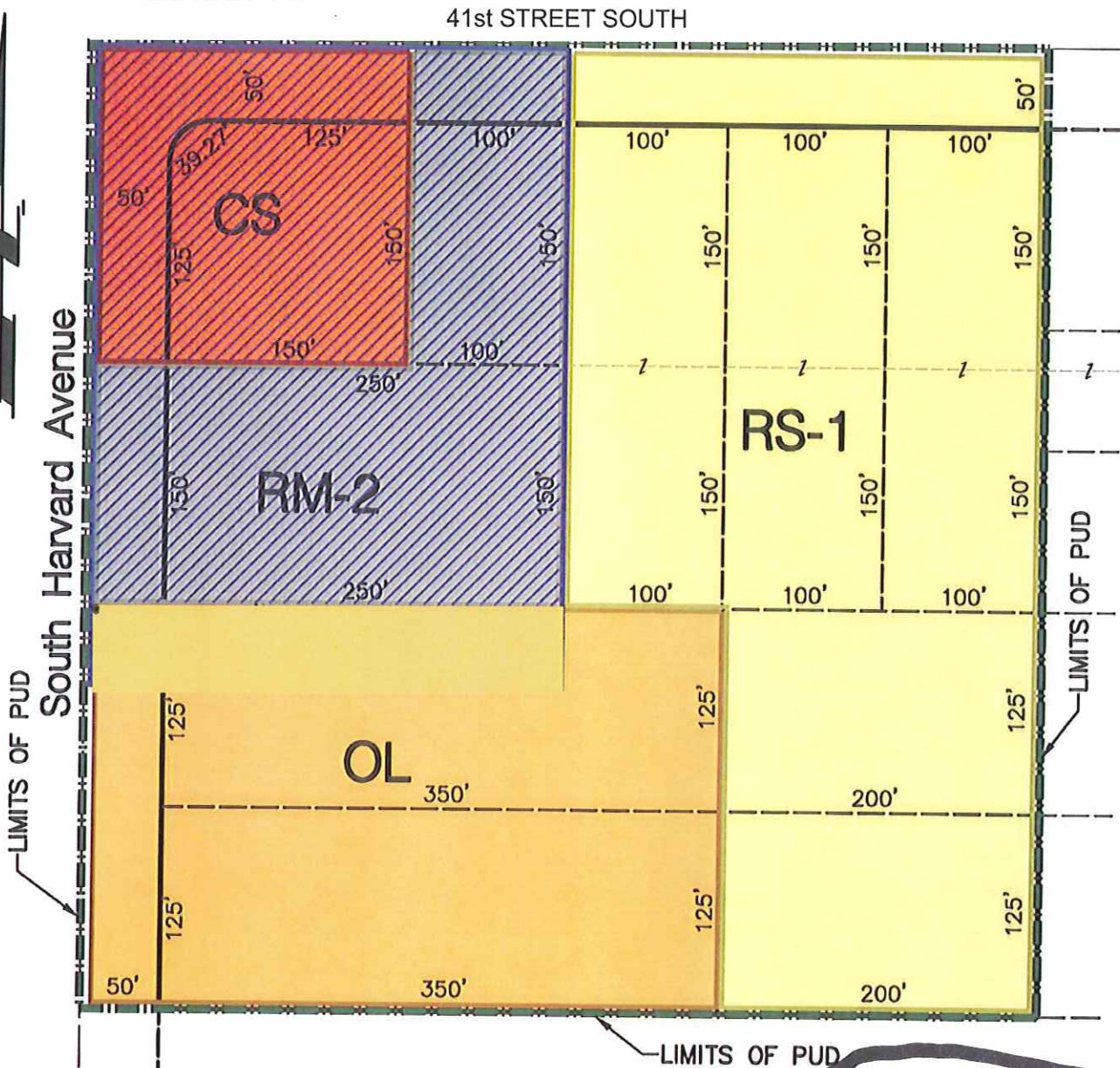
**SACK AND ASSOCIATES, INC.**  
Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1818  
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sa@sackandassociates.com  
CA Number 1783 (PE/LS) and 1482 (LA), Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE B1-A Drawing: EXHIBIT23A XREF: COPYRIGHT S-811X T-SU2  
Drawn: GHJ Order: E5810 File: 1913.28 Drawn: C Plotted: 08 JUL 2008

# EXHIBIT A-2



**Permitted Floor Area per Underlying Zoning and the Comprehensive Plan**  
 CS 105,000 sf x .5 FAR per commercial zoning = 52,500 sf commercial permitted  
 OL 100,000 sf x .3 FAR per office light zoning = 30,000 sf office permitted  
 RS-1 155,000 sf / 16,000 sf of land area per DU = 9 Dwelling Units  
 total 360,000 sf



### Existing Zoning

CS	40,000 SF
RM-2	65,000 SF
OL	100,000 SF
RS-1	155,000 SF
<b>TOTAL</b>	<b>360,000 SF</b>

### Recommended Zoning

CS	105,000 sf
OL	100,000 sf
RS-1	155,000 sf
<b>total</b>	<b>360,000 sf</b>

### Legend



PROPOSED CS ZONING

*PER STAFF RECOMMENDATION*

**ZONING EXHIBIT**  
**PUD NO. 761**  
**Z-7106**



**SACK AND ASSOCIATES, INC.**  
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 CA Number 1783 (FE/LS) and 1682 (LA), Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE B1-A Drawing: E001723A  
 Drawn: GHJ Date: 05/10 File: 191328 Drawn: G  
 XREF: COPYWRITE S-811X 1-S42  
 Printed: 08 JUL 2009

**EXHIBIT A-3**



**EXHIBIT A-4**

PLANNING DISTRICT  
9, COMPREHENSIVE PLAN  
MAP IDENTIFYING  
DEVELOPMENT INTENSITIES

Proposed PUD Boundary

Special Development Area -  
Linear Development Area -  
Low Intensity Office

41st Street South

Low Intensity Residential

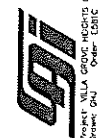
Medium Intensity Residential

Medium Intensity Commercial

SOUTH



18.19

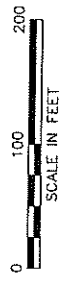
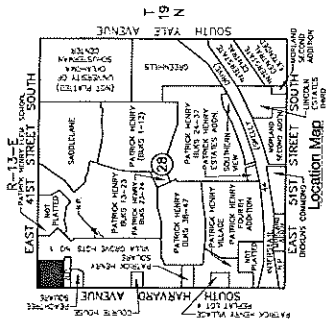
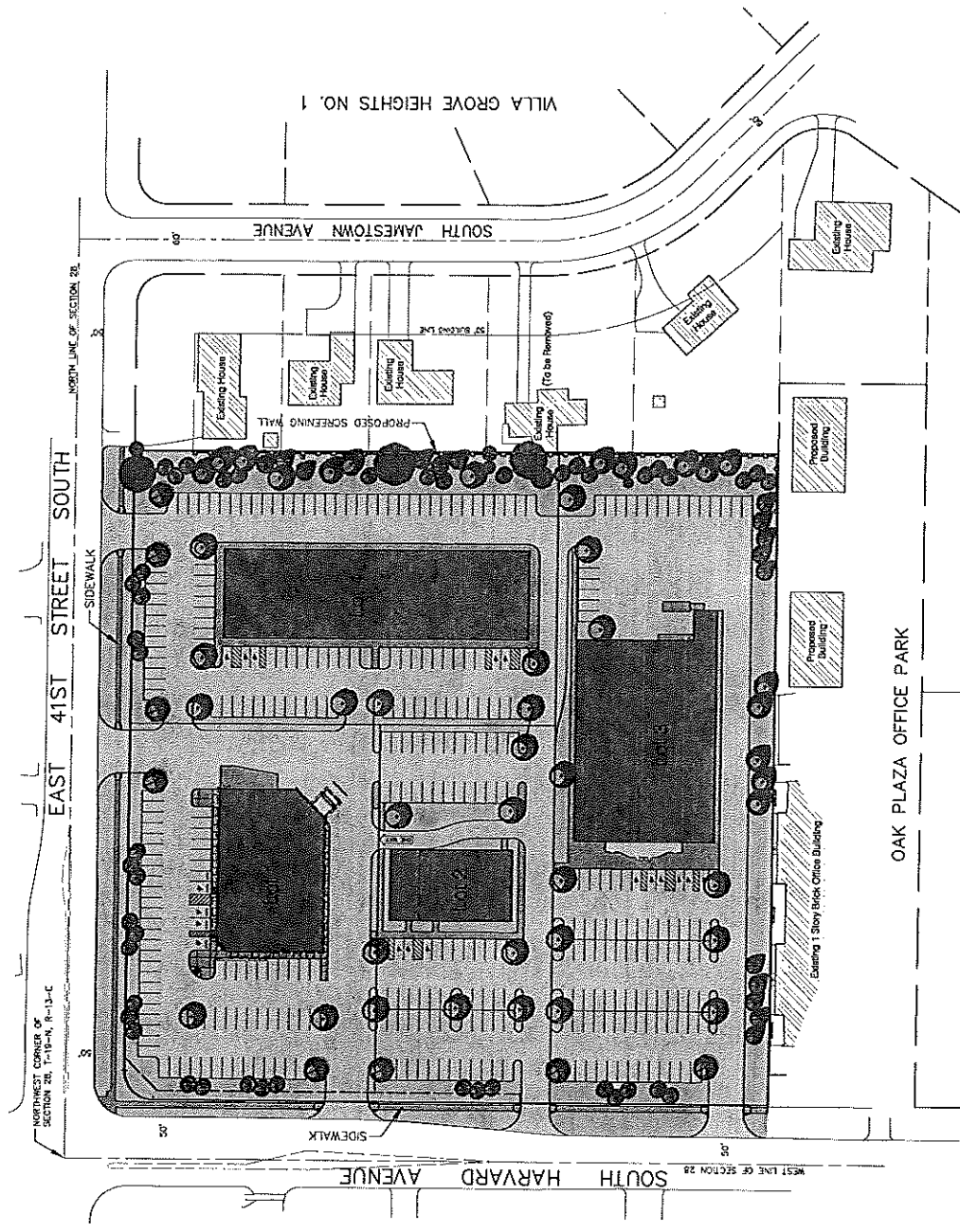


**SACK AND ASSOCIATES, INC.**  
 1000 S. GATEWAY AVENUE, SUITE 100  
 SAN ANTONIO, TEXAS 78216  
 TEL: 214.592.4111 FAX: 214.592.4228 E-MAIL: info@sackandassociates.com  
 CA NUMBER 1783 (P.C.A.S.) and 1462 (L.A.) Exp. June 30, 2009  
 PROJECT: HARVARD SQUARE  
 DATE: 10/13/05  
 DRAWN BY: J. G. G. (JGG) CHECKED BY: J. G. G. (JGG)  
 SCALE: AS SHOWN

PEACH TREE SQUARE

VILLA GROVE HEIGHTS NO. 1

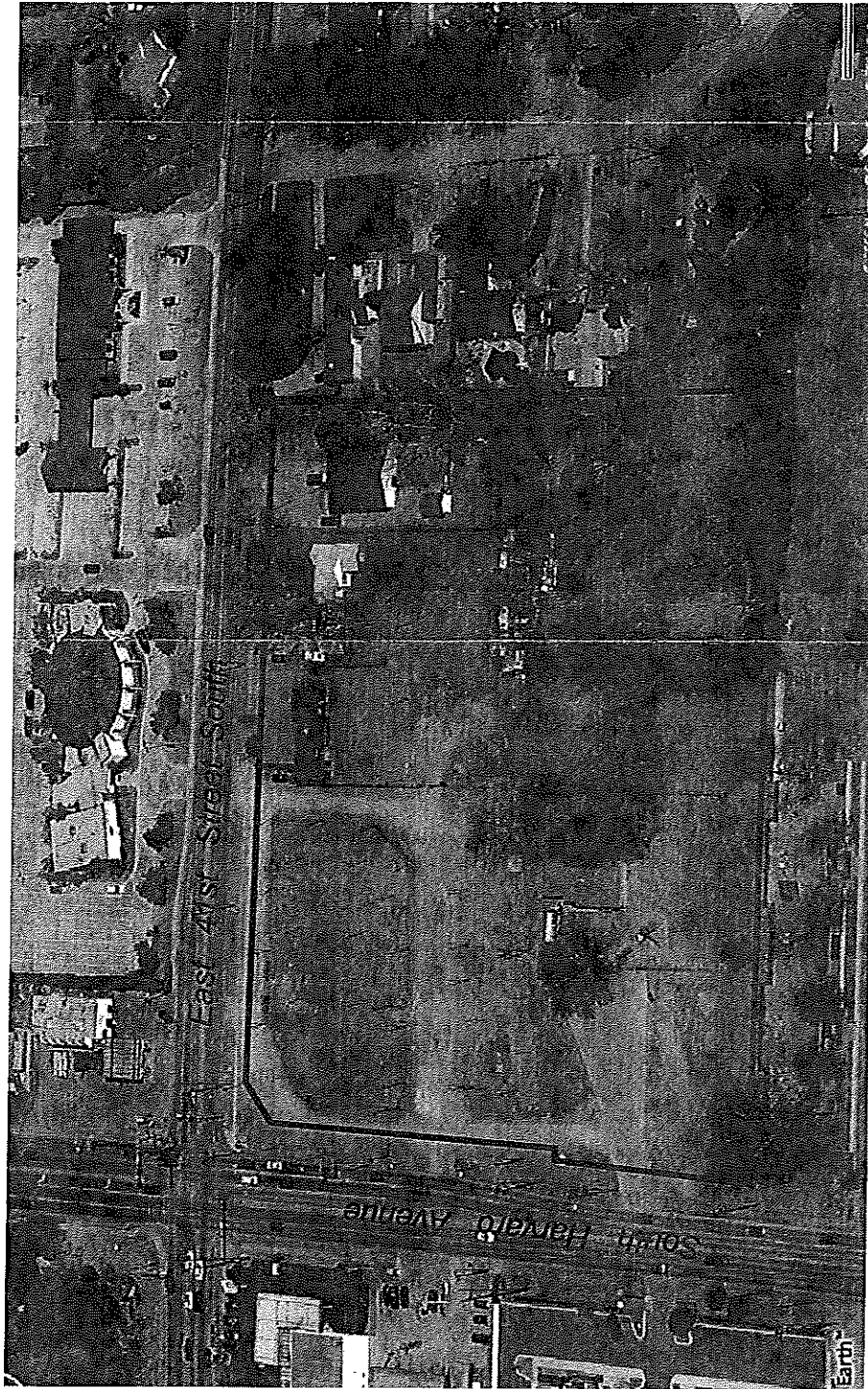
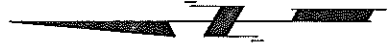
OAK PLAZA OFFICE PARK



# Harvard Square

Concept Illustration  
**EXHIBIT 'A'**  
 Planned Unit Development Number 761,





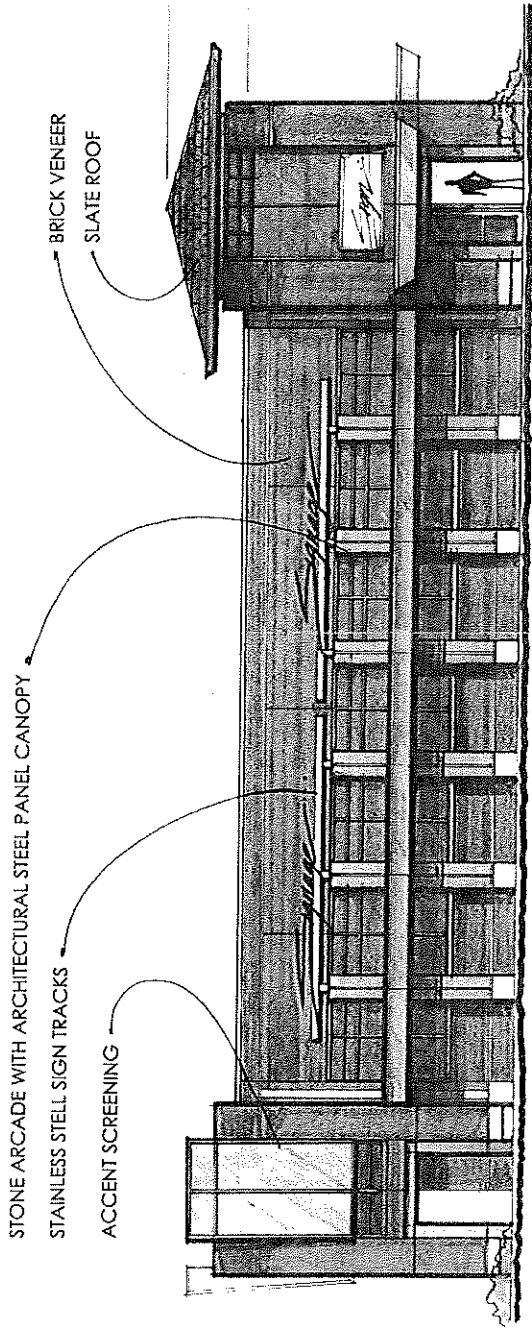
# Harvard Square

Aerial Photograph and Site  
EXHIBIT 'B-1'

Planned Unit Development Number 761

**SACK AND ASSOCIATES, INC.**  
Sack and Associates, Inc.  
1111 South 11th Avenue, Suite 100  
Phoenix, Arizona 85001  
CA Number 1783 (P/A) and 1427 (A) Exp. June 30, 2009  
Project: VALA GROVE HEIGHTS ONE (P/A) Drawing: PUD110  
Drawn: GUY Graded: LDM/C Plan: 101126 Brown: PUD  
Project: 00 JUL 2008





PRELIMINARY ELEVATION STUDY  
1/8" 06.24.08



PRELIMINARY ELEVATION STUDY  
1/8" 06.24.08

*Harvard Square*

Architectural Theme

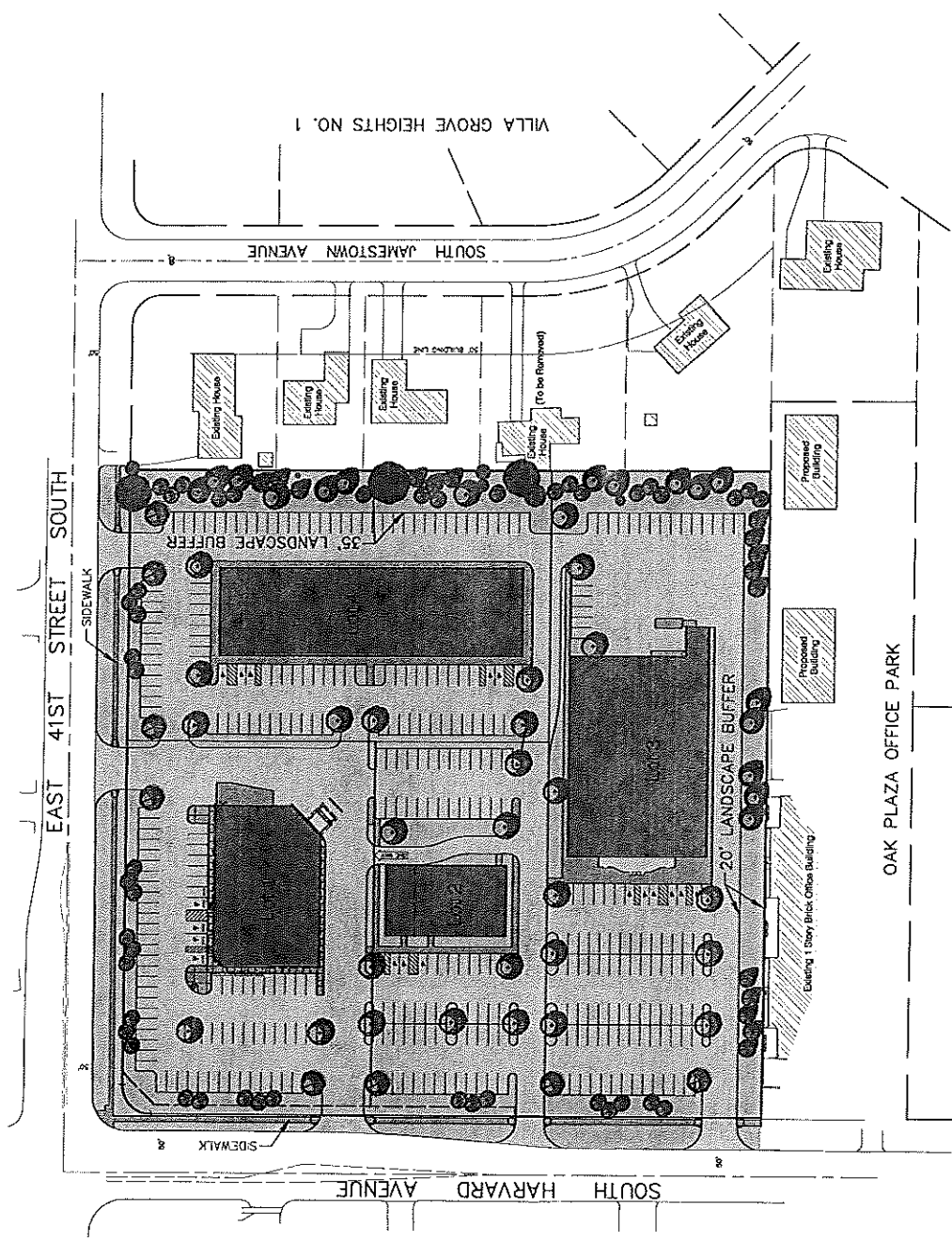
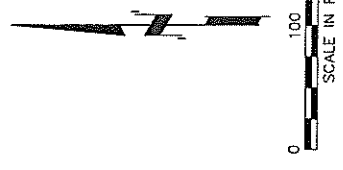
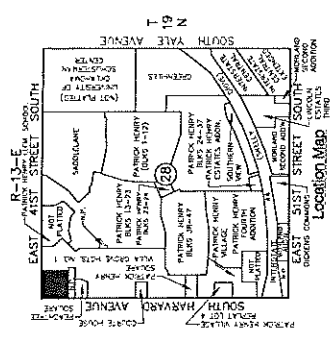
EXHIBIT 'C'

Planned Unit Development Number 761

**McFarland Davies Architects**

Project: VILA GROVE HEIGHTS ONE B1-A Drawing: PD012A  
Drawn: J. Davies Date: 1912.20 Drawn: J. Davies  
XREF: COPYRIGHT © 11/17/08  
Printed: 03 JUL 2008

18.22



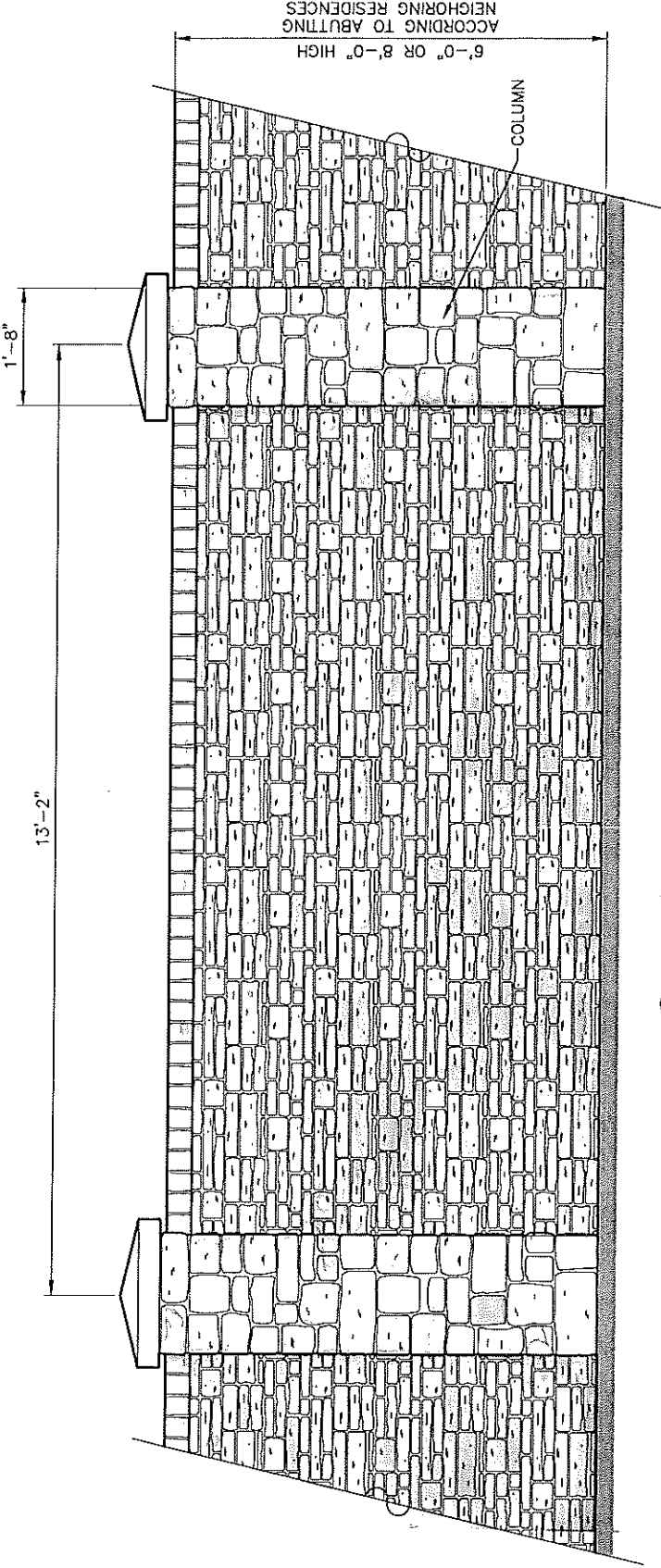
VILLA GROVE HEIGHTS NO. 1

PEACH TREE SQUARE

**SACK AND ASSOCIATES, INC.**  
Sack & Assoc. Inc. 111 South Elm Street, Suite 100  
P.O. Box 100, Oak Grove, IL 60057  
Tel: 815/392-4111 Fax: 815/392-4229 E-mail: info@sackandassoc.com  
On Number 1503 (P&L) and 1462 (L.A.) Exp. June 30, 2009  
Owner: VILLA GROVE HEIGHTS NO. 1  
Drawn: GUY Order: 010121  
Scale: 1/8" = 1'-0"

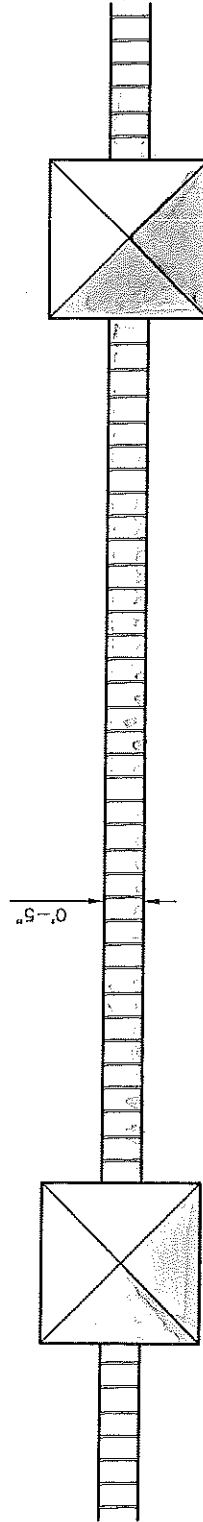
**Harvard Square**  
Landscape Concept  
**EXHIBIT 'D'**  
Planned Unit Development Number 761

18.23



**Screening Wall Elevation**

NOT TO SCALE



**Plan**

NOT TO SCALE

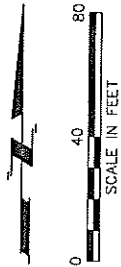
**SACK AND ASSOCIATES, INC.**  
 11111 S. 111th Ave., Suite 100, Tukwila, WA 98168  
 Tel: 206.835.1111 Fax: 206.835.1111 Email: info@sackandassoc.com  
 CA Number 1743 (P/C/S) and 1402 (J.A.) Exp. June 30, 2009

Project: VALLEY GROVE HEIGHTS ONE D1-A, Drawing: P00002  
 Drawn: MSH, Checked: CSJC File: 191113.DWG Printed: 09 JUL 2008

*Harvard Square*  
 East Boundary Screening Wall  
**EXHIBIT 'D-1'**  
 Planned Unit Development Number 761

18.24

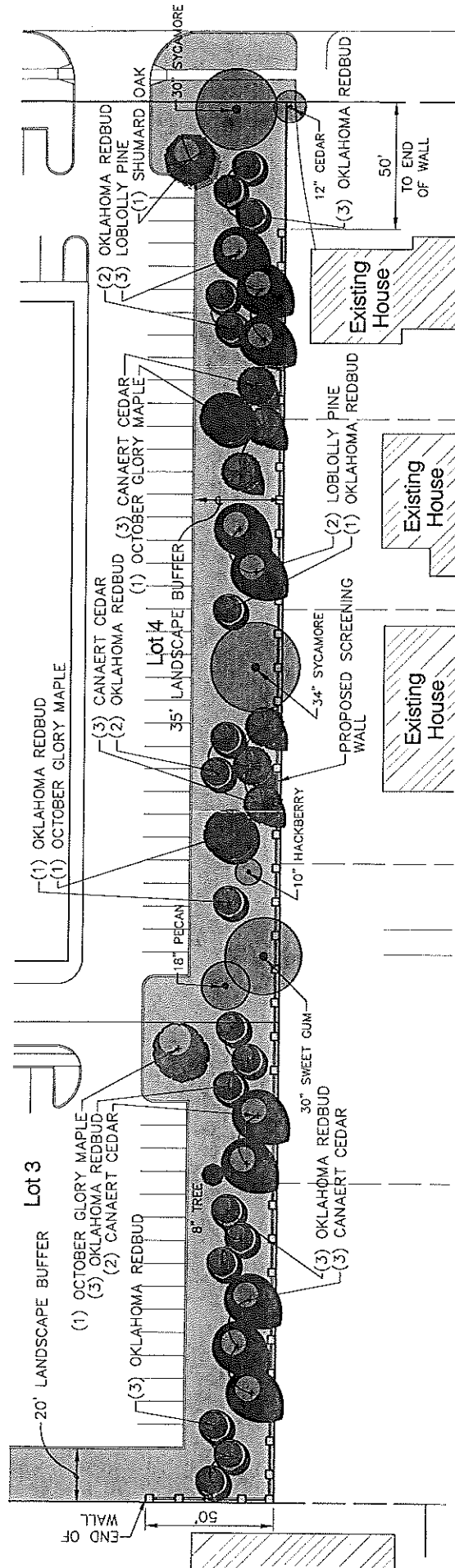




# Plant List

KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING/REMARKS
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	3 1/2" CAL./14" HT.	B&B	MATCHED
	CERCIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	2 1/2" CAL./10" HT.	B&B	MATCHED
	JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERT CEDAR	15' HT.	B&B	
	PINUS TAEDA	LOBLOLLY PINE	15' HT.	B&B	
	QUERCUS SHUMARDII	SHUMARD OAK	2 1/2" CAL./12" HT.	B&B	MATCHED
	EXISTING TREE				

ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL.: CALIPER, GAL: GALLON, HT.: HEIGHT, L.F.: LINEAR FOOT, MATCHED: WITHIN 5% OF SIZE AND SHAPE, O.C.: ON CENTER (APPROXIMATE), S.F.: SQUARE FOOT, SP.: SPREAD.



## Harvard Square

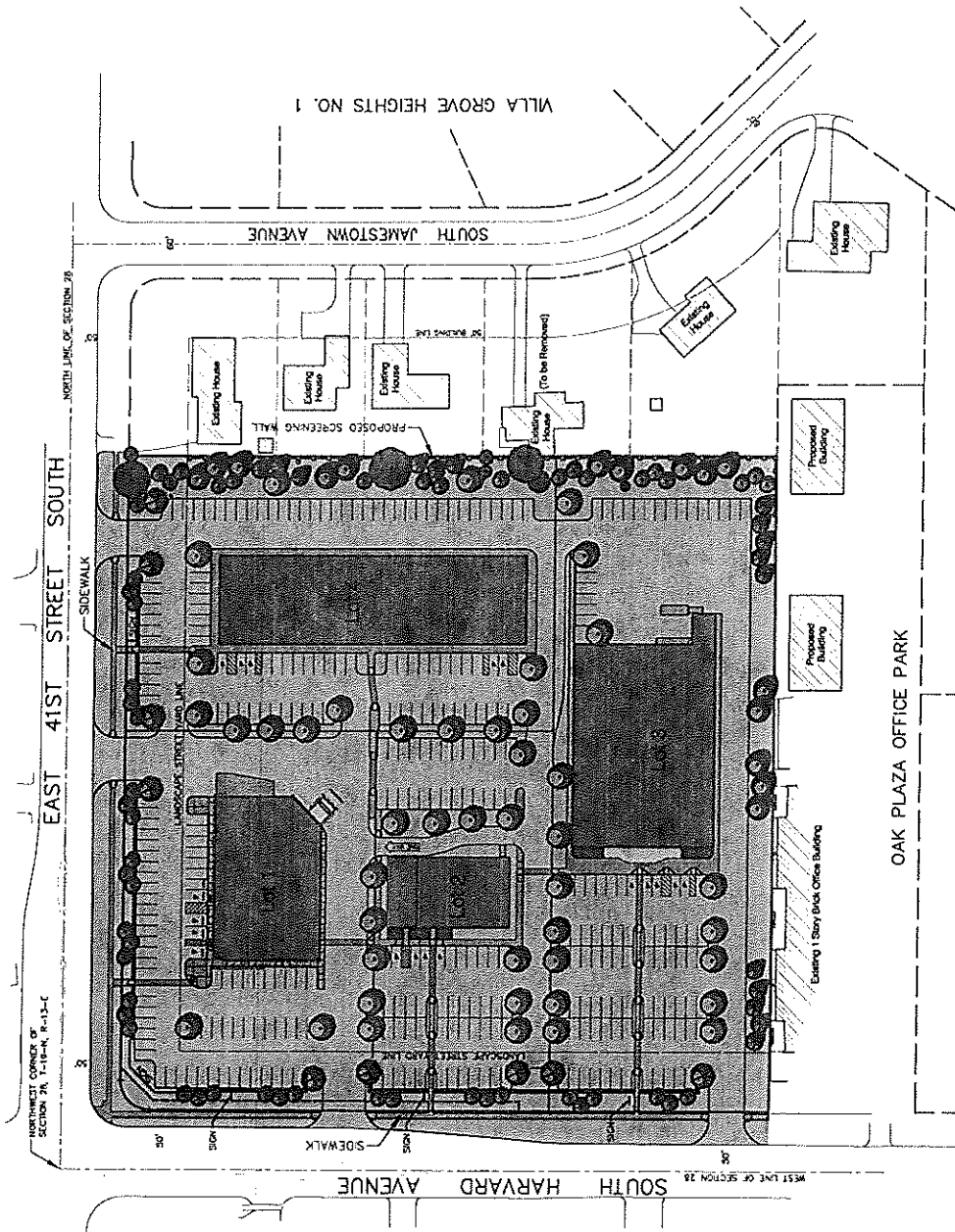
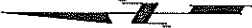
East Boundary Landscape Details

### EXHIBIT 'D-2'

Planned Unit Development Number 761

**SACK AND ASSOCIATES, INC.**  
 111 South Main Street, Suite 200  
 Portland, ME 04101  
 Tel: 207.252.4111 Fax: 207.252.4221 Email: info@sackandassociates.com  
 Ch. Number 1753 (P/L/S) and 1462 (L.A.) Exp. June 30, 2009  
 PROJECT: ALLA GROVE RECORDS ONE (P+R) (Browns) (PLOT) (PUD)  
 DRAWN: G.M. DATE: 03/16/09 DESIGNED: J.M. CHECKED: J.M. PRINTED: 03 JUL 2008

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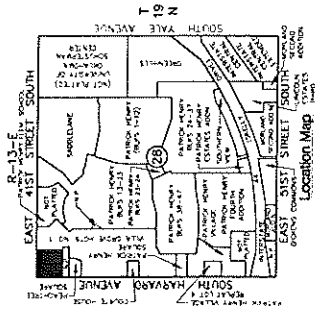


VILLA GROVE HEIGHTS NO. 1

PEACH TREE SQUARE

OAK PLAZA OFFICE PARK

**SACK AND ASSOCIATES, INC.**  
 111 South 4th Street, Suite 100  
 St. Louis, MO 63102-1000  
 Tel: 314.592.4111 Fax: 314.592.4228 E-mail: info@sackandassociates.com  
 Website: www.sackandassociates.com  
 Project: VILLA GROVE HEIGHTS, PUD #1-18-N, R-13-C  
 Drawn: MRC/LS/Debra LEMC Date: 10/1/08  
 Printed: 10/01/08



### Landscape Summary

Lot	Street Yard Area	STREET YARD	
		Trees Required	Trees Proposed
Lot 1 41st	14,353	10	12
Lot 1 Harvard	7,683	6	7
Lot 2 Harvard	6,451	5	6
Lot 3 Harvard	9,347	7	8
Lot 4 41st	11,571	8	10
Total		36	43

### PARKING LOT TREES

Lot	No. of Parks	PK Trees Required PK Trees Proposed	
		1 tree per 12 pk	1 tree per 8 pk
Lot 1	33	3	5
Lot 2	61	6	8
Lot 3	85	8	11
Lot 4	89	8	12
Total		25	36

\* ANY PARKING LOT TREE PLANTED WITHIN FIVE FEET OF THE INTERNAL BOUNDARY OF A LOT WITHIN PUD #1 SHALL BE COUNTED AS ONE TREE FOR EACH SUCH LOT; PROVIDED THAT IN NO EVENT SHALL THE TOTAL NUMBER OF PARKING LOT TREES WITHIN PUD #1 BE LESS THAN 42 TREES AS SHOWN ON THE CONCEPTUAL LANDSCAPE ILLUSTRATION.

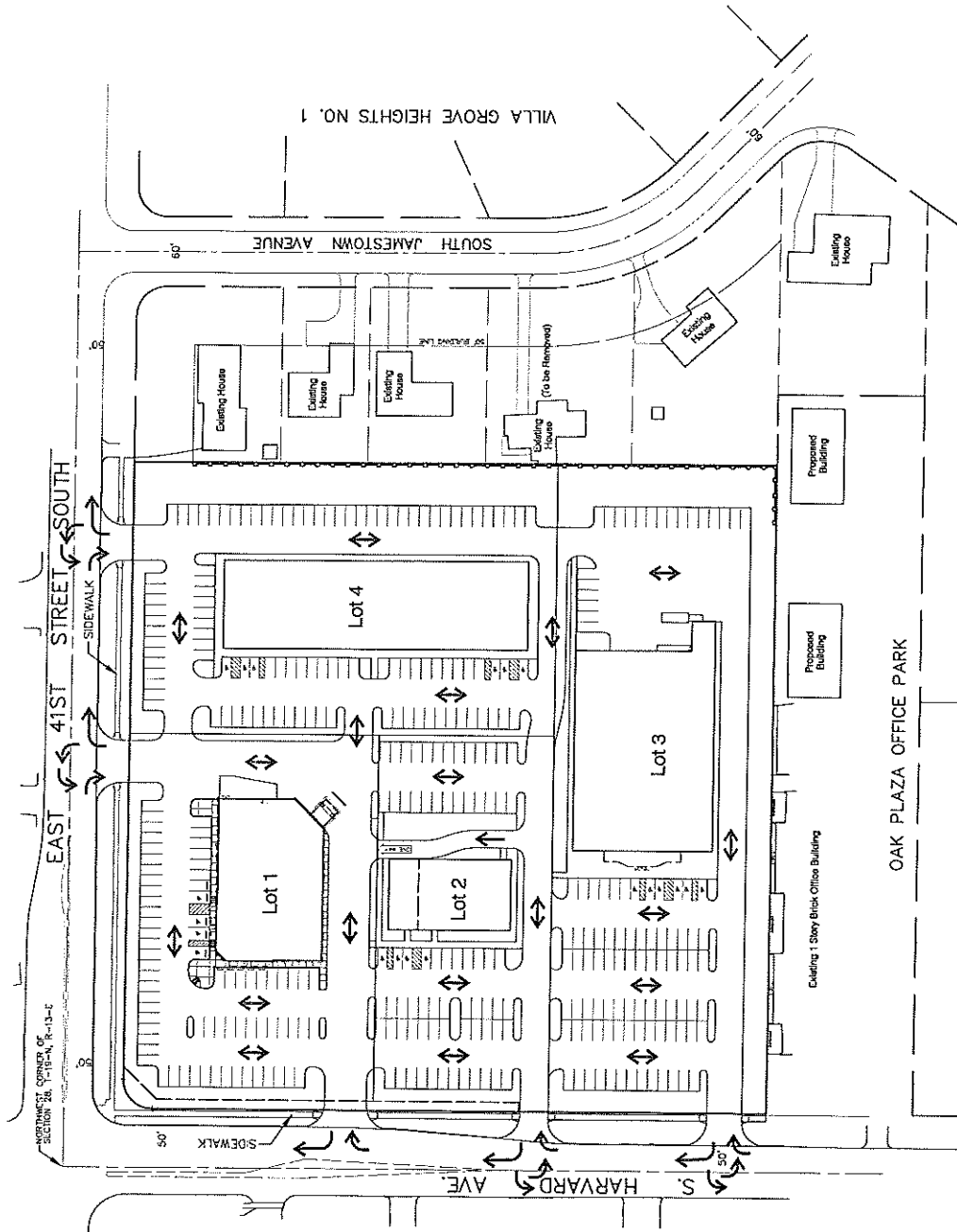
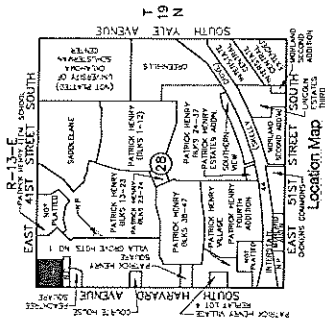
October 1, 2008

*Harvard Square*

EXHIBIT D-3

Expanded Landscape Illustration

18.26



Legend:

VEHICULAR CIRCULATION

VILLA GROVE HEIGHTS NO. 1

PEACH TREE SQUARE

OAK PLAZA OFFICE PARK

Existing 1 Story Brick Office Building

**SACK AND ASSOCIATES, INC.**  
Sack and Associates, Inc. is a professional corporation  
incorporated in the State of California. Its principal  
office is located at 11111 Wilshire Blvd., Suite 1000,  
Beverly Hills, California 90239. It is a member of the  
California Association of Professional Engineers and  
Architects (CAPEA) and the National Association of  
Professional Engineers and Architects (NAPEA).  
Sack and Associates, Inc. is a member of the  
California Association of Professional Engineers and  
Architects (CAPEA) and the National Association of  
Professional Engineers and Architects (NAPEA).  
Sack and Associates, Inc. is a member of the  
California Association of Professional Engineers and  
Architects (CAPEA) and the National Association of  
Professional Engineers and Architects (NAPEA).

# Harvard Square

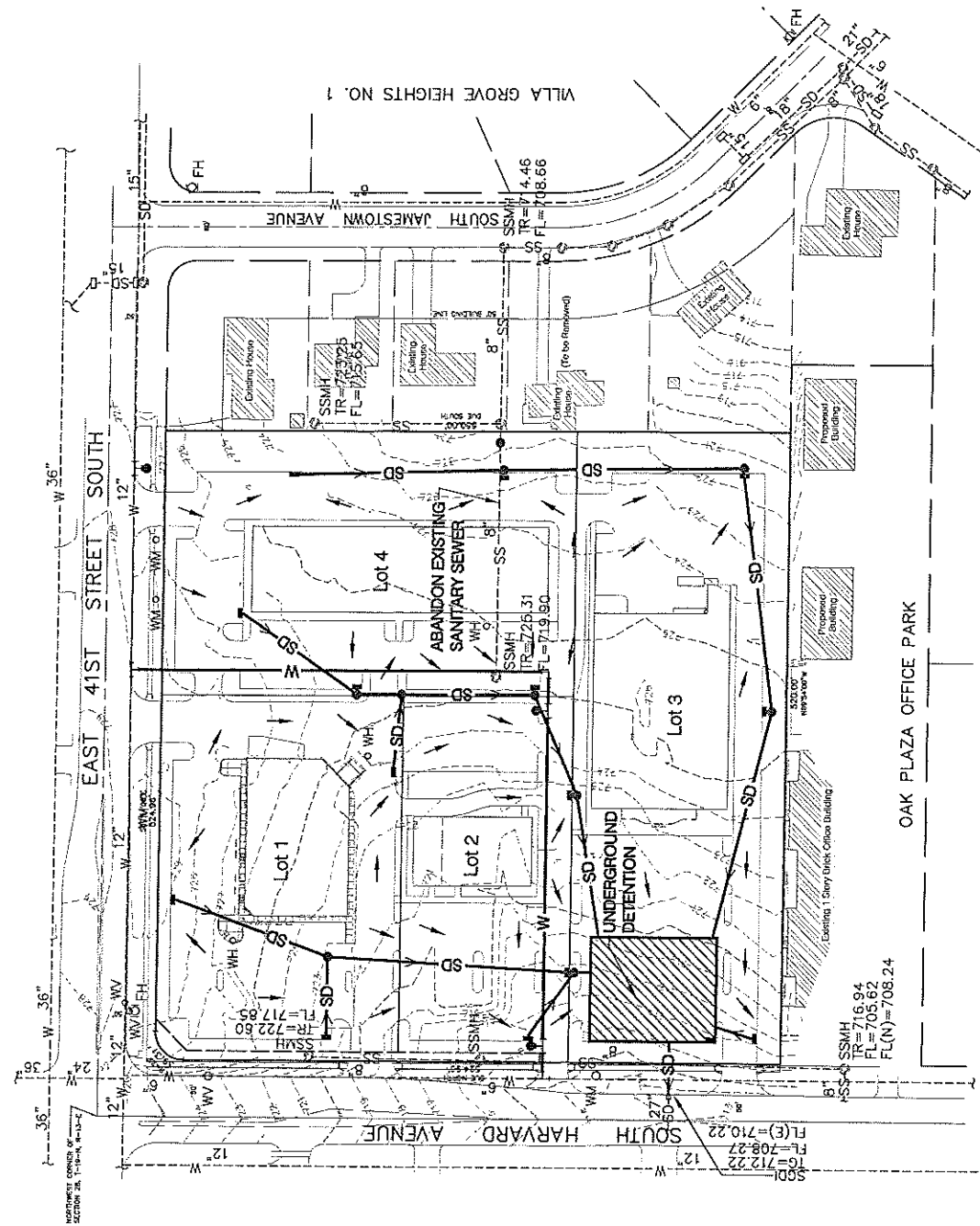
## Access and Circulation Plan

### EXHIBIT 'E'

Planned Unit Development Number 761

18.27

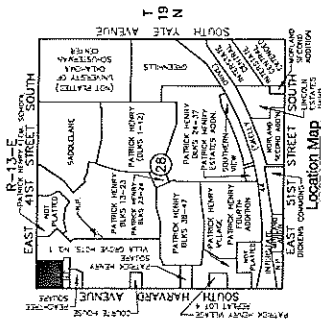




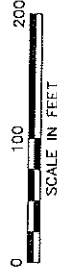
VILLA GROVE HEIGHTS NO. 1

PEACH TREE SQUARE

**SACK AND ASSOCIATES, INC.**  
 1000 N. 10th Street, Suite 100  
 Phoenix, AZ 85006  
 Phone: (602) 441-1111 Fax: (602) 441-1112  
 Email: info@sackandassociates.com  
 CA Number 1263 (P/C/E/S) and 1462 (E/S), Exp. June 30, 2009  
 Drawn: JCU  
 Check: JCU  
 Date: 08/01/08  
 Project: 08-001



Location Map



### Legend

- W--- PROPOSED WATERLINE
- SS--- PROPOSED SANITARY SEWER
- SD--- PROPOSED STORM SEWER
- DRAINAGE FLOW
- W--- EXISTING WATERLINE
- SS--- EXISTING SANITARY SEWER
- SD--- EXISTING STORM SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE

## Harvard Square

Site Map, Topography, Drainage  
 Concept and Existing  
 and Proposed Utilities  
**EXHIBIT 'F'**

Planned Unit Development Number 761

88.21'

Writer's E-Mail:  
rlreynolds@ellerdetrich.com

October 1, 2008

Tulsa Metropolitan Area Planning Commission  
c/o Indian Nations Council of Governments  
201 West 5<sup>th</sup> Street, 6<sup>th</sup> Floor  
Tulsa, Oklahoma 74103

Re: Harvard Square  
TMAPC Case No. Z-7106  
TMAPC PUD No. 761

Dear Members of the Commission:

The Tulsa Metropolitan Area Planning Commission has continued the Harvard Square public hearing on two occasions to permit discussions between Harvard Square and neighborhood representatives from the Patrick Henry and Ranch Acres neighborhoods.

After several meetings between the various parties and their attorneys, and Harvard Square's engineers, a number of agreements have been reached to provide for a project that is supported by such neighborhood representatives, which agreements are jointly submitted as amendments to the Development Standards. Additionally, in consideration of the property owner's agreement to incorporate the amended development standards set forth below, the neighborhoods support Harvard Square's request to re-zone to CS from OL approximately 15,000 square feet of OL zoned land along South Harvard Avenue.

As a result of such agreements, the parties respectfully request that the TMAPC and the City of Tulsa expressly incorporate the following revised PUD development standards in its approval of PUD-761 and further request approval of Z-7106 as applied for.

The Development Standards for PUD-761 are amended as follows. These amendments shall be in addition to the other development standards set forth in the original PUD application.

1. Access.

A. Harvard Square will have a total of four (4) access points: two (2) on South Harvard Avenue and two (2) on East 41<sup>st</sup> Street South. See the revised Concept Illustration attached hereto as Exhibit "A".

18.29

B. No access shall be permitted to or from Harvard Square to South Jamestown Avenue on a permanent basis or during any construction within Harvard Square.

2. Landscaping.

A. Street Yard. Where parking spaces and drives are parallel to the street right-of-way, a minimum of three (3) shrubs for every ten (10) lineal feet of abutment to the right-of-way will be provided. The shrubs will be placed adjacent to and along the entire width of paving adjacent to the right-of-way, which shrubs are in addition to the required landscaping under Chapter 10 of the Zoning Code. The shrubs will be a minimum of five (5) gallons and twenty-four (24) inches tall at the time of planting.

At least four (4) of the street yard trees along East 41<sup>st</sup> Street shall be evergreen and at least five (5) of the street yard trees along South Harvard Avenue shall be evergreen; provided, all of the trees in the street yard will comply with the applicable PSO guidelines. These evergreen trees shall be in addition to the ornamental trees shown on the revised Concept Illustration.

B. Parking Lot. Any parking lot tree planted within five (5) feet of the internal boundary of a lot within PUD 761 may be counted as one (1) tree for either lot, but not both lots; provided that in no event shall the total number of parking lot trees within PUD 761 be less than forty-two (42) trees.

See the Revised Concept Illustration attached hereto as Exhibit "A".

C. South and East Boundary Landscaping. Upon the first to develop of either Lot Three (3) or Lot Four (4), all of the landscaping along the south and east boundary of Harvard Square will be installed and irrigated.

D. Building Landscaping.

(i) Landscaping will be installed in the paved entryway and the sidewalk extension toward the rear of the Lot One (1) building.

(ii) Landscaping will be installed along at least one-half (1/2) of the length of the front and side of the Lot Two (2), Lot Three (3) and Lot Four (4) buildings as follows:

Lot Two (2): All sides.

Lot Three (3): North and west side.

Lot Four (4): North and west side.

18.30



3. Pedestrian Access. Pedestrian circulation will be provided by interior sidewalks and cross-walks.

4. Permitted Uses. In addition to the uses excluded in the original PUD text, the following shall also be excluded from Harvard Square:

- Pawn shops;
- Pay day loan offices;
- Tobacco stores;
- Tattoo parlors;
- Body piercing parlors;
- Laundromats (self-service); and
- Drive through restaurants.

5. Truck Delivery Hours. Except for Lot One (1), truck delivery hours will be restricted to 7:00 a.m. to 9:00 p.m. No idling of trucks or trash dumpster service shall be allowed between the hours of 9:00 p.m. and 7:00 a.m.

6. Signage.

(a) One (1) monument-style ground sign shall be permitted for each lot with frontage on South Harvard Avenue or East 41<sup>st</sup> Street each with a maximum of sixty (60) square feet of display surface area and six (6) feet in height. Except for the sign faces, the monument-style ground sign will be architecturally similar to the "prairie" style architectural theme for Harvard Square.

(b) One (1) monument-style ground sign at the southeast corner of South Harvard Avenue and East 41<sup>st</sup> Street identifying Harvard Square with a maximum height of six (6) feet and a maximum length of sixteen (16) feet. The monument-style ground sign will be architecturally similar to the "prairie" style architectural theme for Harvard Square.

(c) Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per linear foot of building walls to which attach. The length of a wall sign shall not exceed seventy five percent (75%) of the frontage of the building. No east facing wall signs shall be permitted.

(d) LED signs, , changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with moving shall be prohibited.

(e) Pole signs shall be prohibited. Additionally, if any ground sign has twenty-four inches (24") or more of open space between the bottom of the sign face and the ground, such open space between the bottom of the sign face and the ground shall be

landscaped. The primary building materials for the monument-style ground sign structure shall be brick or stone.

7. Easterly Boundary Screening Fence. An eight (8) foot high pre-cast masonry screening fence will be constructed along the east boundary of Harvard Square. The screening fence will begin fifty (50) feet south of the northeast corner of the property and continue west fifty (50) feet along the south boundary of Harvard Square. The design of the screening fence is as shown on Exhibit "D-1", East Boundary Screening Fence of the original PUD text.

The eight (8) foot high pre-cast masonry screening fence will be installed simultaneously with the development of the first lot within the PUD.

8. Minor Amendments. All amendments to PUD 761, whether major or minor, shall in addition to TMAPC approval also require City Council approval, except for the following amendments which shall continue to be treated as minor amendments under the zoning code and only require TMAPC approval:

1. Limitation or elimination of previously approved uses, provided the character of the development is not substantially altered.
2. Transfers of permitted floor area between lots; provided, that no floor area in any lot shall exceed the Development Standard maximum of 22,500 square feet.
3. Changes in points of access, provided the traffic design and capacity are not substantially altered; provided, further, that the total number of access points is not increased.
4. Changes in yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered, provided, that no floor area in any lot shall exceed the Development Standard maximum of 22,500 square feet.
5. Lot splits which modify the recorded plat and which have been reviewed and approved by the Technical Advisory Committee.
6. Modification to approve screening and landscaping plans provided the modification is not a substantial deviation from the original approved plan; provided, further, that there is no reduction in the number of trees or overall landscaping.
7. Any change in the Permitted Uses to allow no more than one (1) drive through restaurant in the PUD.

Tulsa Metropolitan Area Planning Commission  
c/o Indian Nations Council of Governments  
October 1, 2008  
Page 5

Harvard Square and the represented neighborhoods believe that the proposed amended Development Standards will achieve an acceptable relationship between Harvard Square and the neighborhoods and jointly request approval of Z-7106 and PUD 761, as amended herein.

Respectfully submitted,

R. Louis Reynolds  
Attorney for Harvard Square

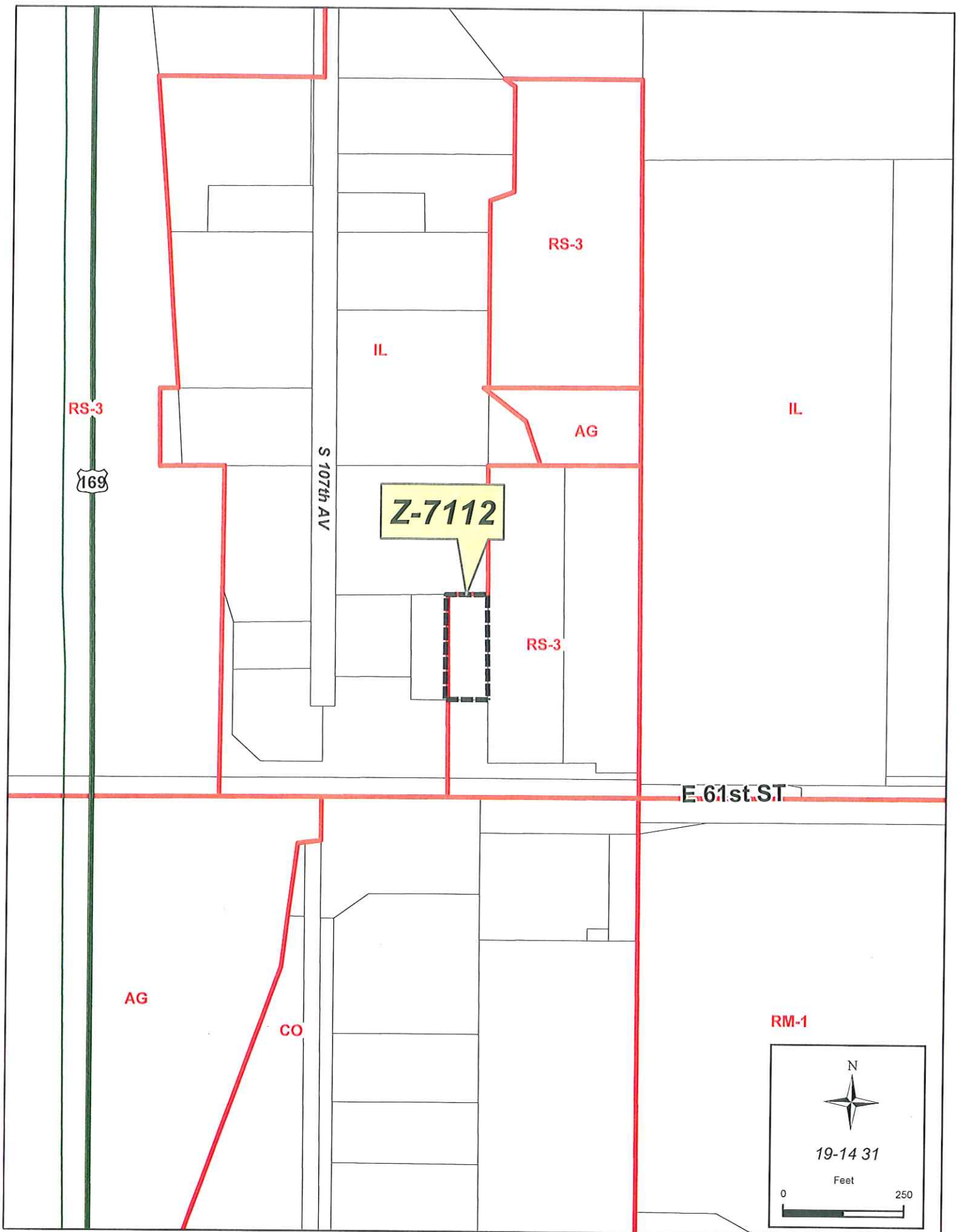
Steve A. Novick  
Representative for interested parties  
in the Patrick Henry and  
Ranch Acres Neighborhoods

RLR:kfm

I:\Manley, William E\Harvard Square\PUD\Amended Development Standards\TMAPC ltr-7 (09.30.08) (clean).doc

18.33





19.1





19.2





19.3



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7112**

**TRS 9431**

**Atlas 757**

**CZM 49**

**PD-18c CD-5**

**TMAPC Hearing Date:** October 15, 2008

**Applicant:** Sisemore Weisz & Associates, Inc

**Tract Size:** .438± acres/19,079±  
square feet

**ADDRESS/GENERAL LOCATION:** 10733 East 61<sup>st</sup> Street South

**EXISTING ZONING:** RS-3

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 11875 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** IL

**PROPOSED USE:** Future Irrigation System  
Supply Company

**RELEVANT ZONING HISTORY:**

**Z-7021 June 2006:** All concurred in approval of a request for rezoning a .93± acre tract of land from RS-3 to IL for enclosed equipment building on property located at 5703-5705 South 107<sup>th</sup> East Avenue.

**BOA-20118 September 2005:** The Board of Adjustment approved a Special Exception to allow a public park on a 48± acre tract that is a detention pond, subject to Public Works and/or Parks Department submitting a site plan addressing parking facilities and/or fencing according to the wishes of the neighborhood; per amended legal description and located northwest of the northwest corner of East 61<sup>st</sup> Street and South Garnett Road and abutting east of the subject property.

**Z-6969 February 2005:** All concurred in approval of a request to rezone a 1.9 ± acre tract from RS-3 to IL for a water products company, located at 5903 South 107<sup>th</sup> East Avenue and abutting north of subject property.

**Z-6877 February 2003:** All concurred in approval for a request to rezone a 1.16-acre tract from RS-3 to IL for a landscape service, located north of the subject property.

**BOA-19162 August 2001:** The Board of Adjustment approved a Variance of the required 75' setback from an RS district to 5' for new construction located at 5700 South 107<sup>th</sup> East Avenue, finding that the hardship is the RS district is Highway 169, and the area is transitioning to industrial and commercial uses, and residential is not consistent with the use at this time.

**Z-6662 December 1998:** All concurred in approval of a request to rezone a 1.1-acre tract abutting the subject property on the south from RS-3 to IL.

**Z-5956-SP-2 June 1993:** Staff recommended denial of a proposed Corridor Site Plan on a 9.5± acre tract of land for a convenience store at the northwest corner and a restaurant at the

19.4

northeast corner with the remainder undeveloped on property located east of the southeast corner of South 107<sup>th</sup> East Avenue and East 61<sup>st</sup> Street South and south of subject property. The TMAPC and City Council concurred in approval of the application.

**Z-6344-SP-1 April 1992:** Staff recommended denial of a proposed Corridor Site Plan on a 2.09± acre tract of land for a retail/wholesale sprinkler system business that includes a two-story, 2,625 square foot building on property located on the southeast corner of East 61<sup>st</sup> Street South and Highway 169 South, and south of subject property. The TMAPC and City Council concurred in approval of the application.

**Z-5347 February 1980:** All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located and abutting the southwest of subject property.

**Z-5302 April 1980:** All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located and abutting the subject property to the west.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately .438± acres in size and is located 10733 East 61<sup>st</sup> Street South. The property appears to be largely vacant/undeveloped (the applicant's representative indicates that the outbuildings are to be cleared) and is zoned RS-3. Although not apparent on the lots/blocks map, South 107<sup>th</sup> East Avenue has been dedicated and now abuts the subject property on the south on land that was previously dedicated to the State of Oklahoma.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South 107 <sup>th</sup> East Avenue	N/A	50'	2
East 61 <sup>st</sup> Street	Secondary arterial	100'	4

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

**SURROUNDING AREA:** The subject tract is abutted on the east by stormwater facilities, zoned RS-3; on the north by vacant land, zoned IL; on the south by vacant land (dedicated State right-of-way), zoned RS-3; and on the west by-large-lot single-family residential/mixed uses and outbuildings, zoned IL.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 18c Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 1-Industrial Area. 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 policies encourage location of future industrial uses within this area.

**STAFF RECOMMENDATION:**

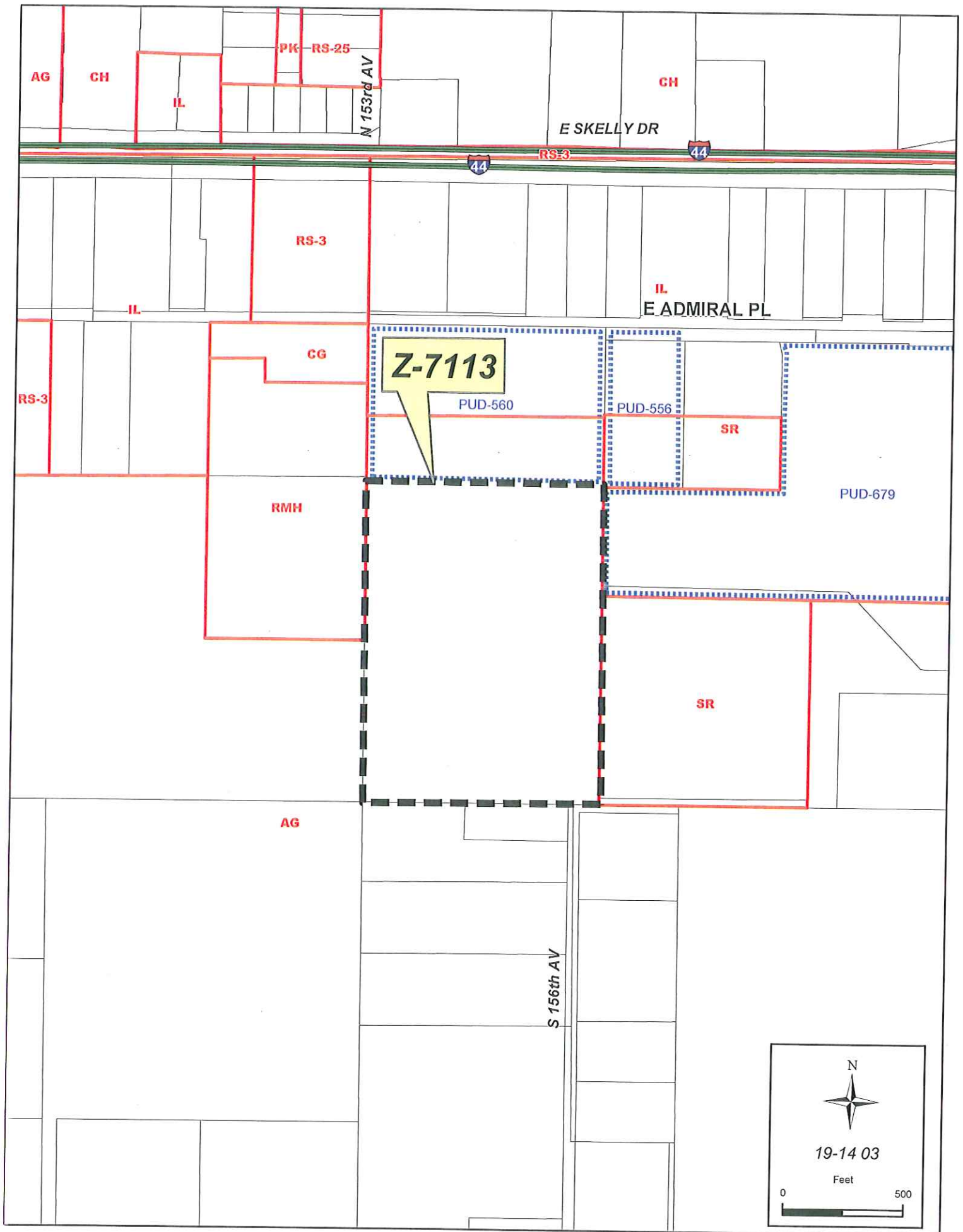
Based on the Comprehensive Plan, existing land uses and trends in the area, staff can support the requested rezoning and recommends **APPROVAL** of IL zoning for Z-7112.

10/15/08

19.5

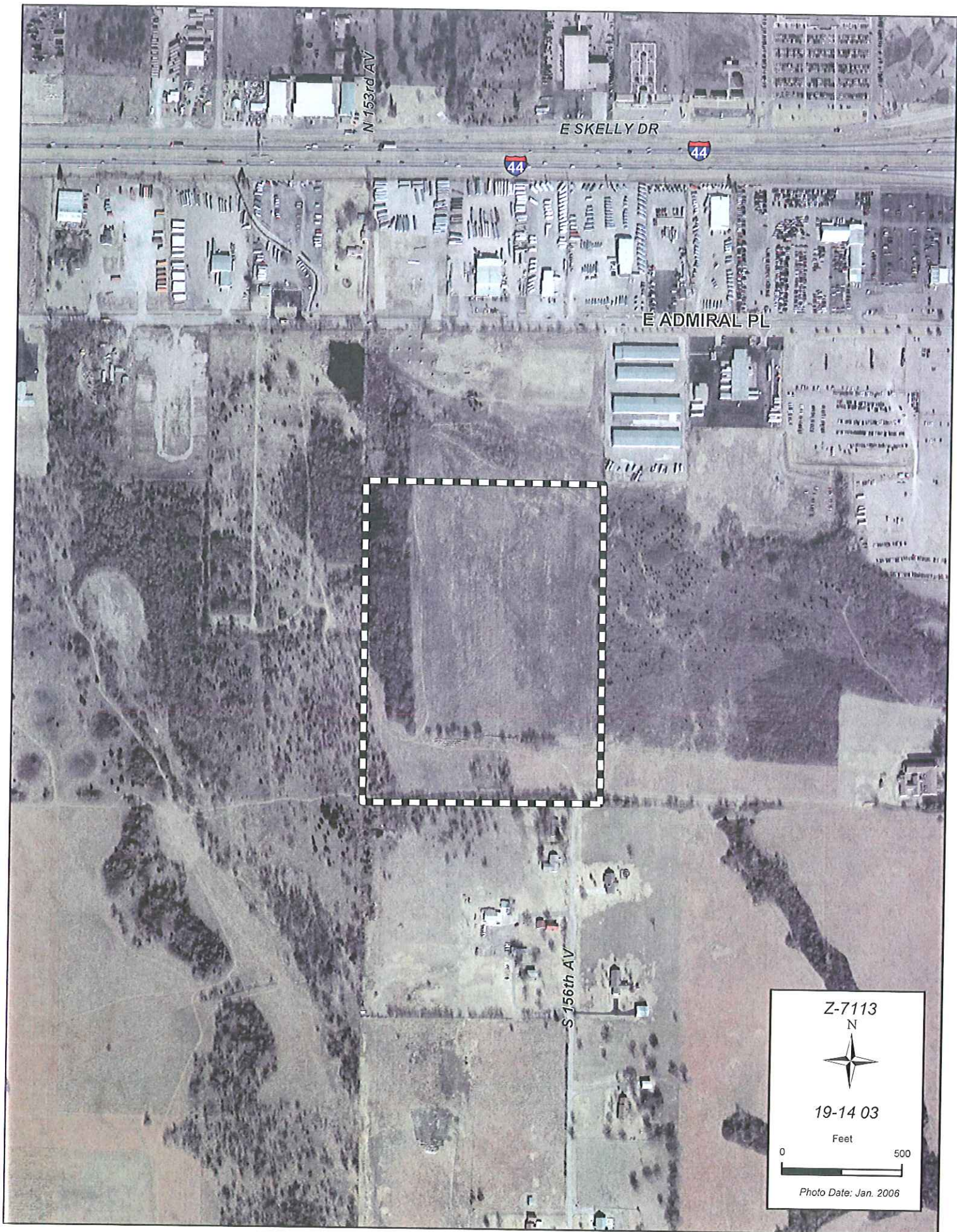






20.1

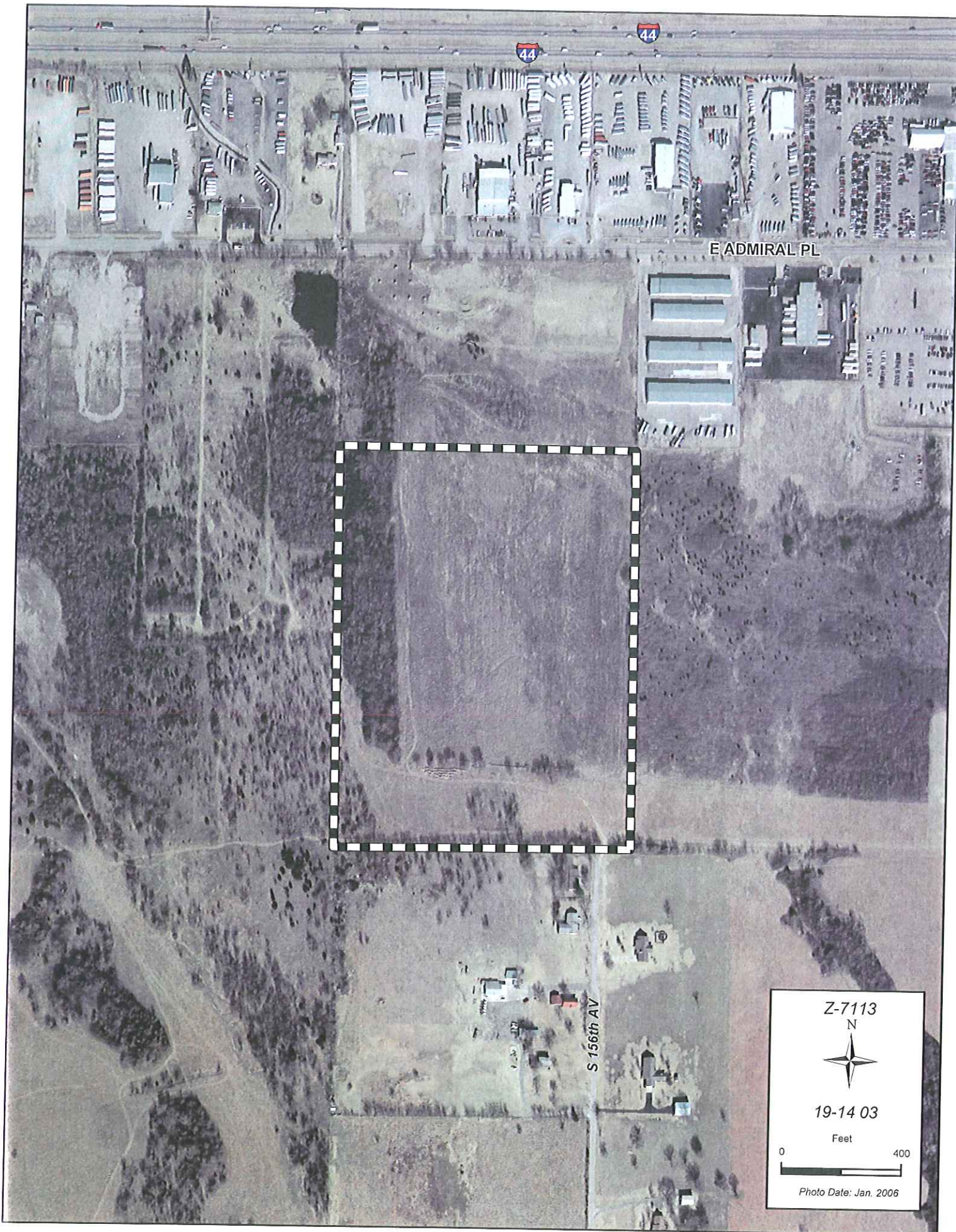




Z-7113  
N  
19-14 03  
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Photo Date: Jan. 2006

20.2





44


44

E ADMIRAL PL

S 156th AV

Z-7113

N



19-14 03

Feet

0 400

Photo Date: Jan. 2006

20.3



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7113**

**TRS 9403**

**Atlas 1539/1386**

**CZM 40**

**PD-17 CD-6**

**TMAPC Hearing Date:** October 15, 2008

**Applicant:** Wallace Engineering

**Tract Size:** 30± acres

**ADDRESS/GENERAL LOCATION:** West of the southwest corner of East Admiral Place and South 161<sup>st</sup> 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:** Undecided

**RELEVANT ZONING HISTORY:**

**Z-6939 April 2004:** All concurred in the approval of a request to rezone a 6 acre tract from RS-3 to IL for horse and cargo trailer sales and service located east of the northeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue and northwest of subject property.

**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 161<sup>st</sup> East Avenue and east of subject property.

**Z-6823 July 2001:** All concurred in approval of a request to rezone a 2.04-acre tract from RS-3 to IL for the continuation of a parking and storage area for an automobile auction, located on the north side of East Admiral Place and west of South 161<sup>st</sup> East Avenue.

**PUD-560-1 July, 1997:** All concurred in approval of a minor PUD amendment to reconfigure Development Areas 1-3 to create Development Area 5, with no additional building floor area, signage or other changes to the PUD standards. Development Area 4 is to remain a drainage way.

**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 per staff recommendations and including a 100' drainage way in Development Area 4, located west of the southwest corner of East Admiral Place and South 161<sup>st</sup> East Avenue and abutting north of subject property.

**Z-6585/PUD-556 February 1997:** A request was made to rezone a 4.5-acre tract, from SR to CS or IL and a Planned Unit Development. 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 and approval of the proposed PUD, located on the south side of Admiral Place and west of 161<sup>st</sup> East Avenue, and abutting northeast of the subject property.

20.4

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 30+ acres in size and is located west of the southwest corner of East Admiral Place and South 161<sup>st</sup> East Avenue. The property appears to be vacant and is zoned AG.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
East Admiral Place*	Secondary arterial	100'	4
South 156 <sup>th</sup> East Avenue	N/A	N/A	2

\*This property does not have direct frontage on East Admiral Place, but the applicant's representative indicates the owner is also the owner of the property directly north, PUD-560, but does not wish to include this as part of the PUD.

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

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant land, zoned PUD-679/SR; on the north by vacant land, zoned PUD-560/IL; on the south by vacant land and large-lot single-family residential uses, zoned AG; and on the west by vacant land, zoned RMH and AG. Farther north across Admiral Place are a mixture of industrial and related uses, zoned IL.

**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-Industrial land use-. According to the Zoning Matrix, the requested IL zoning is in accord with the Plan.

**STAFF RECOMMENDATION:**

A number of industrial uses currently exist in this area and the Plan clearly contemplates that the area will continue to develop industrially. Therefore, based on the Comprehensive Plan, existing nearby uses and trends in the area, staff recommends **APPROVAL** of IL zoning for Z-7113.

10/15/08

20.5