TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2567
December 2, 2009, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:
Report on the update of the Comprehensive Plan

Director's Report:
Review TMAPC Receipts for the month of October 2009.

1. Minutes of November 4, 2009, Meeting No. 2565
2. Minutes of November 18, 2009, Meeting No. 2566

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.

3. **LS-20345** – Carol Douglas (2318)/Lot-Split (County)
   Southeast corner of North Peoria Avenue and East 163rd Street North,
   1502 East 163rd Street North

4. **LS-20346** – Collins Land Survey, Inc. (7435)/Lot-Split (County)
   East of Lake Bixhom Road and northeast corner of East 181st Street,
   17701 South 161st East Avenue

5. **LS-20347** – Gerardo Romero (9410)/Lot-Split (PD 17) (CD 6)
   East of South 157th Avenue and south of East 13th Street, 1345 S 157th
   East Ave (Related to Item 6.)

6. **LC-219** – Gerardo Romero (9410)/Lot Combination (PD 17) (CD 6)
   East of South 157th Avenue and south of East 13th Street, 1345 S 157th
   East Ave (Related to Item 5.)

7. **LC-214** – Carol A. Myers (7426)/Lot Combination (County)
   East of South 161st East Avenue and south of 161st Street, 16309 South
   161st East Avenue

8. **LC-216** – Roy Johnsen (9318)/Lot Combination (PD 6) (CD 9)
   North side of East 29th Street South and west of South Utica, 1623 East
   29th Street

9. **LC-217** – Lewis Engineering (2914)/Lot Combination (PD 18) (CD 6)
   Southwest corner of South 129th East Avenue and East 60th Street,
10. **LC-218** – Sack & Associates (8224)/Lot Combination
Northeast corner of East 101st Street and South Memorial Drive

11. **Candlewood/Yale** – Final Plat (3913)
South of the southwest corner of East 51st Street and South Vandalia Avenue

12. **John Moody** – (9331) Plat Waiver
South of East 55th Street and east of South Peoria Avenue (Continued from 11/18/09)

13. **PUD-237-A** – Michael P. Hughes/IBC Bank
Southwest of the southwest corner of 71st Street South and Lewis Avenue [Minor Amendment to reduce the required parking from 201 spaces to 187 spaces to allow for a reconfiguration of the drive-through banking area and the addition of an automated teller machine (ATM).]

14. **PUD-722-2** – Sisemore Weisz & Associates, Inc./Hutcherson YMCA Tee-Ball Field
Southwest corner of East Oklahoma Street and North Owasso Avenue
(Minor Amendment to allow an accessory T-ball/baseball diamond in Development Area B.) (Related to Item 15.)

15. **PUD-722** – Sisemore Weisz & Associates, Inc./Hutcherson YMCA Tee-Ball Field
Southwest corner of East Oklahoma Street and North Owasso Avenue
(Detail Site Plan for construction of a T-ball/baseball diamond in Development Area B.) (Related to Item 14.)

Northwest corner of South Garnett Road and 91st Street South
(Minor Amendment to modify the screening requirement around the perimeter of the cooling tower area and trash compactor associated with the new medical office building.)

17. **PUD-179-T-2** – Amax Signs/Lori Worthington
West of the southwest corner of East 71st Street South and South Mingo Road
(Minor Amendment to increase the permitted display surface area for a wall sign from 1.5 square feet per lineal foot of wall to 1.9 square feet per lineal foot of wall.)

18. **PUD-411-C-14** – Sack & Associates, Inc./Mark B. Capron
Northeast corner of East 101st Street South and South Memorial Drive
(Minor Amendment to combine Lots 2 and 3, Block 1 – South Town Market and reallocate permitted floor area.) (Related to Item 19.)

Northeast corner of 101st Street South and South Memorial Drive
(Detail Site Plan for an 13,697 square foot, one-story retail building.) (Related to Item 18.)
20. **PUD-399-1 – HRAOK, Inc./Dwayne Wilkerson/Tom’s Kids**
   North of the northwest corner 121st Street South and South Yale Avenue (Minor Amendment to increase the permitted building height for a single-family dwelling from 35 feet to 45 feet.)

21. **PUD-131-C – Walter Tempinski/Interstate Park**
   Southwest corner of South Garnett Road and Skelly Drive (Detail Site Plan for a 16,193 square foot office building with accessory warehousing space.)

22. **PUD-762 – Tamala Consulting, LLC, St. John Tulsa Federal Credit Union**
   Northwest corner of South Lewis Avenue and East 13th Place South (Detail Site Plan for a 2,973 square foot federal credit union.)

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

**PUBLIC HEARINGS**

23. **Tulsa Downtown Stadium – (9201) Minor Subdivision Plat**
   201 North Elgin Avenue

24. **Church of God – (9229) Minor Subdivision Plat**
   5010 West 41st Street South

25. **Z-7145 – Real Property Dynamics, Inc.**
   3321 East 27th Street

26. **Z-7146 – Storage Station of Tulsa, LLC**
   East of southeast corner of East 51st Street South and South Delaware Place (Related to Item 27.)

27. **PUD-513-B – Storage Station of Tulsa, LLC**
   East of southeast corner of East 51st Street South and South Delaware Place (Major Amendment to remove existing offices and construct a three-story, 60-room hotel on the northern 1/3 of the site.) (Related to Item 26.)

28. **Z-5537-SP-1e – PSA-Dewberry/Union Public Schools**
   North of the northwest corner of South Garnett Road and East 81st Street South (Corridor Plan Minor Amendment to allow 60-foot stadium style light poles on two softball fields.)

**OTHER BUSINESS**

29. **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.

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

Visit our website @ www.tmapc.org

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.

TMAPC Mission Statement
## TMARC RECEIPTS
### Month of October 2009

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**TOTAL RECEIVED**

$33,582.00

$38,600.00

$42,389.00

$82,976.05
Final Subdivision Plat

Candlewood/Yale - (3913) (PD 18 B) (CD 7)
South of the Southwest corner of East 51st Street and South Vandalia Avenue

This plat consists of 2 Lots, in 1 Block, on 3.70 acres.

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

November 18, 2009

South of East 55\textsuperscript{th} Street and East of South Peoria Avenue (9331) (PD 18A) (CD 9)

The platting requirement is being triggered by a previous rezoning to OL.

\textit{Staff provides the following information from TAC at their November 5, 2009 meeting:}

**ZONING:**
- TMAPC Staff: The property has been previously platted.

**STREETS:**
- Fifteen feet of additional right-of-way is required on Peoria Avenue. Sidewalks are required.

**SEWER:**
- The property has access to an existing sanitary sewer main for service. However, neither the sewer line, nor the easement for the line, was shown on the plat of survey that accompanied the TAC documents. If no easement exists, then an additional 15 foot wide sanitary sewer easement, with the pipe located in the center of the easement, must be provided to the City of Tulsa.

**WATER:**
- No comment.

**STORM DRAIN:**
- No drainage will be allowed to flow from this commercial development onto adjacent residential development.

**FIRE:**
- No comment.

**UTILITIES:**
- No comment.

Staff can recommend \textbf{APPROVAL} of the plat waiver. Requirements for easements and right-of-way dedication have been agreed to and are in process of dedication.

\textbf{A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:}

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<tr>
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<td>1. Has Property previously been platted?</td>
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2. Are there restrictive covenants contained in a previously filed plat? X
3. Is property adequately described by surrounding platted properties or street right-of-way? X

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

4. Is right-of-way dedication required to comply with Major Street and Highway Plan? X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? X
6. Infrastructure requirements:
   a) Water
      i. Is a main line water extension required? X
      ii. Is an internal system or fire line required? X
      iii. Are additional easements required? X
   b) Sanitary Sewer
      i. Is a main line extension required? X
      ii. Is an internal system required? X
      iii. Are additional easements required? X
   c) Storm Sewer
      i. Is a P.F.P.I. required? X
      ii. Is an Overland Drainage Easement required? X
      iii. Is on site detention required? X
      iv. Are additional easements required? X
7. Floodplain
   a) Does the property contain a City of Tulsa (Regulatory) Floodplain? X
   b) Does the property contain a F.E.M.A. (Federal) Floodplain? X
8. Change of Access
   a) Are revisions to existing access locations necessary? X
   a) If yes, was plat recorded for the original P.U.D. X
10. Is this a Major Amendment to a P.U.D.? X
    a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? X
11. Are mutual access easements needed to assure adequate access to the site? X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? X
PLAT OF SURVEY

J. E. Nichols Subdivision
Block 6

SCALE: 1" = 30'

NOTES
1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED ON THIS PLAT.
3. THE TRACT SHOWN HEREBY CONTAINS 0.46 ACRES MORE OR LESS.

LEGAL DESCRIPTION
LOT TWO (2), BLOCK SIX (6), J. E. NICHOLS SUBDIVISION, A PART OF GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 13 EAST, I&M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S STATEMENT
WE, ROYCE LAND SURVEYING, P.C., HEREBY STATE THAT THIS DRAWING REPRESENTS A SURVEY PERFORMED UNDER OUR DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AT THIS DATE. THE ABOVE PLAT REFLECTS ALL INSTRUMENTS PROVIDED AT THE TIME OF SURVEY. NO OPINION IS VERSED AS TO THE OWNERSHIP OF EASEMENTS OR APPURTENANCES ON SAID PROPERTY.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA

SIGNATURE: [Signature]
DATE: 04/24/09

SURVEYED BY:
B/K/PG: 10350
DATE: 04/21/09

DRAWN BY:
SCALE: 1" = 30'
DATE: 04/24/09

DRAWING NAME: 10329-PLAT.DWG
PROJECT NUMBER: 10329

PREPARED FOR:
RICHARD COMFORT

ROYCE LAND SURVEYING, P.C.
8502-A N 128TH E AVE
O.engalee, OK 74055
PHONE 918-378-9327
FAX 918-378-9425

CERIFICATE OF AUTHORIZATION NUMBER: 5270
EXPIRATION DATE: 06/30/09
December 2, 2009

STAFF RECOMMENDATION

PUD-237-4: Minor Amendment – Southwest of the southwest corner of 71st Street South and Lewis Avenue; 2250 East 73rd Street South; TRS 8307; CZM 52; Atlas 1138; PD 18; CD 2; OM/PUD.

The applicant is requesting a minor amendment to reduce the required parking from 201 spaces to 187 spaces to allow for a reconfiguration of the drive-through banking area and the addition of an automated teller machine (ATM) (see Exhibit A).

On November 24, 2009 the Board of Adjustment (BOA) in case #21001 granted a variance reducing the required parking from 201 spaces to 187 spaces.

Two site visits (one at mid-morning and one at mid-afternoon) indicate this lot appears to have sufficient capacity for the parking needs of the office building (see Exhibit B).

Therefore, staff recommends APPROVAL of minor amendment PUD-237-4 to reflect approval of BOA case 21001 reducing the required parking from 201 spaces to 187 spaces.

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

PUD-722-2: Minor Amendment – Southwest corner of East Oklahoma Street and North Owasso Avenue; Lot 1, Block 2 – Hutcherson Family YMCA; TRS 20-12-36; CZM 12; Atlas 116; PD 2 CD 1; CS/OL/RM-1/IL/PUD.

The applicant is requesting a minor amendment to allow an accessory T-ball/baseball diamond in Development Area B of PUD-722 (see Exhibit A).

The proposed field does not abut any residential properties and is immediately adjacent to U.S Highway 75. There are no permanent structures proposed or lighting associated with construction of the ball field.

Staff recommends APPROVAL of minor amendment PUD-722-2.

Note: Approval of a minor amendment does not constitute detail sign plan approval.
December 2, 2009

STAFF RECOMMENDATION

PUD-722: Detail Site Plan – Southwest corner of East Oklahoma Street and North Owasso Avenue; Lot 1, Block 2 – Hutcherson Family YMCA; TRS 20-12-36; CZM 12; Atlas 116; PD 2 CD 1; CS/OL/RM-1/IL/PUD.

The applicant is requesting approval of a detail site plan for construction of a T-ball/baseball diamond in Development Area B of PUD-722 (see Exhibit A). Associated with this detail site plan is minor amendment request PUD-722-2 also appearing on the 12/2/09 agenda of the TMAPC.

The submitted site plan meets all applicable development standards for PUD-722. There are no abutting residential properties and no permanent structures or lights proposed. Parking is provided on Lot 1, Block 1; Lot 1, Block 3 and Lot 1, Block 4, all under ownership of the YMCA. Prior to the release of construction permits the applicant is required to furnish release letters from the Oklahoma Department of Transportation (ODOT) and the City of Tulsa verifying approval of the use of surplus ODOT owned property and a City of Tulsa owned abandoned alleyway within the confines of the baseball diamond.

Staff recommends APPROVAL the detail site plan for PUD-722.

Note: Detail site plan approval does not constitute landscape or sign plan approval.
Minor Amendment – Northwest corner of South Garnett Road and 91st Street South; Lots 1, 2 and
3, Block 1 – Arrowhead Ridge; TRS 1814; CZM 112; PD 18C CD 8; CO/PUD.

The applicant is requesting a minor amendment to modify the screening requirement around the perimeter of the cooling tower area and trash compactor associated with the new medical office building located at St. Francis Hearth Hospital.

On April 6, 2003 the TMAPC approved minor amendment PUD-586-A-2 waiving the screening requirement for the trash compactor and cooling towers for the main hospital building citing that neither is exposed to any public streets, or any adjacent residential properties (see attached site photographs of the existing cooling tower area). The same is true of this minor amendment request.

In addition, in the attached letter dated November 2, 2009 the applicant states that the cooling towers and generator need “adequate air circulation to function properly and efficiently” and that the trash compactor is partially screened by a 14’ retaining wall/earth berm.

Staff finds that the request is consistent with the intent of the PUD standards and PUD chapter of the code and does not represent a substantial deviation from the originally approved plans. Therefore, staff recommends APPROVAL of minor amendment request PUD-586-A-8.

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

December 2, 2009
Warren Professional Building Corporation

November 2, 2009

Tulsa Metropolitan Planning Commission
Two West Second Street – Suite 800
Tulsa, Oklahoma 74120

RE: WPBC Medical Office Building at Saint Francis Hospital South
PUD Minor Amendment Application

Tulsa Metropolitan Area Planning Commission:

The Warren Medical Office Building is under construction adjacent to the
Tulsa Heart Hospital of Saint Francis (10501 E. 91st). The Warren Professional
Building Corporation requests your review and consideration of this minor
amendment to the PUD to acknowledge the inherent screening at the Trash
 Compactor as designed & positioned thereby requiring no further screening and
to alleviate the restrictive air flow screen wall requirements at the Cooling Tower
& Emergency Generator in favor of an air-flow-friendly and softer, more
aesthetically pleasing solution.

Trash Compactor Screening: The trash compactor for this property is
located at the basement level in a recessed Service Area which is not visible
from any off-property locations, out of sight from public view, and is only visible at
minimal on-property locations directly to the northeast as you approach the
Service Area itself. The compactor area is screened from the south by a +/-14'
high concrete retaining wall/earth berm, from the west by the Basement/Service
Area/MOB proper, from the north by a +/-14' high concrete retaining wall/earth
berm, and from the west by a grouping of trees at the southeast corner of the
property. As such we propose no additional screening beyond the above outlined
be required. We do propose for the benefit of property patrons a 6' dark colored
chain link fence w/mesh net screen directly north of the compactor proper to
screen it from the Doctor’s Entrance leading from the Parking Garage.
Cooling Tower/Emergency Generator Screening: Both the Cooling Tower and Emergency Generator require adequate air circulation to function properly and efficiently. These elements are grouped together and discretely located adjacent to the northeast corner of the five level Parking Garage. As such they are effectively screened from the south/southwest by the Parking Garage proper. We do propose a 6' dark colored chain link fence with a mesh net screen around the immediate perimeter of the equipment with a personnel access gate and a double gate for equipment access. Directly north, south, and west of the fence screening we propose clusters of evergreen trees. Directly across the street to the east we propose another cluster of evergreen trees to further screen from the adjacent property to the east. This combination of fencing, screening, and evergreens will effectively conceal the Cooling Tower and Emergency Generator from the surrounding public and future adjacent properties while providing adequate air for the equipment to function properly and efficiently.

We believe this proposed amendment to be consistent with the intent of the PUD standards and effectively screening the equipment from the public and from future adjacent property developments in a softer, more natural and aesthetically pleasing manner while accommodating proper and efficient operation of the screened equipment. Please do not hesitate to contact us if you should desire any additional information regarding this amendment.

Sincerely,

Thomas E. Cooper

TEC:slm
Enclosures
December 2, 2009

STAFF RECOMMENDATION

PUD-179-T-2: Minor Amendment – West of the southwest corner of East 71st Street South and South Mingo Road; Lot 2, Block 1 – Woodland Hills Annex; 9010 East 71st Street South; TRS 8312; CZM 53; Atlas 1128; PD 18; CD 7; OL/OMH/PUD.

The applicant is requesting a minor amendment to increase the permitted display surface area for a wall sign on the northern elevation of the subject building from 1.5 square feet per lineal foot of wall (sf/lfw) to 1.9 sf/lfw, to allow for a 35.11 square foot (sf) wall sign. The elevation in question is the primary elevation of the building facing 71st Street South.

The subject building sits approximately 420-feet (+/-) from the 71st Street right-of-way (ROW) with an intervening restaurant between the hotel and the street. The building is surrounded by commercially zoned PUD properties. These surrounding properties generally allow 1.5 to 2.0 sf/lfw for wall signs. In permitting a .4 square foot increase in the permitted display surface area for this single wall sign, staff does not believe this will represent a substantial deviation from the approved concept plan or the intent of the PUD chapter of the code. Staff concludes the increase would not substantially alter the character of the PUD.

Therefore, staff recommends APPRVOAL of minor amendment PUD-179-T-2 increasing the permitted display surface area for wall signs from 1.5 sf/lfw to 1.9 sf/lfw on the northern facing canopy only of the subject building located on Lot 2, Block 1 – Woodland Hills Annex.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
Logo = 4 x 4 = 16
Holiday Inn = 1.17 x 6.52 = 8.10
Express = 1.59 x 6.92 = 11.01

Elevation

Proposed Sign

North Canopy - elevation only.

Letters have uniform
Gensler faces. Guy & Right.
Truncap and returns are
green.

"8" symbol is flat cut
out.

Registration Symbol
Fabrication Drawing &
Notes

Letters have Blue faces
during the day and White
at night. Truncap and
returns are Blue.

InterContinental Hotels Group
Theo Evans Drive
Salem, MA

Holiday Inn Express
Stacked Linear Layout
with Monogram

Layout Drawing
March 19, 2006
STAFF RECOMMENDATION

December 2, 2009

PUD-411-C-14: Minor Amendment – Northeast corner of 101st Street South and South Memorial Drive; All of Block 1 – South Town Market; TRS 8224; CZM 57; Atlas 105/2270; PD 26 CD 8; CO/PUD.

The applicant is requesting a minor amendment to combine Lots 2 and 3, Block 1 - South Town Market and reallocate permitted floor area (see Exhibit A).

With this application there is no increase in the amount of permitted floor area being requested. If approved, the 259,410 square feet of floor area as allowed by minor amendment PUD-411-C-12 and all other development standards would remain effective (see Exhibit B).

Section 1107-H-1 of the code allows the adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered. Since there is no request for an increase in floor area or for additional uses being made staff views the request as minor in nature. Approval of the request will not substantially alter the character of the FUD or the intent of the PUD chapter of the code.

Therefore, staff recommends of APPROVAL of minor amendment PUD-411-C-14 with all development standards as adopted by PUD-411-C-12 remaining effective.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
South Town Market Building Floor Area as Allocated by Minor Amendment PUD-411-C-12

<table>
<thead>
<tr>
<th>Lot Number</th>
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<tr>
<td>1</td>
<td>6,000</td>
</tr>
<tr>
<td>2</td>
<td>6,000</td>
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<tr>
<td>3</td>
<td>4,500</td>
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<td>5, 6, 7</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>259,410</strong></td>
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South Town Market Building Floor Area as Allocated by Lot Combination and Minor Amendment PUD-411-C-14

<table>
<thead>
<tr>
<th>Lot Number</th>
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<td>4</td>
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<td>5, 6, 7</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>259,410</strong></td>
</tr>
</tbody>
</table>

Note: Per the approval of site plan dated 8/27/09 the Target store occupies 186,110 square feet, leaving 42,100 sf of floor area for Lots 6 and 7.
December 2, 2009

STAFF RECOMMENDATION

PUD-411-C: Detail Site Plan – Northeast corner of 101st Street South and South Memorial Drive; Lots 2 and 3, Block 1 - South Town Market; TRS 8224; CZM 57; Atlas 105/2270; PD 26; CD 8. CO/PUD.

The applicant is requesting approval of a detail site plan for an 18,697 square foot (sf), 1-story retail building. The proposed use, Use Unit 14 – Shopping Goods and Services is a permitted use within Development Area 1A-1 of PUD 411-C. Associated with this detail site plan is lot combination application LC-218 (combining lots 2 and 3) and minor amendment request PUD-411-C-14, both appearing on the December 2nd agenda of the TMAPC. The minor amendment request is required to reflect the lot combination and allocation of existing floor area.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from one point along Memorial Drive and one from 101st Street South with mutual access easements along the east side of lot 2 and in between lots 3 and 4 as required by adopted development standards. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping will be provided per the landscape chapter of the Zoning Code. Site lighting is limited to 30' in height as allowed by the PUD and a trash enclosure has been provided as required. Sidewalks are provided along 101st Street and Memorial Drive as required by subdivision regulations.

Staff recommends APPROVAL of the detail site plan for Lots 2 and 3, Block 1 – South Town Market conditional upon the approval of Lot Combination application LC-218 and minor amendment request PUD-411-C-14.

Note: Detail site plan approval does not constitute landscape and sign plan approval.
Plantage Details

1. All plants shall be installed in accordance with AASHTO Standard for Highway Design 2007.

2. Planting shall be limited to areas described on the plan and shall include a minimum of 10% grass triangle, 5% tree islands, and 5% shrubbery. All plant species shall be selected for the site conditions.

3. All planting beds shall be maintained in the following manner: Seed grass shall be maintained to a depth of 2 inches. Grass shall be maintained by careful edging and trimming, and by the use of appropriate herbicides. Any non-ripened grass outside of the planting area shall be removed to prevent encroachment.

4. All planting beds and tree wells shall receive a minimum of 3" of soil.

5. All trees shall be planted 3" above finish grade.

6. Planting beds shall be cut and finished from the upper 1/2 of the root ball, and all trees and shrubs shall be supported by stakes and wire until established.

7. All planting beds shall be maintained and free of debris.

8. Trees shall be supported by burlap and wire until established. The burlap shall be removed after the tree has become established.

9. All tree wells shall receive a minimum of 3" of soil.

10. All tree wells shall be maintained to a depth of 2 inches. Trees shall be maintained by careful edging and trimming, and by the use of appropriate herbicides. Any non-ripened grass outside of the planting area shall be removed to prevent encroachment.

11. All planting beds shall be maintained to a depth of 2 inches. Grass shall be maintained by careful edging and trimming, and by the use of appropriate herbicides. Any non-ripened grass outside of the planting area shall be removed to prevent encroachment.

12. All planting beds shall be maintained to a depth of 2 inches. Grass shall be maintained by careful edging and trimming, and by the use of appropriate herbicides. Any non-ripened grass outside of the planting area shall be removed to prevent encroachment.

13. All planting beds shall be maintained to a depth of 2 inches. Grass shall be maintained by careful edging and trimming, and by the use of appropriate herbicides. Any non-ripened grass outside of the planting area shall be removed to prevent encroachment.

14. All planting beds shall be maintained to a depth of 2 inches. Grass shall be maintained by careful edging and trimming, and by the use of appropriate herbicides. Any non-ripened grass outside of the planting area shall be removed to prevent encroachment.

15. All planting beds shall be maintained to a depth of 2 inches. Grass shall be maintained by careful edging and trimming, and by the use of appropriate herbicides. Any non-ripened grass outside of the planting area shall be removed to prevent encroachment.

16. All planting beds shall be maintained to a depth of 2 inches. Grass shall be maintained by careful edging and trimming, and by the use of appropriate herbicides. Any non-ripened grass outside of the planting area shall be removed to prevent encroachment.

General Notes

1. All plants shall be maintained to a depth of 2 inches. Grass shall be maintained by careful edging and trimming, and by the use of appropriate herbicides. Any non-ripened grass outside of the planting area shall be removed to prevent encroachment.

2. The contractor shall be responsible for the installation of all materials and equipment used in the construction of the landscape. The contractor shall be responsible for the maintenance of all materials and equipment used in the construction of the landscape.

Irrigation Notes

1. Installation to be supplied by a professional irrigation system.

2. Refer to irrigation plans and specifications for irrigation design.
December 2, 2009

STAFF RECOMMENDATION

PUD-399-1: Minor Amendment – North of the northwest corner of 121st Street South and South Yale Avenue; Lot 2, Block 1 – Tom’s Kids; TRS 8333; CZM 56; Atlas 3340; PD 26; CD 8 RS-1/PUD.

The applicant is requesting a minor amendment to increase the permitted building height for a single-family dwelling from 35' to 45' measured from the finished floor of the structure.

The proposed house will sit on a 7.4 acre/323,224.95 square foot (sf) tract, and will be approximately 238' feet from the nearest property line (see Exhibit S-2). An increase in the permissible height of the house within this PUD is allowed by §1107, H-9 of the code and if approved, would not affect any nearby property or district.

Therefore, staff recommends APPROVAL of minor amendment PUD-399-1 for Lot 2, Block 1 only of Tom’s Kids.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
December 2, 2009

STAFF RECOMMENDATION

**PUD-131-C**

Detail Site Plan – Southwest corner of South Garnett Road and Skelly Drive; Lot 4, Block 1 – Interstate Park; 11188 East Skelly Drive; TRS 9407; CZM 39; Atlas 745; PD 17; CD 5; RM-1/CS/OL/PUD.

The applicant is requesting approval of a detail site plan for a 16,193 square foot office building with accessory warehousing space. The proposed use, Use Unit 15 - Trades and Services not elsewhere classified (NEC) is a permitted use within PUD-131-C.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from Skelly Drive and via mutual access easement from Garnett Road. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping will be provided per Alternative Compliance Landscape Plan AC-93, approved by the TMAPC on 10/21/09. All sight lighting is limited to 12-feet in height and will be directed down and away from adjoining properties.

Staff recommends **APPROVAL** of the detail site plan for Lot 4, Block 1 – Interstate Park.

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*Note: Detail site plan approval does not constitute landscape and sign plan approval.*
Overall Dimensions

Arm Mount
(SS) Surface Arm Mount to Square Pole (Standard)

Specifications

Housing
Formed aluminum sheet metal housing and top. The sides and top shall be mechanically and chemically sealed to ensure a rain-tight seal. Standard unit constructed to IP54.

Optical Module
Rotatable multi-faceted segmented reflectors shall be made of high purity, anodized aluminum. Optical assemblies shall be field rotatable at 90° increments and exchangeable. The combination of horizontal lamp orientation and flat glass lens allows the 14" AL2 Series (Spectra II Area Luminaire) to meet the IES definition of Full Cutoff and is Dark Sky Ordinance compliant.

Lamp Access
Door frame shall be mitered anodized aluminum extrusion, gasketed to ensure a positive seal to the housing while accommodating a flat glass lens.

Lens
Lens shall be tempered glass to withstand thermal and physical shock.

Socket
A porcelain, 4KV pulse-rated, grip-type medium base socket shall be used to prevent lamp loosening and to maintain proper lamp positioning.

Ballast
Ballast shall be high power factor with reliable starting at temperatures as low as -29°C [-20°F] for Metal Halide, -34°C [-30°F] for Pulse Start Metal Halide, and -40°C [-40°F] for High Pressure Sodium. Crest factor does not exceed 1.8. Ballast has Class H, 180°C (356°F) rated insulation system.

Mounting
Surface arm mount (field installed) shall be of heavy gauge extruded aluminum. Threaded tension rods shall be used to bolt to square (standard) or round poles. Additional mounting options include direct mount to square pole, an adjustable arm mount, an adjustable mastfitter, a wall mount bracket (with or without arm), and pole top tenon adapters with arm mount for square and round poles.

Finish
Standard finish shall be Dark Bronze UltraClad™ polyester powder coating, 2.5 mil nominal thickness, electrostatically applied and oven cured to ensure extreme durability. Other colors may be specified. Decorative striping option also available.

Listings
UL/cUL Listed luminaire, UL 1598, suitable for Wet Locations. The quality systems of this facility have been registered by UL to the ISO 9001 Series Standards.

Warranty / Terms and Conditions

Standard 3 Year Limited Warranty
Wide-Lite's current Warranty may be found at www.wide-lite.com (keyword: warranty) as well as Wide-Lite's current Standard Terms and Conditions of Sale (keyword: terms).

All sales of items in this catalogue shall be subject to Wide-Lite's Standard Terms and Conditions of Sale current at the time of shipment. If you do not have a copy of Wide-Lite's Warranty and Standard Terms, please contact the factory for same prior to ordering.

Some luminaires use fluorescent or high intensity discharge (HID) lamps that contain small amounts of mercury. Such lamps are labeled "Contains Mercury" and/or with the symbol "Hg". Lamps that contain mercury must be disposed of in accordance with local requirements. Information regarding lamp recycle and disposal can be found at www.lamprecycle.org.
### Widelite AL2 Series

**Spectra II Area Luminaire - 70-150 watt HID**

**Type:**
- Job: INTERSTATE PARK

### Series
- Pulse Start Metal Halide
  - AL2P-70
  - AL2P-100
  - AL2P-150
- High Pressure Sodium
  - AL2S-70
  - AL2S-100
  - AL2S-150

### Distribution (1)
- 2H = Type II Horizontal
- 3H = Type III Horizontal
- 4H = Type IV Horizontal
- 5H = Type V Horizontal

### Voltage
- 120
- 208
- 240
- 277
- 480
- VQ

### Mounting (3)
- SS = Surface Arm Mount to Square Pole (Standard)
- SR(X) = Surface Arm Mount to Round Pole (Mounting edge of arm is contoured to match pole radius)
- DM = Direct Mount to Square Pole (Luminaire housing mounts flush to pole without the use of mounting arm(s). For use with the following mounting configurations only: 180° or 210°)
- SA2 = Adjustable Arm Mount to Square Pole (Includes transition plate)
- MA2 = Adjustable Masthead Mount to 2-3/8" OD tenon (Includes transition plate)

### RTA-()-(X)-(Y) (5, 6) = Round Pole Tenon Adapter
(Splitter for Round Pole with 2.375" O.D. x 4" vertical tenon, 6" arm included)

### SPTA-()=2.375 (5) = Square Pole Tenon Adapter
(Splitter for Square Pole with 2.375" O.D. x 4" vertical tenon, 6" arm included)

### WB = Wall Mount Bracket
### WBA = Wall Mount Bracket with 6" arm

---

### Mounting Configurations

<table>
<thead>
<tr>
<th>Configuration</th>
<th>Diagram</th>
</tr>
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<tbody>
<tr>
<td>1 @ 90°</td>
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<tr>
<td>2 @ 90°</td>
<td><img src="attachment" alt="Diagram" /></td>
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<td>3 @ 90°</td>
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<td>2 @ 120°</td>
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<tr>
<td>2 @ 120°</td>
<td><img src="attachment" alt="Diagram" /></td>
</tr>
<tr>
<td>3 @ 120°</td>
<td><img src="attachment" alt="Diagram" /></td>
</tr>
</tbody>
</table>

Note: 2 @ 120° and 3 @ 120° mounting configurations require Round Poles or use of Round Pole Tenon Adapter. All other configurations may be used with Round or Square Poles.

---

1. AL2 Series is not available with Vertical Lamp or Sag Glass.
2. Allows field selection of 120/208/240/277 voltages. (No 460V)
   Certain options may require voltage selection as well.
3. Refer to page 4 for Drill Template No. 8.
4. X = Specify pole size: [3.5 / 4"] OD; [4 / 5"] OD.
5. X = Specify configuration: 1 @ 90°; 2 @ 90°; 3 @ 90°; 4 @ 90°; 2 @ 180°; 2 @ 120°; 3 @ 120°.
6. Y = Specify tenon size: 2.375" OD x 4" tall; 3.5" O.D. x 6" tall; 3.0" O.D. x 6" tall.

---

PT#: WLSP0125A1008
### AL2 Series

**Spectra II Area Luminaire - 70-150 watt HID**

**Type:**
**Job: INTERSTATE PARK**

### Distribution Guide & Ballast Data

<table>
<thead>
<tr>
<th>Source Type(1)</th>
<th>Catalog Number</th>
<th>Lamp Envelope</th>
<th>Reflector Type(3)</th>
<th>CutOff Level</th>
<th>Jies File Name(4)</th>
<th>Ballast Type(5)</th>
<th>ANSI Code</th>
<th>Line Current(6)</th>
<th>Line Watts</th>
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<td>3.2 / 1.7 / 1.6 / 1.4 / 0.7</td>
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</table>

1) The Spectra AL2 Series can accommodate a variety of other wattages and lamps. Consult factory.
2) PS = Pulse Start Metal Halide, HPS = High Pressure Sodium. Clear lamps recommended.
3) H Optics = Horizontal Lamp, Frel Glass, Full CutOff.
4) Replace (*) with chosen Reflector Type: 2H, 3H, 4H, or 5H.
5) CWA = Constant Wattage Auto Transformer, HX-HPF = High Reacance High Power Factor.
6) For 100-70W luminaires, consult factory to verify the accuracy of the Line Current / Line Watts data shown.

### Options (Factory Installed)

- **CSR** = Hot Quartz Restrike
- **LQ** = Hot/Cold Quartz Restrike

**Note:** Standard 150 watt (120V) double contact bayonet base socket.
Combined Quartz wattage may not exceed HID lamp wattage.

**CSR -** Quartz restrike using a current sensing relay; extinguishes auxiliary lamp when main arc strikes.

**LQ -** Provides LiteMatic operation for fixtures with 120V or multi-tap ballasts.

### LiteMatic Operation

**Normal Start:** Main and Quartz lamps both energized.

**Main Lamp Reaches Approximately 40% of Rated Output:** Quartz lamp automatically extinguishes when main lamp at 100% output.

**When Arc Extinguished:** Auxiliary quartz lamp automatically energized when power is restored.

**Main Lamp Reaches 40% of Rated Output:** Quartz lamp automatically extinguishes

### Finish

- **DB** = Dark Bronze
- **TBK** = Textured Black
- **BLK** = Black
- **GR** = Gray
- **TGN** = Textured Green
- **SA** = Satin Aluminum
- **WHT** = White
- **RAL(*) =** Special Tiger DryLac® Powder coat finish;

*Specify RAL color number from RAL color chart (Consult factory.)*
- **DS02 =** Black Decorative Striping
- **DS03 =** Gold Metallic Decorative Striping
- **DS04 =** Red Decorative Striping
- **DS05 =** Silver Metallic Decorative Striping

*Consult factory for additional striping colors.*
**Type:** POLE LIGHT  
**Job:** INTERSTATE PARK  

---

**Accessories (Field Installed - Shipped Separately)**

- **F1-Kit** = Inline Fusing (120V/277V)  
- **F2-Kit** = Inline Fusing (208V/240V/480V)  
  
Consists of 1 or 2 fuse holders and 1 or 2 KTK 30 amp fuses. Field installed.

- **SK-AL2-(F)** = External Glare Shield  
  
Field installed accessory provides advanced directional control of spill light. Mounts to housing.

  Recommended finish is TBK (Textured Black).

---

**Notes**

**Drill Template No. 8 (NTS)**

- DM = Direct Mount to Square Pole  
- SS = Arm Mount to Square Pole  
- SR = Arm Mount to Round Pole  
- SA2 = Adjustable Arm Mount to Square Pole

  For 4" - 6" Square Pole or 3.5" - 5" Round Pole

---

Wide-Lite is a Philips group brand

P.O. Box 606  
San Marcos, TX 78667-0606  
PH: 512-392-5821 / FAX: 512-753-1122

Wide-Lite reserves the right to change specifications and dimensions without notice. Lamps and electrical specifications / availability subject to change by manufacturer without notice.

www.wide-lite.com  
CATALOG KEYWORD: AL2  
PT#: WLSP0125A1008
690-1-33 - Quorum Lighting Outdoor Flood Light

Manufacturer: Quorum Lighting
Code: QRL-690-1-33
Price: $25.65
Cost: $38.48
Basket Total: $25.65
Quantity in Basket: None
Delivery Time: 1-2 Weeks

Please Enter E-Mail for Best Pricing* or add to basket to see total:

Quantity: 1
*(Not stored or shared)

Click to View Larger Image

We will not be undersold. Call us at 1-800-807-1826.

<table>
<thead>
<tr>
<th>Description</th>
<th>Specifications</th>
<th>Related Items</th>
</tr>
</thead>
</table>

690-1-33 - Quorum Lighting Outdoor Flood Light

The image above represents the general form of the fixture, the actual finish and/or configuration might be different. Please, read detailed description or call 1-800-807-1826 for more information.

1lt Par Lamp Floodigt-cs

Fixture Type: Outdoor Flood Light
Finish: Cobblestone

Fixture Classification: UL Wet Location
Exterior

21.12
Dimensions: W 5.5" x H 10"

Number of Lights: 1
Lamp Type: 1 - 150W PAR38/R40 - UL Wet (not included)
Manufacturer Name: Quorum Lighting
Manufacturer Code: 69C-1-33
Finish: Cobblestone
Dimensions: W 5.5" x H 10"
Lamp Type: 1 - 150W PAR38/R40 - UL Wet (not included)
Wattage: 150W
Bulb Type: PAR38/R40 - UL Wet
Fixture Type: Outdoor Food Light

Delivery Time: 1-2 Weeks

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<th>Name</th>
<th>Price</th>
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<td>43525-33 - Quorum Estate 52in Ceiling Fan in Cobblestone</td>
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<tr>
<td>QRL-3080-9-33</td>
<td>3080-9-33 - Quorum Lighting Outdoor Flushmount - Cage</td>
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<td>QRL-700-33</td>
<td>700-33 - Quorum Lighting Outdoor Box Lantern</td>
<td>$15.84</td>
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Please Enter E-Mail for Best Pricing* or add to basket to see total:

<table>
<thead>
<tr>
<th>Instant Quote</th>
</tr>
</thead>
</table>

Quantity: 1
*(Not stored or shared)  
What is best pricing?

21.13
December 2, 2009

STAFF RECOMMENDATION

PUD-762: Detail Site Plan – Northwest corner of South Lewis Avenue and East 13th Place South; TRS 9307; CZM 37; Atlas 12; PD 4; CD 4; CS/RS-3/PUD.

The applicant is requesting approval of a detail site plan for a 2,973 square foot (sf) federal credit union. The proposed use, Financial Institution within Use Unit 11 – Offices, Studios, and Support Services is a permitted use within PUD-762.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from one point from Lewis Avenue and two points off 13th Place as approved by the City of Tulsa Traffic Engineering per the attached signed site plan as required by the PUD. Parking has been provided per the applicable Use Unit of the Zoning Code. An 8' solid masonry wall will be constructed along the west boundary line and along the first 50' of the north boundary line as required by PUD development standards. A 6-foot wooden screening fence will then commence 50' from the northwest corner of the site and will travel another 50', making the screening along the northern boundary 100' long as required. All sight lighting within the west 75' of the site will be limited to 14-feet in height with the rest permitted up to 25-feet. All lighting will be directed down and away from adjoining properties and will not exceed .5 foot-candles at the west and north boundary lines as permitted by the PUD. If sidewalks do not exist or where they are existing, sidewalks will be provided and/or maintained along East 13th Place and Lewis Avenue as required by PUD Development Standards and Subdivision regulations.

Staff recommends APPROVAL of the detail site plan for Lot 1, Block 1 – St. John Tulsa Federal Credit Union RSB PRT Terrace Drive Addn.

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

D815

Victory - Architectural Luminaire

**Application**

The Victory Luminaire features a unique contemporary design. The flat lens, vertical lamp and IES full cutoff luminaire is Dark Sky Certified to restrict light trespass, glare and light pollution. The low profile, aerodynamic-shaped housing is complimented with a uniquely styled mounting arm. A durable polyester powder coat finish will enhance any application. The Victory is a great choice for auto dealerships, shopping centers, parking lots, streetlighting and general area lighting.

**Features**

- Weathertight unit fabricated from aluminum .063" thick, continuous heliarc welded at all seams.
- Features a .125" ballast plate and a .250" reinforcing plate for arm attachment.
- Standard lens is clear impact-resistant tempered glass, convex when the lamp positioning is vertical and flat when the lamp is horizontal.
- One-piece, die formed, heavy-gauge aluminum frame and the lens are sealed by gaskets against moisture, bugs, and dust.
- Lens frame opens on 2 two piece take-apart hinges.
- All ballasts are CWA/HPF regulating auto-transformers, available in HPS and MH. Starting temperature for HPS is -40°F, and MH starts at -20°F.
- Segmented or with hydroform reflector, depending on ANSI type specified. All reflectors have a highly reflective specular aluminum finish.
- Available with either horizontal or vertical lamp positioning in Types II, III, Front Throw and V.
- Thermostat polyester oven-baked powder coat, in any standard color. Custom colors are available to your specifications.

**Dimensions**

<table>
<thead>
<tr>
<th>Size</th>
<th>A</th>
<th>B</th>
<th>C</th>
</tr>
</thead>
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<tr>
<td>Size 33</td>
<td>33&quot;</td>
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</table>

**Max Waits**

<p>| | |</p>
<table>
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<tbody>
<tr>
<td>400W</td>
<td>1000W</td>
</tr>
</tbody>
</table>

**Ordering Information:**

Example: (D815-22-T2-100-M-OM-PM-BK-WSF)
HID lighting
D418
Louvered Wallpack

Application
Parking areas, entrances, walkways, underpasses, loading docks, recreation areas and tunnels.

Features
- Heavy corrosion resistant cast aluminum with vertical louvers
- Lens is .188" thick clear tempered glass
- Reflector is specular aluminum
- Ballast is high power factor, and mounted on an aluminum tray
- Polyester powdercoat is standard bronze. Other finishes are available upon request

ORDERING INFORMATION:
Example: (D418-100-M-MT-LP)

D418
Series
Louvered Wallpack

Wattage / Base
- 50 - 50W MED
- 70 - 70W MED
- 100 - 100W MED
- 150 - 150W MED
- 175 - 175W MED/MED
- 120 - (1) 26W CFL
- 132 - (1) 32W CFL
- 142 - (1) 42W CFL
- 226 - (2) 26W CFL
- 232 - (2) 32W CFL
- 242 - (2) 42W CFL

Lamp Source
M - Metal Halide
S - High Pressure Sodium
C - Compact Fluorescent

Voltage
E8 - 120/277V Electronic Ballast
DT - 120V/277V
MT - 120/208/240/277V
1N - 120V NPF (HPS Only)

Finish
BZ - Bronze
BL - Black
WH - White
CU - Custom

Options
LP - Lamp with fixture
WDF - Wired Double Fuse
WSF - Wired Single Fuse
PC - Photocell
EMB - Emergency Backup

1 Standard color for this fixture
2 Contact factory for custom finishes
3 Available on Compact Fluorescent Units Only.
4 Please specify voltage (eg. 120V)
MINOR SUBDIVISION PLAT

Tulsa Downtown Stadium - (9201) (PD 1) (CD 4)
201 North Elgin Avenue

This plat consists of 1 Lot, 1 Block, on 8.25 acres.

The following issues were discussed November 19, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning**: The property is zoned CBD. An accelerated building permit had been approved on the site. A release letter is needed from ODOT (Oklahoma Department of Transportation) on this project.

2. **Streets**: Include plat number or book and page for all right-of-way.

3. **Sewer**: No comment.

4. **Water**: No comment.

5. **Storm Drainage**: No comment.

6. **Utilities**: Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.

7. **Other**: Fire: No comment. GIS: No comment.

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

**Waivers of Subdivision Regulations:**

1. None requested.

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

**Standard Conditions:**

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

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the
City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
November 19, 2009

Tulsa Metropolitan Area Planning Commission
Two West 2nd Street, Suite 800
Tulsa, Oklahoma 74103

Commissioners,

I am writing to urge your approval of the application for the proposed minor subdivision plat for Tulsa Downtown Stadium. This item is to be heard at the December 2, 2009 TMAPC meeting.

Sincerely,

[Signature]
Eric Gomez
District 4 City Councilor
MINOR SUBDIVISION PLAT

Church of God - (9229) (County)
5010 West 41st Street South

This plat consists of 1 Lot, 1 Block, on 38 acres.

The following issues were discussed November 19, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL (industrial light), IR (industrial research), CS (commercial shopping) with approval for a church use per Board of Adjustment case 2352. A release letter from the fire department serving the property must be received.

2. **Streets:** No comment.

3. **Sewer:** Planned sanitary sewer line needs to be less than 8 inches in diameter.

4. **Water:** No comment.

5. **Storm Drainage:** No comment.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.

7. **Other:** Fire: Get with Berryhill Fire Department or the Oklahoma State Fire Marshalls’ office for comments. The fire hydrants do not meet the spacing requirements per the International Fire Code. The radius in the parking lots do not meet the turning radius for fire trucks. **GIS:** Submit a control data subdivision form. **County Engineer:** Access must be approved by the County Engineer. Project is acceptable.

Staff recommends **APPROVAL** of the MINOR Subdivision plat subject to the TAC comments and the special and standard conditions below.
Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7145

TRS 9316                  Atlas 91
CZM 37                    PD-6 CD-9

TMAPC Hearing Date: December 2, 2009

Applicant: Real Property Dynamics                        Tract Size: ± acres

ADDRESS/GENERAL LOCATION: 3321 East 27th Street

EXISTING ZONING: RS-3                                EXISTING USE: Abandoned house
PROPOSED ZONING: OL                                    PROPOSED USE: Small office

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:
Z-6925 February 2004: All concurred in approval of a request for rezoning a 7,500+ square foot tract of land from RS-3 to OL for a beauty shop on property located east of the southeast corner of East 27th Place South and South Harvard Avenue.

BOA-18904 November 14, 2000: The Board of Adjustment approved a Special Exception to permit an auto painting shop within 150 feet of an R district, on conditions that all painting and related activities be conducted within the building, all permits, licenses and inspections be obtained, and all access be from Harvard Avenue, on property located at 2615 South Harvard and abutting the subject property to the north and west.

PUD-621 November 1999: All concurred in approval of a proposed Planned Unit Development on a 2.5+ acre tract of land for office and commercial development on property located on the southeast corner of East 27th Street South and South Harvard Avenue.

Z-6565 November 1996: Staff recommended denial of a request to rezoning from RS-3 to OL on a tract of land located on the southeast corner of East 29th Street and South Harvard. TMAPC recommended approval based on the proposed parking lot for a heating and air-conditioning business adjoining the lot and City Council concurred in approval of OL zoning.

AREA DESCRIPTION:
SITE ANALYSIS: The subject property is approximately 7,500+ square feet in size and is located 3321 East 27th Street. The property appears to be a vacant single-family residential structure- and is zoned RS-3.
STREETS:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 27th Street South</td>
<td>N/A</td>
<td>N/A</td>
<td>2 (one-way to the expressway); traffic light at 27th Street</td>
</tr>
</tbody>
</table>

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

SURROUNDING AREA: The subject tract is abutted on the east by single-family-residential uses, zoned RS-3; on the north by Hourglass Auto Repair, zoned CH; on the south by vacant and single-family residential uses, zoned RS-3; and on the west by Trippett's Shoes and associated parking lot and an apparently vacant single-family residence, zoned OL and CH.

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 Low Intensity – Residential land use. According to the Zoning Matrix, the requested OL zoning is not in accord with the Plan.

STAFF RECOMMENDATION:
This area is in transition, probably due to the proximity of the expressway to the north and the one-way street leading to it. An office use is a likely transition from the CH and OL uses to the west to the RS-3 uses remaining to the east. At some point, perhaps the Comprehensive Plan for this area should be reevaluated to determine if the current designation is appropriate, and if not, to consider some other designation. Staff recommends APPROVAL of OL zoning on Z-7145.

12/02/09
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7146 (related to PUD-513-B)

TRS 9332
CZM 47

Atlas 470
PD-18b CD-9

TMAPC Hearing Date: December 2, 2009

Applicant: Storage Station of Tulsa, LLC
Tract Size: 1.61± acres
70,000± square feet

ADDRESS/GENERAL LOCATION: East of southeast corner of East 51st Street South and South Delaware Place

EXISTING ZONING: RM-2/OM/PUD-513/PUD-513-A
EXISTING USE: Office

PROPOSED ZONING: OMH/PUD-513-B
PROPOSED USE: Hotel

ZONING ORDINANCE: Ordinance number 18265 dated August 1, 1994 and ordinance number 19507 dated 19507 dated March 11, 1999, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6675/PUD-513-A March 1999: All concurred in approval of a request for rezoning a 4.57± acre tract of land from RS/RM-1/OM/PUD-513 to RM-1/RM-2/OM/PUD-513-A and a proposed Planned Unit Development to expand existing PUD with office and mini-storage uses on property located east of southeast corner of East 51st Street South and South Delaware Place and the subject property.

PUD-295-A November 1996: All concurred in approval of a proposed Major Amendment to a Planned Unit Development a tract of land to increase the original PUD by adding three adjoining residential lots to allow single-family homes, additional parking for the existing townhouses, and a water retention facility, on property located south of the southeast corner of East 51st Street South and South Columbia Place.

Z-6517 January 1996: All concurred in approval of a request for rezoning a 2.7± acre tract of land from RM-1/CS/PUD-513 to RM-1/OM/PUD513 for office and mini-storage use, thereby bringing the north 150 feet of the tract into compliance with the Comprehensive plan on property located east of southeast corner of East 51st Street South and South Delaware Place and the subject property.

Z-6448/PUD-513 August 1994: Staff recommended for denial of a request for rezoning a 2.7± acre tract of land from RS-2 to RM-1/CS/PUD and a proposed Planned Unit Development to permit office use and mini-storage facilities. TMAPC and City Council concurred on approval of the proposal with OM zoning instead of RM-1 zoning, on property located east of southeast corner of East 51st Street South and South Delaware Place and the subject property.

Z-5948/PUD-257 June 1984: Staff recommended denial of a request for rezoning on a .47± acre tract of land from RS-2 to OM but approval of OL zoning, and a proposed Planned Unit
Development for office development on property located on the southwest corner of East 51st Street South and South Columbia Place. The TMAPC and City Council concurred in approval of OM zoning as requested.

**PUD-266 September 1981:** All concurred in approval of a proposed Planned Unit Development on a 8.9+ acre tract of land for an 18,000 square foot office building, 212 apartment unit development and a club house on property located on the south side of East 51st Street at South Delaware Place and abutting south and west of subject property.

**PUD-295 September 1982:** All concurred in approval of a proposed Planned Unit Development a tract of land for 21 townhomes with conditions on property located south of the southeast corner of East 51st Street South and South Columbia Place.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 1.61+ acres in size and is located east of southeast corner of East 51st Street South and South Delaware Place. The property appears to be -- and is zoned RM-2/OM/PUD-513/PUD-513-A.

**STREETS:**

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<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>East 51st Street South</td>
<td>Secondary arterial</td>
<td>100'</td>
<td>4, with turning lanes</td>
</tr>
</tbody>
</table>

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

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant land and a drainage facility, zoned OM and CS; on the north by cleared land, zoned RM-2 and OL; on the south by a mini storage facility, zoned PUD-513 and 513-A; and on the west by a clubroom for the apartments to the south of the mini storage facility, zoned RM-2.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**
The District 18b Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity – Office land use. According to the Zoning Matrix, the requested OMH/PUD zoning may be found in accord with the Plan.

**STAFF RECOMMENDATION:** At least one other hotel has been approved in this area. With the widening of I-44, it is likely that more may be proposed. Hotel/motel uses are compatible with the surrounding uses in this area and therefore staff recommends APPROVAL of OMH zoning, if the TMAPC deems is appropriate to approve PUD-513-B.

12/02/09
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: PUD-513-B (related to Z-7146)

TRS 9332
CZM 47

TMAPC Hearing Date: December 2, 2009

Applicant: Storage Station of Tulsa, LLC

Tract Size: 4.5± acres
196,020± square feet

ADDRESS/GENERAL LOCATION: East of southeast corner of East 51st Street South and South Delaware Place

EXISTING ZONING: RM-1/RM-2/OM/PUD-513/PUD-513-A
EXISTING USE: Office

PROPOSED ZONING: OMH/PUD-513-B
PROPOSED USE: Hotel

ZONING ORDINANCE: Ordinance number 18265 dated August 1, 1994 and ordinance number 19507 dated 16507 dated March 11, 1999, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6675/PUD-513-A March 1999: All concurred in approval of a request for rezoning a 4.57± acre tract of land from RS/RM-1/OM/PUD-513 to RM-1/RM-2/OM/PUD-513-A and a proposed Planned Unit Development to expand existing PUD with office and mini-storage uses on property located east of southeast corner of East 51st Street South and South Delaware Place and the subject property.

PUD-295-A November 1996: All concurred in approval of a proposed Major Amendment to a Planned Unit Development a tract of land to increase the original PUD by adding three adjoining residential lots to allow single-family homes, additional parking for the existing townhouses, and a water retention facility, on property located south of the southeast corner of East 51st Street South and South Columbia Place.

Z-6517 January 1996: All concurred in approval of a request for rezoning a 2.7± acre tract of land from RM-1/CS/PUD-513 to RM-1/OM/PUD513 for office and mini-storage use, thereby bringing the north 150 feet of the tract into compliance with the Comprehensive plan on property located east of southeast corner of East 51st Street South and South Delaware Place and the subject property.

Z-6448/PUD-513 August 1994: Staff recommended for denial of a request for rezoning a 2.7± acre tract of land from RS-2 to RM-1/CS/PUD and a proposed Planned Unit Development to permit office use and mini-storage facilities. TMAPC and City Council concurred on approval of the proposal with OM zoning instead of RM-1 zoning, on property located east of southeast corner of East 51st Street South and South Delaware Place and the subject property.
**Z-5948/PUD-257 June 1984:** Staff recommended denial of a request for rezoning on a .47+ acre tract of land from RS-2 to OM but approval of OL zoning, and a proposed Planned Unit Development for office development on property located on the southwest corner of East 51st Street South and South Columbia Place. The TMAPC and City Council concurred in approval of OM zoning as requested.

**PUD-266 September 1981:** All concurred in approval of a proposed Planned Unit Development on a 8.9+ acre tract of land for an 18,000 square foot office building, 212 apartment unit development and a club house on property located on the south side of East 51st Street at South Delaware Place and abutting south and west of subject property.

**PUD-295 September 1982:** All concurred in approval of a proposed Planned Unit Development a tract of land for 21 townhomes with conditions on property located south of the southeast corner of East 51st Street South and South Columbia Place.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 4.5+ acres in size and is located east of southeast corner of East 51st Street South and South Delaware Place. The property is developed and is zoned RM-1/RM-2/OM/PUD-513/PUD-513-A.

**STREETS:**

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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>East 51st Street South</td>
<td>Secondary Arterial</td>
<td>100'</td>
<td>4</td>
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**UTILITIES:** The subject tract has municipal water and sewer available.

**SURROUNDING AREA:** The subject tract is abutted on the east by unplatted property, zoned OM and RM-2; on the north by 51st Street and then vacant land, zoned OM/OL/RM-2 (this property will ultimately be I-44 ROW once the widening is complete); and on the south and west by Brittany Square, zoned RM-1/RM-2/PUD.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**
The District 18b Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium intensity - office. According to the Zoning Matrix, the requested OMH/PUD zoning may be found in accord with the Plan.

**STAFF RECOMMENDATION:**
Major amendment PUD-513-B is an infill development proposal consisting of 4.5 acres (196,240 sf) located west of the southwest corner of East 51st Street South and South Harvard Avenue. The southern 2/3 of the property has been developed as a mini storage, while the northern 1/3 has three small one-story structures and a parking lot.

Concurrent with this application is request Z-7146 seeking to rezone the RM-2/OM portion of the property to OMH allowing for the additional requested hotel use. Approval of the PUD will be contingent upon approval of the rezone request.

This proposal would remove the existing dated offices and allow for construction of a three-story, 60-room hotel on the northern 1/3 of the site (see Exhibit E). The subject property will be replatted.
The PUD concept plan is submitted herein to establish a conceptual site plan with designation of development areas, allocation of uses, intensity of uses, establish development standards as well as, conditions to be followed by detailed PUD site plans to be submitted to and approved by the TMAPC. The concept plan including the bulk and area requirements and design standards and limitations meet Zoning Code regulations.

There are no residentially used properties immediately adjacent to the area proposed for the hotel development. The need for hotels and motels in the area appears necessary as the result of the widening of I-44 and the demolition of several in the area. Access to the ministorage would be via mutual access thorough the hotel parking lot.

Since there has been a need created for new hotels in the area by the widening of I-44 staff can support this request. The subject property's location gives it great freeway exposure as a result of the I-44 widening. Easy freeway access makes the site ideal for a small sized hotel.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-513-B 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-513-B subject to the following conditions (development standards for the existing mini-storage have been included for administrative purposes):

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

2. Development Standards:

<table>
<thead>
<tr>
<th>AREA:</th>
<th>Gross</th>
<th>Net</th>
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<tbody>
<tr>
<td></td>
<td>209,490 SF</td>
<td>196,240 SF</td>
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<tr>
<th>MAXIMUM BUILDING FLOOR AREA:</th>
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<tbody>
<tr>
<td>Development Area A:</td>
</tr>
<tr>
<td>OMH and Hotel Use: 60,000 SF</td>
</tr>
</tbody>
</table>

| Development Area B:        |
| None                       |

| Development Area C:        |
| 68,000 SF*                 |

*Any building floor area not used for mini-storage may be added to the permitted building floor area for Development Area A

PERMITTED USES:

| Development Area A:        |
|                           |
All uses available by right or special exception in OMH

**Development Area B:**
Private Access Drive
Parking
Landscaping
Trash receptacle

**Development Area C:**
Mini-storage and customary uses
Use Unit 11 uses

**MAXIMUM BUILDING HEIGHT:**
OMH and Hotel Use: 50 feet
Use Unit 11 Use: 35 feet
Mini-storage uses: 12 feet**

**Exterior perimeter walls of the mini-storage buildings shall not exceed eight (8) feet in height.**

**MINIMUM PERIMETER BUILDING SETBACKS:**

- From centerline of 51st Street: 100 feet
- From West and East property lines:
  - Development Area A: 10'
  - Development Area B: 10'
  - Development Area C: 5'
- From South property line: 3'
- From Internal Lot Lines: 0'

**MINIMUM REQUIRED OFF STREET PARKING:**
Per the applicable use unit in the Zoning Code.

**MINIMUM LOT FRONTAGE:**
75 feet for lots abutting 51st Street

**MINIMUM LANDSCAPED OPEN SPACE:**
OMH Use 15%
Hotel Use 10%
Mini-storage Uses: 10%

**MAXIMUM SIGNAGE:**
As permitted by the Zoning Code within the CS district.

**SCREENING:**
The perimeter of the PUD (excluding 51st Street frontage) will be screened by the existing fencing, new screening fence, or the walls of the buildings to be built on the property. The TMAPC shall determine appropriate screening at the time of Detail Site Plan Approval.
DOOR OPENINGS:
The mini-storage shall be designed so that all openings to mini-storage buildings are screened from view by persons standing at ground level at the boundaries of the PUD. This screening shall be accomplished by the use of the exterior building walls of storage units. Access gates shall be opaque if needed to screen interior door openings.

TRASH/MECHANICAL:
All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.

STORAGE LIMITATIONS:
No hazardous, toxic or explosive materials will be permitted to be stored in the mini-storage facilities. Open-air storage is prohibited.

LIGHTING:
Exterior light standards shall not exceed 15 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element of 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. Consideration of topography must be included in the calculations.

ACCESS AND CIRCULATION:
Access to the property is provided by 51st Street which runs along the northern boundary of the property. Access to Development Areas A and B is directly from 51st Street. Access to Development Area C is through Development Area B from 51st Street and across a mutual access easement along Development Area B. Internal circulation will be provided by interior drives. (See Exhibit “B”).

Sidewalks will be constructed along 51st Street or maintained where existing as required by subdivision regulations.

LANDSCAPING:
A Detailed Landscaping Plan shall be submitted to and approved by the Tulsa Metropolitan Area Planning Commission and a statement from a licensed landscape architect that the required landscaping is installed shall be delivered to the City of Tulsa prior to occupancy of a building.

3. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the same, which includes all buildings, required parking, and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

4. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A Landscape Architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy permit. The landscaping materials required under the
approved Plan shall be maintained and replaced as needed, as a continuing condition of
the granting of an Occupancy permit.

5. No sign permits shall be issued for erection of a sign within a development area of the
PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC
and approved as being in compliance with the approved PUD Development Standards.

6. The Department of Public Works or a professional engineer registered in the State of
Oklahoma shall certify to the appropriate City official that all required stormwater drainage
structures and detention areas serving a lot have been installed in accordance with the
approved plans prior to issuance of an occupancy permit on that lot.

7. No building permit shall be issued until the requirements of Section 1107-F 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.

8. Perimeter walls shall require the approval of a detail site plan by the TMAPC prior to
building permits being issued.

9. Subject to conditions recommended by the Technical Advisory Committee during the
subdivision platting process which are approved by TMAPC.

10. 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.

11. There shall be no outside storage of boats, vehicles, trailers or other items. There shall be
no outside storage of recyclable material, trash or similar material outside a screened
receptacle, nor shall trucks, truck-trailers or containers be parked in the PUD except while
they are actively being loaded or unloaded. Truck trailers or outside containers shall not
be used for storage.

**TAC COMMENTS:**

**General:** No comments.

**Water:** No comments.

**Fire:** At least one of the required access routes meeting this condition shall be located within
a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and
shall be positioned parallel to one entire side of the building.

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 proper fire hydrant coverage for the mini-storage.

**Stormwater:** Detention may be necessary if access to Joe Creek cannot be obtained.

**Wastewater:** Sanitary sewer access must be provided to all proposed lots within the development.

**Transportation:** Access and Circulation section must include sidewalks for pedestrian access.

**INCOG Transportation:**

- **MSHP:** E. 51st Street is a designated secondary arterial.
- **LRTP:** E. 51st St. S., between S. Lewis Ave and S. Harvard Ave, existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** A planned multi-use trail is just to the east of the parcel along Joe Creek.
- **Transit:** Currently, Tulsa Transit operates an existing route on S. Harvard Ave, less than a mile from this development location. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

**GIS:** No comments.

12/02/09
EXHIBIT A

LEGAL DESCRIPTION

Lots One (1) through Seven (7), inclusive, STORAGE STATION AMENDED, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.
VACANT Property North side of 5125 St.

OFFICES FROM EAST.
December 2, 2009

STAFF RECOMMENDATION

Z-5537-SP-1e: Corridor Plan Minor Amendment – North of the northwest corner of South Garnett Road and East 81st Street South; 7606 South Garnett Road; TRS 8407; CZM 54; Atlas 1265; PD 18; CD 8; CO.

The applicant is requesting a minor amendment to allow 60', stadium style light poles on two soft-ball fields at the above referenced property as depicted in attached exhibits A through E.

The ball fields are for the Union High School softball team(s). The field of greatest concern abuts directly to Lots 9 – 13, Block 1 - Hampton South II, single-family development (see Exhibits B and C). No stadium style lighting present at the facility has received site plan approval.

The applicant is proposing to shield the lights using aluminum spill and glare light control visors (see Exhibit E) and as pointed out in Exhibit F, by nature of the short playing seasons (March through May and August through October); limit the use of the lights. Also, the applicant has proposed to plant trees along the boundary line in common with Hampton South II per the attached landscape plan Exhibit B. The trees would be 8' at the time of planting. The size tree which can be planted should be limited because of the proximity of over-head power lines immediately along the boundary line (see Exhibit G).

Given the height of the lights and their proximity to the single-family dwellings, staff has reservations about the request. Referring again to the photographs in Exhibit G, use of the lights could have a substantial impact not only on the lots adjacent to the fields, but at 60' high combined with the network of exiting stadium style lighting, could adversely affect the neighborhood in general.

Due to the potential negative impact on surrounding properties staff recommends DENIAL of minor amendment request Z-5537-SP-1e.

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

Blanket Grid
Union Baseball
Tulsa, OK

Grid Spacing: 20' x 20'
Values given at 3' above grade

Luminaire Type: Green Generation Unknown
Rated Lamp Life: 5,000 hours Unknown
Avg Lumens/Lamp: 16,000, 15,000

MAINTAINED ILLUMINATION

HORIZONTAL FOOTCANDLES

Emcee Grid

<table>
<thead>
<tr>
<th>No. of Target Points</th>
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<tr>
<td>3258</td>
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Average: 5.12
Minimum: 5
Maximum: 57.46
G Factor: 5.12

Elevation Factor: 1.0

No. of KVs over 2000: N/A

No. of KVs: N/A

NOTES: South Softball Field uses 1500W 400W 1500W fixtures with no vapor, assuming 1500W. Ultrasound tests and luminaire tests for Blanket Grid. Some sites not guaranteed due to split values from this field.
Typical Light-Structure Green™ System Detail - 5 Luminaires

1. Poletop Luminaires Assembly

2. Wire Harness (inside pole)

3. Electrical Components
   - Enclosure
     - Ballasts
     - Capacitors
     - Smart Lamp™ Control
     - Fusing
     - Primary Taping Lug
     - One Disconnect Per Circuit
     - Per Light-Structure Green™ System
     - Grounding Lug

4. Galvanized Steel Pole (1, 2, 3 or 4 Sections)

5. Precast Concrete Base
   - Centrally Spun, Pressed

Notes:
1. This drawing is not to scale.
2. * This dimension for reference only. Variances may occur depending on steel pole tolerances, concrete tolerances, galvanizing thickness, hole depth accuracy.
3. Musco provides a base installation bar, an installation level modified for tapers, and installation wedges.
4. Provisions for auxiliary equipment such as speakers or security lighting can be incorporated.

Attachment Bracket
- Wire Access Hub
- Handhole with Grounding Lug Access
- Lifting Bar Hole
- Above Ground Access Hole
- Underground Access Hole
- Ground Rod & Connection System
- Concrete Backfill

Jacking Ear

4'-4 1/2" [1334mm]

10'-0" [3048mm]

2'-0" [610mm]

Concrete Backfill

FIELD SIDE

FRONT VIEW
November 16, 2009

INCOG
Mr. Chris Sansone
Two West 2nd Street, Suite 800
Tulsa, OK 74103

Re: Case # Z5537-SP-1E

Dear Mr. Sansone,

I am writing to you in regards to the above referenced Corridor Plan Minor Amendment submittal. Union Public Schools is committed to the success of our students which includes offering them outstanding programs outside of the academic arena. Our newly expanded baseball/softball campus will allow both our baseball and softball programs to have access to previously unattainable resources. In the past we have had one baseball field, one slow pitch softball field and one fast pitch softball field. This expanded campus will allow us to have a net add of one field which will allow us to have a JV baseball field thus increasing the number of students we can serve. The facility will also house locker rooms, a weight room, a training room and coaches' offices.

As you review our request for field lighting we hope you will consider the following:

- The field closest to the neighborhood will be the fast pitch softball field. This program is in Season August 1st through October 15th.
  o During their season we are on Daylight Savings Time and the sun doesn't set until after 8:00pm for most of the season.
  o We play an average of 11 home games a season (including JV and Junior High games).
  o Games rarely last later than 8:00 pm.
  o We host on average, two tournaments a season. The games are played during the day, with the last game starting at 6:00pm (games last approximately 1 ½ hours).
- The south field is the slow pitch field. This program is in Season March 1st through May 10th.
  o We play an average of 7 home games a season (including JV and Junior High games).
  o Games rarely last later than 7:00 pm.
  o We host on average, two tournaments a season. The games are played during the day, with the last game starting at 6:00pm (games last approximately 1 hour).
- In consideration of our neighbors, we have decreased the number of pole lights from 6 poles to 4 poles on the recommendation of our light supplier. We have also added visors to the lights to decrease the amount of foot candles that will illuminate towards the housing addition.
- We are working to obtain an appropriate species of tree that will block the most light from our neighbors. We will plant trees from the east corner of the north field, west to the ODOT fence.
- This is a school facility and not a general public recreation facility. It will not be used to house adult baseball or softball leagues. Alcohol and Tobacco are not permitted on school property.
- We have scheduled a meeting with the South Hampton Neighborhood and the property owners within 300 feet of our property. Please see the attached letter from Mr. Mendenhall that was sent out on 11/16/09. You are also welcome to attend the meeting.

We take pride of our facilities at Union. This athletic campus will be no exception. The property will be well maintained and monitored like our other school sites. We hope you will find that we are interested in serving our patrons and helping our neighbors, and therefore can recommend the approval of our field lights.

Please call if you have any questions.

Sincerely,

Michelle Bergwall  
Director of Construction

Attachment: letter dated 11/16/09 from Mr. Mendenhall

CC: Dr. Cathy Burden  
    Jarod Mendenhall  
    PSA Dewberry  
    Wallace Engineering  
    Flintco, Inc.
From: Bergwall, Michelle [bergwall.michelle@unionps.org]
Sent: Tuesday, November 24, 2009 9:39 AM
To: Sansone, Christopher
Cc: 'Rodgers, Clint'; 'Jim Beach'; 'Darren Burns'; Mendenhall, Jarod
Subject: Neighborhood Meeting

Chris,

We had a good meeting with our neighbors last night.

We had four interested parties that showed up. Of the four two of them were neighbors that are within 300 feet of our property and who received letters from us. One of those, Randy Brooks, is one of the four houses that border the north field. Randy was positive about the development and curious about the lights. He seemed satisfied with the trees that we are planting and was more concerned about the possibility of broken windows. We discussed this with him and concluded that there are not many home runs hit in Fast Pitch Softball. However, if it becomes a problem we are open to his suggestions on how to solve the problem.

Gary Chew was the other neighbor that is within 300'. Gary lives farther east on 76th street and didn’t ask any questions during the meeting. He seemed pleased with the facility.

Lyndal McMurphy was there representing the Home Owner’s Association. He is their President elect and will take over in January. He said the HOA has received lots of questions about the development and he was thankful for our meeting so that he could relay the details to the homeowners. We discussed putting a link on their website so that his homeowners could see our landscape plan and our photometrics plan.

Jim Denton was the other interested party, but Jim did not indicate where he lived. He is not on the 300' radius report.

We asked the participants to sign in and write any comments they might have, good or bad. None of them wrote any comments, either way.

Please call me if you wish to discuss further or have any questions/comments.

Thanks!

Michelle Bergwall
Union Public Schools
Director of Construction
(918) 357-6175 phone
(918) 357-6188 fax
(918) 230-4928 cell

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November 16, 2009

Dear Union Public Schools Resident:

I would like to cordially invite you to a meeting to discuss the new Union Baseball/Softball Complex, west of Union Intermediate High School, on Monday, November 23rd at 7:00 p.m. We are holding the meeting there so everyone can receive a tour afterwards.

I will be discussing the use of the athletic facilities on the site and future plans affecting the Intermediate High School. Our architects, engineers, construction team, and Union administrators will be present to answer questions or concerns.

Access to the facility is from Garnett, using the south driveway in front of the school. We look forward to seeing each of you on November 23rd.

Sincerely,

Jarod Mendenhall
Assistant Superintendent for Support Services
Union Public Schools
VIEW looking south in-between lots 9 + 10