

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 Bixhoma 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 (PD 26) (CD 8)
Northeast corner of East 101st Street and South Memorial Drive
11. **Candlewood/Yale** – Final Plat (3913) (PD 18B) (CD 7)
South of the southwest corner of East 51st Street and South Vandalia Avenue
12. **John Moody** – (9331) Plat Waiver (PD 18A) (CD 9)
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** (PD-18) (CD-2)
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** (PD-2) (CD-1)
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** (PD-2) (CD-1)
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.)
16. **PUD-586-A-8/Z-5888-SP-4c –Warren Prof. Building Corp./Tom Cooper** (PD-18) (CD-8)
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** (PD-18) (CD-7)
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** (PD-26) (CD-8)
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.)
19. **PUD-411-C – Sack & Associates, Inc./Mark Capron/South Town Market** (PD-26) (CD-8)
Northeast corner of 101st Street South and South Memorial Drive (Detail Site Plan for an 18,697 square foot, one-story retail building.) (Related to Item 18.)

20. **PUD-399-1 – HRAOK, Inc./Dwayne Wilkerson/Tom’s Kids** (PD-26) (CD-8)
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** (PD-17) (CD-5)
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 – Tanner Consulting, LLC, St. John Tulsa Federal Credit
Union** (PD-4) (CD-4)
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 (PD 1) (CD 4)
201 North Elgin Avenue

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

25. **Z-7145 – Real Property Dynamics, Inc.** RS-3 to OL
3321 East 27th Street (PD-6) (CD-9)

26. **Z-7146 – Storage Station of Tulsa, LLC** RM-2/OM to OMH
East of southeast corner of East 51st Street South and South Delaware (PD-18b) (CD-9)
Place (Related to Item 27.)

27. **PUD-513-B – Storage Station of Tulsa, LLC** RM-1/RM-2/OM/PUD-513/PUD-513-A to
OMH/PUD-513-B
East of southeast corner of East 51st Street South and South Delaware (PD-18b) (CD-9)
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** (PD-18) (CD-8)
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.

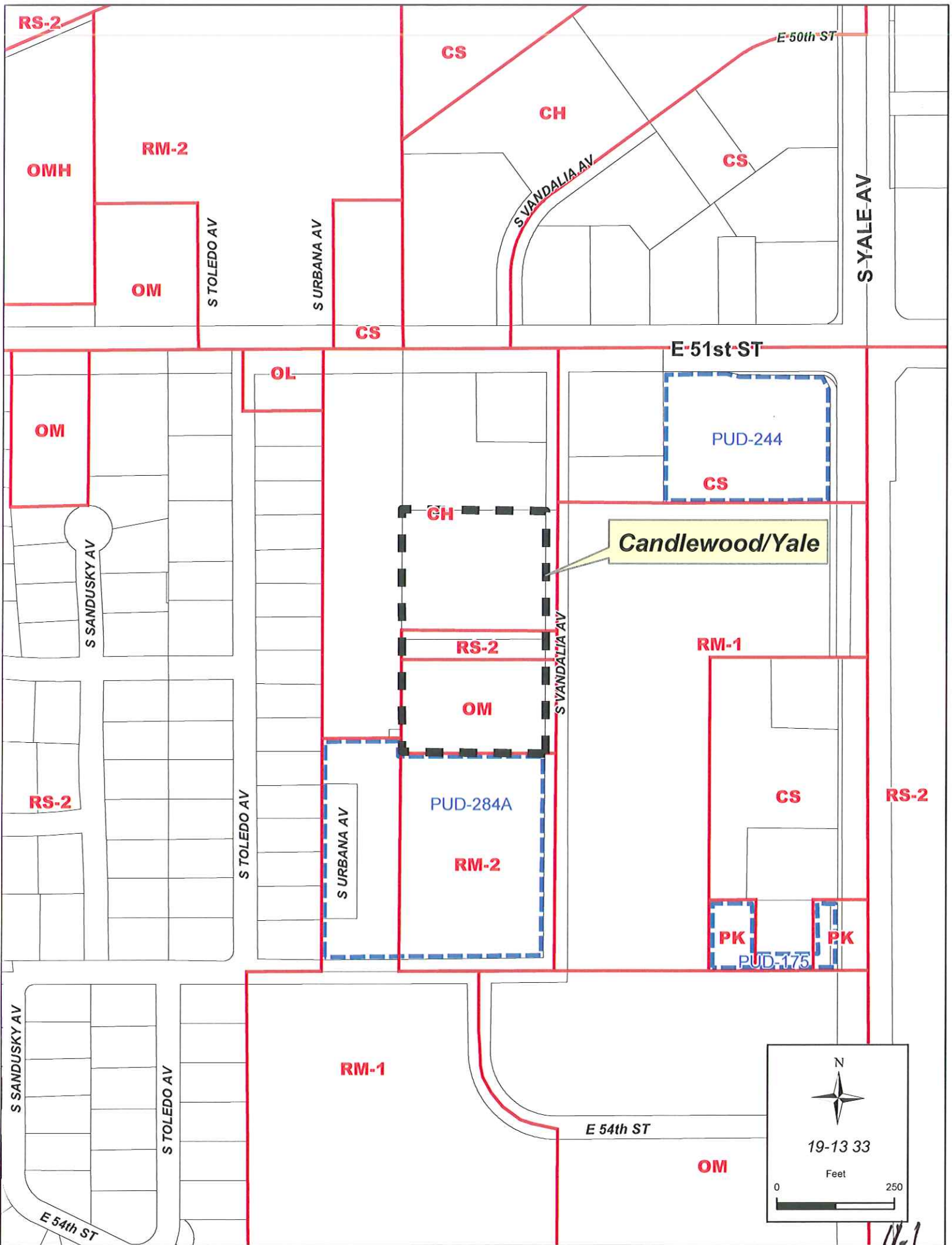
Visit our website @ www.tmapc.org

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.

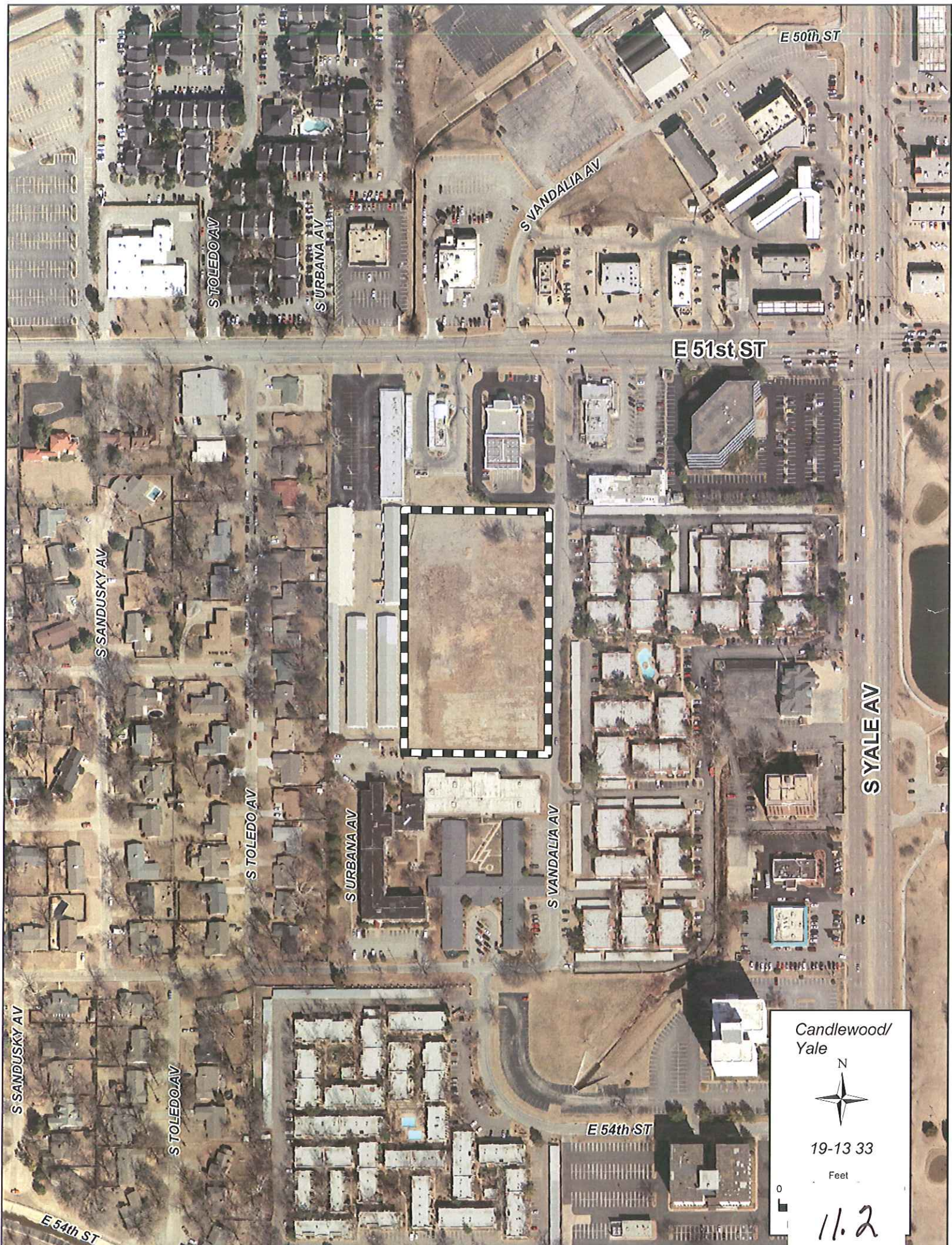
TMAPC Mission Statement

TMAPC RECEIPTS
Month of October 2009

	----- Current Period -----			----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	3	\$15.00	\$15.00	\$30.00	29	\$150.00	\$150.00	\$300.00
Zoning	4	1,262.50	1,262.50	2,525.00	29	6,665.00	6,665.00	13,330.00
PUDs & Plan Reviews	41	3,112.50	3,112.50	6,225.00	153	10,228.50	10,228.50	20,457.00
Refunds	1	(50.00)	(50.00)	(100.00)	2	(250.00)	(250.00)	(500.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	1	<u>830.00</u>	<u>830.00</u>	<u>1,660.00</u>
		<u>\$4,340.00</u>	<u>\$4,340.00</u>	<u>\$8,680.00</u>		<u>\$16,793.50</u>	<u>\$16,793.50</u>	<u>\$33,587.00</u>
LAND DIVISION								
Minor Subdivisions		\$0.00	\$0.00	\$0.00	2	\$650.00	\$650.00	\$1,300.00
Preliminary Plats	1	705.00	705.00	1,410.00	5	2,940.00	2,940.00	5,880.00
Final Plats	1	465.00	465.00	930.00	8	3,340.03	3,340.02	6,680.05
Plat Waivers	2	250.00	250.00	500.00	10	1,375.00	1,375.00	2,750.00
Lot Splits	6	325.00	325.00	650.00	28	1,639.50	1,639.50	3,279.00
Lot Combinations	4	200.00	200.00	400.00	28	1,400.00	1,400.00	2,800.00
Access Changes	3	75.00	75.00	150.00	6	150.00	150.00	300.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds		0.00	0.00	0.00	2	(275.00)	(275.00)	(550.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	2	<u>100.00</u>	<u>100.00</u>	<u>200.00</u>
		<u>\$2,020.00</u>	<u>\$2,020.00</u>	<u>\$4,040.00</u>		<u>\$11,219.53</u>	<u>\$11,219.52</u>	<u>\$22,439.05</u>
BOARDS OF ADJUSTMENT								
Fees	13	\$4,300.00	\$900.00	\$5,200.00	77	\$21,950.00	\$6,650.00	\$28,600.00
Refunds	2	(350.00)	(400.00)	(\$750.00)	3	(650.00)	(400.00)	(1,050.00)
NSF Check		0.00	0.00	\$0.00	1	(600.00)	0.00	(600.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,950.00</u>	<u>\$500.00</u>	<u>\$4,450.00</u>		<u>\$20,700.00</u>	<u>\$6,250.00</u>	<u>\$26,950.00</u>
TOTAL		\$10,310.00	\$6,860.00	\$17,170.00		\$48,713.03	\$34,263.02	\$82,976.05



11-1



E 50th ST

S VANDALIA AV

S TOLEDO AV

S URBANA AV

E 51st ST

S SANDUSKY AV

S TOLEDO AV

S URBANA AV

S VANDALIA AV

S YALE AV

S SANDUSKY AV

S TOLEDO AV

E 54th ST

E 54th ST

Candlewood/
Yale



19-13 33

Feet

0

11.2

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

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

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 **APPROVAL** of the plat waiver. Requirements for easements and right-of-way dedication have been agreed to and are in process of dedication.

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

1. Has Property previously been platted?

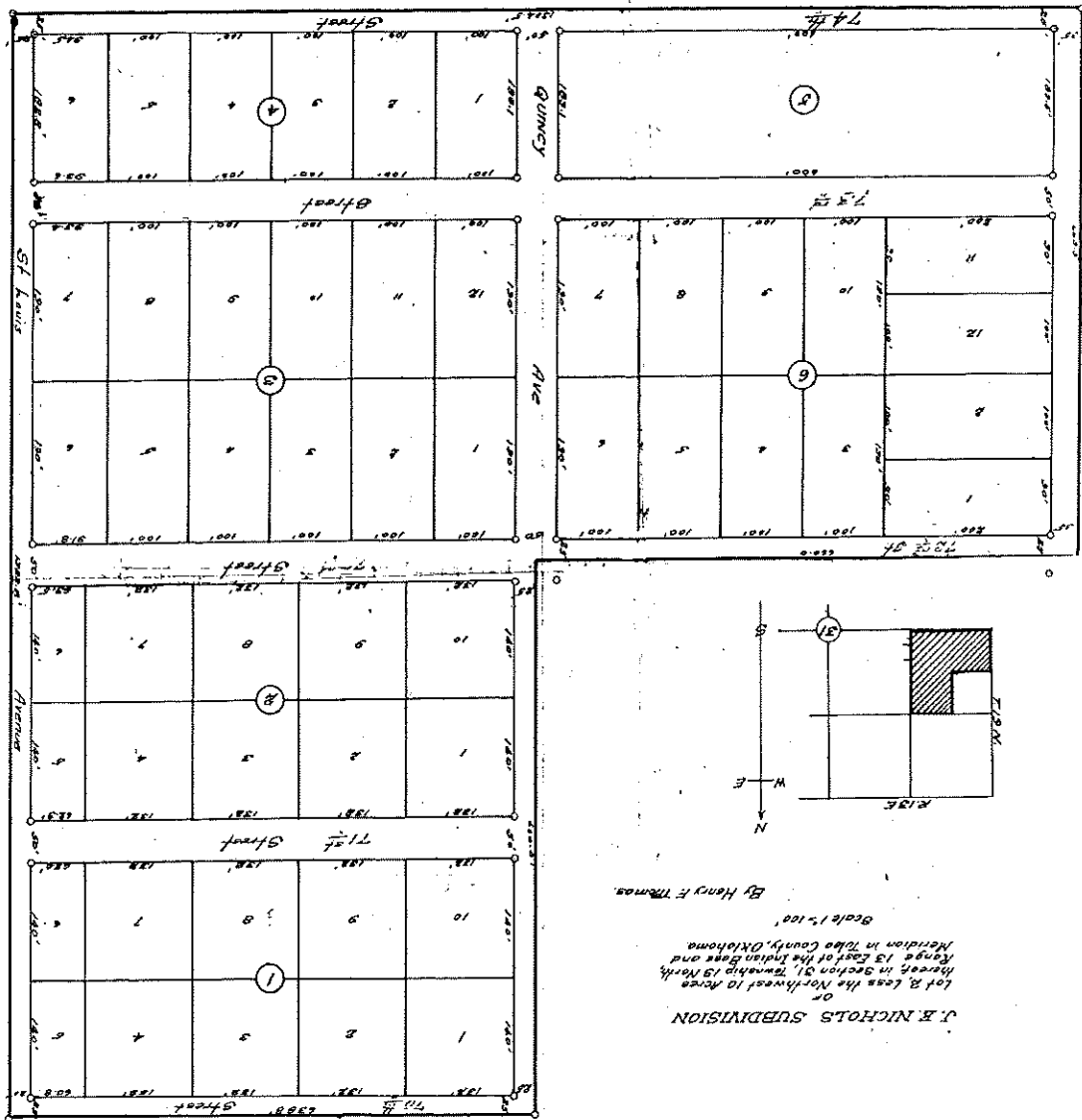
Yes NO
X

12.1

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

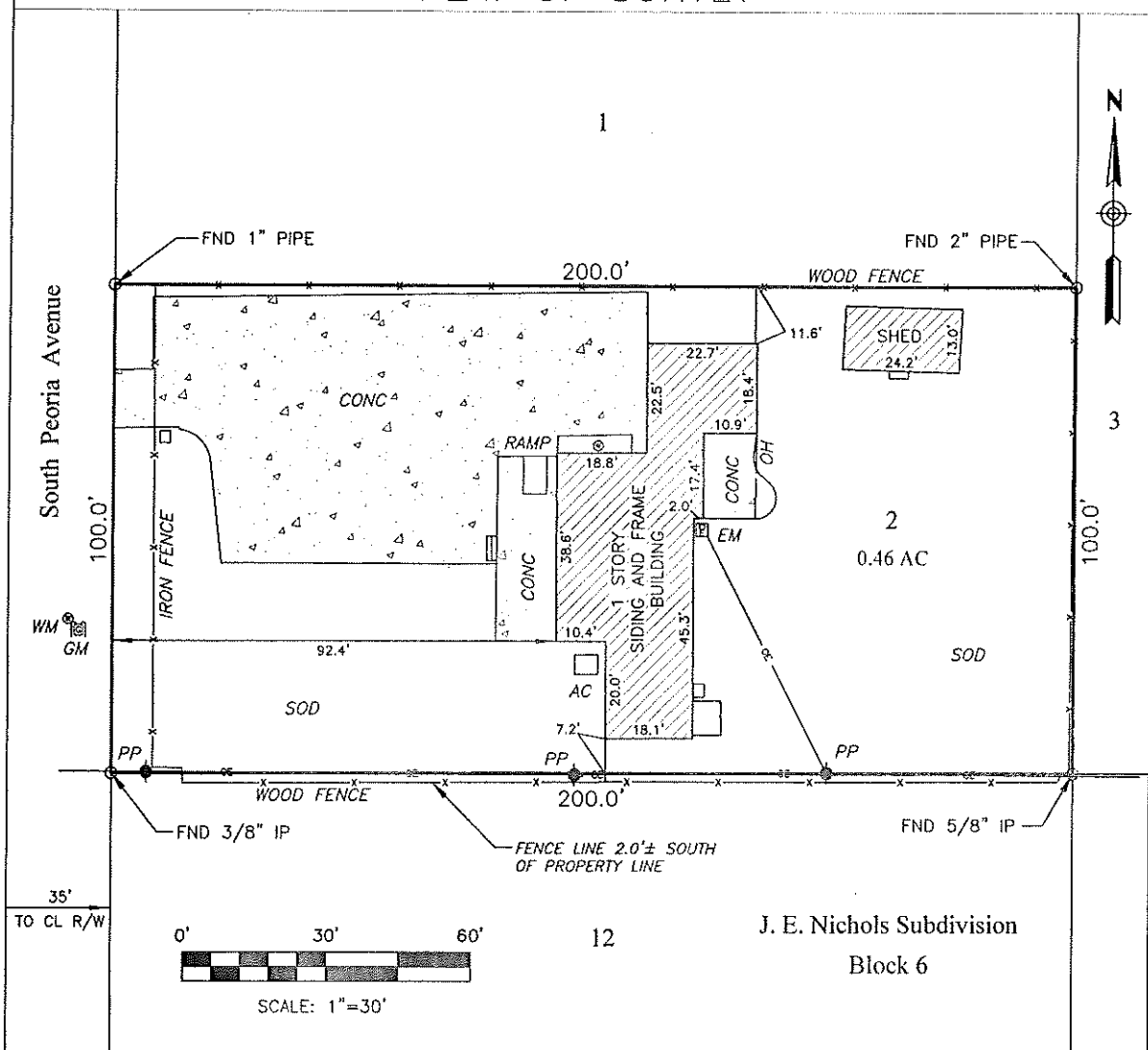
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | YES | NO |
|---|-----|----|
| 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 |
| 9. Is the property in a P.U.D.? | | X |
| a) If yes, was plat recorded for the original P.U.D. | | |
| 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.? | | |
| 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 |



12.3

PLAT OF SURVEY



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 HEREON CONTAINS 0.46 ACRES MORE OR LESS.

LEGEND

B/L	BUILDING SETBACK LINE	IP	IRON PIN
CL	CENTER LINE	MAG	MAGNETIC
CONC	CONCRETE	OH	OVERHANG
CX	CABLE MARKER	PP	POWER POLE
D/E	DRAINAGE EASEMENT	R/W	RIGHT-OF-WAY
EM	ELECTRIC METER	U/E	UTILITY EASEMENT
EPED	ELECTRIC PEDESTAL	WL	WATERLINE
FND	FOUND	WM	WATER METER
GM	GAS METER	WV	WATER VALVE

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, 1B&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 FENCES OR OTHER 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:

Michael Royce

DATE: 04/24/09



SURVEYED BY	BK/PG	DATE
MAR	103/50	04/21/09
DRAWN BY	SCALE	DATE
MAR	1"=30'	04/24/09
DRAWING NAME	PROJECT NUMBER	
10329-PLAT.DWG	10329	

Royce
Land Surveying, P.C.

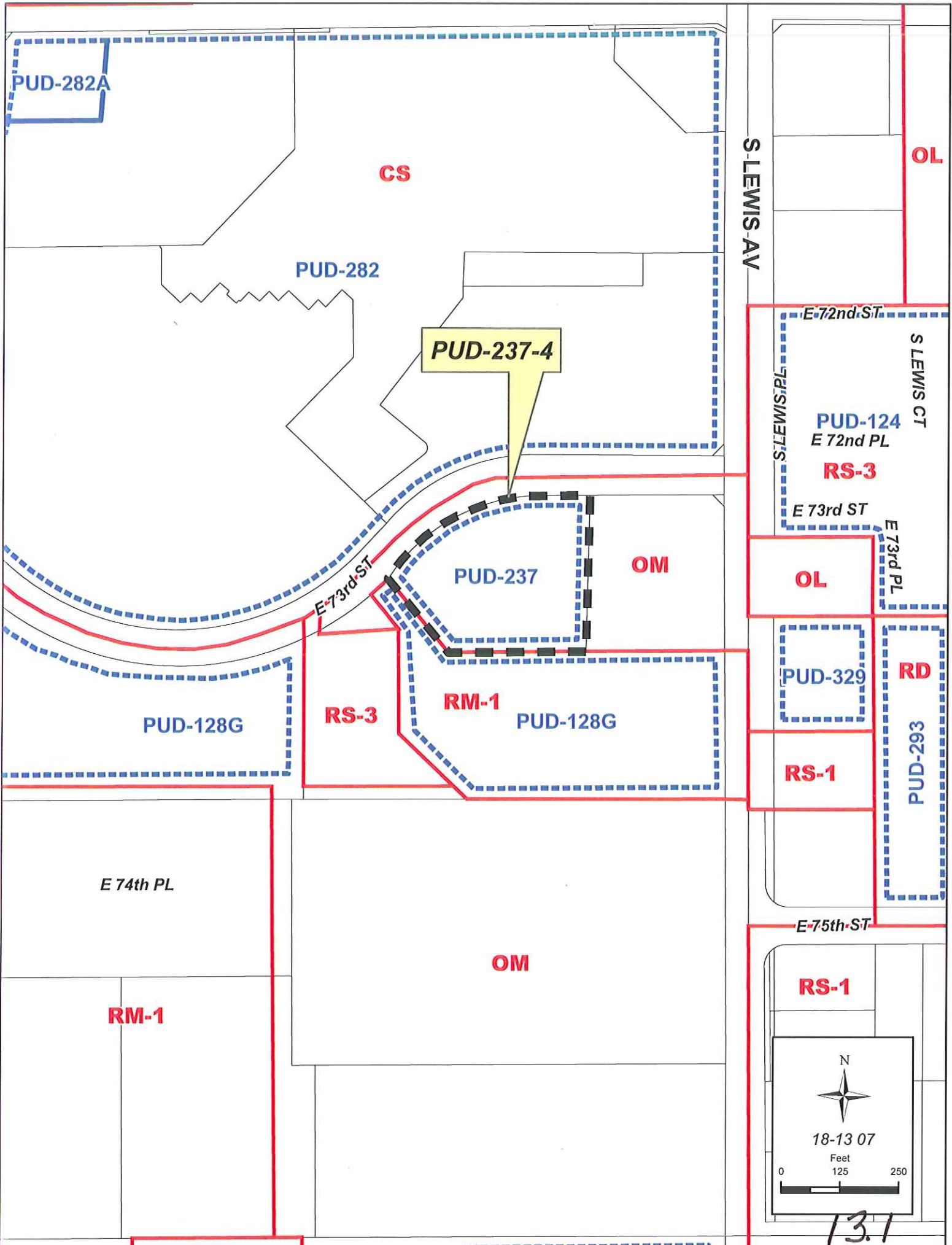
CERTIFICATE OF AUTHORIZATION NUMBER: 5270
EXPIRATION DATE: 06/30/2009

8502-A N 128TH E AVE PH 918-376-9327
OWASSO, OK 74055 FAX 918-376-9425

PREPARED FOR:

RICHARD COMFORT

REVISION	DESCRIPTION	DATE
12.4		






18-13 07

Feet
0 125 250

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

13.2



PUD-237-4



18-13 07

Feet
0 50 100

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

13.3

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.

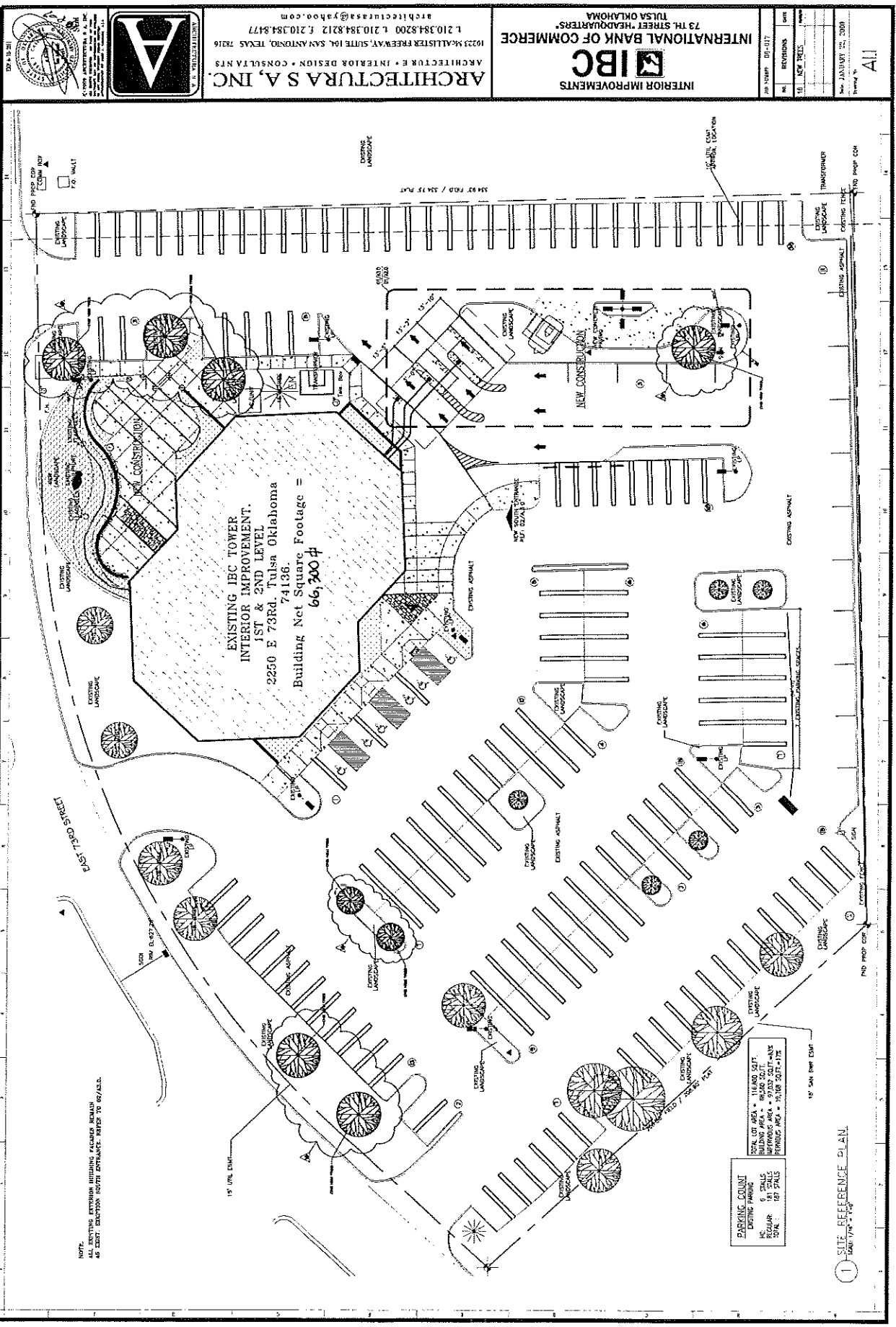
Two site visits (one at mid-morning and one at mid-afternoon) indicate this lot appears to have sufficient capacity for the parking needs of the office building (see Exhibit B)

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.

13.4

A



13.5



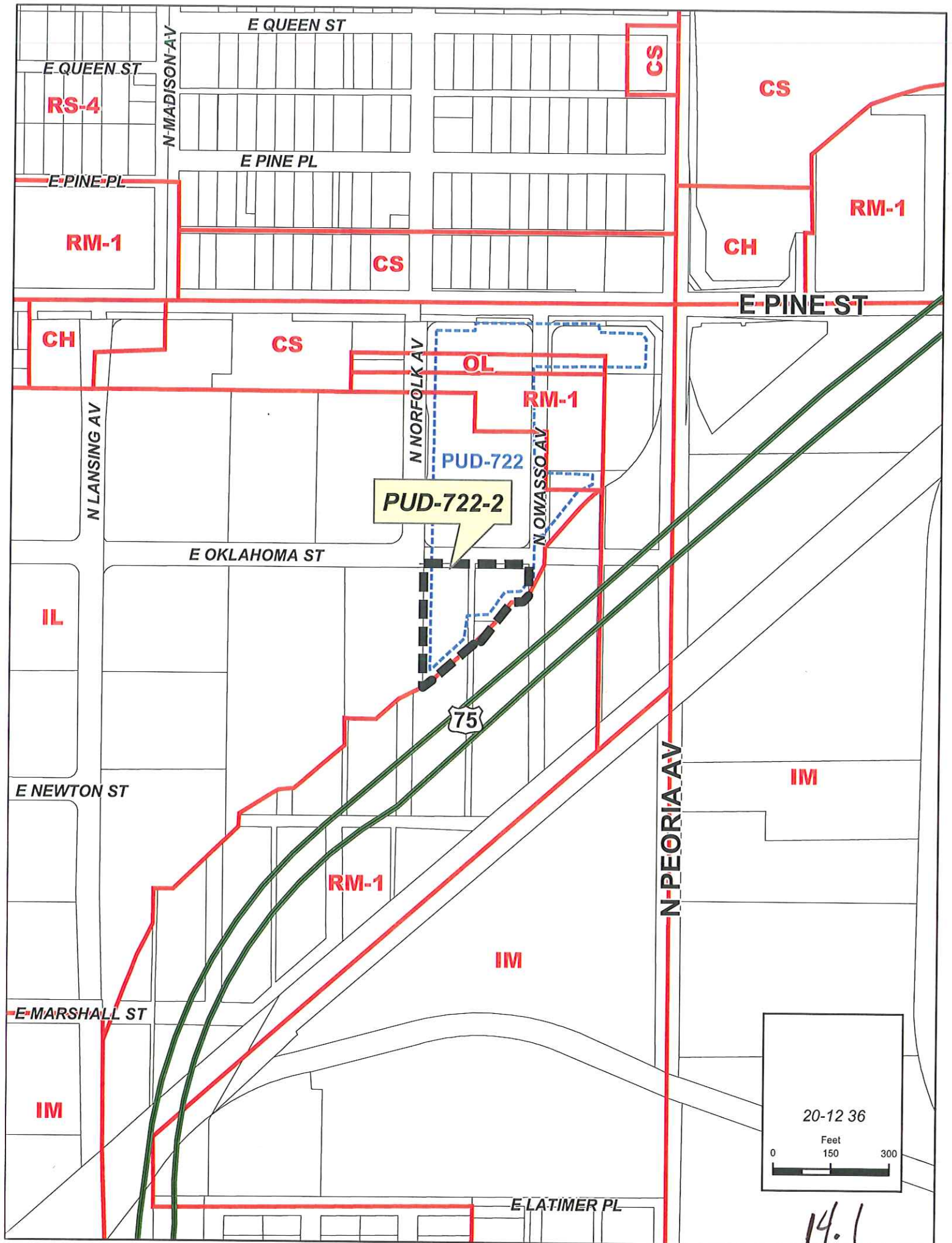
EXHIBIT B

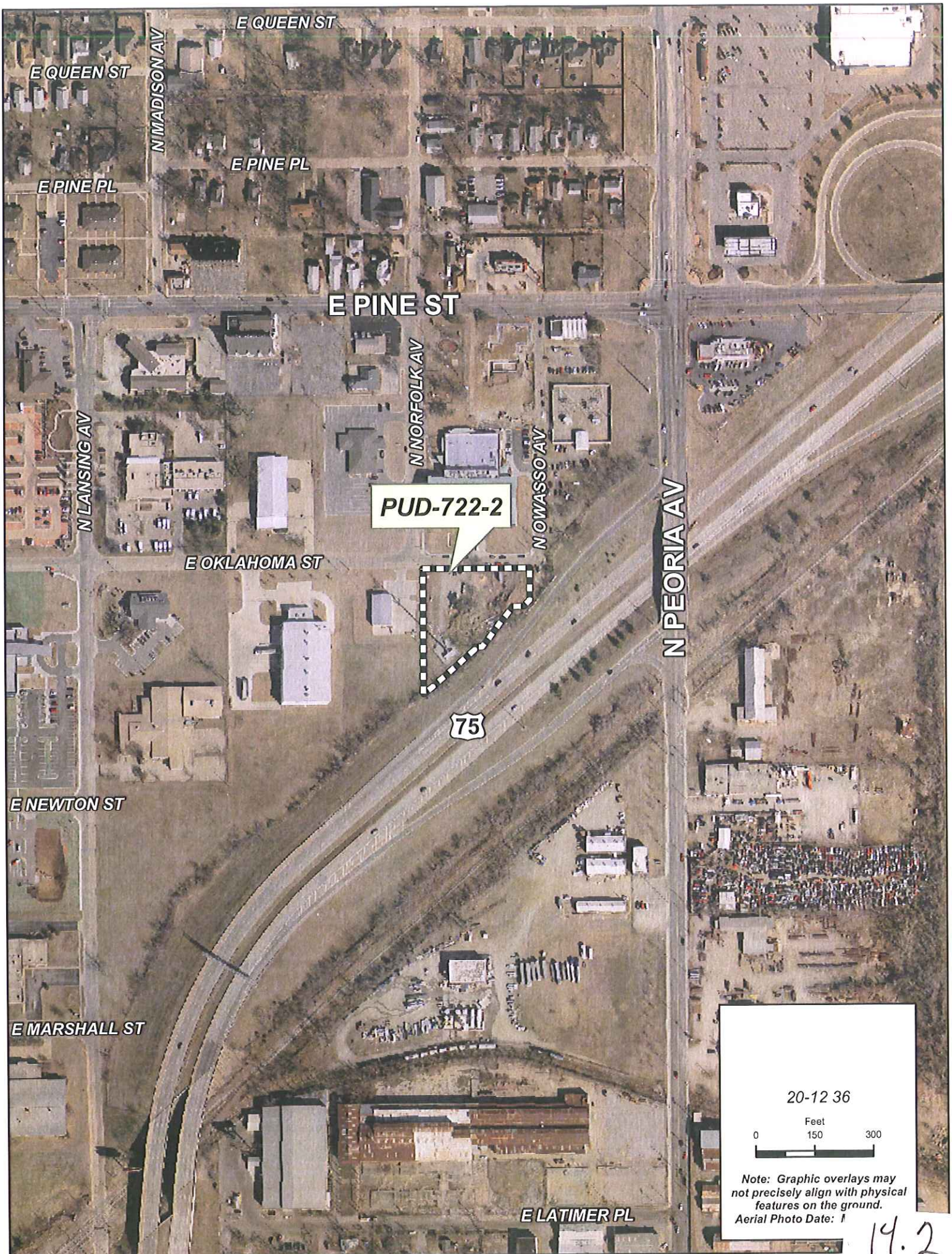
13.6





13.8





20-12 36



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 1

19.2

December 2, 2009

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.

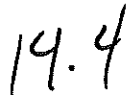
The applicant is requesting a minor amendment to allow an accessory T-ball/baseball diamond in Development Area B of PUD-722 (see Exhibit A).

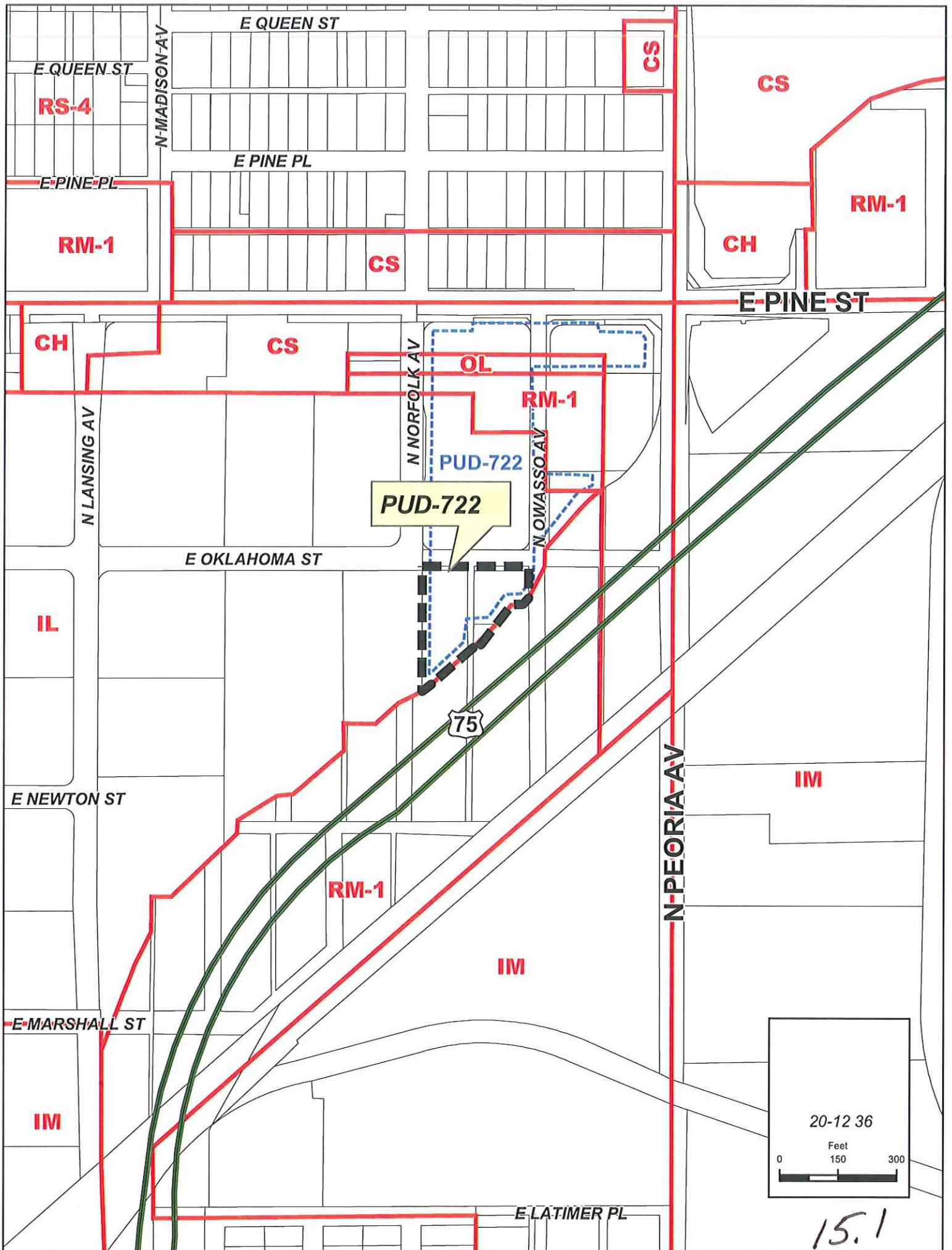
The proposed field does not abut any residential properties and is immediately adjacent to U.S Highway 75. There are no permanent structures proposed or lighting associated with construction of the ball field.

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

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

14.3



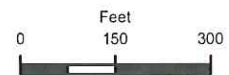




PUD-722

75

20-12 36



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2000

15.2

December 2, 2009

STAFF RECOMMENDATION

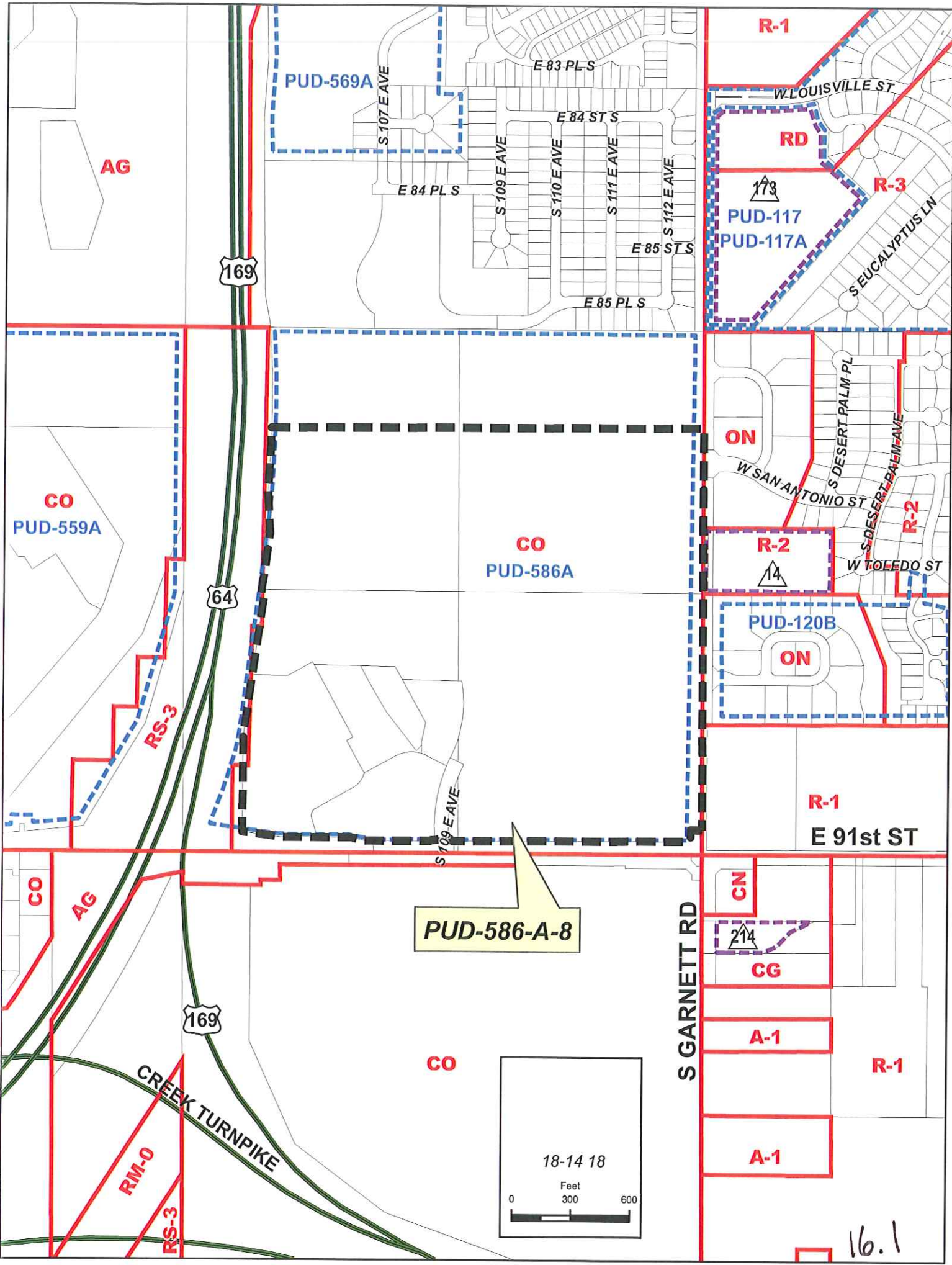
PUD-722: Detail Site Plan – Southwest corner of East Oklahoma Street and North Owasso Avenue; Lot 1, Block 2 – Hutcherson Family YMCA; TRS 20-12-36; CZM 12; Atlas 116; PD 2 CD 1; CS/OL/RM-1/IL/PUD.

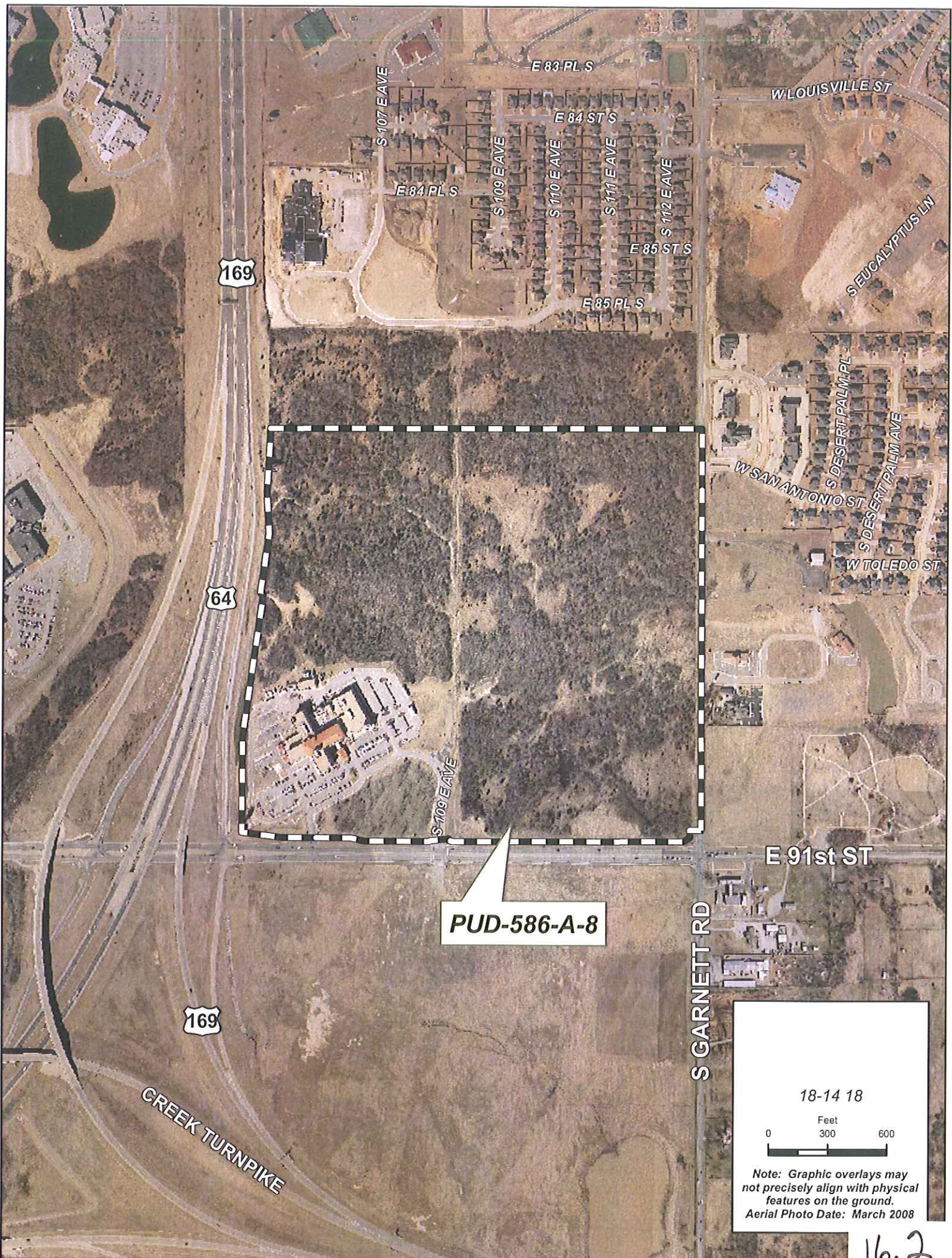
The applicant is requesting approval of a detail site plan for construction of a T-ball/baseball diamond in Development Area B of PUD-722 (see Exhibit A). Associated with this detail site plan is minor amendment request PUD-722-2 also appearing on the 12/2/09 agenda of the TMAPC.

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.





169

64

169

CREEK TURNPIKE

S 107 EAVE

E 83 PL S

E 84 PL S

S 109 EAVE

E 84 ST S

S 110 EAVE

S 111 EAVE

S 112 EAVE

E 85 ST S

E 85 PL S

W LOUISVILLE ST

SEUCALYPTUS LN

S DESERT PALM PL

W SAN ANTONIO ST

S DESERT PALM AVE

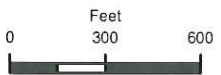
W TOLEDO ST

E 91st ST

S GARNETT RD

PUD-586-A-8

18-14 18



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

16.2

December 2, 2009

STAFF RECOMMENDATION

PUD-586-A-8/Z-5888-SP-4c: 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 Hearsh 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.

Warren Professional Building Corporation

Thomas E. Cooper
Chairman and
Chief Executive Officer

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

GENERAL NOTES

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INTERIOR PARTITIONS

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3. ALL INTERIOR PARTITIONS TO BE CONCRETE OR METAL. TO STRUCTURE ABOVE.

EXTERIOR WALLS & COLUMNS

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PLAN NOTES BY NUMBER

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MOB FLOOR PLAN - BASEMENT

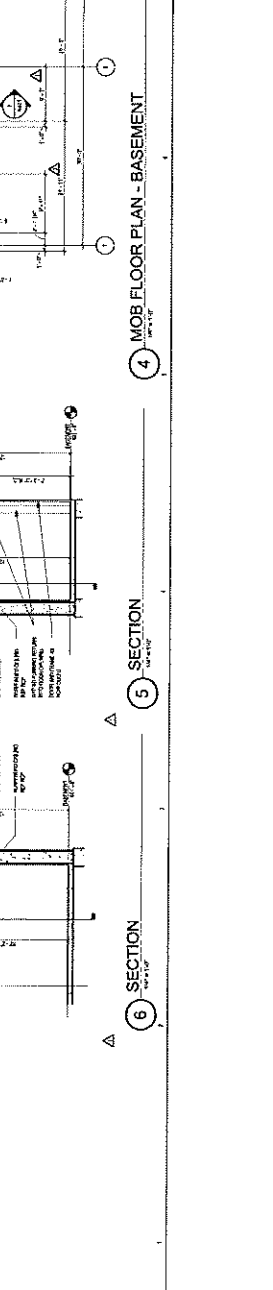
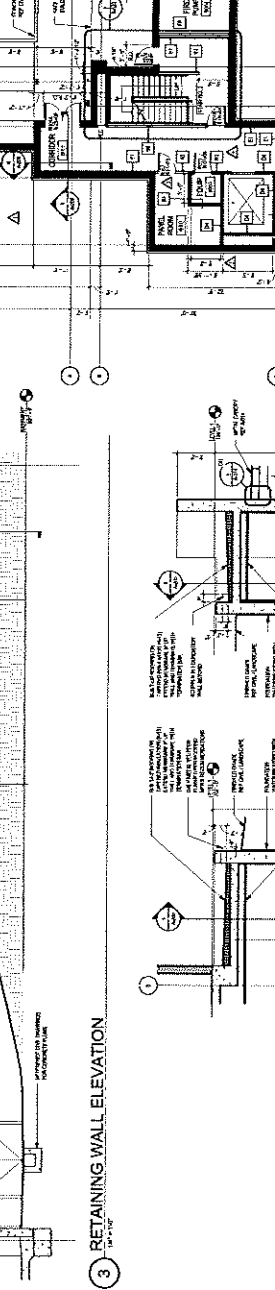
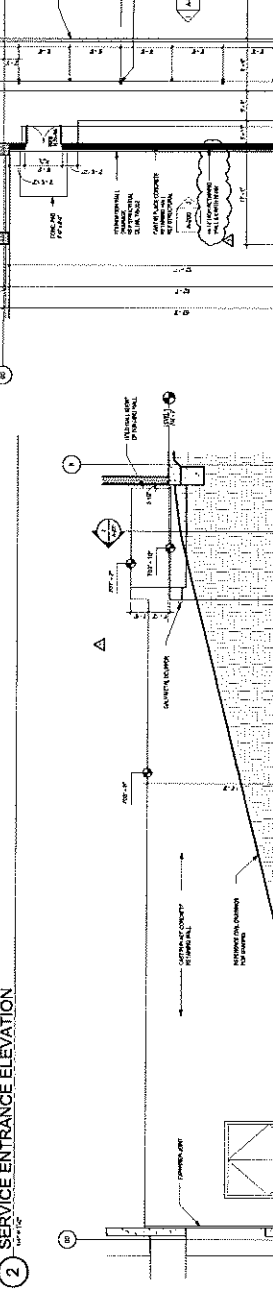
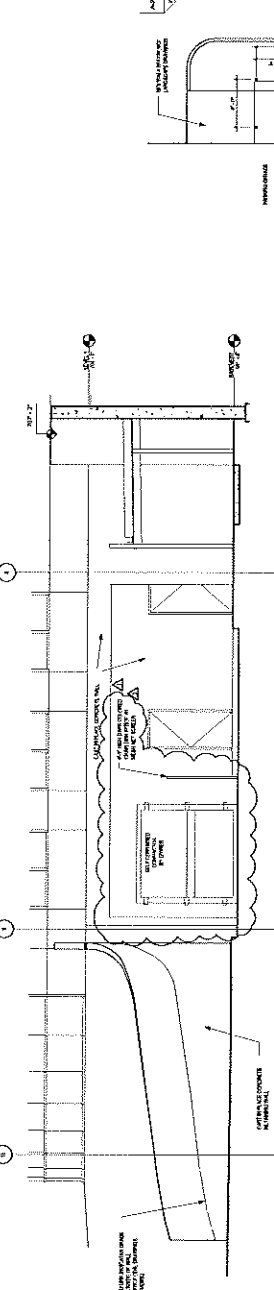
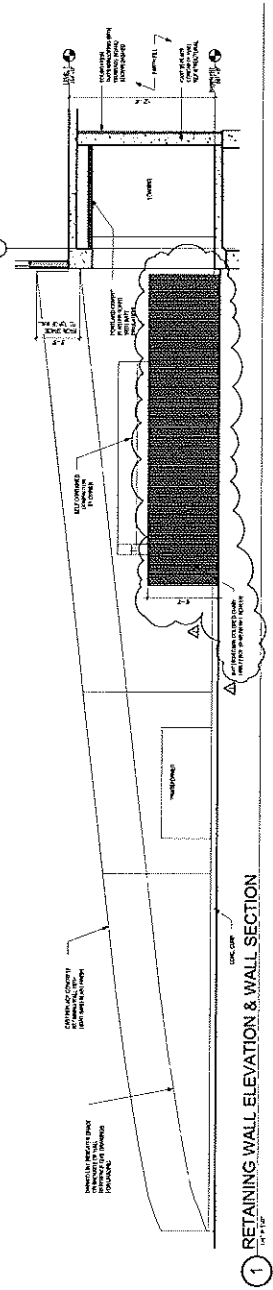
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16.6

WARREN PROFESSIONAL BUILDING CORPORATION
AT SAINT FRANCIS HOSPITAL SOUTH

PLANT	QUANTITY	NOTES
1. 10' TALL WOOD SHED	1	
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20. 10' TALL WOOD SHED	1	

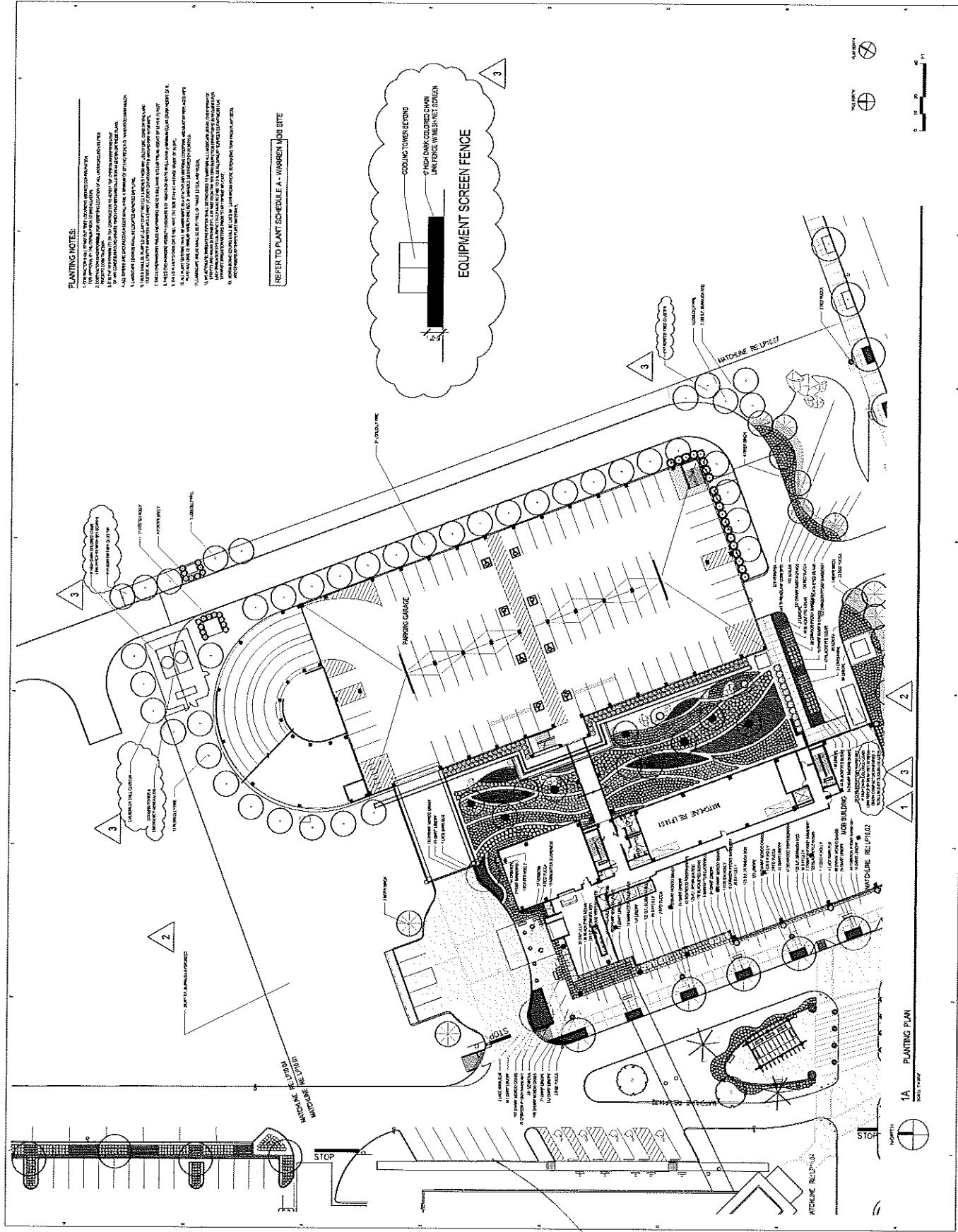
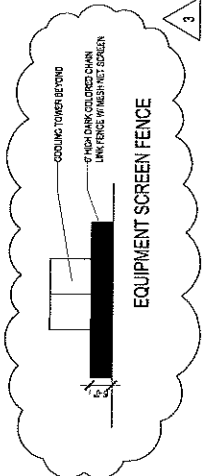
PLANTING PLAN

LP1001

PLANTING NOTES:

1. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
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REFER TO PLANT SCHEDULE A - WARREN MOB SITE



1A PLANTING PLAN

SCALE 1/8" = 1'-0"

16.7

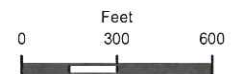


16.8



PUD-179-T-2

18-13 12



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

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 **APPROVAL** 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.

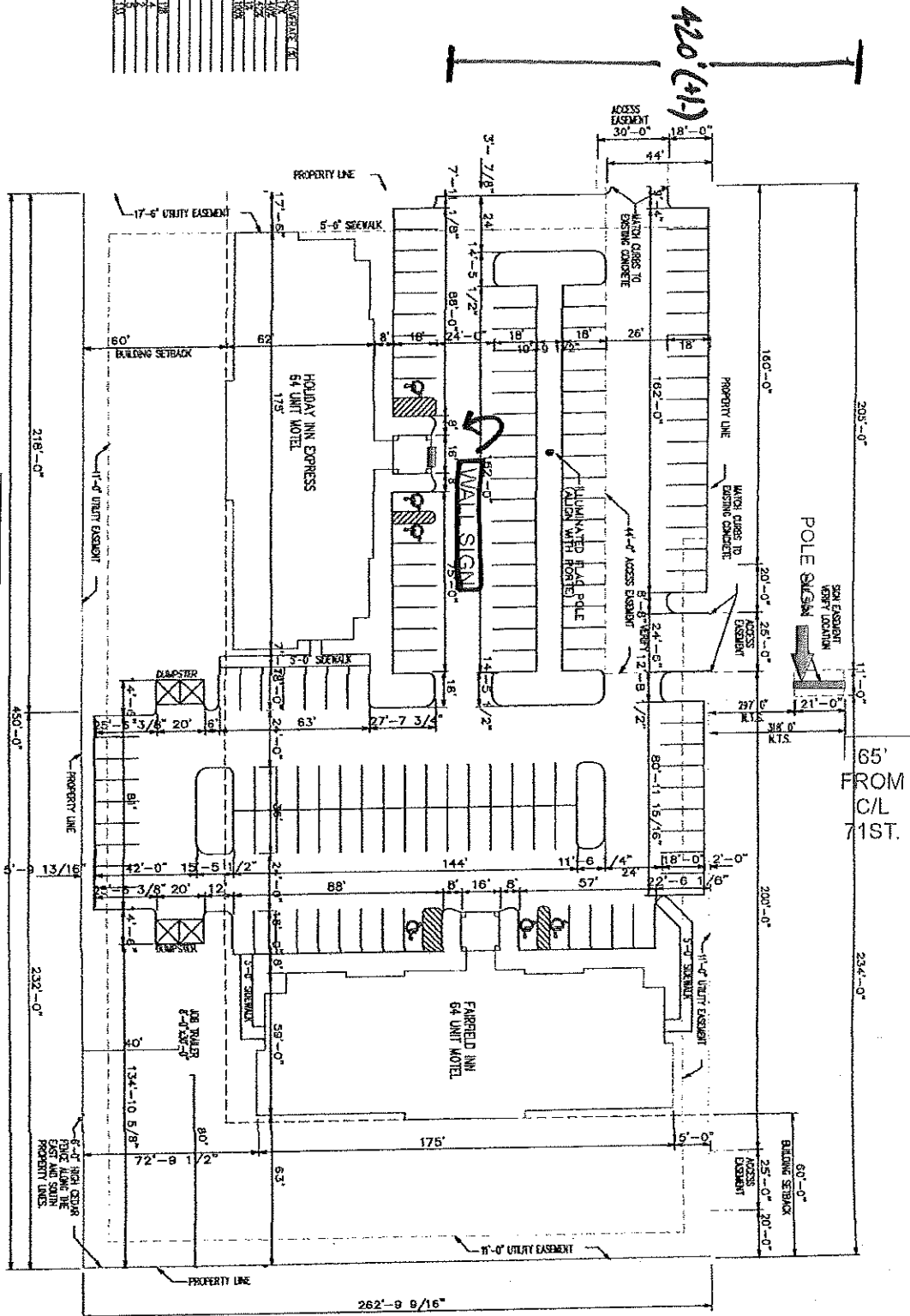
Fairfield Inn
D. Marriott

[illegible]

SITE STATISTICS

[illegible]

1°=20'-0"



N ↑
(not to scale)

17.4

DATE: 4/19/85	REVISIONS:
SCALE: 1/8" = 1'-0"	
DRAWN BY:	
PROJECT: 44-38	
PROJECT NO: 44-38	
INTD. & MOD. BY: [signature]	
CHECKED BY: [signature]	
DATE: 4/19/85	

DAN SMITH - ARCHITECT
205 NE 3 DIX SQ
VALLEY CITY, MN 56473
PHONE (701) 845-2718

- 1.5 # per LFW. permitted
- 28.125 # permitted

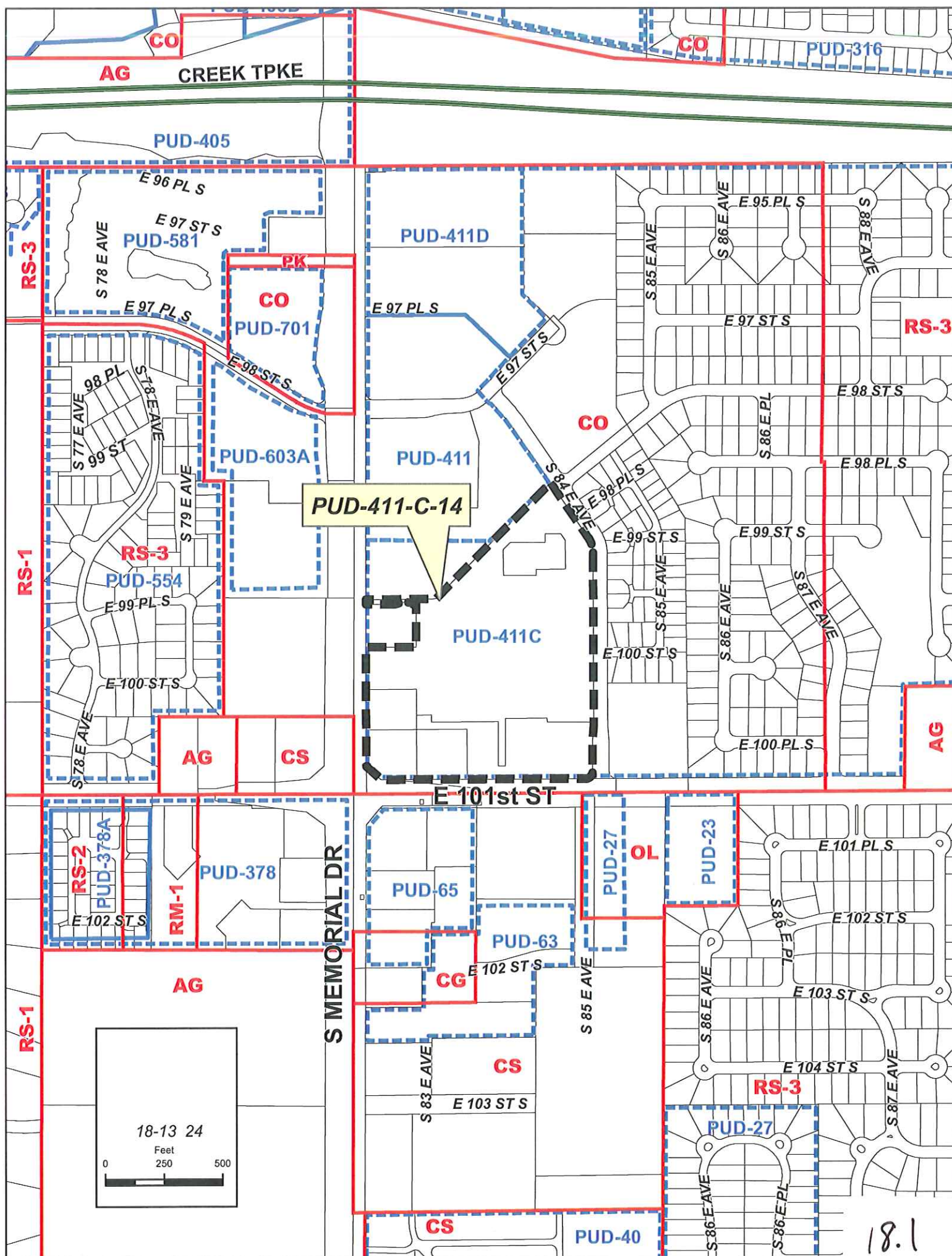
18.75'

EXISTING SIGN



17.5

17.6



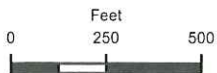
CREEK TPKE

PUD-411-C-14

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18-13 24



Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2008

18.2

December 2, 2009

STAFF RECOMMENDATION

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 PUD 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.

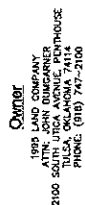


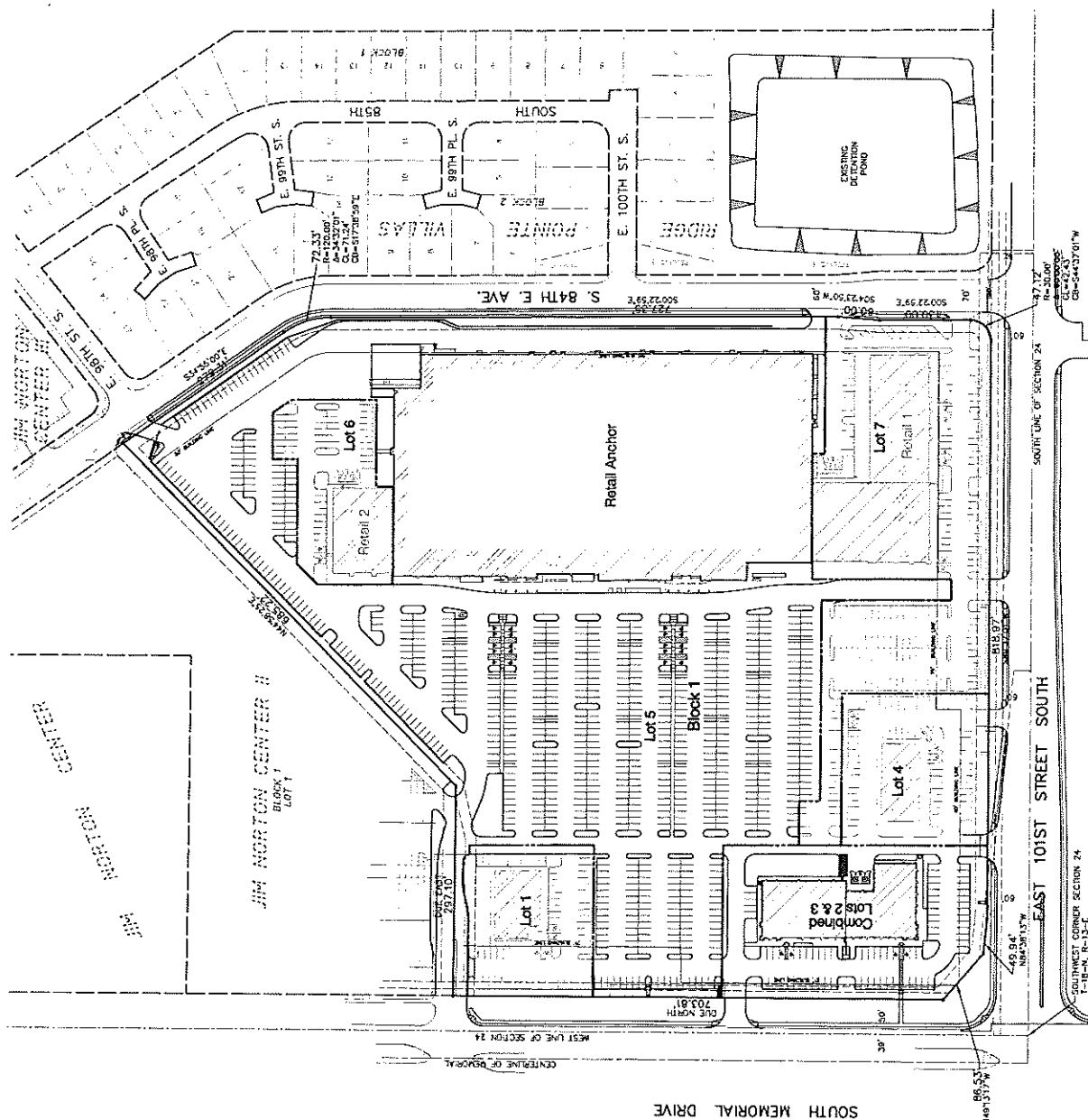
EXHIBIT **A**
PUD 411-C-14 MINOR AMENDMENT
FOR
'SOUTH TOWN MARKET'
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

November 5, 2009



SACK AND ASSOCIATES, INC.
• ENGINEERING • SURVEYING • PLANNING •

SURVEY	WORKS	SCALE	DATE	1/2/2009
CRJ	ORDERED	MEM	ORDER	1973.24
PROJECT NAME	101ST AND MEMORIAL-A	DATE	1973.24	
PLOTTED	NOVEMBER 06 2009 AT 9:10 AM	DRAWING NAME	CRJ1973A	
WETS	COPYRIGHT 55-22342 SEAL-49C-1-5441	NUMBER	131	



SOUTH MEMORIAL DRIVE

18.4

**South Town Market Building Floor Area as Allocated by Minor Amendment
PUD-411-C-12**

Lot Number	Floor Area Allocation
1	6,000
2	6,000
3	4,500
4	6,000
5, 6, 7	236,910
Total	259,410

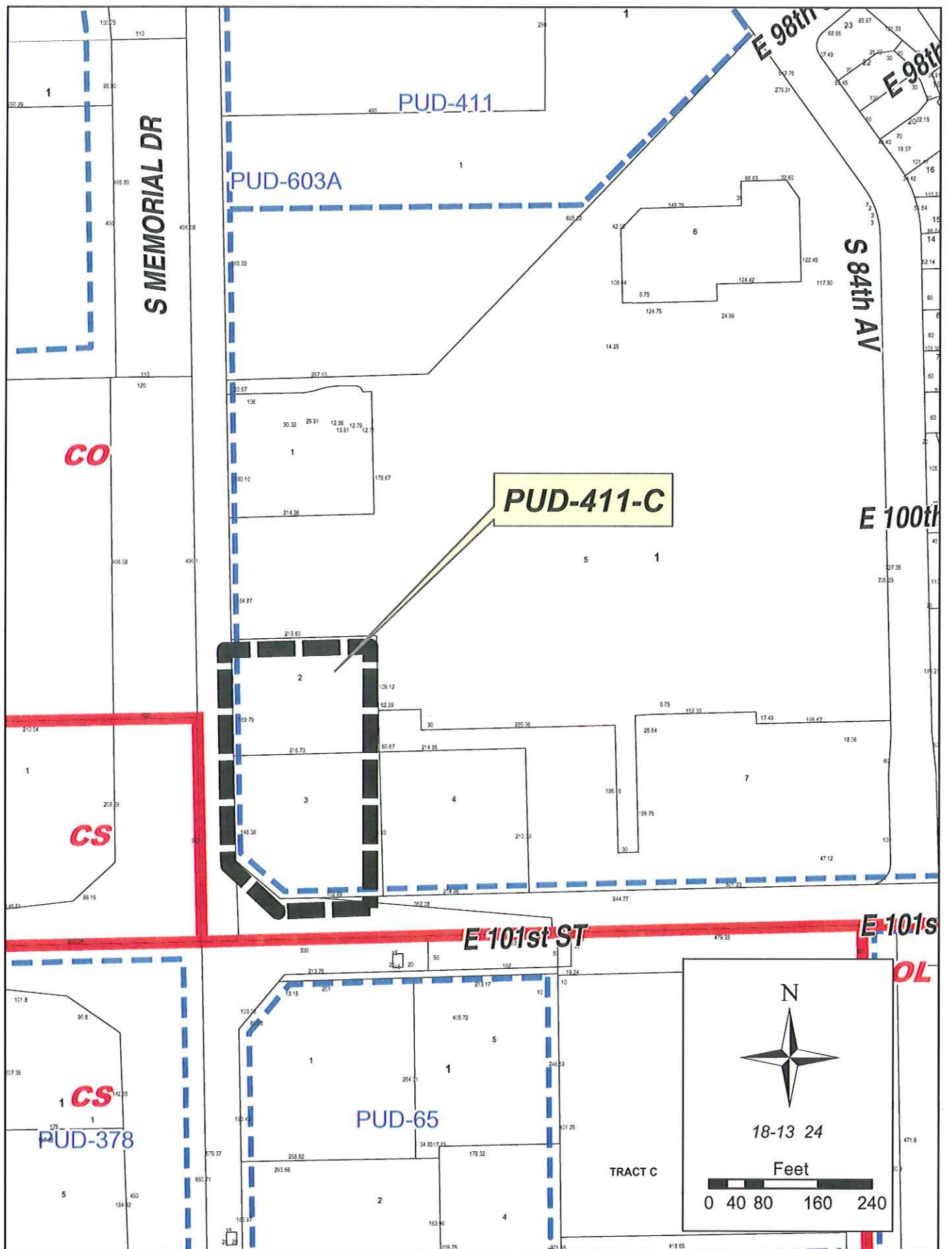
**South Town Market Building Floor Area as Allocated by Lot Combination
and Minor Amendment PUD-411-C-14**

Lot Number	Floor Area Allocation
1	6,000
2 & 3	19,000
4	6,200
5, 6, 7	228,210
Total	259,410

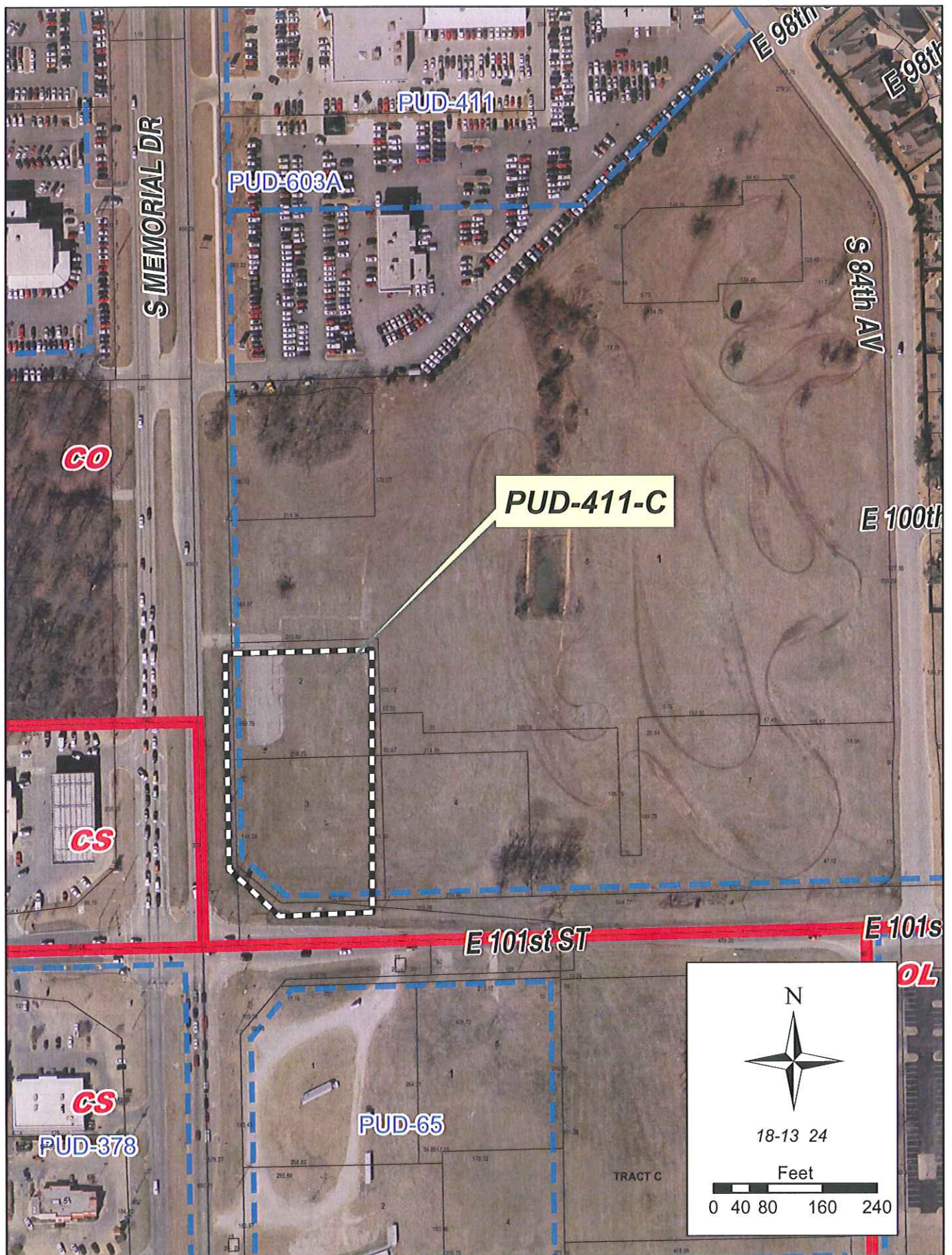
Note: Per the approval of site plan dated 8/27/09 the Target store occupies 186,110 square feet, leaving 42,100 sf of floor area for Lots 6 and 7.

EXHIBIT B

18.5



19.1



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.



CONLEY • SMITH • O'BRIEN
3310 HARVEST AVE. ROAD
SUITE 140, LB 150
DALLAS, TEXAS 75230
FAX (972) 382-3462
www.GSOarchitects.com

SOUTH TOWN MARKET
LOT 2
TULSA, OKLAHOMA
A DEVELOPMENT OF DIRECT DEVELOPMENT

ISSUE LOG

NO. DESCRIPTION DATE

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CLARK ENGINEERING ASSOCIATES
CONSULTING ENGINEERS
2000 W. 10TH ST.
TULSA, OKLAHOMA 74104
714-552-1400 FAX 714-552-1401

SHEET NO.
E3.0
SITE PLAN



01 SITE PLAN
V0000000

19.5

Planting Notes

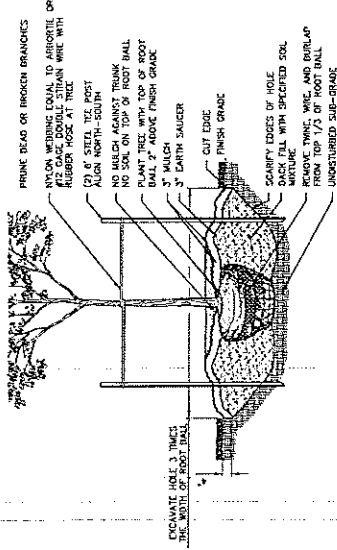
1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK AND 260.1 - CURRENT EDITION.
2. PLANTING SHALL BE LOCATED WHERE IT IS SHOWN ON THE PLAN EXCEPT WHERE THE CONTRACTOR DETERMINES THAT AN ADJUSTMENT IS REQUIRED FOR OBSTRUCTION. BE FORWARDED TO THE CONTRACTOR FOR REVIEW. NOTIFY THE LANDSCAPE ARCHITECT WHO WILL RELOCATE THE PLANT MATERIAL.
3. ALL PLANTING BEDS SHALL BE PREPARED IN THE FOLLOWING MANNER: REMOVE EXISTING PLANTING BEDS TO A MINIMUM OF 12" BELOW FINISH GRADE. REMOVE 1" OF THE BUNK MASH, AND GRADUATE FERTILIZER (1 LB. PER 100 SQ. FT.) INAPPROPRIATE TO A DEPTH OF 8".
4. ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A MINIMUM OF 3" OF CEDAR MULCH.
5. ALL TREES SHALL BE PLANTED 2" ABOVE FINISH GRADE.
6. TREES SHALL BE CUT BACK AND REMOVED FROM THE UPPER 1/3 OF THE TRUNK AND 1/2 OF THE BRANCHES.
7. PANTY BEDS OF ALL PLANTING BEDS SHALL PROVIDE POSITIVE DRAINAGE OUT OF PLANTED AREA.
8. AREAS WITHIN THE PROPERTY LINES, THE B.O.W. PARALLEL TO THE PROPERTY LINES, AND AREAS OUTSIDE THE PROPERTY LINES, SHALL BE PLANTED WITH GRASS. ARE TO BE SEEDS WITH SOIL TO 500 BOUNDS GRASS.
9. ALL AREAS RECEIVING 500" SHALL RECEIVE A MINIMUM 4" OF TOPSOIL, 500" GRASS, AND SHALL BE NOT LESS THAN 7 YEARS OLD. APPLY A 10-20-10 FERTILIZER TO A DEPTH OF 4" IN ALL AREAS PRIOR TO SEEDING.
10. ALL PLANTING BEDS ADJACENT TO LAWN AREAS TO BE ORDERED BY 4" x 3/4" STEEL DOING BY RIVINGTON.
11. BUNK FILL ALL TREE PITS WITH A SOIL MIXTURE CONSISTING OF 1 PART TOP SOIL AND 1 PART COMPOST AND 1/2 POUND GRASS SEED PER 100 SQ. FT. FILL.
12. ALL AREAS SHALL BE SEEDS WITH 10-20-10 FERTILIZER AND 1/2 POUND GRASS SEED PER 100 SQ. FT. FILL.
13. SIX WEEKS AFTER THE INSTALLATION OF 500" A GRASSLAP APPLICATION OF 500" SHALL BE APPLIED. ANNUAL APPLICATIONS SHALL BE APPLIED DURING THE SECOND WEEK OF FEBRUARY.
14. ALL AREAS SHALL BE SEEDS WITH 10-20-10 FERTILIZER AND 1/2 POUND GRASS SEED PER 100 SQ. FT. FILL.
15. STAKING AND GIVING TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR NINE MONTHS AFTER PLANTING.

General Notes

1. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FULL TWELVE MONTH PERIOD AFTER SUBSTANTIAL COMPLETION. WITHIN TWELVE MONTHS AFTER SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL REPLACE ANY PLANTS AND/OR LANDSCAPE MATERIALS THAT ARE DAMAGED OR DESTROYED. THE COST OF SUCH REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.
2. CONTRACTOR TO MAINTAIN LANDSCAPE MATERIALS AND SOIL FOR A MINIMUM OF NOT LESS THAN 30 DAYS AFTER ACCEPTANCE OF PROJECT BY OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND UTILITY LINES (ELECTRIC, GAS, WATER, ELECTRIC, CABLE TV, ETC.) PRIOR TO THE START OF ANY WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES OF PLANTING MATERIALS AND LANDSCAPE MATERIALS. THE CONTRACTOR SHALL PROVIDE A LIST OF ALL MATERIALS IN THE PLANTING PLAN. THE MATERIALS LIST SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

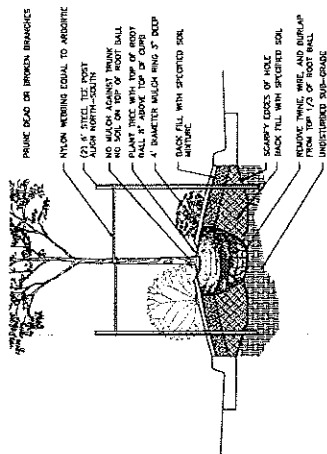
Irrigation Notes

1. IRRIGATION TO BE PROVIDED BY A AUTOMATED UNDER GROUND IRRIGATION SYSTEM.
2. REFER TO IRRIGATION PLANS AND SPECIFICATION FOR IRRIGATION DESIGN.



Tree Planting Detail

NOT TO SCALE



Landscape Island Planting Detail

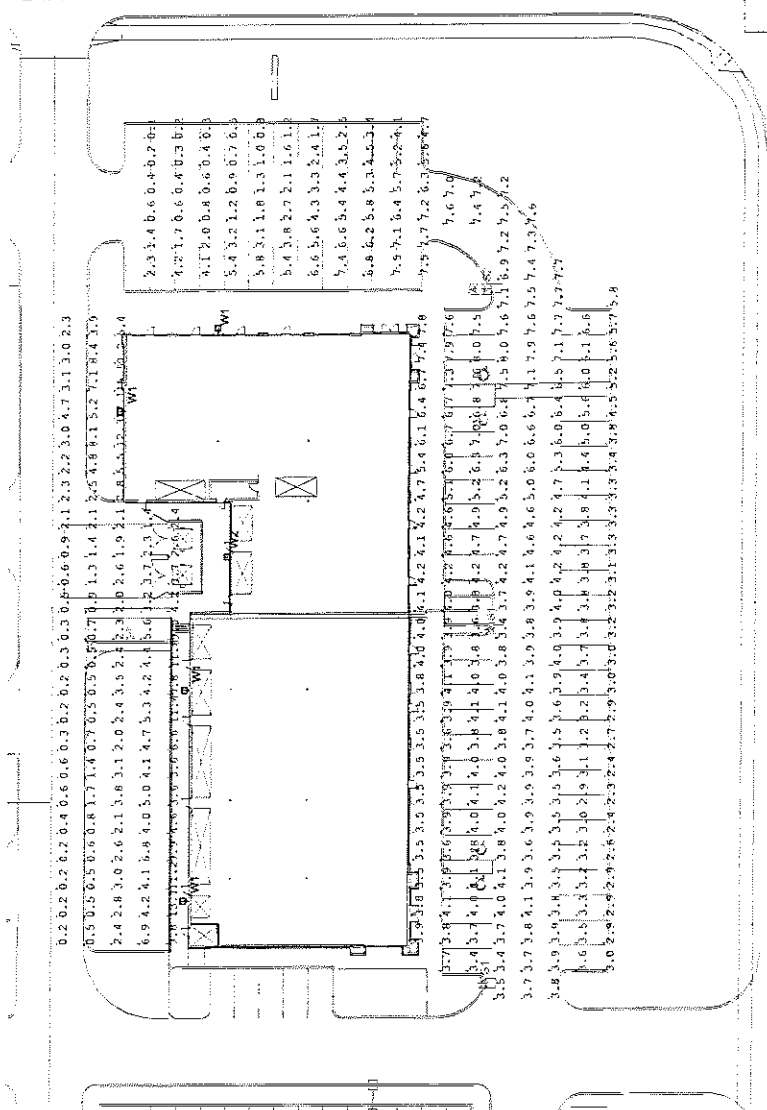
NOT TO SCALE

NOVEMBER 23, 2009

SACK AND ASSOCIATES, INC.
• ENGINEERING • SURVEYING • PLANNING •

PROJECT: SOUTH TOWN SAMPLE PL. 11-2-2-3
SHEET: 19.7 OF 21
DATE: 11/23/09
DRAWN BY: J. SACK
CHECKED BY: J. SACK
APPROVED BY: J. SACK





Luminaires Schedule				
Symbol	Qty	Label	Arrangement	Description
	2	S1	SINGLE	GSX-XXX-1000-4H-XX-AP-FC-XX-X
	1	S2	BACK-BACK	GSX-XXX-1000-4H-XX-AP-FC-XX-X
	1	W1	SINGLE	GSMA-XXX-400-IP-XX-35-FC mount at 13 ft AFF
	4	W2	SINGLE	MPYAL-200-XX-CLAR-LAMP mount at 13 ft AFF

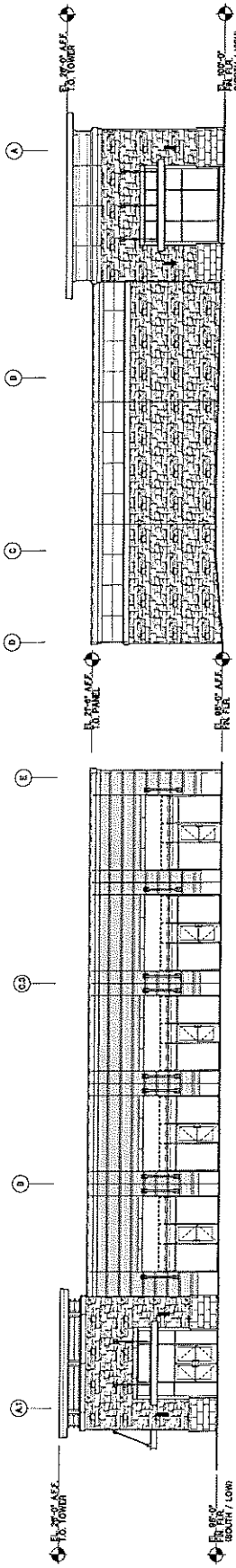
Calculations of finished grade. Luminaires symbols not to scale.

27" Pole / 2.5' Base

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin	PctSpLr	PctSpTb
Site	Illuminance	Fc	4.35	15.5	0.2	21.75	77.50	10	10
Site Acid	Illuminance	Fc	1.38	7.7	0.1	33.90	77.50	10	10

Lemmas Location Summary				
Lemno	Label	K	Y	Z
1	S1	17/5	47/5	32/5
2	S1	48/25	48	32/5
3	S2	288/25	46	32/5
4	S1	132/5	132/5	16
5	S1	17/5	17/5	16
6	S1	234/25	17/5	16
7	S1	292/5	433/75	16
8	W2	121/5	143/75	16
9	W2	121/5	143/75	16

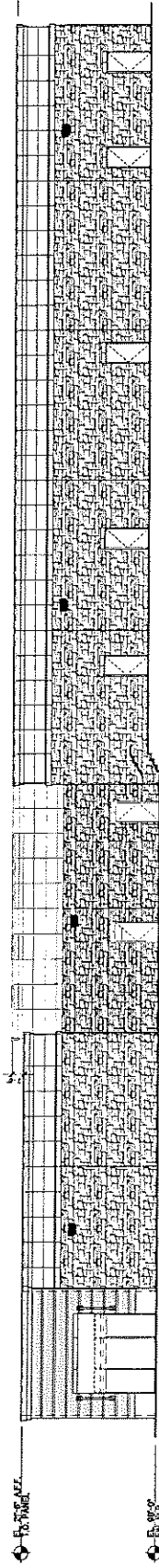
01 PHOTOMETRIC PLAN
1/18"=1'-0"



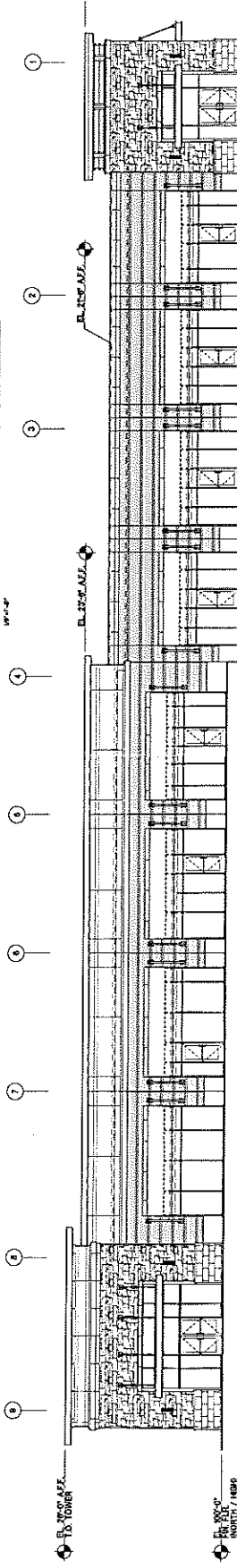
03 SIDE (SOUTH) ELEVATION



04 SIDE (NORTH) ELEVATION



02 REAR (WEST) ELEVATION



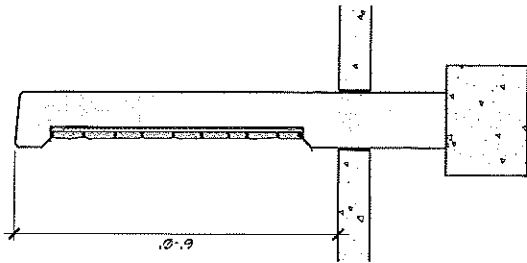
01 FRONT (EAST) ELEVATION

EL01
 JOHN GOSWOLD ARCHITECTS
 SCALE: AS NOTED
 APPROVED BY: _____
 DATE: _____

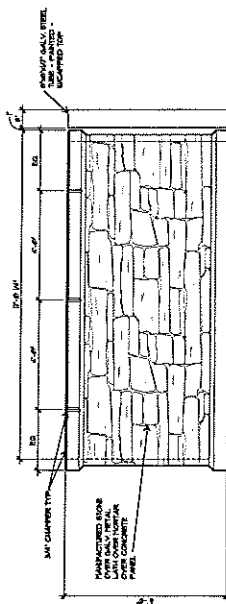


5110 Harvest Hill Rd. Suite 146
 Tulsa, Oklahoma 74116
 972-385-9651
 fax 972-385-3462

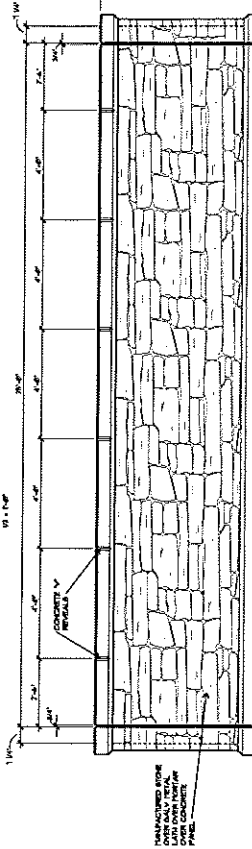
MEMORIAL & 101st STREET
 TULSA, OKLAHOMA
 1995 LAND COMPANY



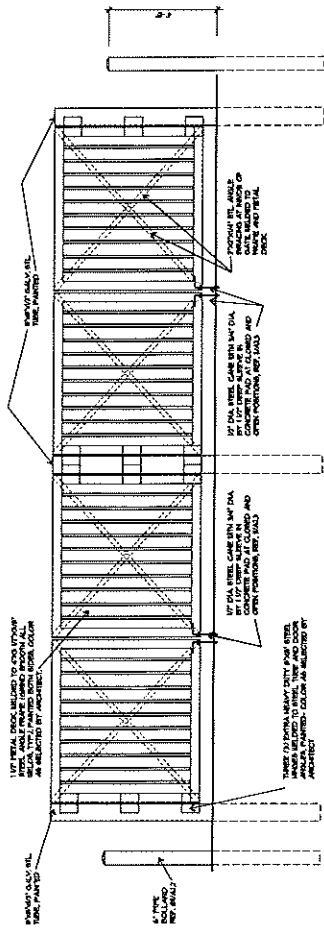
05 SECTION
1/2" x 1/2"



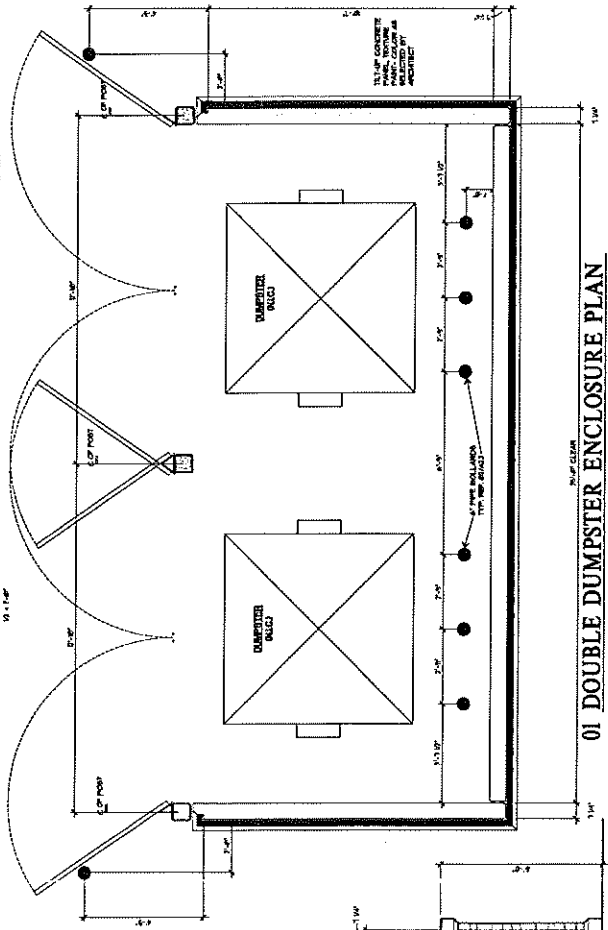
04 DUMPSTER SIDE ELEVATION
1/2" x 1/2"



03 DUMPSTER REAR ELEVATION - DOUBLE
1/2" x 1/2"



02 DUMPSTER FRONT ELEVATION - DOUBLE
1/2" x 1/2"



01 DOUBLE DUMPSTER ENCLOSURE PLAN
1/2" x 1/2"



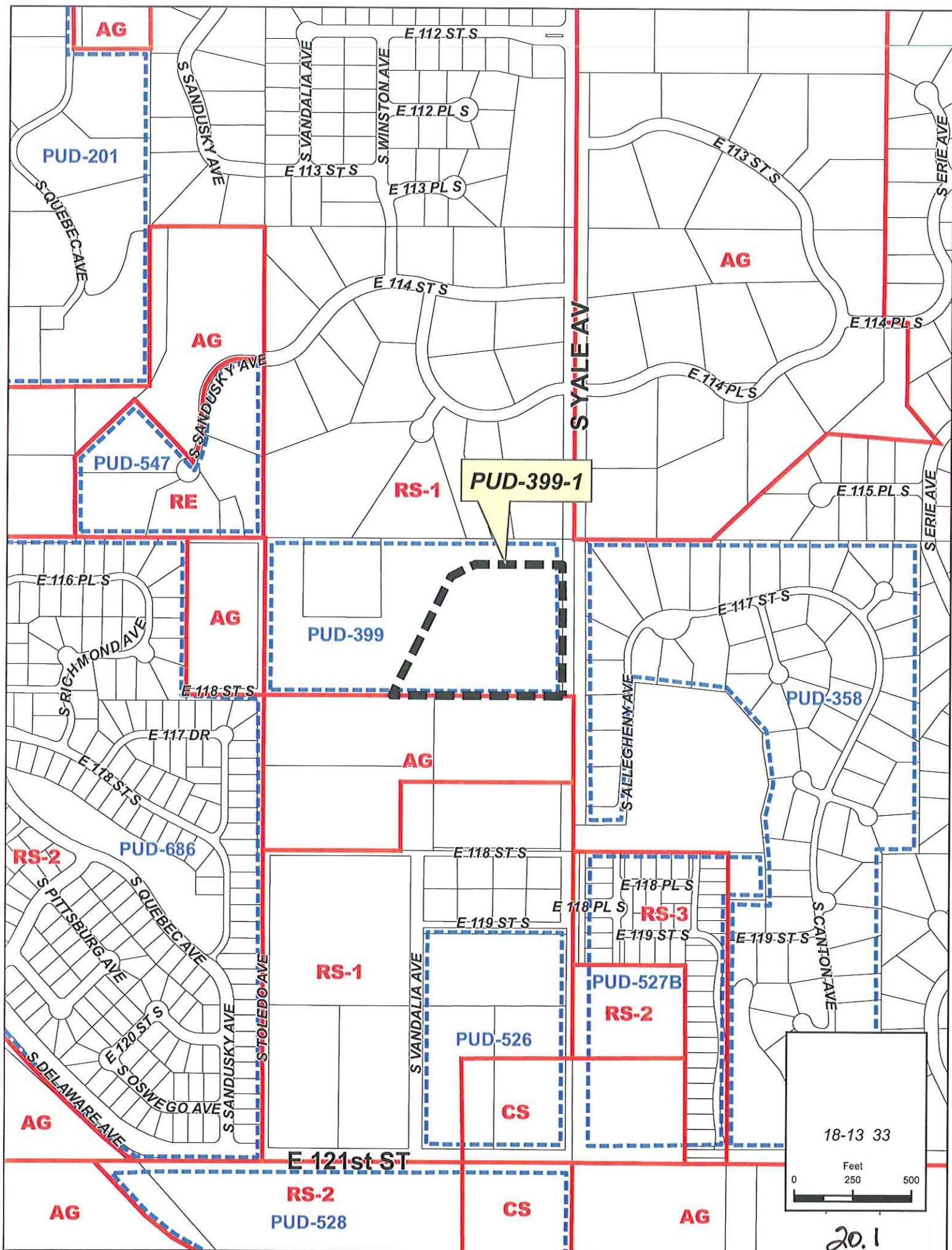
5310 Harvest Hill Rd. Suite 146
Dallas, Texas 75230
972-385-9531
fax 972-385-3462

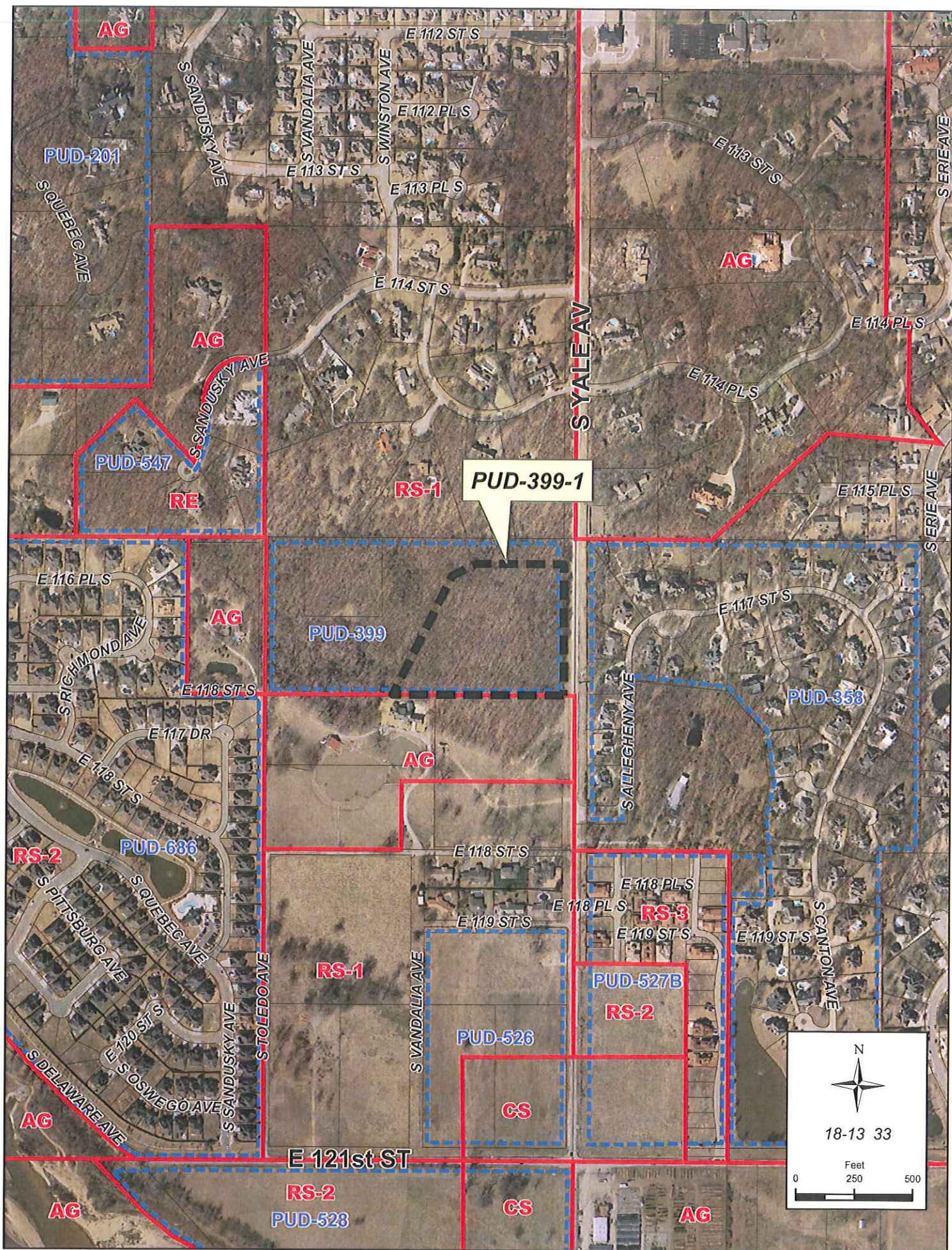
08 PLAN DETAIL

MEMORIAL & 101st STREET
TULSA, OKLAHOMA
1995 LAND COMPANY

EL02
JULIA OK-08
DATE: 08-08-08
DRAWN BY: J. OK-08
CHECKED BY: J. OK-08
APPROVED BY: J. OK-08

19.10





December 2, 2009

STAFF RECOMMENDATION

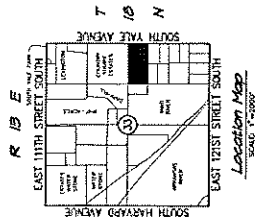
PUD-399-1: Minor Amendment – North of the northwest corner of 121st Street South and South Yale Avenue; Lot 2, Block 1 – Tom's Kids; TRS 8333; CZM 56; Atlas 3340; PD 26; CD 8 RS-1/PUD.

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.

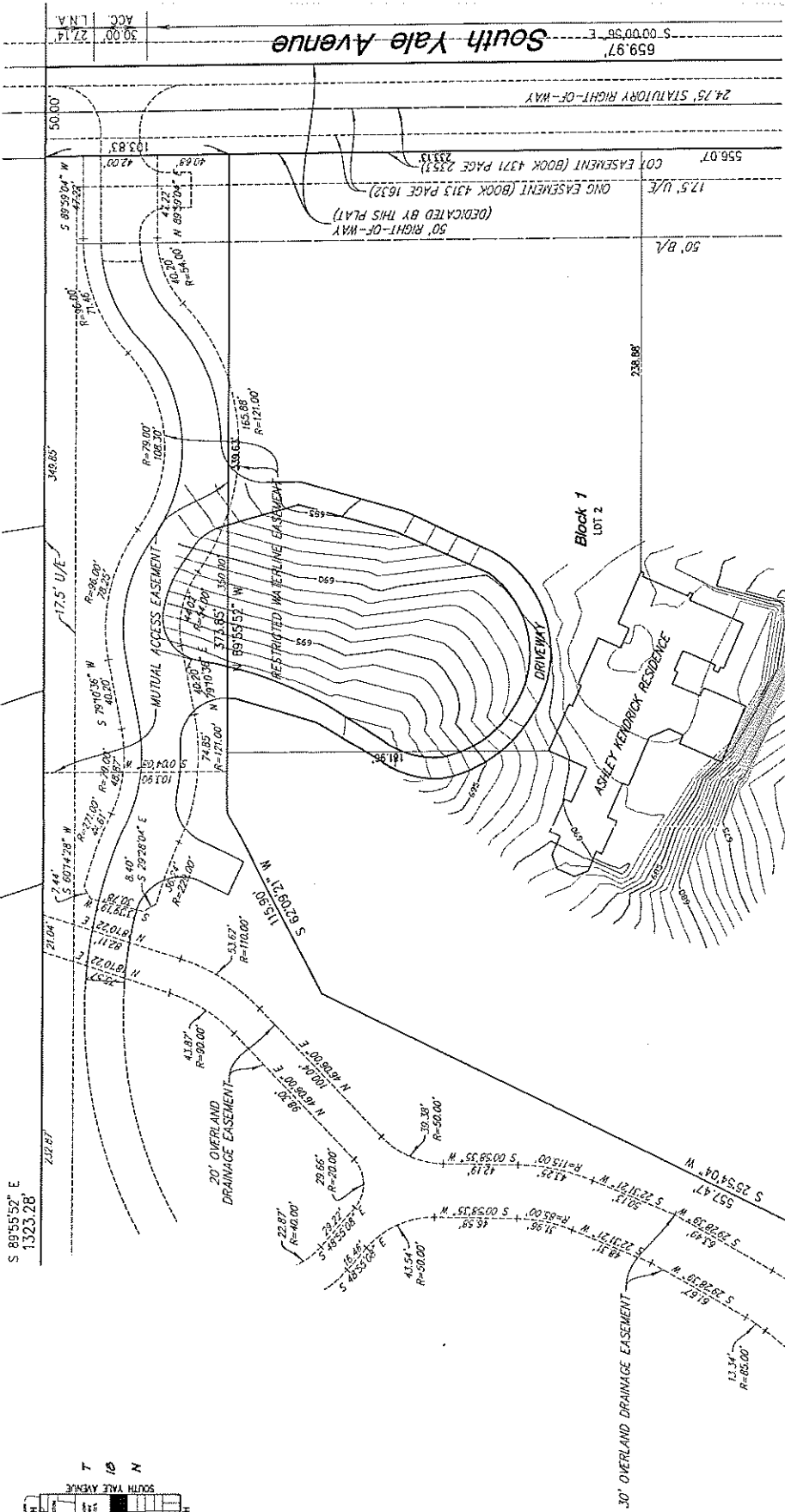
The proposed house will sit on a 7.4 acre/323,224.95 square foot (sf) tract, and will be approximately 238' feet from the nearest property line (see Exhibit S-2). An increase in the permissible height of the house within this PUD is allowed by §1107, H-9 of the code and if approved, would not affect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

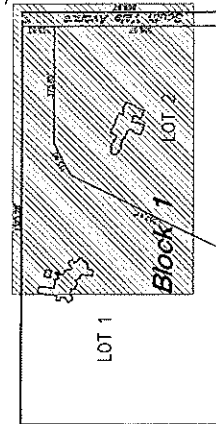
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.



S 89°55'52" E
1323.28'



Site Benchmark
BRASS CAP FOUND AT NORTHEAST CORNER
OF LOT 1. ELEVATION 669.66 (NAVD 1989)
ELEV=669.66 (NAVD 1989)



Key Map
SCALE 1"=200'

LOT 2, BLOCK 1
TOMSKIDS
11614 SYLVE AVE
TULSA, OKLAHOMA

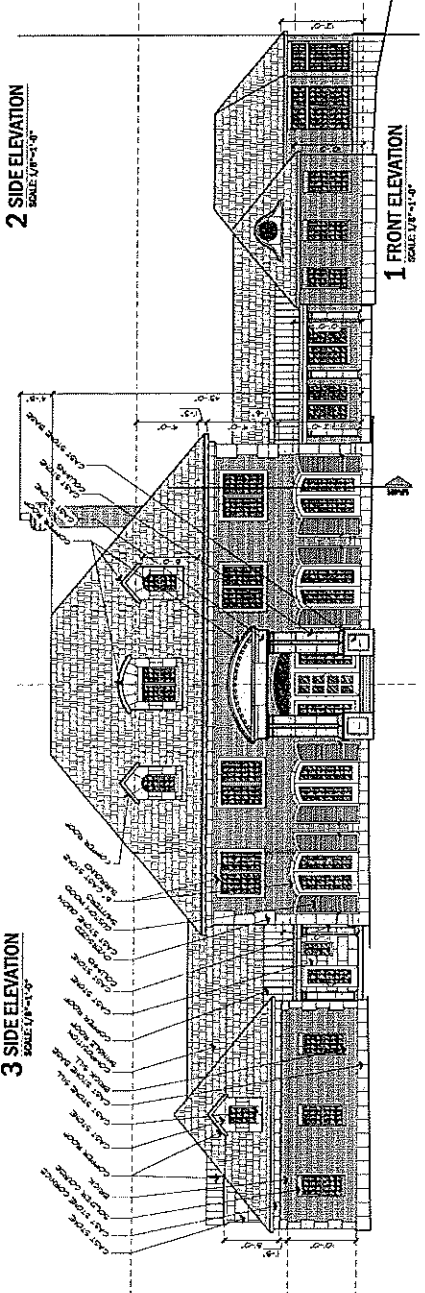
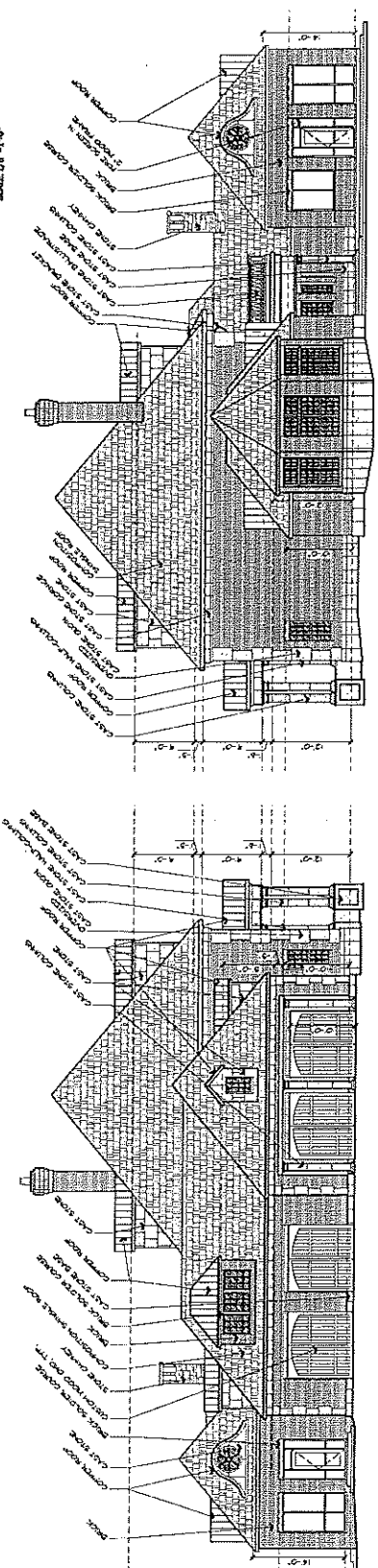
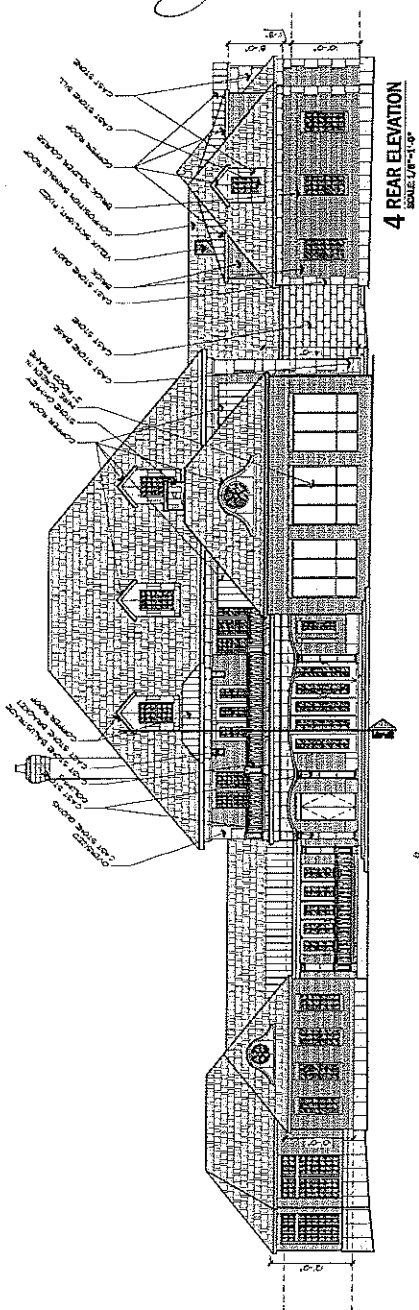
OWNER
BMI Properties, LLC
10911 SOUTH MEMPHIS, TULSA, OKLAHOMA 74133
PHONE: (918) 309-6660

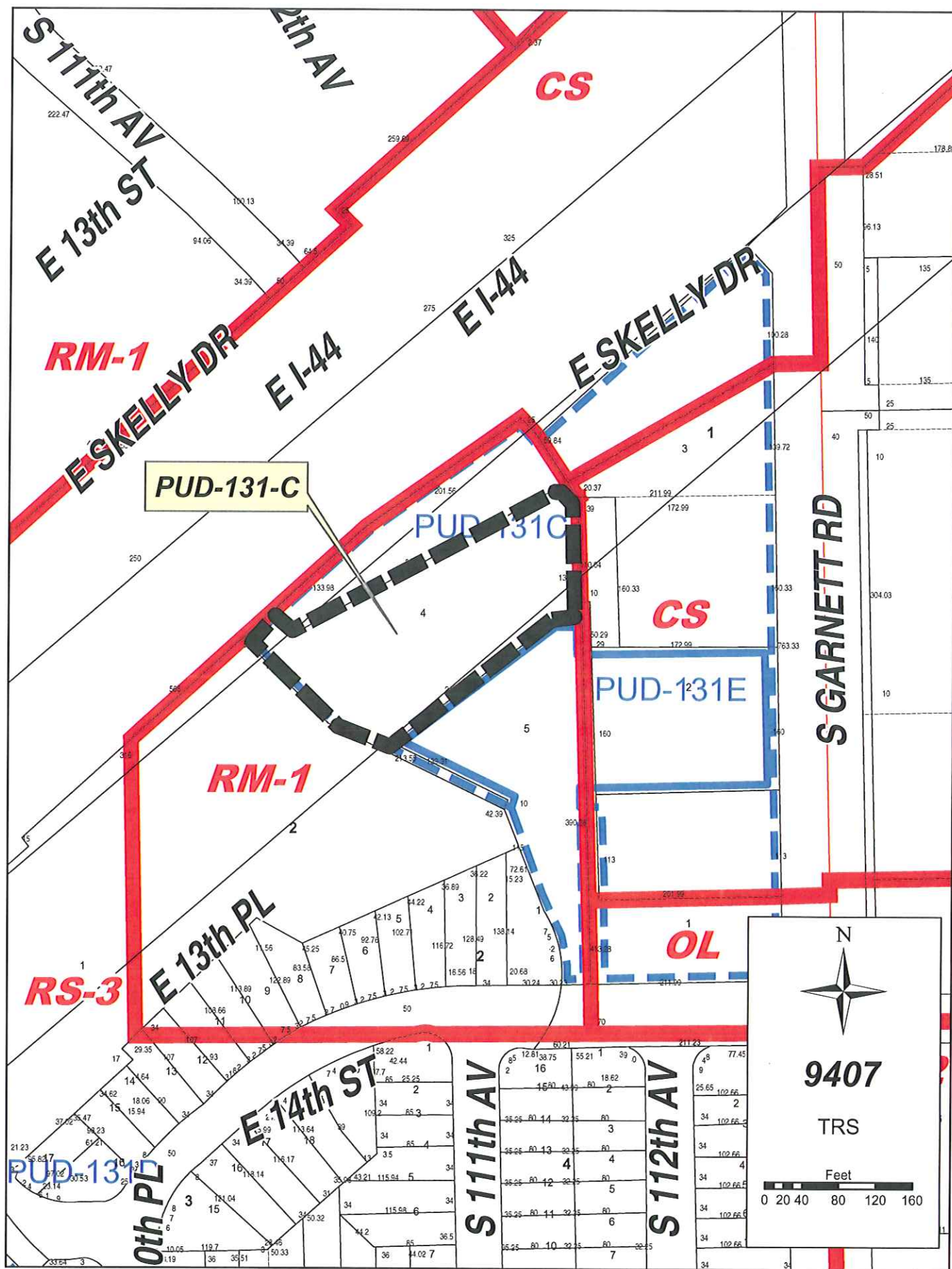
LANDSCAPE ARCHITECT
HRAOK, INC.
1913 WEST MOORE - SUITE 3
BRIDGEWAY BOULEVARD, TULSA, OKLAHOMA 74104
PHONE: (918) 764-2332
FAX: (918) 764-2354
DATE: 12-11-11

SHEET TITLE
SITE PLAN

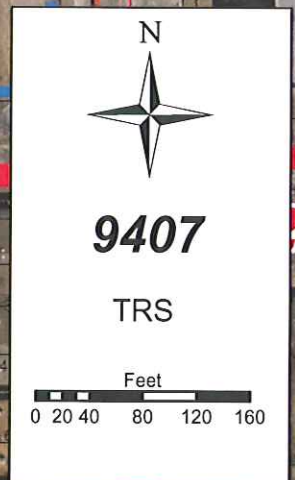
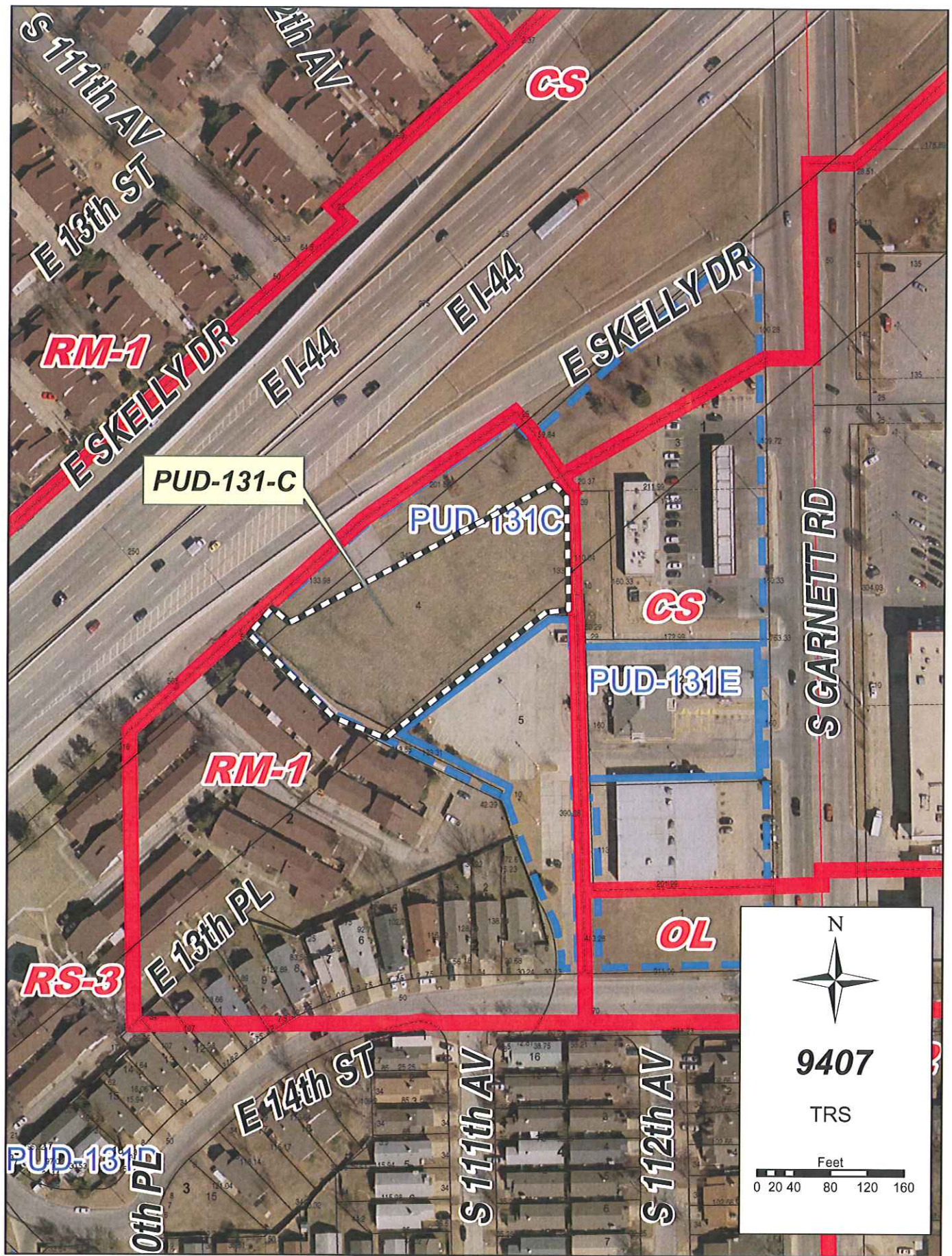
SHEET NO.
S-2

20.4





21.1



21.2

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.

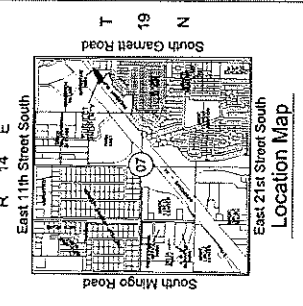
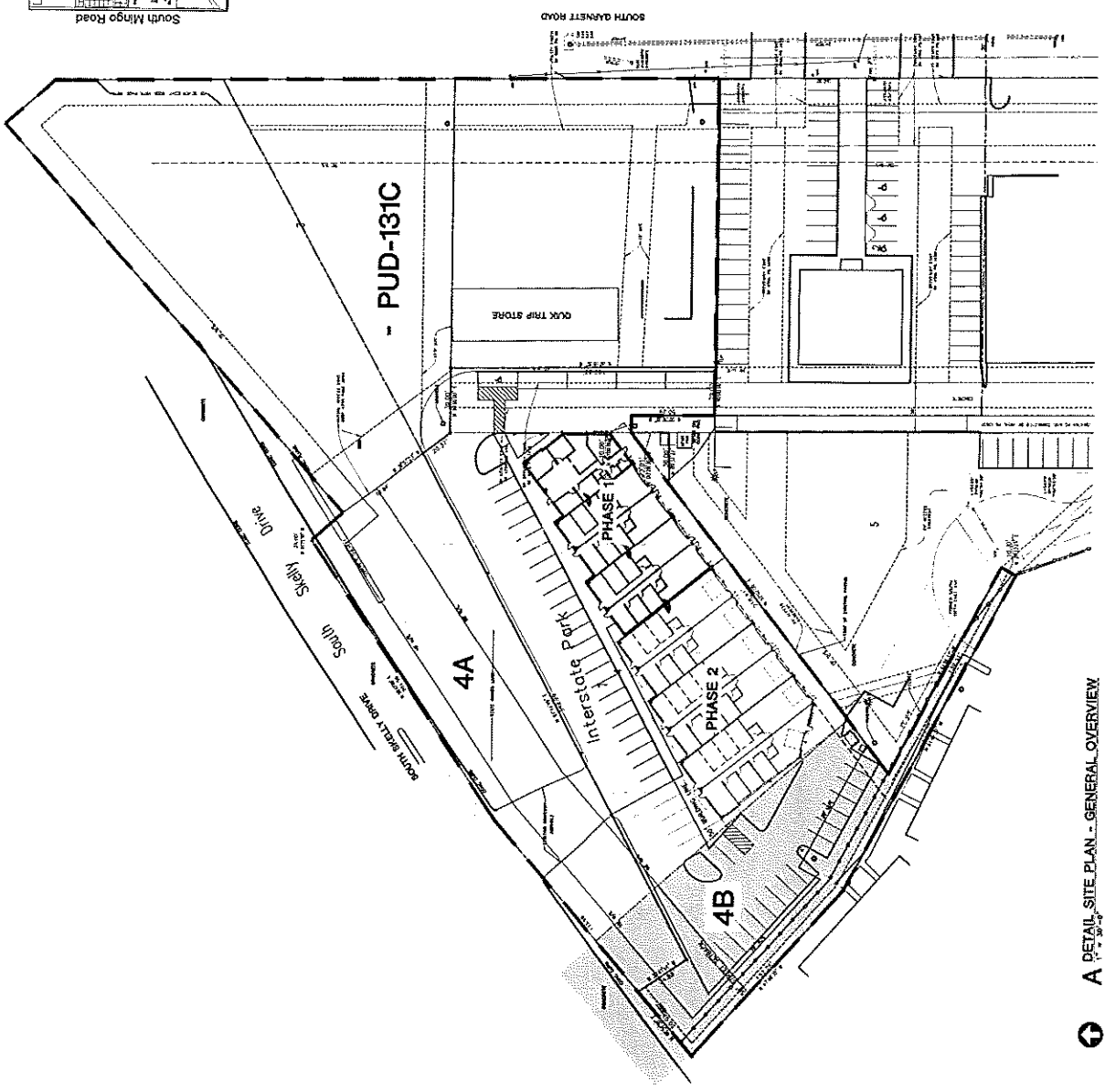
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from Skelly Drive and via mutual access easement from Garnett Road. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping 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.

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

21.4

A DETAIL SITE PLAN - GENERAL OVERVIEW



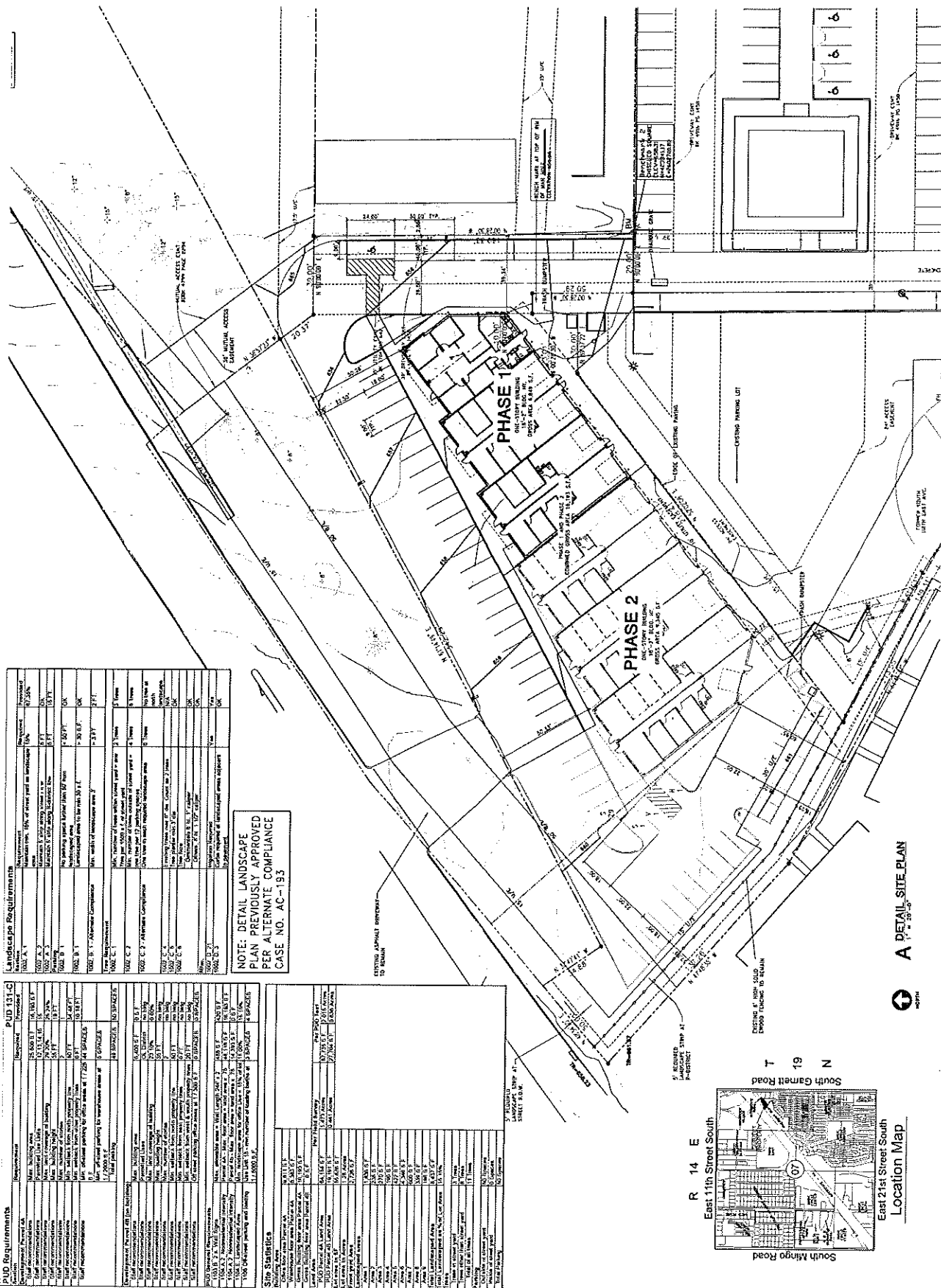
OAK LEAF
 DESIGN
 3220 S. Pacific Ave.
 Suite 103
 Tulsa, Oklahoma 74105
 (918) 749-0902
 Fax: (918) 749-0903

**DETAIL PLAN
 REVIEW**



**INTERSTATE PARK
 1-44 & GARNETT
 TULSA, OKLAHOMA**

NOVEMBER 17, 2009
 DETAIL SITE
 PLAN
 JCD CD0000
DSP1



A DETAIL SITE PLAN



East 21st Street South
Location Map

R 14 E
East 11th Street South

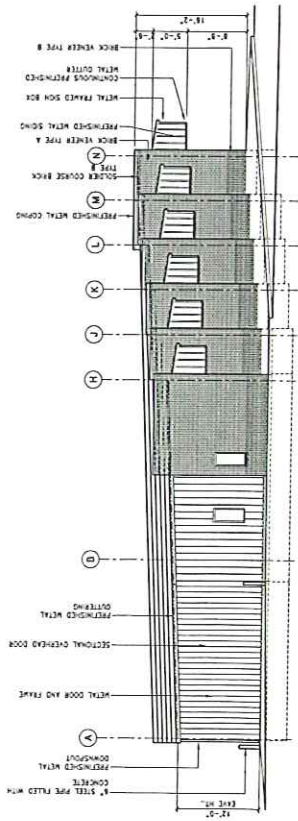
21.5



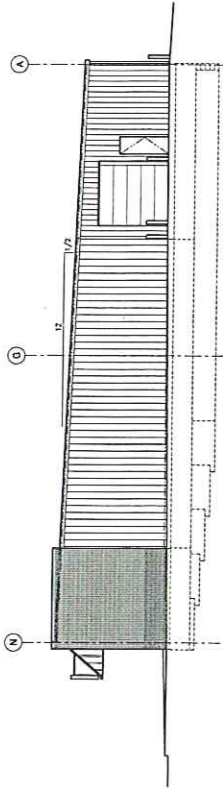
NOVEMBER 17, 2009

DETAIL
ELEVATION &
SIGNAGE
PLAN

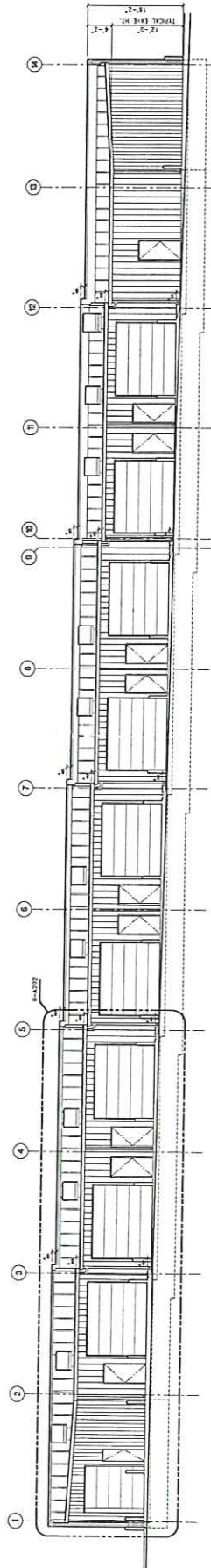
4201 0001000
DEP1



C EAST ELEVATION
1/8" = 1'-0"

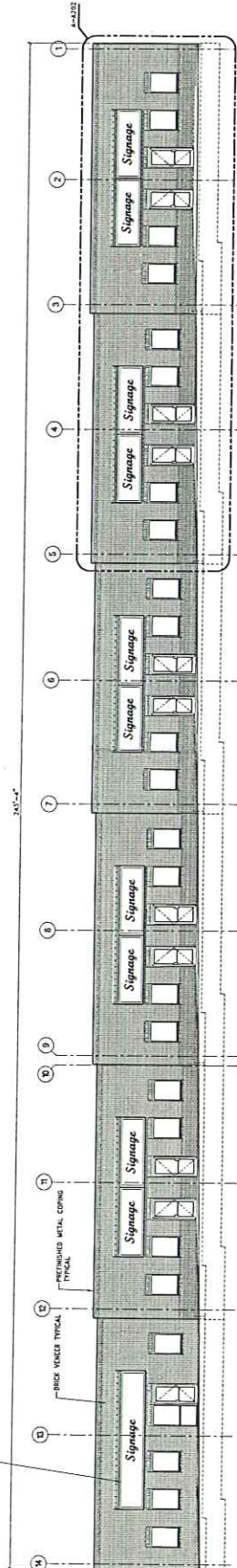


D WEST ELEVATION
1/8" = 1'-0"

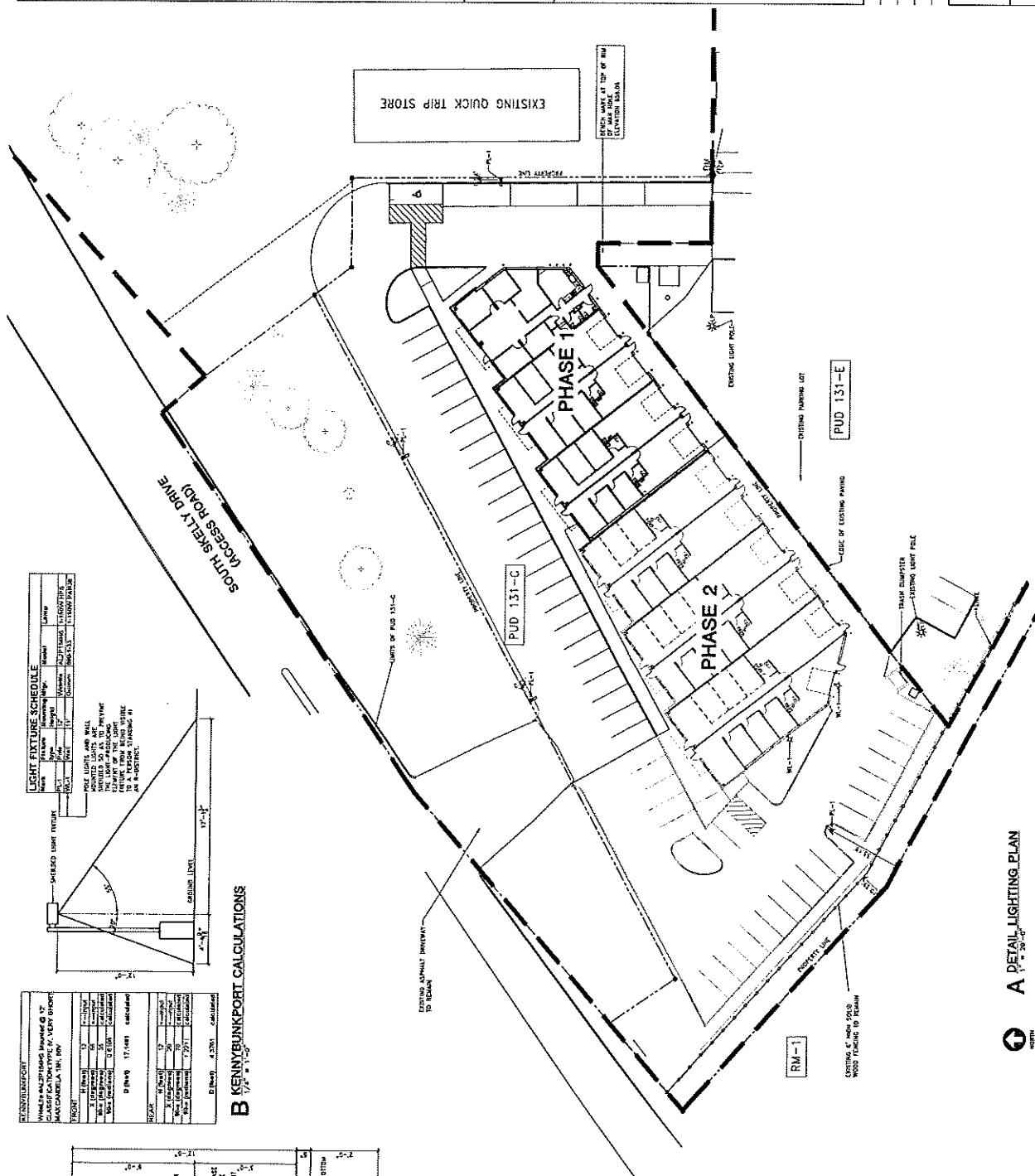


B SOUTH ELEVATION
1/8" = 1'-0"

TYPICAL SIGN IS UNILLUMINATED
PAINTED ALUMINUM 35 3/4\"/>



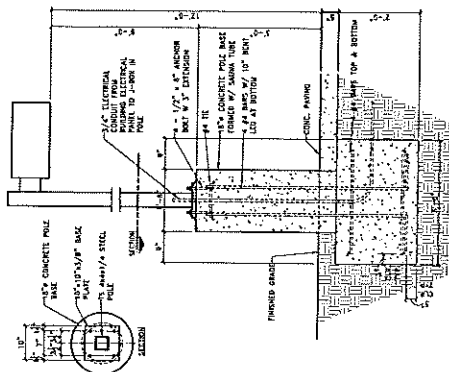
A NORTH ELEVATION
1/8" = 1'-0"



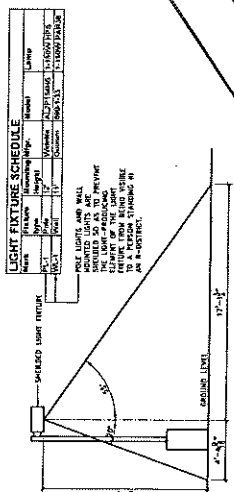
A DETAIL LIGHTING PLAN



C TYPICAL LIGHT POLE DETAIL
3/4" = 1'-0"

[illegible]

B KENNYBUNKPORT CALCULATIONS



LIGHT FIXTURE SCHEDULE					
Mark	Fixture Type	Mounting Height ft.	Mounting Type	Model	Notes
PL1	Recessed	8'	Surface	AL201 Series	1-100W FHS
PL2	Recessed	8'	Surface	AL201 Series	1-100W FHS

Type: POLE LIGHT

Job: INTERSTATE PARK

Catalog Number:

Approvals:

AL2S-150 - 4H - 208 - SS -

- DB

SERIES	DISTRIBUTION	VOLTAGE	MOUNTING
	See Page 2		

OPTIONS	FINISH
(FACTORY INSTALLED) See Page 2	

ACCESSORIES
(FIELD INSTALLED) See Page 4

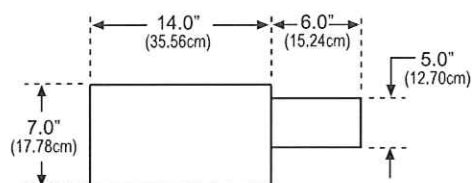
Date:
Page 1 of 4

Overall Dimensions For Reference Only

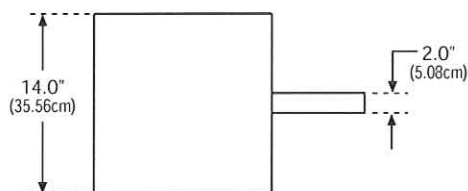
Arm Mount

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

Side View



Top View



EPA Effective Projected Area in Ft²

	Number of Fixtures			
Arm Mount (SS)	1	2	3	4
	1.1	2.2	2.8	2.8

Note: AL2 available with Flat Lens only.

Consult Mounting Configuration chart on page 2 and contact factory for corresponding EPA data.

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 "Contain 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.

Type:

Job: INTERSTATE PARK

Page 2 of 4

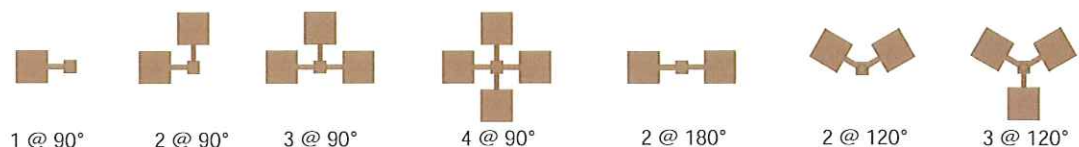


Series	Distribution ⁽¹⁾	Voltage	Mounting ⁽³⁾
Pulse Start Metal Halide	<input type="checkbox"/> 2H = Type II Horizontal <input type="checkbox"/> 3H = Type III Horizontal <input checked="" type="checkbox"/> 4H = Type IV Horizontal <input type="checkbox"/> 5H = Type V Horizontal	<input type="checkbox"/> 120 <input checked="" type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 480 <input type="checkbox"/> QV ⁽²⁾	<input checked="" type="checkbox"/> SS = Surface Arm Mount to Square Pole (Standard) <input type="checkbox"/> SR(X) ⁽⁴⁾ = Surface Arm Mount to Round Pole (Mounting edge of arm is contoured to match pole radius) <input type="checkbox"/> 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: 1 @ 90° or 2 @ 180°.) <input type="checkbox"/> SA2 = Adjustable Arm Mount to Square Pole (Includes transition plate) <input type="checkbox"/> MA2 = Adjustable Mastfitter Mount to 2-3/8" OD tenon (Includes transition plate)
High Pressure Sodium	Distribution Patterns Complete photometric data available at www.wide-lite.com . <u>Basic Roadway Distribution Patterns as follows:</u> Type II Type III Type IV Forward Throw Type V Square		<input type="checkbox"/> RTA-(X)-(Y) ^(5, 6) = Round Pole Tenon Adapter (Slipfitter for Round Pole with 2.375" O.D. x 4" vertical tenon, 6" arm included) <input type="checkbox"/> SPTA-(X)-2.375 ⁽⁵⁾ = Square Pole Tenon Adapter (Slipfitter for Square Pole with 2.375" O.D. x 4" vertical tenon, 6" arm included) <input type="checkbox"/> WB = Wall Mount Bracket <input type="checkbox"/> WBA = Wall Mount Bracket with 6" arm

- 1) AL2 Series is not available with Vertical Lamp or Sag Glass.
 2) Allows field selection of 120/208/240/277 voltage. (No 480V). 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 / 3.5" OD x 6" tall; 3.5 / 4" OD x 6" tall.

Mounting Configurations



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.

Type:

Job: INTERSTATE PARK

Page 3 of 4

Distribution Guide & Ballast Data ⁽¹⁾

Source Type ⁽²⁾	Catalog Number	Lamp Envelope	Reflector Type ⁽³⁾	Cutoff Level	.ies File Name ⁽⁴⁾	Ballast Type ⁽⁵⁾	ANSI Code	Line Current ⁽⁶⁾ 120 / 208 / 240 / 277 / 480	Line Watts
PS	AL2P-70	ED / BT17	2H, 3H, 4H, 5H	Full	al2p7(*).ies	HX-HPF	M98 / M143	1.9 / 1.0 / 0.9 / 0.8 / 0.5	95
	AL2P-100	ED / BT17	2H, 3H, 4H, 5H	Full	al2p10(*).ies	HX-HPF	M90 / M140	2.8 / 1.4 / 1.4 / 1.2 / 0.6	130
	AL2P-150	ED / BT17	2H, 3H, 4H, 5H	Full	al2p15(*).ies	HX-HPF	M102 / M142	3.7 / 2.1 / 1.8 / 1.6 / 1.0	185
HPS	AL2S-70	ED / BT17	2H, 3H, 4H, 5H	Full	al2s7(*).ies	HX-HPF	S62	1.7 / 1.0 / 0.9 / 0.8 / 0.4	94
	AL2S-100	ED / BT17	2H, 3H, 4H, 5H	Full	al2s10(*).ies	HX-HPF	S54	2.3 / 1.3 / 1.1 / 1.0 / 0.6	135
	AL2S-150	ED / BT17	2H, 3H, 4H, 5H	Full	al2s15(*).ies	HX-HPF	S55	3.2 / 1.7 / 1.6 / 1.4 / 0.7	195

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, Flat Glass, Full Cutoff.

4) Replace (*) with chosen Reflector Type: 2H, 3H, 4H, or 5H.

5) CWA = Constant Wattage Autotransformer, HX-HPF = High

Reactance 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

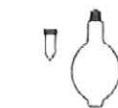
Note: Standard 150 watt (120V) double contact bayonet base socket.

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 (combined lamp currents never exceed that of main lamp at 100% output).



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

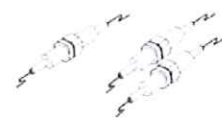


Main Lamp Reaches 40% of Rated Output: Quartz lamp automatically extinguishes

- ☐ F1 = Single Fuse (120V/277V)
- ☐ F2 = Double Fuse (208V/240V/480V)

Note: If ordering QV ballast, voltage must be specified.

Standard unit consists of 1 or 2 KTK 30 amp fuses mounted internally on the ballast plate.



- ☐ TLR = Twist Lock Photocell Receptacle
- ☐ TLR-PC = Twist Lock Photocell Receptacle with Photocontrol, specify voltage

Factory installed photocell receptacle through top wall of luminaire.

- ☐ PCB = Photo Cell Button, specify voltage
Not available in 480V

Factory installed photocell button on side wall of luminaire.

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 Stripping
- ☐ DS03 = Gold Metallic Decorative Stripping
- ☐ DS04 = Red Decorative Stripping
- ☐ DS05 = Silver Metallic Decorative Stripping
- Consult factory for additional stripping colors.

21.10

Type: POLE LIGHT

Job: INTERSTATE PARK

Page 4 of 4

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
F = Specify finish.

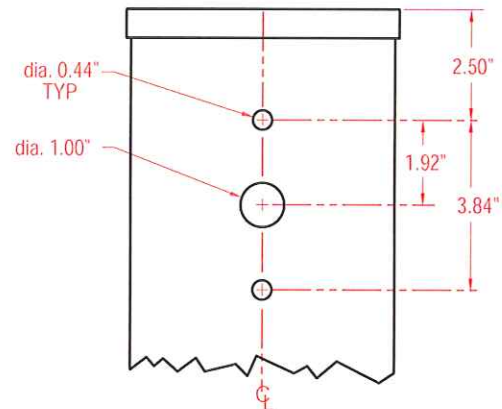
Field installed accessory provides advanced directional control of spill light. Mounts to housing.

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. Lamp and electrical specifications / availability subject to change by manufacturer without notice.

www.wide-lite.com

CATALOG KEYWORD: AL2

PT#: WLSP0125A1008



ISO 9001
Certified



21.11

20% OFF ORDERS OVER \$200 THIS WEEKEND ONLY Use code LBG on select brands

[Home](#) > [Manufacturers](#) > [Quorum Lighting](#) > 690-1-33 - Quorum Lighting Outdoor Flood Light

690-1-33 - Quorum Lighting Outdoor Flood Light



[Click to View Larger Image](#)



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

[Bookmark Page](#)
[Print Page](#)
[Get Product Alerts](#)

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

[Instant Quote](#)

Quantity:
*(Not stored or shared)

[+ Add to Basket](#)

[What is best pricing?](#)

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

Description

Specifications

Related Items

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 Floodlgt-cs

Fixture Type: Outdoor Flood Light
Finish: Cobblestone

Fixture Classification: UL Wet Location

Exterior

Yi

Eme

You

Murr
Luxu
Upl
You

148!
Cryst
Lt Se
You

Cryst
Ornat
Ac
You

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: 690-1-33

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 Flood Light

Delivery Time: 1-2 Weeks

	Code	Name	Price	
	QR-43525-33	43525-33 - Quorum Estate 52in Ceiling Fan in Cobblestone	\$117.00	<input type="text" value="1"/> + Add to Basket
	QRL-3080-9-33	3080-9-33 - Quorum Lighting Outdoor Flushmount - Cage	\$33.75	<input type="text" value="1"/> + Add to Basket
	QRL-700-33	700-33 - Quorum Lighting Outdoor Box Lantern	\$15.84	<input type="text" value="1"/> + Add to Basket

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

 [Instant Quote](#)

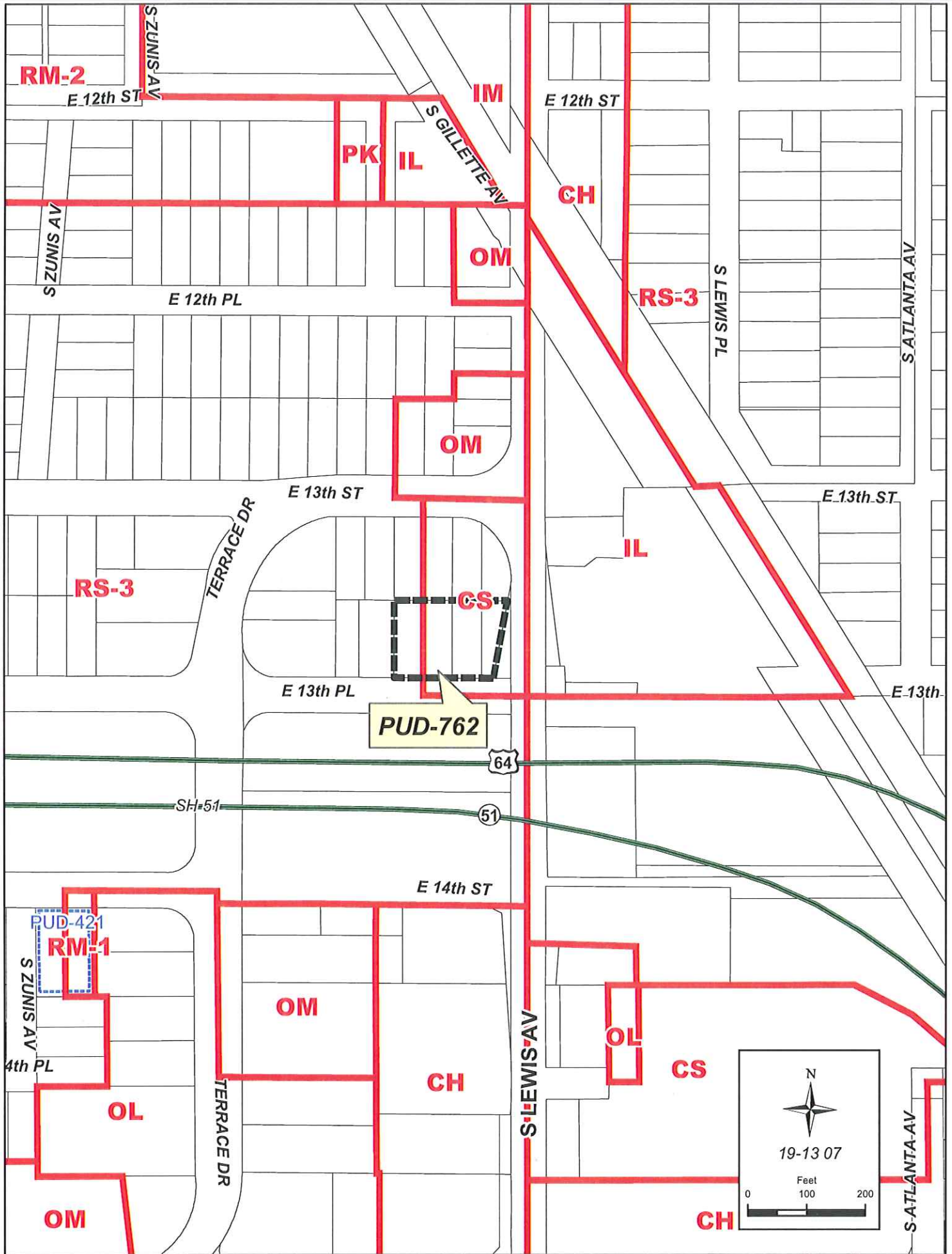
Quantity:

[+ Add to Basket](#)

*(Not stored or shared)

[What is best pricing?](#)


21.13



22.1



N




19-13 07

PUD-762

Feet

0 50 100



22.2

December 2, 2009

STAFF RECOMMENDATION

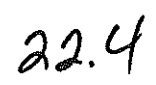
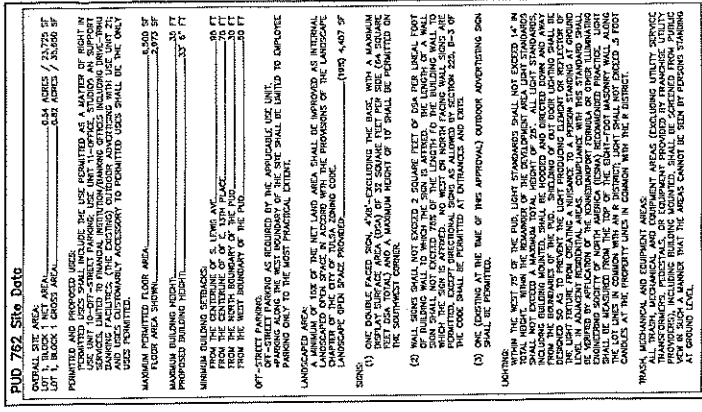
PUD-762: Detail Site Plan – Northwest corner of South Lewis Avenue and East 13th Place South; TRS 9307; CZM 37; Atlas 12; PD 4; CD 4; CS/RS-3/PUD.

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.)



edit Union
PUD No. 762

St. John Tulsa
Tulsa, Oklahoma

SWOISH.38

155-156-157

05/15/2015

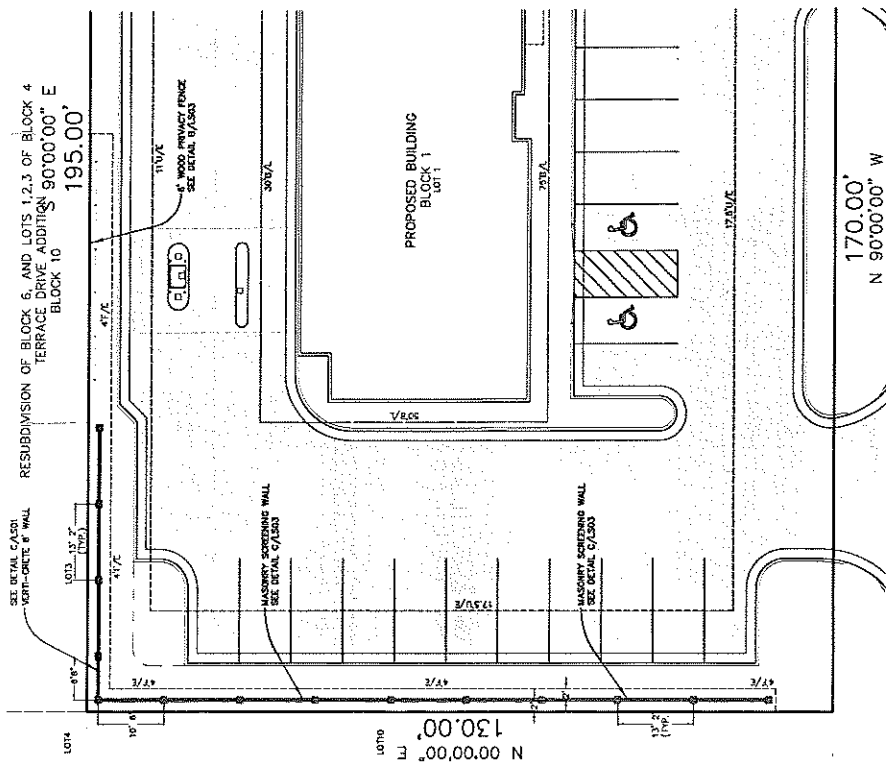
1000

1507/51/1

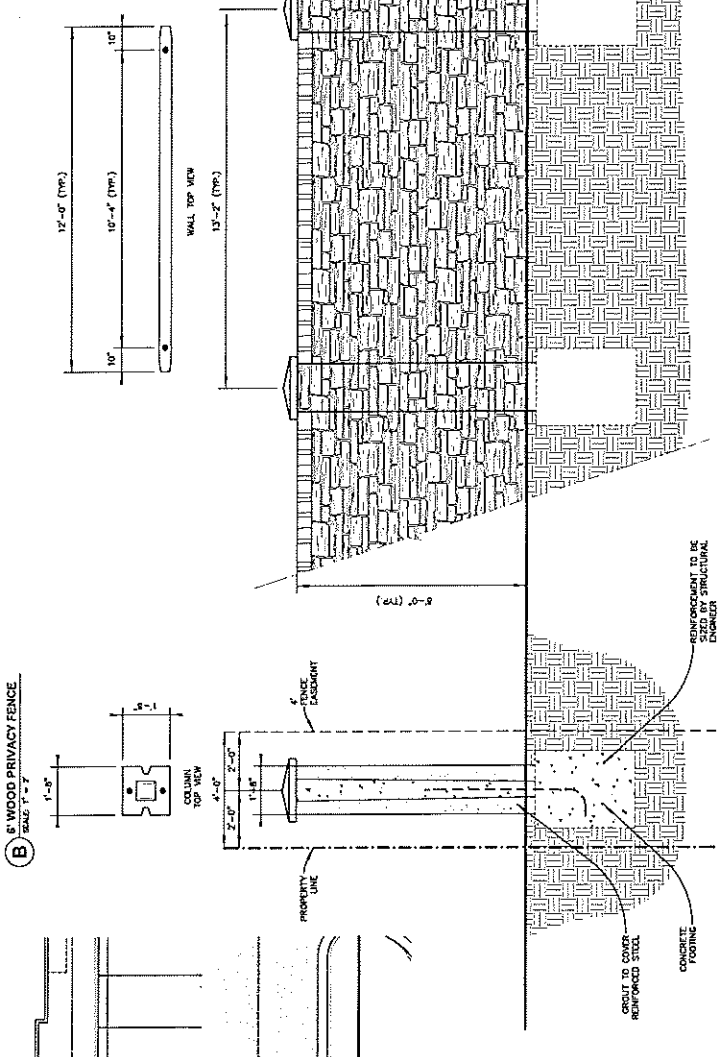
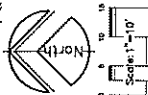
SHIFT 131HS

of book 9, volume 1.

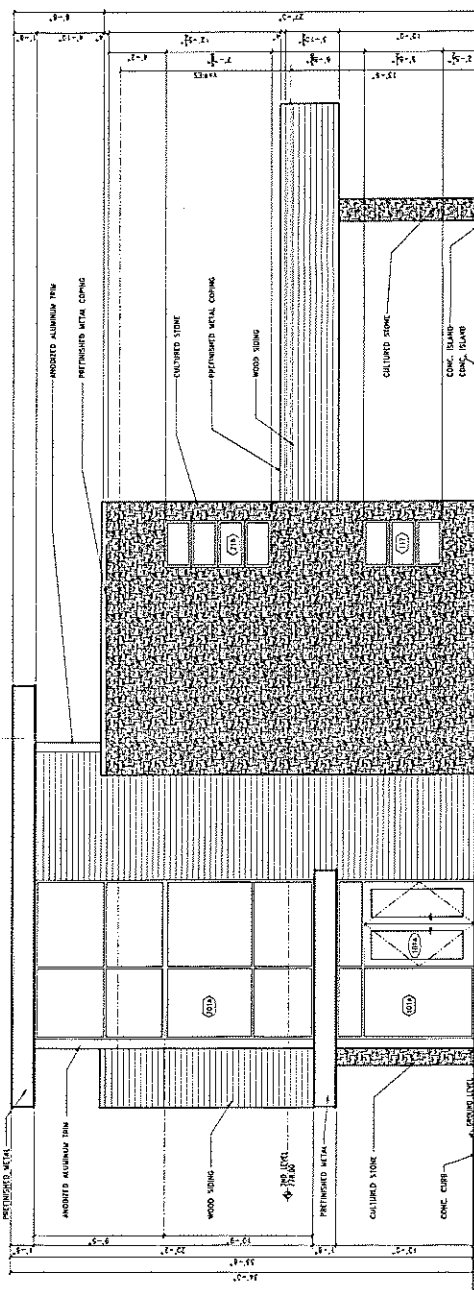
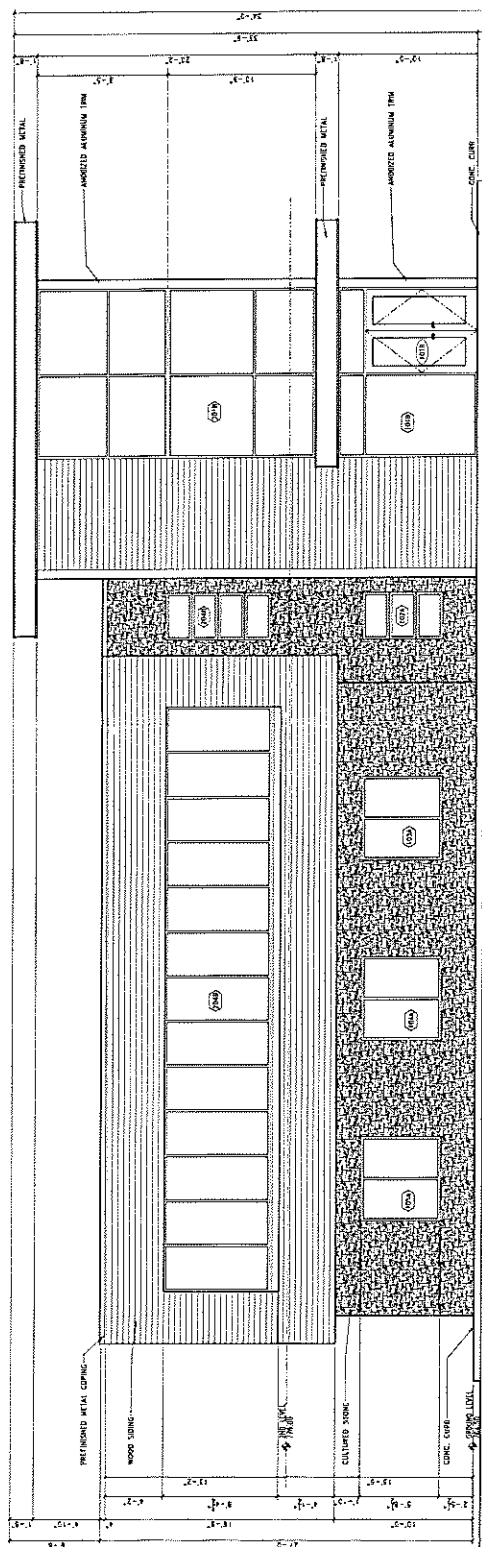
305



A MASONRY SCREENING WALL PLAN
SCALE: 1" = 10'



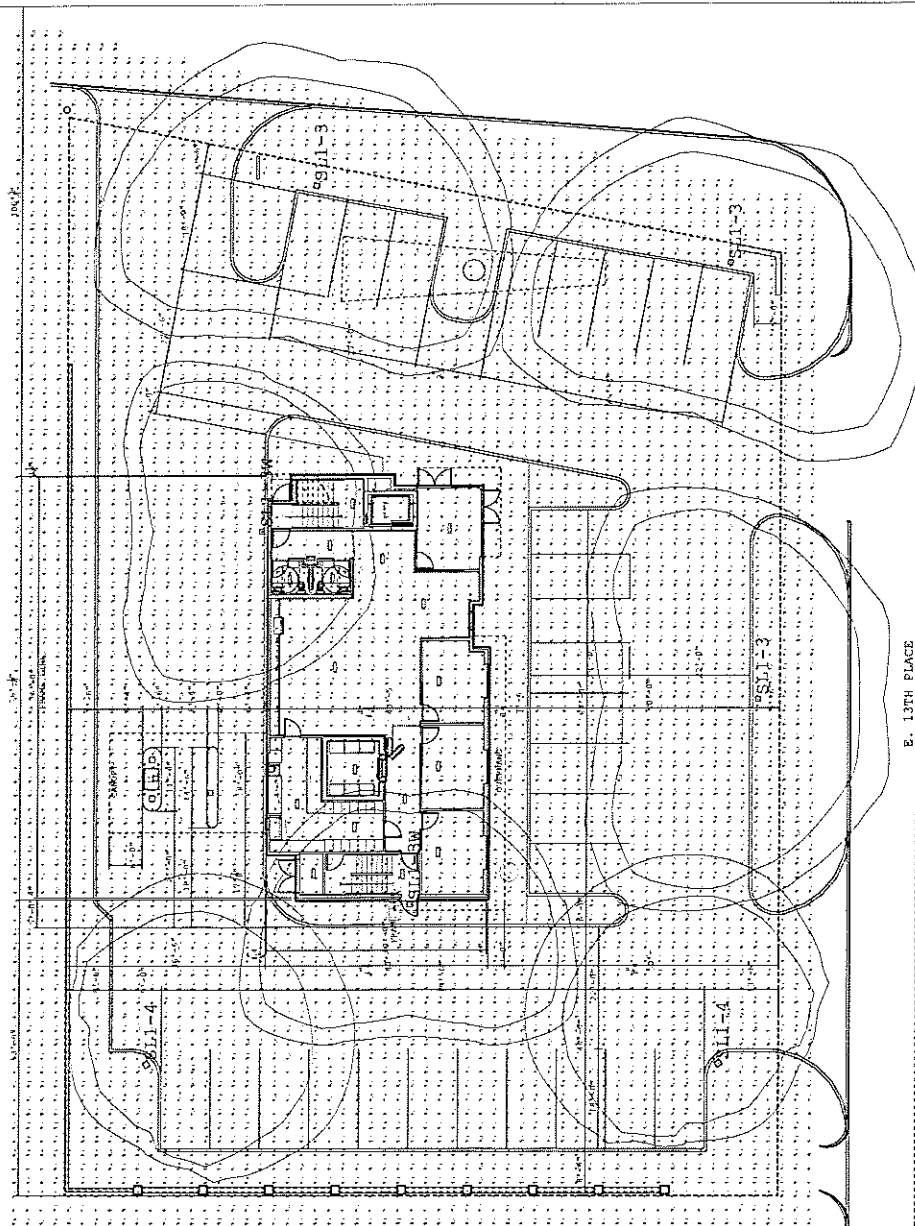
MASONRY SCREENING WALL DETAILS



Building Lights Mounted @ 10' Above Grade
Pole Mounted Lights @ 14' Above Grade

Calculation Summary	Units	Avg	Max	Min	Avg/Min	Max/Min
Calculation Summary	fc	1.80	19.9	0.0	N.A.	N.A.

Calculation Summary	Units	Avg	Max	Min	Avg/Min	Max/Min
Calculation Summary	fc	1.80	19.9	0.0	N.A.	N.A.



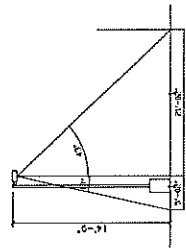
1 SITE PHOTOMETRIC PLAN
1" = 30'-0"

E. 13TH PLACE



2 KENNYBUNKPORT
NTS

Calculation Summary	Units	Avg	Max	Min	Avg/Min	Max/Min
Calculation Summary	fc	1.80	19.9	0.0	N.A.	N.A.



22.8

HID lighting D815

Victory - Architectural Luminaire

Job Information

Type:

Catalog #:

Project:

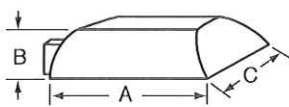
Comments:

Prepared by:

HID Lighting D E C O™ LIGHTING



Dimensions



	Size = 22	Size = 33
A	22"	33"
B	11"	12"
C	18"	22"
Max Watts	400W	1000W

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.
- Thermoset polyester oven-baked powder coat, in any standard color. Custom colors are available to your specifications.

ORDERING INFORMATION:

Example: (D815-22-T2-100-M-MT-PM-BK-WSF)

D815	Series	Size	Lamp Type	Wattage	Voltage	Optics	Arm	Color	Options
	Victory Luminaire	22 - Medium 33 - Large	M - Metal Halide S - High Pressure Sodium PS - Pulse Start MH	70 - 70W 100 - 100W 150 - 150W 175 - 175W 250 - 250W 400 - 400W 1000 - 1000W	MT - 120/208/240/277V 480 - 480V TT - 120/277/347V	T2 - Type II T3 - Type III T4 - Type IV T4A - Type IV Automotive T5 - Type V PT - Perimeter Throw	PM - Pole Mount	BK - Black GR - Green WH - White DB - Dark Bronze ¹ SL - Silver GY - Gray CC - Custom	WSF - Wired Single Fuse ³ WDF - Wired Double Fuse ³ LP - Lamp Included LS - Light Shield CG - Convex Glass Lens PC - Photocell ² QR - Quartz restrike

¹ Standard color for this fixture

² Contact factory for custom finishes

³ Please specify voltage (eg. 120V)

HID lighting

D815

Victory - Architectural Luminaire

Job Information

Type:

Catalog #:

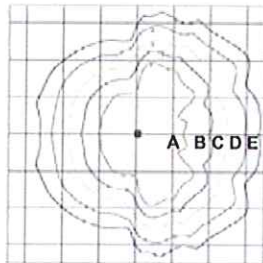
Project:

Comments:

Prepared by:

Photometric Data

Isolux Curves

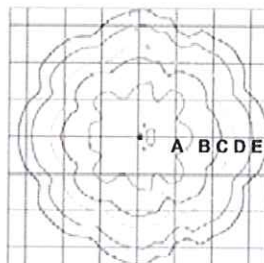


Size One

Type III 400w
MH VLFG 25ft
Mounting Height

Foot Candle Key:
A=2, B=1, C=.5,
D=.2, E=.1

1 Block=30ft

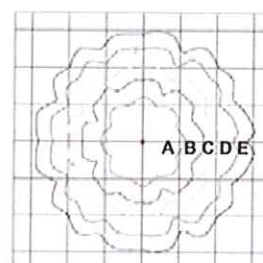


Size One

Type V 400w
MH VLFG 25ft
Mounting Height

Foot Candle Key:
A=2, B=1, C=.5,
D=.2, E=.1

1 Block=30ft



Size Two

Type V 1000w
MH VLFG 42ft
Mounting Height

Foot Candle Key:
A=2, B=1, C=.5,
D=.2, E=.1

1 Block=60ft

HID Lighting

D E C O™

LIGHTING

22.11

HID lighting

D418

Louvered Wallpack

Job Information

Type:

Catalog #:

Project:

Comments:

Prepared by:

HID Lighting D E C O™

LIGHTING

Application

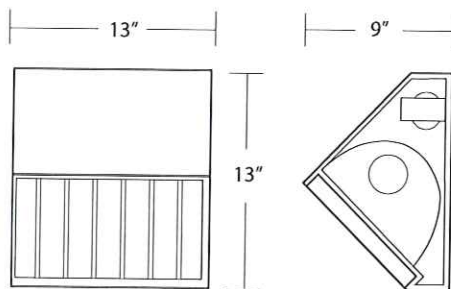
Parking areas, entrances, walkways, underpasses, loading docks, recreation areas and tunnels.

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

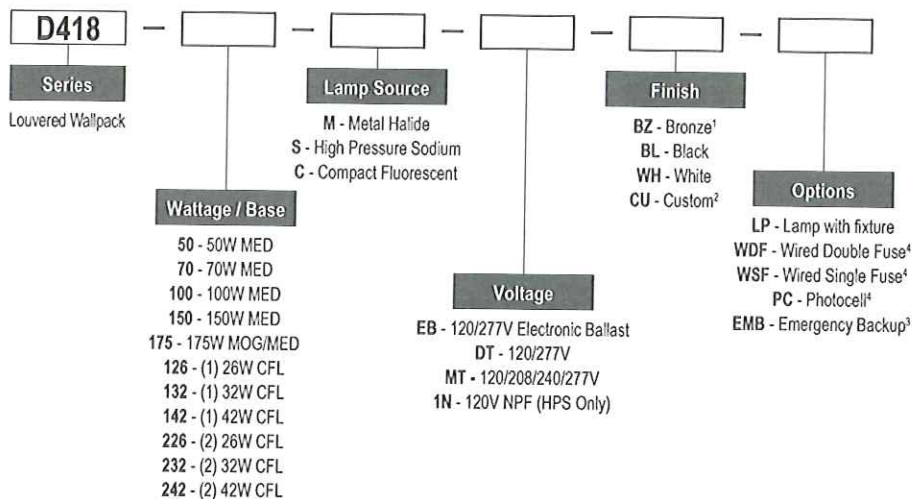


Dimensions



ORDERING INFORMATION:

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



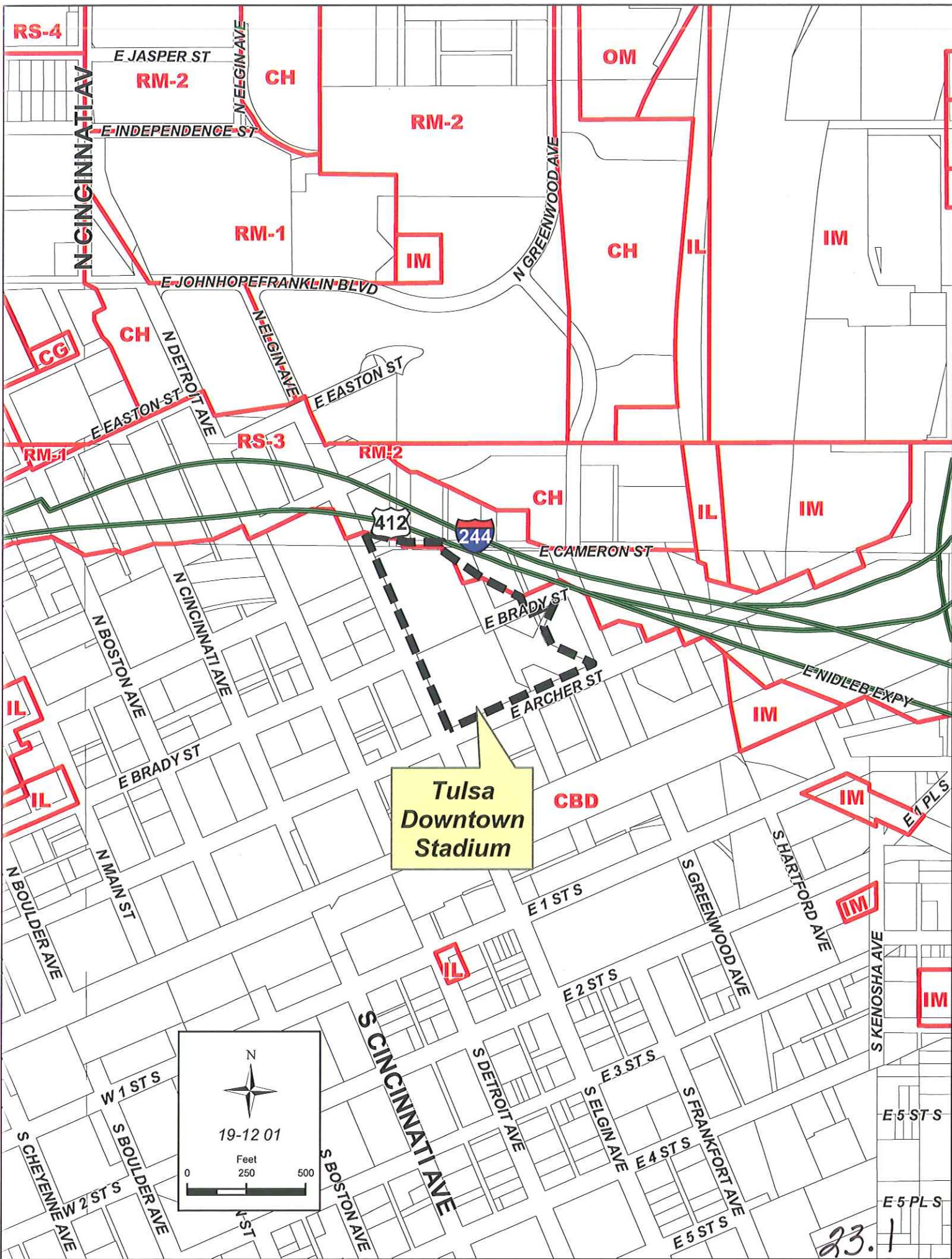
¹ Standard color for this fixture

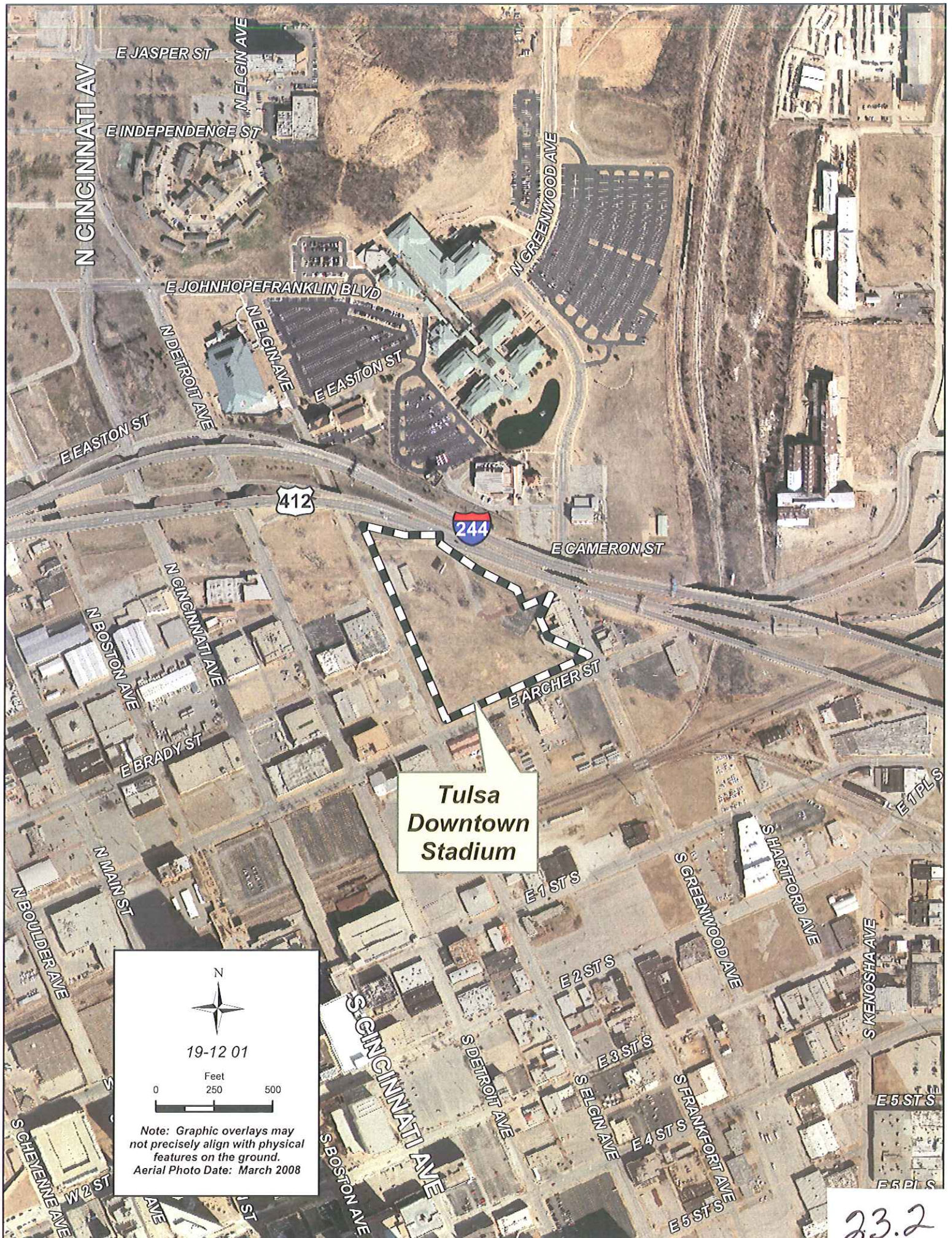
² Contact factory for custom finishes

³ Available on Compact Fluorescent Units Only.


⁴ Please specify voltage (eg. 120V)

22.12





**Tulsa
Downtown
Stadium**



19-12 01

Feet
0 250 500

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

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:

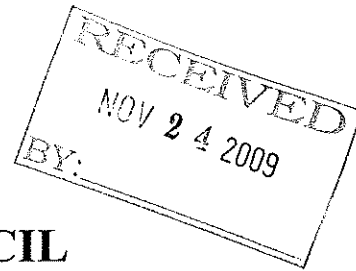
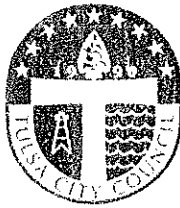
1. The concerns of the public works department staff must be taken care of to their satisfaction.

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.



TULSA CITY COUNCIL

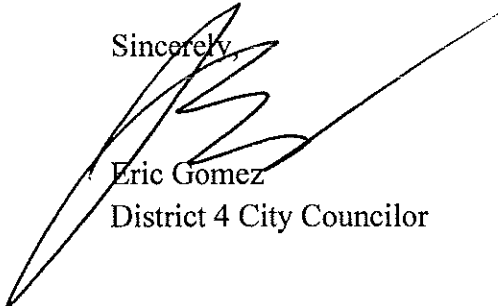
November 19, 2009

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

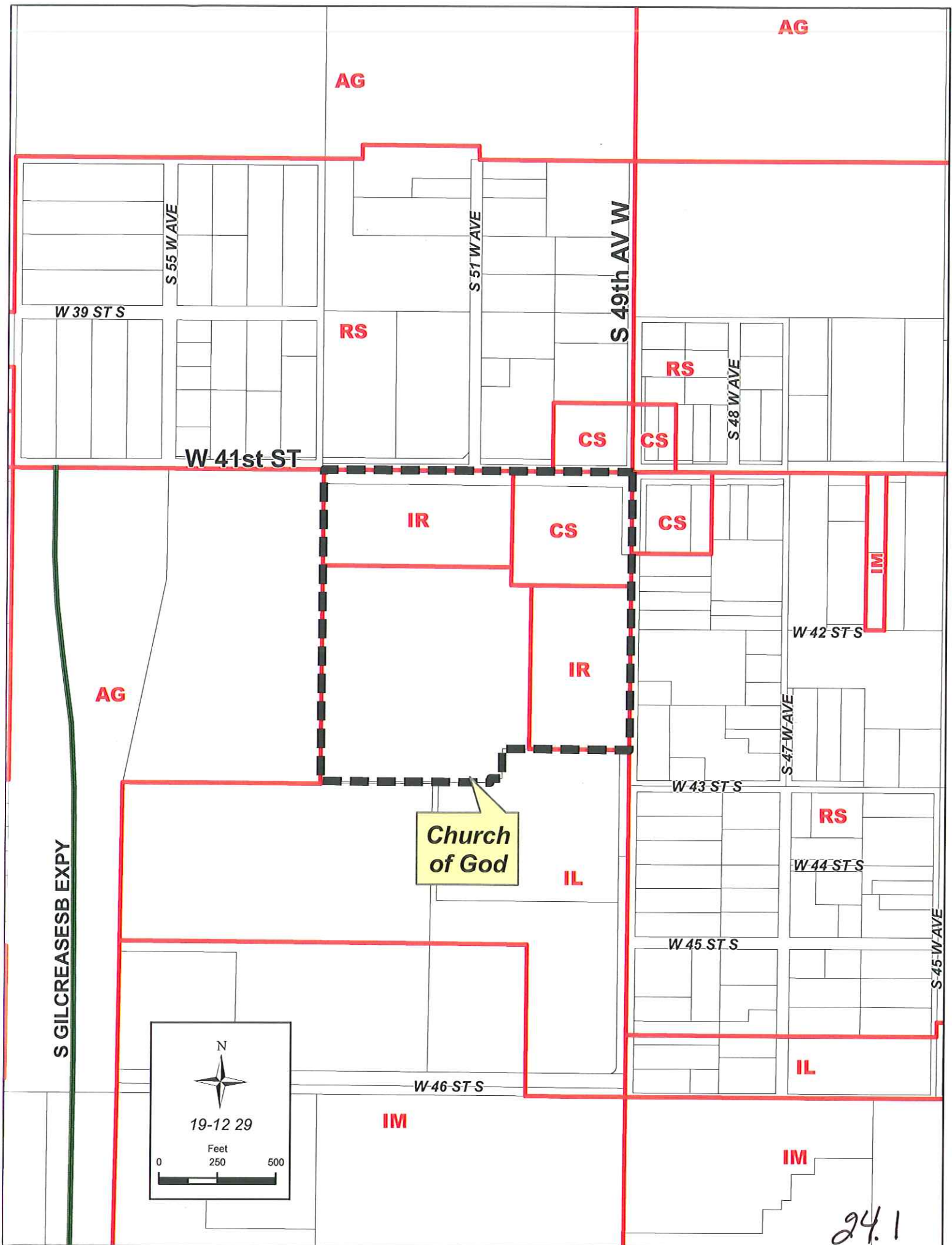
Commissioners,

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,



Eric Gomez
District 4 City Councilor

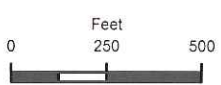




Church
of God



19-12 29



Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2008

24.2

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.

24.3

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.)

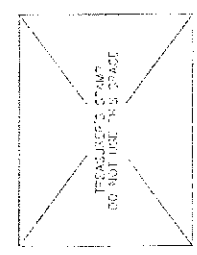
24.4

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.

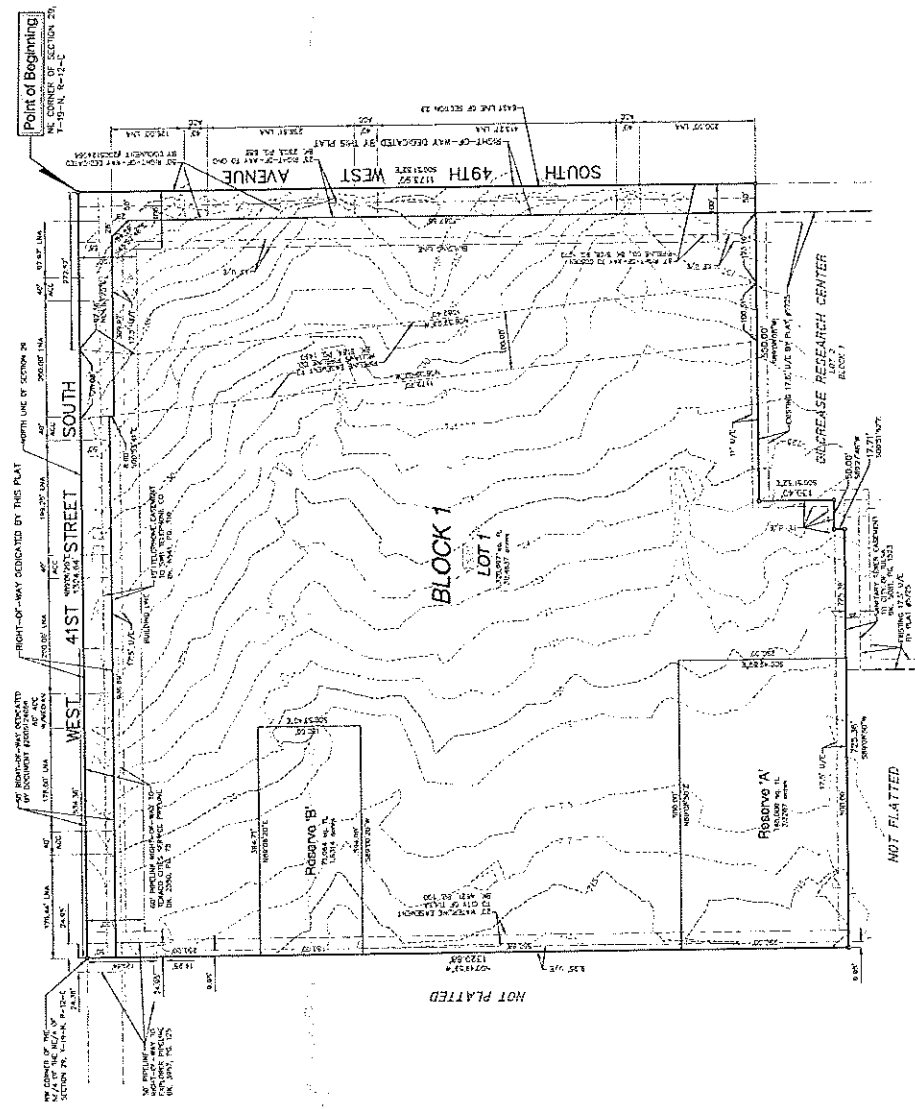
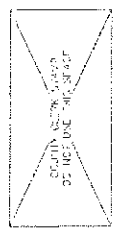
'MINOR SUBDIVISION' Church of God

AN ADDITION TO TULSA COUNTY
IN THE
NE 1/4 OF SECTION 29, T-19-N, R-12-E
TULSA COUNTY, OKLAHOMA

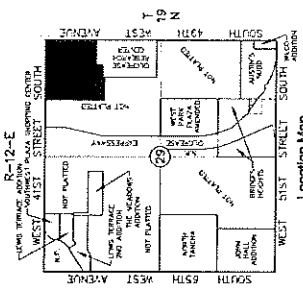
SCALE: 1" = 100'



COUNTY CLERK
 TULSA COUNTY, OKLAHOMA
 This document is a true and correct copy of the original as recorded in the County Clerk's Office.



1" = 100'



Location Map
SCALE: 4" = 1 MILE

Owner
RED FORD CHURCH OF GOD, INC.
3010 WEST 41ST STREET
TULSA, OKLAHOMA 74117
PHONE (918) 442-7475

Engineer/Surveyor
SACK AND ASSOCIATES, INC.
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74114-1916
PHONE (918) 308-3000
E-MAIL: JAVASAK@SACKANDASSOCIATES.COM
C.A. No. 1753 (EXP. JUNE 30, 2011)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE NE 1/4 OF SECTION 29, T-19-N, R-12-E, MAKING AN ASSUMED MAGNETIC BEARING OF S 67° 51' 52" E.

Subdivision Statistics

200.0 V. 1.00 ACRES
BLOCK 1 CONTAINS 36.437 ACRES
RESERVE 1 CONTAINS 1.034 ACRES
RESERVE 2 CONTAINS 1.037 ACRES

Documentation

ALL CORNERS AND BOUNDARIES SHOWN ON THIS PLAT HAVE BEEN RE-SURVEYED AND FOUND TO BE CORRECT. A STAMPED "SACK L5 1126" UNLESS OTHERWISE NOTED.

Legend

AS = ACCESS PERMITTED
 LMA = LIMITS OF NO ACCESS
 UIC = UTILITY CEMENT
 S = STREET ADDRESS

Sidewalks

SIDEWALKS SHALL BE CONSTRUCTED ALONG WEST 41ST STREET AND SOUTH 49TH AVENUE IN ACCORDANCE WITH THE TULSA AREA PLANNING COMMISSION.

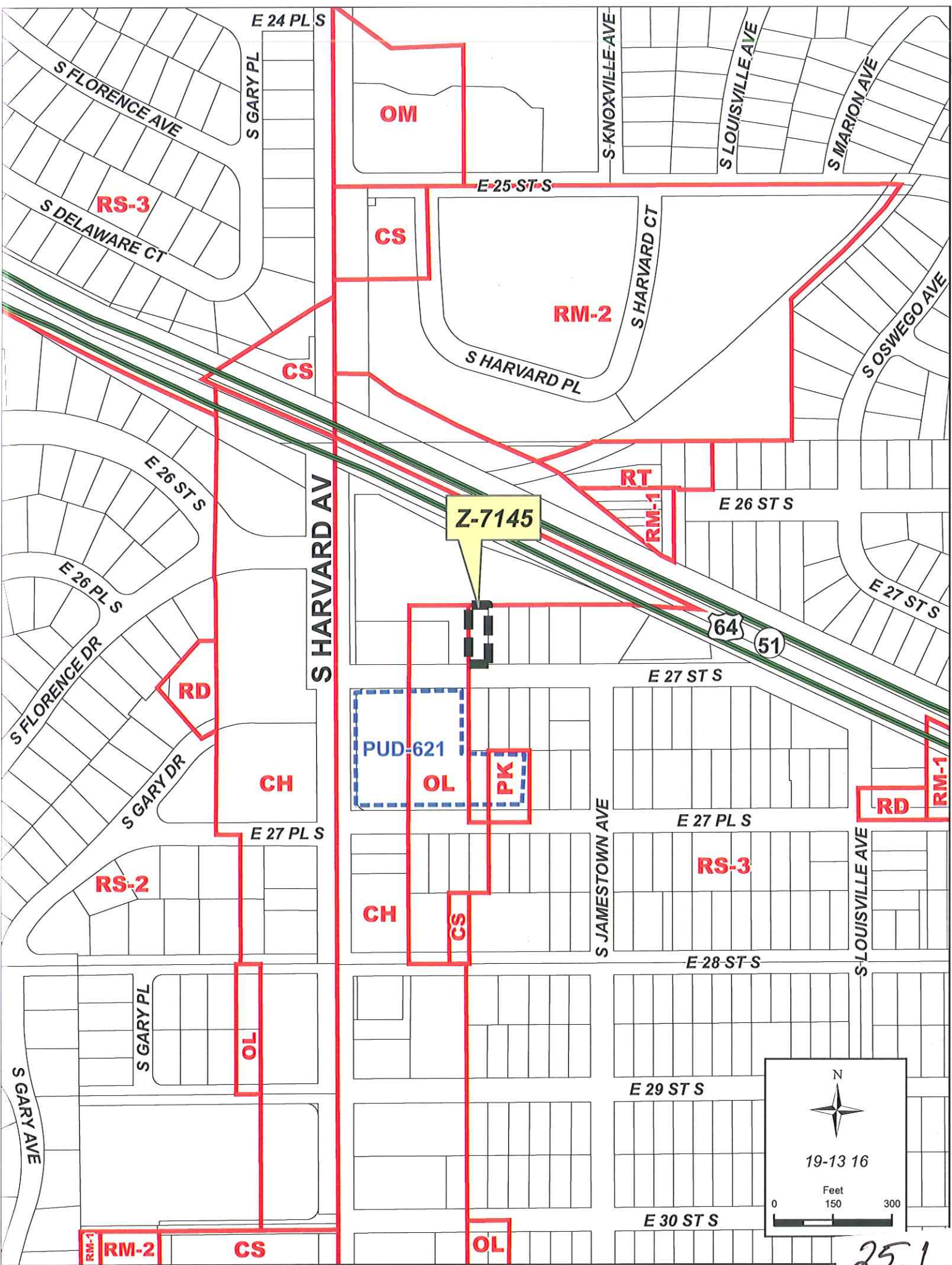
Surveyor Note

THE LAST SITE VISIT WAS MADE ON 2009.

Addresses

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES MAY BE CHANGED WITHOUT NOTICE. RELIES ON IN PLACE OF THE LEGAL DESCRIPTION.

24.6



25.1

SHARVARD AV

64

51

Z-7145

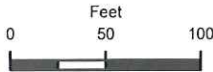
E 27 STS

S JAMESTOWN AVE

E 27 PLS



19-13 16



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

25.3

**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: \pm 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 \pm 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 \pm 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 \pm 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.

25.4

STREETS:

Exist. Access

East 27th Street South

MSHP Design

N/A

MSHP R/W

N/A

Exist. # Lanes

2 (one-way to the
expressway); traffic light at
27th Street

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:

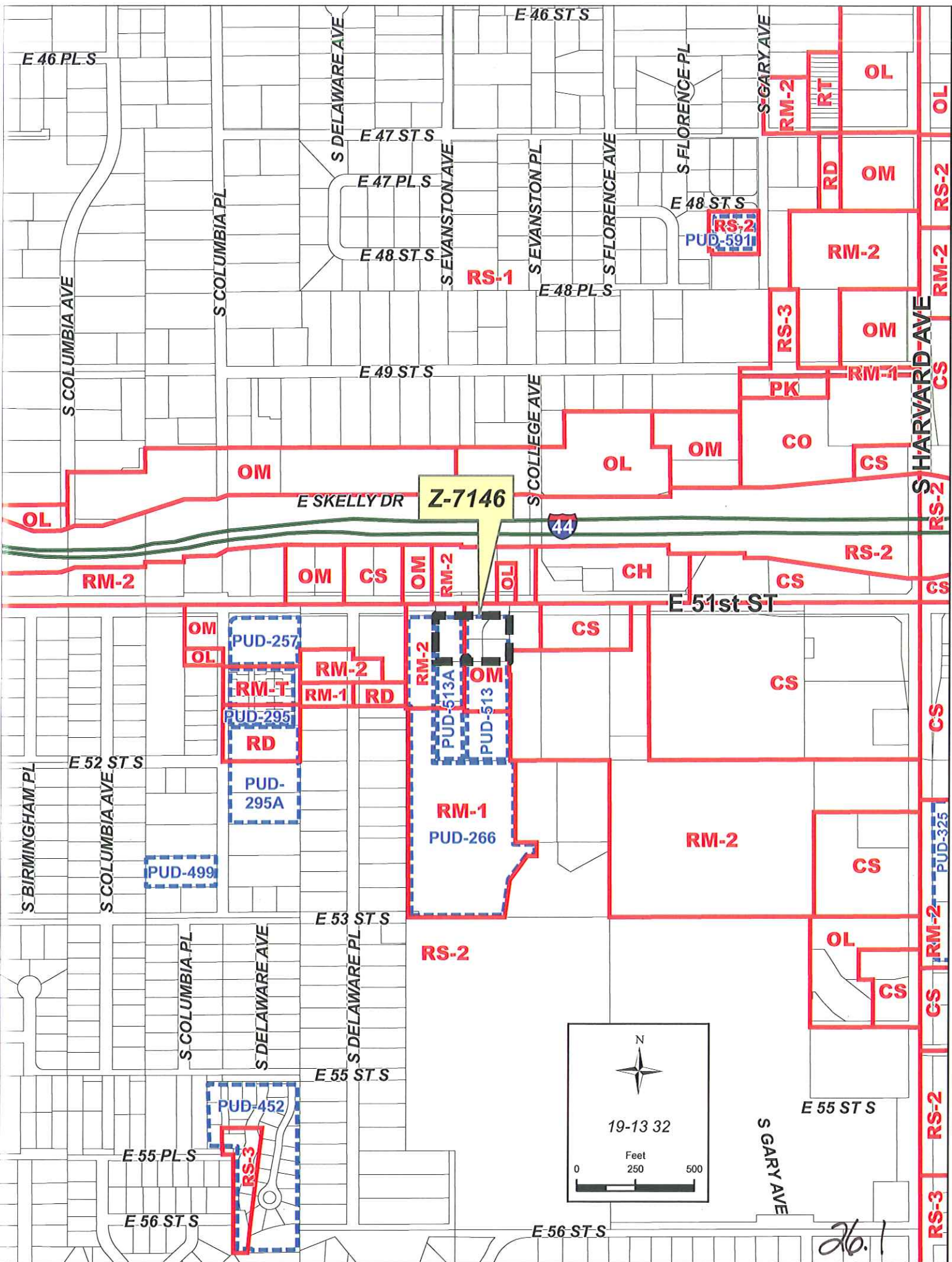
The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity – Residential land use. According to the Zoning Matrix, the requested OL zoning **is not** in accord with the Plan.

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

25.5



26.1



N

19-13 32

Feet
0 250 500

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

26.2



ESKELLY DR

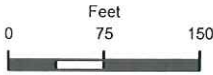
SCOLLEGE AVE

44

Z-7146



19-13 32



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

26.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

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

TRS 9332

Atlas 470

CZM 47

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

26.4

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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 51 st Street South	Secondary arterial	100'	4, with turning lanes

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:

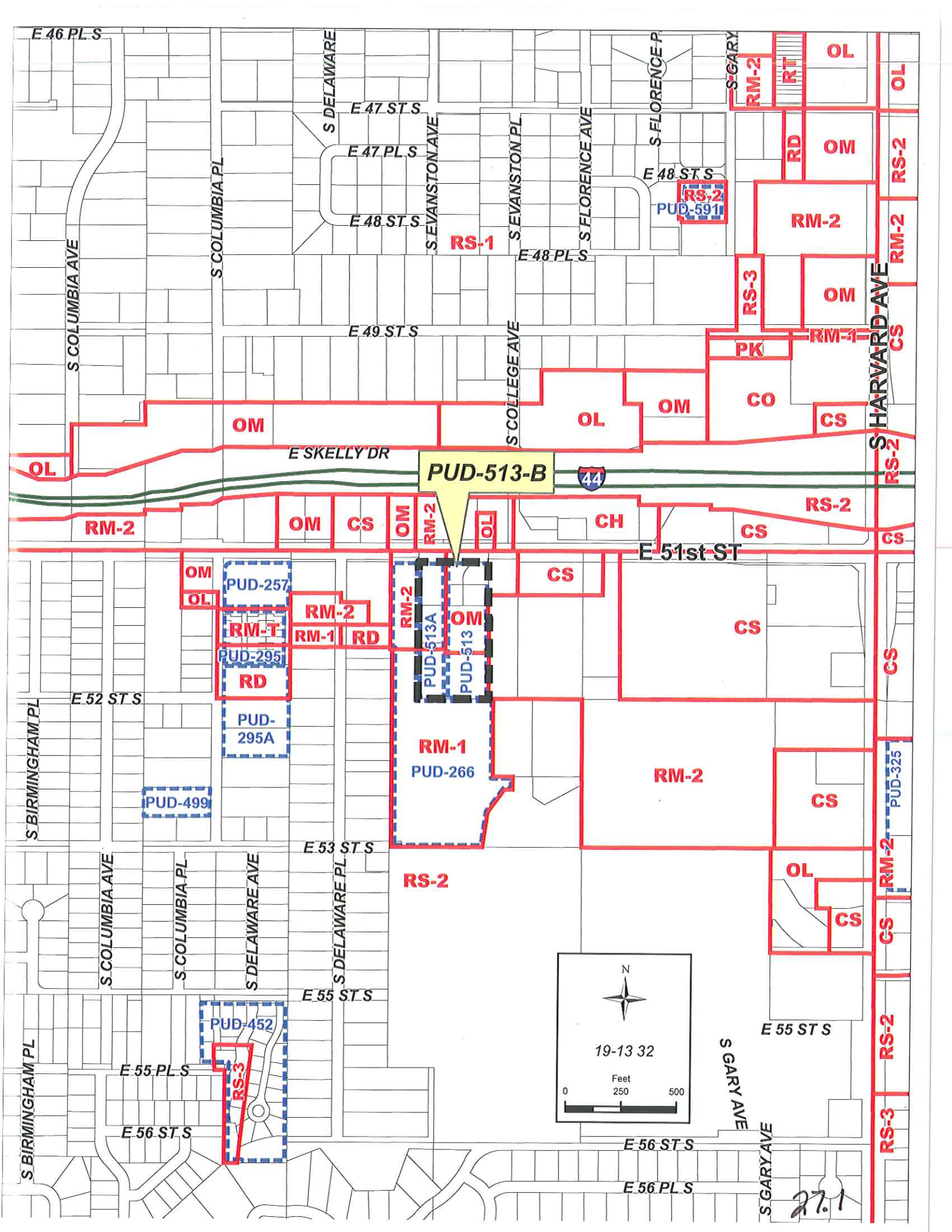
The District 18b Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity – Office land use. According to the Zoning Matrix, the requested OMH/PUD zoning **may be found** in accord with the Plan.

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

26.5



E 46 PL S

S DELAWARE

E 47 ST S

E 47 PL S

E 48 ST S

E 49 ST S

E SKELLY DR

E 48 ST S

E 48 PL S

PUD-513-B



E 51st ST

E 52 ST S

E 53 ST S

E 55 ST S

E 55 PL S

E 56 ST S

E 56 ST S

E 56 PL S

E 55 ST S

S COLUMBIA AVE

S COLUMBIA PL

S EVANSTON AVE

S EVANSTON PL

S COLLEGE AVE

S FLORENCE P

S GARY

S HARVARD AVE

S GARY AVE

S GARY AVE

S BIRMINGHAM PL

S BIRMINGHAM PL

S COLUMBIA AVE

S COLUMBIA PL

S DELAWARE AVE

S DELAWARE PL

OL

OL

OL

OM

RM-2

OM

RM-1

PK

CO

CS

OM

OL

OM

RS-2

RM-2

OM

CS

OM

RM-2

OL

CH

CS

CS

OM

OL

PUD-257

RM-T

PUD-295

RD

PUD-295A

RM-2

RM-1

RD

RM-2

OM

PUD-513A

PUD-513

RM-1

PUD-266

CS

CS

CS

RM-2

CS

CS

PUD-499

RS-2

OL

CS

CS

PUD-452

RS-3

CS

CS

CS

CS

CS

CS

CS

CS

CS

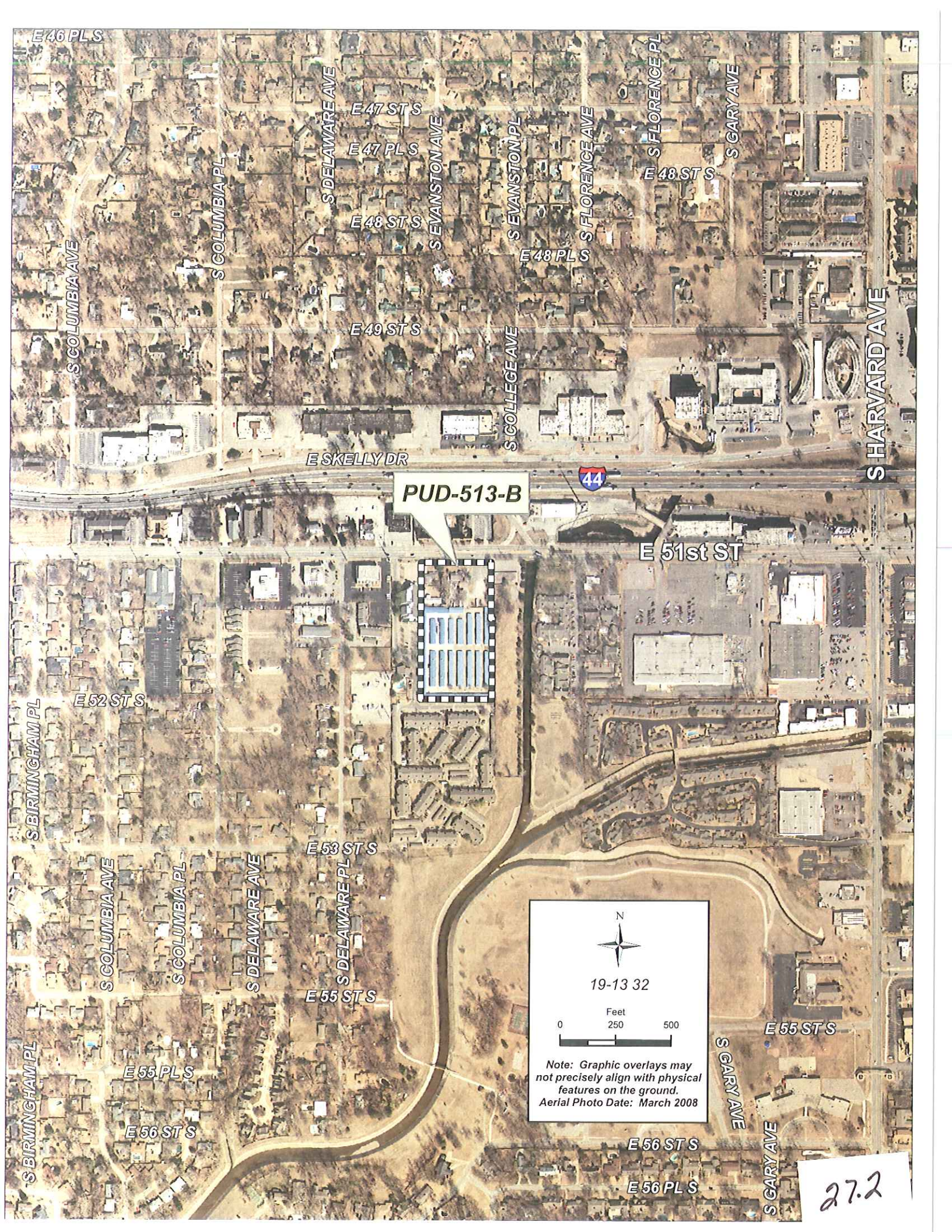
CS



19-13 32

Feet
0 250 500

27.1



E 46 PLS

S COLUMBIA AVE

S COLUMBIA PL

S DELAWARE AVE

E 47 ST S

E 47 PL S

E 48 ST S

S EVANSTON AVE

S EVANSTON PL

S FLORENCE AVE

S FLORENCE PL

E 48 ST S

S GARY AVE

E 48 PLS

E 49 ST S

S COLLEGE AVE

E SKELLY DR

PUD-513-B

44

E 51st ST

S BIRMINGHAM PL

E 52 ST S

S COLUMBIA AVE

S COLUMBIA PL

S DELAWARE AVE

E 53 ST S

S DELAWARE PL

E 55 ST S

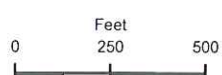
E 55 PLS

E 56 ST S

S BIRMINGHAM PL



19-13 32



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

S GARY AVE

E 55 ST S

E 56 ST S

E 56 PLS

S GARY AVE

27.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

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

TRS 9332

Atlas 470

CZM 47

PD-18b CD-9

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

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 51 st Street South	Secondary Arterial	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by 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:

AREA:	<u>Gross</u>	<u>Net</u>
	209,490 SF	196,240 SF
MAXIMUM BUILDING FLOOR AREA:	<u>Area A Gross</u>	<u>Area A Net</u>
	76,545	60,795

Development Area A:
OMH and Hotel Use: 60,000 SF

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:

27.5

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 northerly 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.**

1547570.1

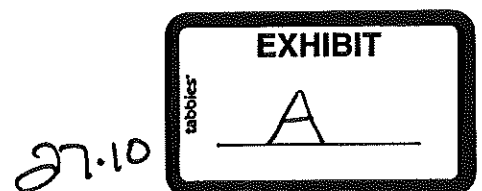




EXHIBIT
C

Image © 2009 DigitalGlobe
© 2009 Tele Atlas

36°05'19.98"N 95°56'48.05"W

Oct 7, 2004

Eye alt 478 m

27.12



NOTE
ALL LOT U
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STATION S

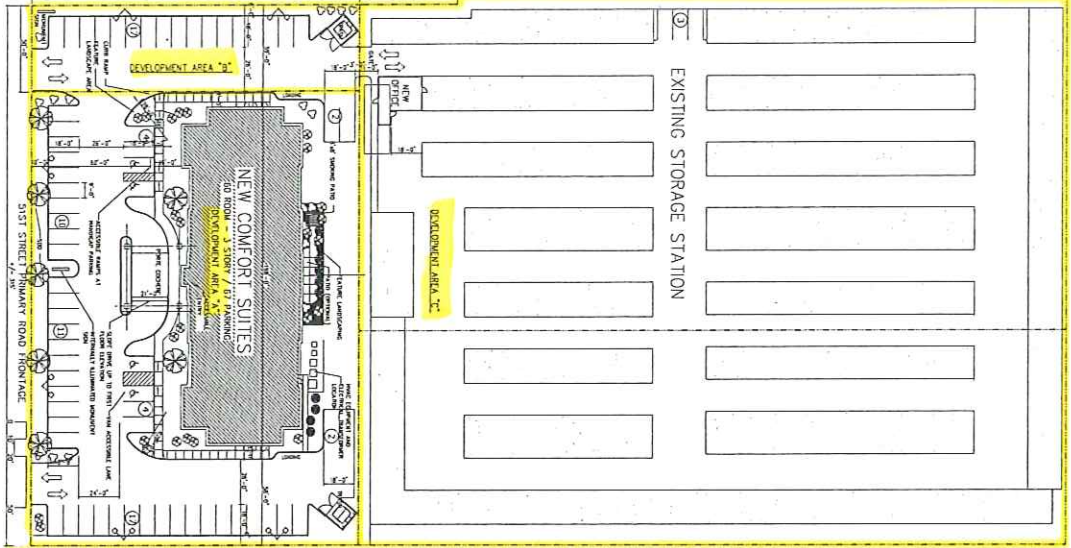
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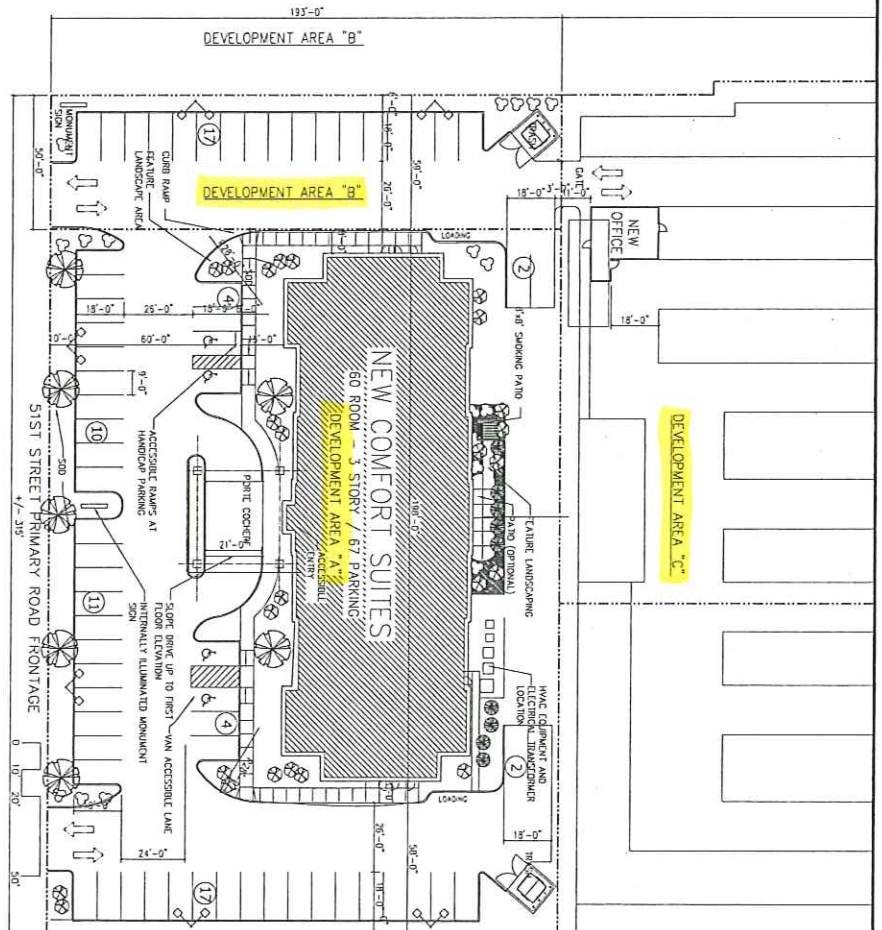
EXHIBIT

E

2
102'-3" x 100'



1
116'-1" x 100'



LEGAL:

A PLANNED DEVELOPMENT IN THE CITY OF TULSA, OKLAHOMA, TULSA COUNTY, OKLAHOMA, FOR THE DEVELOPMENT OF A 50 ROOM, 3 STORY HOTEL, 51ST STREET PRIMARY ROAD FRONTAGE, TULSA, OKLAHOMA, TULSA COUNTY, OKLAHOMA.

PROJECT DATA:

SITE AREA - 10.17 ACRES
PARKING - 100 SPACES
HOTEL - 50 ROOMS
OFFICE - 10,000 SQ. FT.
TOTAL AREA - 10.17 ACRES
TOTAL FLOOR AREA - 100,000 SQ. FT.
TOTAL VOLUME - 1,000,000 CU. FT.

COMFORT INN -OK???

2916 EAST 51ST STREET
TULSA, OKLAHOMA

JOHN SANFORD ARCHITECTS

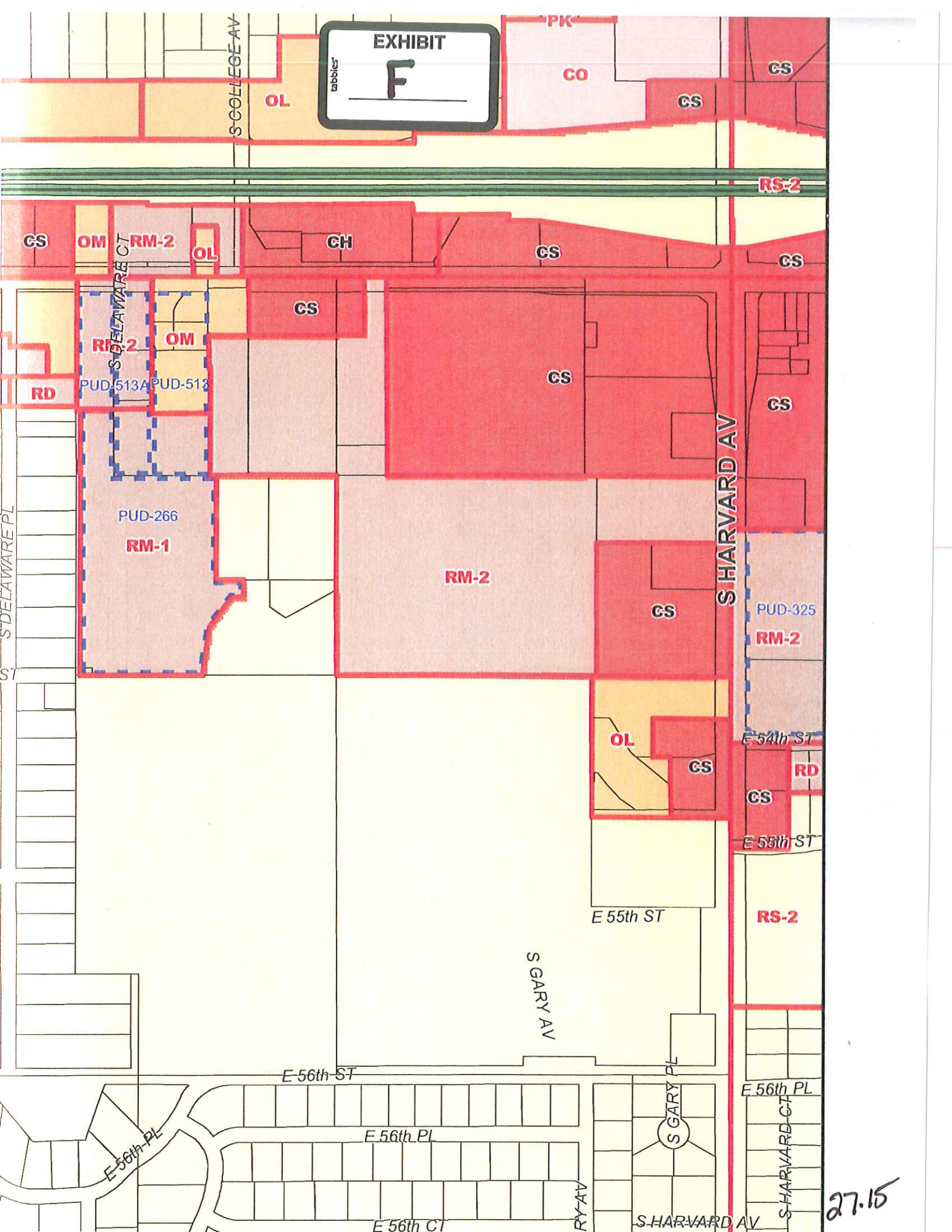
P.O. BOX 33155
TULSA, OKLAHOMA 74153
(918) 488-5012
FAX: (918) 488-5010
jsanford@aol.com

A100a

27.14

EXHIBIT

F



27.15



VACANT Property North side of 51st St.



OFFICES FROM EAST.

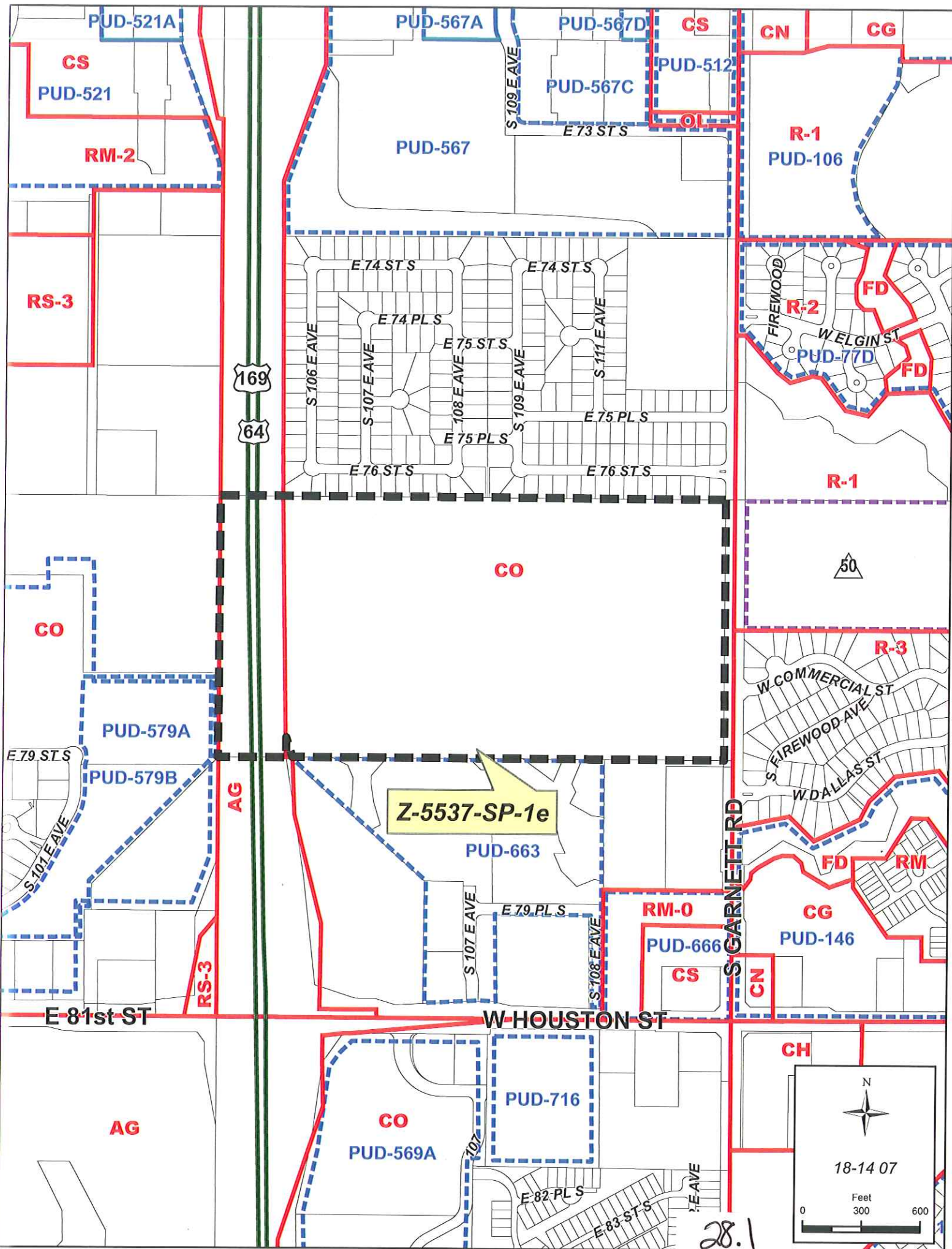
"G"

27.16



EXISTING OFFICE

27.17



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

28.3

Sa M Dewberry

1000 E. 9th Street
 Tulsa, Ok 74103
 Phone 918 581 1111
 Fax 918 581 1111

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PLA - Density Inc.

[illegible][illegible]

2009-01-09 17:27
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UNION HIGH SCHOOL
BASEBALL AND SOFTBALL
PRACTICE FACILITY

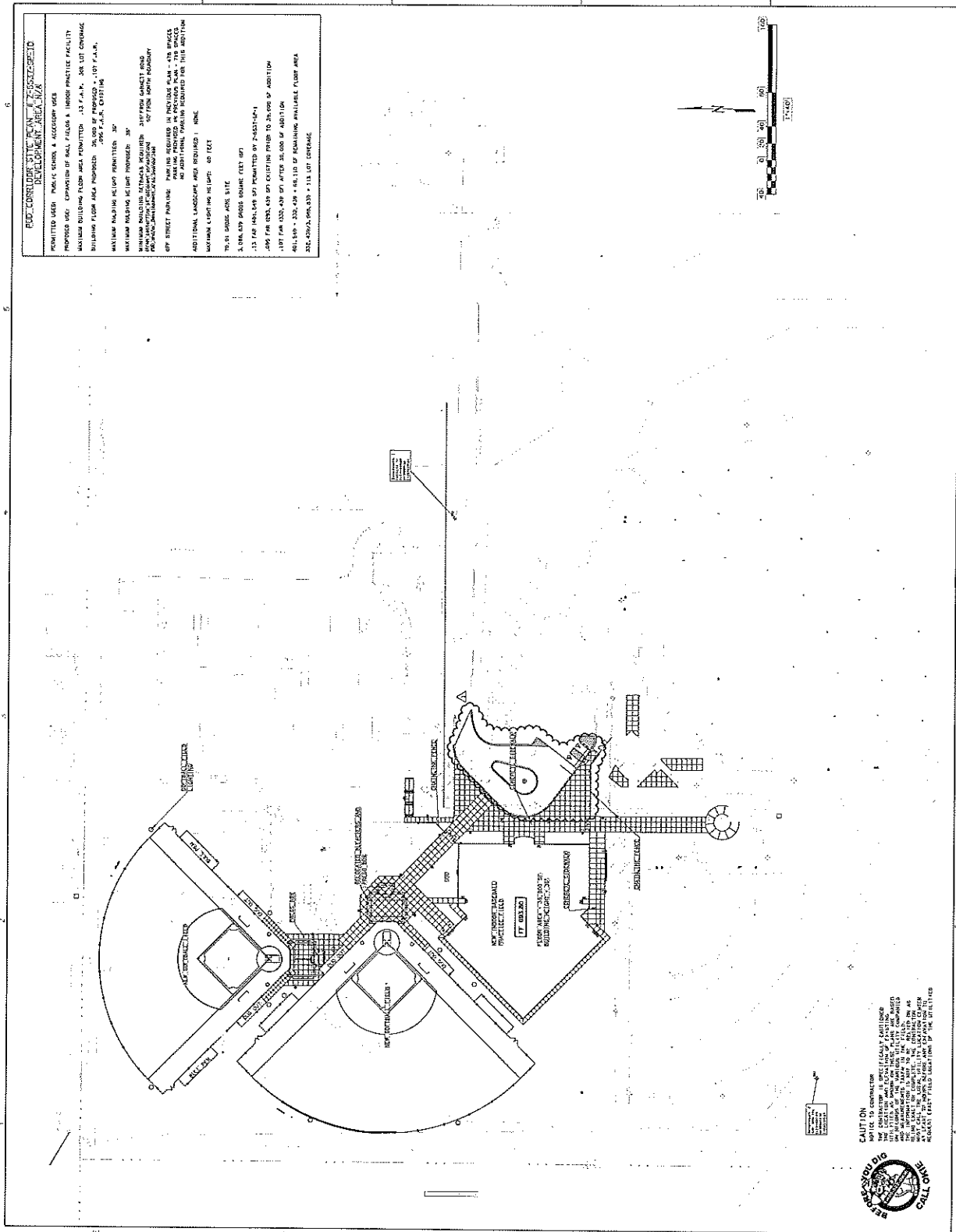
[illegible]

NAME _____
 ADDRESS _____
 CITY _____
 STATE _____
 ZIP _____

AMENDED
CORRIDOR
SITE PLAN

COSP-1

ORDER NO.



[illegible]

DATE	2-17-99	CH. ADDEN NO. A	CP
BY	2-18-99	CP. ADDEN NO. 4	EX. 14
DATE		CP. ADDEN NO.	
BY		CP. ADDEN NO.	
DATE		CP. ADDEN NO.	
BY		CP. ADDEN NO.	

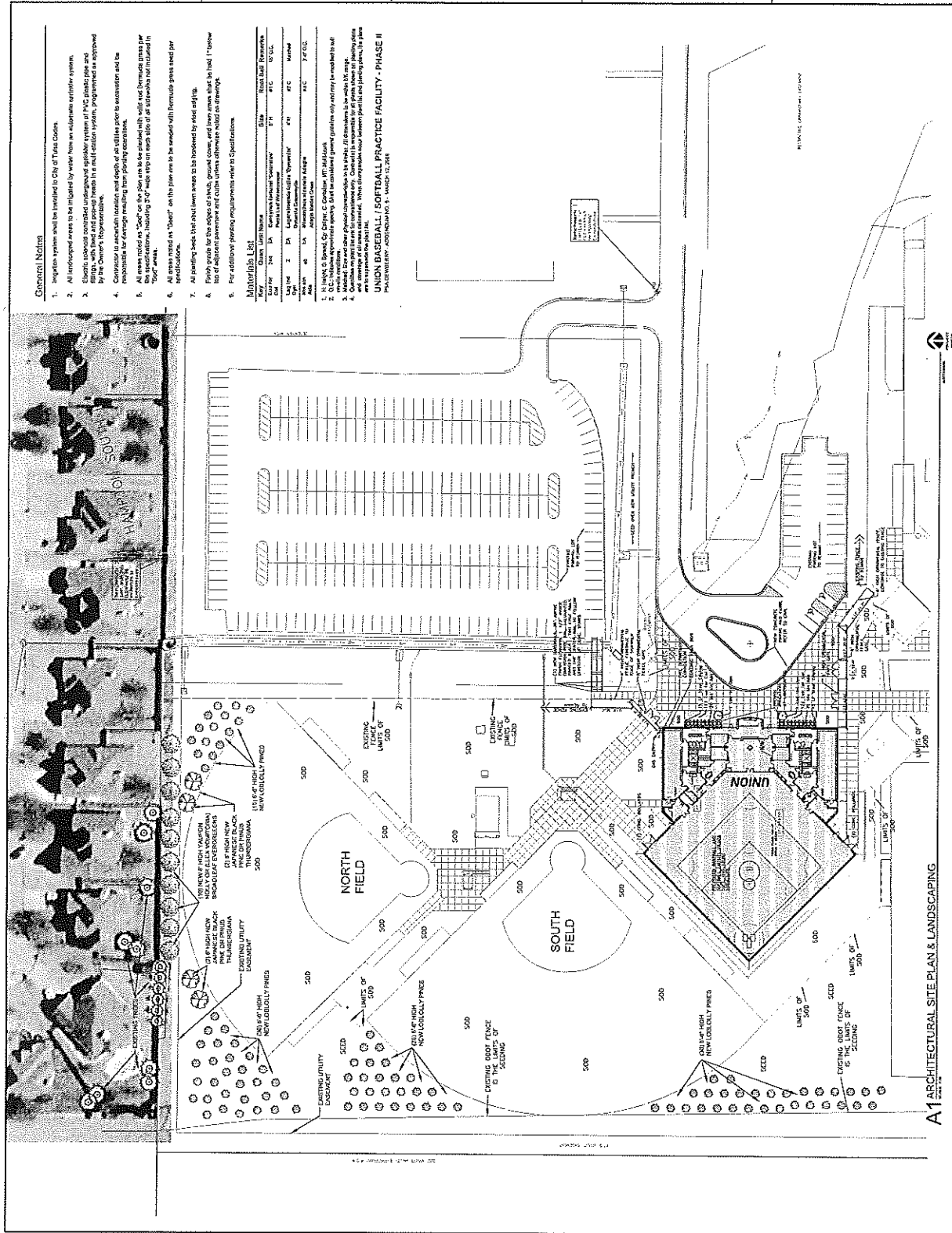
General Notes

- [illegible]

Materials List

Key	Quant	Unit Name	Old	Rec'd Bal	Remarks
Sub Tot	244	EA	Europe (incl. 'Continental' Pentel Laif Wolkswagen	874	137 C.C.
Lag Ind	2	EA	Lagrange (incl. 'Dynamite' Dynamite Corporation	47 C	Married
Sub Tot	46	EA	Wolkswagen (incl. Audi Audi	84 C	347 C.C.

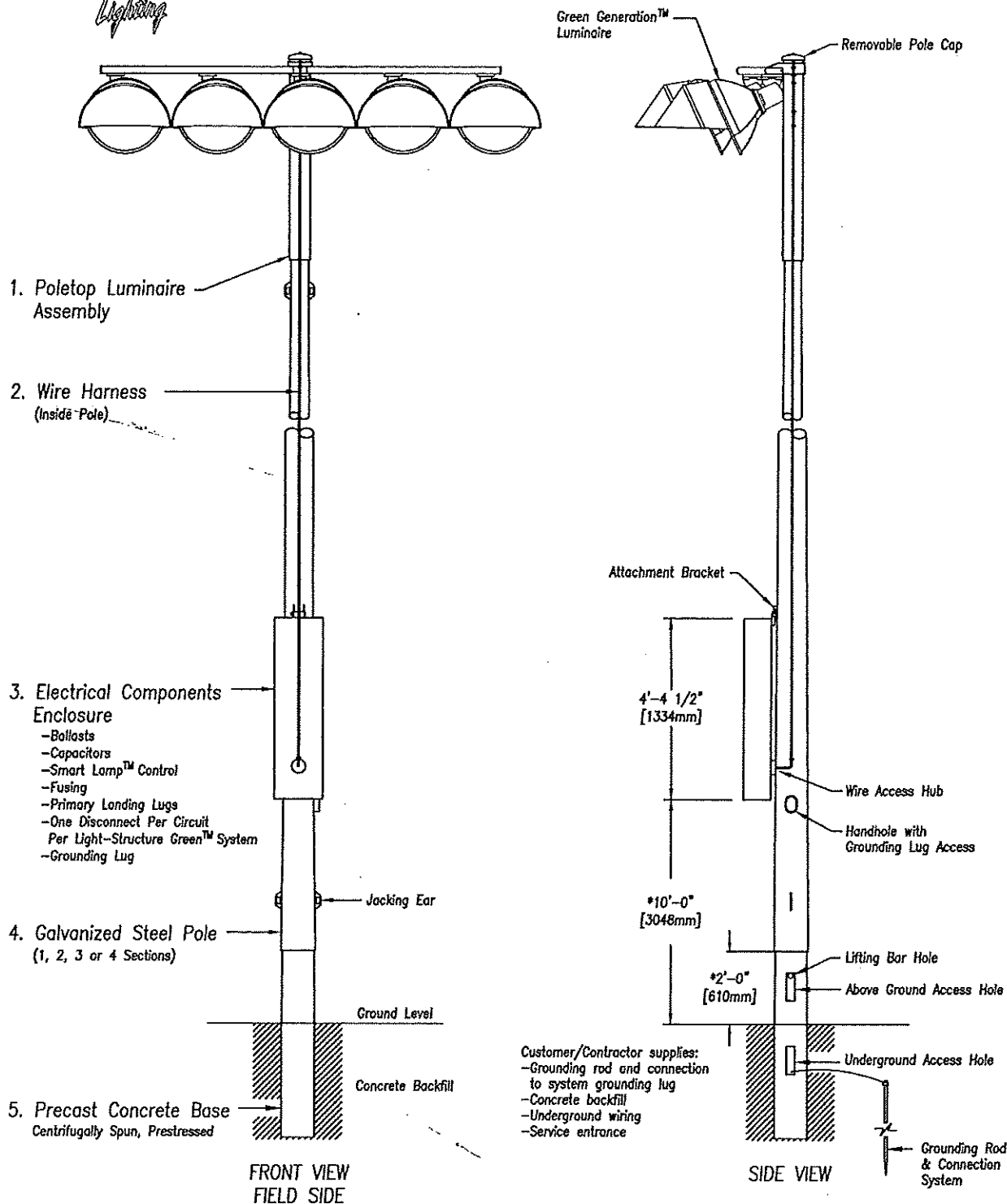
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A1 ARCHITECTURAL SITE PLAN & LANDSCAPING
N 101 7th

28.5



Typical Light-Structure Green™ System Detail – 5 Luminaires

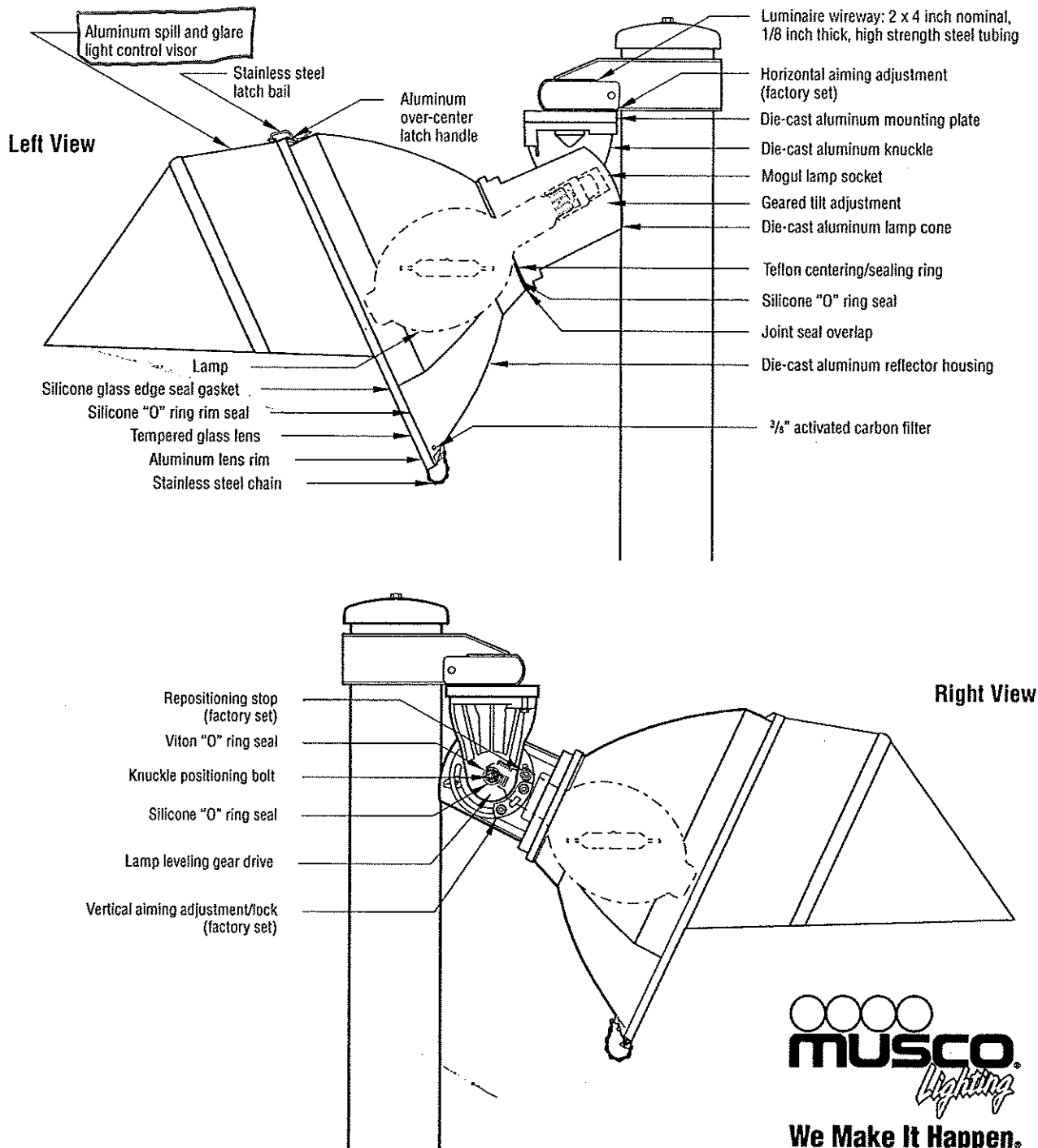


Notes:

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 taper, and installation wedges.
4. Provisions for auxiliary equipment such as speaker or security lighting can be incorporated.
5. Copyright 1991, 2005 Musco Lighting. Patents issued and pending.

LSG-05

28.7



We Make It Happen.

800/825-6030

www.musco.com

lighting@musco.com

Musco products referenced or shown are protected by one or more of the following U.S. Patents: 4450507; 4725934; 4729077; 4811181; 4616974; 4947303; 4994718; 5012398; 5075828; 5134557; 5161883; 5211473; 5229681; 5377611; 5398478; 5423281; 5426577; 5600537; 5707142; 5794387; 5800048; 5816691; 5856721; 6036338; 6203176; 6250596; 6340790; 6398392; 6446408; 6692142; D337168; D353797; D353911; D411096. Australia Patents: 708912; Canada Patents: 70479; 73755; 74939; 89366; 2009749; 2026850; 2027033; 2035014; 2060585; 2110014; 2204958; 2200511; 2200515; 2217872; 2378279. EPC Patents: 440531; 821776. Germany Patents: 69601867.5. Mexico Patents: 175863; 183225. New Zealand Patents: 307705; 333805. South Korea Patents: 405147. Other patents pending.

© 2005 Musco Lighting - SLA1

28.8 E



Union Public Schools
Independent District #9

Michelle Bergwall
Director of Construction

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.
 - During their season we are on Daylight Savings Time and the sun doesn't set until after 8:00pm for most of the season.
 - We play an average of 11 home games a season (including JV and Junior High games).
 - Games rarely last later than 8:00 pm.
 - 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.
 - We play an average of 7 home games a season (including JV and Junior High games).
 - Games rarely last later than 7:00 pm.
 - 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.

28.9 F

- 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.

Sansone, Christopher

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

CONFIDENTIALITY NOTICE: If you have received this e-mail in error, please immediately notify the sender by e-mail address shown. This e-mail transmission may contain confidential information in its message or in an attachment. The information is intended only for the use of the individual(s) or entity to whom it is addressed. Any inappropriate disclosure, distribution, copying, or use of the information by others is strictly prohibited. Please delete it from your files if you are not the intended recipient. Thank you for your compliance.

11/24/2009

28.11



Union Public Schools
Independent District #9

Jarod Mendenhall
Assistant Superintendent
for Support Services

November 16, 2009

Dear Union Public Schools Resident:

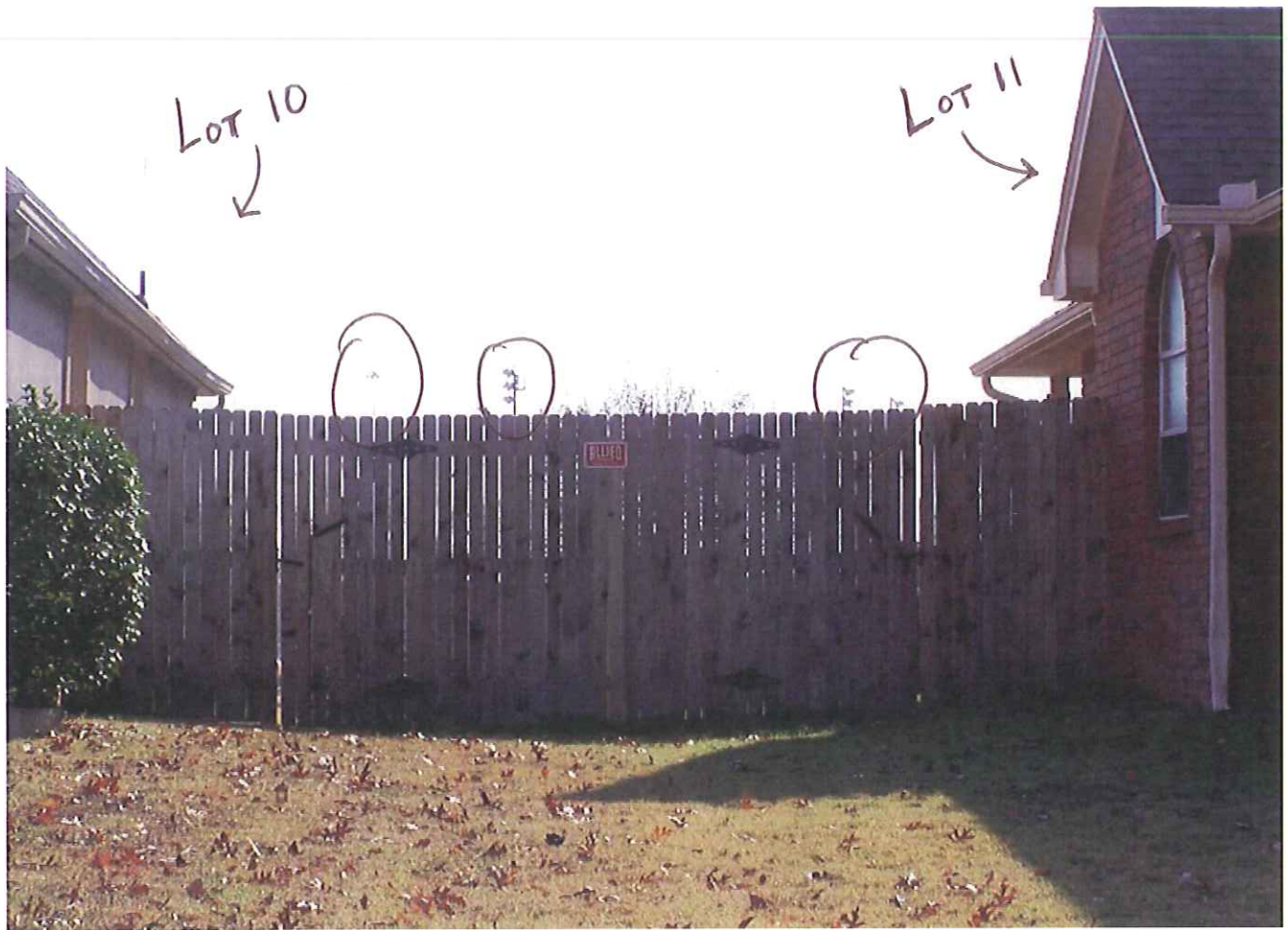
I would like to cordially invite you to a meeting to discuss the new Union Baseball/Softball Complex, west of Union Intermediate High School, on Monday, November 23rd at 7:00 p.m. We are holding the meeting there so everyone can receive a tour afterwards.

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



Hampton 11 Bound. From East

28.13

G





VIEW looking south IN-between
Lots 9 + 10

28.15

