

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **For Meeting No. 2571**

**Tuesday, February 2, 2010, 4:00 PM  
175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> 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:**

1. Minutes of January 20, 2010, Meeting No. 2570

### **CONSENT AGENDA**

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

2. **LS-20353** – Marlee Jacobs (Garrison) (0329) (County)  
Northeast of the Northeast corner of South Sheridan Road and East 181<sup>st</sup> Street, 7141 East 179<sup>th</sup> Street South (Related to Item 3.)
3. **LC-227** – Marlee Jacobs (Garrison) (0329) (County)  
Northeast of the Northeast corner of South Sheridan Road and East 181<sup>st</sup> Street, 7141 East 179<sup>th</sup> Street South (Related to Item 2.)
4. **PUD-510-2 – Will Rogers United Methodist Church** (PD-4) (CD-4)  
Northwest corner of East 12<sup>th</sup> Street South and South Yale Avenue (Minor Amendment to increase the height of a sign from six feet to fifteen feet and one inch.)
5. **PUD-705-1 – Wallace Engineering/The Shoppes on Peoria** (PD-2) (CD-3)  
Northeast corner of North Peoria Avenue and East Reading Street (Minor Amendment to allow two points of access to Seminole Street; adjust development area boundaries and reallocate floor area; requesting a 14.9% increase in permitted floor area, allow shared parking among development areas, delete the 25-foot setback requirement from internal lot lines only; amend signage requirements, and waive the sidewalk requirement along Quaker, Seminole and Reading Streets.)
6. **PUD-586-A-9 – 3DG Environmental Graphics/Gary Nitschke** (PD-18c) (CD-8)  
Northeast corner of 91<sup>st</sup> Street South and US 169; Saint Francis Hospital South (Minor Amendment to increase the number of ground signs permitted along the non-arterial street in Development Area C to allow for two ten square foot directional signs.)

7. **PUD-608-A – Mike Dwyer/Oklahoma Central Credit Union** (PD-18c) (CD-8)  
East of the southeast corner of East 81<sup>st</sup> Street South and South Sheridan Drive (Detail Site Plan for 5,985 square foot building.) (Related to Item 10.)
8. **PUD-306-D – Marcy Smith** (PD-18) (CD-2)  
East of the northeast corner of 101<sup>st</sup> Street South and Riverside Parkway (Detail Site Plan for an addition to an existing building for a garden supply and landscaping store.)

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

**PUBLIC HEARINGS**

9. **Rockdale Estates – (7335) Preliminary Plat** (County)  
South of 171<sup>st</sup> Street South, East of South Sheridan Road (A continuance is requested to February 17, 2010 for changes to be made to the plat.)
10. **Oklahoma Central Credit Union at South Tulsa – (3814) Preliminary Plat** (PD 18) (CD 8)  
East of the southeast corner of South Sheridan Road and East 81<sup>st</sup> Street South (Related to Item 7.)
11. **River Oaks Park – (8307) Minor Subdivision Plat** (PD 18A) (CD 2)  
Northeast corner of South Riverside Drive and East 75<sup>th</sup> Place South (Continued from January 20, 2010.) (Request continuance to February 17, 2010 for Technical Advisory Committee review)
12. **Z-7148 – John L. Shafer, III** RMH to CO  
South of southeast corner of South Union Avenue and West 81<sup>st</sup> Street (PD-8) (CD-2)
13. **Z-7149 – Malcolm E. Rosser, IV/OU Neighbor for Neighbor, Inc.** RS-3 to CH  
North of northwest corner of East 36<sup>th</sup> Street North and North Hartford Avenue (PD-2) (CD-1)
14. **Z-7150/PUD-776 – Stephen Schuller/QuikTrip Corporation** RS-3 to CS/PUD  
Abutting west of North 25<sup>th</sup> West Avenue between West Cameron Street and West Brady Street (across the street west from the existing QuikTrip facility on Gilcrease Museum Road. (PUD to close the existing QuikTrip and construct a new QuikTrip facility directly across the street.) (PD-10) (CD-1)

**OTHER BUSINESS**

**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**

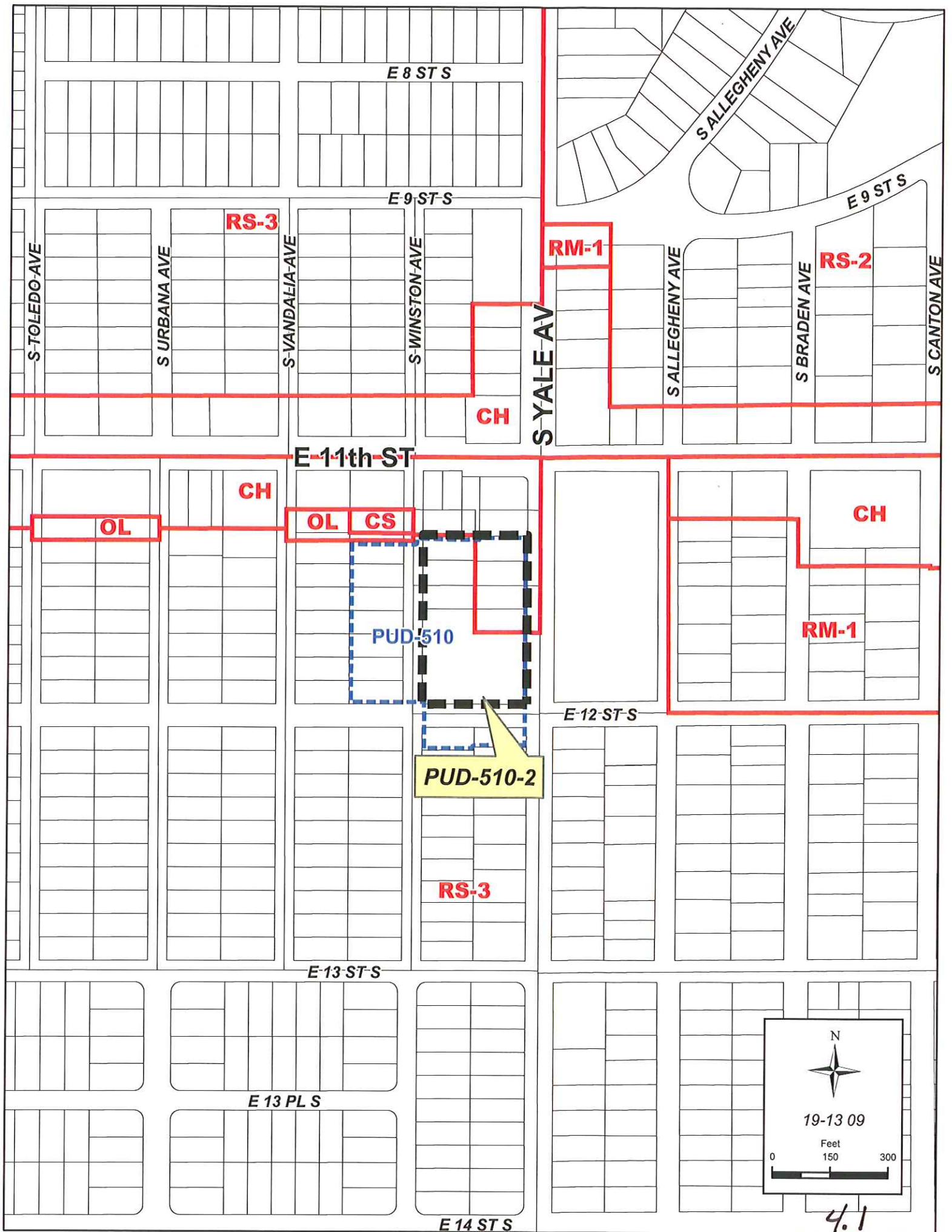
**Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.**

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

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

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide 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**







PUD-510-2



19-13 09

0 Feet 150 300

4.2



February 2, 2010

### STAFF RECOMMENDATION

**PUD-510-2:** Minor Amendment – Northwest corner of East 12<sup>th</sup> Street South and South Yale Avenue; Will Rogers United Methodist Church; TRS 9303; CZM 37; Atlas 128; PD 4; CD 4; RS-3/CH/PUD.

The applicant is requesting a minor amendment to increase the height of a sign from 6' to 15'1".

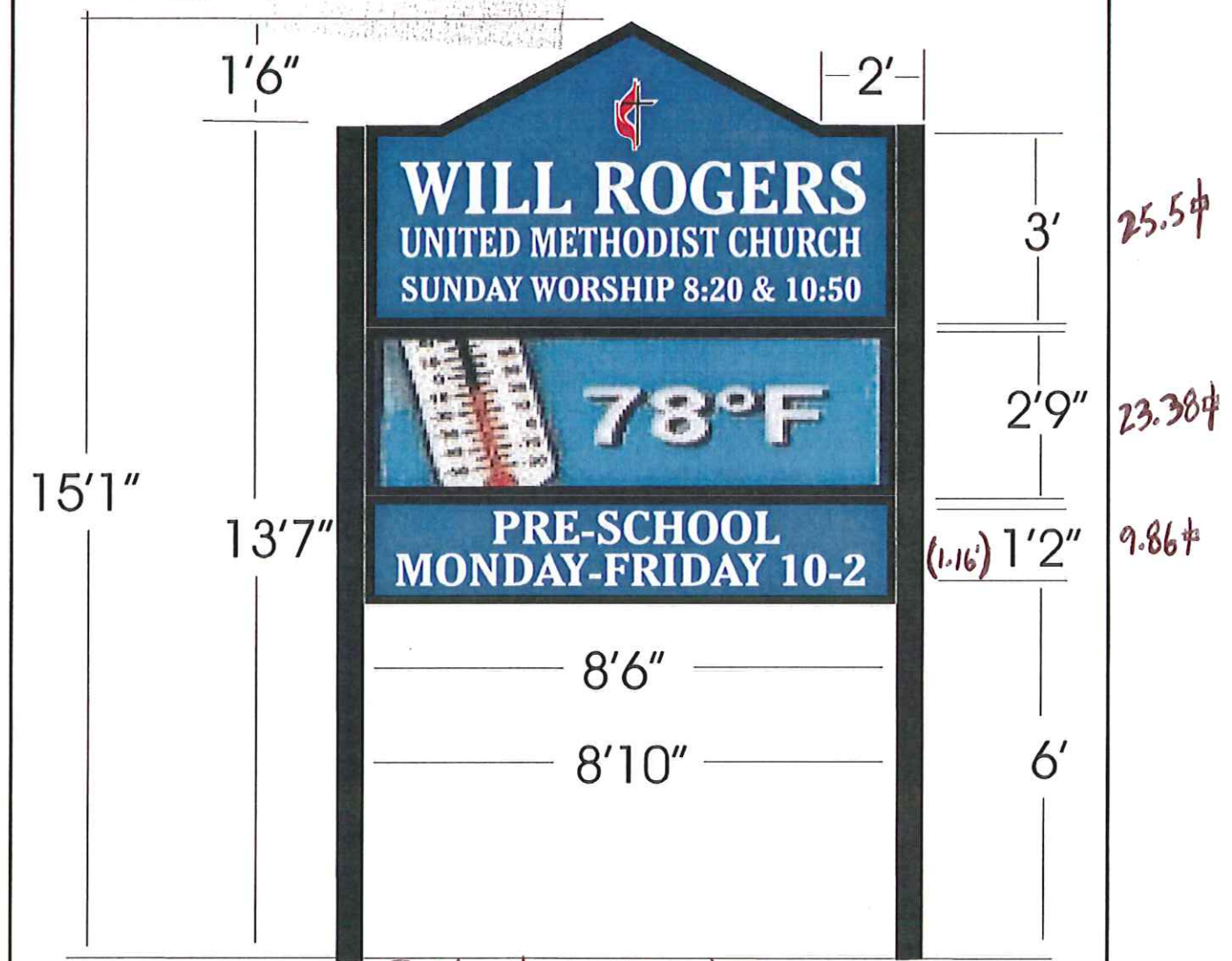
PUD development standards currently allow for a 6' high sign with 60 square feet (sf) of display area. There is no request for an increase in display area.

The underlying zoning for the church is RS-3. In the RS-3 District, approved non-residential uses are permitted to have signs up to 20-feet high. Therefore, the request for an increase to 15' 1" in height is within the limits of the underlying zoning district.

Staff contends that approval of the height increase will not substantially alter the approved signage for the PUD and therefore recommends **APPROVAL** of minor amendment PUD-510-2.

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

CASE NO. 21014  
 OFFICIAL RECORDS EXHIBIT B-1  
 ENTERED IN THE 1-12-10  
 MINUTES OF THE TULSA BOARD OF  
 ADJUSTMENT. 1083



- 60¢ of display area @ 6' in height PERMITTED.
- 25.5 "Will Rogers"
- 23.38 Message Center
- 9.86 "Pre-school"
- 58.74 ¢ @ 15'1" proposed.

DRAWING APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

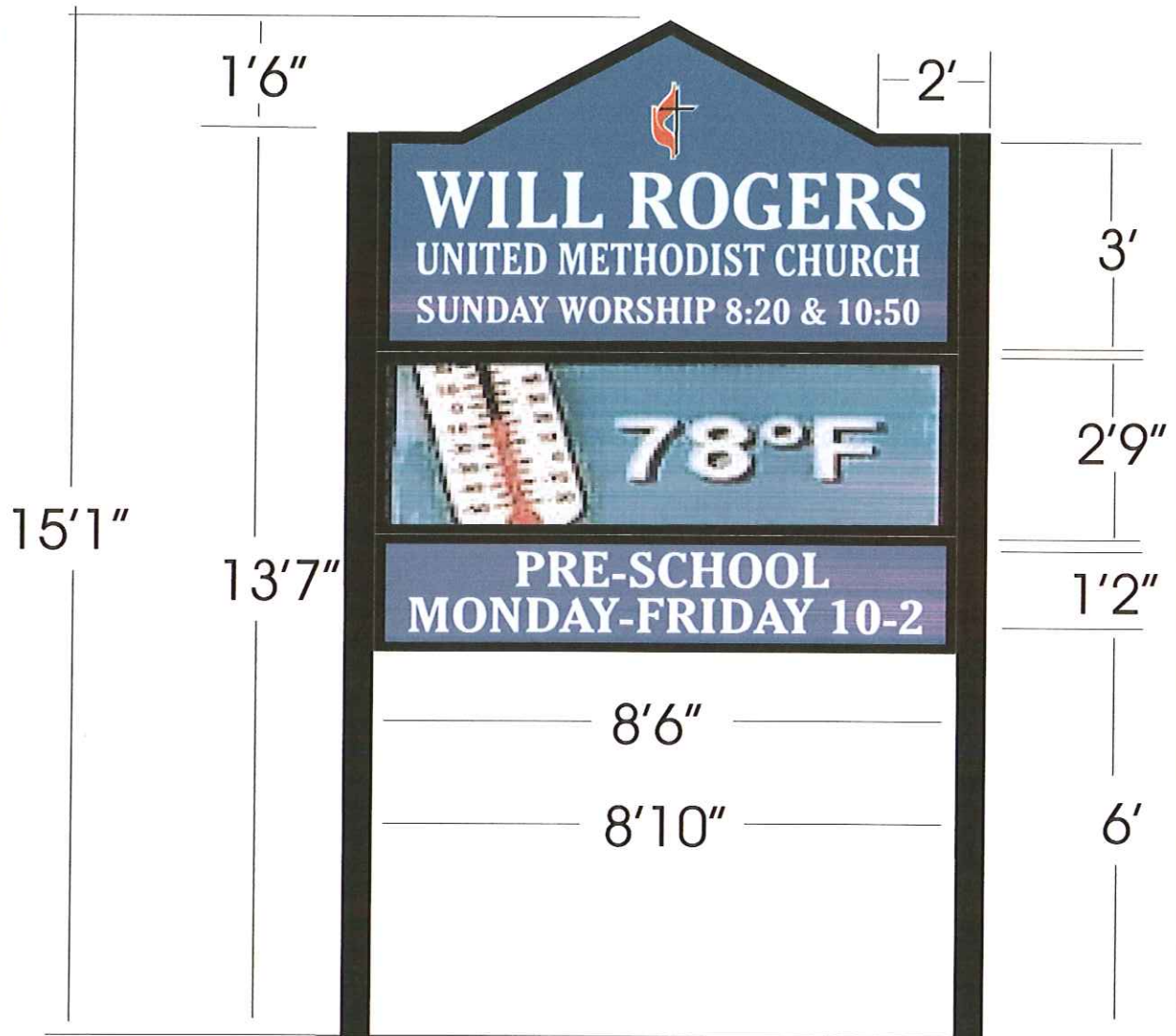
**Oil Capitol Neon** 4419 W. 55TH PL. TULSA, OK. 582-9031

CUSTOMER: <b>WILL ROGERS METHODIST CHURCH</b>		
CITY & STATE: <b>TULSA, OK.</b>		SALES: <b>BRANDON</b>
DRAWING NO. <b>11182009</b>	DESIGNER: <b>JL.SWANSON</b>	DATE: <b>NOV.18, 2009</b>

150A-21014





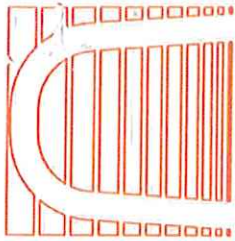


DRAWING APPROVED BY:

DATE:

**Oil Capitol Neon** 4419 W. 55TH PL. TULSA, OK. 582-9031

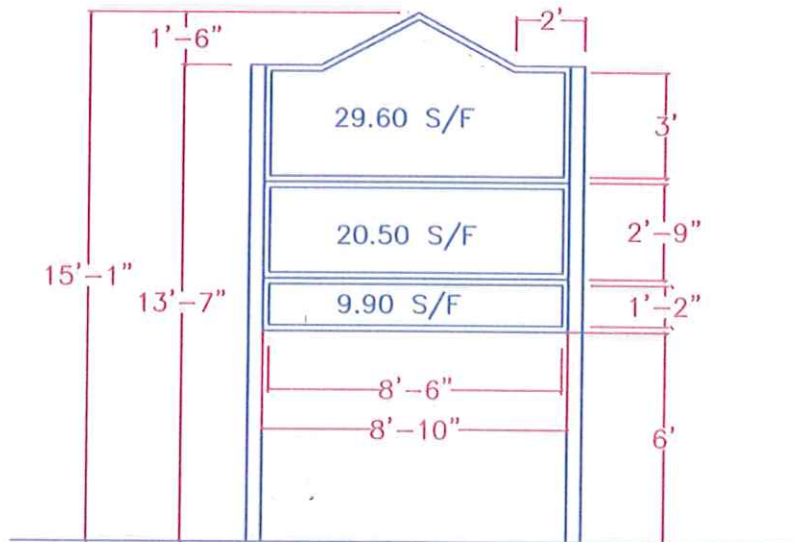
CUSTOMER: <b>WILL ROGERS METHODIST CHURCH</b>		
CITY & STATE: <b>TULSA, OK.</b>		SALES: <b>BRANDON</b>
DRAWING NO. <b>11182009</b>	DESIGNER: <b>JL.SWANSON</b>	DATE: <b>NOV.18, 2009</b>



**CANNON**

CONSTRUCTION MANAGEMENT  
& INVESTMENT DEVELOPMENT, INC.

10301-A EAST 51ST STREET TULSA, OKLAHOMA 74146  
(918) 622-7456



The sign will be placed 50' west of the center line of Yale.

The current Stone Monument sign will be removed.

Our Pud 510 Allowed for in height and 60 S/F of surface area.

The Sign is now 15'1" in height and 60 S/F of surface.

The blue background color was chose to lower the overall brightness.

The Pud 510 is an R district. We have a Street School to the East and Commercial to the north. We are ajoined by residential on the south.

We have 304 lf of frontage on yale Ave.

The closest house is to the South East at aproximately 170 feet.

We are applying this date for a variance for the digital sign.

We are we are also applying to Incog for the sign plan review this date.

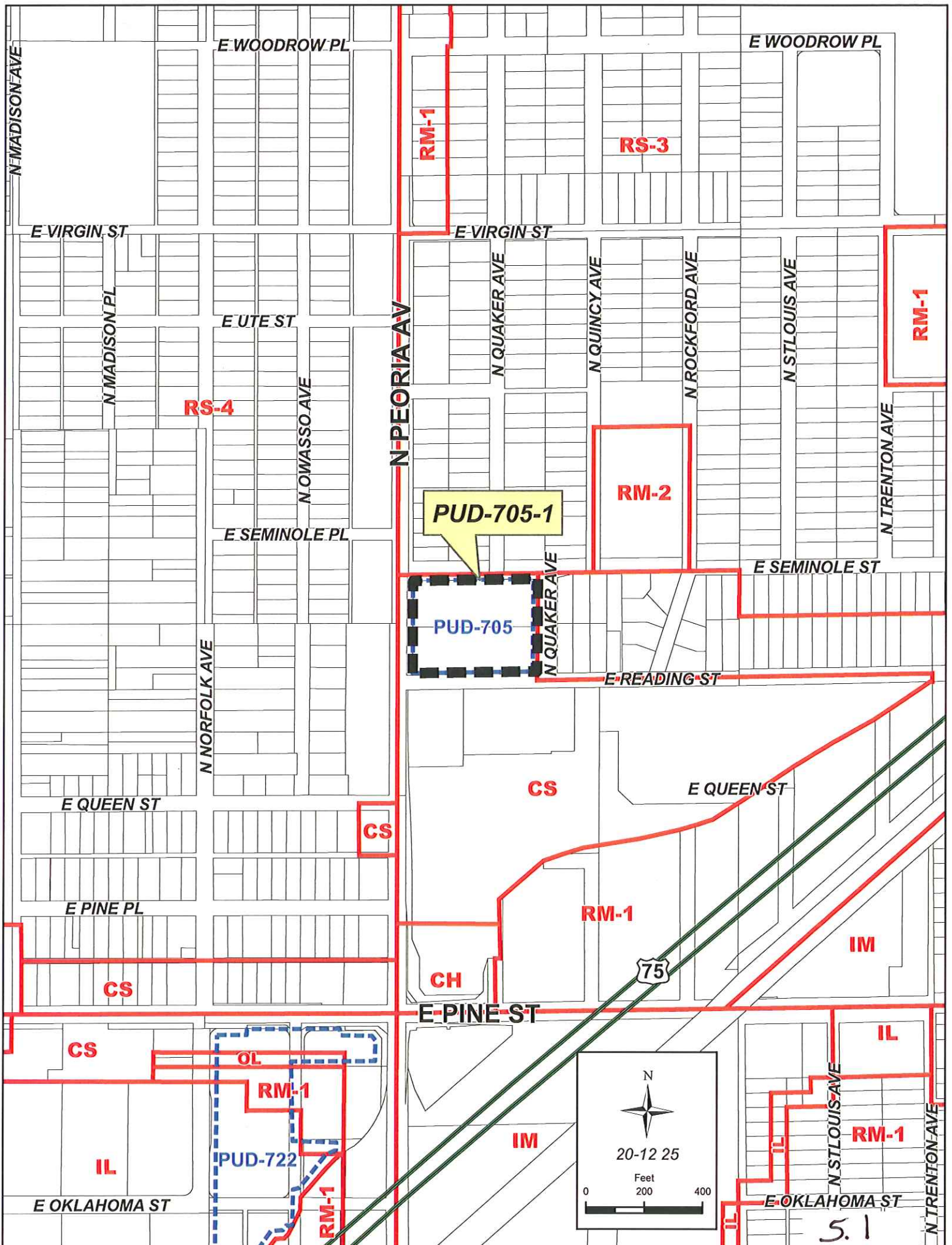
David Cannon—Trustee  
Will Rogers United Methodist Church

CASE NO. 21014  
OFFICIAL RECORDS EXHIBIT B1  
ENTERED IN THE 01-12-10  
MINUTES OF THE TULSA BOARD OF  
ADJUSTMENT. 2 of 3

BoA. 21014

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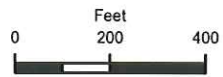


PUD-705-1

75



20-12 25



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

5.2



February 2, 2010

## STAFF RECOMMENDATION

**PUD-705-1:** Minor Amendment – Northeast corner of North Peoria Avenue and East Reading Street; TRS 0225; CZM 29; Atlas 164; PD 2; CD 3; CS/PUD.

The applicant is requesting a minor amendment to allow two (2) points of access to Seminole Street; adjust development area boundaries and re-allocate floor area while asking for a 14.9% increase in permitted floor area; allow shared parking among the development areas; delete the 25-foot setback requirement from internal lot lines only; amend signage requirements to allow for a tenant ID sign along Peoria Avenue; and waive the sidewalk requirement along Quaker, Seminole and Reading Streets.

Please refer to Exhibit A which is a letter from Public Works Director, Charles Hardt, authorizing the additional access points to Seminole Street. Staff feels these access points will be beneficial to the neighborhood to the northeast by providing direct access to the development. Traffic from the neighborhood would not have to travel west to Peoria Avenue and then south to Reading Street, or travel east - entirely around the perimeter of the development to enter on Reading Street.

The 14.9% increase in floor area is a reasonable request since it will keep the floor-to-area ratio (FAR) for the development within the .5 FAR allowed by the underlying CS zoning. The shift in development area boundaries will have a negligible effect and will allow for the increase in floor area in Area B while decreasing permitted floor area in Area A (refer to Exhibits B and C). New floor area allocations are requested as follows (see Exhibit D):

	Floor Area Allocated by 2004 approval	Floor Area Requested by Amendment	+/-
<b>Area A</b>	17,710 sf	<b>16,884 sf</b>	-826 sf
<b>Area B</b>	38,402 sf	<b>48,721 sf</b>	+10,319
<b>Area C</b>	13,769 sf	<b>14,689 sf</b>	+ 920
<b>Totals</b>	69,881	<b>80,294</b>	+ 14.9%

Staff supports the request to allow shared parking among the development areas with the execution of a cross parking agreement in conjunction with development of the three lots. An executed cross parking agreement will be submitted at detail site plan review.

Staff views the request to delete the 25-foot setback requirement from internal lot lines as practical since there is no setback requirement from lot lines when two CS districts abut one another.

Staff can support the request to amend sign requirements to allow for a tenant ID sign along Peoria Avenue per the CS District. Allowing a tenant ID sign in either

Development Area A or C for the businesses in Area B will allow patrons along Peoria Avenue to identify the businesses located in Area B, behind the buildings constructed in Area A and C. Other sign standards as originally approved for PUD-705 would remain effective.

Please refer to the attached Exhibit E, which is a letter from City Councilors Jack Henderson and Roscoe Turner supporting the request to waive the sidewalk requirement along Quaker, Seminole and Reading Streets. It is true that there are no other sidewalks on the side streets near the development. However, staff cannot support a waiver of this subdivision requirement based on there being no other sidewalks, aside from the sidewalk along Peoria Avenue. Many site visits indicate that there is significant foot traffic from the surrounding neighborhoods within this area. Staff contends with the development of this site, foot traffic and vehicular traffic will increase, making the sidewalks beneficial from a practical and safety standpoint.

Therefore, staff recommends **APPROVAL** of the request for additional access points along Seminole Street; the shift in development area boundaries, increase in floor area and re-allocation of floor area; shared/cross-parking; the deletion of the 25-foot setback requirement along internal boundary lines; amending of sign requirements to allow a tenant ID sign along Peoria Avenue per CS District standards and **DENIAL** of the request to waive the sidewalk requirement.

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



**Charles L. Hardt, Director**  
**PUBLIC WORKS DEPARTMENT**

January 21, 2010

Tulsa Metropolitan Area Planning Commission  
Tulsa City Council  
Mayor Dewey Bartlett

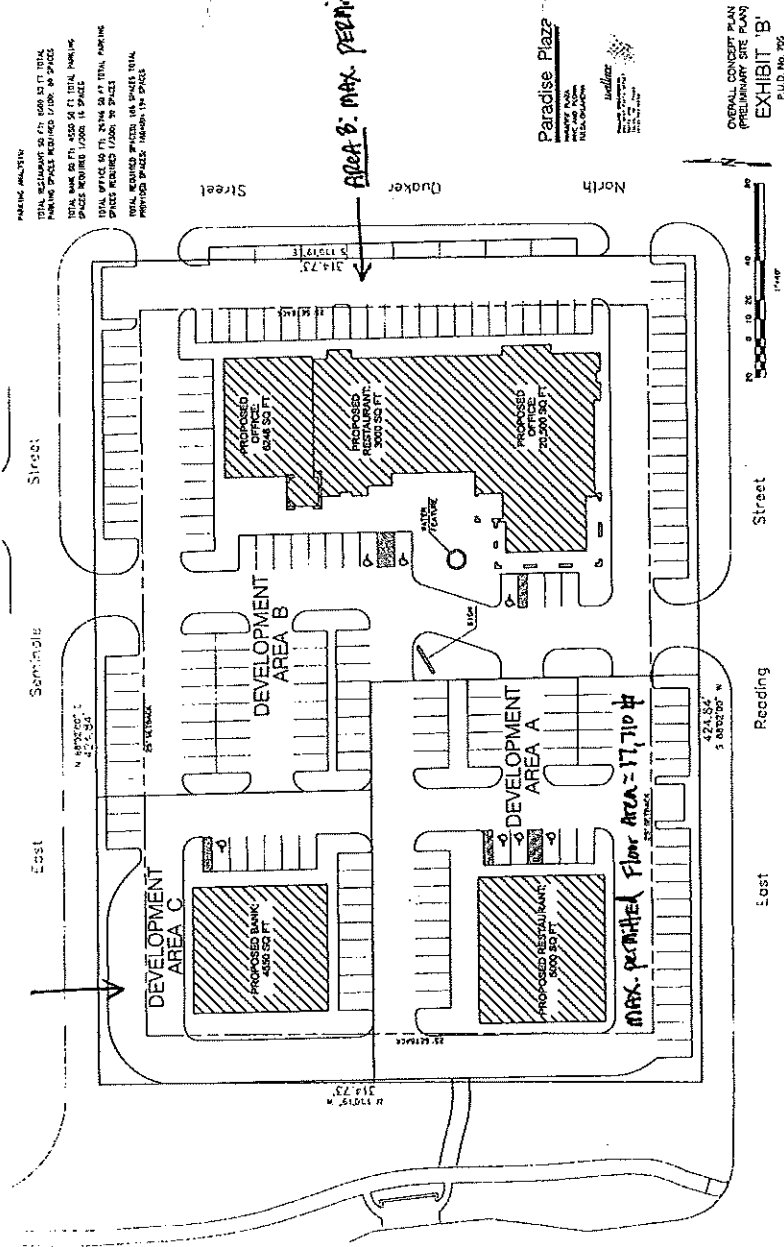
The Public Works Department does not object to allowing two points of access to East Seminole Street as indicated on the site plan for "The Shoppes on Peoria". In order to facilitate immediate completion of "The Shoppes on Peoria", we would support the developer's request to modify the previously approved PUD to provide such access during current construction of the project.

The City of Tulsa does not have available funds to connect East Seminole with North Peoria Avenue so the construction would be at the developer's expense. Public Works does not support any modification to the median on Peoria so the access would provide for "right turn only" onto Peoria.

Sincerely,

Charles L. Hardt, P.E.

APEX C: MAX. permitted flux Area = 13,769 sq



Original Concept plan + Floor  
A-Rect Alignment



# THE SHOPPES ON PEORIA

PUD 705

Minor Subdivision Plat

A RESUBDIVISION OF LOTS 7, 8, 9, 10, BLOCK 1, OF THE  
T. DICKSON ADDITION OF THE CITY OF TULSA,  
TULSA COUNTY, STATE OF OKLAHOMA.

OWNER

TULSA DEVELOPMENT AUTHORITY  
111 NORTH GREENWOOD  
TULSA, OK 74103

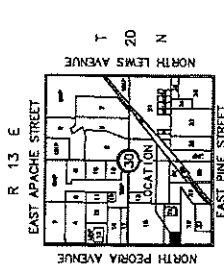
ENGINEER:

WALLACE ENGINEERING  
STRUCTURAL CONSULTANTS, INC.  
201 WEST FIFTH STREET, SUITE 200  
TULSA, OKLAHOMA 74103-4209  
(918) 584-5558  
SHOCHAVEH@WALLACE.COM  
CERTIFICATE OF AUTHORITY  
NO. 1460 EXP 06/30/11

SURVEYOR:

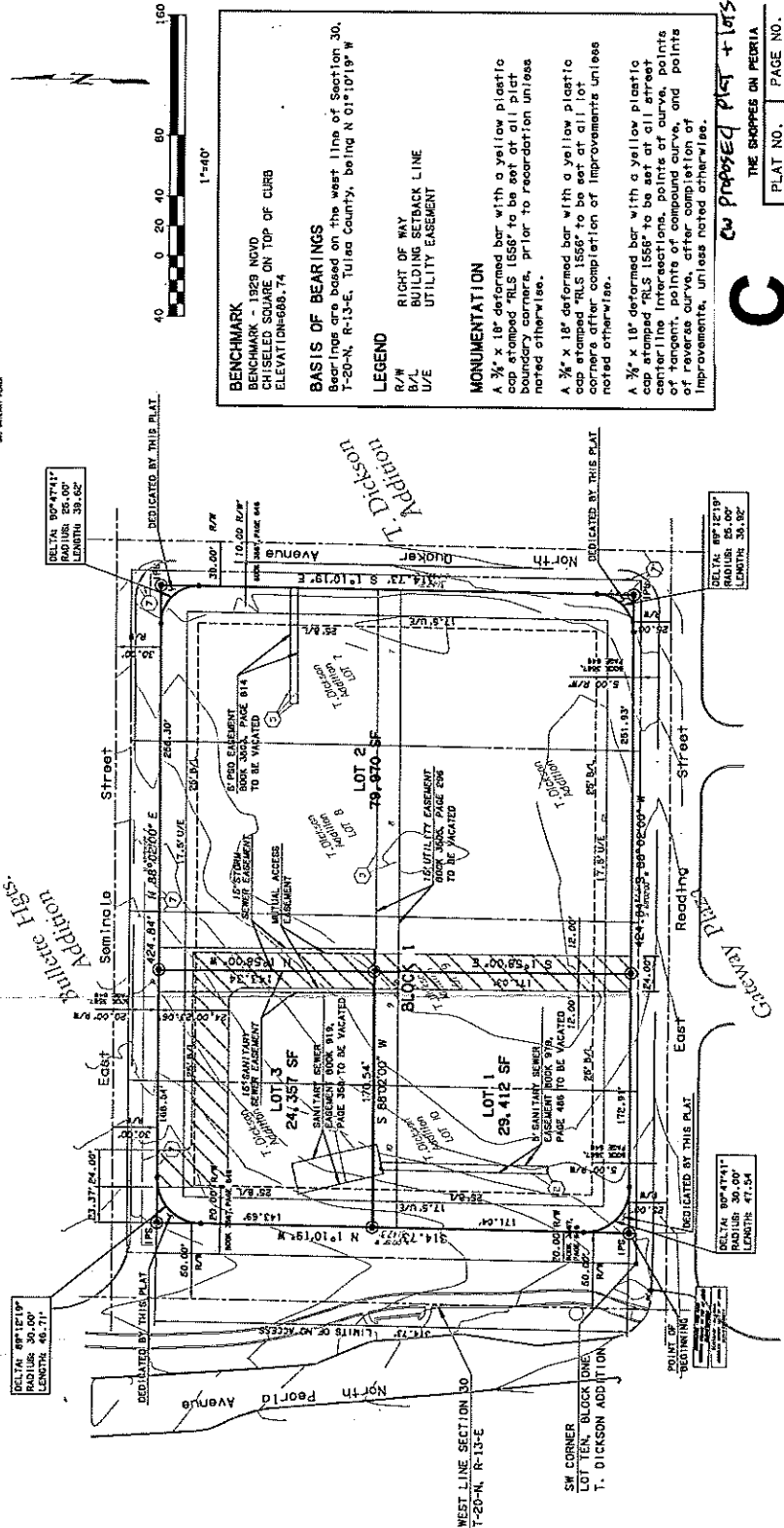
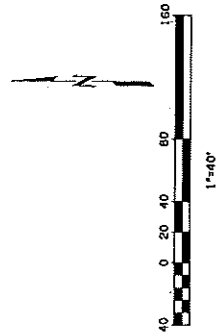
BENNETT SURVEYING INC.  
P.O. BOX 848  
CHOUTEAU, OK 74337  
(918) 476-7464  
CERTIFICATE OF AUTHORITY  
NO. 4802 EXP 06/30/10

**LOCATION MAP KEY**  
1. TULSA DEVELOPMENT AUTHORITY  
2. TULSA COUNTY  
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100. TULSA COUNTY



Location Map

SUBDIVISION STATISTICS  
SUBDIVISION CONTAINING 3 LOTS IN ONE BLOCK.  
BLOCK 1 CONTAINS 133,376 SQUARE FEET.



**BENCHMARK**  
BENCHMARK 1929 NOVD  
ELEVATION 666.74  
ELEVATION 666.74

**BASIS OF BEARINGS**  
Bearings are based on the west line of Section 30,  
T-20-N, R-13-E, Tulsa County, being N 01°10'19" W

**LEGEND**  
R/W RIGHT OF WAY  
B/L BUILDING SETBACK LINE  
U/E UTILITY EASEMENT

**MONUMENTATION**  
A 3/4" x 18" deformed bar with a yellow plastic cap stamped "RLS 1556" to be set at all plat boundary corners, prior to recordation unless noted otherwise.  
A 3/4" x 18" deformed bar with a yellow plastic cap stamped "RLS 1556" to be set at all lot corners and at other completion of improvements unless noted otherwise.  
A 3/4" x 18" deformed bar with a yellow plastic cap stamped "RLS 1556" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, and points of reverse curve, after completion of improvements, unless noted otherwise.

**CW PROPOSED PLAT + LOTS**  
THE SHOPPES ON PEORIA  
PLAT NO. PAGE NO.  
1 of 1

PLAT NO. \_\_\_\_\_

**FINAL PLAT**  
CERTIFICATE OF APPROVAL  
I, hereby certify that this plat was approved by the Tulsa Metropolitan Planning Commission on \_\_\_\_\_

**TMPC/INCOG**  
This approval is void if this plat was approved by the Tulsa Metropolitan Planning Commission on \_\_\_\_\_

**COUNTY OF CITY ENGINEER**  
APPROVED \_\_\_\_\_ by \_\_\_\_\_  
Tulsa, Oklahoma.

Chairman \_\_\_\_\_  
Mayor \_\_\_\_\_

Affest: City Clerk \_\_\_\_\_

Approved City Attorney \_\_\_\_\_

**CERTIFICATE**  
I, County Clerk, Tulsa County, Oklahoma, do hereby certify that this plat was approved by the Tulsa Metropolitan Planning Commission on \_\_\_\_\_ and that the same has been recorded in the public records of this county on \_\_\_\_\_ and that the same is a true and correct copy of the original as filed in my office.

By \_\_\_\_\_  
County Clerk, Tulsa County, Oklahoma

**DEEDS**  
Tulsa County Treasurer  
By \_\_\_\_\_  
County Treasurer

5.7





## TULSA CITY COUNCIL

January 15, 2010

Tulsa Metropolitan Area Planning Commission  
Two West Second Street #800  
Tulsa Oklahoma 74103

**Subject: PUD and Plat Schedule Changes**

Dear: Members of the Tulsa Metropolitan Area Planning Commission

The Shoppes on Peoria project will provide an excellent internal pedestrian circulation within the site and directly connecting to the sidewalk and bus stop along Peoria Avenue. The residential neighborhoods to the North and West currently don't have sidewalk. There is little likelihood sidewalks will ever be built in these long-established neighborhoods.

We support the Shoppes on Peoria request to waive the sidewalk requirement along the surrounding streets. They will never truly provide a pedestrian connection to the neighborhood that is more improved than what is provided within the development. The cost to construct the sidewalks would be an unnecessary burden on the cost of the development and would provide no current or future benefit to the community.

We respectfully request you approve the waiver on all three adjacent streets.

Sincerely,

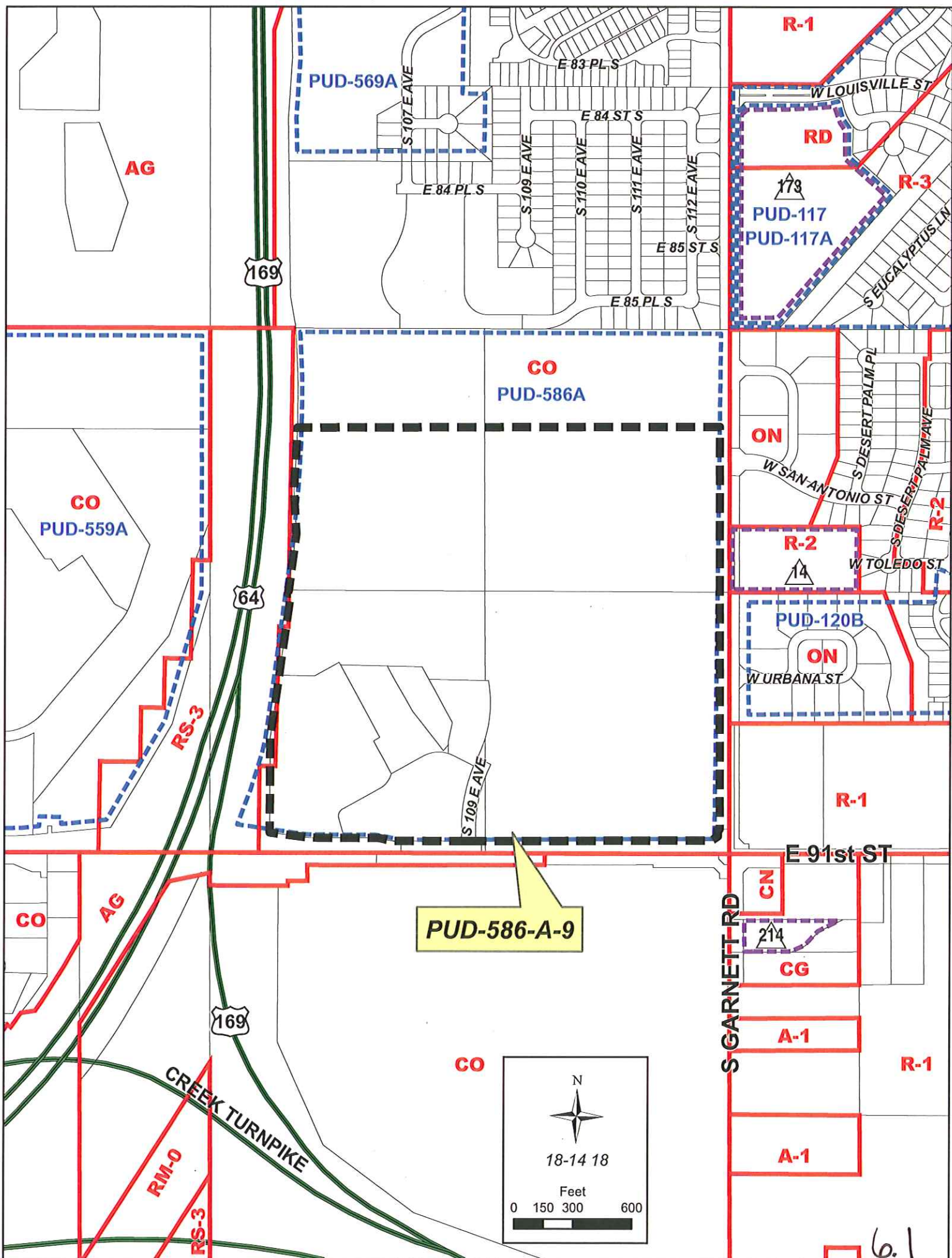
Handwritten signature of Jack Henderson in cursive script.

Councilor Jack Henderson, District One  
Tulsa City Council

Handwritten signature of Roscoe Turner in cursive script.

Councilor Roscoe Turner, District Three  
Tulsa City Council

CC: Mayor Bartlett  
Tulsa City Council









February 2, 2010

## STAFF RECOMMENDATION

**PUD-586-A-9:** Minor Amendment – Northeast corner of 91<sup>st</sup> Street South and US 169; Saint Francis Hospital South – Development Areas A-1 and C; TRS 8418; CZM 112; PD 18C; CD 8; CO/PUD.

The applicant is requesting a minor amendment to increase the number of ground signs permitted along the non-arterial street in Development Area C of PUD-586-A to allow for two (2) , 10 square foot (sf) "directional" signs to help drivers better navigate the medical campus.

Development Area A of the PUD allows; "Ground signs on lots abutting a public or private interior street shall not exceed an aggregate dsa of 2/10 (.2) of one (1) square foot per lineal foot of street frontage" (see attached Exhibit A).

The applicant seeks to have the same sign standard added to the sign standards for Development Area C, which would now read:

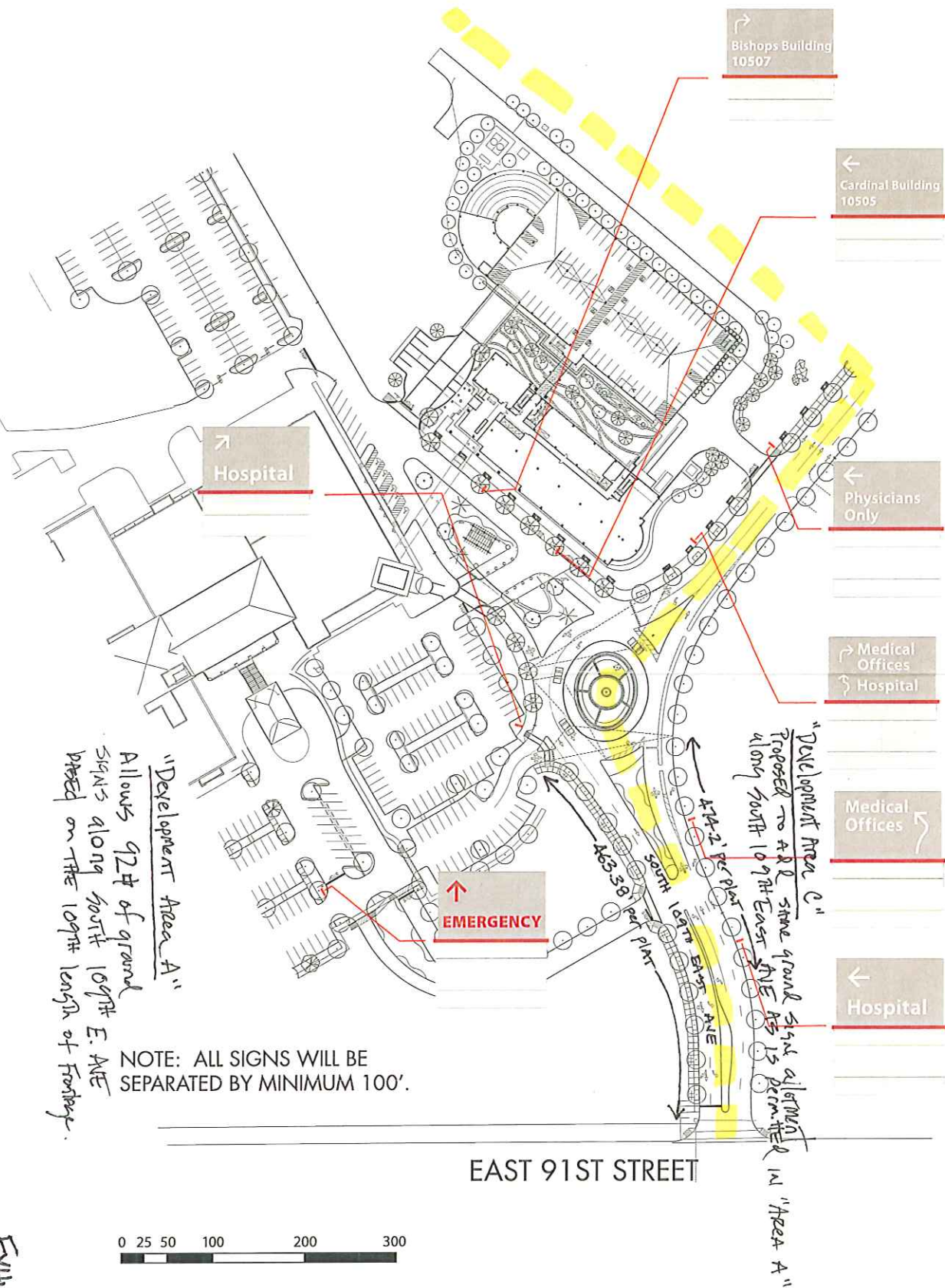
1. Ground signs shall be limited to three (3) for each arterial street frontage, with a maximum of 160 sf of display surface area (dsa) and 25 feet in height.
2. Ground signs on lots abutting a public or private interior street shall not exceed an aggregate dsa of 2/10 (.2) of one (1) square foot per lineal foot of street frontage.
3. Wall signs will not exceed an aggregate dsa of two square feet of dsa per lineal foot of wall to which the sign is affixed. The length of the tenant wall sign will not exceed 75% of the frontage on the tenant space.
4. In addition to the ground signs permitted by #1, a monument style ground sign, identifying the development, shall be permitted not to exceed 16' in height and 200 square feet of dsa.

The underlying CO zoning would allow for 94 sf of signage for Area C along South 109<sup>th</sup> East Avenue. Staff has reviewed the request and views the request as minor in nature, not substantially altering the sign standards nor the character or intent of the original PUD concept plan.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-586-A-9.

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





NOTE: ALL SIGNS WILL BE SEPARATED BY MINIMUM 100'.

"Development Area A" Allows 92# of ground signs along South 109th E. Ave based on the 109th length of Frontage.

Exhibit A

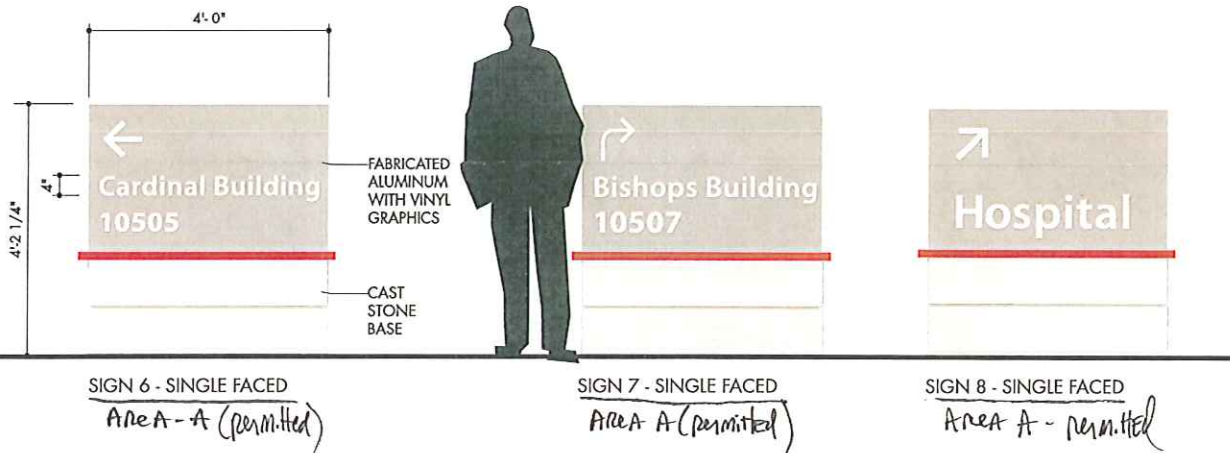
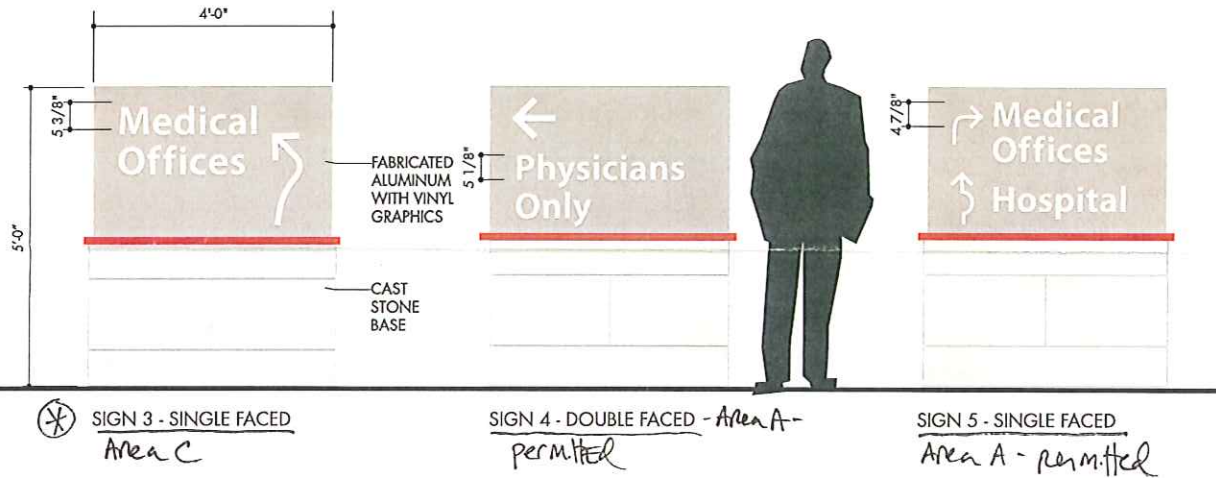
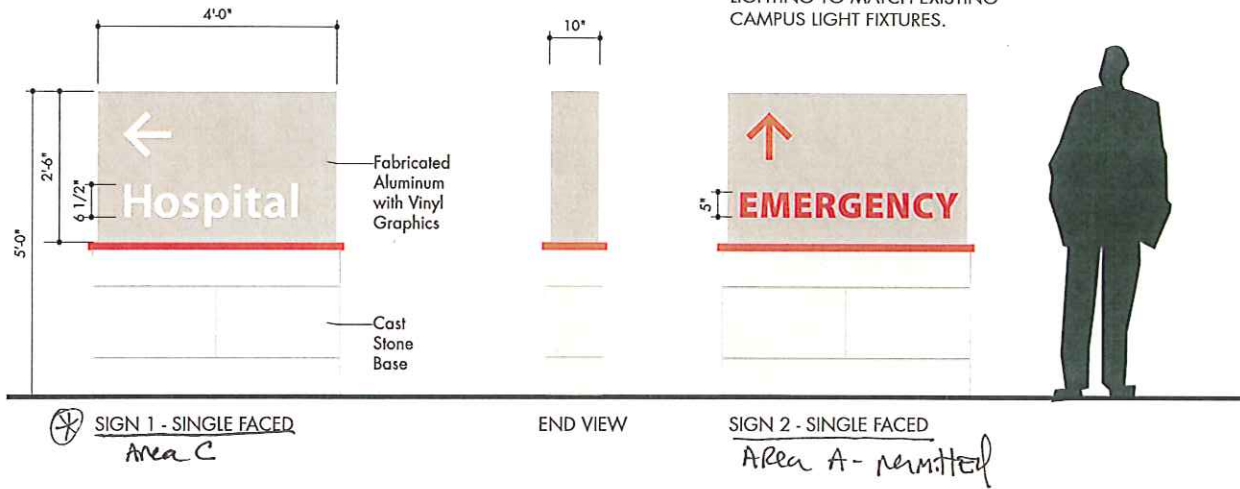


WARREN PROFESSIONAL BLDG. CORPORATION  
MEDICAL OFFICE BUILDING

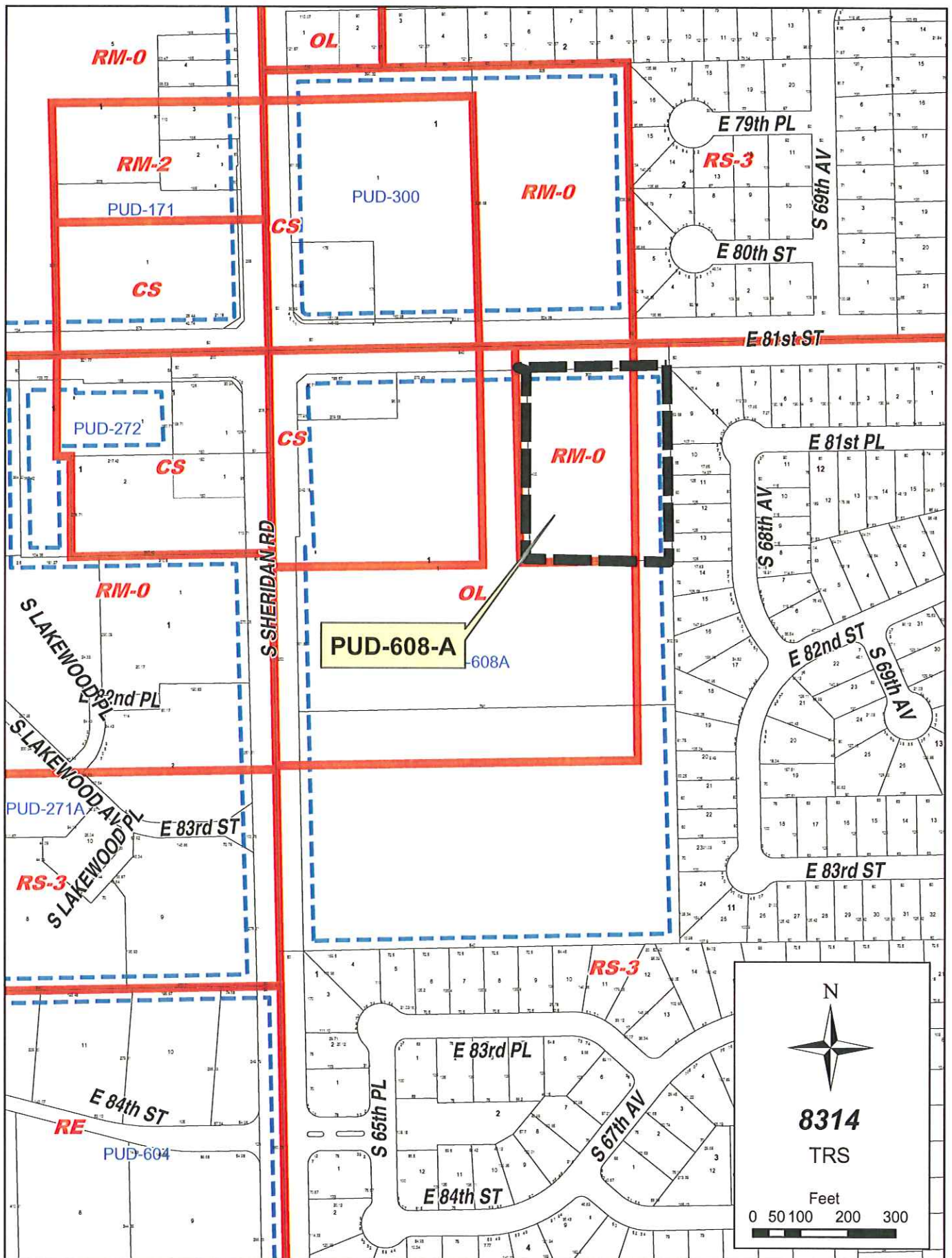
WAYFINDING SIGNS  
1" = 100'  
1/12/10

6.4

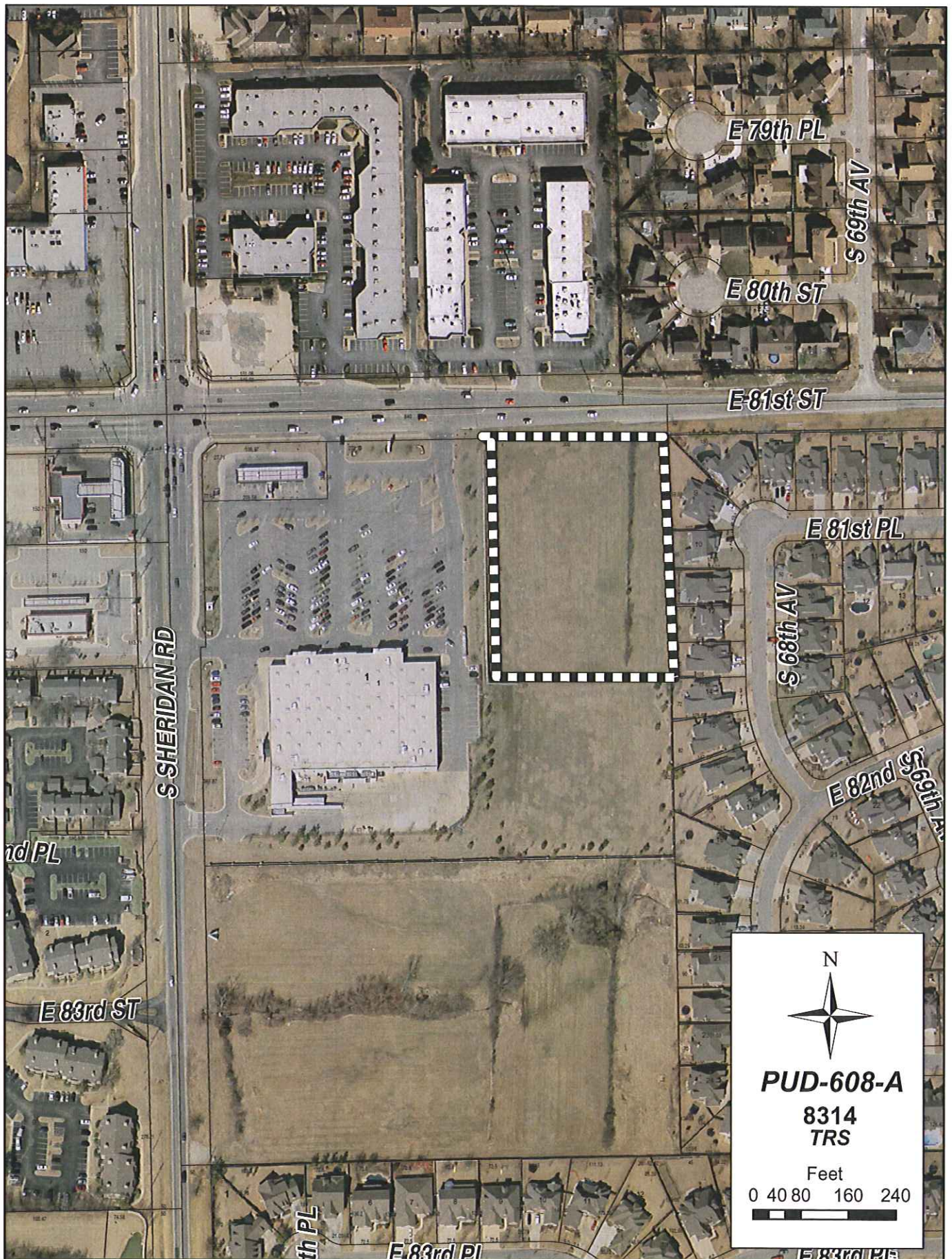
NOTE:  
ALL SIGNS ARE TO BE GROUND-LIT,  
LIGHTING TO MATCH EXISTING  
CAMPUS LIGHT FIXTURES.











February 2, 2009

## STAFF RECOMMENDATION

**PUD-608-A:** Detail Site Plan – East of the southeast corner of East 81<sup>st</sup> Street South and South Sheridan Drive; TRS 8314; CZM 53; Atlas 1417; PD 18c; CD 8; RS-3/OL/CS/RM-O/PUD.

---

The applicant is requesting approval of a detail site plan for a 5,985 square foot (sf) Credit Union. The proposed use, Financial Institution with drive-thru facilities within Use Unit 11 – Office, Studios, and Support Services is a permitted use in PUD-608-A.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from two points along 81<sup>st</sup> Street with internal mutual access being provided to the lot to the west as required by the PUD. Parking has been provided per the applicable use unit of the Zoning Code. A 6' screening fence will be constructed along the east boundary as required. Landscaping is provided per the landscape chapter of the Zoning Code with a 50-foot landscape buffer along the east boundary line. All sight lighting is limited to 12-feet in height and will be directed down and away from adjoining properties. There are no light elements planned for the east 100' of the property. A masonry trash enclosure has been provided as required by the PUD. Sidewalks will be provided along East 81<sup>st</sup> Street as required by PUD Development Standards and Subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for the Oklahoma Central Credit Union to be located in PUD-608-A.

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



# ATTACHMENT "B"

## DETAILED SITE PLAN

PUD/CORRIDOR SITE PLAN NUMBER  
608-A  
C

PERMITTED USES: OFFICES AND DRIVE-IN BANK FACILITIES  
PROPOSED USES: CREDIT UNION

MAXIMUM FLOOR AREA PERMITTED: 14,985 S.F.  
BLDG. FLOOR AREA PROPOSED: 5,985 S.F.

MAXIMUM BLDG. HEIGHT PERMITTED: 20'  
MAXIMUM BLDG. HEIGHT PROPOSED: 24'

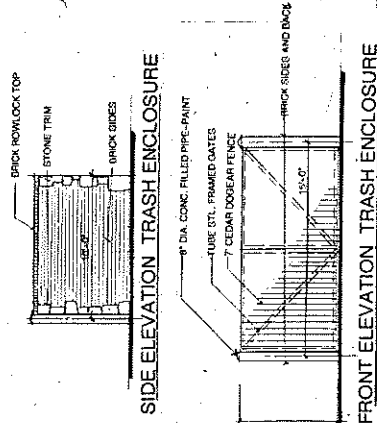
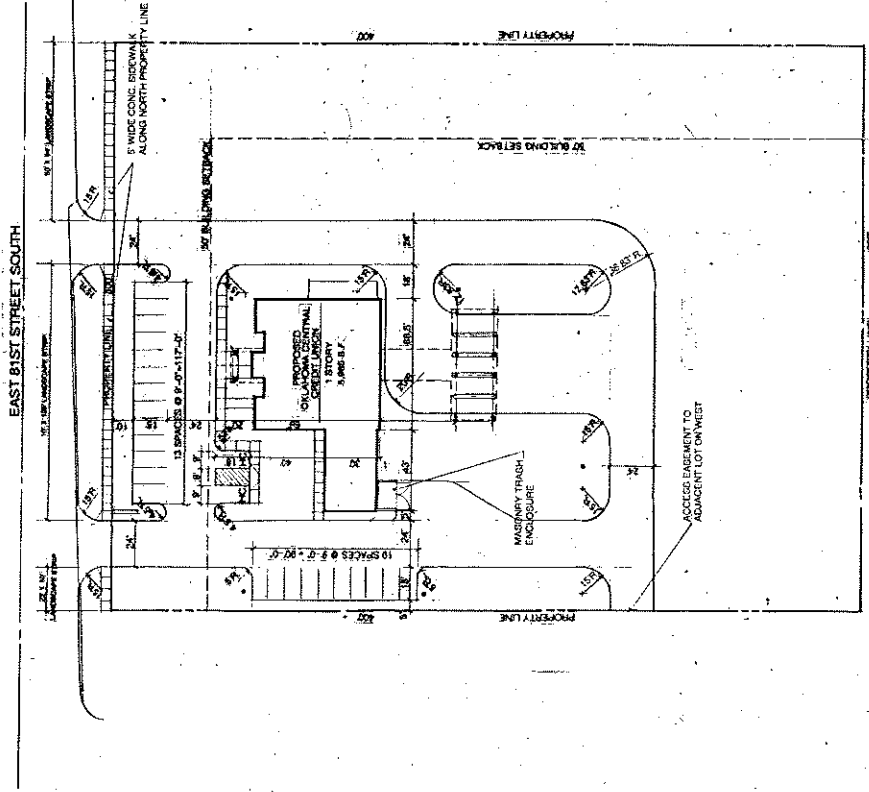
MINIMUM BLDG. SETBACKS REQUIRED:  
EAST 81ST STREET SOUTH 100'  
EAST PROPERTY LINE 50'

OFF STREET PARKING  
RATIO PER USE: 1 PER 300 S.F.  
TOTAL NUMBER OF SPACES REQUIRED: 20  
TOTAL NUMBER OF SPACES PROPOSED: 25

MINIMUM PERCENTAGE AND CORRESPONDING  
LANDSCAPED AREA REQUIRED: 10% 12,000 S.F.  
MINIMUM PERCENTAGE AND CORRESPONDING  
LANDSCAPED AREA PROVIDED: 66% 78,830 S.F.  
LANDSCAPED STREET YARD PER STREET FRONTAGE  
REQUIRED: 2,250 S.F. PROVIDED: 7,200 S.F.

ADDITIONAL LANDSCAPE AREA REQUIRED: A 50' LANDSCAPE BUFFER  
ON THE EAST PROPERTY LINE

LIGHTING HEIGHT FOR PARKING AREAS:  
MAXIMUM HEIGHT PERMITTED: 20' HEIGHT PROPOSED 12'

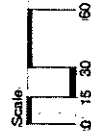


PUD 608-A  
DEVELOPMENT AREA "A"

LEGAL DESCRIPTION  
PART OF THE NORTHWEST QUARTER of  
SECTION 14, T-18-N, R-13-E  
TULSA COUNTY, OKLAHOMA

## SITE PLAN

1/11/10  
REVISED 1/25/2010



OKLAHOMA CENTRAL  
CREDIT UNION

SP1

7.4



DETAILED LANDSCAPE PLAN :  
 PUD/CORRIDOR SITE PLAN NUMBER : 608-A  
 DEVELOPMENT AREA : C  
 TOTAL LOT AREA SQUARE FOOTAGE : 120,000 S.F. : 2.75 ACRES  
 MINIMUM LANDSCAPE AREA REQUIRED : 10% 12,000 S.F.  
 LANDSCAPED AREA PROVIDED : 66% 78,830 S.F.

STREET YARD FRONTAGE  
STREET NAME: EAST 81ST STREET SOUTH 15,000 S.F.

LANDSCAPED AREA PER STREET FRONTAGE (STREET YARD)

STREET NAME:	REQUIRED:	PROVIDED:
EAST 81ST STREET SOUTH	2,250 S.F.	7,200 S.F.

NUMBER OF TREES PER STREET YARD STREET  
STREET NAME: REQUIRED: PROVIDED:  
EAST 81ST STREET SOUTH 10 12

NUMBER OF TREES FOR PARKING AREAS:  
 REQUIRED: 2 TREES  
 PROVIDED: 6 TREES



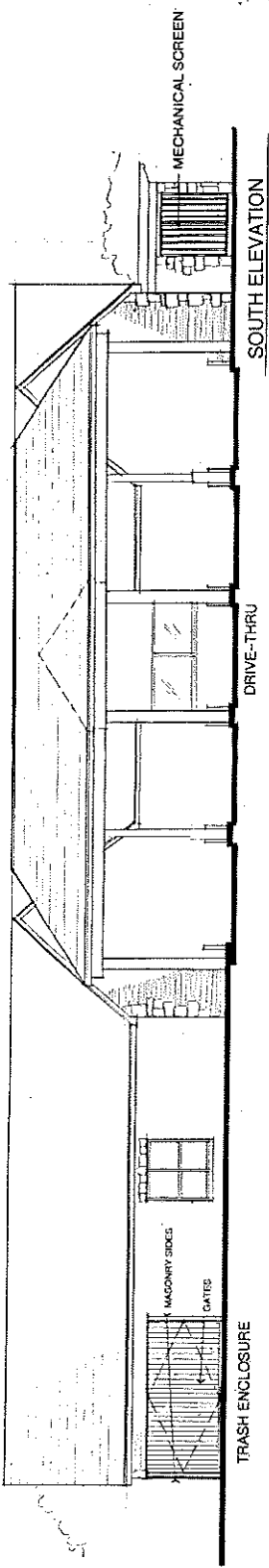
LANDSCAPING MEETS OR EXCEEDS THE LANDSCAPE REQUIREMENTS SET FORTH IN THE CITY OF TULSA LANDSCAPE ORDINANCE

**ALL LANDSCAPE AND SOD AREAS TO HAVE AN UNDERGROUND SPRINKLER SYSTEM**

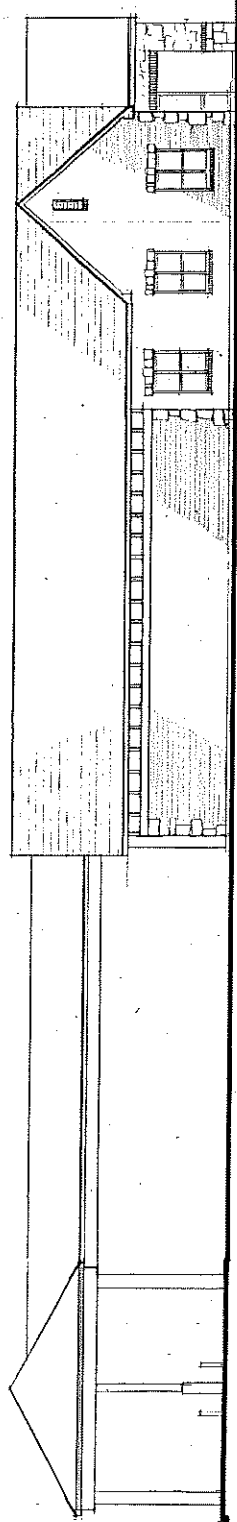


OKLAHOMA CENTRAL  
CREDIT UNION

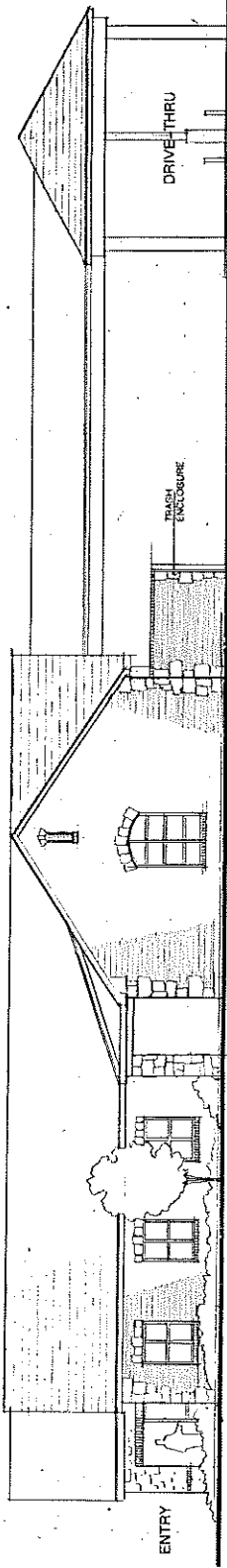
1



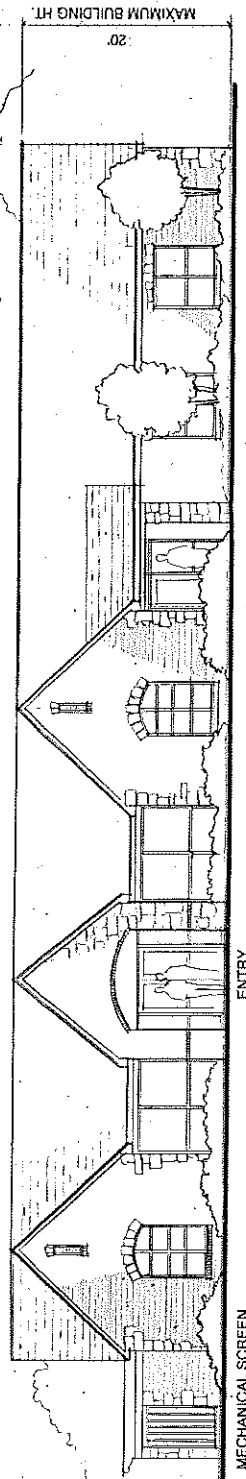
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

OKLAHOMA CENTRAL  
CREDIT UNION

Scale  
0 5 10  
1/11/10  
REVISED 1/25/2010

7.7





## Domus Series

The Domus Series is one of the most versatile luminaires offered by Lumec. This classic shape was one of the first in a line of innovative Lumec designs. Encompassing most of the exclusive Lumec innovations, the Domus can fit into any environment; be it the main street of a small Alaskan village or the downtown of a high-tech center. Combined with today's efficient optics, Domus embodies the tradition of excellence in Lumec products.

### Characteristics

- > Constructed from top-quality materials, the Domus Series maintains **excellent performance** in even the most demanding environment.
- > **Smartseal™** optical systems (IP66) virtually eliminate Luminaire Dirt Depreciation (LDD)
- > **Tool-free access** to lamp and electrical components for ease of maintenance.
- > SHA and SSA optical chambers **reduce glare** by using a unique combination of reflectors and internal prism refractors.
- > SCB optical chamber offers **exceptional performance** and cutoff with a combination of a hydro-formed aluminum reflector and a tempered glass lens.
- > **Dark-sky friendly** SG optics provide full-cutoff in five distributions.

refer to pg. 3 for diffuser

color & style

DM550-SG-LD-MM



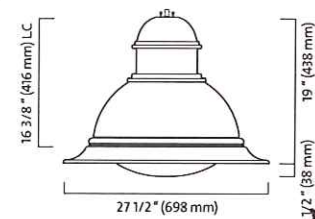
DM550-SHA-NM



DM550-SG-LD-NM

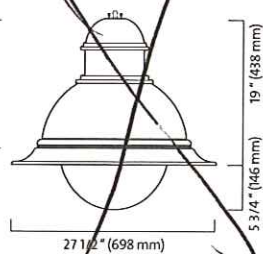


*the diffuser*



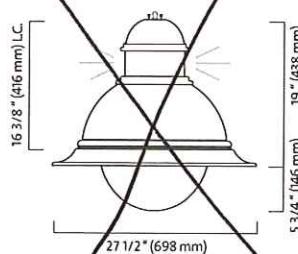
**DMS50-SG-SLG**

EPA: 1.00 sq. ft.  
Weight: 42 lbs (19.1 kg)



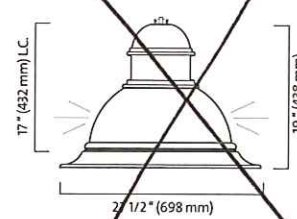
**DMS50-SG-DL**

EPA: 1.20 sq. ft.  
Weight: 42 lbs (19.1 kg)



**DMS50-SG-LR-DL**

EPA: 1.20 sq. ft.  
Weight: 42 lbs (19.1 kg)



**DMS50-SG-LD**

EPA: 1.20 sq. ft.  
Weight: 42 lbs (19.1 kg)



### SG Optics

Segmented cut-off reflector system set in faceted arc-image duplicating patterns

SGQ: Symmetrical  
SG1: Symmetrical  
SG2: Asymmetrical  
SG3: Asymmetrical  
SGFM: Forward throw  
> House shield available for SG2 and SG3

\* Photometry available on Lumec web site [www.lumec.com](http://www.lumec.com)

## > Options de luminaire

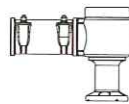
- FS Fusing (consult factory)
- HS House shield
- FB Flat base spinning
- LD Luminous dome, 250 W maximum (SG optics only) (only with DMS50) (remote ballast for 200 and 250 W in bracket or pole)
- LR Luminous ring, 250 W maximum (SG optics only) (only with DMS50) (remote ballast for 200 and 250 W in bracket or pole)
- DL Polycarbonate drop lens, 250 W maximum (SG optics only)
- SLPC Polycarbonate sag lens, 175 W maximum (SG optics only)
- SLG Tempered glass sag lens (SG optics only)

## > Adaptors



MA1

The luminaire is suspended by means of a mounting adaptor with a 1 1/4" (32mm) npt threaded hole accepting a threaded tube from the mounting.  
(retrofit adaptor for existing mounting)



SMB

The luminaire is suspended by means of a decorative side-mounting cast-aluminium adaptor. This adaptor accepts tubes from 1 5/8" to 2 3/8" (41 to 60 mm) and is adjustable to more or less 5°.

## > Mountings

(Consult the Pole Guide for details and the complete line of mountings)



IF

LM

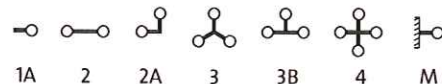
MM

NM

MR

PC

## > Configurations



1A

2

2A

3

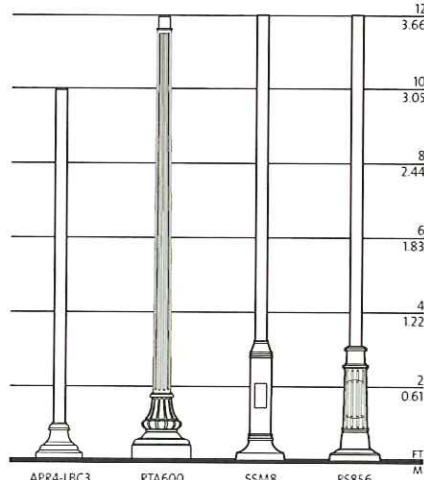
3B

4

M

## > Poles and Pole options

(Consult the Pole Guide for details and the complete line of poles)



## > Finishes

The specially formulated Lumital powder coat finish is available in a range of many standard colors.  
(Consult Lumec's Color Chart for complete specifications)

## > Ordering sample

Luminaire	Lamp	Optical System	Voltage	Adaptor	Options	Mounting & configuration	Pole	Finish
DMS50	100 HPS	SHA3L-ACDR	120	SMB	FS-LR	MR-1A	R80-15	GNTX

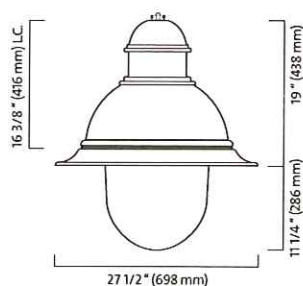


### Access to ballast

The tool-free drop-in unitized ballast tray is slipped into the post top box which rests on the optical support plate. Here again, the use of quick-disconnect terminals ensures safe and easy ballast maintenance

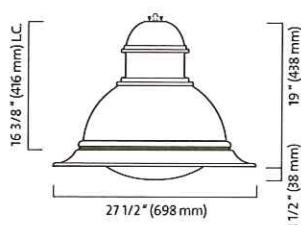
*Handwritten note:* 7.10

## > Luminaires (Luminaires are UL and CSA approved)



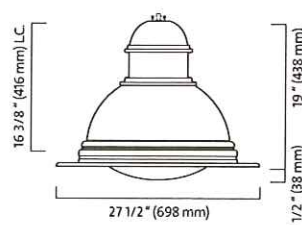
**DMS50-SHA/SSA**

EPA: 1.35 sq. ft.  
Weight: 42 lbs (19.1 kg)



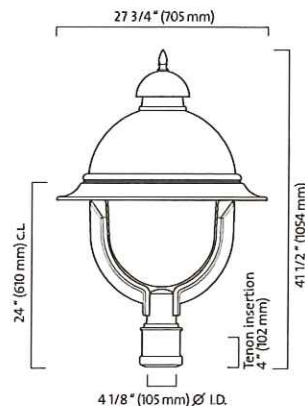
**DMS50-SCB**

EPA: 1.00 sq. ft.  
Weight: 42 lbs (19.1 kg)



**DMS50-SCB-FB**

EPA: 1.00 sq. ft.  
Weight: 42 lbs (19.1 kg)



**DMS60-SHA**

EPA: 1.82 sq. ft.  
Weight: 40 lbs (18.1 kg)

## > HID Lamps (High Intensity Discharge)

WATTAGE	SHA3M-PC / SCB3M SSA3M-PC	SHA3M-ACDR SSA3M-ACDR	DMS60 SG	DMS50 SG
50 MH, medium	✓	✓	RB	✓
70 MH, medium	✓	✓	RB	✓
100 MH, medium	✓	✓	RB	✓
150 MH, medium	✓	✓	RB	✓
175 MH, mogul	✓	✓	RB	✓
200 MH, mogul	✓	N/A	RB	✓
250 MH, mogul	✓	N/A	RB	✓
400 MH, mogul	N/A	N/A	N/A	RB RJ <sup>1</sup>
35 HPS, medium	✓	✓	RB	✓
50 HPS, mogul	✓	✓	RB	✓
70 HPS, mogul	✓	✓	RB	✓
100 HPS, mogul	✓	✓	RB	✓
150 HPS, mogul	✓	✓	RB	✓
200 HPS, mogul	✓	N/A	RB <sup>1</sup>	✓ <sup>1</sup>
250 HPS, mogul	✓	N/A	RB <sup>1</sup>	✓ <sup>1</sup>
400 HPS, mogul	N/A	N/A	N/A	RB <sup>1</sup>

✓: Available

1: n/a with SCFM

N/D: Not available

RJ: Reduced Jacket ED28 required

RB: Remote ballast required

## > QL Lamps

WATTAGE	SCB5	SHA
55QL	✓	✓
85QL	✓	✓

High frequency generator for induction lamp (4000K). Instant start. Operating range 50-60 Hz or DC. Lamp minimum starting temperature -40F (-40 °C).

## > Optical systems lamps QL (Lamps included)



### SHA optics

Sealed optical chamber consisting of a reflector permanently assembled on top of an internal prismatic globe.

**SHA:** Asymmetrical  
> House shield available in option (HS)



### SCB5 optics

Sealed optical chamber consisting of a reflector permanently assembled on top of a tempered-glass sag lens.

**SCB5:** Symmetrical

\* Photometry available on Lumec web site [www.lumec.com](http://www.lumec.com)

## > Optical systems (Lamps not included)



### SHA and SSA optics

Sealed optical chamber consisting of a reflector permanently assembled on top of an internal prismatic globe.

**SHA3M:** Asymmetrical  
**SSA3M:** Asymmetrical  
> House shield available in option (HS)

In the above optics, the sleeve and shutter permit exact positioning of the lamp.  
SHA & SSA refractors available in: ACDR: Acrylic (175 W max.) PC: Polycarbonate  
Add suffix to optical system code.



### SCB optics

Sealed optical chamber consisting of a reflector permanently assembled on top of a tempered-glass sag lens.

**SCB3M:** Asymmetrical  
> House shield available in option (HS)

In the above optics, the sleeve and shutter permit exact positioning of the lamp.

## > Voltages

120 / 208 / 240 / 277 / 347\* / 480\*

\* Not available for QL lamp

> multi-tap ballast also available

## > Maintenance



### Access to internal component

The luminaire's hood can be opened by simply applying pressure on the latch located on the technical ring. The hood can then be pivoted along a hinge incorporated in the technical ring. A built-in stopper holds the cover at 90° from the technical ring.



### Access to lamp

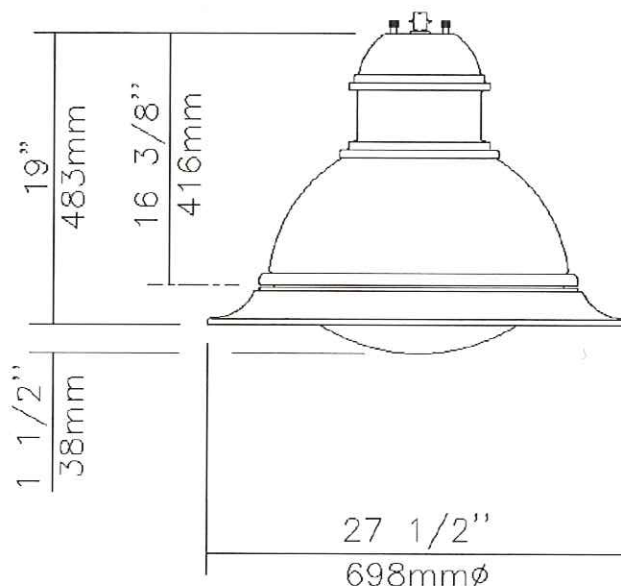
A simple quarter-turn of the Smartseal™ shutter provides easy access to the lamp. Quick-disconnect terminals between the lamp and the ballast tray ensure safe and easy lamp replacement.





640, Curé-Boivin  
Boisbriand (Québec)  
Canada, J7G 2A7

## Oklahoma Credit Union (42448)



Qty 1 Luminaire DMS50-250PSMH-SHB3M-120-HE-GNTX

### Description of Components:

**Hood:** A die cast A360.1 aluminum dome complete with a cast-in technical ring with latch and hinge. The mechanism shall offer toolfree access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

**Skirt:** A die cast A360 aluminum skirt complete with a cast-in technical ring.

**Housing:** In a round shape, this housing is made of cast 356 aluminum, c/w a watertight grommet, mechanically assembled to the bracket with four bolts 3/8-16 UNC. This suspension system permits for a full rotation of the luminaire in 90 degree increments.

**Lens:** Clear tempered glass curved lens, mechanically assembled on the lower part of the technical ring with brackets.

**Lamp:** (not included), 250 watts Metal Halide pulse start (ANSI Code M138 or M153), ED 28 bulb, mogul base.

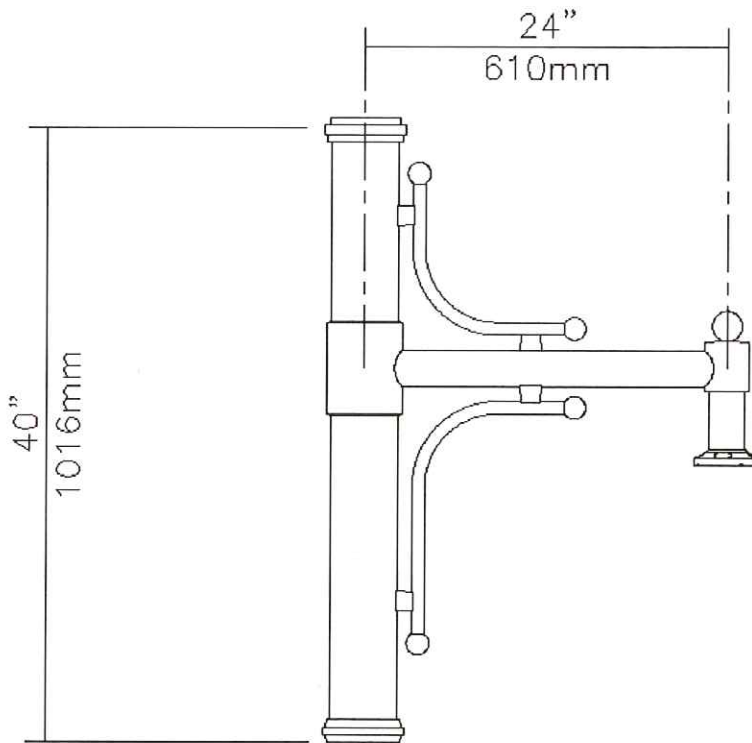
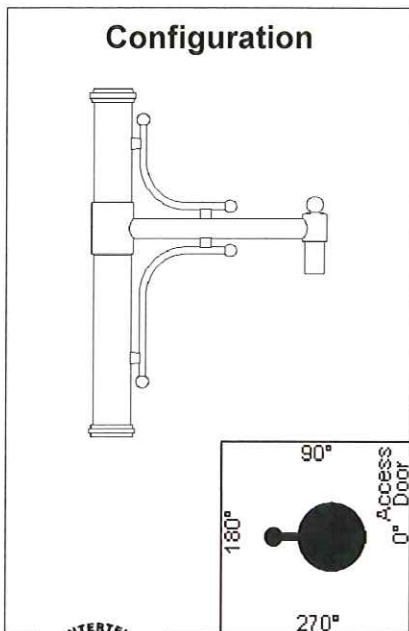
**Optical System:** (SHB3M), I.E.S. type III hyper-extensive (asymmetrical). Smartseal system, composed of brightened anodized aluminum hydroformed reflector, permanently assembled on a sag lens. Weathertightness IP66 rating.

**Ballast:** High power factor of 90%. Primary voltage 120 volts. Lamp starting capacity -20°F(-30°C) degrees. Assembled on a unitized removable tray with quick disconnect plug. Complies with efficiency ballast requirement.. HE





640, Curé-Boivin  
Boisbriand (Québec)  
Canada, J7G 2A7



Qty 1 Bracket MM-1A-GNTX

#### Description of Components:

**Arm:** Made from 2 3/8in. (60mm) outside diameter aluminum tubing, welded.

**Decorative Element:** Made of cast 356 aluminum, welded.

**Central Adaptor:** Made of aluminum 6061-T6, 4 1/2" (114mm) outside diameter. **Slip-fits 9" (229mm) over a 4" (102mm) outside diameter pole tenon.** Mechanically fastened by two sets of three set-screws at 120 degrees around the bracket.

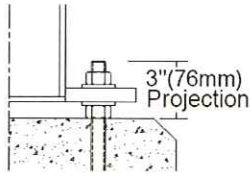
7.13



640, Curé-Boivin  
Boisbriand (Québec)  
Canada, J7G 2A7

## Oklahoma Credit Union (42448)

### Base & Bolts Information



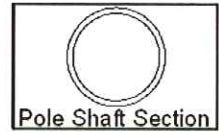
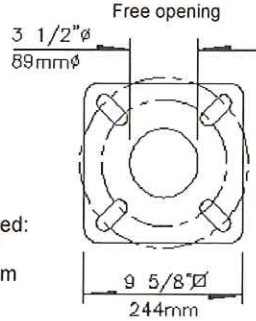
Comes with 4 steel anchor bolts, 3/4" X 17" + 3", 8 nuts and 8 washers. Important: Do not obstruct space between anchor plate and concrete base.

### Anchor Plate

-B.C.:  
8" (203mm)

- Thickness:  
5/8" (16mm)

- NOTE:  
Bolt Circle Allowed:  
6 3/4" to 10 1/2"  
171mm to 267mm



Pole Shaft Section



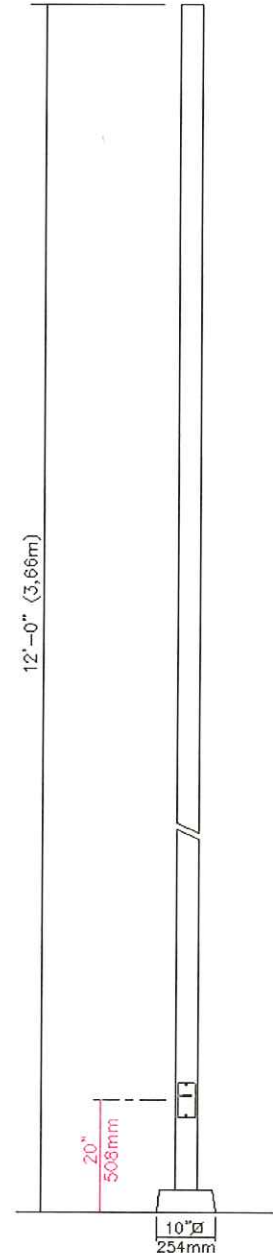
Qty 1 Pole SPR4D-12-GNTX

### Description of Components:

**Pole Shaft:** Shall be made from a 4" (102mm) round high tensile carbon steel tubing, having a 0.120" (3.0mm) wall thickness, welded to both the bottom and top of the anchor plate.

**Maintenance Opening:** The pole shall have a 2" x 4 1/2" (51mm x 114mm) maintenance opening centered 20" (508mm) from the bottom of the anchor plate, complete with a weatherproof aluminum cover and a copper ground lug.

**Base Cover:** Two piece square base cover made from formed aluminum, mechanically fastened with stainless steel screws.



7.14



640, Curé-Boivin  
Boisbriand (Québec)  
Canada, J7G 2A7

Oklahoma Credit Union (42448)

Miscellaneous

#### Description of Components:

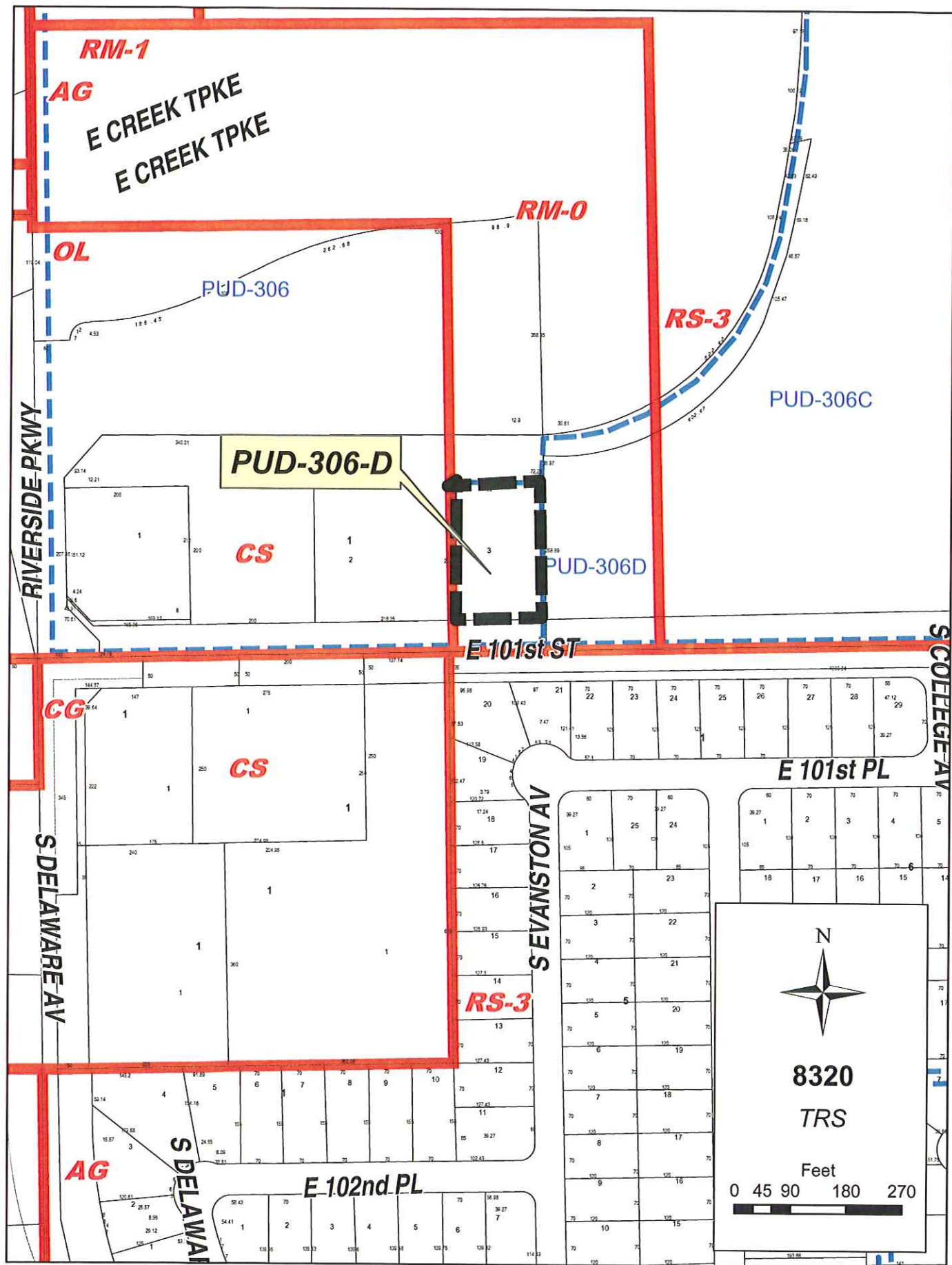
**Wiring:** Gauge (#14) TEW wires, 6" (152mm) minimum exceeding top of the bracket.

**Hardware:** All exposed screws shall be stainless steel with Ceramic primer-seal basecoat. All seals and sealing devices are made and/or lined with EPDM and/or silicone.

**Finish:** Color to be green textured (GNTX). Application of a polyester powder coat paint. (4 mils/100 microns). The chemical composition provides a highly durable UV and salt spray resistant finish in accordance to the ASTM-B117-73 standard and humidity proof in accordance to the ASTM-D2247-68 standard.

7.15





8.1





N

**PUD-306-D**

**8320**

TRS

Feet

0 25 50 100 150

February 2, 2009

### STAFF RECOMMENDATION

**PUD-306-D:** Detail Site Plan – East of the northeast corner of 101<sup>st</sup> Street South and Riverside Parkway; Lot 3, Block 1 – Rivercreek Village; 3009 East 101<sup>st</sup> Street South; TRS 8320; CZM 56; Atlas 2277; PD 18; CD 2; RM-O/PUD.

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The applicant is requesting approval of a detail site plan for an addition to an existing building for a garden supply and landscaping store. The proposed use, Use Unit 14 – Sopping Goods and Services is a permitted use in PUD-306-D.

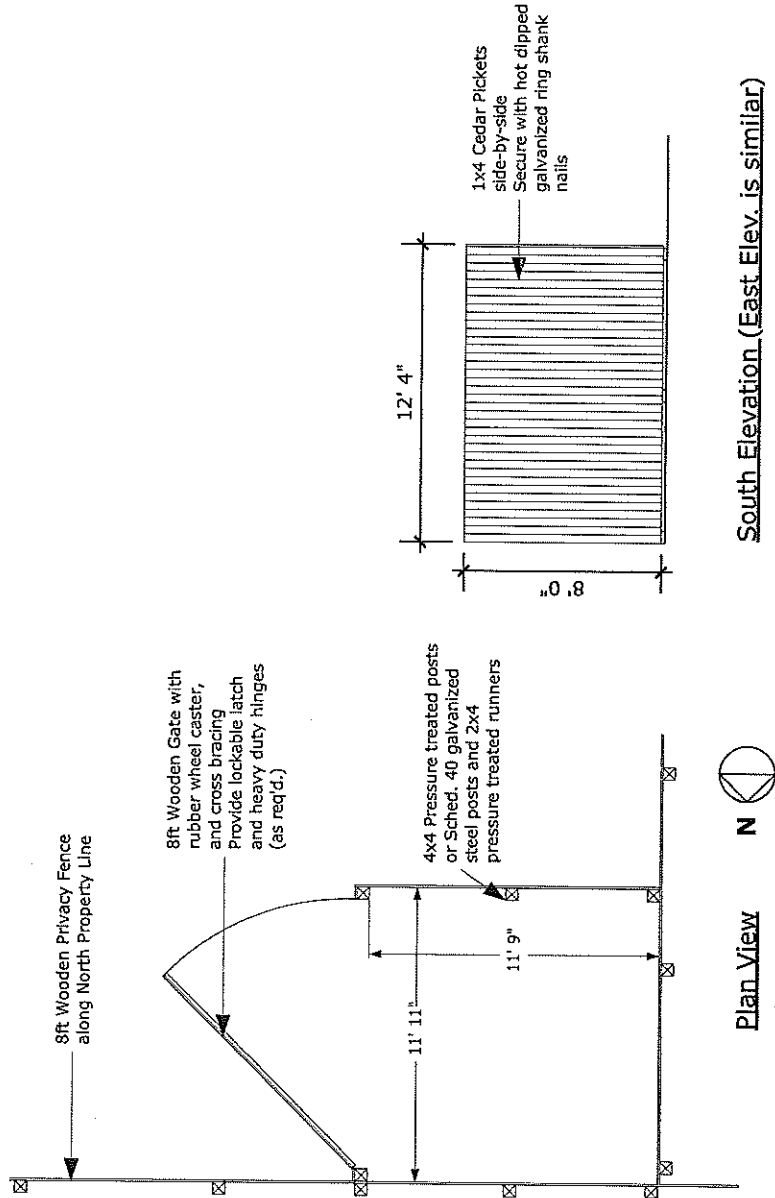
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Existing access to the site is provided from 101<sup>st</sup> Street South. Parking has been provided per the applicable use unit of the Zoning Code. A 6' screening fence with vegetative material will screen the east boundary line while any permitted outside storage will be screened from the east and the south as required by the PUD. All sight lighting is limited to 14-feet in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the PUD.

Staff recommends **APPROVAL** of the detail site plan for PUD-306-D.

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





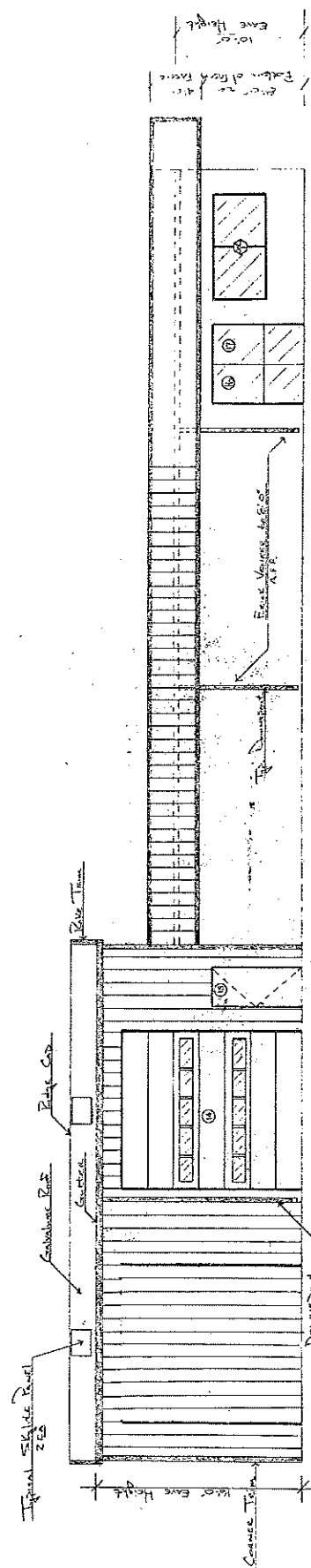
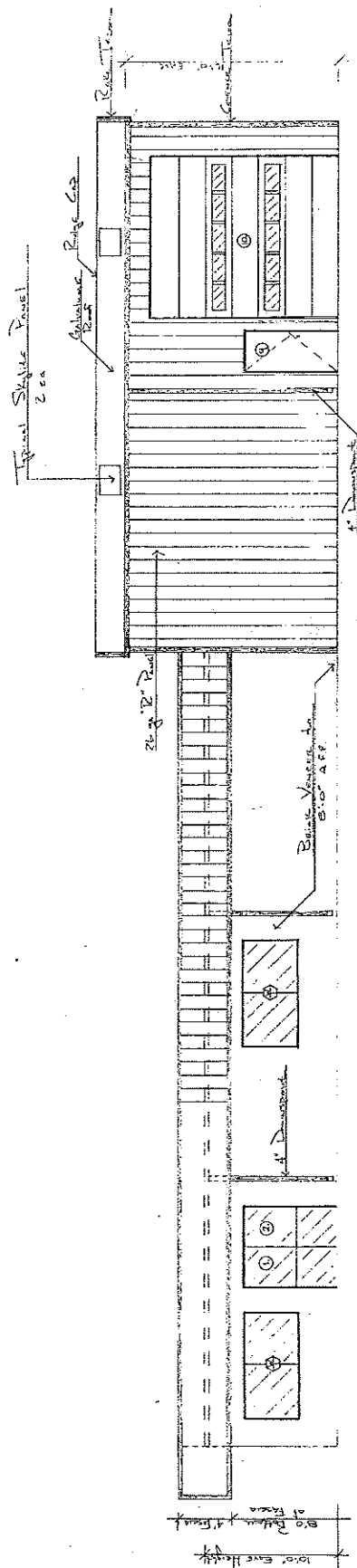


Project: GARDEN TRUG

Trash Enclosure Details  
 1/4" = 1'0"

Date: 01.19.10

8.5



Work Elevation Scale 1/4"=1'  
EXISTING BUILDING

EXISTING BUILDING

C/O Mr. John Hamrick  
2534  
11-13-63

Source Rental: Safety Co.

DATE	AMOUNT IN	PAID BY	AMOUNT
2000-01-15	75.00	St. John's	OK

Case No. 17-23-96

Covered Country: AS-GALC

2021 Wilbur D.	Parkes Avenue C-K	A-2	2021 Wilbur D.
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## FEATURES & SPECIFICATIONS

### INTENDED USE

Ideal for mounting above entryways and loading docks.

### CONSTRUCTION

Rugged, corrosion-resistant die-cast aluminum back housing and hinged door frame. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. Lens is thermal- and shock-resistant clear tempered glass. Finish is bronze polyester powder paint for lasting durability.

### ELECTRICAL SYSTEM

HID: Ballast is high-reactance, high-power-factor for 70-150W. Ballast is copper-wound and 100% factory-tested.

Socket: Medium-base socket, nickel-plated screw shell and center contact.

### OPTICAL SYSTEM

Anodized aluminum reflector, provides IES cutoff distribution. Optional full cutoff visor available.

Medium-base lamp included in carton.

### INSTALLATION

Housing is configured for mounting directly over a standard 4" outlet box or for surface wiring via any of three convenient 3/4" threaded conduit entry hubs.

### LISTING

UL Listed to US and Canadian safety standards (see Options). Suitable for wet locations (25°C maximum ambient temperature).

Specifications subject to change without notice.

Catalog Number	TWR1C 150M TB FCV LPI	
Notes	GARDEN TRUG	Type <b>A</b>

### Cutoff Wall Packs

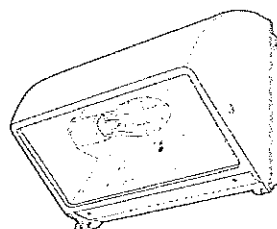
# TWR1C

### HIGH PRESSURE SODIUM

70-150W

### METAL HALIDE

70-150W



### Specifications

Height: 10-1/4 (26-4/100)

Width: 13 (33-2/100)

Depth: 8-15/32 (21-5/10)

Weight: 16.45lbs/ 7.46kg

All dimensions shown in inches (cm) unless otherwise noted.  
Weight as configured in example below.



## ORDERING INFORMATION

For shortest lead times, configure product using **standard options** (shown in bold).

Example: TWR1C 100M TB LPI

TWR1C	150M	TB	FCV	LPI
Series	Wattage	Voltage	Options	Lamp
<b>TWR1C</b>	High pressure sodium	120	Shipped installed in fixture	<b>LPI</b> Lamp included as standard
	70S	277	CSA Listed and labeled to comply with Canadian Standards	
	100S	<b>TB</b>	PE Photoelectric cell, button type <sup>1</sup>	
	150S		Shipped separately <sup>1</sup>	
	Metal halide		FCV Full cutoff visor	
	70M		WG Wireguard	
	<b>100M</b>			
	150M			

### NOTES

1. Optional multi-tap ballast (120, 268, 240, 277V, In Canada 120, 277, 347V, ships as 120/347.

2. Available with 150M only. Consult factory for other voltages/wattages availability.

3. May be ordered as an accessory.

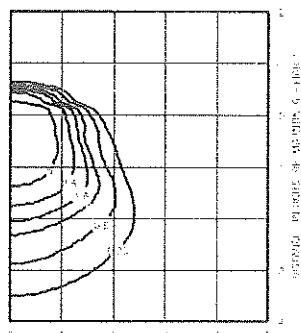
4. Must be specified.

### Accessories

Order as separate accessory	
TWR1CWG	Wireguard
TWR1C FCV	Full cutoff visor

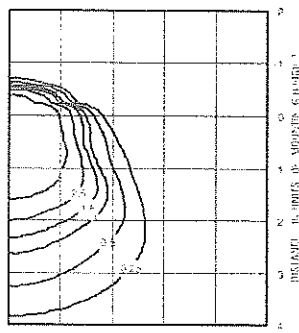
**TWR1C** High Pressure Sodium/Metal Halide Cutoff Wall Pack

TWR1C 70S      TESTNO: LTL12140  
ISOLATION/RECEIVED



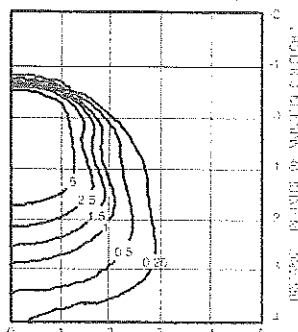
70W high-pressure sodium lamp  
Footcandle values based on 10  
mounting height, 6300 rated lumens  
Luminaire Efficiency: 70.3%

TWR1C 100S TEST NO: LTL12165  
ILLUMINANCE PLOT (Footcandle)



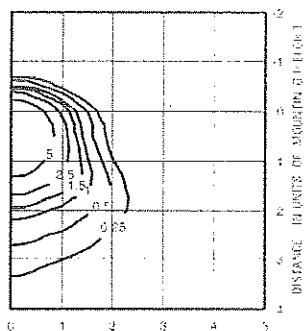
100W high pressure sodium lamp.  
Footcandle values based on 10'  
reporting height, \$660 rated lumens.  
Luminance Efficiency 70.3%

TWR1C 150S TEST NO: LTL12136  
ISOLUMINANCE PLOT (Foot-candles)



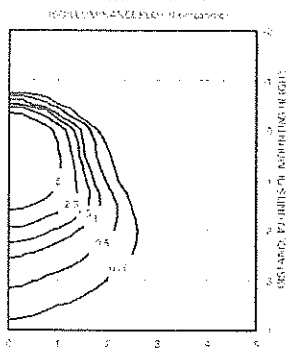
150W high pressure sodium lamp  
Footcandle values based on 10'  
mounting height. 15800 rated lumens  
Luminaire Efficiency: 86.9%

TWR1C 70M TEST NO: LTL12142



76W metal halide lamp  
Footcandle values based on 10' mounting height, 5200 rated lumens  
Luminaire Efficiency: 59.0%

TWR1C 100M TEST NO-LTL12166




160W rated halogen lamp.  
Footcandle values based on 10'  
mounting height. 850/914 start times.  
Luminaire Efficiency 64.9%



LUMINAIRE LOCATIONS										
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	64.3	75.0	14.0	14.0	270.0	0.0	64.3	75.0	0.0
2	A	64.3	45.0	9.0	9.0	270.0	0.0	64.3	45.0	0.0
3	A	64.3	62.0	9.0	9.0	270.0	0.0	64.3	62.0	0.0
4	A	67.0	95.8	12.0	12.0	0.0	0.0	67.0	95.8	0.0
5	A	87.0	95.8	12.0	12.0	0.0	0.0	87.0	95.8	0.0

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	1	0.7 fc	25.0 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Watts
	A	5	TWR1C 150M FCV	BUILDING MOUNTED LUMINAIRE, FULL CUTOFF 150W MH, W/ CLEAR LAMP AND FULL CUTOFF VISOR.	ONE 150-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	TWR1C_175M _FCV.ies	213
						11700	0.81

8.9



**Plan View**  
**Scale 1" = 25'**

AG

AG

E 171st ST

S SHERIDAN RD

ROCKDALE ESTATES

AG

AG

S 71 E AVE

E 177 ST S

S 71 E AVE

E 179 ST S

S 72 E AVE



17-13 35

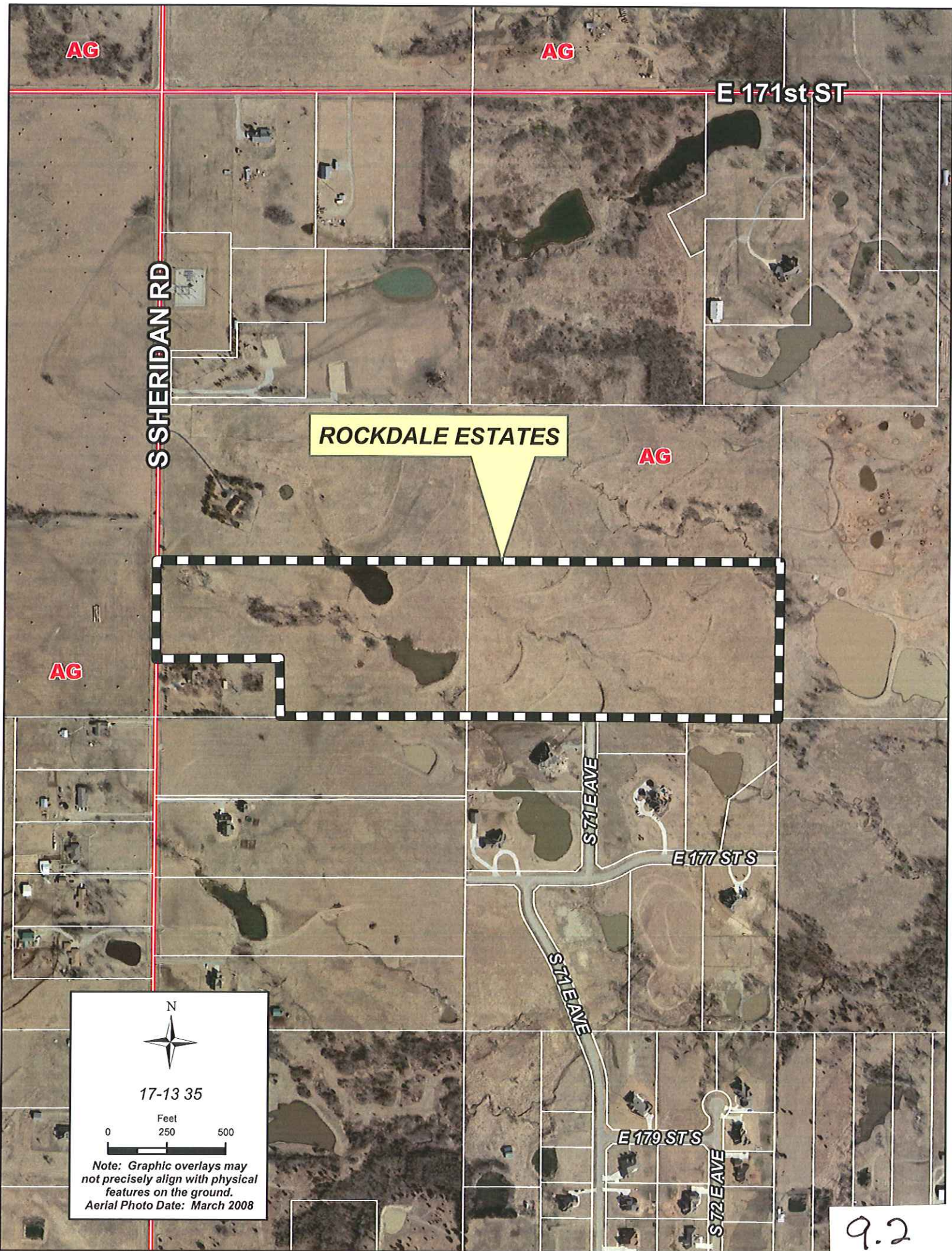
Feet

250

500

9.1





N

17-13 35

Feet  
0 250 500

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



## PRELIMINARY SUBDIVISION PLAT

### **Rockdale Estates - (7335) (County)**

South of 171<sup>st</sup> Street South, East of South Sheridan Road

This plat consists of 8 Lots, 1 Block, on 37 acres.

The following issues were discussed January 21, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG (agricultural). Additional stub streets may be necessary.
2. **Streets:** Define A.O.(access opening) in legend. Show width of 71<sup>st</sup> East Avenue with dimension line. Show radius and provide curve data at intersection of 176<sup>th</sup> and 71<sup>st</sup> East Avenue. Include standard sidewalk language. Show sidewalk along Sheridan, 176<sup>th</sup> Street and 71<sup>st</sup> East Avenue.
3. **Sewer:** Aerobic systems are planned.
4. **Water:** Okmulgee rural water district # 6 service area.
5. **Storm Drainage:** If the ponds are meant to serve as stormwater detention facilities, then they should be placed in a reserve for stormwater detention. If their purpose is not detention they should be placed in a reserve for overland drainage. Reserves are to be maintained by the Homeowners Association. Significant off-site drainage flows onto the site at locations other than the pond area. It should be collected and conveyed across the site in a storm water drainage system . Add standard language for overland drainage easement in a reserve and/or standard language for stormwater detention in a reserve. Standard language for lot surface drainage should be added. Place contours on the conceptual plan. An outflow pipe for the upper pond should be included. A drainage system for the drainage that does not flow into the ponds should be shown in concept. As this plat is in the County all of the drainage system must be approved by the County Engineer.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** ONG may need additional easements.

7. **Other: Fire:** Contact responding fire department for their comments. There would be a concern about the water line only being a 4 inch line with fire hydrants being served from line. Tulsa would require a minimum of a 6 inch line. A release letter must be received from the fire department servicing the addition. **GIS:** Add e-mail address for the surveyor/engineer. Submit subdivision data sheet. Show square footages for each lot. **County Engineer:** Stub streets must be shown to the north. Access to the north between lots 4 and 5 was suggested. All drainage must meet with the approval of the County Engineer.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the County Engineer must be taken care of to his 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.

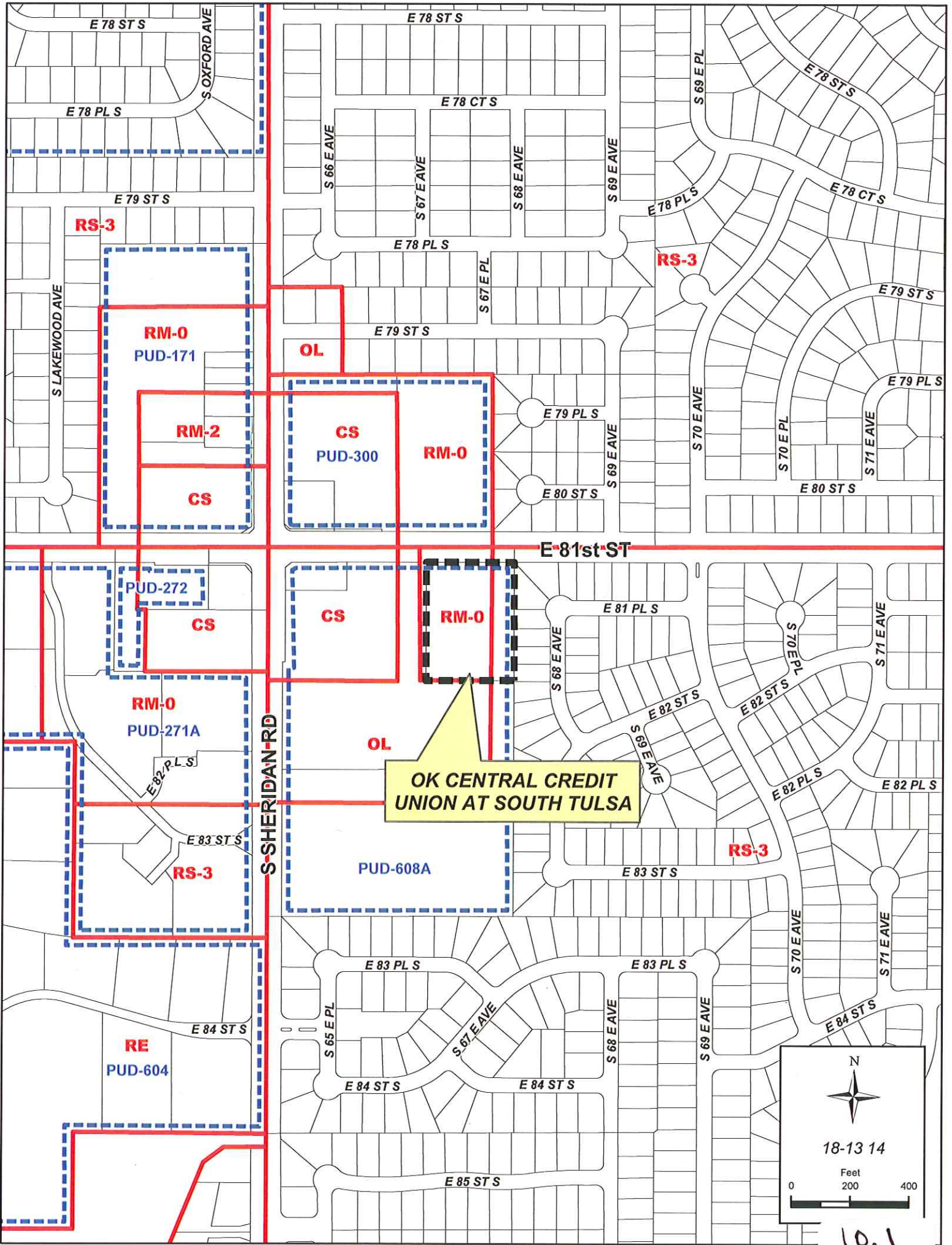
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown 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



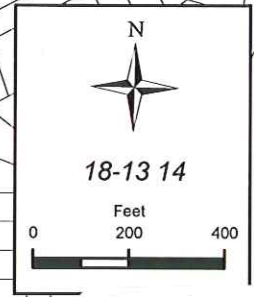
compliance with the standards and conditions.

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.

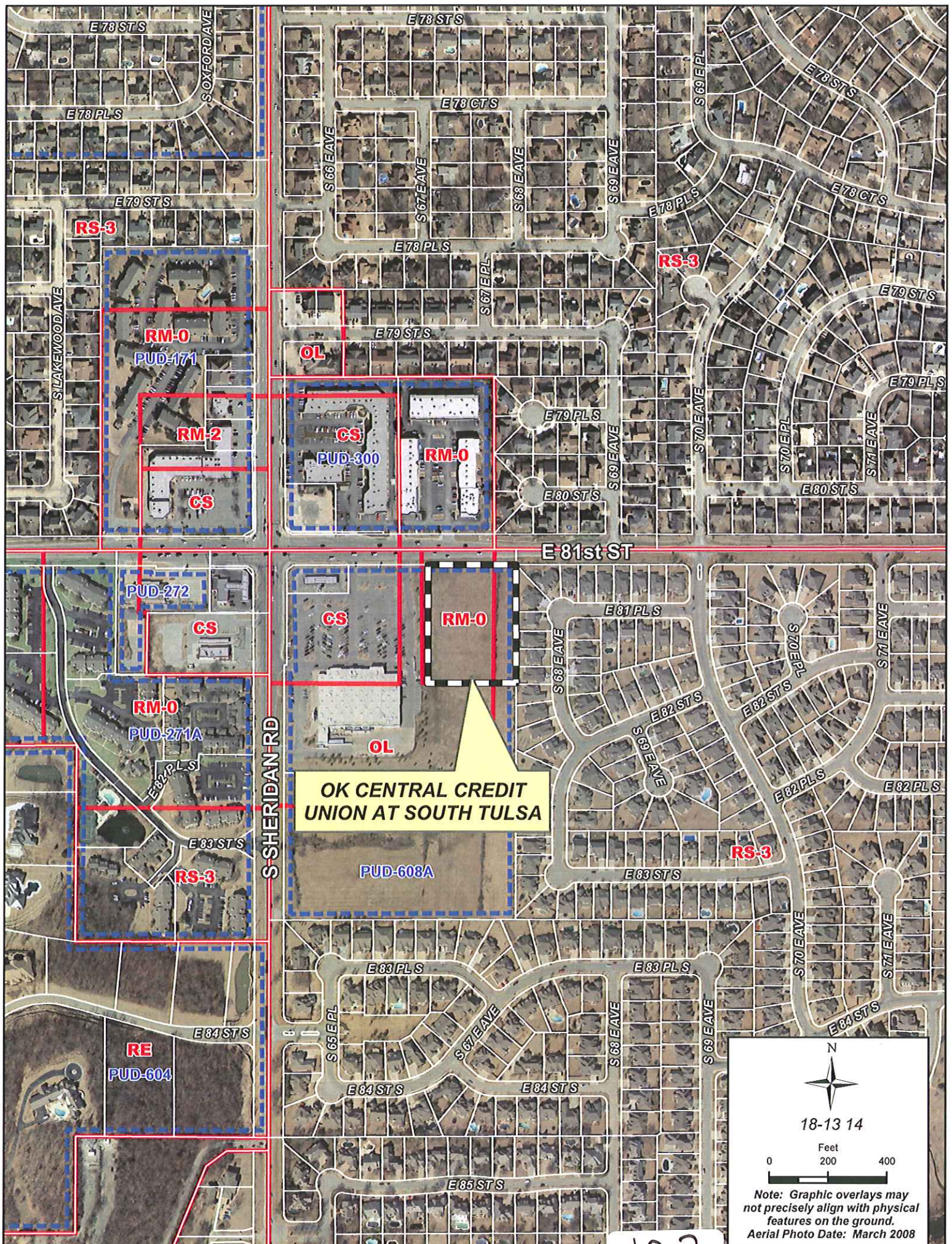




OK CENTRAL CREDIT  
UNION AT SOUTH TULSA









## PRELIMINARY SUBDIVISION PLAT

### Oklahoma Central Credit Union at South Tulsa - (3814) (PD 18) (CD 8)

East of the Southeast corner of South Sheridan Road and East 81<sup>st</sup> Street South

This plat consists of 1 Lot, 1 Block, on 2.75 acres.

The following issues were discussed January 21, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 608 A – Development Area C (RM-O). All PUD standards and requirements must be shown in the covenants and followed.
2. **Streets:** Access on 81<sup>st</sup> Street must be reduced to 36 feet. Call out 24.75 feet right-of-way on 81<sup>st</sup> Street as statutory right-of-way or reference the plat number and book and page number. Remove Section 1.K on mutual access easement as there are none. Same applies to PUD mutual access reference. Where are development areas A and C? Show 5 foot wide sidewalk along 81<sup>st</sup> Street. The consulting engineer stated that the westernmost access points may need to be shifted. These must meet with Traffic Engineering and City of Tulsa Transportation staff approval.
3. **Sewer:** No comment.
4. **Water:** No comment unless a water line extension is needed; then a 20 foot restrictive waterline easement must be shown and standard covenant language used. If a water line extension is required then a minimum 6 inch diameter pipe is required.
5. **Storm Drainage:** Either an overland drainage easement or a storm sewer easement is required to convey the offsite drainage, flowing onto the property from the west, across the property. Drainage from this site is not allowed to flow onto adjacent residential properties. Standard language for an overland drainage easement may be required. The Conceptual Plan should show the building, parking lot, and proposed storm drainage system.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.

7. **Other: Fire:** Conceptual drawing does not indicate any building locations, therefore it is impossible to evaluate for hydrant locations and fire department access. Developer needs to meet the International Fire Code for water supplies and proper fire department access for firefighting purposes.  
**GIS:** Submit a subdivision control data form. Show benchmarks and monuments.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

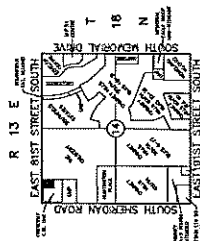
**Standard Conditions:**

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.
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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.



Location Map

SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST  
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Basis of Bearing

BASES OF BEARING IS AN ASSUMED BEARING  
BASED ON THE ASSUMPTION THAT THE  
USE OF THE SURVEYING INSTRUMENT (NAD 83) OF  
SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST

Benchmark

TOP OF STONE MARKER, 1.50  
ELEVATION = 793.27 (NAD 83)  
ELEVATION = 793.27 (NAD 83)

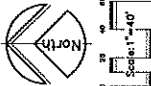
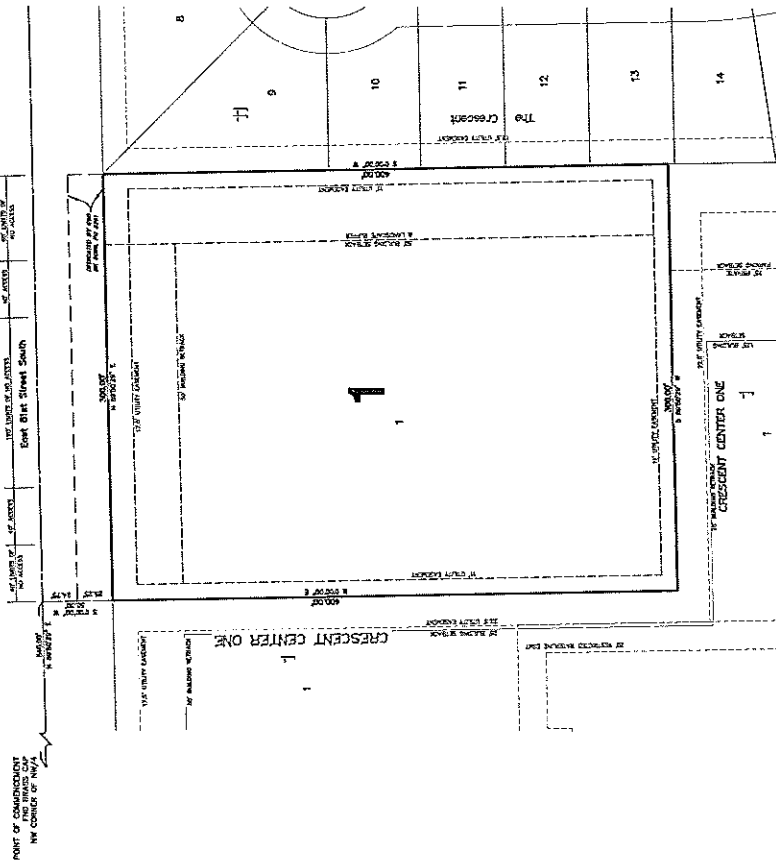
Notes

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF SURVEYING AND MAPPING.
- ALL PROPERTY CORNERS ARE SET 3.0" FROM BORDERS WITH YELLOW CAP STAMPS "TANNER REG. 1457" UNLESS OTHERWISE NOTED.
- ADDRESSES SHOWN ON THIS PLAT ARE APPROXIMATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON AS A PART OF THE LOCAL DESCRIPTION.

Preliminary Plat  
PUD 608-A

# Oklahoma Central Credit Union at South Tulsa

PART OF THE NW/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST  
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



NOT TO SCALE  
1" = 40'  
SCALE: 1" = 40'

STATE OF OKLAHOMA  
COUNTY OF TULSA

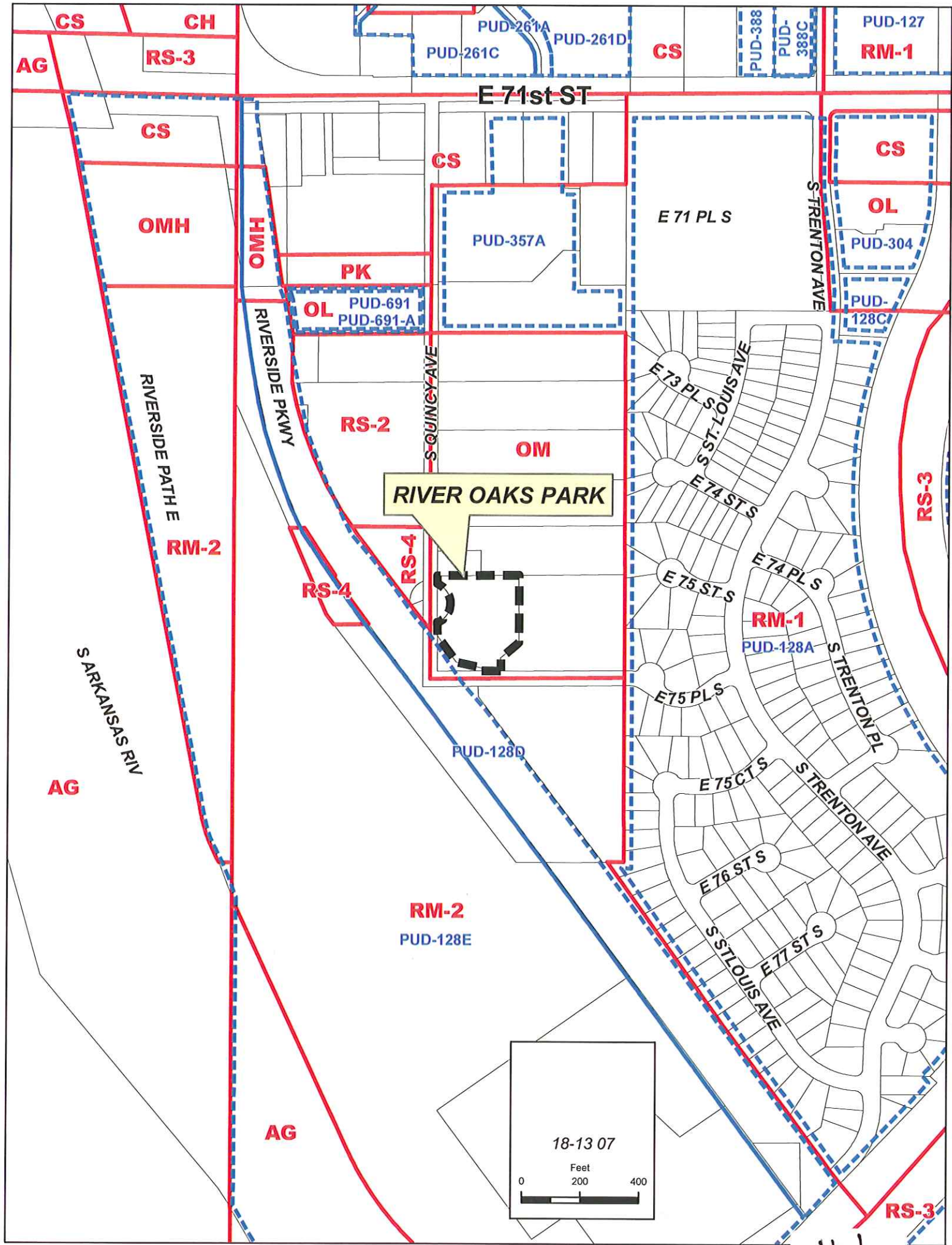
I, Before Me, the County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same is on file in my office.

Witness my hand and the Seal of the County Clerk at Tulsa, Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

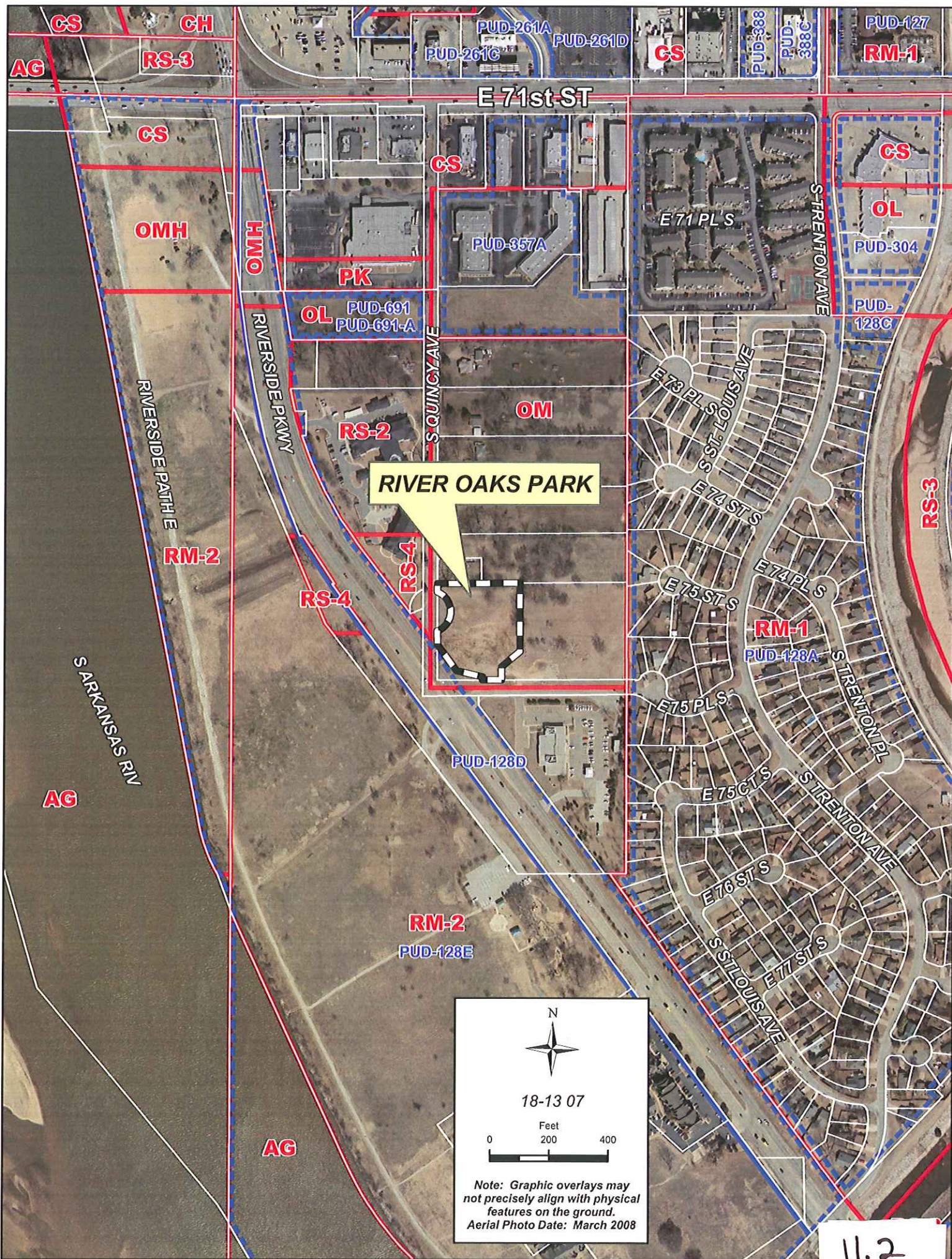
**SURVEYOR:**  
**Tanner Consulting, LLC.**  
DAN L. TANNER, P.L.S., NO. 1435  
OKLAHOMA SURVEYING BOARD  
5303 South Loop West  
Tulsa, Oklahoma 74109  
Phone: (918)745-0029  
Email: dan@tannerbaltop.com

**OWNER:**  
**Oklahoma Central Credit Union**  
AN OKLAHOMA CENTRAL CREDIT UNION  
P.O. BOX 472277  
Tulsa, Oklahoma 74147  
Phone: (918)664-6000

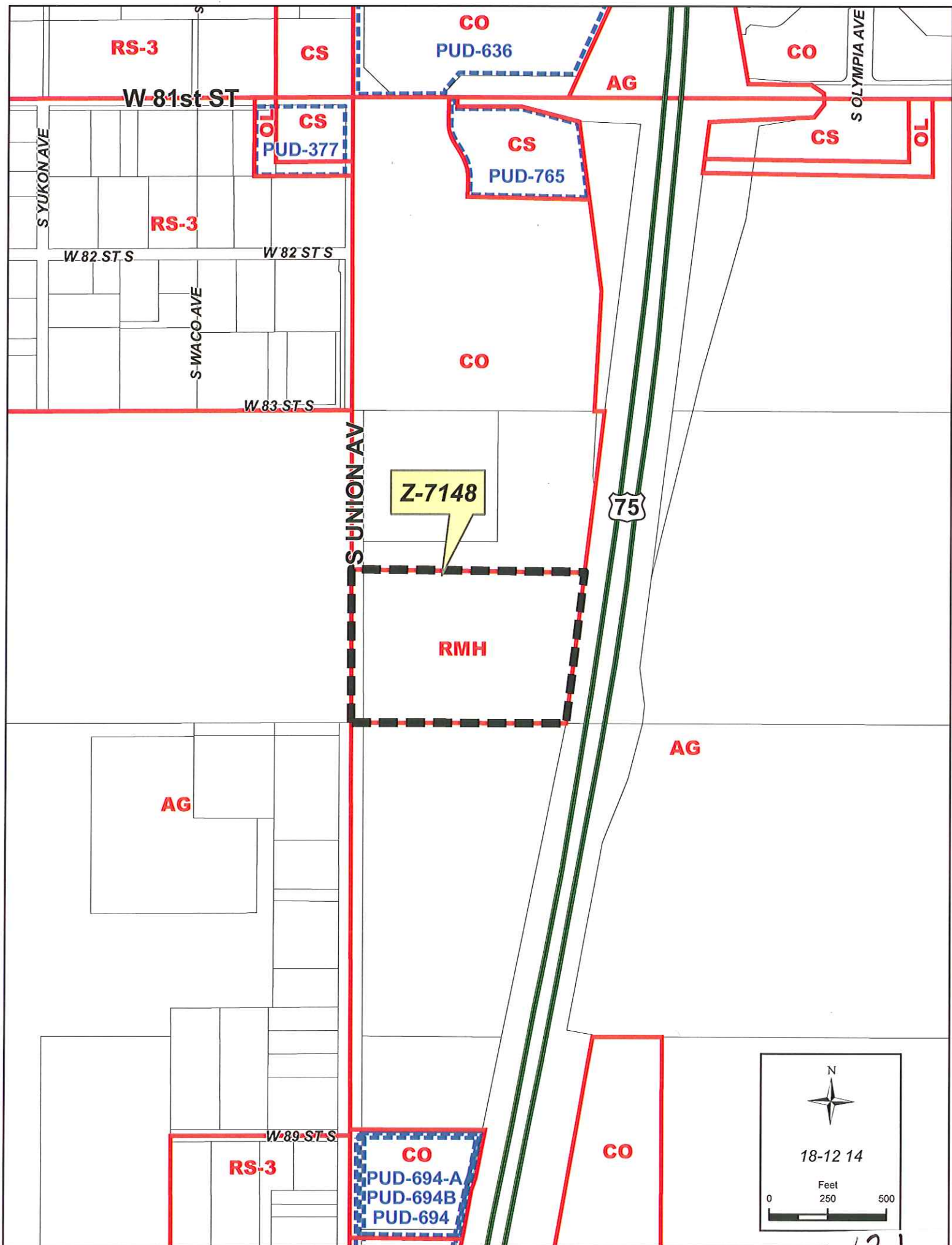
















Z-7148



18-12 14

0 250 500  
Feet

12.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7148**

**TRS 8214**

**Atlas 1584**

**CZM 51**

**PD-8 CD-2**

**TMAPC Hearing Date:** February 2, 2010

**Applicant:** John L. Shafer III

**Tract Size:** 13± acres

**ADDRESS/GENERAL LOCATION:** South of southeast corner of South Union Avenue and West 81<sup>st</sup> Street

**EXISTING ZONING:** RMH

**EXISTING USE:** Vacant

**PROPOSED ZONING:** CO

**PROPOSED USE:** Future sale and development

**ZONING ORDINANCE:** Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**BOA-20902 April 28, 2009:** The Board of Adjustment voted to *accept* the Verification of the spacing requirement for an outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.F.2) and a Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from any other digital outdoor advertising sign facing the same traveled way (Section 1221.G.10), based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to these signs, on property located South of the Southwest corner of Highway 75 and East 81<sup>st</sup> Street.

**Z-7114/PUD-765 February 2009:** All concurred in approval of request for rezoning a 4.64± acre tract of land from AG to CS/PUD and a proposed Planned Unit Development a for four commercial pad sites with a total of 50, 295 square feet, on property located southwest corner of Highway 75 South and West 81<sup>st</sup> Street South.

**Z-7115/Z-7115-SP-1 February 2009:** All concurred in approval of a request for rezoning a 25.97± acre tract of land from AG to CO and a proposed Corridor Site Plan for mixed use development with 122, 512 square feet of retail and office, 152.40 square feet of hotel and 320 multifamily dwelling units on property located on the southwest corner of Highway 75 South and West 81<sup>st</sup> Street South and north of subject property.

**BOA-20755 August 26, 2008:** The Board of Adjustment voted to *accept* a Verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.G.9), based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign, on property located at.

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

**PUD-636/Z-5457-SP/Z-4825-SP October 2000:** All concurred in approval for a proposed Planned Unit Development, on a 108+ acre tract of land for a mixed use development including, single-family, townhouse dwellings, multi-family and commercial uses subject to conditions of the PUD located on the northwest corner of West 81<sup>st</sup> Street South and South Highway 75.

**Z-4948-SP-3 March 2000:** All concurred in approval of a proposed Corridor Site Plan on a 7.26+ acre tract of land to allow Use Unit 9 to place a 14'x70' mobile home on the site for residence for an employee/security/additional office and storage space, on property located south of the southeast corner of West 81<sup>st</sup> Street South and South Union Avenue and abutting north of subject property.

**Z-4948-SP-2 January 1999:** Staff recommended denial of a proposed Corridor Site Plan on a 4.7+ acre tract of land allowing Use Unit 21 for an outdoor advertising sign, on property located south of the southeast corner of West 81<sup>st</sup> Street South and South Union Avenue and abutting north of subject property. The TMAPC and City Council concurred in approval of the application.

**Z-4948-SP-1 October 1985:** All concurred in approval of a proposed Corridor Site Plan on a 14.94+ acre tract of land allowing Use Units 11 and 15 for an x-ray company, on property located south of the southeast corner of West 81<sup>st</sup> Street South and South Union Avenue and abutting north of subject property.

**Z-5993/PUD-377 November 1984:** All concurred in approval of request for rezoning a 2.06+ acre tract of land from RS-3 to OL/CS/PUD and a proposed Planned Unit Development for a printing and graphic art reproduction & associated sales business on property located on the southwest corner of West 81<sup>st</sup> Street South and West Union Avenue.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 13+ acres in size and is located south of southeast corner of South Union Avenue and West 81<sup>st</sup> Street. The property appears to be vacant and is zoned RMH.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
South Union Avenue	Secondary arterial	100'	

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

**SURROUNDING AREA:** The subject tract is abutted on the east by U.S. 75, zoned AG; on the north by currently vacant land, zoned CO; on the south by large-lot single-family residential uses, zoned AG; and on the west by currently vacant land, zoned AG. All or most of this area is under development or potentially under development in conjunction with the Tulsa Hills project. (Refer to the Relevant Zoning History, above.)



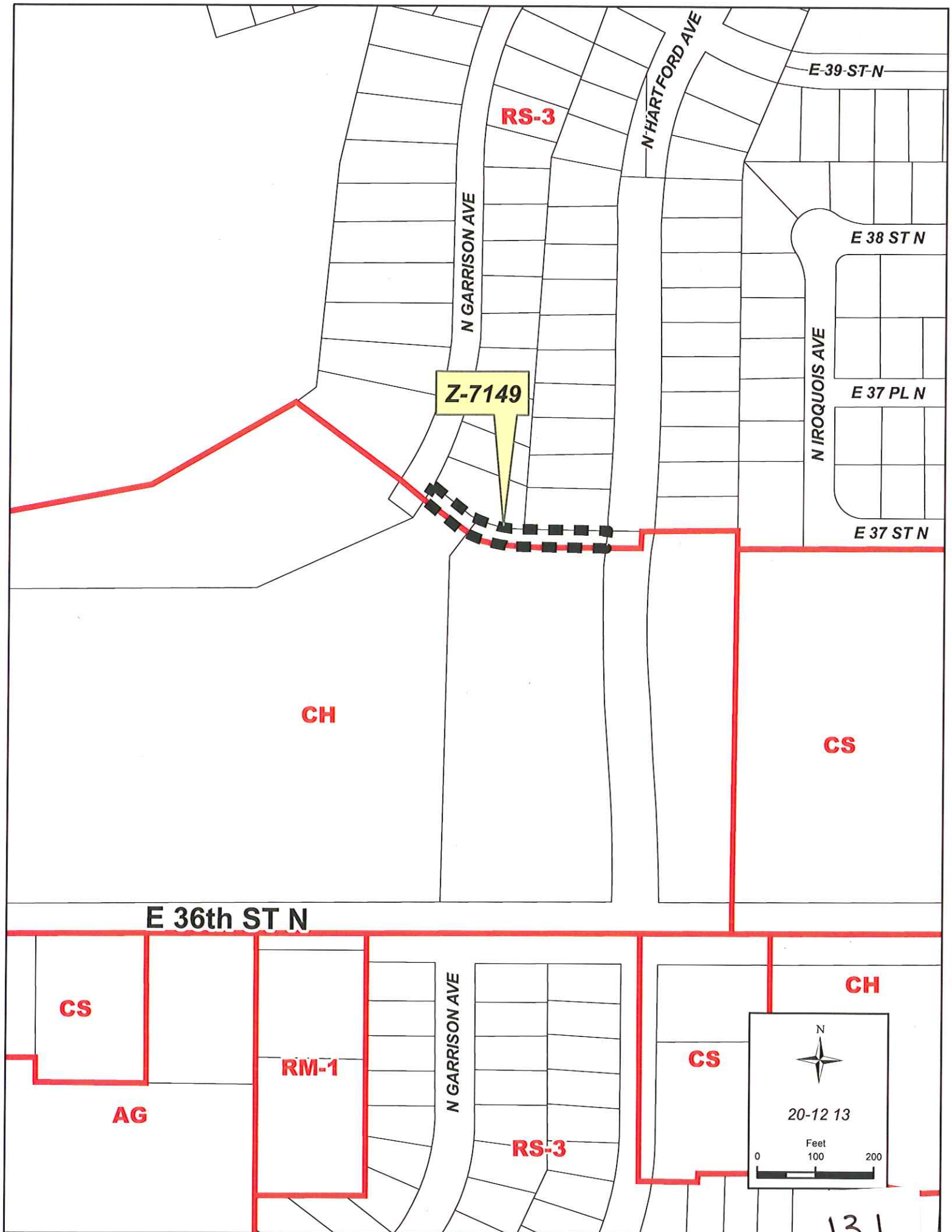
**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Corridor - Low Intensity land use. The Low Intensity designation applies only if the proposed use is not within an allowed Corridor land use range. According to the Zoning Matrix, the requested CO zoning **is** in accord with the Plan.

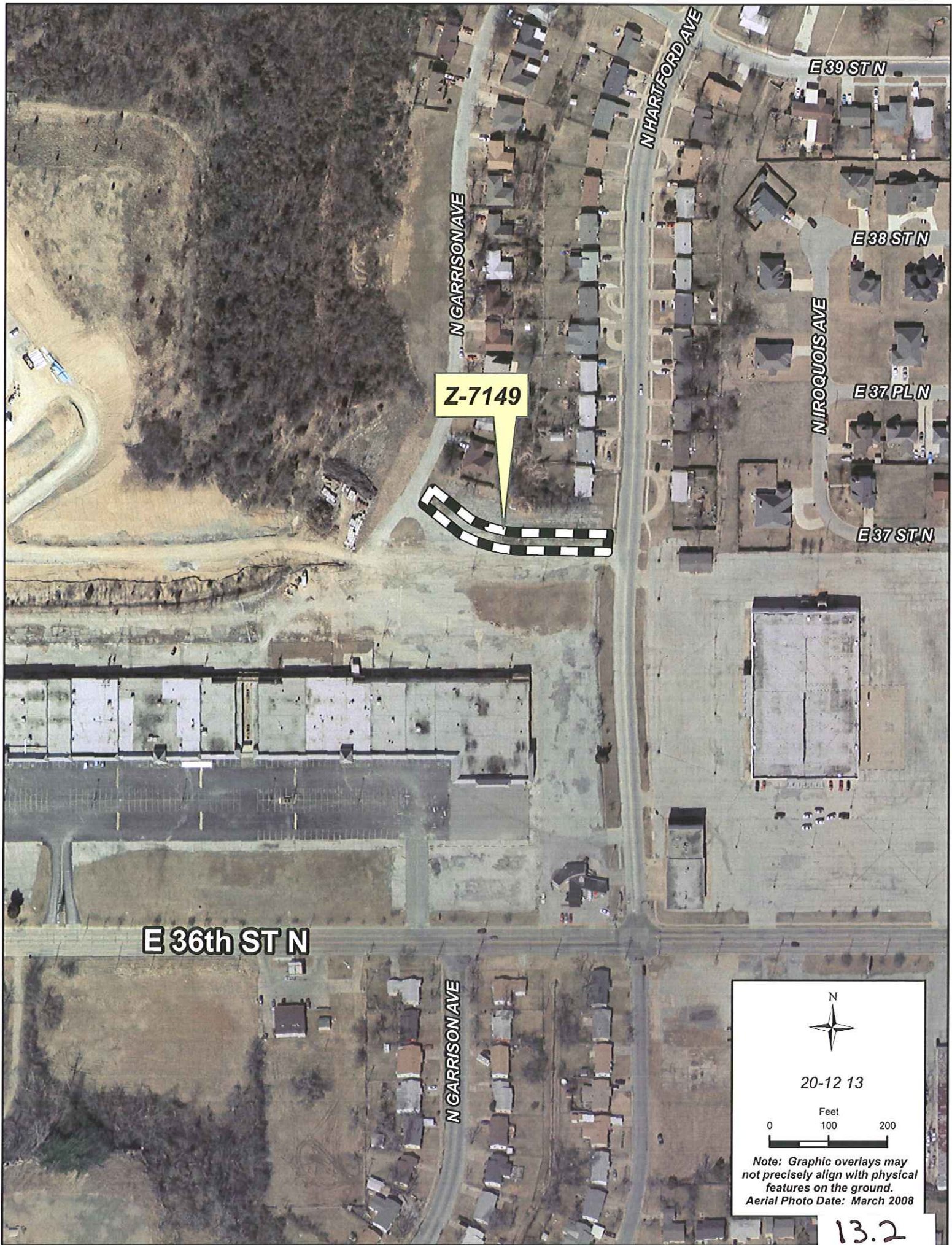
**STAFF RECOMMENDATION:**

This area is rapidly developing in medium intensity uses. The requested CO zoning is in accord with the Plan if the developer chooses to use the land uses allowed within that Zoning Code designation. If less than Corridor intensity uses are contemplated, the Low Intensity land use designation prevails. Staff recommends **APPROVAL** of rezoning to CO for Z-7148.

02/02/10







E 36th ST N

N GARRISON AVE

N HARTFORD AVE

E 39 ST N

E 38 ST N

E 37 PL N

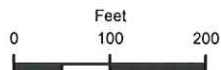
E 37 ST N

NIROQUOIS AVE

N GARRISON AVE



20-12 13



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

13.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7149**

**TRS 0213**

**Atlas 517**

**CZM 21**

**PD-2 CD-1**

**TMAPC Hearing Date:** February 2, 2010

**Applicant:** Malcolm E. Rosser IV

**Tract Size:** .25± acres  
10,890± square feet

**ADDRESS/GENERAL LOCATION:** North of northwest corner of East 36<sup>th</sup> Street North and North Hartford Avenue

**EXISTING ZONING:** RS-3

**EXISTING USE:** Residential

**PROPOSED ZONING:** CH

**PROPOSED USE:** Parking and/or green space

**ZONING ORDINANCE:** Ordinance number 11974 dated September 1, 1970 established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**BOA-20553 August 14, 2007:** The Board of Adjustment approved a Special Exception to permit a nursing home (Use Unit 2) in an RM-2 and RS-3 district (Section 401), per plan as on page 16.6 of the agenda packet, on property located at 3701 North Cincinnati Avenue and west of subject property.

**BOA-20477 April 10, 2007:** The Board of Adjustment approved a Verification of the 300 ft. spacing requirement for an adult entertainment establishment (Section 1212a.C.3), as presented on agenda pages 11.7 and 11.8; and a Special Exception to permit an adult entertainment establishment on a lot within 150 ft. of an R district (Section 701); to permit a coffee house/beer bar, subject to a time limit of three years for this space only, as shown on agenda page 11.6; no outside consumption areas designated, nor music or other outside entertainment; no food preparation within the facility, on property located at 567 East 36<sup>th</sup> Street North and abutting south of subject property.

**BOA-13861 December 5, 1985:** The Board of Adjustment approved a Special Exception to allow a light industrial use in a CH zoned district; subject to the subject property being screened on the north and west, on property located on the northwest corner of East 36<sup>th</sup> Street North and North Hartford Avenue and abutting south and west of subject property.

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately .25± acres in size and is located north of the northwest corner of East 36<sup>th</sup> Street North and North Hartford Avenue. The property appears to be vacant and is zoned RS-3. It also appears this property is the former street right-of-way for East 37<sup>th</sup> St. North. A new street right-of-way, made possible by the acquisition of two lots between North Garrison and North Hartford in conjunction with access improvements to St. Simeon's facility, has been dedicated and improved. The general area

has topographic challenges, with St. Simeon's on a steep hill to the northwest and part of the subject property in a lower area. It is questionable if the use approved is one involving a screening fence, given the topography, if that would provide adequate buffering to the residences on the north.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
North Hartford Avenue	N/A	N/A	2
East 36 <sup>th</sup> St. North	N/A	N/A	2
North Garrison Avenue	Secondary arterial	100'	4
East 37 <sup>th</sup> St. North	N/A*	N/A	2

\*Although not designated as such, with the increased ROW from the purchased lots, this street more than meets a collector designation. Major point of entry is planned to be from East 36<sup>th</sup> Street North.

**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 and farther south by a church, zoned RS-3; on the north by single-family residential uses, zoned RS-3; on the south by a parking lot and commercial center (Northland), zoned CH; and on the west by the crash gate to St. Simeon's and driveway to it, zoned RS-3. St. Simeon's (a residential and nursing facility), zoned RS-3, lies to the northwest and uphill from this area.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 2 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 CH zoning is **not** in accord with the Plan.

**STAFF RECOMMENDATION:**

The District Plan provisions would not accommodate CH zoning, and in fact the applicant does not require that intensity for parking/open space uses. Residential, church and related uses are on three sides of the subject site and CH on this small strip would be an intrusion into the areas to the north and east. Staff cannot support CH zoning on the site but could support a lesser designation, such as PK. Therefore, staff recommends **DENIAL** of the requested CH zoning and **APPROVAL** of PK zoning in the alternative. It should be noted that notice of the requested CH zoning also allows PK zoning, if recommended for approval by the TMAPC and City Council.

02/02/10

CS

OM

OL

WEASTON CT

WEASTON PL

RS-3

N 28 W AVE

N 27 W AVE

N 25 W AVE

N 23 W AVE

WEASTON ST

Z-7150/PUD-776

W CAMERON ST

RM-1  
PUD-413B

CS

W BRADY ST

51

64

W KATY JOGGING TRL

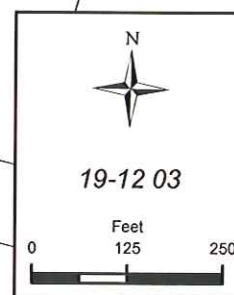
W ADMIRAL BLVD

IM

W ARCHER PL

NEWBLOCK PARK DR

S 25 W AVE







WEASTON CT

WEASTON PL

N 23 WAVE

N 28 WAVE

N 27 WAVE

N 25 WAVE

WEASTON ST

Z-7150/PUD-776

W CAMERON ST

W BRADY ST

51

64

W KATY JOGGING TRL

W ADMIRAL BLVD

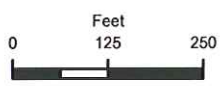
W ARCHER PL

NEWBLOCKPARK DR

S 25 WAVE



19-12 03



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



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7150/PUD-776**

**TRS 9203**

**Atlas 107/108**

**CZM 36**

**PD-10 CD-1**

**TMAPC Hearing Date:** February 2, 2010

**Applicant:** QuikTrip Corp./Stephen Schuller

**Tract Size:** 3.3± acres

143,748± square feet

**ADDRESS/GENERAL LOCATION:** Abutting west of North 25<sup>th</sup> West Avenue between West Cameron Street and West Brady Street (across the street west from the existing QuikTrip facility on Gilcrease Museum Road).

**EXISTING ZONING:** RS-3

**EXISTING USE:** Residential

**PROPOSED ZONING:** CS/PUD

**PROPOSED USE:** Convenience store and accessory uses

**ZONING ORDINANCE:** Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

**RELEVANT ZONING HISTORY:**

**PUD-413-B April 1995:** All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 9.3± acre tract of land to add Use Unit 13; and to increase signage requirements and to redesign Development Areas on property located on the northeast corner of Gilcrease Museum Road and the Keystone Expressway and abutting east of subject property, across North 25<sup>th</sup> West Avenue.

**PUD-413-A October 1989:** All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 10.6± acre tract of land to allow two restaurants fronting Gilcrease Museum Road; to eliminate shopping area; and to increase the office floor area; with some modifications by the TMAPC; on property located on the northeast corner of Gilcrease Museum Road and the Keystone Expressway and abutting east of subject property, across North 25<sup>th</sup> West Avenue.

**Z-6103/PUD-413 September 1987:** Staff recommended denial of a request for rezoning a 10.6± acre tract of land from RS-3/RM-0 to RM-1/OL/CS/PUD and a proposed Planned Unit Development for a mixed use development; on property located Gilcrease Museum Road and the Keystone Expressway and abutting east of subject property, across North 25<sup>th</sup> West Avenue. The TMAPC recommended approval of the rezoning and PUD subject to the terms of the PUD Text, as amended by the applicant, and subject to conditions put on by TMAPC.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 3.3± acres in size and is located abutting west of North 25<sup>th</sup> West Avenue (Gilcrease Museum Road) between West Cameron Street and West Brady Street. The property appears to be in single-family residential use, partially vacant and is zoned RS-3.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
North 25 <sup>th</sup> West Avenue	Secondary arterial	100'	4
West Brady Street	N/A	N/A	2
West Cameron Street	N/A	N/A	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east by an existing convenience store, zoned PUD-431-B; on the north by single-family residential uses, zoned RS-3; on the south by an expressway, zoned RS-3; and on the west by single-family residential uses, zoned RS-3.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 10 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 CS zoning is **not** in accord with the Plan.

**STAFF RECOMMENDATION FOR ZONING:**

The current application is not in accord with the District 10 Detail Plan, but neither was the existing location of the convenience store that is proposing to be relocated. The existing facility has worked out well for the neighborhood (which is lacking in retail establishments) and the community as a whole. Lying adjacent to an expressway, these properties are perhaps better suited to medium intensity uses. The residential zoning predates construction of the expressway, reflecting the fact that this is an older neighborhood and in all likelihood, one in transition. Therefore, staff recommends **APPROVAL** of CS zoning for Z-7150, provided that the TMAPC deems it appropriate to recommend approval of the accompanying PUD.

**STAFF RECOMMENDATION FOR PUD:**

Proposed PUD-776 is a 3.3 (+/-) acre/143,748 ± sf site located on the southwest corner of Gilcrease Museum Road/North 25<sup>th</sup> West Avenue and West Cameron Street. There is an existing QuikTrip (QT) store located immediately across Gilcrease Museum Road.

The applicant describes the existing QT facility as undersized and located on a cramped site with difficult access both entering and leaving the site. The existing fuel pump islands are of insufficient number to adequately serve the neighborhood's demands. There is no land available adjacent to the existing store site where the store and fuel pump areas could be expanded.

PUD-776 proposes to close the existing QT facility and construct a store directly across the street (see attached Sheet 1 and 2 – conceptual site and landscape plans). The new QT store would be a prototype store designed to provide increased capacity to serve existing demand, better vehicular and pedestrian access and circulation, and increased visibility and safety. If approved, the entire property will be platted as a one lot, one block subdivision.

The new store design utilizes excessive landscaping combined with a minimum six-foot masonry screening wall and fence along the west and north boundaries as a buffer for the neighborhood. The west boundary will have a 65-foot wide landscaped buffer and 6' masonry screening wall with extensive plantings of 12-foot tall trees at the time of planting. Along the north boundary, a 42" decorative wrought-iron style fence will be placed on the retaining/screening wall for aesthetics. The Cameron Street frontage will also be heavily landscaped (see Sheet 2 and attached 3-D renderings).



There will be no vehicular access to or from West Cameron Street. Direct vehicular access will be provided from Gilcrease Museum Road and West Brady Street, allowing for easy access to Highway 412. New sidewalks will be constructed along West Brady Street, Gilcrease Museum Road and West Cameron Street where there are none existing, with a direct ADA compliant pedestrian access point located at the northwest corner of the site through the masonry screening wall along the west boundary of the PUD.

Please refer to the attached 3-dimensional renderings of the new store, as well as a letter of support from City Councilor Jack Henderson and residents of the abutting neighborhood. Having conducted site visits (see attached case photographs) and with familiarity of this area staff supports this application.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-776 to be: (1) in harmony with the existing and expected development of surrounding areas; (2) a unified treatment of the development possibilities of the site; and (3) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-776 subject to the following conditions:

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

**Land Area:**

Net	94,604.67 square feet = 2.17 acres <i>Excluding abutting street rights of way – existing and proposed</i>
Gross	143,774.03 square feet = 3.30 acres <i>Including abutting street rights of way to center lines<sup>1</sup></i>

**Permitted Uses:**

Uses permitted as a matter of right in Use Units 10 - Off-Street Parking; 12 - Eating Establishments other than Drive-ins; 13 - Convenience Goods and Services; 14 - Shopping Goods and Services and uses customarily accessory to such permitted principal uses

**Maximum Building Floor Area:** 6,000 sf

**Maximum Building Height:** 25 feet\*

\* 25' maximum building height includes roof top mounted mechanical equipment.

**Minimum Building Setbacks:**

Building:

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<sup>1</sup> For the purposes of this PUD and the calculation of land area and building and fuel canopy setbacks, the "center line" of Gilcrease Museum Road on the East side of the PUD is considered to be the "Quarter Line," that is, the East line of the Northwest Quarter of Section 3 in Township 19 North, Range 12 East.

From center line of Gilcrease Museum Road <sup>1</sup>	215 feet
From South line of Cameron Street <sup>2</sup>	60 feet
From center line of Brady Street <sup>3</sup>	105 feet
From West property boundary	105 feet

**Fuel Pumps Canopy:**

From center line of Gilcrease Museum Road	110 feet
From South line of Cameron Street	55 feet
From center line of Brady Street	70 feet
From West property boundary	220 feet

**Off-Street Parking:**

As required by the applicable Use Unit designation of the *Tulsa Zoning Code*

**Signs:**

1. One double-faced ground sign shall be permitted near the Northeast corner of the Development Area (along the Gilcrease Museum Road frontage) with a maximum display surface area of 90 square feet and a maximum height of 16 feet. This sign may, at QuikTrip's option, be located within the utility easement along the Gilcrease Museum Road frontage.
2. One double-faced ground sign shall be permitted at the Southwest corner of the Development Area (along the Brady Street frontage, which parallels and abuts the Keystone Expressway/U.S. Highway 412) with a maximum display surface area of 130 square feet and a maximum height of 50 feet. This sign may, at QuikTrip's option, be located within the utility easement along the Brady Street frontage.
3. Wall or canopy signs shall not exceed an aggregate display surface area of 2 square feet per lineal foot of building wall to which such sign is attached. There shall be no wall signs placed on the west facing building wall.
4. A sign promoting the City of Tulsa's nearby Gilcrease Museum will be permitted at the Southeast corner of the Development Area (facing the intersection of Gilcrease Museum Road and Brady Street) with a maximum display surface area of 200 square feet and a maximum height of 4 feet. This sign may, at QuikTrip's option, be located within the utility easement\* along the Brady Street and Gilcrease Museum Road frontages. Additional information regarding this sign is provided below.

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<sup>2</sup> For the purposes of this PUD and the calculation of the building and fuel pumps canopy setbacks, the "South line" of Cameron Street on the North side of the PUD is considered to be the South line of the parcel of land described in a General Warranty Deed in favor of the City of Tulsa, recorded in Book 2738 at Page 405 in the Office of the County Clerk of Tulsa County.

<sup>3</sup> For the purposes of this PUD and the calculation of the building and fuel pumps canopy setbacks, the "center line" of Brady Street on the South side of the PUD is considered to be the center line of the parcel of land described in an Easement grant in favor of Tulsa County, recorded in Book 2038 at Page 584 in the Office of the County Clerk of Tulsa County.

5. No roof or projecting signs shall be permitted.

\* See TAC comments below under the sub-title "General".

**Site Perimeter Illumination:**

Illumination of the perimeter of the site shall be reduced in intensity when adjacent to residential areas or uses or when adjacent to public rights-of-way in a manner that the light producing element is not visible to a person standing at ground level in a residential area. Light intensity shall be measured at the property line in foot-candles 3 feet above grade as listed below and shall be verified through the submission of a photometric plan:

West property line (measured at the top of the screening wall):	1 foot-candle
North, South and East property lines (adjoining public streets):	5 foot-candles

**Landscaped Areas\*:**

Minimum internal landscaped open space	10% of net lot area
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Minimum width of landscaped areas (including sidewalks) along streets:

Cameron Street frontage*	5 feet <sup>4,5</sup>
Gilcrease Museum Road frontage	5 feet <sup>4</sup>
Brady Street frontage	10 feet <sup>4</sup>

\* For the purposes of calculating street yard landscape area along West Cameron Street only, the building setback shall be 25'.

Minimum width of landscaped area along West boundary of PUD:

60 feet adjacent to parking area

5 feet along driveway at Southwest corner

\* Additional or excess landscaping components shall be provided in the street yards and at the rear of the PUD in lieu of the location of parking spaces on the east side of the store within the

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<sup>4</sup> Provided that not less than 20% of the street yard shall be established and maintained as landscaped area

<sup>5</sup> The pavement for Cameron Street adjoining the PUD veers southward slightly as it progresses toward the West end of the PUD, thus narrowing the land available for the new sidewalk and landscaping area along the North side of the PUD. The concept landscaping and screening plan attempts to take this fact into account.



*requisite distances from landscaped areas, as alternative compliance with the Zoning Code's Landscape Requirements, pursuant to Section 1002.B. of the Zoning Code.*

### **Landscape and Screening Plan:**

6' masonry or masonry type screening wall\* with extensive planting of Honey Locust trees (12 feet high at planting) and Leyland Cypress trees (12 feet high at planting) in the expanse between the store building and the West boundary of the PUD, and (with extensive plantings of shrubs) along the Cameron Street frontage, as shown on the accompanying Landscape Plan. The landscaped area along the West side of the PUD will also contain a sidewalk with ADA-compliant access to and from the PUD.

Accent planting areas will be installed along the Gilcrease Museum Road and Brady Street driveway entrances. Honey Locust and Crape Myrtle trees will be planted and maintained along all street frontages, along with additional shrubs and other plantings as shown on accompanying "Sheet 2". The remainder of the landscaped areas outside the tree and shrub areas will be Bermuda sod.

*\* The height of the wall as it approaches the Brady and Cameron Street frontages will drop from 6 feet to 4 feet in graduating sections, and the wall itself will be set back 50 feet from the centerlines of those streets, to permit acceptable visibility for vehicle traffic entering and leaving the nearby residential properties along Brady and Cameron Streets. The location of the screening wall will be per Conceptual Landscape Plan submitted as "Sheet 2". In addition, the setback of the retaining wall in the utility easement along Cameron Street will accommodate the new sidewalk to be constructed.*

### **Public and Private Traffic Circulation System**

There will be no vehicular access to and from Cameron Street.

Sidewalks shall be constructed and maintained along or near the South, East and North boundaries of the PUD. In addition, an ADA-compliant sidewalk in through the screening wall on the west portion of the PUD will provide convenient pedestrian access to and from the neighborhood to the west.

3. No zoning clearance permit shall be issued for construction within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved concept landscape alternative compliance plan for the PUD, 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 the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards. See "General" under TAC comments below.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level. The trash enclosure may, at QuikTrip's option, be located within the utility easement along the Cameron Street frontage.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. No building permit shall be issued until the requirements of Section 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.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC and are outlined below.
11. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
12. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

#### **TAC Comments:**

**General:** The TAC waives the requirement of the utility easement along the north boundary of the PUD. Any structure, sign, or planting material placed in any utility easement will be repaired or replaced at the expense of QuikTrip® should damage occur during maintenance in said utility easement.

**Water:** A 6-inch diameter water main line is available along Brady Street for water services.

**Fire:** No comments.

**Stormwater:** Consistent with the IDP Plans.

**Wastewater:** The existing utility easement bisecting the site must be closed, and the sewer line either removed or filled before a building permit can be issued. Also, you must contact Engineering Wastewater Design to get permission to remove the existing sanitary sewer line from service. Do not plant your landscaping trees within the Utility Easement.

**Transportation:** In the development standards include pedestrian access and sidewalks.

**INCOG Transportation:**

**MSHP:** Gilcrease Museum Rd. is a designated secondary arterial.

**LRTP:** Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.

**TMP:** No comments.

**Transit:** No comments.

**GIS:** No comments.

**Street Addressing:** No comments.

**AT & T:** At this time we have existing facilities within the scope of the new plan and would expect a request to close the utility easement and a custom work request from QT representatives to remove our existing facilities after any existing service has been disconnected.





## TULSA CITY COUNCIL

January 22, 2010

Tulsa Metropolitan Area Planning Commission (TMAPC)  
Two West Second Street, #800  
Tulsa Oklahoma 74130

To Whom it May Concern:

This is a letter of support for the **new QuikTrip Store on Gilcrease Museum Road**. QuikTrip Corporation has kept me informed and outlined the specific plans of the future store. I'm extremely excited about the new development and look forward to the new store.

QuikTrip Corporation has hosted many meetings with neighbors in the surrounding areas to address their questions and concerns. This new development will enhance the area and spark future economic growth and development in the area.

If you have further questions, please call me at 596-1979.

Sincerely,

A handwritten signature in black ink that reads "Jack Henderson". The signature is written in a cursive style with a long, sweeping underline.

Councilor Jack Henderson, District One  
Tulsa City Council Office

January 7, 2010

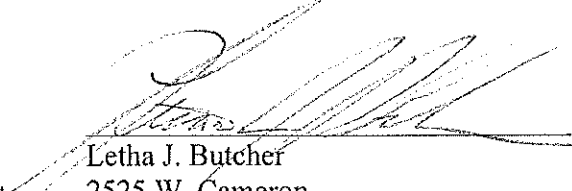
To Whom It May Concern:

I live in the neighborhood of the proposed QuikTrip at Hwy 64/51 and Gilcrease Museum Road.

I have met with representatives of QuikTrip and I am in support of said project.

I may be contacted at (918) 851-1541.

Dated this 7<sup>th</sup> day of February, 2010.



Letha J. Butcher  
2525 W. Cameron  
Tulsa, OK 74127

January 14, 2010

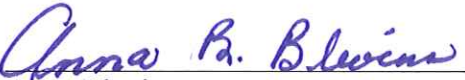
City of Tulsa

Re: QuikTrip #59R – Zoning Case No. Z-7150/PUD-776

We live at 2703 S. Cameron and have met with representatives from QuikTrip Corporation about the proposed development. We support the development so long as it is the same as presented to us on the two neighborhood meetings held August 6, 2009 and September 24, 2009.



Albert Blevins



Anna Blevins

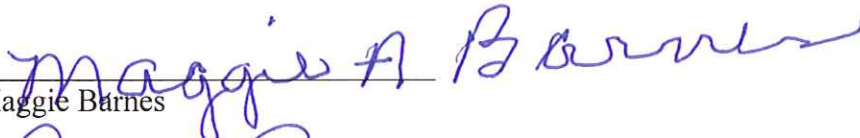



January 14, 2010

City of Tulsa

Re: QuikTrip #59R – Zoning Case No. Z-7150/PUD-776

We live at 204 Gilcrease Museum Road and have met with representatives from QuikTrip Corporation about the proposed development. We're writing this letter to let the City of Tulsa know that we both support the project.

  
Maggie Barnes

  
Deborah Duncan

January 20, 2010

City of Tulsa  
City Hall One Technology Center  
175 East Second Street  
Tulsa, Oklahoma 74103

Re: QuikTrip #59R – Zoning Case No. Z-7150/PUD-776

To Whom it May Concern:

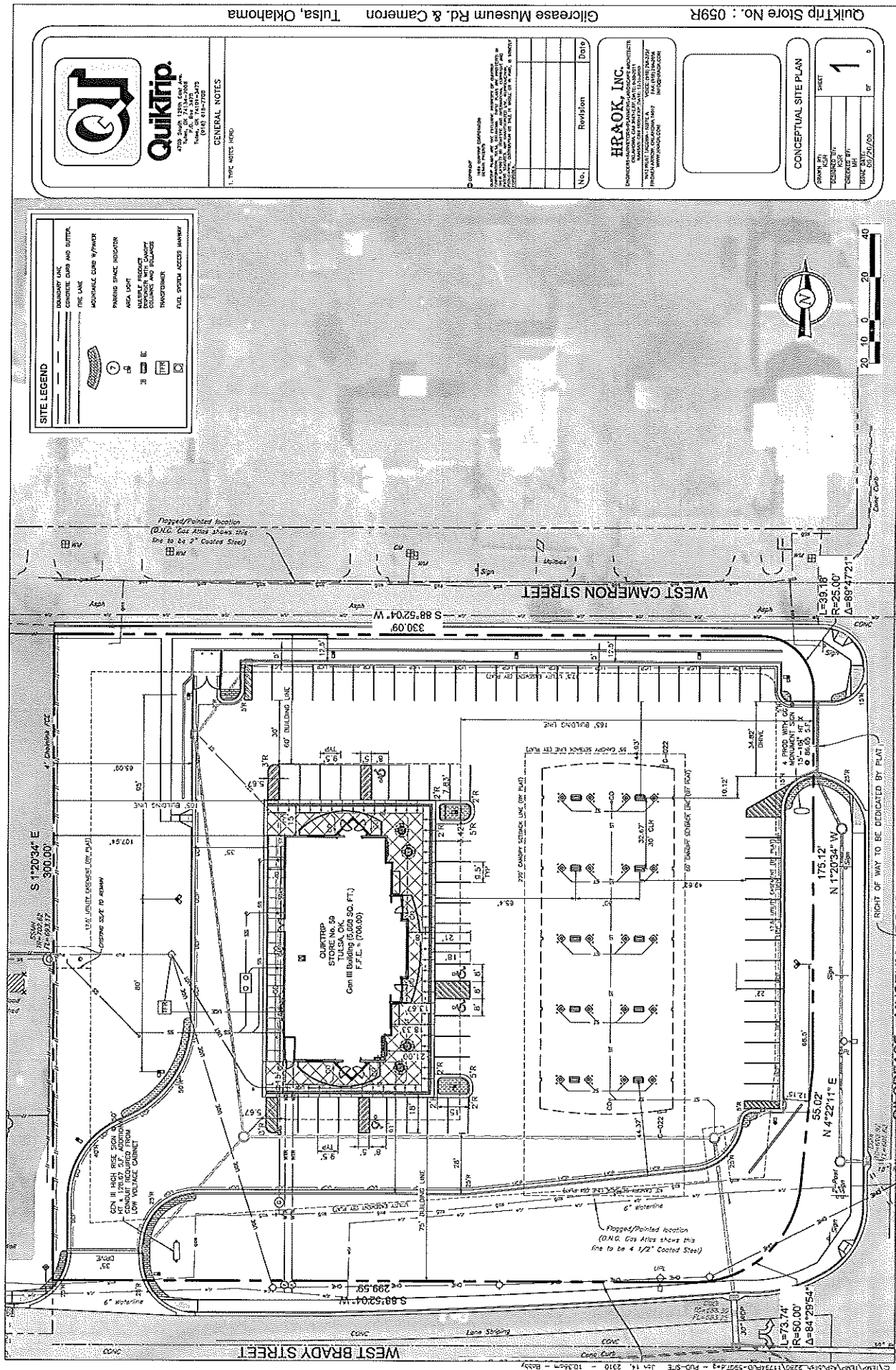
I have met with Chanista Detherage with QuikTrip Corporation and she explained the project for the relocation of the QuikTrip store at 225 N. Gilcrease Museum Road. I am writing this letter to show my support for the project and believe this will be a good improvement to the area.

Sincerely,

  
Betty J. Colley

14.15

9116



**SITE LEGEND**

BOUNDARY LINE	CONCRETE CURB AND GUTTER
PAVING SPACE INDICATOR	ASPH. LOT
LANDSCAPE PRODUCT	LANDSCAPE WITH CURB
TRANSFORMATION	TRANSFORMATION
PAVING SPACE INDICATOR	PAVING SPACE INDICATOR
ASPH. LOT	ASPH. LOT
LANDSCAPE PRODUCT	LANDSCAPE WITH CURB
TRANSFORMATION	TRANSFORMATION



GENERAL NOTES

1. SEE NOTES 1-10

Gilcrease Museum Rd. & Cameron Tulsa, Oklahoma

QuikTrip Store No. : 059R

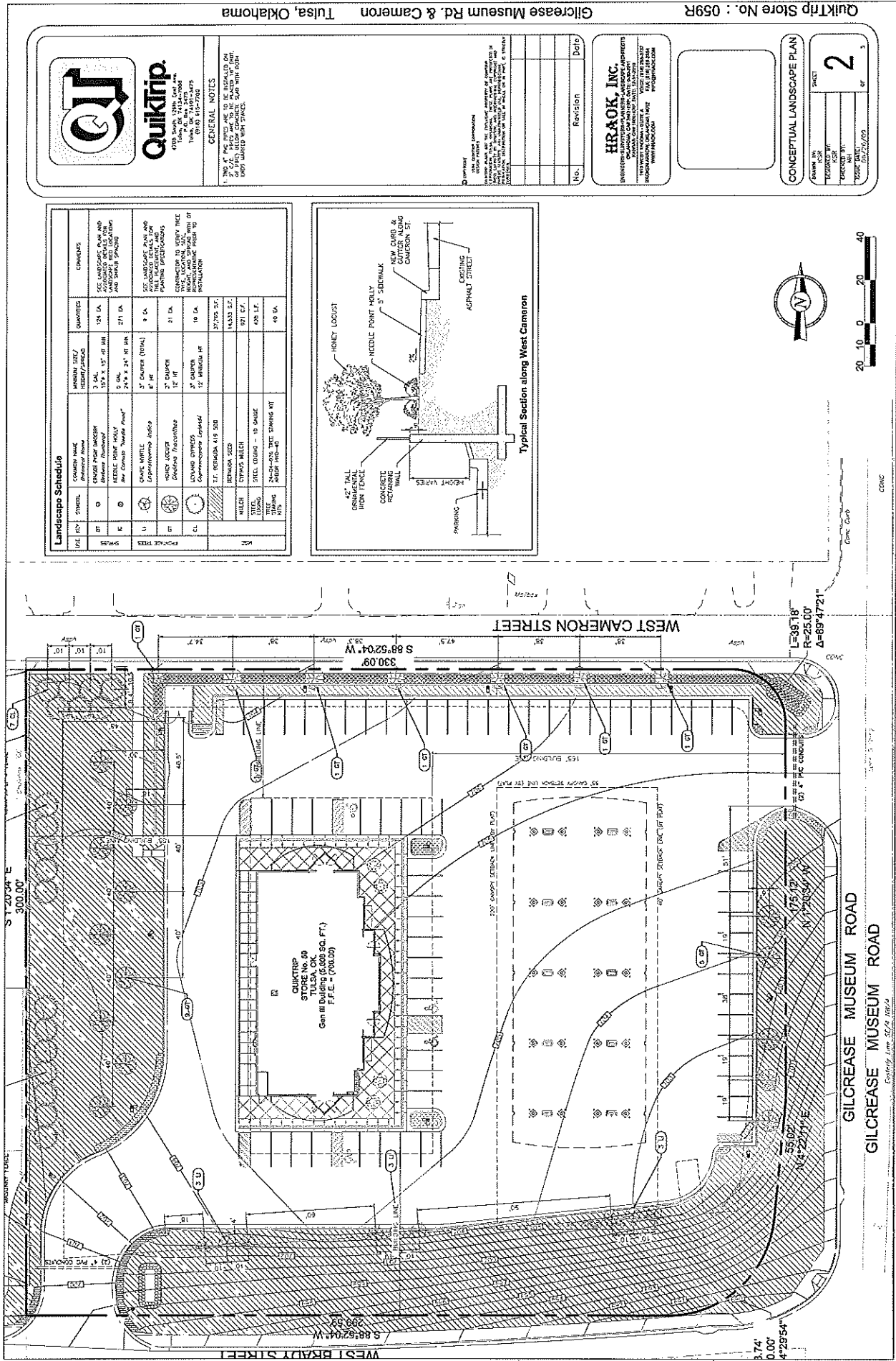
**HRAOK, INC.**  
ENGINEERS-ARCHITECTS-LANDSCAPE ARCHITECTS  
1000 N. W. 10th Ave., Suite 100  
Tulsa, Oklahoma 74103  
Tel: (918) 486-1000  
Fax: (918) 486-1001  
www.hraok.com

**CONCEPTUAL SITE PLAN**

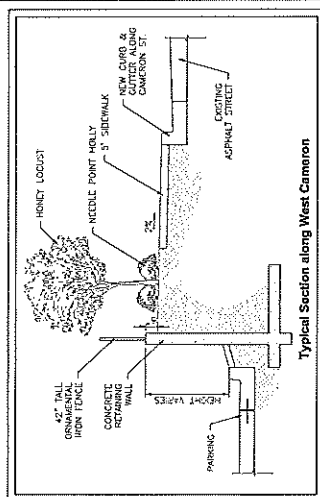
DATE	10/17/09
BY	1
CHECKED BY	
DATE	10/17/09



14.17



Landscape Schedule				
USE	SYM	QUANTITY	COMMENTS	REMARKS
1	1	124 EA.	12\"/>	12\"/>
2	2	271 EA.	27\"/>	27\"/>
3	3	9 EA.	9\"/>	9\"/>
4	4	21 EA.	21\"/>	21\"/>
5	5	10 EA.	10\"/>	10\"/>
6	6	3775 S.F.	3775 S.F.	3775 S.F.
7	7	14,533 S.F.	14,533 S.F.	14,533 S.F.
8	8	428 L.F.	428 L.F.	428 L.F.
9	9	40 EA.	40 EA.	40 EA.



QuikTrip Store No. : 059R

Gilcrease Museum Rd. & Cameron

Tulsa, Oklahoma

**QuikTrip.**

4000 South 10th East  
Tulsa, OK 74106-0000  
Phone: 918-438-0000  
Fax: 918-438-0000

**GENERAL NOTES**

1. ALL PLANTINGS ARE TO BE INSTALLED ON 6\"/>

**HRAOK, INC.**

10000 N. 10th East  
Tulsa, Oklahoma 74106-0000  
Phone: 918-438-0000  
Fax: 918-438-0000  
www.hraok.com

**CONCEPTUAL LANDSCAPE PLAN**

DATE: 05/27/09

SHEET: 2

No.

Revision

Date



4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
606/616-3700

1. GAS CANYON INSTALLER SHALL INSTALL THE CANYON CUMULATIVE DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. TO AVOID ANY DETACHED CRACKS OR SINKS, "JUMPS, BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE." SURVEYOR & CONTRACTOR SHALL CONFER WITH OURSHIP CONSULTING ENGINEER PRIOR TO ANY CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.

No.	Revision	Date
-----	----------	------

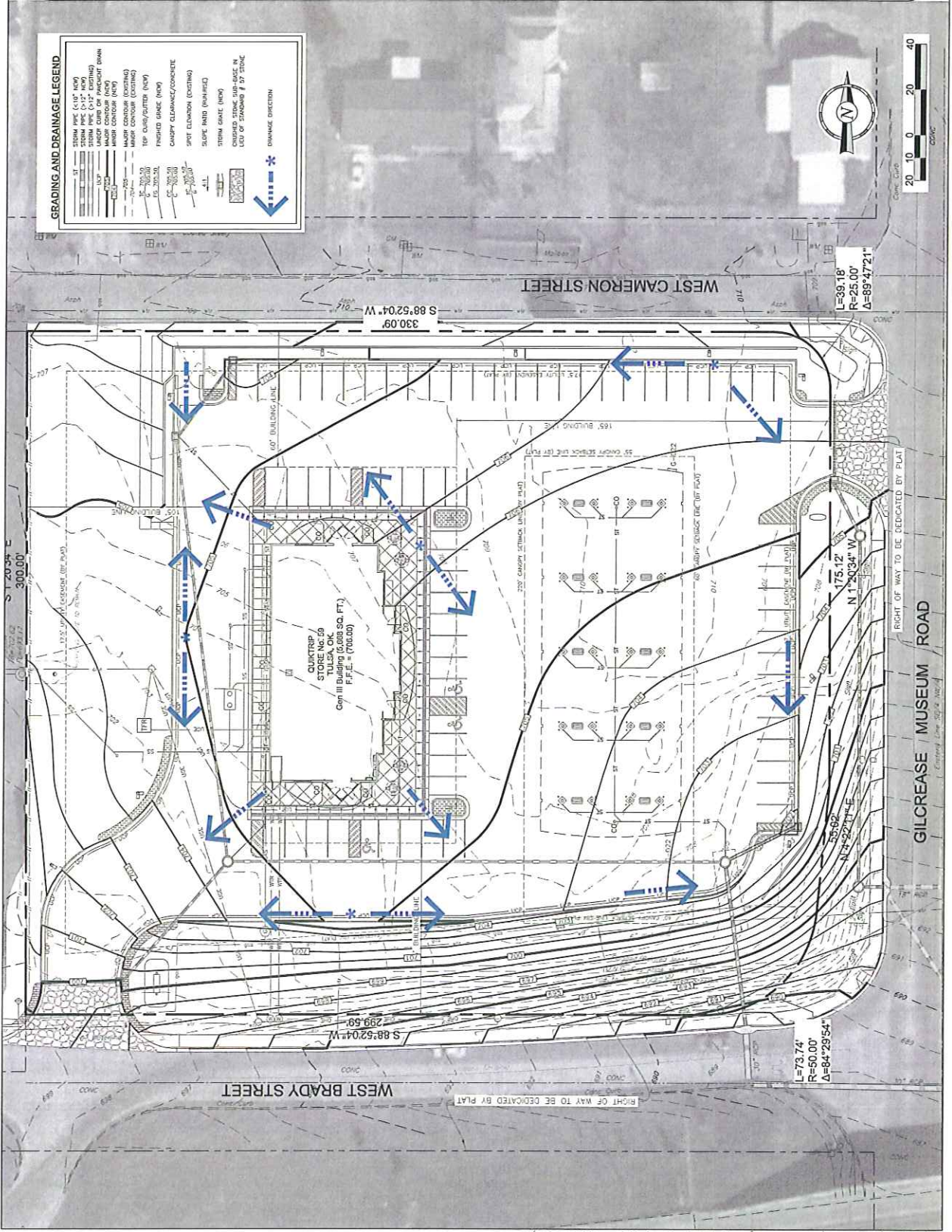
HR&OK, INC.

ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS  
OKLAHOMA: CAP 3543-EXP. DATE: 6-30-2011  
KANSAS: CAP 1000-EXP. DATE: 12-31-2010

1813 WEST TACOMA - SUITE A VOICE (918) 258-3732  
HICKEN ARROW, OKLAHOMA 74812 FAX (918) 258-2154  
WWW.HAECO.COM INFO@HAECO.COM

GRADING AND DRAINAGE PLAN

DRAWN BY: KCR	3	SHEET
DESIGNED BY: KCR		
CHECKED BY: MH		
ISSUE DATE: 06/26/09		
		OF 5
















From W. Brady St. Looking North



**QuikTrip.**  
4750 South 17th East  
Tulsa, OK 74109  
(918) 618-7200

## Perspective

QuikTrip Store No. : 0059

U.S. 412 & Gilcrease Museum Road

Tulsa, OK

0059PES04-01.dwg, 11x17, 1/16/2010 5:04:11 PM, jlm

**PROJECT INFORMATION**

PROJECT: Gen 3 QuikTrip Store

SCALE: 1/16" = 1'-0"

DATE: 1/11/10

ISSUE: 0059PES04-01

SHEET: 1 OF 1

14.21









**QuikTrip.**  
4700 South 129th East Ave.  
Tulsa, OK 74116  
(918) 412-7700

# Perspective

QuikTrip Store No. : 0059

U.S. 412 & Gilcrease Museum Road

Tulsa, OK

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Presentation Exhibit  
Sheet No. 0059  
Scale 1/16" = 1'-0"  
Drawing Date 11/1/00  
Serial Number 0000SPC10-01

**1**

OF 1

14.23





From CAMERON STREET looking South



**QuikTrip.**  
4705 South 129th East  
Tulsa, OK 74134-7008  
Tulsa, OK 74107-3475  
(918) 612-7700

**Perspective**

QuikTrip Store No. : 0059

U.S. 412 & Gilcrease Museum Road

Tulsa, OK

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Presentation Exhibit  
Store No. 0059  
Scale: 1/16" = 1'-0"  
Date: 11/11/10  
Serial Number: 0059SP008-01

1

14.24





From Cameron St, looking at West Boundary of PUD.



**QuikTrip.**  
 4750 S. 27th Ave.  
 Tulsa, OK 74114-2505  
 (918) 412-7700

# Perspective

QuikTrip Store No. : 0059

U.S. 412 & Gilcrease Museum Road

Tulsa, OK

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STAKE NO. 0059  
 SCALE: 1/16" = 1'-0"  
 DRAWN BY: JPK  
 ISSUE DATE: 11/11/10  
 SERIAL NUMBER: 0059PE03-01

Presentation Exhibit  
 Con 3 QuikTrip Store  
 SHEET  
 1  
 OF 1

14.25





SOUTH EAST Corner of site @ Gilcrease Museum Rd + Brady looking Northwest



EAST Boundary of site looking @ Gilcrease Museum Rd + Cameron St. 14.26





EAST Boundary of site looking SW @ Gilcrease Museum Rd + Blary St.



NORTH Boundary of site - Cameron St. looking EAST.

14.27





Looking West Down CAMERON ST @ NORTH Boundary of SITE



NE Corner of SITE - Corner of Gilcrease MUSEUM Rd + CAMERON ST. 14.28





Looking West from G. Cress Museum Rd. Divn. Cameron St.



South Boundary of Site - Brady Street looking East

14.29