TULSA METROPOLITAN AREA PLANNING COMMISSION
For Meeting No. 2573
Tuesday, March 2, 2010, 4:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

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

Director's Report:

CONSENT AGENDA

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

1. **LS-20357** – Lou Reynolds (8314) (PD18) (CD8)
   East of the Southeast corner of East 81st Street and South Sheridan Road

2. **LS-20332** – Jack Arnold (9317) (PD6) (CD9)
   Northeast of the Northeast corner of 31st Street and Lewis Avenue, 2525 East 30th Street

3. **LS-20360** – Roger K. Eldridge (9201) (PD1) (CD4)
   Northeast of intersection of Detroit Avenue and Brady Street

   Northeast corner of South Main Street and East 1st Street, 42 South Boston Avenue East

5. **LS-20362** – Travis Butler (9229) (PD6) (CD9)
   4548 South Gay Avenue

   Northeast corner of 101st Street South and South Memorial Drive
   (Minor Amendment to reallocate 225 square feet of floor area from Lot 2/3 to Lot 4, Block 1 – South Town Market.) (Related to Item 7.)

7. **PUD-411-C** – Sack & Associates, Inc./Mark Capron/South Town Market
   Northeast corner of 101st Street South and South Memorial Drive
   (Detail Site Plan for a 6,398 square foot multi-tenant restaurant building.) (Related to Item 6.)
   North of the northeast corner of 91st Street South and South Yale Avenue (Minor Amendment to permit a detached accessory structure to allow for a two-car enclosed garage.)

9. **PUD-776 – HRAOK, Inc./QuikTrip Corporation**
   Northwest corner of West Brady Street and Gilcrease Museum Road (Detail Site Plan for construction of a 5,668 square foot convenience store and gas station.)

10. **PUD-775 – Larry Kester/Victory Christian Center**
    Southwest of the southwest corner of East 71st Street South and South Lewis Avenue (Detail Site Plan for a 95-unit apartment complex to be used by Victory Christian missionary students.)

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

**PUBLIC HEARINGS**

11. **LS-20356 – Ryan Corbin (2334)**
    East of the southeast corner of North Yale Avenue and East 136th Street North,

12. **LS-20357 – Mike Marrara (Harden & Associates) (2335)**
    North of East 126th Street North and east of North Sheridan Road, 13031 North Sheridan Road

13. **Rockdale Estates – (7335) Preliminary Plat**
    North of the northeast corner of East 181st Street South and South Sheridan Road (continued from 2/2/2010 for changes to plat)

14. **The Lighthouse Church – (8202) Minor Subdivision Plat**
    Northeast corner of West 71st Street South and South Union Avenue

15. **Avignon Amended – (8307) Minor Subdivision Plat**
    South of East 71st Street South and east of South Wheeling Avenue

16. **The Shops on Peoria – (2330) Minor Subdivision Plat**
    Northeast corner of North Peoria Avenue and East Reading Street (Related to Item 17.)

17. **The Shops on Peoria – (2330) Accelerated Building Permit**
    Northeast corner of North Peoria Avenue and East Reading Street (Related to Item 16.)

18. **PUD-601-A/Z/6631-SP-2 – Andrew A. Shank**
    West of the intersection of East 67th Street and South 107th East Avenue (Major Amendment/Corridor Site Plan proposes to add outdoor advertising within Use Unit 21 to allow for a billboard on US 169.)
19. **PUD-661-A – Peter McGraw**

West of northwest corner of East 42nd Place and South Memorial Drive
(Major Amendment proposes to add the Health Club use only within
Use Unit 19 0 Hotel, Motel and Recreation to the permitted uses within
PUD-661.)

20. **Z-7151 – David Rogers**

Southeast corner East 6th Street and South Xanthus Avenue (This item
is being continued to 3/17/10 to renotify due to error in mapping the
legal description)

**OTHER BUSINESS**

21. **Commissioners' Comments**

**ADJOURN**

PD = Planning District/CD = Council District

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

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

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

Visit our website @ www.tmapc.org

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

**TMAPC Mission Statement**
March 2, 2010

STAFF RECOMMENDATION

PUD-411-C-15: Minor Amendment – Northeast corner of 101st Street South and South Memorial Drive; Lots 2/3 and 4 – South Town Market; TRS 8324; CZM 57; PD 26; CD 8; CO/PUD.

The applicant is requesting a minor amendment to reallocate 225 square feet of floor area from Lot 2/3 to Lot 4, Block 1 – South Town Market. There is no request to increase the over-all floor area of the development area.

The floor area re-allocation request is as follows:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Lot Area</th>
<th>Previous Allocation</th>
<th>FAR</th>
<th>Allocation per Amendment PUD-411-C-15</th>
<th>New FAR</th>
<th>% Change</th>
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<tr>
<td>1</td>
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<td>6,000</td>
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<td>6,000</td>
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<td>2/3</td>
<td>80,117</td>
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<td>Totals</td>
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<td>259,410</td>
<td>.28</td>
<td>259,410</td>
<td>.28</td>
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* Lots 2 and 3, Block 1 – South Town Market were combined by lot combination LC-218 and minor amendment PUD-411-C-14.

Since the over-all permitted floor area in Area 1A-1 is not changing and the re-allocation would result in an increase of only 4% on Lot 4 accompanied by a 2% decrease on Lot 2/3, staff recommends APPROVAL of minor amendment PUD-411-C-15.

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

STAFF RECOMMENDATION

PUD-411-C: Detail Site Plan – Northeast corner of 101st Street South and South Memorial Drive; Lot 4, Block 1 – South Town Market; TRS 8324; CZM 57; Atlas 2270; PD 26; CD 8; CO/PUD.

The applicant is requesting approval of a detail site plan for a 6,398 square foot (sf) multi-tenant restaurant building. The proposed use, Use Unit 12 – Eating Establishments Other than Drive-ins is a permitted use within Development Area 1A-1 of PUD-411-C.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from 101st Street South. Parking has been provided per the applicable Use Unit of the Zoning Code. L candescaping is provided per the landscape chapter of the Zoning Code. A trash enclosure has been provided as required by the PUD. A sidewalk has been provided along 101st Street as required by PUD Development Standards and Subdivision regulations.

Staff recommends APPROVAL of the detail site plan for Lot 4, Block 1 – South Town Market.

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

1. All plants shall be planted at grade finish line.
2. Trees and shrub shall be staked to a maximum of 3' above the grade finish line.
3. The construction method for the construction of all planting berms, is to be specified by the contractor.
4. The contractor shall be responsible for the installation of all planting berms to the proper depth.
5. All planting berms shall be installed to a depth of 12".
6. All planting berms shall be constructed to a maximum of 3' above the grade finish line.
7. Trees and shrubs shall be staked to a maximum of 3' above the grade finish line.
8. The contractor shall be responsible for the installation of all planting berms to the proper depth.
9. All planting berms shall be installed to a depth of 12".
10. The construction method for the construction of all planting berms, is to be specified by the contractor.

General Notes

1. All plants shall be guaranteed to remain alive and healthy for the duration of their installation.
2. The contractor shall be responsible for the installation of all planting berms to the proper depth.
3. The contractor shall be responsible for the installation of all planting berms to the proper depth.
4. The contractor shall be responsible for the installation of all planting berms to the proper depth.
5. The contractor shall be responsible for the installation of all planting berms to the proper depth.
6. The contractor shall be responsible for the installation of all planting berms to the proper depth.
7. The contractor shall be responsible for the installation of all planting berms to the proper depth.
8. The contractor shall be responsible for the installation of all planting berms to the proper depth.
9. The contractor shall be responsible for the installation of all planting berms to the proper depth.
10. The contractor shall be responsible for the installation of all planting berms to the proper depth.

Irrigation Notes

1. Irrigation shall be provided by an automated irrigation system.
2. Refer to irrigation plans and specifications for irrigation design.

LANDSCAPE NOTES & DETAILS
JANUARY 10, 2010
March 2, 2010

STAFF RECOMMENDATION

PUD-747-A-1: Minor Amendment – North of the northeast corner of 91st Street South and South Yale Avenue; Lot 2, Block 1 – Penn Office Park; TRS 8315; CZM 53; Atlas 1737/1908; PD 18; CD 8; RS-3/OL/PUD.

The applicant is requesting a minor amendment to permit a detached accessory structure to allow for a 2-car enclosed garage. The 14'3" high, 520 square foot (sf) structure would be located on the south boundary of the lot, approximately 115' from the nearest residential boundary line to the east (see Exhibit DSP1).

The PUD chapter of the code defers to the underlying zoning district for regulations regarding detached accessory buildings. The underlying zoning of this lot is RS-3, which per §210, B-5b and §402, B-1d of the code, allows a structure with this proposed floor area, height, and setback. Immediately adjacent to the south of the garage is a federal credit union.

Staff recommends APPROVAL of minor amendment PUD-747-A-1.

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

8.3
March 2, 2009

STAFF RECOMMENDATION

PUD-766: Detail Site Plan – Northwest corner of West Brady Street and Gilcrease Museum Road; TRS 9203; CZM 36; Atlas 39; PD 10; CD 1; CS/PUD.

The applicant is requesting approval of a detail site plan for construction of a 5,668 square foot (sf) Convenience Store and Gas Station. The proposed use, Use Unit 13 – Convenience Goods and Services is a permitted use in PUD-776.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from West Brady Street and Gilcrease Museum Road. There is no vehicular access to West Cameron Street as required. Parking has been provided per the applicable Use Unit of the Zoning Code. A 6’ screening fence will be constructed along the west and north boundary line as required. Landscaping is provided per PUD development standards including a 65-foot landscape buffer along the west boundary line as required. All sight lighting will be directed down and away from adjoining residential properties. A trash enclosure has been provided as required by the PUD. Sidewalks will be provided along West Brady, Gilcrease Museum Road and West Cameron Street as required by PUD Development Standards and Subdivision regulations.

Staff recommends APPROVAL of the detail site plan for PUD-776.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
CITATION® (Various reflectors are protected by U.S. Patent No. 6,464,378.)

HOUSING - One-piece aluminum, available in small, medium, and large. Corners are welded and finished to produce a clean, sharp appearance while increasing housing strength and ensuring weather-tight construction.

DOOR FRAME - Aluminum, with two captive stainless steel door fasteners to provide secure closure and easy access with no loose hardware.

LENSES/GASKET - Clear flat tempered glass lens (CT2H, CTM, CTL) and a contoured clear tempered glass lens (CT2V) are sealed to the lens frame with EPDM gasketing. The lens frame features a one-piece continuous gasket for maximum sealing to the housing.

SOCKETS - Porcelain mogul-base sockets. All sockets are pulse-rated.

LIGHT SOURCES - Pulse-Start Metal Halide, Super Metal Halide, Super Metal Halide Reduced Envelope, Metal Halide, Metal Halide Reduced Envelope, or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - High-power factor ballast. Pulse-Start Metal Halide, Super Metal Halide, Metal Halide, and 250 watt and above High Pressure Sodium fixtures feature a CWA type ballast. 100 and 150 watt HPS fixtures feature HT-HFP ballast. All ballasts are designed for -20°F operation, and are mounted to the housing reinforcing plate.

REFLECTORS/DISTRIBUTION PATTERNS - Five reflector systems and distribution patterns are available with the Citation: Asymmetrical (A), Type III (3) medium distribution pattern for increased pole spacing, Forward Throw (FT), and Forward Perimeter (FP) for perimeter lighting applications to eliminate stray light and produce a sharp backside cutoff, and Type V (5), for an even symmetrical distribution pattern. A field-rotatable reflector, which provides flexibility in distribution patterns without moving the fixture, is available with the large 1000 Watt Forward Throw Citation only. Photometric data is tested in accordance with IESNA guidelines.

BRACKETS - A 2-1/2" x 5-3/8" x 6" aluminum bolt-on bracket is shipped standard with a small Citation (CT2H and CT2V). A 2-1/2" x 5-3/8" x 6" aluminum bolt-on bracket is shipped standard with a medium Citation (CTM). A 2-1/2" x 6" x 12" aluminum bolt-on bracket is shipped with a large Citation (CTL). A 6" bracket is available for CTM in single and D180° configurations. A round pole plate (RPP2) is required for mounting to 3-5" round poles (See Accessory Ordering Information chart).

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather conditions without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LUMINAIRE EPA CHART

<table>
<thead>
<tr>
<th>Citation</th>
<th>CT2V 511mm / 20-1/6&quot;</th>
<th>CT2H 120mm 6&quot; bracket</th>
<th>CT2V 120mm 6&quot; bracket</th>
<th>CTM 200mm 8&quot; bracket</th>
<th>CTL 300mm 12&quot; bracket</th>
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<td>2.2</td>
<td>3.9</td>
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<tr>
<td>T00°</td>
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<td>3.9</td>
<td>5.1</td>
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Note: House Side Shield adds to fixture EPA. Consult factory.

SHIPPING WEIGHTS - Citation

<table>
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<th>Catalog Number</th>
<th>Weight (lbs.)</th>
<th>Length (mm)</th>
<th>Width (mm)</th>
<th>Height (mm)</th>
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<td>546 / 21.5</td>
<td>394 / 15.5</td>
<td>286 / 11.25</td>
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<tr>
<td>CT2V 14 / 30</td>
<td>559 / 22</td>
<td>394 / 15.5</td>
<td>394 / 15.5</td>
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<tr>
<td>CTM 17 / 37</td>
<td>727 / 28</td>
<td>489 / 19.5</td>
<td>343 / 13.5</td>
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<td>CTL 27 / 39</td>
<td>775 / 30.5</td>
<td>565 / 22.25</td>
<td>451 / 17.75</td>
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</table>

Project Name: ________________________ Fixture Type: ________________________ Catalog #: ________________________ © 2007 LSI INDUSTRIES INC.

9.12
SOVEREIGN

HOUSING - Top panel of housing, including box which encloses socket, and housing side panels are galvanized steel. Corners are finished to produce a clean, sharp appearance and increase housing strength. A thermal protector is a standard feature of the Sovereign.

DOOR FRAME - Two captive stainless steel machine screws secure the lens frame assembly to the housing while allowing easy access without loose hardware.

LENS/GASKET - Available in a C73 diffused flat tempered glass, a dropped prismatic polycarbonate, and a molded dropped prismatic acrylic. The dropped prismatic acrylic allows for uniform distribution, while the polycarbonate is an ideal choice for high-vandalism areas. A continuous one-piece EPDM gasket seals the lens frame to the housing.

SOCKETS - Porcelain mogul-base sockets. Medium-base sockets are featured on 100 Watt Metal Halide.

LIGHT SOURCES - Metal Halide or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - High-power factor. High Pressure Sodium fixtures utilize a type HX-HPF or an R-HPF ballast designed for -20°F operation. 175 Watt Metal Halide fixtures utilize a type CWA ballast designed for -20°F operation. 100 Watt Metal Halide ballast utilizes HX-HPF circuitry.

REFLECTORS/DISTRIBUTION PATTERNS - All Sovereign reflector systems and distribution patterns are available with vertical burn lamps: Type V Round (RD) or Asymmetrical (A). Photometric data is tested in accordance with IESNA guidelines.

MOUNTING - Standard mounting type for the Sovereign is a C-Channel Mount or Direct Mount. Direct Mount Trim Flange Kit is constructed of prefinished aluminum trim flange with welded, mitered corners. The beveled outer edge seals the trim against the face of the soffit. The fixture snaps directly into the trim flange, secured by spring-loaded clips. Soffit material must be structurally sound to support trim flange kit and fixture.

FINISHES - Each fixture is finished with LSI's DuraGrip® polymer powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze and white.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

UL Listed damp location

DIMENSIONS

Note: Box not required on 100W MH (replaced with flat cover plate).

C-Channel Mount (SOV)
Note: For use with post mounting.

SOV

Deck Opening:
15-1/4" (387mm) Square Minimum
16-3/4" (425mm) Square Maximum

Direct Mount Trim Flange (SOVD)
Note: Soffit material must be structurally sound to support trim flange kit and fixture.

Deck Opening:
14-3/4" (375mm) Square Minimum
16-1/4" (387mm) Square Maximum

SHIPPING WEIGHTS - Sovereign

<table>
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<tr>
<th>Catalog Number</th>
<th>Est. Weight (lbs.)</th>
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<th>Width (in.)</th>
<th>Height (in.)</th>
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<td>16.75</td>
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<td>16.25</td>
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10kg (425mm)

(425mm)

(443mm)

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LSI INDUSTRIES INC.

9.13
RECESSED SCOTTSDALE® - HIGH IMPACT & LOW PROFILE OPTICS

HIGH IMPACT LENS
LENSES/GASKET - Dropped borosilicate prismatic glass lens with a continuous one-piece extruded high temperature gasket to ensure maximum sealing to the housing.

REFLECTORS/DISTRIBUTION PATTERNS - A vertical burn optical system and symmetrical highly specular reflector provide a uniform distribution of light, reduce hot spots and add additional illumination to vertical surfaces. Internal shielding and soft lighting diffuser options are available. Photometric data is tested in accordance with IESNA guidelines.

LOW PROFILE LENS - AVAILABLE IN 200 WATT PSMV
LENSES/GASKET - Borosilicate shallow glass lens with a continuous one-piece extruded high-temperature gasket to ensure maximum sealing to the housing.

REFLECTORS/DISTRIBUTION PATTERNS - A vertical burn optical system and symmetrical reflector provide uniform general lighting. Photometric data is tested in accordance with IESNA guidelines.

HOUSING - One-piece die-formed aluminum housing with powder coated finish. One conduit knock-out allows easy wiring. All applications will include thermal protector device.

DOOR FRAME - Features an integral hinged die-cast aluminum lens frame. Door frame closes and locks with stainless steel spring catch, allowing easy access for ground re-lamping.

LIGHT SOURCE - Pulse-Start Metal Halide. Clear lamp is supplied as standard.

BALLASTS - High power factor type CWA ballast is designed for -20°F operation.

INSTALLATION/MOUNTING - The Sacramento's installation makes it the most installer-friendly product available. Non-metal ceilings and ground re-lamp feature may require framing by contractor. Not for use in grid ceiling applications.

FINISH - Each fixture is finished with LSI's DuraCrip® polyester powder coat finishing process. The DuraCrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is white.

PHOTOMETRICS - Please visit our web site at www.lsii Industriesc.com for detailed photometric data.

US LISTED
wet location
Listed for Wet Location only from below ceiling. Above ceiling must be a dry protected area (i.e. soffit).

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RECESSED SCOTTSDALE® - HIGH IMPACT & LOW PROFILE OPTICS

LUMINAIRE ORDERING INFORMATION

<table>
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<tr>
<th>Luminaire Code</th>
<th>Distribution</th>
<th>Lamp Voltage</th>
<th>Light Source</th>
<th>Lens</th>
<th>Line Voltage</th>
<th>Luminaire Finish</th>
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<tbody>
<tr>
<td>SCEPT</td>
<td>S – Symmetrical</td>
<td>175, 250, 320</td>
<td>PSMV - Pulse-Start Metal Halide 175, 250, 320 Watt</td>
<td>PG – High Impact</td>
<td>120, 208, 240, 277, 347</td>
<td>WHT – White</td>
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<tr>
<td></td>
<td></td>
<td>200</td>
<td>PSMV - Pulse-Start Metal Halide 200 Watt</td>
<td>LP – Low Profile</td>
<td>208, 240, 277, 347</td>
<td>Not available in Multi Tap, Tri Tap or 480V</td>
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EXAMPLE OF A TYPICAL ORDER:
SCEPT S 320 PSMV PG 208 WHT

FOOTNOTES:
1. For international voltages, consult factory.

ACCESSORY ORDERING INFORMATION
(All accessories are field installed)

<table>
<thead>
<tr>
<th>Description</th>
<th>Order Number</th>
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<tr>
<td>Ground Lamp Changer 250, 320, 400 Watt</td>
<td>132678A</td>
</tr>
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<td>200 Watt</td>
<td>179101Z</td>
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<tr>
<td>Internal Cutoff Shield (use with PG lens only)</td>
<td>131195</td>
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<tr>
<td>Soft Light Diffuser (use with PG lens only)</td>
<td>141257</td>
</tr>
</tbody>
</table>

Options
LL – Less Lamp

Soft Light Diffuser
(For use with High Impact Lens)
**Specifications**

Maximum Fixture Weight (1500HPS) = 26 lb

- **Reflector Housing:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into the housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.

- **Ballast Housing:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling fins. Fastens to mounting plate with keyhole slots freeing both hands for securing and wiring. One stainless steel socket-head screw on each side of housing secures the reflector housing to rotate for aiming. Tightening the screws locks the two housings together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the fixture alone.

- **Lens Frame:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral hinges and stainless steel pins. Two stainless steel quarter-turn fasteners secure lens frame to reflector housing with sealing provided by a one-piece extruded and vulcanized silicone gasket. Lens is clear flat 3/8" thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For UP models, lens is mounted flush with frame for water run off, and is silicone sealed.

- **Type II, III, and IV Reflector Module:** Specular Alzak® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing by a no-tool quick-disconnecting hinge and fastener. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast. Available in three light distributions, all interchangeable within the same housing.

- **Wall Grazer Reflector Module:** Specular Alzak® optical segment is rigidly formed into a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black louver vanes run parallel to the lamp arc for controlling the hot spot directly behind the fixture, and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

- **Spot Reflector Module:** Specular Alzak® optical spun parabola is rigidly mounted to a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black internal louvers are provided to control the beam and prevent hot spots directly behind the fixture and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

- **Electrical Components:** High power factor ballasts are rigidly mounted inside the housing and are factory prewired with a quick-disconnect plug for mating to the ballast. Starting temperatures are –40°F for HPS lamp modes and –20°F for PMH lamp modes.

- **Mounting Plate:** Mounting plate attaches directly to any standard 4” junction box. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slots. Sealant must be applied by others between mounting plate and mounting surface to ensure a dry junction box.

- **Finish/Color:** Super TGIC thermoset polyester powder coat paint. 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating. A.S.T.M. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray®, Platinum Silver, or White. Custom colors are available.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

<table>
<thead>
<tr>
<th>Listings and Ratings</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>UL cUL 1598*</td>
<td>CE</td>
<td>25C Ambient</td>
</tr>
<tr>
<td>IP66 Rated</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Suitable for wet locations

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.
## Standard Features

<table>
<thead>
<tr>
<th>Fixture</th>
<th>WD Fixture</th>
<th>Light Distribution:</th>
<th>Type II</th>
<th>Type III</th>
<th>Type IV</th>
<th>Wall Grazer</th>
<th>Spot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cat. No.</td>
<td>WD Fixture</td>
<td>Cat. No. (Up 14&quot;)</td>
<td>WD14U2</td>
<td>WD14U3</td>
<td>WD14U4</td>
<td>WD14UG</td>
<td>WD14US</td>
</tr>
<tr>
<td></td>
<td>Cat. No. (Down 14&quot;)</td>
<td>WD14U2</td>
<td>WD14D2</td>
<td>WD14D3</td>
<td>WD14D4</td>
<td>WD14DG</td>
<td>WD14DS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Finish</th>
<th>Color: Black</th>
<th>Dark Bronze</th>
<th>Light Gray</th>
<th>Stealth Gray</th>
<th>Platinum Silver</th>
<th>White</th>
<th>Custom Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Super TGIC powder coat paint over a titanated zirconium conversion coating.</td>
<td>Cat. No.: BL</td>
<td>DB</td>
<td>LG</td>
<td>SG</td>
<td>PS</td>
<td>WH</td>
<td>CC</td>
</tr>
</tbody>
</table>

*Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description:________________________
Standard Features

Electrical Module

PMH = Pulse Start Metal Halide
HPS = High Pressure Sodium
PL = Compact Fluorescent Triple Tube
IF = Induction Fluorescent

Cat. Nos. for Electrical Modules available:

<table>
<thead>
<tr>
<th>Lamp</th>
<th>ED-17 Clear</th>
<th>T6 Clear, or ED-17 Clear</th>
<th>ED-17 Clear</th>
<th>ED-17 Clear</th>
<th>T6 Clear, or ED-17 Clear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Socket</td>
<td>Medium Base</td>
<td>G-12 Base, or Medium Base</td>
<td>Medium Base</td>
<td>Medium Base</td>
<td>G-12 Base, or Medium Base</td>
</tr>
<tr>
<td>ANSI Ballast</td>
<td>M148, M110</td>
<td>M143, M98</td>
<td>M140, M90</td>
<td>M150</td>
<td>M142, M102</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lamp</th>
<th>ED-17 Clear</th>
<th>ED-17 Clear</th>
<th>ED-17 Clear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Socket</td>
<td>Medium Base</td>
<td>Medium Base</td>
<td>Medium Base</td>
</tr>
<tr>
<td>ANSI Ballast</td>
<td>S-62</td>
<td>S-54</td>
<td>S-55</td>
</tr>
</tbody>
</table>

High Pressure Sodium

<table>
<thead>
<tr>
<th>Lamp</th>
<th>ED-17 Clear</th>
<th>ED-17 Clear</th>
<th>ED-17 Clear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Socket</td>
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<td>Medium Base</td>
<td>Medium Base</td>
</tr>
<tr>
<td>ANSI Ballast</td>
<td>S-62</td>
<td>S-54</td>
<td>S-55</td>
</tr>
</tbody>
</table>

Compact Fluorescent

<table>
<thead>
<tr>
<th>Lamp</th>
<th>Coated</th>
<th>Coated</th>
<th>Coated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Socket</td>
<td>GX24q-4 Base</td>
<td>GX24q-5 Base</td>
<td>2GB-1 Base</td>
</tr>
<tr>
<td>ANSI Ballast</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>

Induction Fluorescent

<table>
<thead>
<tr>
<th>Lamp</th>
<th>Coated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Socket</td>
<td>---</td>
</tr>
<tr>
<td>ANSI Ballast</td>
<td>---</td>
</tr>
</tbody>
</table>

1. Multiple CFL lamp configurations (ie, two 42W lamps) are possible with certain optical systems. Consult factory for details.
2. Remote battery pack and test switch available for 57W, and 60W CFL lamps - consult factory.
3. 480 volt with medium base lamp sockets may require approval by the local building code authority.

Lamp and reference data supplied for reference purposes only. All initial lumen values shown may vary from one manufacturer to another. Consult lamp manufacturer's data for exact lumen and life data.

NOTE: For lamp/ballast information outside of the U.S.A. and Canada, please consult your local KIM representative.

WARNING: Fixtures must be installed and grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury. For lamp/ballast information outside of the U.S.A. and Canada, please consult your local KIM representative. Lamps by others.

CAUTION: All manufacturers of metal halide lamps recommend turning them off for 15 minutes once per week when under continuous operation. This will reduce the risk of arc tube rupture at end of life. Also, color temperature may differ between manufacturers of metal halide lamps. See lamp manufacturers' specification sheets.


(http://www.aboutlightingcontrols.org/education/papers/2008_energy_laws.html#metalhalide)

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Optional Features

**Base Socket**
Cat. No. □ G12  □ No Option
G12 base socket available for 70W and 150W Pulse Start Metal Halide lamps only.

**Photocell Control**
Cat. No. (see right) □ No Option
Factory installed inside housing with fully gasketed sensor on side wall.

<table>
<thead>
<tr>
<th>Cat. No.</th>
<th>Line Volts:</th>
<th>Cat. No.</th>
<th>Line Volts:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-30</td>
<td>120V</td>
<td>A-33</td>
<td>277V</td>
</tr>
<tr>
<td>A-31</td>
<td>208V</td>
<td>A-34</td>
<td>480V</td>
</tr>
<tr>
<td>A-32</td>
<td>240V</td>
<td>A-35</td>
<td>347V</td>
</tr>
</tbody>
</table>

**Houseside Shield**
Cat. No. □ HS  □ HSC  □ No Option
Combination louver shield and black end-panel for reflector. Factory installed to reflector module. Reduces light toward wall by the amounts shown.
**CAUTION:** Do not use the Houseside Shield option with the Wall Grazer as it will interfere with the light distribution.

- Approximate Light Reduction Toward Wall
  - Type II: -43%
  - Type III: -74%
  - Type IV: -77%

**5° Shield**
Cat. No. □ 5DS14  □ No Option
Aluminum shield field-attached to lens frame. Maintains a horizontal cutoff fixture edge when the luminaire is tilted 5°. Finished to match the fixture.

**Lexan® Non-yellowing Enclosure:**
Cat. No. □ LS  □ No Option
For DOWN fixture models only. Clear convex vacuum formed non-yellowing Lexan® enclosure with gasket replaces standard tempered glass lens.
**NOTE:** Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight and MH lamps. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance.
Optional Features

**Wire Guard**
- Cat. No. □ WG14
  □ No Option
- 11 ga. (.12” dia.) BB Wire. (.75” sq. welded mesh pattern.) 11¾” x 10¼” x 1½” deep. Finish is super TGIC thermoset polyester powder coat paint, over zinc plated wireform. Finished to mach the fixture.
- **NOTE:** Only available with flat lens applications.

**Fusing**
- Cat. No. □ SF □ DF □ SF □ SF □ DF
  □ No Option
- Line Volts: 120V 208V 240V 277V 347V 480V

**Quartz Standby**
- Cat. No. □ QS □ No Option
- Integral electronic device energizes a T-4 mini-can socket during initial lamp start-up or after a power interruption. De-energizes prior to H.I.D. lamp reaching full brightness. T-4 halogen lamp by others; 100 watt maximum.

**Surface Conduit Mount**
- Cat. No. □ SCM14U □ SCM14D □ No Option
- Cast aluminum junction box and fixture mount for attachment (by others) to existing walls, beams or columns. **SCM14** has one ¾” NPT conduit tap in each side and bottom. Must be securely mounted to wall surface. Finished to mach the fixture.
- **SCM14U** for UP fixtures only.
- **SCM14D** for DOWN fixtures only.
- **Note:** Must be securely mounted to all surface.

**Battery Back-up:**
- Cat. No. □ EM □ No Option
- Internal battery pack provides 90 minutes of supplement light at 750 lumens on 26, 32, or 42 watt compact fluorescent lamps. (Remote mounted battery pack also available for 57W, and 60W CFL - consult factory.)
March 2, 2009

STAFF RECOMMENDATION

PUD-775: Detail Site Plan – Victory Christian Apartments; Southwest of the southwest corner of East 71st Street South and South Lewis Avenue; TRS 8307; CZM 52; Atlas 1138; PD 18a; CD 2; RM-1/PUD.

The applicant is requesting approval of a detail site plan for a 95-unit apartment complex to be used by Victory Christian missionary students. The proposed use, Use Unit 8 – Multi-family and Similar Uses is a permitted use in PUD-775.

The submitted site plan meets all applicable density, open space, building height and setback limitations. Access to the site is provided via mutual access easement from South Wheeling Avenue and an emergency access entrance on 74th Place. Parking has been provided per the applicable Use Unit of the Zoning Code. There is an existing 6’ screening fence along the entire PUD boundary. Landscaping is provided per the landscape chapter of the Zoning Code with a 10-foot landscape buffer along the PUD boundary line as required. All sight lighting is limited to 20-feet in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the PUD. Sidewalks will be provided as required by PUD Development Standards and Subdivision regulations.

Staff recommends APPROVAL of the detail site plan for PUD-775.

(Note: Detail site plan approval does not constitute landscape plan, sign plan, or entry gate plan approval.)
LAND COVERAGE CALCULATIONS PER AREA:

AREA 1: 10,912 SF / 207,724 SF = 5.34% COVERAGE

AREA 2: 607,726 SF

AREA 3: 30,613 SF ~ BUILD FOOT PRINT

AREA 4: 26,265 SF STREET AND ON STREET PARKING

AREA 5: 93,417 SF OPEN SPACE

64 UNITS

21,668 SF DWELLING UNIT LIVABILITY SPACE

ALLOWABLE NUMBER OF DWELLING UNITS:

BULK AREA: 207,726 SF / 11,760 SF = 177 UNITS

NUMBER OF DWELLING UNITS PROPOSED: 176 UNITS

Detail Site Plan:

Architects Collective

Entry gate by separate review

Unplotted
LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

March 2, 2010

LS-20356 Ryan Corbin (2334) (AG) (County)
East of the Southeast corner of North Yale Avenue and East 136th Street North

The Lot-split proposal is to split 2.10 acres +/- from the current 9.98 acre +/- Tract leaving 7.88 acres +/- as the resulting Tract. The proposed tracts meet the AG bulk and area requirements of the Tulsa County Zoning Code.

However both tracts would have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the Subdivision Regulations that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their February 18, 2010, meeting.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends APPROVAL of the waiver of Subdivision Regulations and of the lot-split.
SURVEY PLAT

16.5' STATUTORY SECTION
LINE RIGHT OF WAY

P.O.E.
NE CORNER NW/4 NN/4 NN/4
SEC. 34, T-22-N R-13-E

R-13-E

T

22

34

THIS SURVEY

LOCATION MAP
SCALE 1" = 240'

DENOTES 1/2" IRON PIN W/CAP
DENOTES FOUND IRON PIN
DENOTES FOUND MAG NAIL
DENOTES SET MAG NAIL

TRACT "W"
2.10 ACRES

TRACT "A"
7.64 ACRES

OR, TANK
OIL WELL

0 100 200 300 400
SCALE IN FEET

BASIS OF BEARINGS: OKLAHOMA STATE PLANE
NORTH ZONE (NAD 1983)

CERTIFICATE

I, Brett King, the undersigned, a Registered Professional Land Surveyor L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572 6-30-11, of 245 South Taylor, P.O. Box 1328, Pryor, Oklahoma (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

TRACT "W"

A tract of land situated in the East Half of the East Half of the Northwest Quarter of the Northwest Quarter of Section 34, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, and being more particularly described as follows: Beginning at the Northeast corner of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter, thence S 01°09'33" E a distance of 1318.94 feet to the Southeast corner of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter; thence S 88°54'56" W along the South line of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter a distance of 329.77 feet to the Southeast corner of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter; thence N 01°09'21" W a distance of 718.64 feet; thence N 88°51'05" E a distance of 175.00 feet; thence N 01°09'21" W a distance of 440.50 feet; thence S 88°51'05" W a distance of 85.00 feet; thence N 01°09'21" W a distance of 100.00 feet to a point on the North line of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter; thence N 88°51'05" E a distance of 239.70 feet to the point of beginning. Said tract contains 7.64 acres more or less and is subject to easements of record. The above description was prepared by Brett King, L.S. 1533, on January 11, 2010.

TRACT "E"F"

A tract of land situated in the East Half of the East Half of the Northwest Quarter of the Northwest Quarter of Section 34, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, and being more particularly described as follows: Commencing at the Northeast corner of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter, thence S 88°51'05" W along the North line of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter a distance of 239.70 feet to the point of beginning; thence continuing S 88°51'05" W a distance of 30.00 feet to the Northwest corner of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter; thence S 01°09'21" W along the West line of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter a distance of 600.50 feet; thence N 88°51'05" E a distance of 175.00 feet; thence N 01°09'21" W a distance of 440.50 feet; thence S 88°51'05" W a distance of 85.00 feet; thence N 01°09'21" W a distance of 100.00 feet to the point of beginning. Said tract contains 2.10 acres more or less and is subject to easements of record. The above description was prepared by Brett King, L.S. 1533, on January 11, 2010.

The above property description was prepared by Brett King, Registered Land Surveyor L.S. 1533 and I further certify that the above and foregoing is a true and correct plat of the same.

Witness my hand and seal this 11th day of January, 2010.

Copyright January, 2010
ROADWAY EASEMENT IN SECTION 34, T-22-N, R-13-E

The North 50.00 feet of the East Half of the East Half of the Northwest Quarter of the Northwest Quarter of Section 34, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma.
LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

March 2, 2010

LS-20357 Harden & Associates (Mike Marrara) (2335) (AG) (County)
North of East 126th Street North and East of North Sheridan Road, 13031
North Sheridan Road

The Lot-split proposal is to split 3.18 acres +/- from the existing 10 acre +/- tract
resulting in a 6.82 acre +/- tract. One of the resulting tracts does not meet the AG
bulk and area requirements of the Tulsa County Zoning Code. This tract requires
a variance of the minimum required lot width in an AG district from 150 ft.
(Section 330) from the County Board of Adjustment.

The County Board of Adjustment voted to approve the variance of the minimum
required lot width in an AG district from 150 ft. (Section 330) on February 16,
2010.

However one of the resulting tracts would have more than three side lot lines as
required by the Subdivision Regulations. The applicant is requesting a waiver of
the Subdivision Regulations that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their February 18,
2010, meeting.

Staff believes this lot-split would not have an adverse affect on the surrounding
properties and recommends APPROVAL of the waiver of Subdivision
Regulations and of the lot-split based on the approval of the Variance of the
minimum required lot width in an AG district from 150 ft. (Section 330) by the
County Board of Adjustment.
LEGAL DESCRIPTION AS PROVIDED:

PROPOSED TRACT No.1:
THE NORTH 300 FEET OF THE WEST 990 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 N/2 NW/4 SW/4), SECTION THIRTY—FIVE (35), TOWNSHIP TWENTY—TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE & MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

PROPOSED TRACT No.2:
THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 N/2 NW/4 SW/4), SECTION THIRTY—FIVE (35), TOWNSHIP TWENTY—TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE & MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 300 FEET OF THE WEST 990 FEET THEREOF.

EXISTING UNDIVIDED TRACT:
THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 N/2 NW/4 SW/4), SECTION THIRTY—FIVE (35), TOWNSHIP TWENTY—TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE & MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND KNOWN AS 13031 NORTH SHERIDAN ROAD.
PRELIMINARY SUBDIVISION PLAT

Rockdale Estates - (7335) (County)
North of the Northeast Corner of East 181st Street South and South Sheridan Road

This plat consists of 8 Lots, 2 Blocks, on 37 acres.

The following issues were discussed January 21, 2010 and February 18, 2010 at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG (agricultural). The plat has been revised from the first submittal to include a cul-de-sac for the northern part of the existing South 71st East Avenue from the existing Village at Sparta subdivision to the south. A fire department release showing who will service the site and that the water lines are adequate must be received. Any private streets or gates proposed in the area would require a Planned Unit Development zoning.

2. **Streets:** Length of road ending in cul-de-sac cannot exceed 750 feet according to subdivision regulations (71st East Avenue exceeds that length). Sidewalk Language required. Show sidewalks.

3. **Sewer:** Aerobic systems planned.

4. **Water:** Okmulgee Rural Water District # 6 will serve water.

5. **Storm Drainage:** If these 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 because multiple lots are involved. 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. Standard language for Overland Drainage Easement in a Reserve should be added. Drainage should not have to flow outside of the Overland Drainage Easements to access the Roadway Drainage Structures.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.
7. **Other: Fire:** Outside of Tulsa jurisdiction. 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. **GIS:** Label point of commencement and point of beginning on face of plat. Provide e-mail and certification number and renewal date for the surveyor. Submit Subdivision Control Data Form. **County Engineer:** Radius changes on Sheridan are required and must be acceptable to County Engineer. Subdivision is acceptable as presented.

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. A waiver to the length of the cul-de-sac is 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 well 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.
February 18, 2010

Tulsa Metropolitan Area Planning Commission
Tulsa, Oklahoma

Re: Rockdale Estates

We are respectfully requesting a waiver of the subdivision requirement for the length of a cul-de-sac. Subdivision regulations require a cul-de-sac length not to exceed 750 feet. The plat of Rockdale Estates is in a rural setting in Tulsa County. The four lots abutting South 71st E. Ave are each in excess of three acres. The designed distance between the cul-de-sac and the intersection of South 71st East Ave. and East 177th Street South is approximately 1000 feet, 330 feet of which is from our property line north to the center of the cul-de-sac.

At the request of home owners in The Village at Sparta, the subdivision to the south of Rockdale Estates, we have met with the Ray Jordan and Tom Rains of the Tulsa County Engineers office. The cul-de-sac has been placed at its present location, at their request to satisfy the traffic concerns of the homeowners in The Village at Sparta. The Tulsa County Engineering staff is aware that the cul-de-sac location exceeds the 750 feet subdivision regulation; but, are not concerned because the lot density produces only four lots.

Thank you for considering our request.

JR Donelson
For Klaus Land & Cattle Co., LLC
MINOR SUBDIVISION PLAT

The Lighthouse Church - (8202) (PD 8) (CD 2)

Northeast corner of West 71st Street South and South Union Avenue

This plat consists of 1 Lot, 1 Block, on 14.38 acres.

The following issues were discussed February 18, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS (commercial shopping). Check to make sure parking can occur over easements as shown on submitted siteplan. Billboard easements are shown on site but must meet any applicable spacing requirements.

2. **Streets:** No comments.

3. **Sewer:** No comments.

4. **Water:** No comments.

5. **Storm Drainage:** No comments.

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

7. **Other:** Fire: Additional fire hydrants may be needed. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. **GIS:** Provide e-mail address for the engineer. **Airport:** If any expansion is contemplated please talk to the airport about Part 77 of their plans as there may be interference with flight paths in the future. Recommend vacating mutual access easement at entrance of 71st Street.
Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. Release letters have been received.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

**Standard Conditions:**

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

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

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

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

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

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

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

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

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

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

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

Avignon Amended - (8307) (PD 18 A) (CD 2)

South of East 71st Street South and East of South Wheeling Avenue

This plat consists of 2 Lots, 1 Block, on 6.15 acres.

The following issues were discussed February 18, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned under Planned Unit Development 775. All PUD standards must be shown in covenants. Check setback and yard standards and typos in covenants.

2. **Streets:** No comments.

3. **Sewer:** The existing sanitary sewer pipe must be brought up to City of Tulsa standards before building permits can be issued.

4. **Water:** No comments.

5. **Storm Drainage:** No comments.

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

7. **Other:** Fire: Relocate fire hydrants out of new drives. **GIS:** Submit subdivision control data form. Provide the renewal date for the surveyor. Provide e-mail address for engineer and surveyor. Fix degree symbols in legal description.

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

**Waivers of Subdivision Regulations:**
1. None requested.

**Special Conditions:**

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

**Standard Conditions:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18. The key or location map shall be complete.

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

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

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

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

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

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
THE SHOPPES ON PEORIA
MINOR SUBDIVISION PLAT

The Shoppes on Peoria - (2330) (PD 2) (CD 3)

Northeast corner of North Peoria Avenue and East Reading Street

This plat consists of 3 Lots, 1 Block, on 3.07 acres.

The following issues were discussed February 18, 2010 at the Technical Advisory Committee (TAC) meeting:

1. Zoning: The property is zoned Planned Unit Development 705 (pending) with CS (commercial shopping) existing underlying zoning. PUD standards need to be shown in the covenants. Access had been approved with the Director of Public Works approval through PUD 705 standards through the Planning Commission (Council approval is pending.) TMAPC denied the requested sidewalk waiver through the PUD at the February 2, 2010 commission meeting. Another waiver request has been received for the subdivision application and process.

2. Streets: Sidewalks are required along all streets per subdivision regulations. Provide standard sidewalk language. (Development Services does not support the new waiver request as the TMAPC has denied the PUD request.)

3. Sewer: No comments.

4. Water: No comments.

5. Storm Drainage: Storm sewers must be centered in a minimum 15 foot wide, storm sewer easement. More storm sewer easements are required for all storm sewers that cross lot lines, and are not located within utility easements or street rights-of-way. A combination mutual access and utility easement may be required. The property lines and all easements should be shown. Otherwise it is extremely difficult to tell if public utilities are located within their necessary easements.

6. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: Add ONG in Section 2 for gas service in covenants.
7. **Other: Fire:** No comments.  **GIS:** **Provide the e-mail address** for the surveyor. Update location map to show planned and existing expressways and subdivisions. Correct legal description and scale. Submit subdivision control data form.

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

**Waivers of Subdivision Regulations:**

1. A sidewalk waiver and radius waiver is requested.

**Special Conditions:**

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

**Standard Conditions:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18. The key or location map shall be complete.

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

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

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

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

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

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
February 15, 2010

Diane Fernandez
INCOG
Two West 2nd Street, 800
Tulsa, OK 74103

Re: Shoppes on Peoria – Tulsa, OK – Wallace Job #0940041
   Waivers of Subdivision Regulations

Dear Diane,

We hereby request the TMAPC grant the following two modifications to the Subdivision Regulations when the commissioners consider The Shoppes on Peoria Minor Subdivision (hereinafter the “property”), on March 2, 2010:

1. Modify the requirement to install sidewalks in the right-of-way adjacent to the property along East Seminole Street, North Quaker Avenue, and East Reading Street.

   We requested a waiver of the sidewalks through a minor amendment previously but the requirement is imposed by the Subdivision Regulations, not the Zoning Code. Therefore, any relief granted must be also from this requirement of the Subdivision Regulations.

2. Waive the requirement to dedicate additional street right-of-way to form curves in the property corners at the intersections of East Seminole Street and East Reading Street with North Peoria Avenue (northwest and southwest corners of the Shoppes on Peoria).

   This request is made because the rounded corners required at the intersections would not serve their intended purpose on this property due to the unusual alignment of Peoria Avenue and the excessive amount of right-of-way along the property’s frontage.

If you have any questions, please don’t hesitate to contact me at 918-806-7421 or jbeach@wallacees.com.

Sincerely,

WALLACE ENGINEERING

Jarr Beach, Land Development Planner
Civil Engineering Services
AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

The Shoppes on Peoria – (2330) (PD 2) (CD 3)
Northeast corner of North Peoria Avenue and East Reading Street

The property is zoned Planned Unit Development 705 (pending) with CS (commercial shopping) existing underlying zoning. Full permits are requested. A minor subdivision plat is on the same TMAPC agenda for this project.

Review of this application must focus on the extraordinary or exceptional circumstances that serve as a basis for the request and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: See attached explanation.

The following information was provided by the Technical Advisory Committee in its meeting February 18, 2010.

ZONING:
- TMAPC Staff: Full permits are requested.

STREETS:
- Development Services, Transportation: No comments.

SEWER:
- Development Services, Waste Water: No comments.

WATER:
- Development Services, Water: No comments.

STORM DRAIN:
- Development Services, Storm Water: Separate Instrument Easements may be required, unless approved corrections are made to the plat and covenants prior to building permits.

FIRE:
- Development Services, Fire: No objection.

UTILITIES:
- Franchise Utilities: No comments.
The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits adhere to this ideal. Staff recommends approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.
The Shoppes on Peoria
Request for Accelerated Release of a Building Permit

The Shoppes on Peoria is a highly anticipated mixed use development being created on property currently under the ownership of the Tulsa Development Authority and utilizing CDBG funds. The project is anticipated to open December 2010. Construction must begin in March 2010 in order to meet the expected schedule.

A PUD was approved in 2004 and amended recently to create new standards for this development. The property is subject to a subdivision plat because of the approval of the PUD.

Several existing utility easements have been identified on the property that date back as far as 1930. None are currently in use or needed for this development and applications to close these easements are currently in process with the City of Tulsa. Once the City closes the easements they must be judicially vacated in District Court.

This entire process will take several months. Under the City of Tulsa Zoning Code, Section 213, building permits will not be issued until the plat has been recorded and The Shoppes on Peoria subdivision plat cannot be recorded until the easements are vacated.

Due to the lengthy process required for the vacations, financing for the project stands to be placed in jeopardy if construction must wait for the vacations to be completed and the plat to be recorded. The developer fully expects to have these processes completed well before construction is complete.

We respectfully request that the TMAPC approve an Accelerated Release of the full Building Permit at this time.

The risk to the City is negligible based on the strength and integrity of the developer and the owner and the safeguards inherent in the funding processes being utilized. The developer understands and accepts the risk that a Certificate of Occupancy would not be issued until the plat has been filed of record.
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: PUD-601-A/ Z-6631-SP-2

TRS 8406
CZM 54
TMAPC Hearing Date: March 3, 2010
Applicant: Andrew A. Shank
Tract Size: 10.125+ acres

ADDRESS/GENERAL LOCATION: West of the intersection of East 67th Street and South 107th East Avenue

EXISTING ZONING: CO/PUD
PROPOSED ZONING: CO/PUD
EXISTING USE: Vacant
PROPOSED USE: Add Use Unit 21

ZONING ORDINANCE: Ordinance number 19487 dated March 1, 1999, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-21025 January 26, 2010: The Board of Adjustment ACCEPT a 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 this sign, on property located West of the intersection of East 67th Street and South 107th East Avenue and the subject property.

Z-6277-SP-3/Z-6484-SP-1/Z-6718-SP-1 October 2006: All concurred in approval of a proposed Corridor Site Plan on a 13.1+ acre tract for commercial development that approved Use Unit 21 on property located on the northwest corner of South 105th Avenue and East 66th Street, per staff recommendation as amended by the applicant.

PUD-601/Z-6631-SP-1 March 1999: All concurred in approval of a proposed Planned Unit Development and Corridor Site Plan on a 55.84+ acre tract of land for a mixed use development broken into five Development Areas; on property located on the northeast corner of East 71st Street and Mingo Valley Expressway and a part of the subject property.

PUD-602/Z-6127-SP-1 March 1999: All concurred in approval of a proposed Planned Unit Development and Corridor Site Plan on a 27.06+ acre tract of land for a commercial development on property located northwest corner of East 71st Street and South Garnett Road and southeast of subject property.

Z-6722-SP-2 March 1999: On a proposed Corridor Site Plan to re-approve an existing outdoor advertising sign (Z-6722-SP-1 originally approved sign April 17, 1990 for a period of 5 years) on a 2.2+ acre tract, staff recommended denial but TMAPC recommended approval
due to it's placement in a freeway corridor. The City Council approved it per TMAFC recommendation.

**Z-6631 May 1998:** All concurred in approval of a request for rezoning a 4+ acre tract of land from RS-3 to CO on property located north of northwest corner of East 71st Street and South Garnett Road and a part of subject property.

**Z-5659-SP-1 November 1982:** All concurred in approval of a proposed Corridor Site Plan for a 28.3+ acre tract of land for single-family and multifamily uses on property located north of East 67th Street, on either side of South 107th East Avenue and abutting north of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 10.21+ acres in size and is located north of the northeast corner of US 169 and 71st Street South. The property is vacant and is zoned CO/PUD-601.

**STREETS:**

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South 107th East Avenue</td>
<td>Residential Collector</td>
<td>60’</td>
<td>2</td>
</tr>
</tbody>
</table>

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

**SURROUNDING AREA:** The subject tract is abutted on the north and east by The Bedford, zoned CO; on the south by Tulsa Commons, zoned CO; and on the west by U.S. Highway 169, zoned AG.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being a medium intensity corridor district. According to the Zoning Matrix, the existing CO zoning is in accord with the Plan.

**STAFF RECOMMENDATION:**

PUD-601-A/Z6631-SP-2 is a 10.125 acre/441,045 square foot (sf) tract located north of the northeast corner of 71st Street South and U.S. Highway 169. The property is a vacant relatively flat tract with the corridor (CO) zoning designation. The property is entirely surrounded by CO zoned property (see attached zoning map and aerial photograph).

Major amendment PUD-601-A and Corridor District Site Plan Z-6631-SP-2 proposes to add outdoor advertising within Use Unit 21 – Business Signs and Outdoor Advertising, as a permitted use within PUD-601/Z-6631-SP-1 to allow for a billboard in the US 169 freeway sign corridor. There is no rezone request with this application as the underlying CO zoning allows for outdoor advertising signs with detail site plan approval. The major amendment request does not seek to change or modify any existing development standard of PUD-601 or Corridor District Site Plan Z-6631-SP-1.

There are two residually used, corridor zoned tracts adjacent to the property to the north and east with multi-family uses. The proposed sign location is in conformance with §1221, F-4-b requiring the sign to be 200’ or greater from any residentially zoned or used district (see Exhibit B).
On January 26, 2010 in case #21025, the City of Tulsa Board of Adjustment (BOA) verified the 1,200 foot spacing requirement between outdoor advertising signs for this location. The freeway frontage of this tract will allow for a 672 sf sign at 50' in height by right.

Since the use is allowed within the CO District with site plan approval, there are no changes being sought to existing development standards, and the sign location meets all spacing requirements, staff can support this request.

Staff finds the use proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-601-A/Z-6631-SP-2 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD and Corridor chapters of the Zoning Code.

Therefore, staff recommends APPROVAL of PUD-601-A/Z-6631-SP-2 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*:

   *All development standards approved for Development Area B within PUD-601/A/Z-6631-SP-2 remain effective unless modified herein.

   Net Land Area: 10.125 acres 441,045 SF

   Permitted Uses:

   Offices and Studios as permitted in Use Unit 11; Multifamily Dwellings as permitted in Use Unit 8; Outdoor Advertising as permitted within Use Unit 21; and uses customarily accessory to permitted uses.

   Other Requirements:

   The proposed outdoor advertising sign shall meet the requirements of §1221, F and G of the Tulsa Zoning Code.

3. A lot in Development Area B may not contain more than one use unless approved by minor amendment or subdivision plat. Uses within the same Use Unit in the Tulsa Zoning Code are considered the same use.

4. No sign permits shall be issued for erection of a sign on a lot 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.

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

6. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during Detail Sign Plan review.
**TAC Comments:**

**General:** No comments.

**Water:** No comments.

**Fire:** No Comments

**Stormwater:** The placement of the proposed sign will not be allowed to interfere with public storms sewers and overland drainage, and their easements.

**Wastewater:** No comments.

**Transportation:** No comments.

**INCOG Transportation (amended 2/18/10):**

- **MSHP:** S. Garnett Road is a designated secondary arterial.
- **LRTP:** US-169, between S. 61st St. and S. 71st St., planned 8 lanes.
- **TMP:** No comments.
- **Transit:** No comments.

**GIS:** No comments.

**Street Addressing:** No comments.

03/02/10
I hereby certify that the south face of the proposed sign is more than 1200 feet, as measured from center of sign to center of sign, from any existing outdoor advertising sign on the same side of the highway and that the north face of the proposed sign is more than 1200 feet, as measured from center of sign to center of sign, from any existing digital sign facing the same traveled way.

Gregory Nickle, PLS #1396 Oklahoma
I hereby certify that the proposed sign is more than 200 feet, as measured in a straight line from the nearest point on the sign structure to the nearest point of a residential district or residential development area, from any residential district or residential development area.

Gregory Nickle, PLS #1396 Oklahoma
PUD-601-A street view looking east

http://maps.google.com/maps?f=q&hl=en&ie=UTF8&om=1&ll=36.066871,-95.859329&s... 2/24/2010
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: PUD-661-A

TRS 9326
CZM 48

Atlas 307
PD-18c CD-5

TMAPC Hearing Date: March 2, 2010

Applicant: Peter McCraw

Tract Size: 4.12+ acres
179,467.2+ square feet

ADDRESS/GENERAL LOCATION: West of northwest corner of East 42nd Place and South Memorial Drive

EXISTING ZONING: IL/PUD
EXISTING USE: Mixed use

PROPOSED ZONING: IL/PUD
PROPOSED USE: Add Health Club use (UU19)

ZONING ORDINANCE: Ordinance number 20374 dated June 27, 2002, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-661 June 2002: All concurred in approval of a proposed Planned Unit Development a 4.13+ acre tract of land to permit uses by right in an IL district on property located west of northwest corner of East 42nd Place and South Memorial Drive and the subject property.

BOA-20872 February 2009: The Board of Adjustment denied a Special Exception to permit a public school facility (Use Unit 5) in an IL district, on property located at 7635 East 42nd Place and abutting west of subject property.

BOA-10388 March 1979: The Board of Adjustment approved a Special Exception to operate the following uses in an IL District: Use Unit 12, 13, 14 and 19, with the provision that the applicant is going to add on to the east end of the building with the same architectural style and dimensions as the existing one-story portion of the building, on property located at 7966 East 41st Street and abutting north of subject property, across the railroad tracks.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.12+ acres in size and is located west of northwest corner of East 42nd Place and South Memorial Drive. The property is developed and is zoned IL/PUD-661.

STREETS:

<table>
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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>East 42nd Place South</td>
<td>Industrial Collector</td>
<td>80'</td>
<td>2</td>
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</table>
UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by Industrial Equipment Center, zoned IL; on the north by railroad tracks and then Industrial Equipment Center, zoned IL; on the south by Industrial Equipment Center 2nd Addition, zoned IL; and on the west by Industrial Equipment Center, zoned IL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 18c Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within an Industrial Special District. There is no zoning change requested so the existing IL zoning is in accord with the Plan.

STAFF RECOMMENDATION:
PUD-661 is a 4.2 acre/182,952 square foot (sf) tract located west of the northwest corner of East 42nd Place South and South Memorial Drive. The tract is flat, developed, and is entirely surrounded by industrially zoned property (see attached aerial photograph).

Major amendment PUD-661-A proposes to add the Health Club use only within Use Unit 19 – Hotel, Motel and Recreation to the permitted uses within PUD-661. This would allow for a small fitness facility as a tenant within the development. PUD-661 currently allows all uses permitted by right in the IL District. There is no rezoning, relief or modification of any existing bulk and area requirement of PUD-661 being sought. If approved, all existing use conditions and bulk and area requirements for PUD-661 would remain effective.

Since this use amendment does not seek to change any existing requirements of PUD-661, staff supports the request. Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-661-A to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends APPROVAL of PUD-661-A 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:

   Gross Land Area: 4.2 Acres/182,952 sf

   Permitted Uses:

   Those permitted as a matter of right in the IL district and Health Club use only, within Use unit 19.

   Maximum Number of Lots: 8

   Minimum Lot Frontage on a Public Street or a Private Roadway Meeting the Requirements of the PUD: 75'

   Other Bulk and Area Requirements: As established within the IL District.
Signs: Shall comply with section 1103, B-2 of the Tulsa Zoning Code.

Parking: Per the applicable Use Unit within the City of Tulsa Zoning Code.

Minimum Landscape Requirements: 5% of the lot area shall be dedicated to open space. Street yard and parking area landscaping shall be per Chapter 10 of the Tulsa Zoning Code.

OTHER REQUIREMENTS:

3. No zoning clearance permit shall be issued 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 for the development area 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 will be installed by a specific date in accordance with the approved landscape plan, 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.

6. 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.

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

8. An owners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets or other commonly owned structures within the PUD where applicable.

9. No building permit shall be issued until the platting 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.

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. Receptacle screening shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. Trucks or truck trailers may not 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.

13. There shall be no development in the regulatory floodplain.

**TAC COMMENTS:**

**General:** No comments.

**Water:** No comments.

**Fire:** No Comments

**Stormwater:** No objection.

**Wastewater:** No comments.

**Transportation:** No comments.

**INCOG Transportation:**

- **MSHP:** No comment.
- **LRTP:** Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comment.
- **Transit:** Currently, Tulsa Transit operates existing routes on Memorial Drive and E. 41st St. S. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

**GIS:** No comments.

**Street Addressing:** No comments.

03/02/10

19.6