CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

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

Director's Report:

1. Minutes of March 2, 2010, Meeting No. 2573

CONSEN'T AGENDA

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

2. LC-235 – Sherican Properties (9323) (PD18) (CD5)
South of the Southwest corner of South 79th East Avenue and East 33rd Street South, 3418 S. 79th E. Ave.

3. LS-20365 – Sack and Associates (9419) (PD17) (CD5)
North of the Northeast corner of East 41st Street South and 102nd East Avenue

4. Oklahoma Central Credit Union at South Tulsa – (3814) Final Plat (PD 18) (CD 8)
East of the Southeast Corner of South Sheridan Road and East 81st Street South

5. Z-7008-SP-1m – Chris Evertz/Tulsa Hills, LLC (PD-8) (CD-2)
West of the southwest corner of West 71st Street South and US Highway 75 (Corridor Minor Amendment to reallocate permitted floor area on Lots 14, 17 and 19, Development Area B, Block 2, Tulsa Hills.)

6. PUD-370-B-3 – A Max Sign Co./The Market at Avalon (PD-26) (CD-8)
Southeast corner of 106th Street South and South Memorial Drive (Minor Amendment to permit an LED/electronic message center to be added to a tenant ID sign along Memorial Drive.)

7. PUD-281-11 – A Max Sign Co./Union Public Schools (PD-18c) (CD-7)
West of the southwest corner of 61st Street South and South Mingo Road (Minor Amendment to permit a sign to identify a soccer field complex.)
8. **PUD-530-2 – Gary G. Larsen/YWCA**
   North of the northwest corner of 21st Street South and South Lewis Avenue (Minor Amendment to allow a non-illuminated wall sign on the south-facing wall to be located within 100 feet of the west property line.)

   Northeast of the northeast corner of 71st Street South and South Yale Avenue (Minor Amendment to increase the number of signs permitted for a high-rise office building in an OM district to allow for the addition of two wall signs.)

10. **PUD-578-A-6 – Tanner Consulting, LLC**
    North of the northwest corner of 111th Street South and South Memorial Drive, Lot 1, Block 1 – Braun’s at Southern Crossing (Minor Amendment to increase the height of a sign from 25 feet to 30 feet for this lot only.)

    South of the southeast corner of 91st Street South and Mingo Road (Minor Amendment to allow a wall sign on an east-facing wall directly facing U.S. Highway 169.)

12. **PUD-575-B – Sack & Associates/Autumn Leaves**
    Northeast corner of 79th Street South and South Mingo Road (Detail Site Plan for a 26,198 square foot assisted living facility.)

    North of the northwest corner of 101st Street South and South Memorial Drive (Detail Site Plan for the infrastructure development only for the NPG Business Complex, there are no buildings being proposed at this time.)

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

**PUBLIC HEARINGS**

    Northeast corner of 91st Street South and U.S. Highway 169, 10501 East 91st Street South (Minor Amendment to allow the phasing of sidewalk construction along the east and south sides of a mutual access easement/private roadway until such time as that area is developed.)

15. **Z-7152 – Roy D. Johnsen/101st & Yale Properties, LLC**
    East of southeast corner of East 101st Street and South Yale Avenue (Related to Item 16.)

    East of southeast corner of East 101st Street and South Yale Avenue (Major Amendment seeking to return of the property to office uses exclusively.) (Related to Item 15.)
17. **PUD-777 – Continental 214 Fund, LLC/American SW Prop. Inc.**

   East of northeast corner of East 51st Street and South 129th East Avenue
   (PUD proposing multifamily development with 96 apartments on a six-acre tract of land.)

   (PD-17) (CD-6)

**OTHER BUSINESS**

18. **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**
Final Subdivision Plat

Oklahoma Central Credit Union at South Tulsa - (3814) (PD 18) (CD 8)
East of the Southeast Corner of South Sheridan Road and East 81st Street South

This plat consists of 1 Lct, in 1 Block, on 2.75 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.
STAFF RECOMMENDATION

Z-7008-SP-1m: Corridor Plan Minor Amendment – West of the southwest corner of West 71st Street South and US Highway 75; Lots 14, 17, and 19, Block 2 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

The applicant is requesting a minor amendment to the Tulsa Hills Corridor District Site Plan for the purpose of reallocating permitted floor area on Lots 14, 17, and 19, Development Area B, of Block 2 – Tulsa Hills.

There is no increase or change in overall floor area being requested.

Per minor amendment Z-7008-SP-1f, the current floor area allocation for Lots 14, 17 and 19, Block 2 is as follows:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Lot Size</th>
<th>Floor Area per Minor Amendment Z-7008-SP-1f</th>
<th>Floor-to-Area-Ratio (FAR)</th>
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<tbody>
<tr>
<td>14</td>
<td>38,810 sf</td>
<td>4,000 sf</td>
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<td>17</td>
<td>54,577 sf*</td>
<td>15,000 sf</td>
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<td>19</td>
<td>56,633 sf</td>
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<td>Total</td>
<td>150,020 sf</td>
<td>24,073 sf</td>
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* On 5/7/08 the TMAPC approved a lot split (LS 20210) involving Lot 16 which removed 7,670 from Lot 16 with the intent of adding the square footage to Lot 17. While the Lot split was approved, and a concurrent minor amendment application filed reallocating floor area to the "new Lot 17" the lot combination adding the 7,670 sf to Lot 17 was never filed. The extra square footage from Lot 16 is not needed for the purposes of this amendment.

Minor amendment Z-7008-SP-1m proposes the following reallocation of floor area:

<table>
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<th>Lot</th>
<th>Lot Size</th>
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<th>Floor-to-Area-Ratio (FAR)</th>
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<td>17</td>
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<td>56,633 sf</td>
<td>12,073 sf</td>
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<tr>
<td>Total</td>
<td>150,020 sf</td>
<td>24,073 sf</td>
<td>.15</td>
</tr>
</tbody>
</table>

Since there is no request to increase the overall floor area for Development Area B and the FAR for each lot remains below the approved .25 FAR for each lot staff can support this request.

Therefore, staff recommends APPROVAL of minor amendment Z-7008-SP-1m.

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

PUD-370-B-3: Minor Amendment – Southeast corner of 106th Street South and South Memorial Drive; Lots 21 and 22, Block 1 – Avalon Park on Memorial; TRS 8326; CZM 57; Atlas 2673; PD 26; CD 8; CS/OL/RM-1/RS-2/PUD.

The applicant is requesting a minor amendment to permit an LED/electronic message center to be added to a tenant ID sign along Memorial Drive.

PUD-370-B currently allow signs per the PUD chapter of the Code (§1103, B-2a and b) which allows LED/electronic message centers. However, adopted PUD development standards for PUD-370-B have a limitation excluding, “flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement”. With reference to the attached zoning maps and aerial photographs there are no residentially zoned properties in the immediate vicinity of the subject property. Review of the minutes from when the PUD was approved there was no discussion about the permitted signage or limiting message centers, but it electronic or otherwise.

Staff contends that allowing an LED message center as permitted by right in the PUD chapter of the code along a major arterial street will not substantially alter the size, location, number and character of the signs allowed for the PUD.

Therefore, staff recommends APPROVAL of minor amendment PUD-370-B-3.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
April 6, 2010

STAFF RECOMMENDATION

PUD-281-11: Minor Amendment – West of the southwest corner of 61st Street South and South Mingo Road; Lot 2, Block 6 – Glen Eagles; TRS 8301; CZM 53; Atlas 759; PD 18; CD 7; RM-1/RS-3/PUD.

The applicant is requesting a minor amendment to permit a sign to identify a soccer field complex.

PUD-281 allows each development area one sign per the sign standards established in the residential chapter of the code with the sign placed at the entry to each private street for that development area. Since this development area fronts the public street 61st Street South and has no access from a private street, the PUD technically does not permit a sign. Therefore, people traveling from other parts of the city for an event at the soccer complex have no way of identifying where the complex is.

The request is to allow one sign for this development area identical to what is permitted in the other development areas within the PUD. Based on the street frontage of the development area a 132 square foot sign at 20' in height would be permitted. The applicant is proposing a non-illuminated, 64 sf sign at 12' in height.

Staff contends allowing the additional sign will not substantially alter the size, location, number and character of the permitted signs for the PUD. Staff recommends APPROVAL of minor amendment PUD-281-11 permitting one sign for Development Area G per the residential chapter of the code.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
MANUFACTURE AND INSTALL (1) D/F NON-ILLUMINATED MAIN I.D. SIGN.

UNION PUBLIC SCHOOLS
"Youth Practice Fields"
6322 S. 90TH

A Aluminum Skinned Pole Cover w/ Matte Black Finish. Calon 2100-14 Tomato Red Vinyl Overlay.


PHOTO NOT TO SCALE.
April 6, 2010

STAFF RECOMMENDATION

PUD-530-2: Minor Amendment – North of the northwest corner of 21st Street South and South Lewis Avenue; 1910 South Lewis Avenue; TRS 9307; CZM 36; Atlas 13; PD 6; CD 4; RS-3/OL/PUD.

The applicant is requesting a minor amendment to allow a non-illuminated wall sign on the south facing wall to be located within 100' of the west property line.

The existing PUD sign standard for wall signs in PUD-530 reads:

"All wall signs shall be on the south and east facing walls of buildings, but in no case less than 100' from the west boundary line".

Upon review of the record from the PUD public hearing, there was one protestant who spoke at the hearing. That individual did not entirely oppose the project; spoke about traffic and requested that no parking be allowed adjacent to the house addressed as 2232 East 19th Place (indicated by the grey square on Exhibit A). There was no discussion of signs.

Staff contends that the intent of the 100' separation from the property line to the west was to protect neighbors to the west from the potential brightness of illuminated signs. The proposal here is to install a 16 square foot, non-illuminated wall sign approximately 65' from the west lot line (see Exhibits A and B).

Since the sign will not be illuminated staff recommends APPROVAL of minor amendment PUD-530-2 allowing one non-illuminated wall sign no greater than 16 sf in size to be located above the south entrance of the building.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
Eliminating racism
Empowering women
YWCA
Fitness and aquatics
April 6, 2010

STAFF RECOMMENDATION

PUD-254-2: Minor Amendment – Northeast of the northeast corner of 71st Street South and South Yale Avenue; Lot 1, Block 2 – Burning Hills; TRS 8303; Atlas 1002; PD 18; CD 7; OM/PUD.

The applicant is requesting a minor amendment to increase the number of signs permitted for a high-rise office building in an OM district to allow for the addition of two wall signs (please refer to attached exhibits).

Currently, the PUD allows signs per OM district which allows one sign per lot not to exceed 2/10 of a square foot of display area per lineal foot of street frontage. The Code limits the number of signs and display surface area in the office district in an attempt to limit sign intensity since it is common for office districts to act as transitional buffers between low and high intensity districts. This office district/PUD does not serve this purpose.

On March 3, 2010 the City of Tulsa Board of Adjustment (BOA) in case #21032 approved a variance from §602, B-4 and §602, B-4c increasing the number of signs permitted on the lot to three signs and increasing the over-all display surface area for the two wall signs from 150 sf maximum to 152.879 sf per sign. The BOA cited the unusual shape of the building and the need for the customer base to be able to identify the location of the building in granting the variance.

Staff is in agreement with the BOA findings and contends approval of this minor amendment will not substantially alter the character of the PUD. Therefore, staff recommends APPROVAL of minor amendment PUD-254-2 allowing two 152.879 sf wall signs.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
4. 21032 – Claude Neon Federal Signs

Variance of the maximum number of signs permitted in the OM district (Section 602.B.4); and a Variance of the maximum permitted display surface area for signage in the OM district from 150 sq. ft. (Section 602.B.4.c) to permit two wall signs on an existing building.

☑ Approve  □ Deny

Vote: 5-0-0

Conditions:
Finding unusual shape, Bldg. Additional signage needed for Customer base. Must have, TMA approval for plan pgs. 4.6, 4.7, 4.8, 4.9, 4.10

21033 – Global Sign Solutions

Variance of the requirement that illumination of a sign shall be by constant light to permit an LED element on a sign for a church in the RS-3 district (Section 402.B.4).

☐ Continue  ☐ Approve  ☐ Deny

Vote: 5-0-0

Conditions:
Finding location is surrounded by Commercial use; also other LED signs in area. Sign can only have scrolling left to right; no flashing or rolling

6. 21034 – Roy Johnsen

Special Exception to permit a Tulsa City-County Health Department (North Regional Health and Wellness Center) Use Unit 2 use in an AG district (Section 301).

☐ Continue  ☐ Approve  ☐ Deny

Vote: 5-0-0

Conditions:
Finding per site plan pgs. 6a, 6b, 7, and Exhibit B presented today, and statistical summary. Exhibit B is conceptual and minor changes are provided for as to variations. Any lighting constructed will be pointed downward and away from neighborhoods.

N. of NE/c of E. 56th St. N and Cincinnati Ave.

(PD 24) (CD1)
STAFF RECOMMENDATION

PUD-578-A-6: Minor Amendment – North of the northwest corner of 111th Street South and South Memorial Drive; Lot 1, Block 1 – Braum’s at Southern Crossing; TRS 8326; CZM 57; Atlas 2886; PD 26; CD 8. RM-1/RS-3/CS/PUD.

The applicant is requesting a minor amendment to increase the height of a sign from 25’ to 30’ for this lot only.

PUD-578-A allows one ground sign for each lot fronting Memorial Drive with a maximum display area of 160 square feet (sf) at 25’ in height. The underlying zoning on the lot is CS.

The applicant is asking for the same height restrictions as imposed by the underlying CS zoning, which allows the height of a sign to increase up to 40’ so long as the sign setback increases one foot for every foot over 25’ in height. The applicant proposes to limit the height to 30’.

Please refer to Exhibit A. The applicant is seeking the relief because there is a 17.5’ utility easement adjacent to a 24’ mutual access easement on the lot, requiring the sign to be setback 50’ from the Memorial Drive right-of-way (ROW) line.

Staff believes the 5’ request will not substantially alter the size, location, number and character of the signs allowed within the PUD.

Therefore, staff recommends APPROVAL of minor amendment PUD-578-A-6 allowing a 30’ tall sign setback 50’ from the Memorial Drive ROW.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
LEGAL DESCRIPTION
ALL OF LOT ONE (1), BLOCK ONE (1), "BRAUM'S AT SOUTHERN CROSSING", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; (PLAT NO. 5359).

LEGEND
B/L BUILDING LINE
MAE MUTUAL ACCESS EASEMENT
U/E UTILITY EASEMENT

Tanner Consulting, LLC
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9129

3/12/2010 280420SIGNP
Exhibit C
Minor Amendment to PUD 578-A
Tanner Consulting, LLC
523 S. Lewis Ave., Tulsa, OK 74105
PH 918.741.1512 • FAX 918.741.5018

145.24 SF Proposed
160.00 SF Permitted

BRAUM'S
BREAKFAST • DRIVE-THRU
WELCOME TO BRAUM'S
STAFF RECOMMENDATION

PUD-628-8/Z6467-
SP-4f: Minor Amendment – South of the southeast corner of 91st Street South and Mingo Road; Lot 4, Block 1 – Cedar Ridge Park; TRS 8419; CZM 58; Atlas 2081; PD 18; CD 8; CO/PUD.

The applicant is requesting a minor amendment to allow a wall sign on an east-facing wall which directly faces US Highway 169.

In 2006 the TMAPC approved minor amendment PUD-628-6 allowing the existing ground sign on the lot with the condition that wall signs would be limited to 72 square feet in display area and be placed only on the west-facing wall of the building that faces Mingo Road. Staff stated that allowing any more signage would be out of character with the surrounding area.

Please refer to the attached case map/aerial photograph. Staff concurs that allowing any more signage than is currently allowed on the north or west side of this building would be out of character with surrounding properties. However, staff also contends that allowing a wall sign on the east-facing wall of this structure would no substantially alter the character or intent of the PUD since the sign would only be visible from Highway 169/Creek Turnpike. Should this PUD fully develop, the subject building will be the only one that fronts Mingo Road with a rear building wall that is also visible from US 169/Creek Turnpike.

Therefore, staff recommends APPROVAL of minor amendment PUD-628-8 allowing one non-illuminated wall sign on the east facing building wall per existing sign standards.

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

HOPE RESTORATIVE & COSMETIC DENTISTRY
9445 SOUTH MINGO ROAD

PROPOSED WALL SIGN

DETAIL SIGN PLAN

PUD No. 628
Development Area: N/A

Ground Signs:
Number Permitted: 1
Maximum Height Permitted: 14 feet
Display Surface Area Permitted per Sign: 58 SF
Maximum Aggregate Display Surface Area Permitted: 58 SF
Minimum Setback from PUD Boundaries: N/A

Wall Signs:
Display Surface Area per lineal foot of building wall of tenant space to which affixed
Name of Store: Hope Restorative & Cosmetic Dentistry
Length of Building Wall: 80'
Permitted SF: N/A
Proposed SF: 146 SF
1. REMOVAL OF CURRENT LETTERS.
2. ONE SET OF CUT-OUT LETTERS MADE FROM 1" KOMACEL, PAINTED WITH HIGH GRADE PAINTS AND INSTALLED ON BACK OF BUILDING.

CLIENT NAME: HOPE RESTORATIVE & COSMETIC DENTISTRY

CONTACT NAME: DR. JEROME CHA

FILE NAME: HOPE DENISTRY.CDL

DATE: 2/11/10

REV.: __________ PROJECT MANAGER: AL MARRARA

PAGE: 2

SIGNATURE: ____________________________

DATE: __________

APPROVED AS IS

APPROVED WITH CHANGES: ____________________________
STAFF RECOMMENDATION

PUD-575-B: Detail Site Plan – Northeast corner of 79th Street South and South Mingo Road; Lot 1, Block 1 – 7900 Mingo; TRS 8407; CZM 54; Atlas 1266; PD 18; CD 7; CO/PUD.

The applicant is requesting approval of a detail site plan for a 26,198 square foot (sf) assisted living facility. The proposed use, Use Unit 8 – Multi-family and Similar Uses, is a permitted use in PUD-575-B.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from Mingo Road and 79th Street South. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per PUD requirements and the landscape chapter of the Zoning Code. When proposed, sight lighting, including building mounted, will be limited to 25 feet in height and will be directed down and away from the adjoining residentially used property to the north. A trash enclosure has been provided as required by the PUD. Sidewalks will be provided along Mingo Road and 79th Street South as required by PUD Development Standards and Subdivision Regulations.

Staff recommends APPROVAL of the detail site plan for Lot 1, Block 1 – 7900 Mingo.

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

1. ALL PLANTS SHALL BE PLANTED IN ORDER TO MAXIMIZE AREAS AND AVOID NESTING OF INSECTS. PLANTING MATERIALS shall BE SUPPORTED IN ADDITION WHERE POSSIBLE. THE CULTIVATION OF ALL PLANTS SHALL BE SUPPORTED IN ADDITION WHERE POSSIBLE. THE CULTIVATION OF ALL PLANTS SHALL BE SUPPORTED IN ADDITION WHERE POSSIBLE.

2. CONSTRUCTION OF DRAINAGE MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. CONSTRUCTION MATERIALS shall BE SUPPORTED IN ADDITION WHERE POSSIBLE. THE CULTIVATION OF ALL PLANTS SHALL BE SUPPORTED IN ADDITION WHERE POSSIBLE. THE CULTIVATION OF ALL PLANTS SHALL BE SUPPORTED IN ADDITION WHERE POSSIBLE.

3. THE PLANTING MATERIALS shall BE SUPPORTED IN ADDITION WHERE POSSIBLE. THE CULTIVATION OF ALL PLANTS SHALL BE SUPPORTED IN ADDITION WHERE POSSIBLE. THE CULTIVATION OF ALL PLANTS SHALL BE SUPPORTED IN ADDITION WHERE POSSIBLE.

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Irrigation Notes

1. IRRIGATION TO BE PROVIDED BY A AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

2. REFER TO VARIATION PLAN AND SPECIFICATION FOR IRRIGATION DESIGN.

Planting Notes

1. ALL PLANT MATERIALS TO BE PLANTED IN ORDER TO MAXIMIZE AREAS AND AVOID NESTING OF INSECTS.

2. ALL PLANT MATERIALS TO BE PLANTED IN ORDER TO MAXIMIZE AREAS AND AVOID NESTING OF INSECTS.

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14. ALL PLANT MATERIALS TO BE PLANTED IN ORDER TO MAXIMIZE AREAS AND AVOID NESTING OF INSECTS.

15. ALL PLANT MATERIALS TO BE PLANTED IN ORDER TO MAXIMIZE AREAS AND AVOID NESTING OF INSECTS.

16. ALL PLANT MATERIALS TO BE PLANTED IN ORDER TO MAXIMIZE AREAS AND AVOID NESTING OF INSECTS.

17. ALL PLANT MATERIALS TO BE PLANTED IN ORDER TO MAXIMIZE AREAS AND AVOID NESTING OF INSECTS.

18. ALL PLANT MATERIALS TO BE PLANTED IN ORDER TO MAXIMIZE AREAS AND AVOID NESTING OF INSECTS.
STAFF RECOMMENDATION

PUD-773: Detail Site Plan – North of the northwest corner of 101st Street South and South Memorial Drive; Lots 1 – 6, Block 1 – NGP Business Complex; TRS 8323; CZM 57; Atlas 2271; PD 26; CD 8; RS-3/OL/CS/PUD.

The applicant is requesting approval of a detail site plan for the infrastructure development only for the NGP Business Complex located north of the northwest corner of 101st Street South and South Memorial Drive. There are no buildings being proposed at this time.

The submitted site plan meets all applicable open space and parking setback requirements. Access to the site is provided from three points along Memorial Drive. Landscaping along the west boundary is being provided per PUD requirements. Landscaping for the remaining lots will completed as each lot develops. All sight lighting, including building mounted, is limited to 14-feet in height and will be directed down and away from adjoining residential properties. There are no lights permitted or proposed in the western 30' of the PUD as required. Sidewalks have been constructed along Memorial Drive.

Staff recommends APPROVAL of the detail site plan for infrastructure development of PUD-773.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
The versatile second generation ParkingStar II luminaire combines low profile styling and sleek architectural lines with advanced optical and maintenance-friendly engineering with the ease of tool-less entry. The flat lens, IES full cutoff luminaire is certified by the International Dark Sky Association to limit light pollution for neighborhood-friendly outdoor lighting.

The compact die-cast housing features soft rounded contours with stylish accents for a contemporary upscale appearance. Durable polyester powder coat finish is available in a wide array of architectural colors to complement a wide variety of applications.

ParkingStar II is offered in several IES distribution patterns. High efficiency photometric performance and exceptional uniformity and control allow the use of fewer fixtures and poles with wider spacings, providing substantial material, installation and energy cost savings without light trespass.

An economical luminaire that can be utilized as a pole mount, wall mount, flood light or ceiling mount fixture, the ParkingStar II is ideal for shopping centers, parking lots, street lighting, and general area lighting. A wide selection of light sources from 70 through 400 watts are offered. Convex lens is available where light trespass restrictions do not apply.

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<td>176 (176)</td>
<td>PS, HPS</td>
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<td>Type IV (T4)</td>
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<td>Flood Light Narrow (NF)</td>
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<td>Wide (WF)</td>
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<td>Cast Glass (SYM)</td>
<td>PS - High Pressure Sodium</td>
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Unless specified, B6 and B2- will be supplied for B1 & C1B9 mounting. BOA8 supplied for all other mounting configurations. Round Pole Plate Adaptor (RP) are to be ordered separately.
ParkingStar II

Housing
- Rugged yet stylish one piece die-cast, soft corner aluminum housing with architectural accents, and tool-less entry for ease of maintenance.
- All external hardware is rust resistant stainless steel.

Lens and Door Assembly
- Die-cast external door frame is fully equipped with one-piece extruded silicone gasketing, sealing the door frame against the housing.
- The lens is a flat, tempered, clear safety glass (convex optional).

Optical System
- Reflector is precision hydroformed or CNC cut and bent, and made of multi-faceted, segmented, highly efficient, reflective aluminum. Available in several IES distribution patterns.
- Tool-less reflector entry.

Quali-Guard® Finish
- The finish is Quali-Guard® textured, chemically pretreated through a multiple stage wash, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-6 millimeter thickness. Finish is oven baked at 400 degrees Fahrenheit to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for two (2) years.

Mounting
- Pole mounted fixture utilizes rounded extruded aluminum, bolt-on arm (BOA), with an in-pole nut plate, securing (2) ½ inch running bolts.
- Wall mount, flood light and ceiling mount options are also available.

Electrical Assembly
- All ballasts are premium grade CWA or HPF regulating auto transformers. Ballast is capable of providing consistent lamp startling down to 20 degrees Fahrenheit. Available in:
  - Pulse Start Metal Halide (PS)
  - High Pressure Sodium (HPS)
- Socket is glazed porcelain medium or mogul base with nickel plated contacts, rated at 4KV and 600V.

Options
- Twistlock photocell & receptacle
- Button photocell
- Convex glass lens
- Round pole plate adaptor
- Please consult factory for custom options.

Listings
- ParkingStar II is listed, suitable for wet locations.
- Dark Sky Filament® certified by the International Dark Sky Association (flat lens models only).

Isolux Curves

Bolt-On-Arm Detail
- RPP: Cast aluminum radiused pole plate adaptor for round poles.

Cast Wall Plate

Adjustable Knuckle
- BAWP: 10" Tall × 6½" Wide
- Slip fits over 2" O.D.

EPA Data

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<tr>
<th>Fixture with Arm</th>
<th>PST-2</th>
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<th>3.2</th>
<th>4.3</th>
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<th>5.1</th>
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Visionnaire Lighting
Performance In A Whole New Light
**Specifications**

**Square Non Tapered Steel Pole**

**Pole Shaft**
- ASTM A500 Grade B tubing with a minimum yield strength of 46,000 PSI. Shaft is furnished with ground lugs inside pole, opposite cross hole opening.

**Base Plate**
- Steel plate base is ASTM A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI.

**Base Cover**
- Fabricated from heavy gauge quality aluminum. Two-piece cover for easy installation.

**Finish**
- All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quail-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven baked at a temperature of 400 degrees Fahrenheit to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two years. An optional five-year extended warranty is also available.

**Anchor Bolts**
- Bolts are provided with fully galvanized anchor bolts, with double nuts and washers. Anchor bolts conform to ASTM A36, meets or exceeds a minimum yield strength 36,000 PSI.

<table>
<thead>
<tr>
<th>Model</th>
<th>Shaft Size</th>
<th>Gauge</th>
<th>Height</th>
<th>Base</th>
<th>Anchorage</th>
<th>Mounting</th>
<th>Finish</th>
<th>Options</th>
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<td>SNTS</td>
<td>4&quot; x 4&quot;</td>
<td>(4S)</td>
<td>10'</td>
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<td>Base</td>
<td>Roll-On Arm</td>
<td>Bronze (BZ)</td>
<td>GFI Receptacle</td>
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<td>*Specify size and location (BZ)</td>
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<td>Base (12BC)</td>
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<td>Custom Bolt Circle (CBC)</td>
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<td>30'</td>
<td>Base (12BC)</td>
<td>(136)</td>
<td>Custom</td>
<td>Color (CC)</td>
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Tennon Options
- 2\" (T288R)
- 2\" (T287R)
- 3\" (T3R)

**Visionnaire Lighting**

*Performance in a Whole New Light*
<table>
<thead>
<tr>
<th>Pole Height</th>
<th>Pole E/A 60 mph</th>
<th>Pole E/A 90 mph</th>
<th>Pole E/A 120 mph</th>
<th>Pole E/A 140 mph</th>
<th>O.D.</th>
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*9" bolt circle is 9-3/16", 12" bolt circle is 12-3/4".
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STAFF RECOMMENDATION

PUD-586-A-10: Minor Amendment – Northeast corner of 91st Street South and U.S. Highway 169; 10501 East 91st Street South; Development Area C of PUD-586-A; TRS 8418; CZM 112; CO/PUD.

The applicant is requesting a minor amendment to allow the phasing of sidewalk construction along the east and south sides of a mutual access easement/private roadway until such a time as that area is developed (please refer to attached Exhibits A and B for detailed location). The installation of the sidewalks in the area requested would be enforced by the TMAPC at detail site plan review at the time the lot develops.

St. Francis Hospital, the newly-constructed medical office building, and parking garage are located on the west and north sides of the mutual access easement/private crave in Development Area A-1 (see Exhibit A). The phasing of the sidewalk construction is sought for Development Area C, a lot in which there is no proposed development at this time (Please refer to attached Exhibit A and additional exhibits). As a result, there is no development for a sidewalk in Development Area C to serve at this time. Sidewalks are being provided as required along the entirety of the west and north side of the roadway.

Staff recommends APPROVAL of minor amendment PUD-586-A-10.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
TRS 8327
CZM 57
TMAPC Hearing Date: April 6, 2010
Applicant: Roy D. Johnsen

Address/General Location: East of southeast corner of East 101st Street and South Yale Avenue

Existing Zoning: RS-4/PUD
Existing Use: Vacant

Proposed Zoning: OL/PUD
Proposed Use: Office

Zoning Ordinance: Ordinance number 22102, dated August 3, 2009, established zoning for the subject property.

Relevant Zoning History:

PUD-516-B August 2009: All concurred in approval of a proposed Major Amendment to PUD on a 1.73+ acre tract of land to include Children’s Nursery only within Use Unit 5 and to amend development standards to accommodate new use, on property located east of southeast corner of East 101st Street and South Yale Avenue and the subject property.

Z-6844/PUD-658 March 2002: All concurred in approval of a request for rezoning on a 2.5+ acre tract of land from AG to OL/CS and a proposed Planned Unit Development for a mixed use development on property located on the northwest corner of East 101st Street South and South Yale Avenue.

PUD-516-A June 1999: All concurred in approval of a proposed Major Amendment to PUD on a .81+ acre tract of land to reallocate floor area and add Development areas for mixed use development on property located south of southeast corner of East 101st Street South and South Yale Avenue and a part of subject property.

Z-6572/PUD-552 December 1996: All concurred in approval of a request to rezone a 2.5+ acre tract from AG to RD/PUD and a proposed Planned Unit Development for a residential elderly housing facility, on property located on the southeast corner of South Yale Avenue and East 102nd Street and south the subject tract.

PUD-538-A November 1996: All concurred in approval of a proposed Major Amendment to PUD-538 to add a dry cleaner and laundry business on property located in the northeast corner of East 101st Street and South Yale.

Z-6498/PUD-538 September 1995: All concurred in approval of a request to rezone a 5+ acre tract from RM-2 to RM-2/CS/PUD and a proposed Planned Unit Development. They approved CS zoning for all except the west 150’ and the south 150’ of the tract which was designated for OL zoning, on property located on the northeast corner of E. 101st Street S. and S. Yale Avenue and across E. 101st Street from the subject tract.
Z-6451/PUD-516 July 1994: A request to rezone a 10+ acre tract of land from AG to CS and RS-4 for office and multifamily development. Staff and TMAPC could not support CS zoning and uses because of the school which is located across S. Yale from the property. It was recommended for the request to be amended and re-advertised for OL zoning to a depth of 150' fronting Yale and E. 101st Street, with CS adjacent to the OL zoning on a tract approximately 300' x 150’ and RS-4 on the balance of the tract. City Council concurred in approval of the amended request as recommended by TMAPC on the subject property.

BOA-15228 September 1989: The Board of Adjustment approved a Special Exception to permit a public school in an RM-2, RM-0, RS-3 and RS-2 zoned district on property located on the southwest corner of E. 101st Street South and South Yale Avenue and west of the subject tract.

Z-6202/PUD-440 August 1988: All concurred in approval of a request to rezone a 10+ acre tract from AG to RS-2/PUD and a proposed Planned Unit Development located south and east of the southeast corner of East 101st Street and South Yale Avenue and southeast of the subject tract.

BOA-11843 March 18, 1982: The Board of Adjustment approved a Special Exception for community, cultural, and educational uses (church and private school) in an AG district, subject to the following conditions: That the total student population of the school not exceed 800; that the proposed buildings be complete with brick exterior in a Williamsburgh architecture style before occupied; that a subdivision plat be filed, subject to a letter being written by the Staff to the Hydrology Department expressing the Board's concern with the drainage in the subject area; that no traditional sanctuary be permitted on the subject property without a public hearing as per plot plan submitted; that a monument-type business sign be permitted with shrubbery lights not to exceed 32 square feet; that all the buildings have windows and shutters in accordance with the Williamsburgh style; and subject to the applicant returning to the Board with detailed plans concerning the proposed gymnasium before a building permit is issued for the facility, on property located east of the southeast corner of East 101st Street and South Yale Avenue.

BOA-11508 June 11, 1981: The Board of Adjustment approved a Special Exception to permit a church, church school, and related activities, per plans submitted with the condition that plans for any future structures on the property be submitted to the Board for approval, on property located east of the southeast corner of East 101st Street and South Yale Avenue and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .161+ acres in size and is located east of the southeast corner of East 101st Street and South Yale Avenue. The property appears to be vacant and is zoned RS-4/PUD. The previous case, PUD-516B, was to allow for offices and a children's nursery.

STREETS:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
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<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>East 101st Street South</td>
<td>Secondary arterial</td>
<td>100’</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 vacant land, zoned PUD-516B; on the north by mixed office and commercial uses, zoned PUD-538A; on the south by single-family residential uses, zoned RS-4; and on the west by mixed office, retail and related parking uses, zoned PUD-516B.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 2, defined as an area of steep slopes and erodible soils. Plan policies call for the area to be developed at low intensities unless done through a PUD. According to the Zoning Matrix, the requested OL/PUD-zoning may be found in accord with the Plan due to its location within a Special District.

STAFF RECOMMENDATION:
Based on the surrounding land uses and the small size of the site in question, staff can support the requested rezoning. Therefore, staff recommends APPROVAL of OL/PUD zoning on Z-7152, if the TMAPC deems it appropriate to recommend approval of the accompanying PUD amendment.

04/06/10
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: PUD-516-C

TRS 8327  Atlas 2471
CZM 57  PD-26 CD-8

TMAPC Hearing Date: April 6, 2010

Applicant: Roy D. Johnsen  Tract Size: 1.732± acres
    75,445.92± square feet

ADDRESS/GENERAL LOCATION: East of southeast corner of East 101st Street and South Yale Avenue

EXISTING ZONING: RS-4/OL/CSPUD  EXISTING USE: Vacant
PROPOSED ZONING: RS-4/OL/CSPUD  PROPOSED USE: Office

ZONING ORDINANCE: Ordinance number 22102 dated August 3, 2009, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-516-B August 2009: All concurred in approval of a proposed major amendment to PUD-516 on a 1.73± acre tract of land to include Children’s Nursery only within Use Unit 5 and to amend development standards to accommodate the new use, on property located east of southeast corner of East 101st Street and South Yale Avenue and the subject property.

Z-6844/PUD-658 March 2002: All concurred in approval of a request for rezoning on a 2.5± acre tract of land from AG to OL/CS and a proposed Planned Unit Development for a mixed use development on property located on the northwest corner of East 101st Street South and South Yale Avenue.

PUD-516-A June 1999: All concurred in approval of a proposed major amendment to PUD-516 on a .81± acre tract of land to reallocate floor area and add development areas for mixed use development on property located south of southeast corner of East 101st Street South and South Yale Avenue and a part of subject property.

Z-6572/PUD-552 December 1996: All concurred in approval of a request to rezone a 2.5 acre tract from AG to RD/PUD and a proposed Planned Unit Development for a residential elderly housing facility, on property located on the southeast corner of South Yale Avenue and East 102nd Street located south of the subject tract.

PUD-538-A November 1996: All concurred in approval of a proposed major amendment to PUD-538 to add a dry cleaner and laundry business on property located at the northeast corner of East 101st Street and South Yale.

Z-6498/PUD-538 September 1995: All concurred in approval of a request to rezone a 5± acre tract from RM-2 to RM-2/CS/PUD and a proposed Planned Unit Development. They approved CS zoning for all except the west 150’ and the south 150’ of the tract which was designated for
OL zoning, on property located on the northeast corner of E. 101st Street S. and S. Yale Avenue located across E. 101st Street from the subject tract.

Z-6451/PUD-516 July 1994: A request to rezone a 10± acre tract of land from AG to CS and RS-4 for office and multifamily development. Staff and TMAPC could not support CS zoning and associated uses because of the school which is located across S. Yale from the property. It was recommended for the request to be amended and re-advertised for OL zoning to a depth of 150' fronting Yale and E. 101st Street, with CS adjacent to the OL zoning on a tract approximately 300' x 150' and RS-4 on the balance of the tract. City Council concurred in approval of the amended request as recommended by TMAPC on the subject property.

BOA-15228 September 1989: The Board of Adjustment approved a Special Exception to permit a public school in an RM-2, RM-0, RS-3 and RS-2 zoned district on property located on the southwest corner of E. 101st Street South and South Yale Avenue located west of the subject tract.

Z-6202/PUD-440 August 1988: All concurred in approval of a request to rezone a 10± acre tract from AG to RS-2/PUD and a proposed Planned Unit Development located south and east of the southeast corner of East 101st Street and South Yale Avenue located southeast of the subject tract.

BOA-11843 March 18, 1982: The Board of Adjustment approved a Special Exception for community, cultural, and educational uses (church and private school) in an AG district, subject to the following conditions: That the total student population of the school not exceed 800; that the proposed buildings be complete with brick exterior in a Williamsburg architecture style before being occupied; that a subdivision plat be filed, subject to a letter being written by the Staff to the Hydrology Department expressing the Board's concern with the drainage in the subject area; that no traditional sanctuary be permitted on the subject property without a public hearing as per plot plan submitted; that a monument-type business sign be permitted with shrubbery lights not to exceed 32 square feet; that all the buildings have windows and shutters in accordance with the Williamsburg style; and subject to the applicant returning to the Board with detailed plans concerning the proposed gymnasium before a building permit is issued for the facility, on property located east of the southeast corner of East 101st Street and South Yale Avenue.

BOA-11508 June 11, 1981: The Board of Adjustment approved a Special Exception to permit a church, church school, and related activities, per plans submitted with the condition that plans for any future structures on the property be submitted to the Board for approval, on property located east of the southeast corner of East 101st Street and South Yale Avenue and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .161± acres in size and is located east of southeast corner of East 101st Street S. and South Yale Avenue. The property is vacant and is zoned RS-4/PUD.

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<tr>
<td>East 101st Street South</td>
<td>Secondary Arterial</td>
<td>100'</td>
<td>3</td>
</tr>
</tbody>
</table>
UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by Life Christian Center, zoned AG; on the north by 101st Street and then Winbury Center and Winbury Place, zoned CS/RM-O/PUD-538; on the south by 101 Yale Village, zoned RS-4/PUD-516; and on the west by 101 Yale Village, zoned OL/CS/PUD-516-A.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being in a Special District. According to the Zoning Matrix, the requested OL zoning may be found in accord with the Plan because of the location within the Special District.

STAFF RECOMMENDATION:
PUD-516-C is a flat, 1.73 acre (75,358 square foot) lot located east of the southeast corner of 101st Street South and South Yale Avenue. The subject tract is abutted on the east by AG zoned property used as a school; on the north by 101st Street and then CS/RM-O/PUD-538 and PUD-538-A zoned property, having been developed commercially, and single-family residential; on the south by RS-4/PUD-516 zoned property developed as residential single-family; and on the west by 101 Yale Village, zoned OL/CS/PUD-516-A developed as office uses. Across Yale Avenue to the west is a City of Jenks Independent School.

The Property is platted as a part of Lot 17 and all of Lot 19 - Block 1, 101 Yale Village. The Property is zoned OL/CS/RS-4/PUD 516-B and will be re-platted as two (2) lots.

As part of PUD-516, Lot 19 was approved for office and retail uses and Development Area I was approved for office uses. Major amendment PUD 516-A established Development Area I for supplemental parking for Lot 19, which was planned for medical office uses. PUD-516-A also restricted permitted uses on Lot 19 and Development Area I to off-street parking and offices. Lot 19 and Development Area I were established as an independent development area with a total floor area allocation of 17,192 sq. ft.

Approved on July 16, 2009, major amendment PUD-516-B added Children’s Nursery only within Use Unit 5 as a permitted use to Lot 19/Development Area 1 and increased the permitted floor area to accommodate the location of the Nursery (establishing floor area allocation of 13,000 square feet (sf) for office and 6,500 sf for the nursery) The amendment also reduced the minimum building setback from the south boundary of the Property from 50’ to 20’, and reduced the width of the Mutual Access Easement along the east boundary of the Property from 30’ to 20’. As a result of change in market conditions the Children’s Nursery is no longer planned for location within the Property.

Major amendment PUD-516-C seeks a return of the property to office uses exclusively. In order to establish the requisite floor area, an application for rezoning has been filed concurrently seeking to extend the underlying OL zoning to 7,020 sf of the Property. PUD-516-C also seeks to:

1. Delete the Children’s Nursery use as a permitted use within the Property;
2. Amend the allocated floor area from 13,000 sf for office and 6,500 sf for children’s nursery and allow 20,000 sf of office floor area making the established FAR for the Property .26 (see attached Floor Area Analysis). An increase to 20,000 sf over the
17,192 sf of office floor area allocated by PUD-516-A represents a 2,808 sf/14% increase.

3. Divide the existing development area which is currently designated as "Lot 19 and Development Area I" into two development areas, hereafter designated as Development Areas A and B. The Property will be platted as two (2) lots.

4. Reposition the Mutual Access Easement that is depicted along the east boundary of Lot 19 in the Plat of 1C1 Yale Village in order that more efficient use of the Property may be made by locating a row of parking along the east boundary of Lot 19 (see attached Exhibit A).

Staff has reviewed the development proposal and conducted site visits (see attached case report photographs). Staff contends that limiting the new development areas to office uses simply continues the development trend of PUD-516-A, and should be less intrusive on the surrounding neighborhoods than uses which were permitted by PUD-516-B. In addition, with the limit placed on permitted floor area, structure height in Area B and additional buffering mechanisms proposed below staff can support this application.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-516-C 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-516-C 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*:

   * The Development Standards herein are intended to implement the changes set forth in the Development Concept and restate the development standards previously established that remain applicable.

**DEVELOPMENT AREA A**

<table>
<thead>
<tr>
<th>Net Land Area:</th>
<th>0.512 acres</th>
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<tbody>
<tr>
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<td>22,307 sf</td>
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**Permitted Uses:**

Uses permitted by right within Use Unit 10 - Off-Street Parking Areas and Use Unit 11 - Offices, Studios and Support Services; and uses customarily accessory to permitted principal uses.

**Maximum Building Floor Area:**

| Office                  | 7,265 sf |

16. 10
Minimum Building Setbacks:

From centerline of 101st St.: 100 ft.
From south boundary of development area: 20 ft.
From other boundaries of development area: 0 ft.

Maximum Building Height:

Office 2 stories*, not to exceed 30 ft.

*No windows shall be permitted in the second story of the southern facing building wall

Off-street Parking:

As required by the applicable use unit of the Tulsa Zoning Code. Appropriate cross-parking and mutual access to be established upon parcelization and detail site plan review.

Minimum Landscaped Open Space:

15% of net lot area

DEVELOPMENT AREA B:

Net Land Area: 1.220 acres
53,133 sq. ft.

Permitted Uses:

Uses permitted by right within: Use Unit 10, Off-Street Parking Areas; and Use Unit 11, Offices, Studios and Support Services; and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area:

Office 12,735 sf

Minimum Building Setbacks:

From centerline of 101st St. 100 ft.
From east boundary of development area 20 ft.
From south boundary of development area 20 ft.
From other boundaries of development area 0 ft.
Maximum Building Height:

Office 1 story, not to exceed 30 ft.

Off-street Parking:

As required by the applicable use unit; appropriate cross-parking and mutual access to be established upon parcelization and detail site plan review.

Minimum Landscaped Open Space:

15% of net lot area

OTHER DEVELOPMENT STANDARDS - DEVELOPMENT AREAS A AND B

Mutual Access and Cross Parking

The uses within Development Areas A and B shall be mutually accessible to each other, and cross parking shall be permitted between the parcels pursuant to a mutual access easement and cross parking agreement to be established by recorded document at the time of detail site plan review. Each of the parcels shall also be accessible to Lots 16 and 18, and the balance of Lot 17, 101 Yale Village.

Parking Screening and Setback

Parking adjacent to arterial streets shall be set back at least ten feet from the street right-of-way and shall be screened from view from the street by landscaping or berming to a minimum height of three feet. Parking adjacent to the east boundary of Lot 19 shall be set back at least five feet from that boundary.

Landscaping and Screening along abutting Residential Lots

A five-foot landscaped buffer strip and a six-foot or higher screening fence shall be provided along any boundary adjoining a residential lot except where mutual access is permitted.

Street Yard Landscaping

Per TAC recommendation below and due to the presence of the pipeline easement along 101st Street South, street yard landscaping only shall be limited to grass and shrubs. Required street yard trees will be relocated to the interior of the Property where practical and verified at detail site plan review.
Architectural Requirements

All buildings shall have pitched roofs and an architectural style that will be compatible with the surrounding residential structures. Elevation drawings of buildings shall be submitted with the detail site plans. Variations in rooflines, brick or stone facades, and buildings with offset rather than straight exterior walls are encouraged.

Signs

Wall signs shall be permitted within Development Areas A and B, provided that wall signs shall not exceed one square foot per linear foot of building wall to which affixed and no wall signs shall be permitted on walls facing the residential lots within 101 Yale Village.

Within Development Area B, one ground sign shall be permitted along east 101st Street South which may identify the uses in Development Area A and/or Development Area B. The ground sign shall not exceed a display surface area of 100 SF nor eight feet in height. No sign permits shall be issued for erection of a sign within a development area until a Detail Sign Plan for that lot has been submitted to the TMAPC and approved as being compliance with the development standards.

Sidewalks

Sidewalks shall be constructed and/or maintained where existing along 101st Street South in accord with Tulsa Subdivision regulations

Lighting

All parking lot lighting shall be shielded and directed downward and away from adjacent residential areas so that the light producing element or reflector are not visible to a person standing in an adjacent residential area. Compliance with these standards shall be verified by application of the Kennebunkport Formula or submittal of a photometric plan at detail site plan review. No parking lot light standard shall exceed 15 feet in height.

Trash, Mechanical and Equipment Areas

All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level. Within Development Area A, bulk trash containers shall be set back a minimum of 50 feet from residential lots.

Outside Storage

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

Division of lots may occur by approved lot-split application and subject to the further approval of a minor amendment by the Tulsa Metropolitan Area Planning Commission of proposed floor area allocations and confirmation of the existence of any necessary cross parking and mutual access easements.

Transfer of Allocated Floor Area

Allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated provided however the allocation shall not exceed 10% of the initial allocation to the lot to which the transfer of floor area is to be made.

Site Plan Review

The development areas may be developed in phases, and no building permit shall be issued until a detailed site plan (including landscaping) of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development standards. No certificate of occupancy shall issue for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

Platting Requirement

The development areas may be developed in phases and no building permit shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development, and the City of Tulsa shall be a beneficiary thereof.

3. A detail landscape plan for each development area which conforms to the requirements of Chapter 10 of the City of Tulsa Zoning Code shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, 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.

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. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs,
revolving or rotating signs or signs with movement shall be prohibited.

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

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

8. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review.

TAC Comments:
General: No Comments.

Water: If lot 17 is split; both tracts must have access to the water main line. Note there is a 20' R/W/E 10' west of the east boundary line of Lot 19. The 8" waterline in that easement will need to be upgraded to ductile iron if paving is put over it.

Fire: No objection to the amended use of site. Plat needs to reflect the 20' mutual access easement serving the property to the South.

Stormwater: No Comments.

Wastewater: No Comments.

Transportation: Show location of new MAE. Old MAE should be vacated.

INCOG Transportation:

- MSHP: 101st Street is a designated secondary arterial
- LRTP: 101st Street South, between Yale Avenue and Sheridan Road, planned 4 lanes. Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- TMP: No comments.
- Transit: No service provided in this area.

Traffic: No Comments.

GIS: No Comments.

Street Addressing: No Comments.

Explorer Pipeline: No trees in pipeline easement; landscaped area should be kept to grass and/or shrubs. Agreement needed between property owner and Explorer Pipeline.

04/06/10
PUD 516-C
FLOOR AREA ANALYSIS

The previous allocation of floor area for office use within the Property (therein designated as “Lot 19 and Development Area I”) under PUD 516-A is:

Office 17,192 sq. ft.

The allocation of floor area for office use and children’s nursery use within the Property (therein designated as “Lot 19 and Development Area I”) under PUD 516-B is:

Office 13,000 sq. ft.

Children’s Nursery 6,500 sq. ft.*

* The sum of 4,192 sq. ft. of unallocated floor area and 2,308 sq. ft. allocated from RS-4 which permits a children’s nursery by special exception in an RS-4 district at a .5 Floor Area Ratio (RS-4 area within the Property is 66,660 sq ft.)

The proposed allocation of floor area for PUD 516-C is:

Office 17,192 sq. ft. previously allocated

+ 2,808 sq. ft. new allocation (7,020 sq. ft. of new OL zoning sought under rezoning application filed concurrently herewith at .4 FAR)

20,000 sq. ft.

(Children’s Nursery, Use Unit 5, is deleted in PUD 516-C)
Exhibit C
Area Zoning Exhibit
Gross Land Area

Proposed Additional 'OL'
7,020 SF
0.161 AC

Existing 'OL'
5,406 SF
0.124 AC

OL

14,814 SF
0.340 AC
CS

59,640 SF
1.369 AC
RS-4

101st East Avenue

50' R/W

Exhibit D
Subject Tract Underlying Zoning Exhibit (Existing and Proposed)
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: PUD-777

TRS 9428  
CZM 49  

Atlas 1254  
PD-17 CD-6

TMAPC Hearing Date: April 6, 2010

Applicant: Sara Johnson/Continental 214 Fund LLC  
Tract Size: 6 ± acres

ADDRESS/GENERAL LOCATION: East of northeast corner of East 51st Street and South 129th East Avenue

EXISTING ZONING: RM-1/OL  
EXISTING USE: Vacant

PROPOSED ZONING: RM-1/OL/PUD  
PROPOSED USE: Multifamily apartments


RELEVANT ZONING HISTORY:

Z-7088 June 2008: All concurred in approval of a request for rezoning a 35.11± acre tract of land from RS-3 to RM-1 for multifamily use, on property located west of northwest corner of East 51st Street and South 145th East Avenue including a part of the subject property.

BOA-19943-A April 10, 2007: The Board of Adjustment APPROVED the Modification of a previous approval and plan to permit the addition of an early childhood and preschool education facility to the existing elementary school campus, subject to applicant's Exhibits C, amended site plan, on property located northwest of the northwest corner of East 51st Street and South 145th East Avenue located north of subject property.

BOA-19943 November 23, 2004: The Board of Adjustment APPROVED a Special Exception to permit a public elementary school in an OL district, noting this is on the W/2 N/2 of the SE/4 Section 28 19 14, with conditions: that all construction traffic on this phase of construction enter along the northern boundary of the E/2 of the N/2, with a permanent access point to the east to 145th West Avenue be in place when the school opens; no lighted playing fields; all parking lot lights and other lighting be diffused away from the neighborhood, per site plan, on property located northwest of the northwest corner of East 51st Street and South 145th East Avenue and north of subject property.

Z-6952 September 2004: All concurred in approval of a request for rezoning a 28.9± acre tract of land from AG to OL on property located east of the northeast corner of East 51st Street South and South 129th East Avenue including a part of subject property.

PUD-669 February 2003: All concurred in approval of a proposed Planned Unit Development on an 11.19± acre tract of land for a 180-unit multifamily development on property located west of the northwest corner of East 51st Street South and South 145th East Avenue.
Z-6781 October 2000: All concurred in approval of a request for rezoning a 160+ acre tract of land from AG to OL for QuikTrip Corporate Campus on the west half and office use on the remainder on property located north and east of the northeast corner of East 51st Street South and South 129th East Avenue.

PUD-635 October 2000: All concurred in approval of a proposed Planned Unit Development on an 80+ acre tract of land from AG to OL/PUD for the QuikTrip Corporate Campus as their headquarters on property located north of the northeast corner of East 51st Street South and South 129th East Avenue.

PUD-221-F May 1999: All concurred in approval of a proposed major amendment to PUD-221, on a 38+ acre tract of land for office use with the west 7.6 acres to be developed for church use and the remaining 12.6 acres to be developed for a private school, subject to modification of development standards located east of the southeast corner of East 41st Street South and South 129th East Avenue.

PUD-221-D May 1990: All concurred in approval of a request for a major amendment to PUD-221 to allow a children’s day care center on a tract located on the southeast corner of East 43rd Place South and South 129th East Avenue.

PUD-221-A December 1981: All concurred in approval of a major amendment to convert the commercial portion of the CS floor area to multifamily uses on a tract located on the southeast corner of East 41st Street South and South 129th East Avenue.

PUD-221 October 1979: All concurred in approval, subject to conditions, to develop a 160-acre tract located at the southeast corner of East 41st Street South and South 129th East Avenue for a mixed use development.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 6+ acres in size and is located east of northeast corner of East 51st Street South and South 129th East Avenue. The property is vacant and is zoned RM-1/OL.

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<td>100'</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 unplatted property, zoned RM-1; on the north by unplatted property, zoned OL and RM-1; on the south by 51st Street and then unplatted property, zoned AG; and on the west by unplatted property, zoned OL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being a low-intensity, linear development area. According to the Zoning Matrix, the existing RM and OL zoning may be found to be in accord with the Plan so long as a development proposal is accompanied by a PUD proposal.
STAFF RECOMMENDATION:

PUD-777 is a relatively flat; 6 acre/261,360 square foot (sf) tract located on the north side of 51st Street South approximately ¾ of a mile east of U.S. Highway 51/The Broken Arrow Expressway (see Exhibits E and F). The site is undeveloped with wooded areas on the eastern boundary in close proximity to a Tulsa Regulatory Floodplain (see Exhibit A and D). The site is bound on the east by Tulsa Regulatory Floodplain, on the south by East 51st Street South, and on the west/ north by residual vacant land zoned OL and RM-1. There are no single family residential properties immediately adjacent to the site.

The multifamily development will be accessed by a publicly-dedicated collector street branching north from East 51st Street (see Exhibit A). One entry point will be provided for a clubhouse and another will provide access to the apartments. The entire six-acre tract will be platted as a one lot, one block subdivision.

If completed, the six-acre site will yield ninety-six (96) market-rate apartments, provided through a mix of studio, one, two, and three bedroom units ranging in size from 535 sf to 1,360 sf. Buildings will be limited to 35' in height. Underlying zoning on the site would permit for 152 units at 1,700 sf of land area per dwelling unit (LA/DU). As proposed, the 96 units will have 2,700+ sf of LA/DU. In addition to excess open space/ livability space and passive recreational opportunities such as hiking, site amenities include a clubhouse, pool area, and dog park.

Staff has conducted several site visits, driven this area extensively, and thoroughly reviewed the development proposal (see also attached case photographs). Research by the applicant indicates almost 3,500 employers and over 45,000 jobs located within 3 miles of the site. Please refer to Exhibits E, H, and I. Considering the existing development trends in the surrounding area, proximity to freeway access, the presence of substantial employment centers within proximity to the site (including but not limited to Quik-Trip, Met Life, Tulsa Health Department, HSBC, State Farm Insurance and the new St. John’s Hospital campus) staff supports this proposal. Staff contends this site is well suited for this type of development and will provide a well-suited housing option for the area.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-777 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-777 subject to the following conditions:

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

2. Development Standards*:

LAND AREA: 261,359 sf/6.00 Acres

PERMITTED USES:

Those uses permitted as a matter of right in the RM-1 zoning district, including but not limited to multifamily dwellings, clubhouse, pool, landscaped features and uses customarily accessory to the principal permitted uses.
MAXIMUM NUMBER OF DWELLING UNITS: 96
MINIMUM LAND AREA/DU: 2,700 sf
LIVABILITY SPACE/DU: 600 sf
MAXIMUM BUILDING HEIGHT: 35'
OFF STREET PARKING:

SETBACKS:
From abutting street right-of-way (ROW): 25'
Side yard: 10'
Rear yard: 20'

LIGHTING:
All site lighting, including building mounted, shall be designed to direct light down and away from adjoining properties. No light standard, including building mounted shall exceed 25 feet in height. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent property. Compliance will be by submittal of a photometric plan and manufacturer’s cut-sheets and will be verified at detail site plan review.

SIGNS:
One identification sign will be constructed adjacent East 51st Street South. The display surface area shall not exceed eighty (80) square feet, and will not be greater than twenty (20) feet in height. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.

LANDSCAPING AND SCREENING:
Landscaping shall be per Chapter 10 of the Tulsa Zoning Code. 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.

ACCESS AND CIRCULATION:
The multifamily apartment development will be accessed by a proposed 60’ street/public right-of-way adjacent on the west side of the development. The street will stem north from the existing East 51st Street South. A 5’ sidewalk will be provided along the entirety of the easterly portion of the newly constructed right-of-way. An existing storm water culvert and concrete drainage channel to the east of the new right-of-way prohibit the construction of a sidewalk along the site’s very limited 51st Street frontage. Internal private drives will serve both the clubhouse and the individual residences.
3. No Zoning Clearance Permit shall be issued within the PUD until a Detail Site Plan, which includes all buildings, parking, lighting, and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

4. A Detail Landscape Plan shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences (where applicable), have been installed 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 has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

6. The Department Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving the property have been installed in accordance with the approved plans prior to issuance of any Occupancy Permit.

7. All public roadways, including all curbs, gutters, base and paving materials shall be of a quality and thickness which meets City of Tulsa standards for a residential public street. The maximum vertical grade of streets shall be 10 percent. The City shall inspect all streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets and the developer shall pay all inspection fees required by the City. If the City will not inspect, then a registered professional engineer shall certify that the streets have been built to City standards.

8. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.

9. No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

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

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

12. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during Detail Site Plan review and/or the subdivision platting process.
**TAC Comments:**

**General:** Request that the floodplain adjacent to the property be included in the plat as a reserve area.

**Water:** A looped water main extension line; centered inside of a 20’ restrictive waterline easement will be required.

**Fire:** Property shall be served with fire hydrant protection per Sections 508.5 and Appendix B & C of the International Fire Code. The drive shall meet the fire apparatus access requirements of Section 503 and Appendix D of the International Fire Code. Section D105 shall be complied with if the buildings exceed 30’ in height.

**Stormwater:** Needs to show Existing City of Tulsa Regulatory Floodplain, and explain how it is being changed to this proposed floodplain. Compensatory storage is required for all fill placed in the floodplain and must be placed in an easement. A detention determination is required in order to authorize fee-in-lieu of detention. Runoff from the development must be collected and piped to the invert of the creek.

**Wastewater:** A sanitary sewer mainline extension must be constructed to provide sewer service to all proposed lots within the PUD area.

**Transportation:** In the access and circulation section include sidewalk requirement and note that the public road will be added by separate instrument. On the site plan note that road will be by separate instrument.

**INCOG Transportation:**

- **MSHP:** E. 51st Street is a designated secondary arterial. According to the Major Street & Highway Plan, a residential collector is planned to connect to the Quail Ridge subdivision in the future. 60’ of ROW should be dedicated for this purpose.
- **LRTP:** 51st St S., between 129th E. Ave and 145th E. Ave, planned 4 lanes. Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments.
- **Transit:** No comments.

**Traffic:** No Comments.

**GIS:** No Comments.

**Street Addressing:** No Comments.

04/06/10
Exhibit "B"
Section 28
T-19-N, R-14-E
Tulsa County, Oklahoma
Boundary Description

PROPOSED TULSA REGULATORY FLOODPLAIN

125.63'
S 42'48''25'' W
76.13'
S 86'41'46'' W
137.64'
S 64'32'35'' W
181.08'
S 37'13'38'' W
148.81'
S 53'37'56'' W
53.69'
S 28'40'15'' W
60.76'
S 17'45'' E

P.O.C.
SW CORNER OF SW/4
2507.11'
N 88'42'15'' E
SOUTH LINE OF SW/4

L=47.12'
R=30.00'
Δ=89'59'55''

Tanner Consulting, LLC
2/24/2010 09234BNDY
Page 5 of 18923 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929
EXHIBIT C

Section 28
T-19-N, R-14-E
Tulsa County, Oklahoma
Boundary Description

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF (S/2) OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE NORTH 88°42'15" EAST ALONG THE SOUTHERLY LINE THE SOUTHWEST QUARTER OF SECTION 28 FOR A DISTANCE OF 2,507.11 FEET TO A POINT; THENCE NORTH 1°17'45" WEST FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 1°17'45" WEST FOR A DISTANCE OF 635.16 FEET TO A POINT;
THENCE NORTH 63°42'15" EAST FOR A DISTANCE OF 449.41 FEET TO A POINT;
THENCE SOUTH 26°17'45" EAST FOR A DISTANCE OF 409.80 FEET TO A POINT;
THENCE SOUTH 42°46'25" WEST FOR A DISTANCE OF 125.63 FEET TO A POINT;
THENCE SOUTH 86°41'46" WEST FOR A DISTANCE OF 76.13 FEET TO A POINT;
THENCE SOUTH 64°32'35" WEST FOR A DISTANCE OF 137.64 FEET TO A POINT;
THENCE SOUTH 37°13'38" WEST FOR A DISTANCE OF 181.08 FEET TO A POINT;
THENCE SOUTH 53°37'56" WEST FOR A DISTANCE OF 148.81 FEET TO A POINT;
THENCE SOUTH 28°40'15" WEST FOR A DISTANCE OF 53.69 FEET TO A POINT;
THENCE SOUTH 1°17'45" EAST FOR A DISTANCE OF 60.76 FEET TO A POINT OF CURVATURE;

THENCE ALONG A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°59'55" AN ARC DISTANCE OF 47.12 FEET, CHORD BEARING OF NORTH 46°17'43" WEST AND A CHORD LENGTH OF 42.43 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 261,359 SQUARE FEET OR 6.00 ACRES MORE OR LESS.

Real Property Certification

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

Joshua R. Lamb
Oklahoma P.L.S. #1678
Oklahoma Certificate of Authorization No. CA 2661
Expiration Date: 6/30/2011

Date 2/24/2017

Joshua R. Lamb
Oklahoma P.L.S. #1678
EXHIBIT J

David Cox
c/o Sheridan Plaza of Tulsa, Inc. (Mini-Mall 31)
5970 E. 31st St.
Tulsa, OK 74135

February 17, 2010

Ian Martin
Continental Properties Company, Inc.
W134N8675 Executive Parkway
Menomonee Falls, WI 53051

Dear Ian:

Thank you for sending us the details on your proposed apartment community off East 51st Street. We look forward to seeing this development progress; please keep us updated as you work through the approvals process.

The above is my business address but I am also half owner of the Cox Property that is immediately south and across 51st St. from your proposed project.

Sincerely,

[Signature]

David Cox
EXHIBIT K

Jack Wright
American Southwest Properties, Inc.
2341 W. Albany – Suite A
Broken Arrow, Oklahoma 74012
March 2, 2010

Sara Johnson
Continental Properties Company, Inc.
W134N8675 Executive Parkway
Menomonee Falls, WI 53051

Dear Sara:

We appreciate you keeping us in the loop on your proposed apartment development north of East 51st Street. We are pleased to see the development on the adjoining property, and look forward to seeing the development proceed with construction. Please keep us updated as your plans progress.

Sincerely,

[Signature]
Jack Wright