

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2577

May 4, 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:

1. Minutes of April 6, 2010, Meeting No. 2575
Minutes of April 14, 2010, Special Meeting - PLANiTULSA

CONSENT AGENDA

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

2. **LS-20368** – Tanner Consulting (9317) (PD6) (CD9)
East of the Southeast corner of South Lewis Avenue and East 21st Street South, 2624 East 21st Street South (Related to Item 3)
3. **LC-239** – Tanner Consulting (9317) (PD6) (CD9)
East of the Southeast corner of South Lewis Avenue and East 21st Street South, 2624 East 21st Street South (Related to Item 2)
4. **LS-20369** – Mark E. Alwardt (6315) (County)
West of the Southwest corner of East 201st Street and South Sheridan Road, 6168 East 201st Street South
5. **LC-240** – Wallace Engineering (9201) (PD1) (CD4)
Northwest corner East Archer Street and North Cincinnati Avenue
6. **LC-241** – Wallace Engineering (9201) (PD1) (CD4)
Southeast corner East Brady Street and North Boston Avenue
7. **LC-242** – Wallace Engineering (9201) (PD1) (CD4)
Northwest corner East Brady Street and North Cincinnati
8. **LC-243** – James E. Jones (0331) (PD2) (CD3)
West of the Northwest corner of East Oklahoma Place and North Lewis Avenue, 2161 E. Oklahoma Place

9. **LC-244** – David Rogers (9306) (PD4) (CD4)
Southeast corner of South Xanthus Avenue and East 6th Street South, 2002 East 6th Street South

10. **LC-245** – Chris Evertz (8211) (PD8) (CD2)
East of the Southeast corner of South Olympia Avenue and West 71st Street South

11. **LC-246** – Matt Weinstock (9217) (PD9) (County)
North of the Northwest corner of West 25th Street and South 57th Avenue, 2410 South 57th West Avenue

12. **LS-20367** – HRAOK (Dwayne Wilkerson) (0431) (Cont. from 4/21/2010) (PD16) (CD6)
Southwest corner of East Independence Street and North Garnett Road (Related to Item 13.) (**Applicant is requesting a continuance to May 19, 2010**)

13. **LC-236** – HRAOK (Dwayne Wilkerson) (0431) (Cont. from 4/21/2010) (PD16) (CD6)
Southwest corner of East Independence Street and North Garnett Road (Related to Item 12.) (**Applicant is requesting a continuance to May 19, 2010**)

14. **NGP Business Complex** – (8323) Final Plat (PD 26) (CD 8)
North of the northwest corner of East 101st Street South and South Memorial Drive

15. **PUD-648-A-3 – Lori Worthington/Hampton Inn Suites** (PD-8) (CD-2)
Northeast corner of West 71st Street South and South Olympia Avenue (Minor Amendment to increase the aggregate display surface area from wall signs on north and south elevations from two square feet to 2.63 square feet.)

16. **PUD-776-1 – Jake Sutton/QuikTrip Corporation** (PD-10) (CD-1)
Northwest corner of West Brady Street and North Gilcrease Museum Road (Minor Amendment to increase the permitted display surface area for a ground sign located in a freeway sign corridor.)

17. **PUD-312-A-11 – Walter P. Moore/Hollis Allen, Jr.** (PD-18C) (CD-6)
Northwest corner of East 51st Street South and South Garnett Road (Minor Amendment to realign development area boundaries and reallocate existing floor area within Development Area F.)

18. **Z-7008-SP-1 – Bryan M. Burger, PE/Chick-Fil-A** (PD-8) (CD-2)
East of the southeast corner of West 71st Street South and South Olympia Avenue (Corridor Detail Site Plan for a 4,596 square foot restaurant.)

19. **PUD-557 – Mike Dwyer/Jackie Cooper Imports** (PD-18) (CD-8)
Northeast corner of South Memorial Drive and the Creek Turnpike/U.S. 169 (Detail Site Plan for a 8,869 square foot addition to an existing 67,592 square foot car dealership showroom and service department.)

- | | | |
|-----|---|----------------|
| 20. | <u>PUD-705-2 – Wallace Engineering/Greenwood Development Corp.</u> | (PD-2) (CD-3) |
| | Northeast corner of North Peoria Avenue and East Reading Street (Minor Amendment to reduce the required parking for the entire development from 174 required spaces to 157 required spaces, which represents a ten percent reduction in overall parking.) (Related to Item 21.) | |
| 21. | <u>PUD-705 – Wallace Engineering/The Shoppes on Peoria</u> | (PD-2) (CD-3) |
| | Northeast corner of North Peoria Avenue and East Reading Street (Detail Site Plan for 23,900 square foot mixed use retail building.) (Related to Item 20.) | |
| 22. | <u>PUD-617-1 – Randy Federick/Dr. Gene McCormick</u> | (PD-6) (CD-9) |
| | East of the southeast corner of 21 st Street South and South Lewis Avenue (Minor Amendment to allow one 17.83 square foot non-illuminated wall sign to be placed on the north-facing elevation of an office building located on Lot 1, Block 1 of the Claremont Park Office Park.) | |
| 23. | <u>Z-7115-SP-1 – Tulsa Engineering & Planning/Tim Terral</u> | (PD-8) (CD-2) |
| | Southeast corner of West 81 st Street South and South Union Avenue (Corridor Detail Site Plan for 274-unit apartment complex.) | |
| 24. | <u>PUD-431-A-10 – Ryan McAdams</u> | (PD-26) (CD-8) |
| | Southwest corner of 101 st Street South and South Sheridan Road (Minor Amendment to increase the permitted display surface area for wall signs on Lot 1, Block 1 – May's No. 21.) | |
| 25. | <u>AC-097 – HRAOK/Dwayne Wilkerson/QuikTrip</u> | (PD-5) (CD-3) |
| | Northeast corner of East Admiral Place and North Yale Avenue (Alternative Compliance Landscape Plan because six parking spaces are not within 50 feet of a required landscaped area as required by Section 1002, B-1 of the Zoning Code.) | |
| 26. | <u>PUD-364-6 – Architects Collective/Plaza Del Sol</u> | (PD-18) (CD-8) |
| | Northeast corner of South Mingo Road and 101 st Street South (Minor Amendment to increase the wall sign allotment in PUD-364 from 1.5 square feet of display area per lineal foot to 3.5 square feet of display area per lineal foot.) | |

21. **PUD-705 – Wallace Engineering/The Shoppes on Peoria** (PD-2) (CD-3)
Northeast corner of North Peoria Avenue and East Reading Street (Detail Site Plan for 23,900 square foot mixed use retail building.) (Related to Item 20.)

22. **PUD-617-1 – Randy Federick/Dr. Gene McCormick** (PD-6) (CD-9)
East of the southeast corner of 21st Street South and South Lewis Avenue
(Minor Amendment to allow one 17.83 square foot non-illuminated wall
sign to be placed on the north-facing elevation of an office building located
on Lot 1, Block 1 of the Claremont Park Office Park.)

23. **Z-7115-SP-1 – Tulsa Engineering & Planning/Tim Terral** (PD-8) (CD-2)
Southeast corner of West 81st Street South and South Union Avenue
(Corridor Detail Site Plan for 274-unit apartment complex.)

24. **PUD-431-A-10 – Ryan McAdams** (PD-26) (CD-8)
Southwest corner of 101st Street South and South Sheridan Road (Minor Amendment to increase the permitted display surface area for wall signs on Lot 1, Block 1 – May's No. 21.)

25. **AC-097 – HRAOK/Dwayne Wilkerson/QuikTrip** (PD-5) (CD-3)
Northeast corner of East Admiral Place and North Yale Avenue
(Alternative Compliance Landscape Plan because six parking spaces are
not within 50 feet of a required landscaped area as required by Section
1002, B-1 of the Zoning Code.)

26. **PUD-364-6 – Architects Collective/Plaza Del Sol** (PD-18) (CD-8)
Northeast corner of South Mingo Road and 101st Street South (Minor Amendment to increase the wall sign allotment in PUD-364 from 1.5 square feet of display area per lineal foot to 3.5 square feet of display area per lineal foot.)

PUBLIC HEARINGS

- | | | |
|-----|--|-----------------|
| 27. | <u>Z-7153 – Sack & Associates</u> | RS-3 to CS |
| | Southwest of southwest corner of South Memorial Drive and East 11 th Street | (PD-5) (CD-5) |
| 28. | <u>Z-7139-SP-1/Z-6254-SP-2 – H Design Group/Todd Bolin/Metro Appliance & More</u> | (PD-18c) (CD-7) |
| | South of the southeast corner of East 61 st Street and South Mingo Road (Corridor District Site Plan proposes a 24,600 SF mixed use lawn and garden/appliance retailer with warehouse, appliance parts and service components.) | |

28. **Z-7139-SP-1/Z-6254-SP-2 – H Design Group/Todd Bolin/Metro** (PD-18c) (CD-7)
Appliance & More
 South of the southeast corner of East 61st Street and South Mingo Road (Corridor District Site Plan proposes a 24,600 SF mixed use lawn and garden/appliance retailer with warehouse, appliance parts and service components.)

OTHER BUSINESS

29. **PUD-482-B – Tanner Consultants/Venture Properties**

Refund Request (Major Amendment for Abandonment, staff error in calculation of fees.)

30. **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**

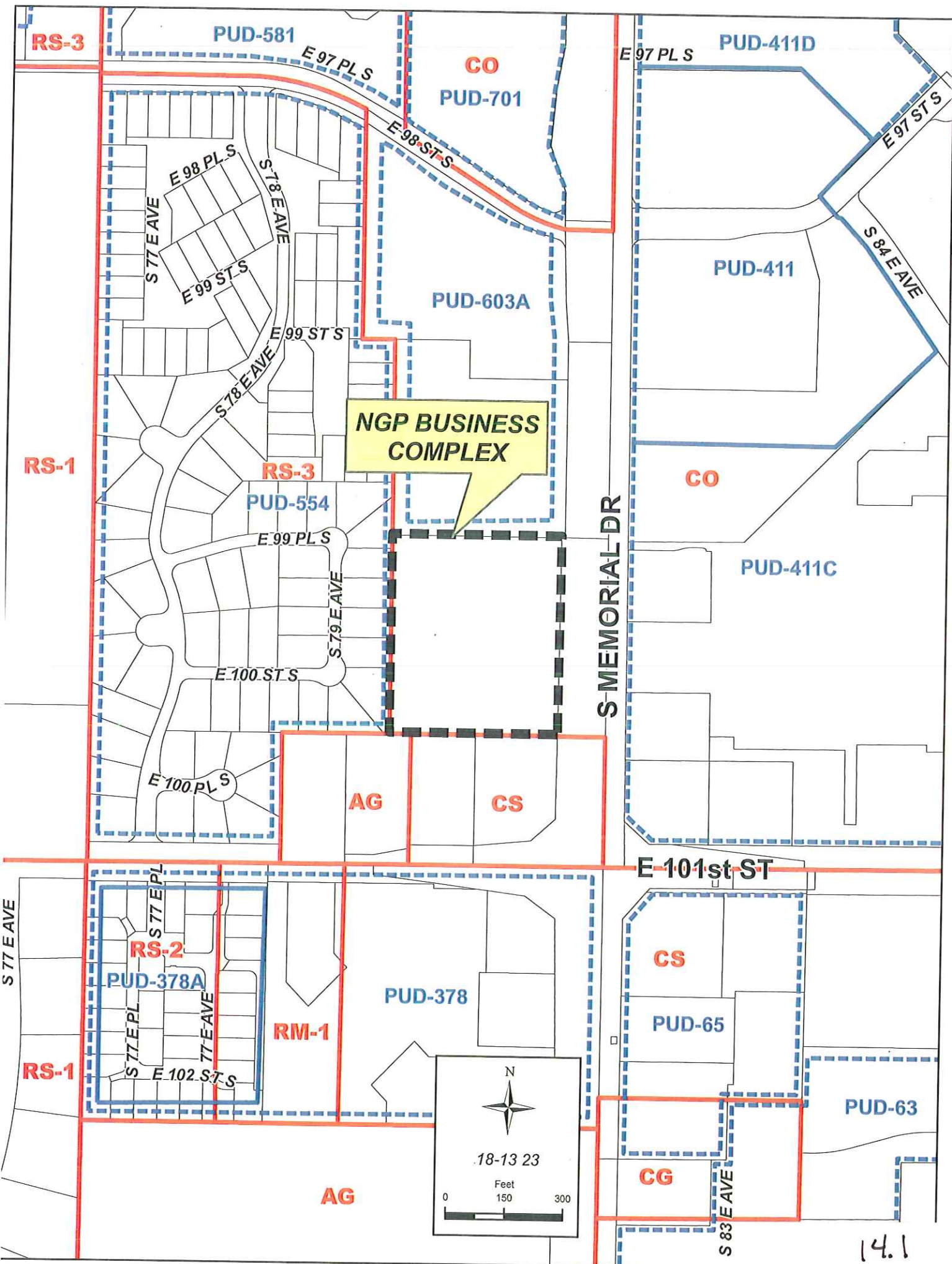
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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

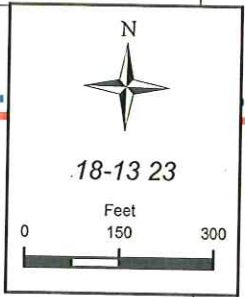
Visit our website @ www.tmapc.org

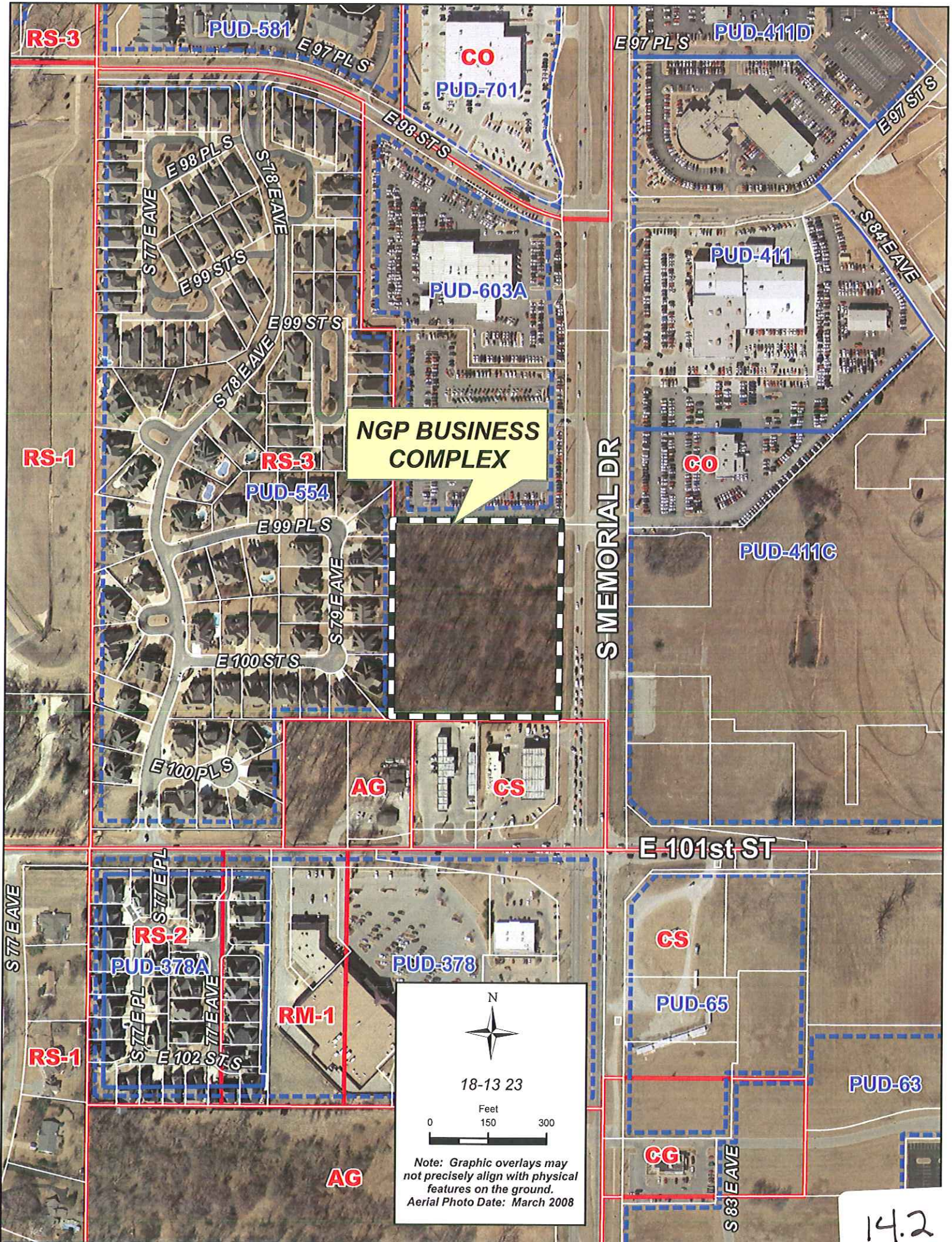
The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt 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



**NGP BUSINESS
COMPLEX**





**NGP BUSINESS
COMPLEX**

N

18-13 23

Feet
0 150 300

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

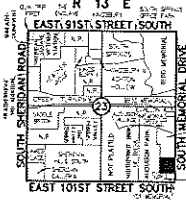
Final Subdivision Plat

NGP Business Complex - (8323) (PD 26) (CD 8)

North of the northwest corner of East 101st Street South and South Memorial Drive

This plat consists of 6 Lots, in 1 Block, on 4.9 acres.

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



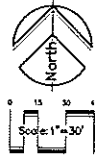
Location Map
SCALE 1"=2000'
SUBDIVISION CONTAINS
SIX(6) LOTS & ONE(1) RESERVE
IN ONE(1) BLOCK
GROSS SUBDIVISION AREA: 4.926 ACRES

Draft Final Plat

PUD 773

NGP Business Complex

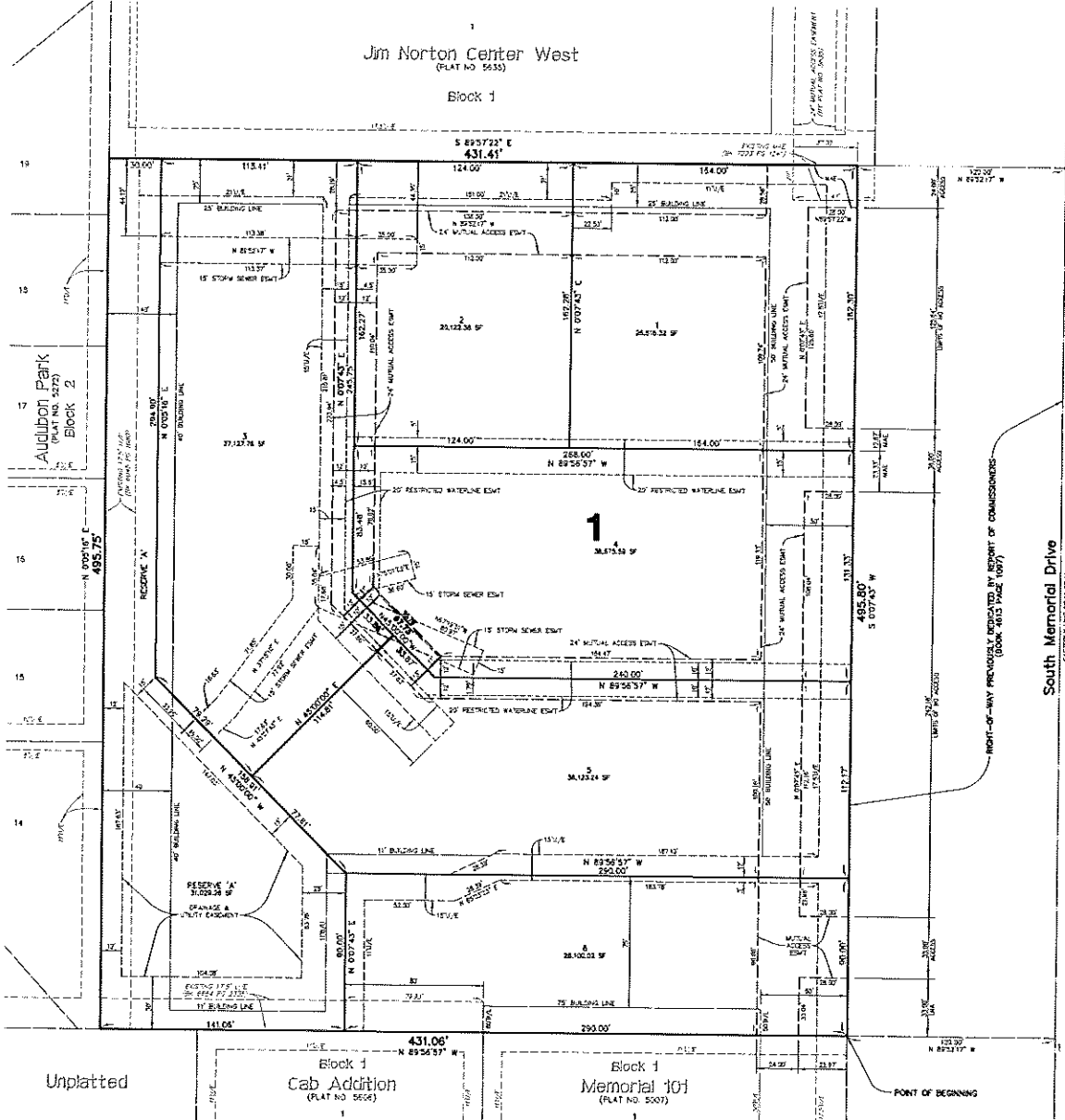
PART OF THE SE/4 OF THE SE/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



OWNER:
NGP, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: CRAIG GROITS
9902 S. Memorial Drive
Tulsa, Oklahoma 74133
Phone: (918)830-2273

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 14355
OK GA NO. 2661, EXPIRES 8/30/2011
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929
EMAIL: dan@tannerconsulting.com

AGE = ACCESS FRONTAGE
B.A. = BUILDING LINE
B.U. = BUILDING LINE & UTILITY EASEMENT
B.P. = BOOK PAGE
C.E. = CORNER
L.A. = LIMITS OF NO ACCESS
M.A. = MUTUAL ACCESS EASEMENT
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT



Notes

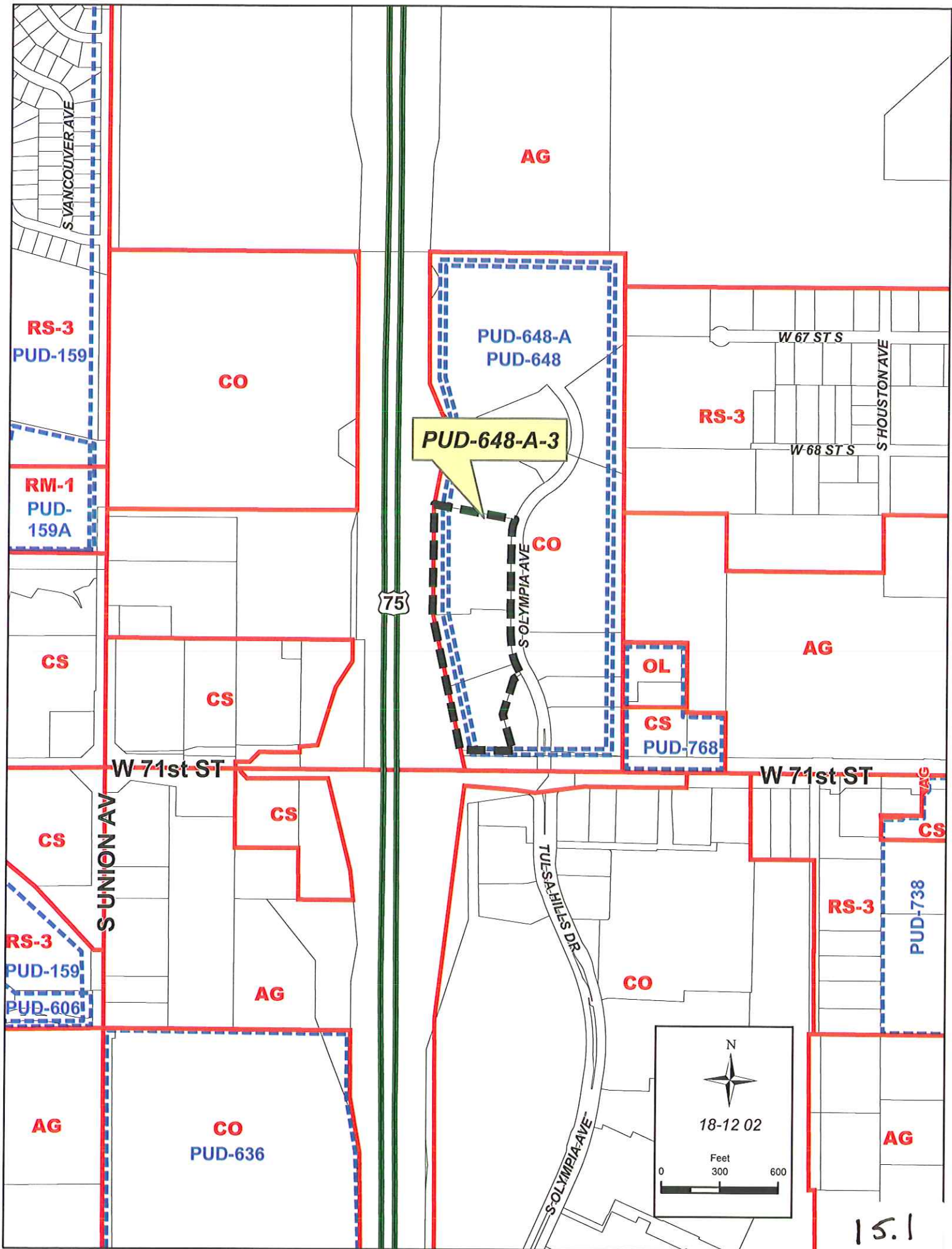
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER PLS 1435" UNLESS OTHERWISE NOTED.
- THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS A BEARING OF N 07°45' E ALONG THE EASTERN LINE OF THE SE/4 OF SECTION 23, T-18-N-R-13-E, OF THE POIAN MEMORIAL, TULSA COUNTY, OKLAHOMA.

STATE OF OKLAHOMA
COUNTY OF TULSA
I, Barbara Welch, Tulsa County Clerk, do and
for the County and State above named, do
hereby certify that the foregoing is a true
and correct copy of a like instrument now
on file in my office.

Witness my hand and the Seal of said County
this 14th day of March, 2010.
BARBARA WELCH, Tulsa County Clerk

POINT OF COMMENCEMENT
SOUTHEAST CORNER SE/4 SE/4
SECTION 23, T-18-N-R-13-E

14.4





PUD-648-A-3

75

W 71st ST

W 71st ST

S UNION AV

S VANCOUVER AVE

W 67 ST S

W 68 ST S

S HOUSTON AVE

S OLYMPIA AVE

TULSA MILLS DR

S OLYMPIA AVE



18-12 02

0 300 600
Feet

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

15.2

May 4, 2010

STAFF RECOMMENDATION

PUD-648-A-3: Minor Amendment – Northeast corner of West 71st Street South and South Olympia Avenue; Lot 2, Block 1 – Olympia Medical Park; TRS 8202; CZM 51; Atlas 1012; PD 8; CD 2; CO/PUD.

The applicant is requesting a minor amendment to increase the aggregate display surface area for wall signs on the north and south elevations of the building only from 2 square feet (sf) 2.63 sf (see Exhibits A and B).

The PUD currently restricts wall signs to one (1) sf of display area per lineal foot of wall to which the sign is affixed. The underlying zoning of the lot is Corridor (CO) which would allow 3 sf of display area per lineal foot of building wall. Also, the lot in question is immediately adjacent to US Highway 75.

On March 23, 2010 the City of Tulsa Board of Adjustment (BOA) in case #21039 approved a variance to increase the permitted wall signage on the north and south elevations to 2.63 sf. The BOA cited the size of the lot, proximity to the freeway and elevation of the site in relation to the elevation of the freeway entry/exit ramps as basis for approval (see Exhibit C).

Given the approval of the aforementioned variance, staff contends the approval of this minor amendment will not substantially alter the signage requirements for PUD-648-A. Staff supports the variance approval by the BOA and therefore recommends **APPROVAL** of minor amendment PUD-648-A-3 increasing the wall sign allotment to 2.63 sf per lineal foot of building wall for the north and south elevations only of the building located on Lot 2, Block 1 – Olympia Medical Park.

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

Hampton Fur & Suede

5

LINEAR BUILDING LETTERS

| SIGN NUMBER | A | B | C | AREA (SQ. FT.) |
|-------------|-----|--------|---|----------------|
| HIS BL 36L | 27" | 1" | x | 81.25 |
| HIS BL 48L | 48" | 1 1/4" | x | 144.41 |
| HIS BL 60L | 60" | 1 1/2" | x | 230.41 |

LIGHT COLORED BUILDING

3/8" DEEP SELF CONTAINED CHANNEL LETTERS.
 LARGE POWER SUPPLIES ARE MOUNTED TO INTERIOR
 BACK OF LETTER.

SECONDARY OPTION:

WILL NEED TO VERIFY AVAILABLE
SPACE BEFORE PRODUCTION CAN BEGIN.

WILL NEED TO VERIFY AVAILABLE
SPACE BEFORE PRODUCTION CAN BEGIN.

SOUTH ELEVATION - 1/8"=1'

240" THK. ALUM. RETURNS WITH .053 THK. ALUM.
CAD CUT BACKS. RETURNS PAINTED 313 DK. BRONZE.

1.77" THK. 211-1 RED CYRO SG FACES

1" OK. BRONZE JEWELITE RETAINER.

GELCORE TETRA RED/RED L.E.D. (5 PER FOOT).

.040" THK. ALUM. BRIDGE
COVER, PAINT TO MATCH
WALL.

LETTER BODY

TYPICAL BRIDGE DETAIL NTS

SOUTH ELEVATION - 1/16"=1'

CUSTOMER APPROVAL:

37.85

THIS is an original unpublished drawing, created by
Armen Shigis. It is submitted for your publication
in connection with a project being planned for you
by Armen Shigis. It is not to be shown to anyone
outside your organization nor is it to be used, re-
produced, copied or exhibited in any fashion.

DATE: 08.25.09

SCALE: AS NOTED

SALES: E. AMOYE
DRAYN BY: KIMBLE

DRAWN BY: KIMBLE

CLIENT: HAMPTON INN & SUITES

DRAWING #:

HIS-TylenolSourceOK-CT,2

NOTES:

DATE: _____ REVISIONS: _____

ENDING ORDER

EXHIBIT A

15.4

Case No. 21039

Action Requested:

Variance of the maximum aggregate display surface area for wall signs within a PUD from 2 sq. ft. per lineal foot of building wall to 2.63 sq. ft. per lineal foot of building wall (Section 1103.B.2.a) to permit a new wall sign on a developing building. Location: 7004 S. Olympia Ave.

Presentation:

Andy Patel, 704 S. Sweetgum Ave., Broken Arrow, Oklahoma 74012, the request is for a variance of the maximum aggregate display surface area for wall signs within a PUD from 2 sq. ft. per lineal foot of building wall to 2.63 sq. ft. Two square feet will allow us to put 30-inch channel letters; however, the readability from certain distances is not easy. The proposal submitted today indicates that 2.63 sq. ft., will allow 48-inch letters providing readability from Highway 75.

Comments and Questions:

Ms. Stead asked how the signs would be lighted. Mr. Patel responded that it would be by LED lighting. Ms. Stead asked if the LED would be in the interior, if they would flash or move. Mr. Patel answered, that they would be interior and would not flash or move.

Mr. Tidwell asked the actual length of the sign. Mr. Patel answered that it would be 36 feet with 48-inch letters.

Mr. Boulden asked if staff would explain PUD square footage versus outside of a PUD square footage.

Mr. Alberty responded that PUDs are more restrictive; corridor zoning is primarily limited to areas along expressways; therefore, signage can be more lenient. PUDs are more restrictive because they are traditionally interior. However, along corridors there is some leniency regarding signage.

Ms. Stead stated that the applicant would need to take this to the TMAPC since it has a PUD overlay. In addition, Ms. Stead found this building is located on lower land.

Board Action:

On **MOTION** of **Stead**, the Board voted 5-0-0 (White, Henke, Stead, Tidwell, Van De Wiele "aye"; no "nays"; no "abstentions") to **APPROVE** a Variance of the maximum aggregate display surface area for wall signs within a PUD from 2 sq. ft. per lineal foot of building wall to 2.63 sq. ft. per lineal foot of building wall (Section 1103.B.2.a), to permit a new wall sign per building face on a developing building. This approval covers both the north and south ends of the building, finding that this large tract, which is approximately 129,390 square feet, is lower than the entrance highways. If the PUD overlay had not been placed, the Code would allow for three-feet of signage. Following approval the applicant

will take this information to the TMAPC, finding that the exceptional conditions peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan. The lighting of the sign will be by interior LED with no flashing, rolling or change in copy, as per plan submitted, 7.5, which is typical of both north and south ends of the building.

PRT LT 2 BEG 220NW & 193.11NE & 40NE & NWLY CRV RT 69.68 SWC
RESERVE A TH CRV RT 125.88 N139.75 W206 S25 W191.72 SE375.39
NE366.77 POB BLK 1, OLYMPIA MEDICAL PARK II, City of Tulsa, Tulsa
County, State of Oklahoma.

Case No. 21040

Action Requested:

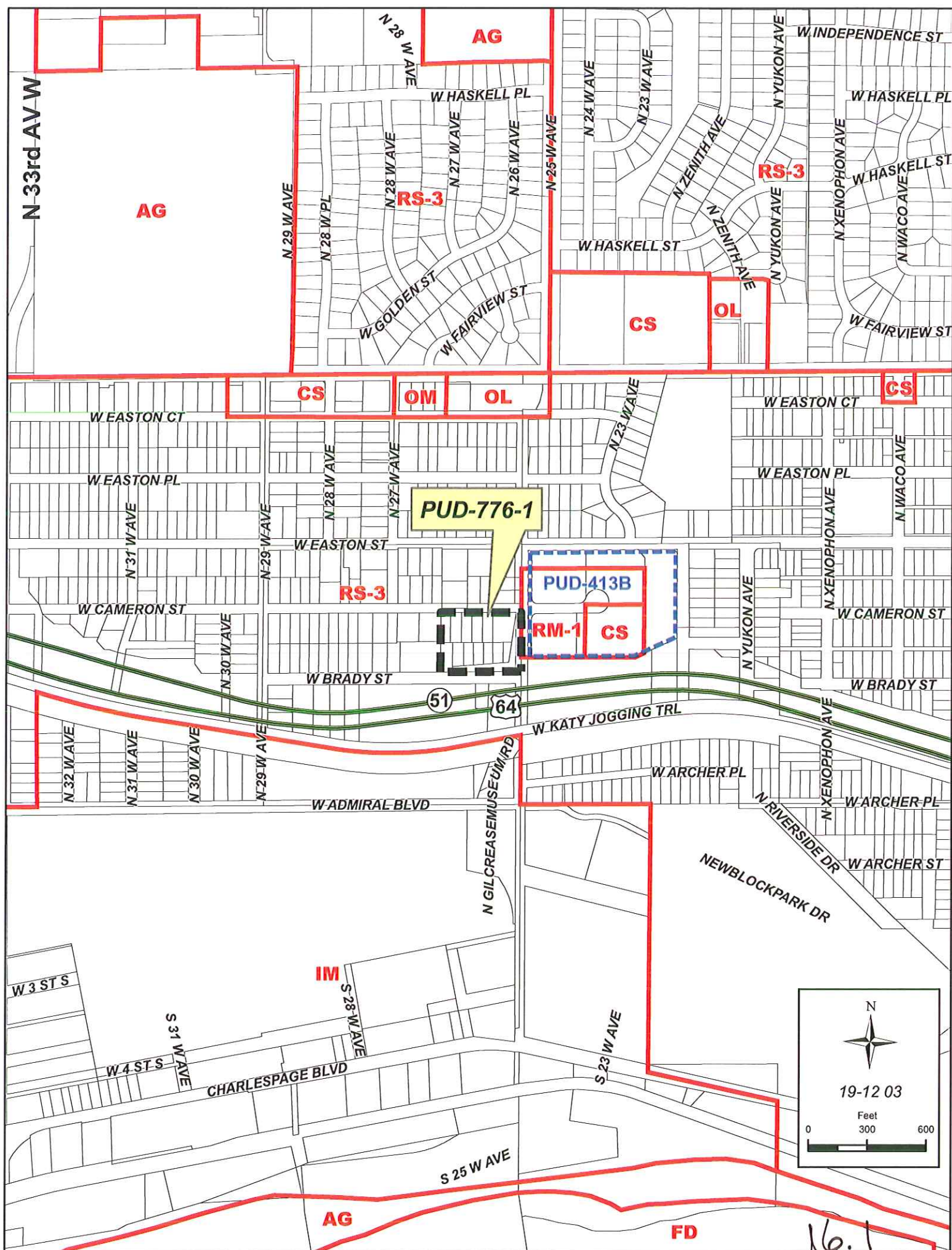
Special Exception to permit auto body repair and painting (Use Unit 17) in the CS district (Section 701); a Special Exception to permit auto body painting on a lot within 150 ft. of R zoned land (Section 701); a Special Exception to modify the screening requirement along the east and south property lines (Section 212.C); and a Variance to permit open air storage within 300 ft. of an adjoining R district to the east (Section 1217.C.2). Location: 1307 & 1315 N. Harvard Ave.

Presentation:

Paul Wilkening, 320 S. Boston, Tulsa, Oklahoma 74103, on behalf of Los Huaches Paint & Body is requesting three special exceptions and one variance. The applicant has been in business for one year as a paint and body shop and a repair shop in this location. There is on-site painting within a paint booth located inside the building. Mr. Billy Smith recently acquired the business. In addition, the applicant rents a strip of land to the east, which has a small garage; however, that strip is still zoned residential. Mr. Smith would be willing to put an 8-foot fence wood fence on the boundary. The variance of 300 feet is requested since there have been a number of cars there and the lot is overly crowded. Lastly, the dogs and dog kennels have been removed from the property.

Comments and Questions:

Ms. Stead asked if this is to be a repair shop. Mr. Wilkening responded that it would be a body repair shop, with no mechanical repair. Ms. Stead asked if there was any painting in the two bays to the north. Mr. Wilkening answered negatively.



May 4, 2010

STAFF RECOMMENDATION

PUD-776-1: Minor Amendment – Northwest corner of West Brady Street and North Gilcrease Museum Road; Lot 1, Block 1 – QT No. 59R; 220 North Gilcrease Museum Road; TRS 9203; CZM 36; Atlas 39; PD 10; CD 1; CS/PUD.

The applicant is requesting a minor amendment to increase the permitted display surface area for a ground sign located in a freeway sign corridor. Specifically, the applicant seeks to amend the allotment for the sign to be located at the southwest corner of the site (see Exhibit "Sheet C1").

PUD-776 currently allows at the southwest corner of the site:

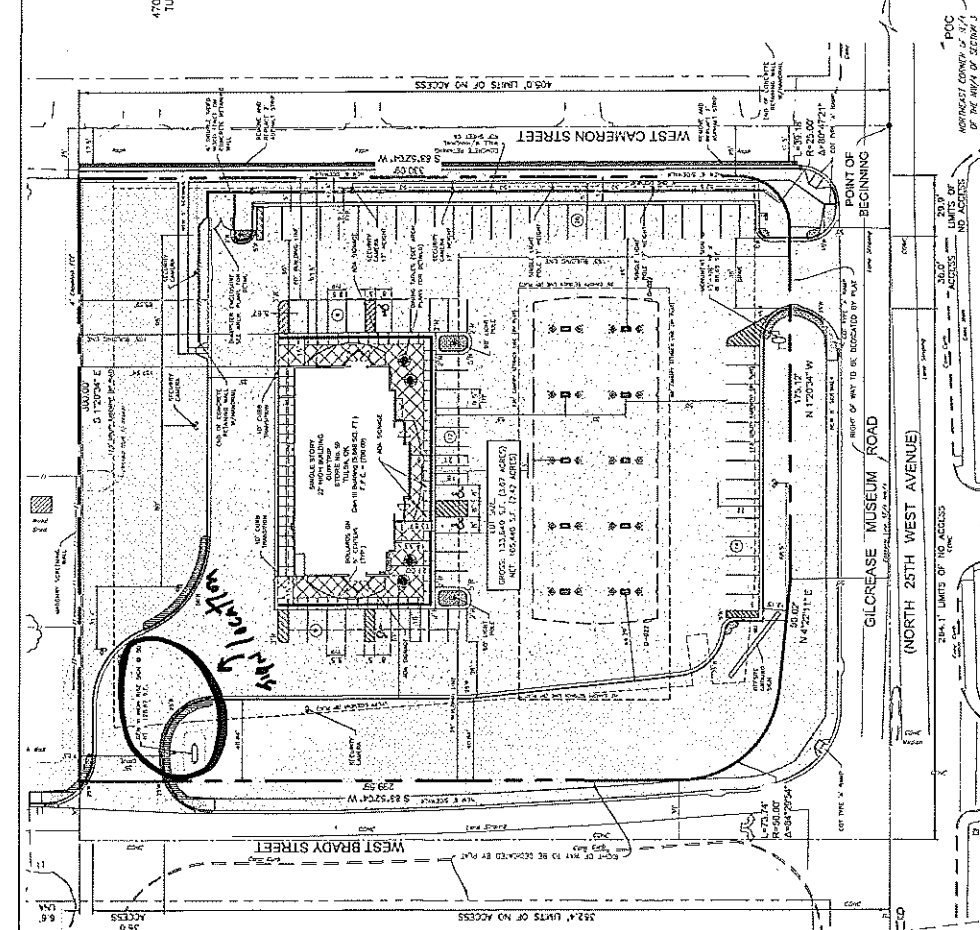
One double-faced ground sign shall be permitted at the Southwest corner of the Development Area (along the Brady Street frontage, which parallels and abuts the Keystone Expressway/U.S. Highway 412) with a maximum display surface area of 130 square feet and a maximum height of 50 feet. This sign may, at QuikTrip's option, be located within the utility easement along the Brady Street frontage.

The applicant is requesting that the display area for the sign be modified from 130 square feet (sf) to 195 sf (see Exhibit A). With a street frontage along West Brady of 299.59 lineal feet, the underlying zoning would permit a sign with 299 sf of display area if more than one ground sign is erected on the lot.

Since the underlying zoning on the lot would permit a much larger sign and the site location within a freeway sign corridor staff can support this request. Therefore, staff recommends **APPROVAL** of minor amendment PUD-776-1 allowing the sign at the southwest corner of the site to have 195 sf of display area.

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

16.3



OWNER/DEVELOPER
QUIKTRIP CORPORATION
15 SOUTH 120TH EAST AVENUE
OKLAHOMA 74134-7008
PHONE: (918) 615-7700

ENGINEER/SURVEYOR
HRAOK, INC.
1913 WEST TACOMA, SUITE-A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-3737
FAX: (918) 258-2554
E-MAIL: AH@HRAOK.COM
CA#3543, EXPIRES 6-30-2011

TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE

[illegible]

| | |
|---|------------------|
| and Area Summary | |
| WATER LAND AREA: | 133,649 SF |
| WATER AREA: | 105,440 SF |
| NET LAND AREA: | 10,544 SF (1D5) |
| LANDSCAPE AREA REQUIRED: | 36,401 SF (3/65) |
| ALL REQUIRED LANDSCAPE AREA SHALL MEET CURRENT LANDSCAPE PERFORMANCE STANDARDS AND SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION | |

| | |
|-----------------------------|--------------------------|
| 25' MAXIMUM 22' PROVIDED | 5,668 SF |
| BUILDING HEIGHT: | BUILDING AREA: TOTAL |
| BUILDING HEIGHT: | BRIDGE FLOOR AREA RATIO: |

| Marking Space Requirement | |
|----------------------------|----|
| BUILDING (5608 SF) | 26 |
| REQUIRED: 1 SPACE / 225 SF | 26 |
| TOTAL REQUIRED: | 26 |
| AVAILABLE: THREE-DRIVE | 26 |

| | |
|-------------------------------|----|
| TOTAL PARKING PROVIDED: | 70 |
|-------------------------------|----|




| | |
|---------------------------|------------|
| Openings Area | 105,440 SF |
| Total Disturbed Area: | |
| Existing Impervious Area: | 23,619 SF |
| Proposed Impervious Area | 73,799 SF |

APPROVED SITE PLAN
FOR PUD 776 DATED 3/2/10
DEV. AREA 68
THREAT OFFICIAL

SEE DETAIL SHEET FOR SITE LIGHTING DETAILS. SEE ARCHITECTURAL PLANS FOR

SEE ARCHITECTURAL PLANS FOR SECURITY CAMERA ELECTRICAL AND MOUNTING REQUIREMENTS.

| Land Area Calculations for PUD 776 | | | | | | | | | |
|------------------------------------|--|-------------------|----|--------------------------|------|--------------------|---|--|--|
| EXPANDED 200602 | | C5 | | 30X140 S.F. (2.42 ACRES) | | LANDSCAPE PROPOSED | | | |
| LOT AREA | | LANDSCAPE REDUCED | | LANDSCAPE PROPOSED | | | | | |
| | | SF | % | SF | % | SF | % | | |
| SHEET 7400 | | | | | | | | | |
| OCCUPANCE | | | | | | | | | |
| A. PARK ST (25) | | 1,274 | 15 | 3,200 | 87.2 | | | | |
| B. PARKWAY (100) | | 1,073 | 16 | 4,367 | 53.7 | | | | |
| C. PARKWAY (100) | | 1,311 | 5 | 4,174 | 49.1 | | | | |
| D. PARKWAY (100) | | 2,192 | | | | | | | |

| Hatch Legend | |
|---|---|
|  | PHOTOSELECT LIMITS OF BRIGHTER LANDSCAPE AREA |
|  | PHOTOSELECT ASPHALTIC CONCRETE PAVING |
|  | PHOTOSELECT CONCRETE PAVING |

| | |
|---|--|
| <p>Site Legend</p> <p>Accession Number Date Name</p> | <p>EDUCATIONAL LINE</p> <p>CONCRETE CURB AND AUTOMATICS</p> <p>MOVABLE CURB W/PAVER</p> <p>PARKING SPACE INDICATOR</p> <p>AREA LIGHT</p> <p>WALKWAY PRODUCT</p> <p>SPRINKLER WITH CANNON BALLS AND INFLATORS</p> <p>TRANSFORMER</p> <p>FUEL SYSTEM ACCESS MANHOLE</p> |
| | |

A map showing the location of the proposed development. The map is oriented with North at the top. It shows a grid of streets. The vertical streets are labeled 'R 12 E' and 'N 19 W'. The horizontal streets are labeled 'UNION AVENUE' and '19TH STREET'. The intersection of Union Avenue and 19th Street is marked with a circle containing the number '1'. The intersection of Union Avenue and 12th Street is marked with a circle containing the number '2'. The intersection of 19th Street and 12th Street is marked with a circle containing the number '3'. The map also shows 'WEST EDISON STREET' and '12TH STREET'. The area around the intersection of Union Avenue and 19th Street is shaded in grey, indicating the proposed development area. The map includes labels for 'N 19 W' and 'R 12 E'.

[illegible][illegible]

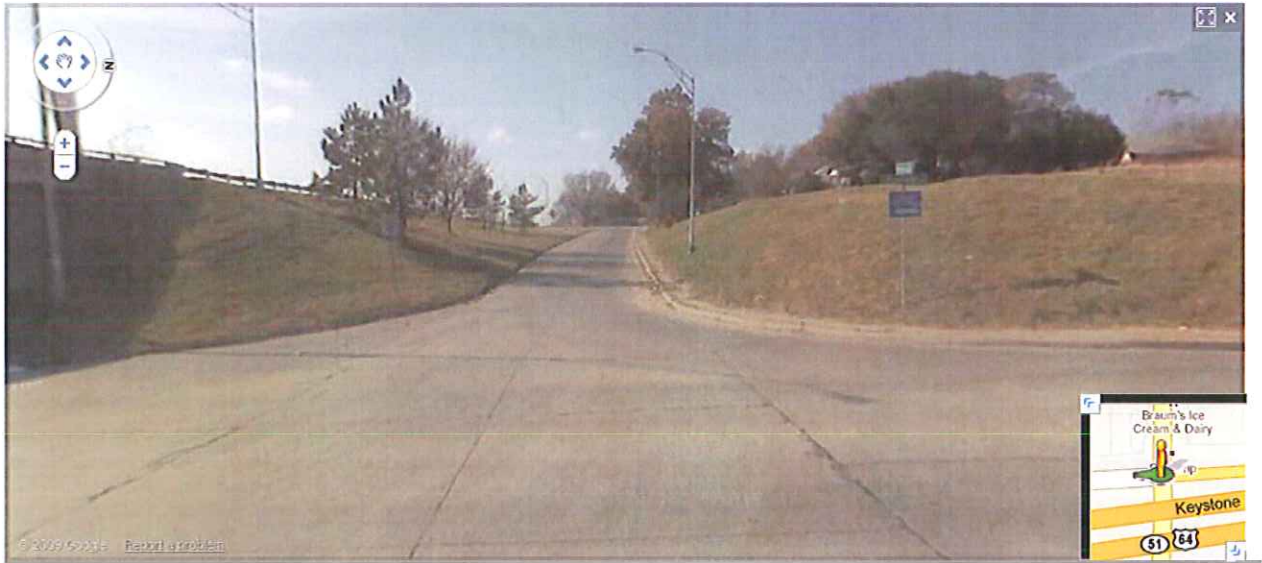
HRAOK, INC.
ENGINEERING • SURVEYING • PLANNING • LANDSCAPE ARCHITECTURE
KALAMAZOO, MI 39001 EXP. DATE: 6-30-2011
KALAMAZOO, MI 39001 EXP. DATE: 12-31-2010
9013 WEST JACOBSON, SUITE A
BLOOMSBURG, OHIO 44823
PHONE: (616) 346-3737
FAX: (616) 346-2166
WWW.HRAOK.COM
INFO@HRAOK.COM

DATE 5-3-70
IDP 5204
ATTN: NO. 20

DETAIL SITE

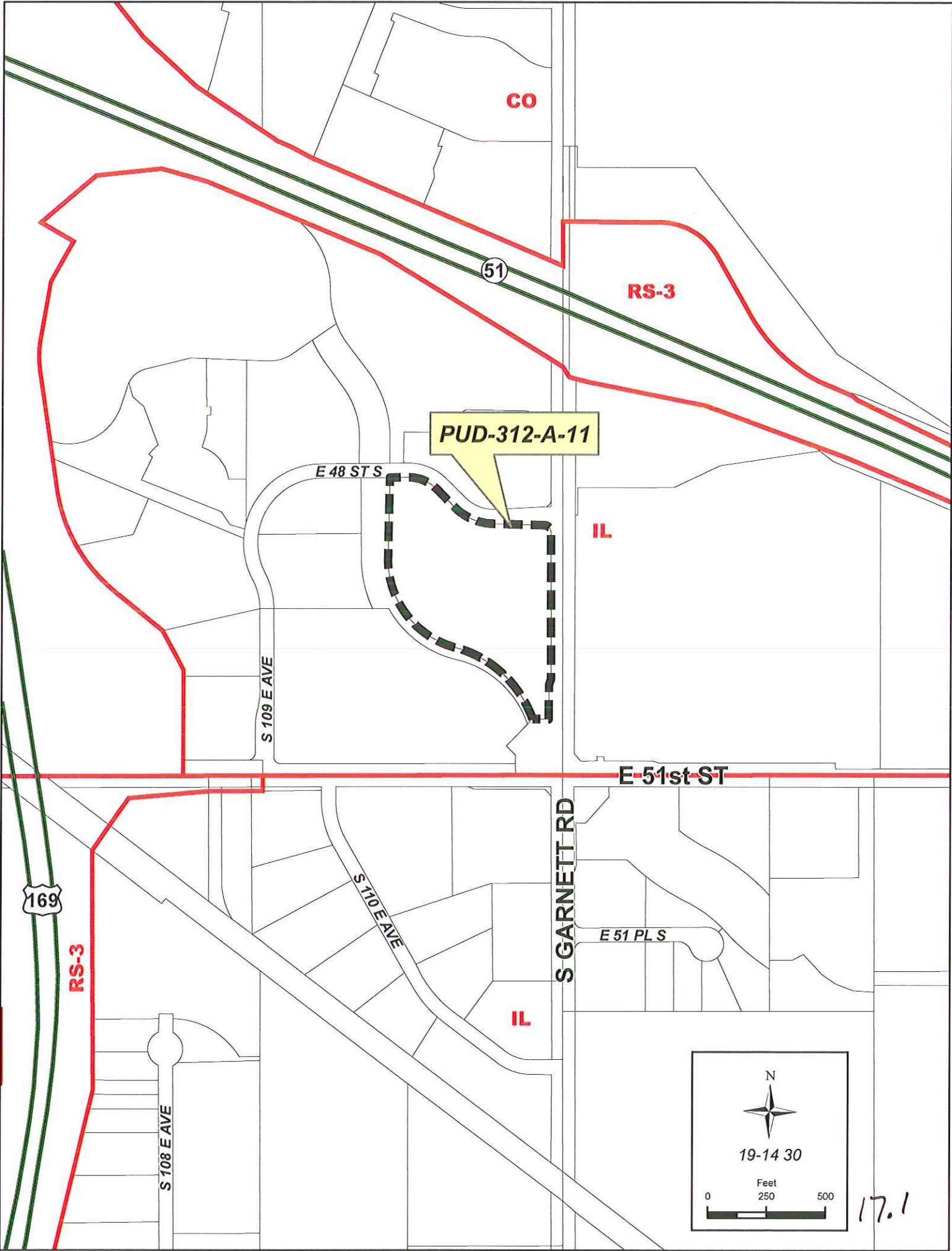
| | |
|--|----------------------|
| PLAN | SHEET C1 OF 18 |
| DESIGN BY SCM/KSR CHECKED BY DUM/AMH ISSUE DATE 4/11/09 | |

QuikTrip Store No.: 059R
GILCREASE MUSEUM RD. & W. CAMERON ST.
TULSA, OKLAHOMA





16.7





PUD-312-A-11

E 48 STS

S 109 E AVE

E 51st ST

S GARNETT RD

S 110 E AVE

E 51 PL S

169

S 108 E AVE



19-14 30

0 250 500
Feet

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

17.2

May 4, 2010

STAFF RECOMMENDATION

PUD-312-A-11: Minor Amendment – Northwest corner of East 51st Street South and South Garnett Road; TRS 9430; CZM 49; Atlas 753/754; PD 18c; CD 6; IL/PUD.

The applicant is requesting a minor amendment to realign development area boundaries and re-allocate existing floor area within Development Area F of PUD-312-A (see attached Exhibit A). There is no request to increase the overall permitted floor area within this development area.

Current PUD standards for Development Area F allow (see Exhibit B):

320,000 square feet (sf) of total floor area broken down as follows –

| | |
|------------------------------|------------|
| Lot 1: Uses 12, 13, 14 & 17: | 58,000 sf |
| Uses 11 & 19: | 112,000 sf |
| Lot 2: Uses 12, 13, 14 & 17: | 50,000 sf |
| Uses 11 & 19: | 100,000 sf |

Minor Amendment PUD-312-A-11 seeks to realign development areas (see Exhibit C) and reallocate the existing floor area as follows:

320,000 square feet (sf) of total floor area broken down as follows –

| | |
|------------------------------|------------|
| Lot 1: Uses 12, 13, 14 & 17: | 37,400 sf |
| Uses 11 & 19: | 72,600 sf |
| Lot 2: Uses 12, 13, 14 & 17: | 69,300 sf |
| Uses 11 & 19: | 140,700 sf |

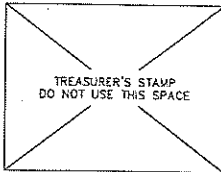
Made simple, the current Development Area allows 108,000 sf of uses 12, 13, 14 & 17 and 212,000 sf of uses 11 & 19.

The proposed minor amendment allocates 106,700 sf of floor area to uses 12, 13, 14 & 17 and 213,300 sf to uses 11 & 19. Staff views the 1,300 sf decrease in uses 12, 13, 14 & 17, and the 1,300 sf increase in uses 11 & 19 as negligible; not substantially altering the allocation of land to a particular use or uses.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-312-A-11.

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

17.3



Oklahoma Oncology

A SUBDIVISION OF PART OF THE
SE/4 OF SECTION 30, T-19-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

PLANNED UNIT DEVELOPMENT NUMBER 312-A

Owner
OKLAHOMA ONCOLOGY
ATTN: KENT BUTCHER, MBA
1705 EAST 19TH STREET, SUITE 303
TULSA, OKLAHOMA 74104
PHONE: (918) 744-3300

Engineer / Surveyor
SACK AND ASSOCIATES, INC.
SANTA FE 5207
111 SOUTH BLOOM AVENUE
TULSA, OKLAHOMA 74102-1818
PHONE: (918) 592-6111
E-MAIL: SACKANDASSOCIATES.COM
C.A. No. 1733 (EXP. JUNE 30, 2007)

Basis of Bearings

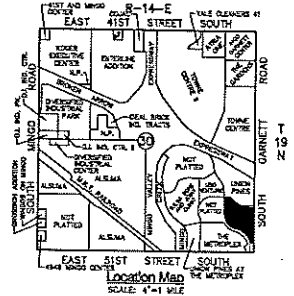
THE BEARINGS SHOWN HEREON ARE BASED ON THE
EAST LINE OF SECTION 30 HAVING AN ASSUMED,
NON-ASTRONOMICAL BEARING OF DUE SOUTH.

Monumentation

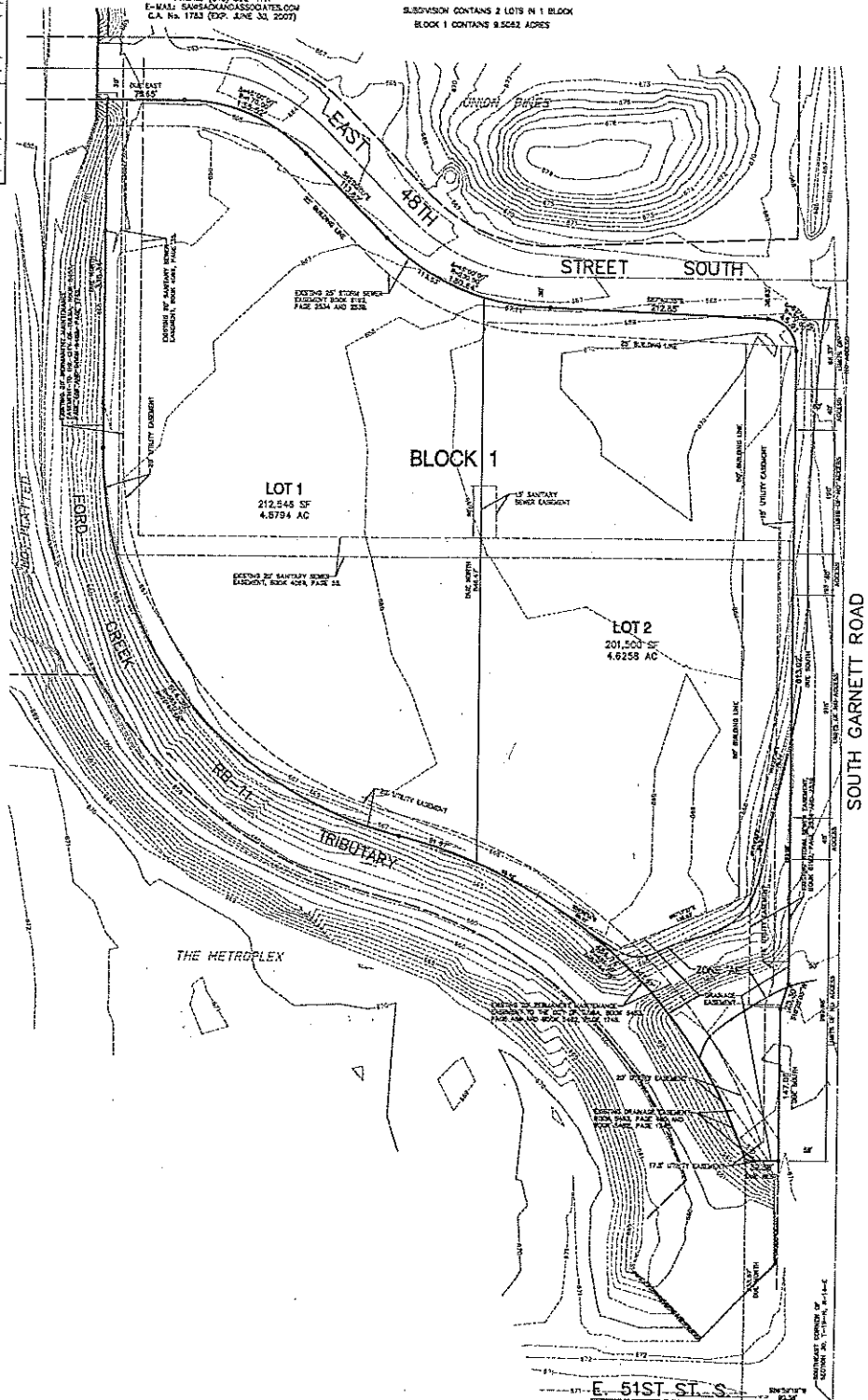
ALL CORNERS WERE SET USING A 3/8" x 18" IRON
PIN WITH A YELLOW CAP STAMPED "SACK LS 1139".

Subdivision Statistics

SUBDIVISION CONTAINS 2 LOTS IN 1 BLOCK
BLOCK 1 CONTAINS 9.5622 ACRES



| PLAT No. |
|---|
| THIS PLAT REPRESENTS AN APPROVAL OF THE CITY OF TULSA, OKLAHOMA AND THE CITY ENGINEER'S OFFICE HAS REVIEWED THE PLAT FOR CONFORMANCE WITH THE CITY CHARTER AND THE CITY ENGINEER'S OFFICE HAS REVIEWED THE PLAT FOR CONFORMANCE WITH THE CITY CHARTER AND THE CITY ENGINEER'S OFFICE HAS REVIEWED THE PLAT FOR CONFORMANCE WITH THE CITY CHARTER |
| APPROVED BY THE CITY ENGINEER DATE |
| APPROVED BY THE CITY ENGINEER DATE |
| APPROVED BY THE CITY ENGINEER DATE |



WALTER P MOORE

April 13, 2010

Mr. Chris Sansone
Senior Planner
TMAPC/INCOG
Two West 2nd Street
Tulsa, OK 74103

Re: Oklahoma Oncology PUD-312-A
WPM Project: O12.10005.00

The Owner would like to re-allocate the floor area of Development Area F according to the following:

Current Allocation of Floor Area:

Maximum Building Floor Area for Development Area F: 320,000 SF

Lot 1

| | |
|---|------------|
| Uses Permitted in Use Units 12, 13, 14, & 17: | 58,000 SF |
| Uses Permitted in Use Units 11, & 19: | 112,000 SF |

Lot 2

| | |
|---|------------|
| Uses Permitted in Use Units 12, 13, 14, & 17: | 50,000 SF |
| Uses Permitted in Use Units 11, & 19: | 100,000 SF |

Proposed Allocation of Floor Area:

Maximum Building Floor Area for Development Area F: 320,000 SF

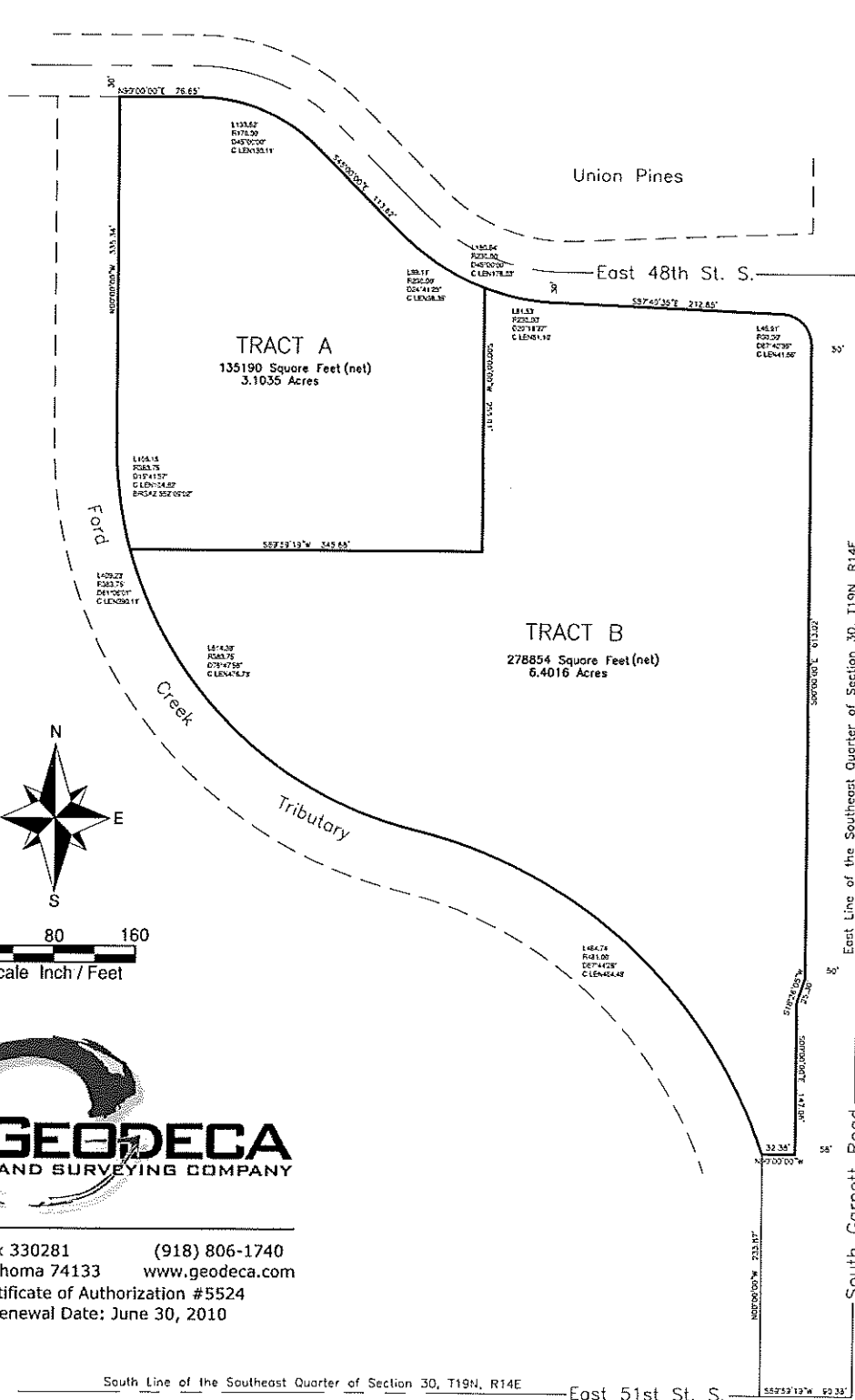
Lot 1

| | |
|---|-----------|
| Uses Permitted in Use Units 12, 13, 14, & 17: | 37,400 SF |
| Uses Permitted in Use Units 11, & 19: | 72,600 SF |

Lot 2

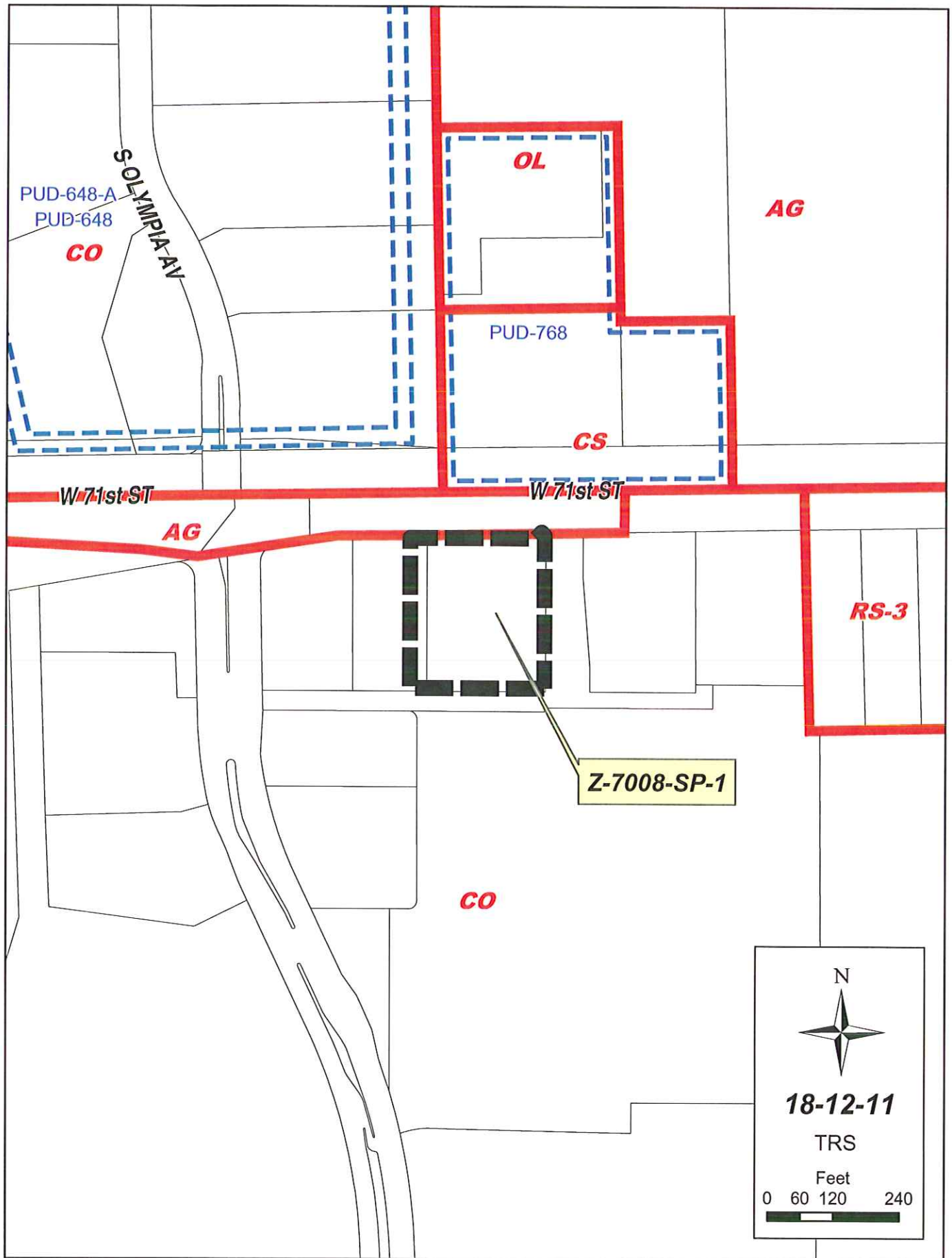
| | |
|---|------------|
| Uses Permitted in Use Units 12, 13, 14, & 17: | 69,300 SF |
| Uses Permitted in Use Units 11, & 19: | 140,700 SF |

Oklahoma Oncology Tract Exhibit

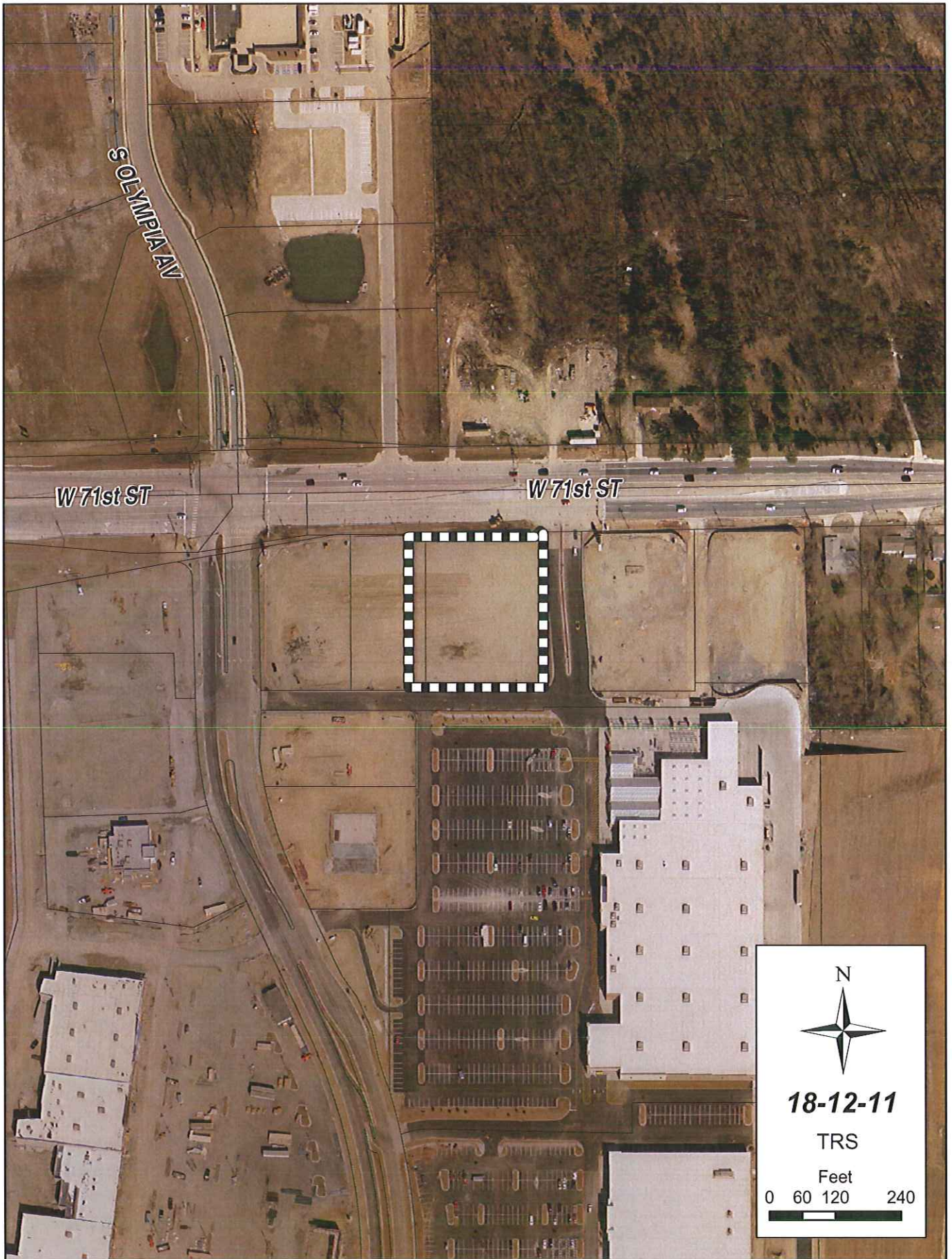


P.O. Box 330281 (918) 806-1740
Tulsa, Oklahoma 74133 www.geodeca.com
Certificate of Authorization #5524
Renewal Date: June 30, 2010

**EXHIBIT
C**



18.1



N

18-12-11

TRS

Feet

0 60 120 240

18.2

May 4, 2009

STAFF RECOMMENDATION

Z-7008-SP-1: Detail Site Plan – East of the southeast corner of West 71st Street South and South Olympia Avenue; Part of Lot 16 and all of Lot 17, Block 2 – Tulsa Hills; 7129 S. Olympia Avenue West; TRS 8211; CZM 51; PD 8; CD 2; CO.

The applicant is requesting approval of a detail site plan for a 4,596 square foot (sf) restaurant. The proposed use, Use Unit 12 – Eating Establishments Other Than Drive-ins, is a permissible use within this development area of the Tulsa Hills Corridor Plan.

The submitted site plan meets all applicable building floor area, open space, building height, lot coverage and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code and includes ample parking for the outdoor seating area. All sight lighting is limited to 25-feet in height and will be directed down and away from adjoining properties. Trash enclosures will be provided as required by the Corridor District Plan. Sidewalks exist along West 71st Street.

Staff recommends **APPROVAL** of the detail site plan for the east 27' of Lot 16 and all of Lot 17, Block 2 – Tulsa Hills.

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

18.3

12. HARDI SOFFITS & PANELS:

HARDI SOFFITS & PANELS SHALL BE MANUFACTURED BY JAMES HARDIE BUILDING PRODUCTS. THE HARDI SOFFITS & PANELS SHALL BE INSTALLED IN ACCORDANCE TO THE HARDI WRITTEN INSTRUCTIONS.

10. SELF ADHERING MEMBRANE FLASHING:

SELF ADHERING MEMBRANE FLASHING SHALL BE MANUFACTURED BY JAMES HARDIE BUILDING PRODUCTS. THE SELF ADHERING MEMBRANE FLASHING SHALL BE INSTALLED IN ACCORDANCE TO THE HARDI WRITTEN INSTRUCTIONS.

8. BRICK COLORS:

BRICK COLORS SHALL BE AS FOLLOWS:
 1. BRICK COLOR: #1000
 2. BRICK COLOR: #1000
 3. BRICK COLOR: #1000

9. BRICK SPECIFICATIONS:

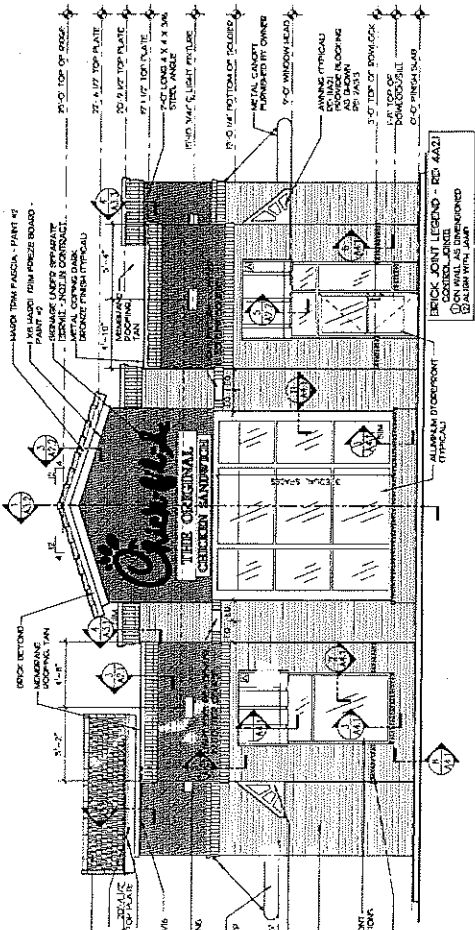
BRICK SPECIFICATIONS SHALL BE AS FOLLOWS:
 1. BRICK TYPE: #1000
 2. BRICK TYPE: #1000
 3. BRICK TYPE: #1000

6. DRIVE - THRU WINDOW:

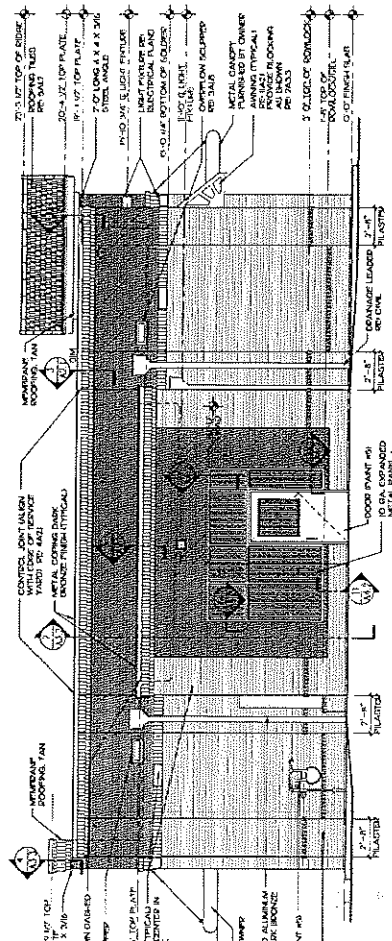
DRIVE - THRU WINDOW SHALL BE MANUFACTURED BY JAMES HARDIE BUILDING PRODUCTS. THE DRIVE - THRU WINDOW SHALL BE INSTALLED IN ACCORDANCE TO THE HARDI WRITTEN INSTRUCTIONS.

7. STOREFRONT NOTES:

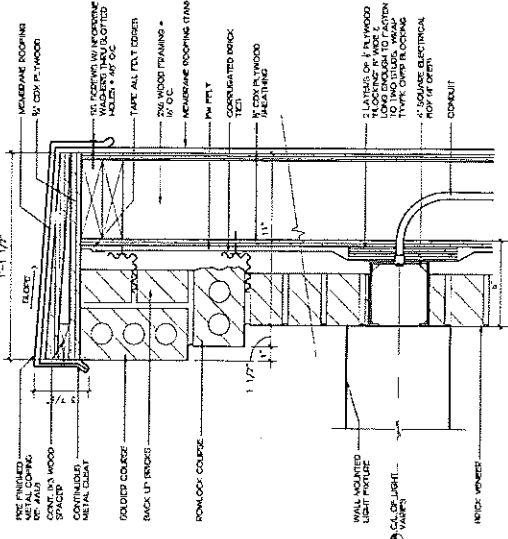
STOREFRONT NOTES SHALL BE AS FOLLOWS:
 1. STOREFRONT TYPE: #1000
 2. STOREFRONT TYPE: #1000
 3. STOREFRONT TYPE: #1000



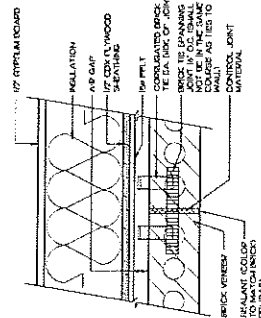
1 FRONT ELEVATION
 1/4" = 1'-0"



2 REAR ELEVATION
 1/4" = 1'-0"



3 PARAPET DETAIL
 3/4" = 1'-0"



4 BRICK CONTROL JOINT DETAIL
 3/4" = 1'-0"

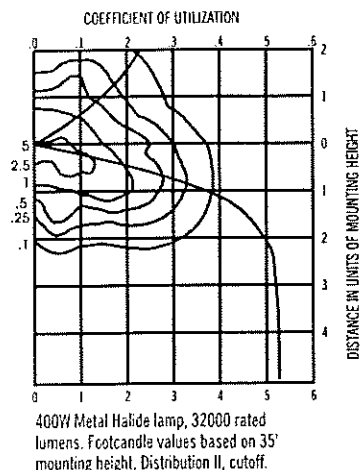
18.5



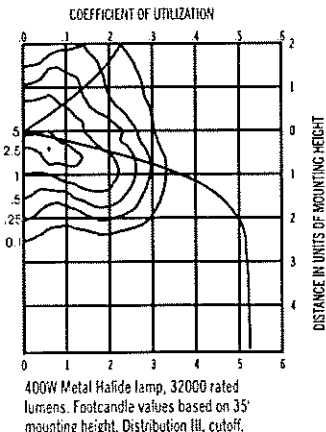
KSF2 400M Arm-Mounted Rectilinear Cutoff Lighting

Coefficient of Utilization _____
Initial Footcandles _____

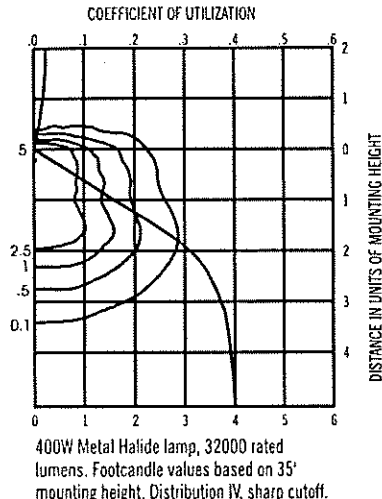
KSF2 400M R2 Test No. 1193031801



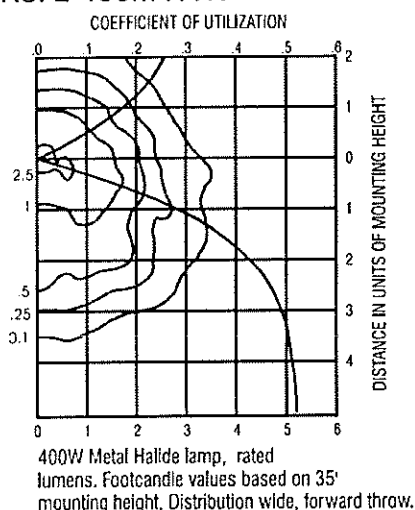
KSF2 400M R3 Test No. TEST NO. 1194100501



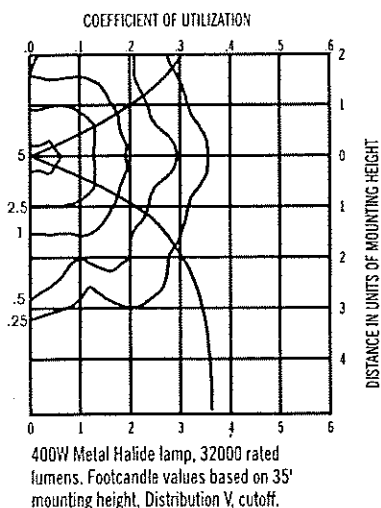
KSF2 400M R4SC Test No. 1193041301



KSF2 400M R4W Test No. LTL8509



KSF2 400M R5S Test No. 1193051801



NOTES:

- 1 For electrical characteristics, consult technical data tab.
- 2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.
- 3 Photometric data for other distributions can be accessed from the Lithonia Lighting website. (www.lithonia.com)

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

15 ft. = 5.4
30 ft. = 1.36
40 ft. = .77

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction factor}$$



Lithonia Lighting
Acuity Lighting Group, Inc.
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012-3957
Phone: 770-922-9000 Fax: 770-918-1209
In Canada: 160 avenue Labrosse, Point-Claire, P.Q., H9R 1A1
www.lithonia.com



FEATURES & SPECIFICATIONS

CONSTRUCTION

Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), 50,000 psi (7-gauge). Uniform wall thickness of .125" or .188". Shafts are one-piece with a longitudinal electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsion. Available shaft widths are 4", 5" and 6".

Anchor base is fabricated from hot-rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base is provided with slotted holes. Base cover is finished to match pole.

A handhole having nominal dimensions of 3' x 5' for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount poles.

Fasteners are high-strength galvanized zinc-plated or stainless steel.

FINISH — Dark bronze (DDB) polyester powder standard. Other architectural colors available.

GROUNDING — A nut holder located immediately inside the handhole rim is provided with a 1/2" - 13 UNC ground bolt and nut.

ANCHOR BOLTS — Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

| | | |
|----------------|---------------------|--|
| Catalog Number | SSS 25 5C DM28 DDB | |
| Notes | Type ODPL | |

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL



ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it in the appropriate blank.

Example: **SSS 20 5C DM19 DDB**

| SSS | | 25 | | 5C | | DM28 | | DDB | |
|------------|--|----------------------------------|--|--|--|--|--|---|--|
| Shaft type | | Nominal shaft length | | Nominal shaft base size/ wall thickness | | Mounting ¹ | | Options | |
| SSS | | 10 – 39 feet (See back page.) | | (See back page.) | | | | | |
| | | | | | | Tenon Mounting | | Shipped Installed | |
| | | | | | | PT Open top | | L/AB Less Anchor Bolts | |
| | | | | | | T20 2-3/8" O.D. (2" NPS) | | VD Vibration Damper | |
| | | | | | | T25 2-7/8" O.D. (2-1/2" NPS) | | TP Tamper Proof | |
| | | | | | | T30 ² 3-1/2" O.D. (3" NPS) | | Hxx ^{4,5} Horizontal Arm Bracket (1 fixture) | |
| | | | | | | T35 ² 4" O.D. (3-1/2" NPS) | | FDLxx ⁴ Festoon Outlet/less electrical | |
| | | | | | | Drill Mounting ³ | | FGLxx ⁴ Festoon GFI Outlet less electrical | |
| | | | | | | DM19 1 at 90° | | 12CPxx ⁴ 1/2" Coupling | |
| | | | | | | DM28 2 at 180° | | 34CPxx ⁴ 3/4" Coupling | |
| | | | | | | DM28PL 2 at 180° with one side plugged | | 1CPxx ⁴ 1" Coupling | |
| | | | | | | DM29 2 at 90° | | 12NPxx ⁴ 1/2" Threaded Nipple | |
| | | | | | | DM39 3 at 90° | | 34NPxx ⁴ 3/4" Threaded Nipple | |
| | | | | | | DM49 4 at 90° | | 1NPxx ⁴ 1" Threaded Nipple | |
| | | | | | | Aeris Drill Mounting ³ | | HHxx ^{4,6} Extra Handhole | |
| | | | | | | DM19AS 1 at 90° | | GALV Galvanized finish | |
| | | | | | | DM28AS 2 at 180° | | | |
| | | | | | | DM29AS 2 at 90° | | | |
| | | | | | | DM39AS 3 at 90° | | | |
| | | | | | | DM49AS 4 at 90° | | | |

HANDHOLE ORIENTATION

C

D

B

A

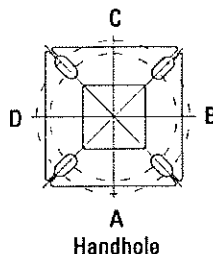
Handhole

NOTES:

1 When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination requires an extra handhole.

2 3-1/2" and 4" tenons available on 5" and 6" shafts only.

HANDHOLE ORIENTATION



NOTES:

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination requires an extra handhole.
- 3-1/2" and 4" tenons available on 5" and 6" shafts only.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Specify location and orientation when ordering option.
For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram on this page.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount requires extra handhole.
- Additional colors available; see Architectural Colors brochure, form no. 794.3.

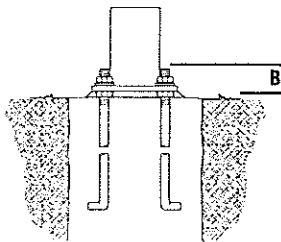
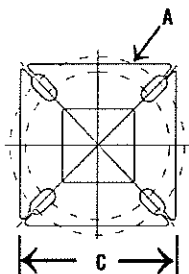
IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately to prevent finish damage.
- Lithonia is not responsible for the foundation design.
- Installation requires grout to be packed under base to ensure full contact with foundation.

SSS Square Straight Steel Poles

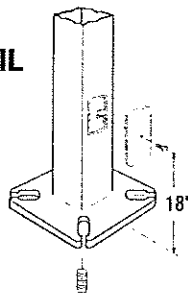
TECHNICAL INFORMATION

| Catalog Number | Nominal shaft length (feet) | Pole Shaft Size(in x in x ft) | Wall Thickness (inches) | Gauge | EPA (ft²) with 1.3 gust | | | | | | Bolt Circle (inches) | Bolt Size (in. x in. x in.) | Approximate ship weight (pounds) |
|----------------|-----------------------------|-------------------------------|-------------------------|-------|-------------------------|-------------|--------|-------------|---------|-------------|----------------------|-----------------------------|----------------------------------|
| | | | | | 80 mph | Max. weight | 90 mph | Max. weight | 100 mph | Max. weight | | | |
| SSS 10 4C | 10 | 4.0 x 10.0 | 0.125 | 11 | 30.6 | 765 | 23.8 | 595 | 18.9 | 473 | 8-9 | 3/4 x 18 x 3 | 75 |
| SSS 12 4C | 12 | 4.0 x 12.0 | 0.125 | 11 | 24.4 | 610 | 18.8 | 470 | 14.8 | 370 | 8-9 | 3/4 x 18 x 3 | 90 |
| SSS 14 4C | 14 | 4.0 x 14.0 | 0.125 | 11 | 19.9 | 498 | 15.1 | 378 | 11.7 | 293 | 8-9 | 3/4 x 18 x 3 | 100 |
| SSS 16 4C | 16 | 4.0 x 16.0 | 0.125 | 11 | 15.9 | 398 | 11.8 | 295 | 8.9 | 223 | 8-9 | 3/4 x 18 x 3 | 115 |
| SSS 18 4C | 18 | 4.0 x 18.0 | 0.125 | 11 | 12.6 | 315 | 9.2 | 230 | 6.7 | 168 | 8-9 | 3/4 x 18 x 3 | 125 |
| SSS 20 4C | 20 | 4.0 x 20.0 | 0.125 | 11 | 9.6 | 240 | 6.7 | 167 | 4.5 | 150 | 8-9 | 3/4 x 18 x 3 | 140 |
| SSS 20 4G | 20 | 4.0 x 20.0 | 0.188 | 7 | 16.5 | 415 | 12.25 | 310 | 9.3 | 240 | 8-9 | 3/4 x 30 x 3 | 198 |
| SSS 20 5C | 20 | 5.0 x 20.0 | 0.125 | 11 | 17.7 | 443 | 12.7 | 343 | 9.4 | 235 | 10-12 | 1 x 36 x 4 | 185 |
| SSS 20 5G | 20 | 5.0 x 20.0 | 0.188 | 7 | 28.1 | 703 | 21.4 | 535 | 16.2 | 405 | 10-12 | 1 x 36 x 4 | 265 |
| SSS 25 4C | 25 | 4.0 x 25.0 | 0.125 | 11 | 4.8 | 150 | 2.6 | 100 | 1.0 | 50 | 8-9 | 3/4 x 18 x 3 | 170 |
| SSS 25 4G | 25 | 4.0 x 25.0 | 0.188 | 7 | 10.8 | 270 | 7.7 | 188 | 5.4 | 135 | 8-9 | 3/4 x 30 x 3 | 245 |
| SSS 25 5C | 25 | 5.0 x 25.0 | 0.125 | 11 | 9.8 | 245 | 6.3 | 157 | 3.7 | 150 | 10-12 | 1 x 36 x 4 | 225 |
| SSS 25 5G | 25 | 5.0 x 25.0 | 0.188 | 7 | 18.0 | 350 | 12.6 | 350 | 9.0 | 250 | 10-12 | 1 x 36 x 4 | 320 |
| SSS 30 4G | 30 | 4.0 x 30.0 | 0.188 | 7 | 6.4 | 160 | 4.0 | 100 | 2.3 | 58 | 8-9 | 3/4 x 30 x 3 | 295 |
| SSS 30 5C | 30 | 5.0 x 30.0 | 0.125 | 11 | 4.7 | 150 | 2.0 | 50 | -- | -- | 10-12 | 1 x 36 x 4 | 265 |
| SSS 30 5G | 30 | 5.0 x 30.0 | 0.188 | 7 | 10.7 | 267 | 6.7 | 167 | 3.9 | 100 | 10-12 | 1 x 36 x 4 | 380 |
| SSS 30 6G | 30 | 6.0 x 30.0 | 0.188 | 7 | 15.7 | 392 | 10.2 | 257 | 6.4 | 160 | 11-13 | 1 x 36 x 4 | 520 |
| SSS 35 5G | 35 | 5.0 x 35.0 | 0.188 | 7 | 5.9 | 150 | 2.5 | 100 | -- | -- | 10-12 | 1 x 36 x 4 | 440 |
| SSS 35 6G | 35 | 6.0 x 35.0 | 0.188 | 7 | 9.5 | 237 | 5.0 | 150 | 1.8 | 50 | 11-13 | 1 x 36 x 4 | 540 |
| SSS 39 6G | 39 | 6.0 x 39.0 | 0.188 | 7 | 5.1 | 128 | 1.3 | 33 | -- | -- | 11-13 | 1 x 36 x 4 | 605 |



| Shaft Base Size | Bolt Circle A | Bolt Projection B | Base Square C | Anchor Bolt Description | Warehouse Anchor Description | Template Bolt Number |
|-----------------|---------------|-------------------|---------------|-------------------------|------------------------------|----------------------|
| 4"C | 8-1/2" | 2-3/4"-4" | 8" | ABSSS-4C | AB18-0 | PJ50004 |
| 4"G | 8-1/2" | 2-3/4"-4" | 8" | ABSSS-4G | AB30-0 | PJ50004 |
| 5" | 10"-12" | 3-3/8"-4" | 11" | ABSSS-5 | AB36-0 | PJ50010 |
| 6" | 11"-13" | 3-3/8"-4" | 12-1/2" | ABSSS-6 | AB36-0 | PJ50011 |

BASE DETAIL



IMPORTANT:

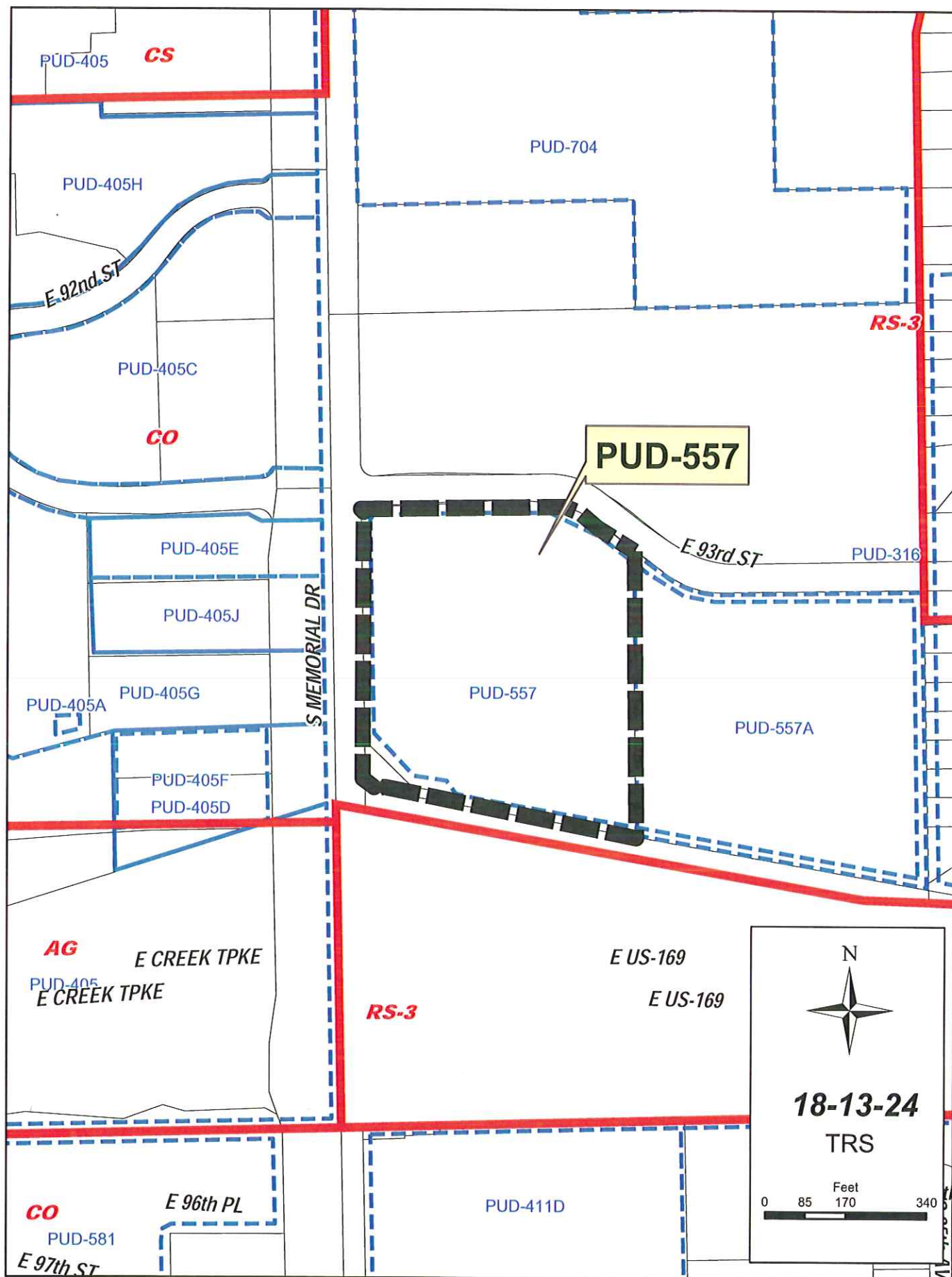
• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



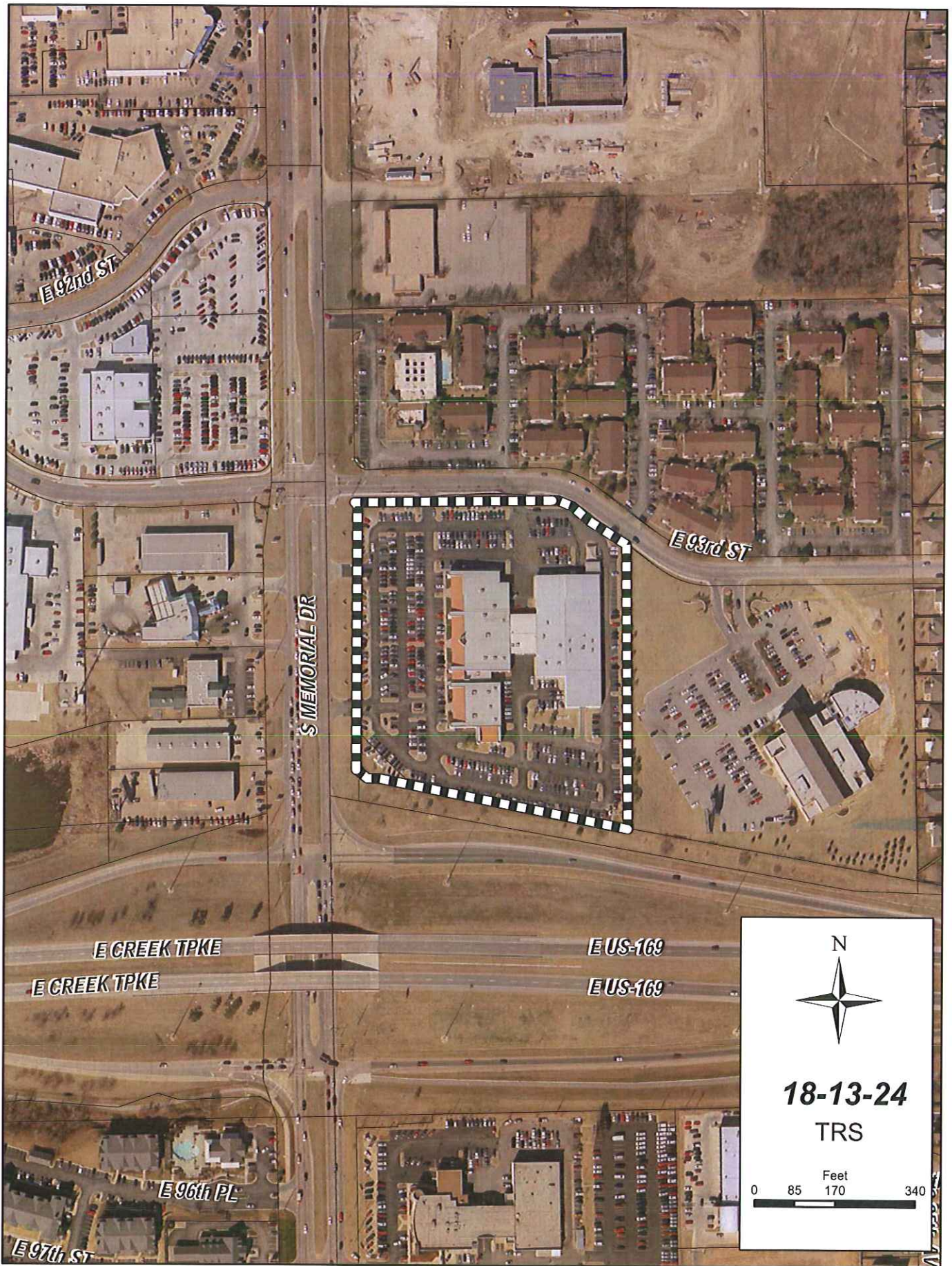
An Acuity Brands Company

Lithonia Lighting

Acuity Lighting Group, Inc.
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
In Canada: 1100 50th Ave., Lachine, Quebec H8T 2V3
www.lithonia.com



19.1



19.2

May 4, 2010

STAFF RECOMMENDATION

PUD-557: Detail Site Plan – Northeast corner of South Memorial Drive and the Creek Turnpike/US 169; Lot 1, Block 1 – Sunchase II Resub. Prt L1&2 B2 Sunchase; 9393 South Memorial Drive; TRS 8324; CZM 57; Atlas 2083; PD 18; CD 8; CO/PUD.

The applicant is requesting approval of a detail site plan for an 8,869 square foot (sf) addition to an existing 67,592 sf car dealership showroom and service department. The existing use, Use Unit 17 – Automotive & Allied Activities is a permitted use in PUD-557.

Requirements of the PUD state that any site plan submitted for review within this PUD receives notification to abutting property owners and brought to the TMAPC for review and approval.

The submitted site plan for the addition remains within all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from Memorial Drive and 93rd Street South. Parking is being provided per the applicable Use Unit of the Zoning Code. There is no new sight lighting proposed. All other terms and conditions of PUD-557 continue to be met.

Staff recommends **APPROVAL** of the detail site plan for the 8,869 sf addition to Lot 1, Block 1 – Sunchase II.

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

Detail Site Plan

Project Number: PUD557

Development Area:

Proposed Use: Automotive Display, Sales and Repair (Use Unit 17)

Maximum Building Area Permitted: 80,000 s.f.

Maximum Building Area Proposed: 76,461 s.f.

(Existing: 67,552 s.f., New: 8,909 s.f.)

Maximum Building Height Permitted: 35'

Maximum Building Height Proposed: 28'

Maximum Lighting Height Permitted: 35'

Maximum Lighting Height Proposed: 28'

Lighting Height Proposed: No Non Lighting

Land coverage of Building:

Permitted - 10-5.44 s.f. (30%)

Proposed - 76,461 s.f. (22%)

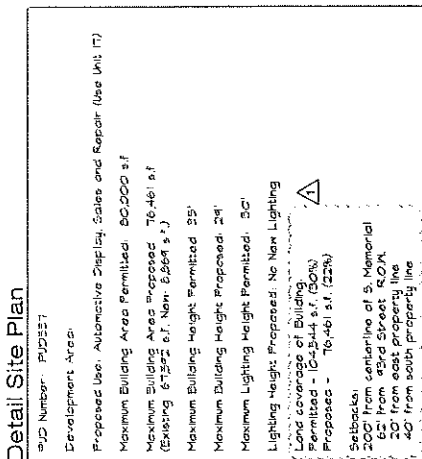
setbacks:

30' from centerline of S Memorial

65' from 43rd Street R.O.W.

20' from east property line

40' from south property line



Jackie Cooper Imports Remodel of
Mercedes-Benz Dealership
9393 South Memorial Drive, Tulsa, Oklahoma

SBC
ARCHITECTURE
155 West 34th Street South
Tulsa, OK 74107 (918) 433-4377

| | |
|-----------------------|--|
| Drawn: April 12, 2010 | |
| Checked: _____ | |
| Reviewed: _____ | |
| Approved: _____ | |
| Project Name: _____ | |
| Site Plan | |
| Scale: A1:1 | |

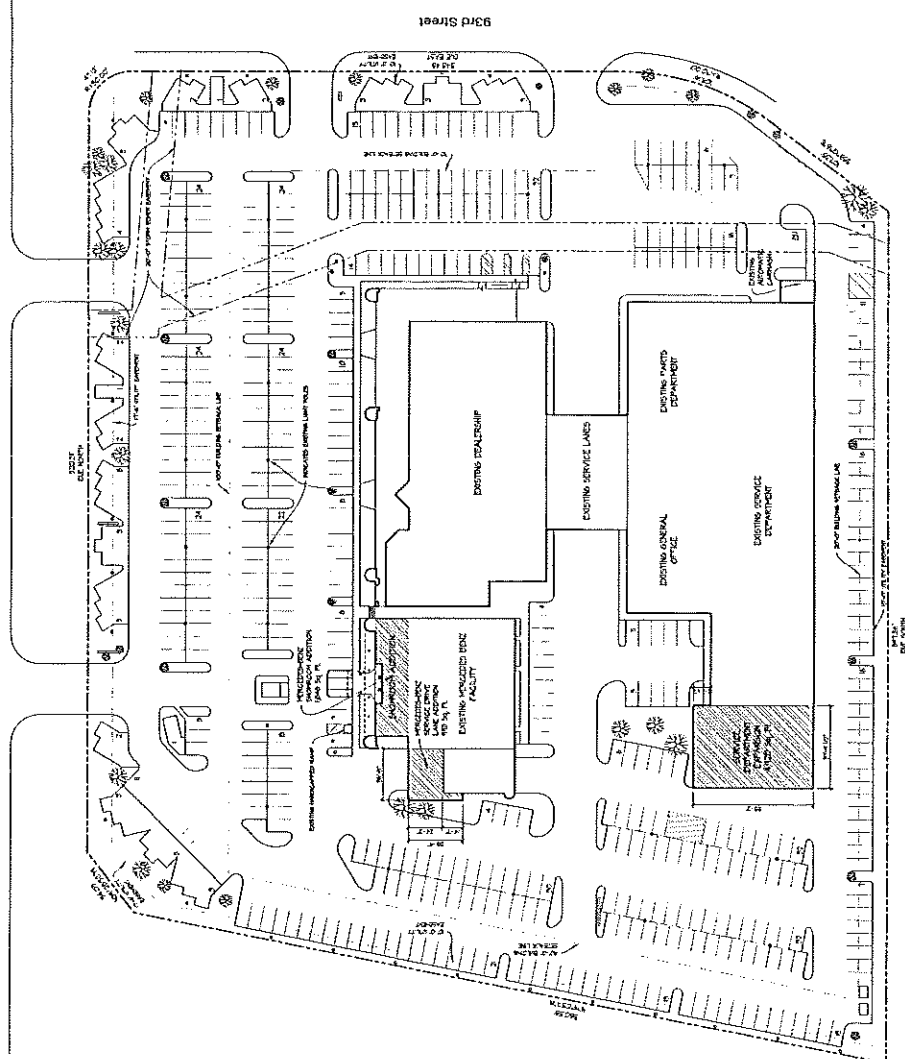
LEGAL DESCRIPTION
LOT 10, BLOCK 10, SUBDIVISION 11,
A RESECTED, ULSON OF THE TULSA
AND 2, "SUNSHINE", IN THE SAID CITY
MAP OF SECTION 24, T-18-N R-13-E CITY
OF TULSA, TULSA COUNTY, OKLAHOMA

INDICATES NEW ADDITIONS

1 SITE PLAN




SCALE: 1" = 40'



19.4


| | |
|---|--------------------|
| PJT: Corridor Site Plan Number: PJ0557 | |
| Developed Area A | |
| Total Lot Area Square Footage: | 336,832 Sq. Ft. |
| Minimum Landscaped Area Required: | 10% 33,683 Sq. Ft. |
| Landscaped Area Provided: | 15% 50,519 Sq. Ft. |
| Landscaped Area Left at Service Department Expansion: | 2,650 Sq. Ft. |
| Landscaped Area gained at Southeast corner of lot: | 5,427 Sq. Ft. |
| Net Landscaped Area Gain: | 2,776 Sq. Ft. |

LEGAL DESCRIPTION
LOT ONE (1), BLOCK ONE (1), SUBCHARGE 1,
A RESUBDIVISION OF PART OF LOTS 1
AND 2, "SUBCHARGE", IN THE SW 1/4 OF THE
NW 1/4 OF SECTION 24, T-19-N, R-19-E, CITY
OF TULSA, TULSA COUNTY, OKLAHOMA

 INDICATES NEW ADDITIONS

LANDSCAPE PLAN

0 40' 80' 160'



SCALE: 1" = 40'

[illegible]

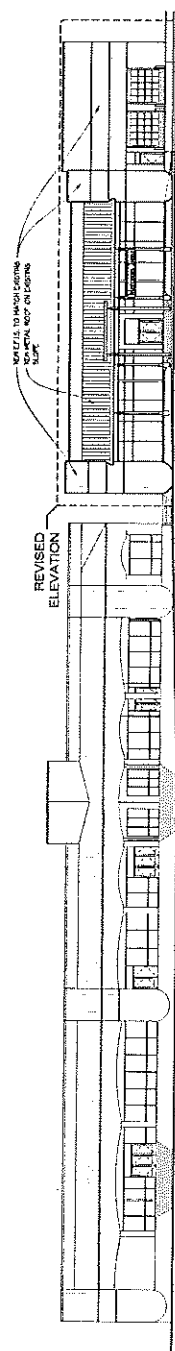
Jackie Cooper Imports Remodel of
Mercedes-Benz Dealership
9393 South Memorial Drive, Tulsa, Oklahoma

SBC
ARCHITECTURE
1525 West 34th Place South
Tulsa, OK 74107 (918) 633-6277

19.5



2 EAST ELEVATION



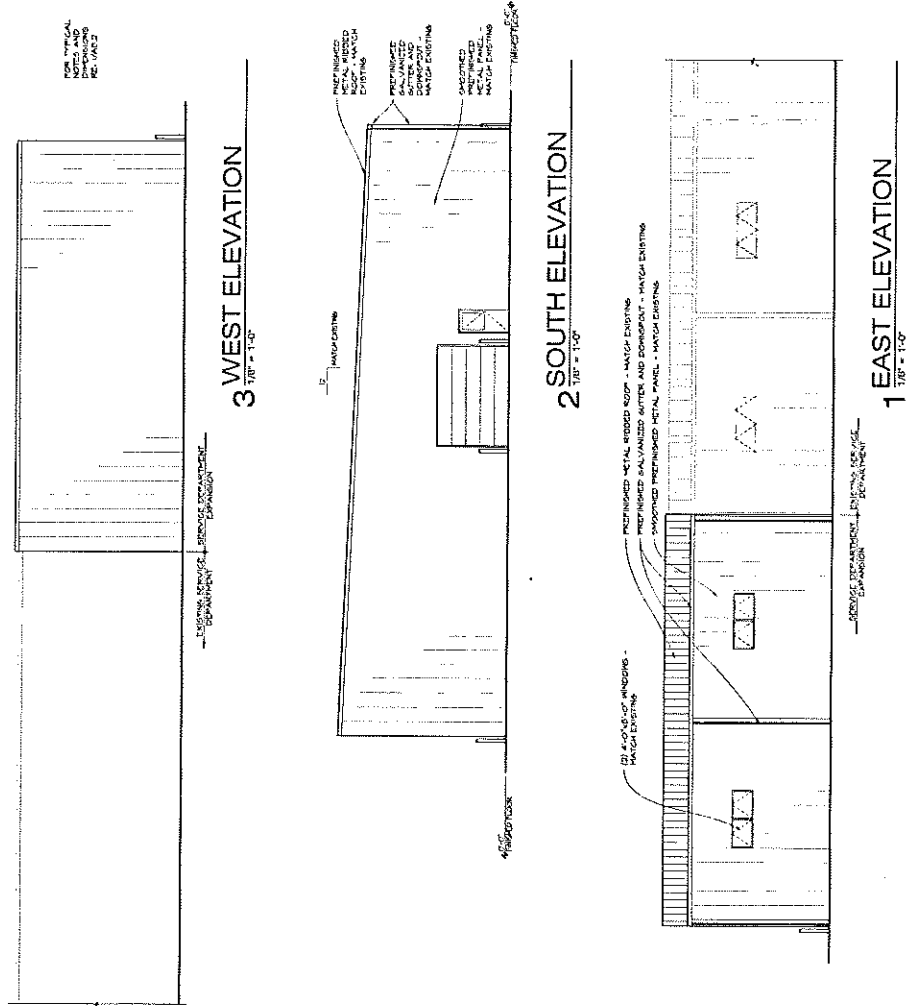
1 WEST ELEVATION
1/16" = 1'-0"

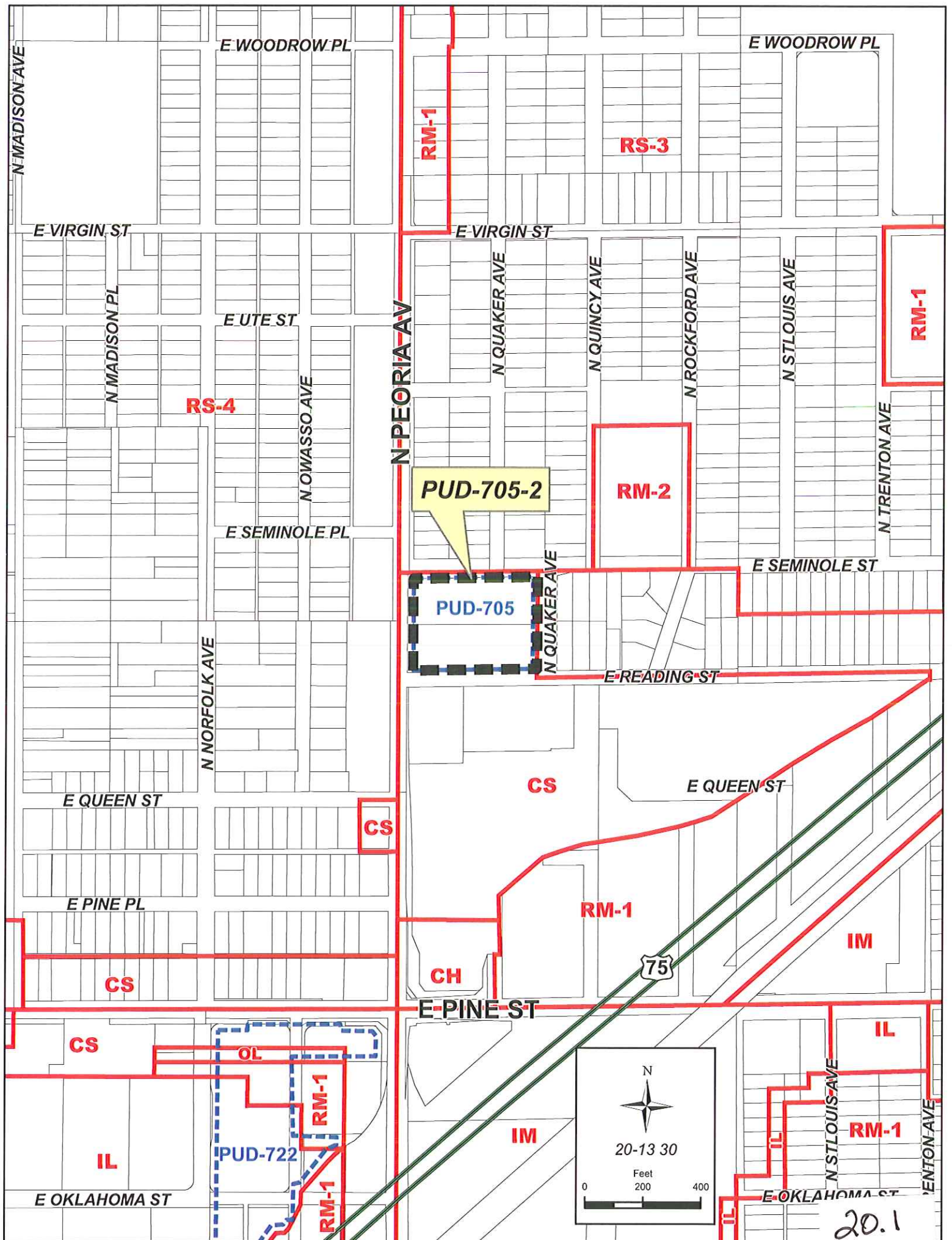
4 SOUTH ELEVATION
1/8" = 1'-0"

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

2 NORTH ELEVATION

1 WEST ELEVATION



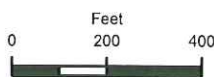




PUD-705-2



20-13 30



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

20.2

May 4, 2010

STAFF RECOMMENDATION

PUD-705-2: Minor Amendment – Northeast corner of North Peoria Avenue and East Reading Street; Lot 2, Block 1 – The Shoppes on Peoria; TRS 20-13-30; CZM 29; Atlas 164; PD 2; CD 3; CS/PUD.

The applicant is requesting a minor amendment to reduce the required parking for the entire development from 174 required spaces to 157 required spaces, which represents a 10% reduction in over-all parking.

Please refer to the applicant's attached parking count and site plan. On April 27, 2010 the City of Tulsa Board of Adjustment (BOA), in case number BOA 21064, approved a variance reducing the parking for the development to 157 spaces (see attached BOA case report).

Staff contends that approval of the minor amendment for a 10% parking reduction will not substantially alter the character and intent of the PUD. There is a commercial center immediately adjacent to the south of this development. Many site visits have found the commercial center's parking lot never more than ½ utilized at various times of the week and day with consideration given to the existing grocery store. Should the need arise the commercial center can provide ample over-flow parking.

Staff supports the BOA approval of case #21064 and therefore, recommends **APPROVAL** of minor amendment PUD-705-2.

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

Shoppes on Peoria
Parking Count

Lot 2 PUD 705

| Space | Area | Parking | Spaces |
|------------------------|--------|---------|----------|
| | SF | Unit | Required |
| Wing Stop Restaurant | 1,350 | 1:100 | 13.5 |
| UPS Store | 1,409 | 1:400 | 3.5 |
| Wireless Zone | 1,117 | 1:225 | 4.9 |
| More Space Place | 1,272 | 1:225 | 5.6 |
| Nail Salon | 1,191 | 1:225 | 5.3 |
| Party Supply | 2,001 | 1:225 | 8.9 |
| Optical Solutions | 1,307 | 1:225 | 5.8 |
| Sole Mates Shoe Store | 1,272 | 1:225 | 5.6 |
| Nappy Things | 1,117 | 1:225 | 5 |
| Ralphs Menswear | 2,396 | 1:225 | 10.7 |
| Tropical Smoothie Café | 1,437 | 1:100 | 14.4 |
| Second Floor Office | 6,544 | 1:300 | 21.8 |
| First Floor Common | 1,351 | 1:300 | 4.5 |
| Total Required | 23,764 | | 110 |
| Total Provided | | | 72 |
| Total Constructed | | | 91 |

| | | | |
|----------------------|-------|-------|----|
| Lot 1 PUD 705 | | | |
| Restaurant | 5,000 | 1:100 | 50 |
| Total Provided | | | 47 |

| | | | |
|----------------------|-------|-------|----|
| Lot 3 PUD 705 | | | |
| Retail | 3,000 | 1:225 | 14 |
| Total Provided | | | 38 |

| | | | |
|------------------------|--|--|-----|
| Total Parking Required | | | 174 |
| Total Parking Provided | | | 157 |

20.4

BOARD OF ADJUSTMENT CASE REPORT

STR: 0330

Case Number: **BOA-21064**

CZM: 29

PD: 2

CD: 3

HEARING DATE: 04/27/2010 1:00 PM

APPLICANT: Wallace Engineering

ACTION REQUESTED: Variance of the parking requirement for a commercial development (Section 1200).

LOCATION: Northeast corner of E. Reading St. and N. Peoria Ave.

ZONED: CS

PRESENT USE: Vacant

TRACT SIZE: 3.07 acres
314.73' X 424.84'

LEGAL DESCRIPTION: N 178 LT 7 8 9 10 LESS N 20 & E 10 & W 20 STS BLK 1, S 161.7 LTS 7 8 9 10 LESS S 5 & E 10 & W 20 FOR STS BLK 1, T DICKSON ADDN

RELEVANT PREVIOUS ACTIONS:

PUD-705; on 6.1.04 the City Council **approved** the Planned Unit Development providing for a mixed tenant commercial center.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The District 2 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property medium intensity as part of the North Peoria Corridor.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by an RS-3 zoned single-family residential neighborhood to the north; an RM-1 zoned mixture of single-family and multi-family residential to the east; a CS zoned commercial shopping center to the south; and the North Peoria Av. corridor to the west. An RS-4 zoned single-family residential neighborhood is located west of N. Peoria Av.

STAFF COMMENTS:

The applicant is requesting a Variance of the Zoning Code's parking requirements to permit the development of a multi-tenant commercial shopping center. The planned commercial development provides for three buildings on three development areas or lots containing a total of 31,764 sq. ft. of building floor area to contain a mixture of uses including:

- Use Unit 11 – office use (1 parking space per 300 sq. ft. of floor area),
- Use Unit 12 – restaurant use (1 parking space per 100 sq. ft. of floor area),
- Use Unit 13/14 – general comm. shopping use (1 parking space per 225 sq. ft. of floor area),
- Use Unit 15 – other trades and services (1 parking space per 400 sq. ft. of floor area)

The applicant has provided a tenant breakdown for the proposed development.

20.6

The proposed commercial tenant mixture will require **174** parking spaces while, according to the applicant's submitted plans **157** parking spaces are to be provided on the combined subject property. The requested difference of 17 parking spaces would result in a **10% reduction**.

The applicant intends to subdivide the subject property into three separate lots; as legally applied to the applicant's intended tenants (according to the attached table) Lot 1 planned for restaurant use will require a 3 space variance and Lot 2 planned for multi-tenant commercial spaces will require a variance of 38 spaces. At the same time, Lot 3 will provide a 24 space surplus over the requirement. The applicant should be able to assure the Board that there will be a cross-parking agreement across the planned three (3) lot development.

The Code attempts to ensure that ample parking is provided on the same property as a given use (or collection of uses) so as to accommodate an identified peak demand. As applied to a multi-tenant shopping center the Code assumes that the center is 100% occupied and that all uses located within the center could peak at the same time. The Code attempts to prevent parking spill-over onto neighboring properties or into/onto public streets (prevent obstruction of traffic) and into surrounding neighborhoods. The Code does not appear to make consideration for alternative modes of transport, proximity to transit, pedestrians walking to a site from nearby neighborhoods, shared parking/ varying peak times of tenants and availability of on-street parking accommodation.

Residential neighborhoods are located within a block or a few (walking distance?) blocks of the subject property to the east, west, and north; many of which will have unobstructed pedestrian access via existing neighborhood streets. The center is located on an arterial street (N. Peoria Av.) containing an established sidewalk/ Tulsa Trail. There is no restriction for on-street parking on any of the three abutting non-arterial streets. The intersection of E. Pine St. and N. Peoria Av. is served by two (2) Tulsa Transit bus lines (a bus shelter is located in front of the subject property).

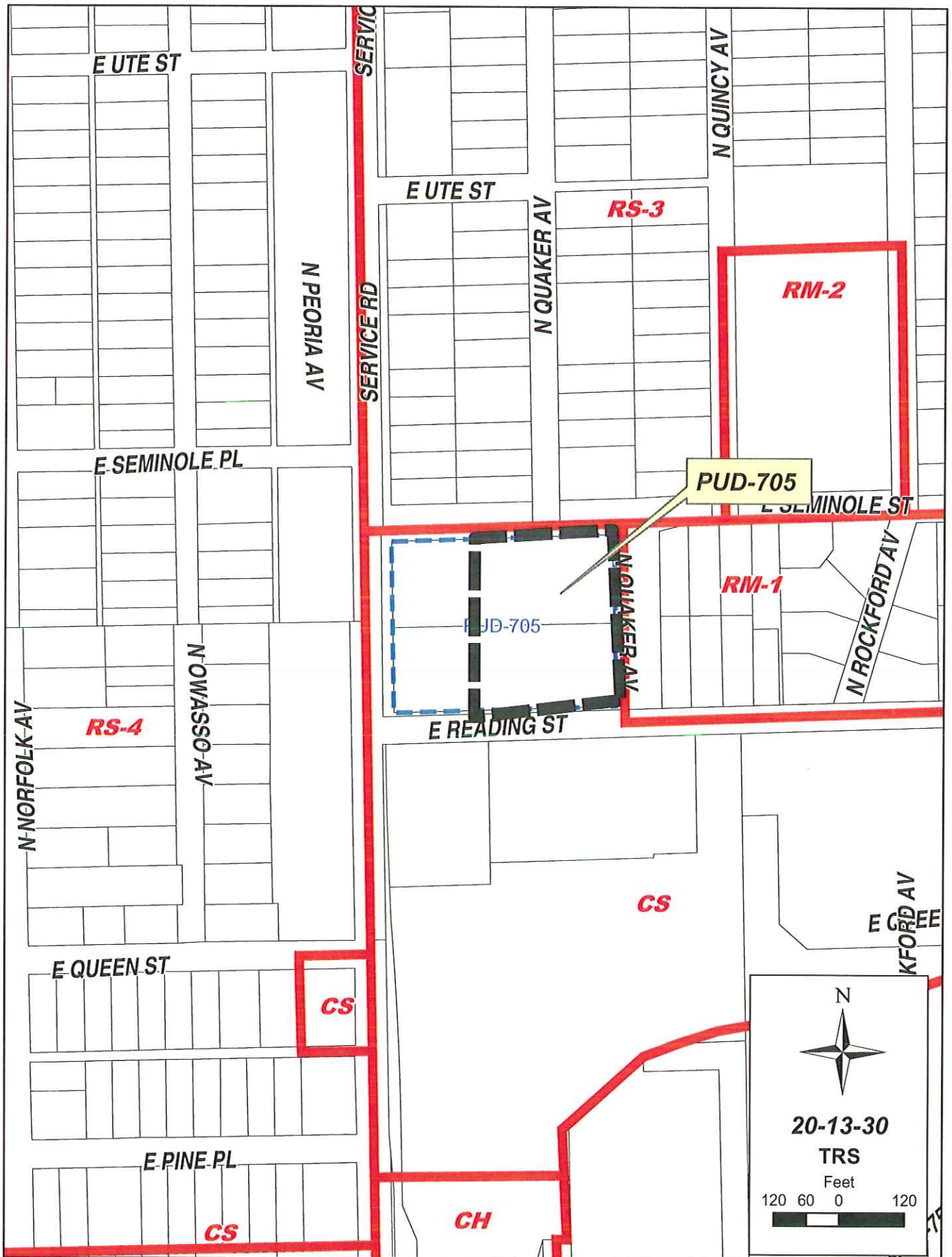
Additionally, the subject property abuts a large commercial center to the south which provides a significantly sized parking lot. Multiple staff visits have found that shopping center's parking lot never more than ½ utilized (at various times of the week and day with consideration to the existing grocery store).

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed commercial development is compatible with and non-injurious to the surrounding area. The Board may consider ensuring a cross parking agreement is established across the development.

If this application is approved the applicant will be required to amend the PUD through the TMAPC public hearing process to reflect the new parking standard provided by the Board. The TMAPC will review the amendment for appropriateness. The subject property is also currently being replatted as illustrated.

In granting a Variance, the Board must find that by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.

20.7



21.1



21.2

May 4, 2010

STAFF RECOMMENDATION

PUD-705: Detail Site Plan – Northeast corner of North Peoria Avenue and East Reading Street; Lot 2, Block 1 – The Shoppes on Peoria; TRS 20-13-30; CZM 29; Atlas 164; PD 2; CD 3; CS/PUD.

The applicant is requesting approval of a detail site plan for 23,900 square foot mixed use retail building. The proposed uses, Use Units 11, 12, 13, 14 and Dry Cleaning/Laundry only as permitted within Use Unit 15 are permitted uses in this development area of PUD-705.

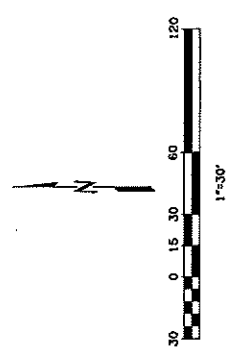
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from Seminole and Reading Streets. Parking has been provided per Board of Adjustment variance (BOA #21064 – 4/27/10) and includes arrangement for cross-parking. Trash enclosures have been provided as required by the PUD. Sidewalks will be provided along Seminole and Reading Streets per compromise sidewalk plan as approved by the Tulsa City Council in appeal of minor amendment PUD-705-1.

Staff recommends **APPROVAL** of the detail site plan for Development Area B/Lot 2, Block 1 – The Shoppes on Peoria.

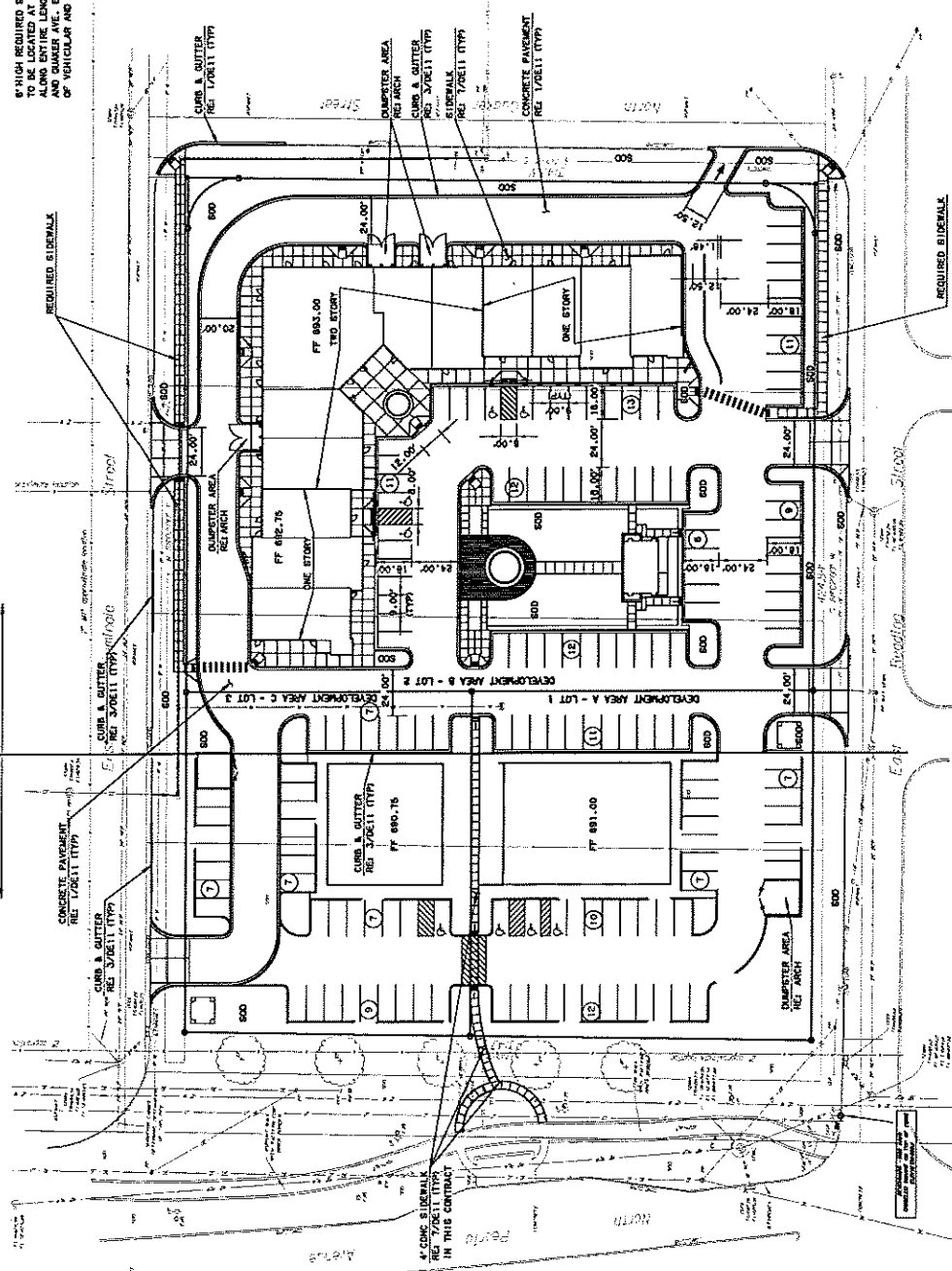
(Note: Detail site plan approval does not constitute landscape and sign plan approval.)

PUD DETAIL SITE PLAN

| | |
|---|---|
| PUD NUMBER: | 795 |
| DEVELOPMENT AREA: | B |
| PERMITTED USES: | THOSE USES INCLUDED WITHIN USE UNIT 12 OFFICES, STUDIOS AND SUPPORT SERVICES, USE UNIT 13 EATING ESTABLISHMENTS OTHER THAN DRINKS, USE UNIT 14 CONFERENCE GOOD AND SERVICES, USE UNIT 15 RETAIL, SERVICE, AND DRY CLEANING/REPAIR ONLY AS INCLUDED WITHIN USE UNIT 15 |
| PROPOSED USE: | AS PERMITTED BY THE PUD |
| NET LOT AREA AREA B: | 79,702 |
| MAXIMUM BUILDING FLOOR AREA | 48,771 SQUARE FEET |
| MAXIMUM BUILDING FLOOR AREA | 23,000 SQUARE FEET |
| PROPOSED: | |
| MINIMUM BUILDING HEIGHT | 35 FEET |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM BUILDING SETBACKS REQUIRED: | |
| CENTRALINE EAST SIDEWALK STREET: | 55 FEET |
| CENTRALINE NORTH QUARTER AVENUE: | 55 FEET |
| SIDEWALK ON QUARTER MAIN STREET: | 30 FEET |
| WEST DEVELOPMENT MAIN BOUNDARY: | 0 FEET |
| OFF-STREET PARKING REQUIRED: | |
| APPROXIMATELY 2,000 SQ. FT. | |
| APPROXIMATELY 1,600 SQ. FT. | |
| APPROXIMATELY 1,400 SQ. FT. | |
| USE UNIT 12 (1 SPACE PER 235 SQ. FT.) | 65 SPACES |
| APPROXIMATELY 6,000 SQ. FT. | |
| USE UNIT 13 (1 SPACE PER 200 SQ. FT.) | 22 SPACES |
| TOTAL REQUIRED: | 115 SPACES |
| OFF-STREET PARKING PROVIDED: | 121 SPACES |
| SHARED PARKING IS ALLOWED AMONG ALL DEVELOPMENT AREAS | |
| MINIMUM PERCENTAGE OF LOT AREA REQUIRED FOR LANDSCAPE OPEN SPACE: | 10% OF NET LOT AREA |
| MINIMUM PERCENTAGE OF LOT AREA PROVIDED FOR LANDSCAPE OPEN SPACE: | 31.9% OF NET LOT AREA |
| CONSIDERING LANDSCAPED AREA REQUIRED: | 7,399 SQUARE FEET |
| CONSIDERING LANDSCAPED AREA PROVIDED: | 9,400 SQUARE FEET |
| LIGHTING HEIGHT FOR PARKING AREAS | 24 FEET (NO LIGHTING WITHIN 25 FEET OF THE NORTH OR EAST BOUNDARIES OF THE PUD) |
| HEIGHT PROPOSED: | 22.5 FEET |



6" HIGH REQUIRED SCREENING FENCE TO BE LOCATED ALONG THE LENGTH OF SEMINOLE ST. AND QUAKER AVE. EXCEPT AT POINTS OF VEHICULAR AND PEDESTRIAN ACCESS.



FUTURE CONSTRUCTION PHASE 1 CONSTRUCTION

CAUTION
 BEFORE YOU DIG
 CALL 811
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED TO LOCATE AND MARK THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE INFORMATION IS NOT TO BE RELIED ON AS A GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION. AT LEAST 72 HOURS BEFORE ANY RELOCATION TO BE MADE, EXISTING FIELD LOCATIONS OF THE UTILITIES.

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

| | | |
|----------------------|------------------|---------------------------|
| SPOPPES ON PERIOLA 2 | | 1717 NORTH PERIOLA AVENUE |
| PUD DETAIL SITE PLAN | | |
| PROJECT NO. 0910041 | COT APLAS PD 878 | SHEET NO. 1 OF 1 |

21.4



Kinslow, Keith & Todd, Inc.
architectural interior engineering
101 918.744.4270
102 918.744.4270
2200 south ulsa plaza, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com

THE SHOPPES ON PEORIA

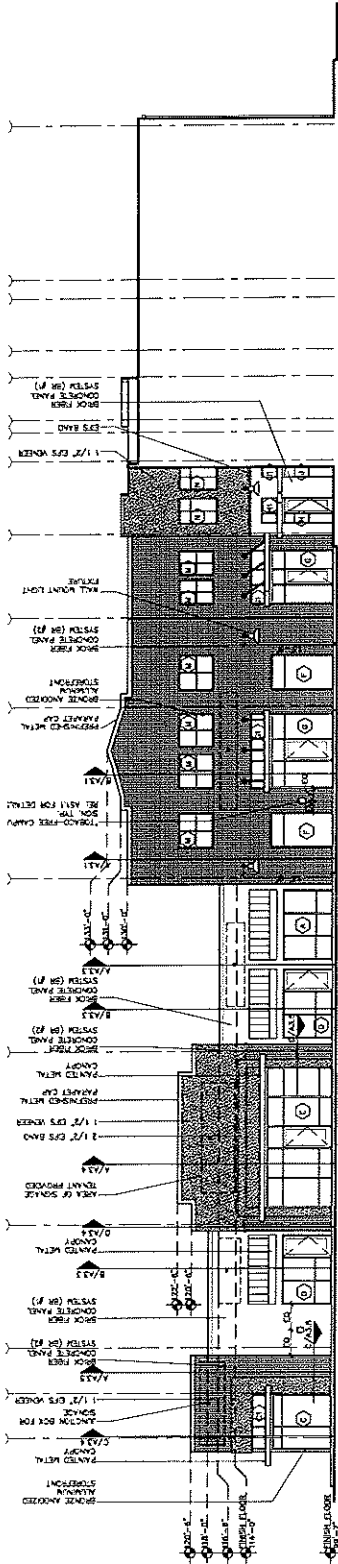
1717 NORTH
PEORIA AVE.

TULSA, OKLAHOMA

| SCALE | FILE NAME | DATE |
|-----------|-----------|---------|
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| 1"=10'-0" | ENGINEER | 10/1/12 |
| 1"=10'-0" | DRIVER | 10/1/12 |
| 1"=10'-0" | DRIVER | 10/1/12 |

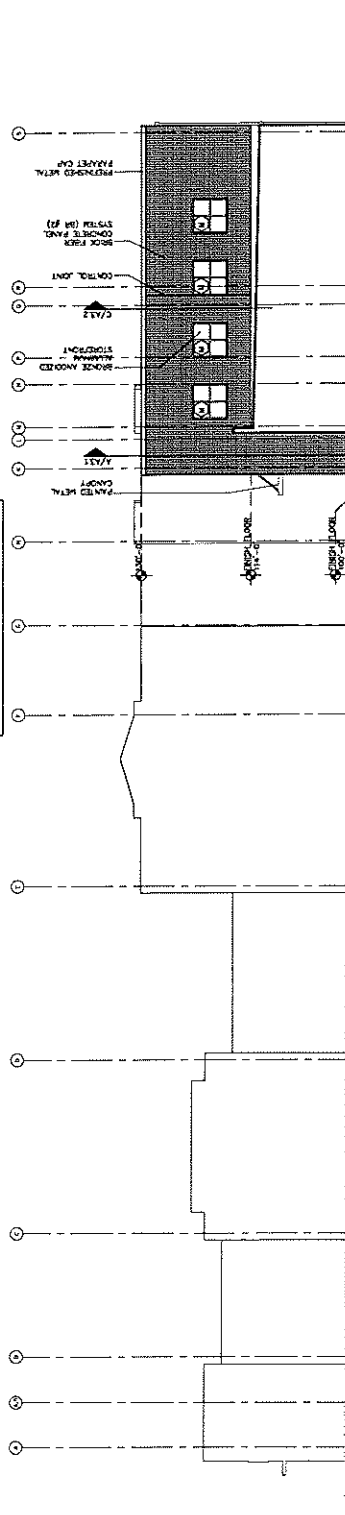
EXTERIOR
ELEVATIONS

A2.1

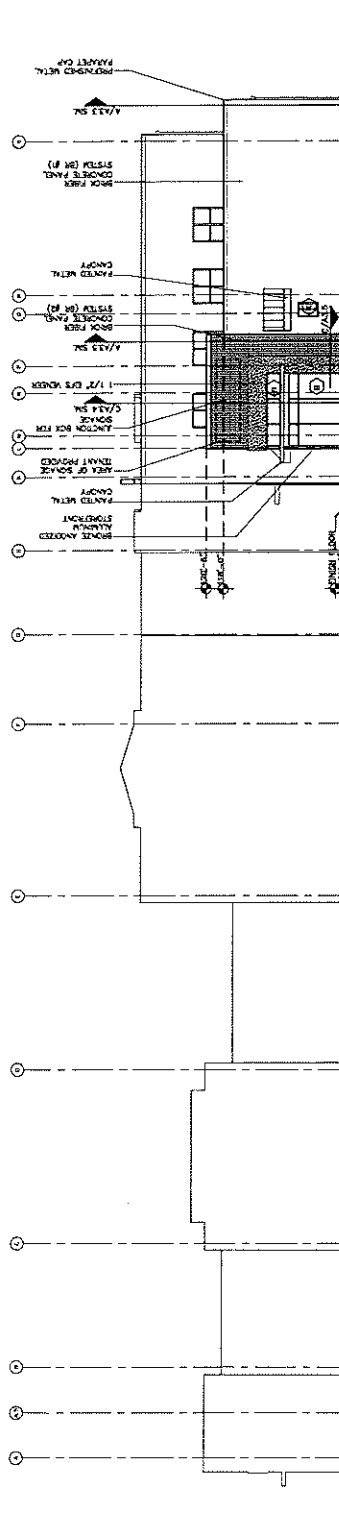


A NORTH ELEVATION
SCALE: 1/8"=1'-0"

SIGNAGE LOCATION AND SIZES ARE
APPROXIMATE. VERIFY SIZE WITH
CURRENT ZONING REGULATION



B NORTH ELEVATION
SCALE: 1/8"=1'-0"



C NORTH ELEVATION
SCALE: 1/8"=1'-0"

SIGNAGE LOCATION AND SIZES ARE
APPROXIMATE. VERIFY SIZE WITH
CURRENT ZONING REGULATION

21.5



kindlow, keith & todd, inc.
architecture | interior | engineering
tel 918.744.4270
fax 918.744.7849
2200 south ulsa place, suite 200
tulsa, oklahoma 74114
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THE SHOPPES ON PEORIA

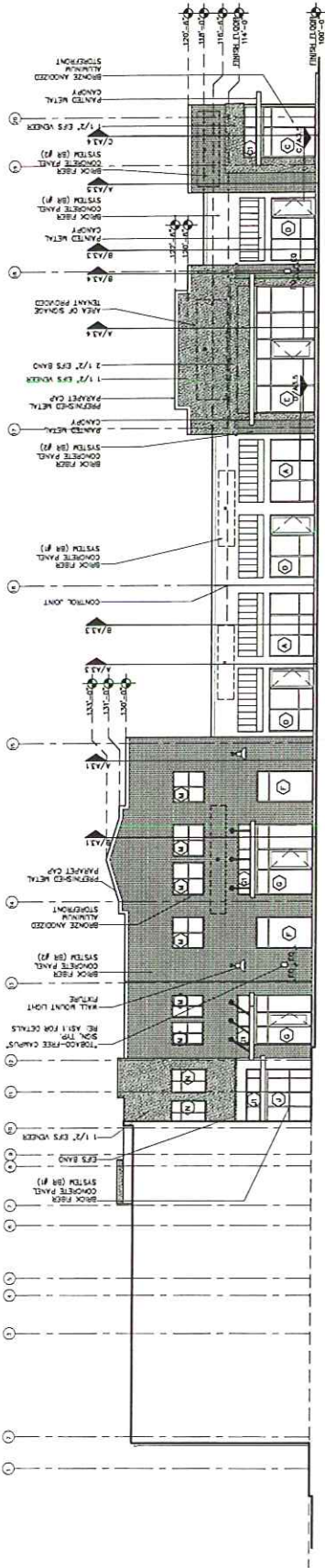
1717 NORTH
PEORIA AVE.

TULSA, OKLAHOMA

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|-----------|--------------|
| SCALE | DATE TO SHED |
| FILE NAME | AK |
| MANAGER | BSH |
| DRAWN BY | BSH |
| DATE | DRAWING SET |

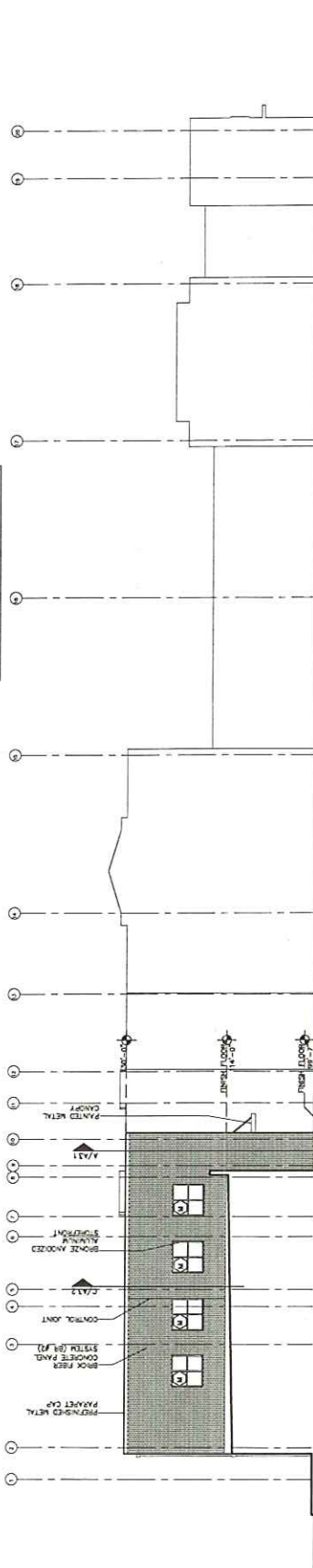
EXTERIOR
ELEVATIONS

A2.2



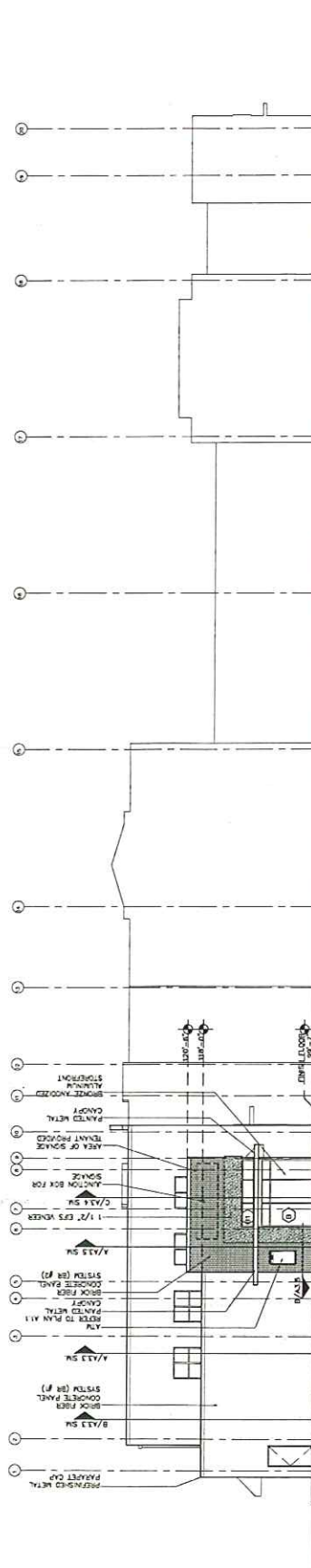
A WEST ELEVATION
SCALE 1/8" = 1'-0"

SIGNAGE LOCATION AND SIZES ARE
APPROXIMATE. VERIFY SIZE WITH
CURRENT ZONING REGULATION



B WEST ELEVATION
SCALE 1/8" = 1'-0"

SIGNAGE LOCATION AND SIZES ARE
APPROXIMATE. VERIFY SIZE WITH
CURRENT ZONING REGULATION



C WEST ELEVATION
SCALE 1/8" = 1'-0"

SIGNAGE LOCATION AND SIZES ARE
APPROXIMATE. VERIFY SIZE WITH
CURRENT ZONING REGULATION

21.6



**THE
SHOPPES
ON PEORIA**

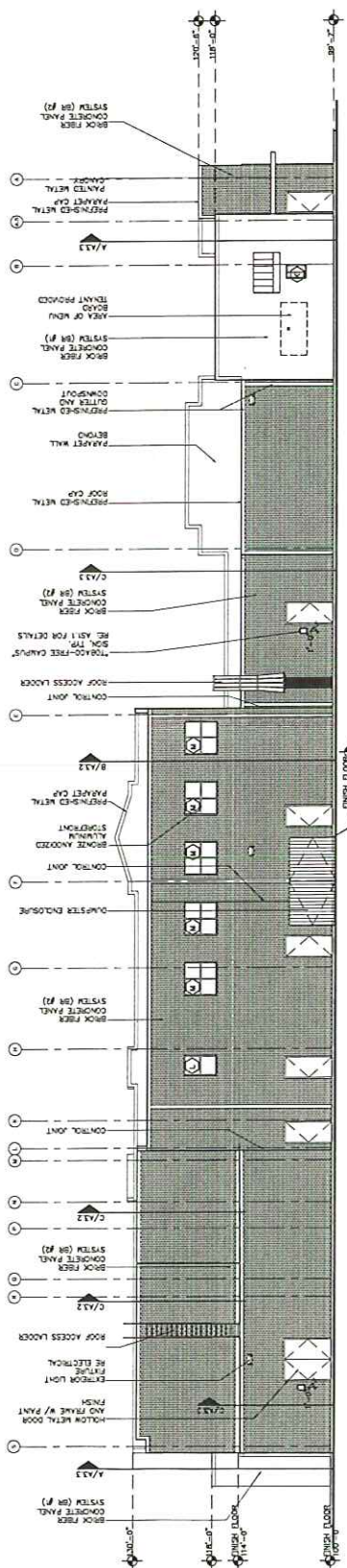
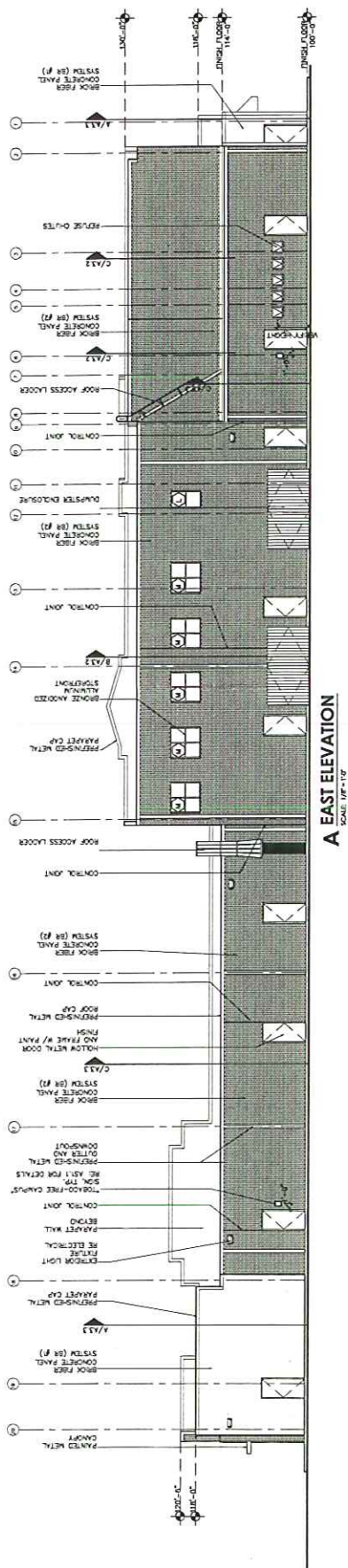
1717 NORTH
PEORIA AVE.

TULSA, OKLAHOMA

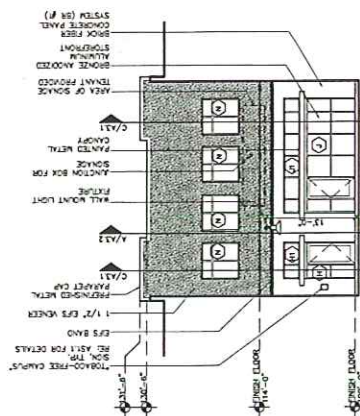
| | | |
|------------|---|----------------|
| SCALE | * | REFER TO SHEET |
| TITLE NAME | * | |
| MANAGER | * | MAX |
| DRAWN BY | * | BON |
| 02.24.10 | * | DRAWING SET |

EXTERIOR
ELEVATIONS

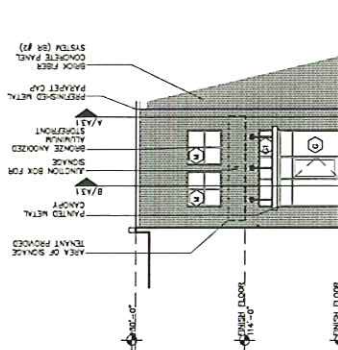
A2.3



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

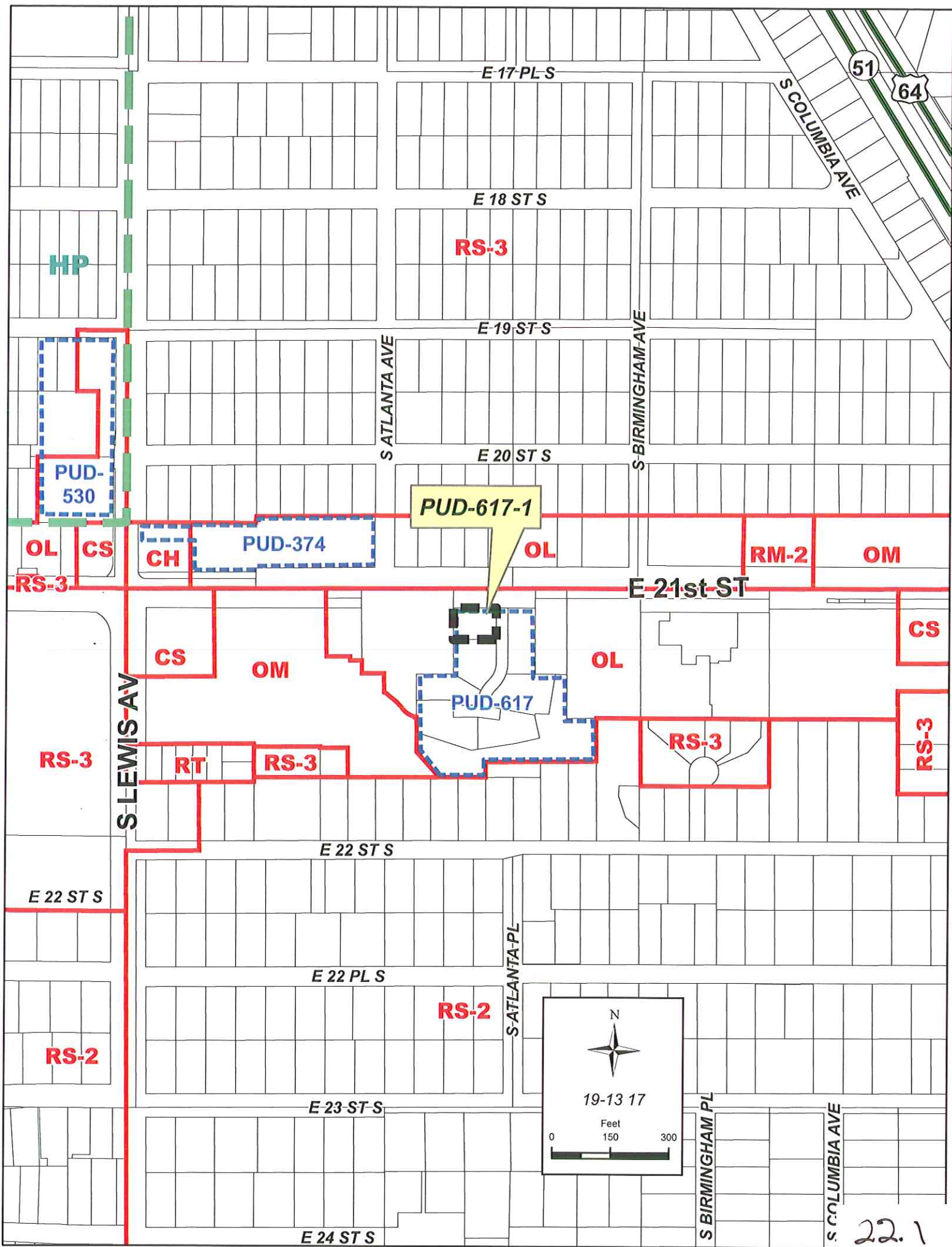


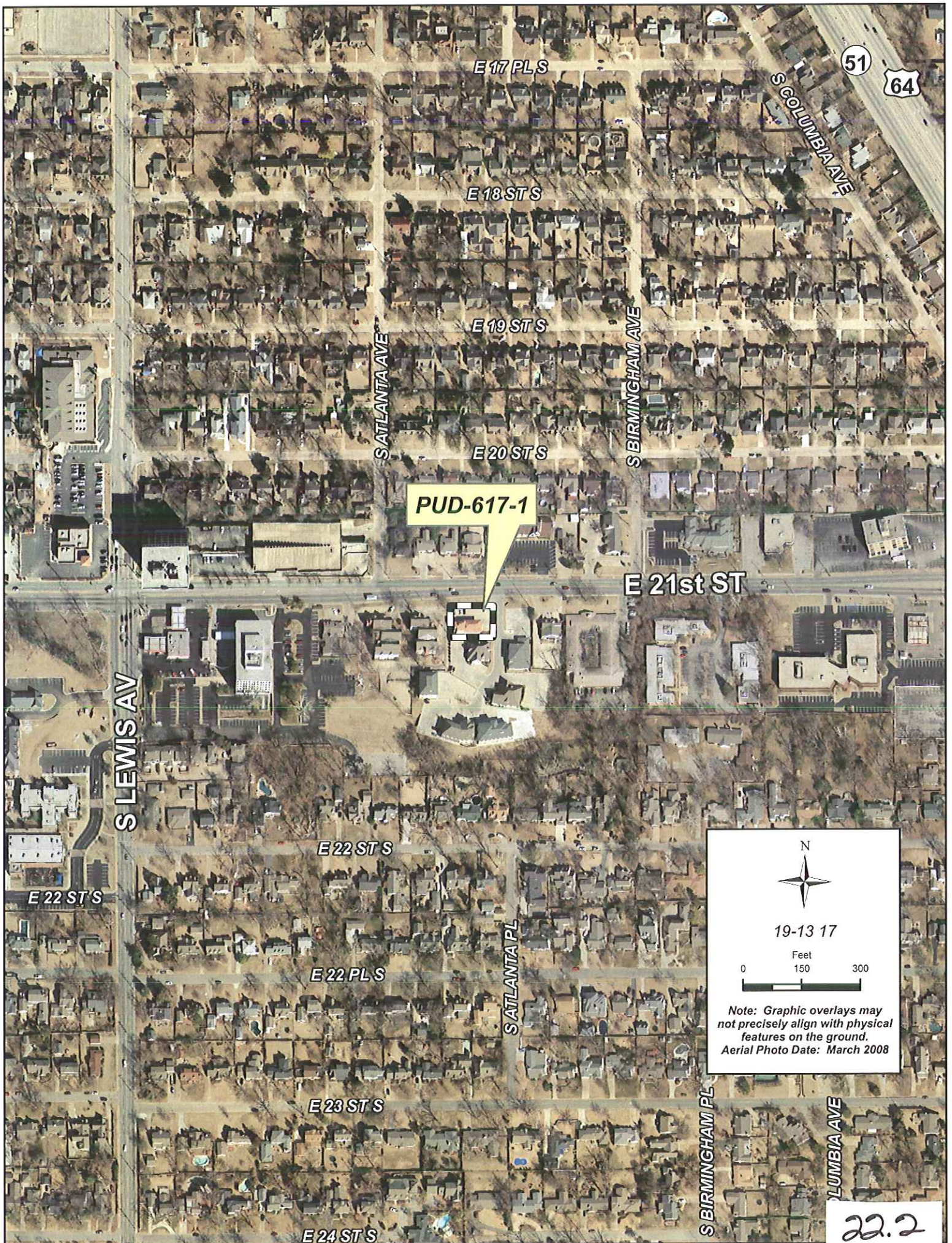
D EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



C EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

21.7





PUD-617-1



19-13 17



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

22.2



E 20th ST

S ATLANTA AVE

PUD-617-1

E 21st ST



19-13 17

Feet
0 50 100

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

22.3

May 4, 2010

STAFF RECOMMENDATION

PUD-617-1: Minor Amendment – East of the southeast corner of 21st Street South and South Lewis Avenue; Lot 1, Block 1 – Claremont Park; TRS 9317; CZM 37; Atlas 31; PD 6; CD 9; OL/PUD.

The applicant is requesting a minor amendment to allow one 17.83 square foot (sf) non-illuminated wall sign to be placed on the north facing elevation of an office building located on Lot 1, Block 1 of the Claremont Park Office Park. The office park is generally referred to as "21 Atlanta Place" (see attached exhibits).

PUD-617 currently allows:

One ground sign is permitted in the PUD, not exceeding 12 feet in height and 32 square feet of display surface area erected on the 21st (Street) frontage. Building directories and tenant identification signs may be attached to building walls if not visible from a public street.

Dr. McCormick's office fronts the arterial street, 21st Street South, which by PUD standards does not allow an office ID sign since the building walls to which a sign would be affixed are visible from a public street. Since the developer chose to utilize the sign allotment to identify the development and not the tenant as was intended, the applicant wishes to be allowed what is permitted for the other lots in the development by the PUD in addition to what the underlying zoning would permit.

Staff contends that approval of one, 17.83 sf non-illuminated wall sign facing an arterial street on Lot 1, Block 1 only would not substantially alter the character and intent of the PUD sign allotment and will provide the identification the tenant seeks for his new clients.

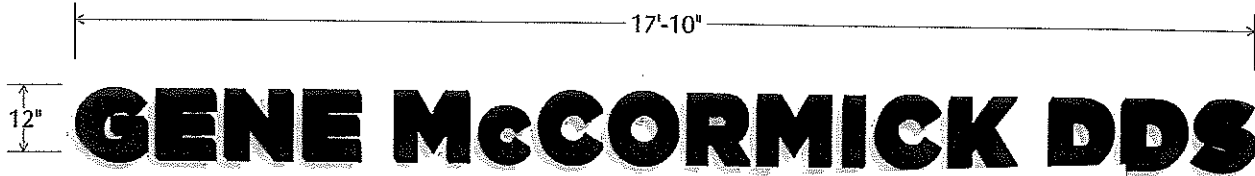
Therefore, staff recommends **APPROVAL** of one 17' 10" x 12" (17.83 sf) non-illuminated wall sign for the north facing wall of the building located on Lot 1, Block 1 – Claremont Park only.

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



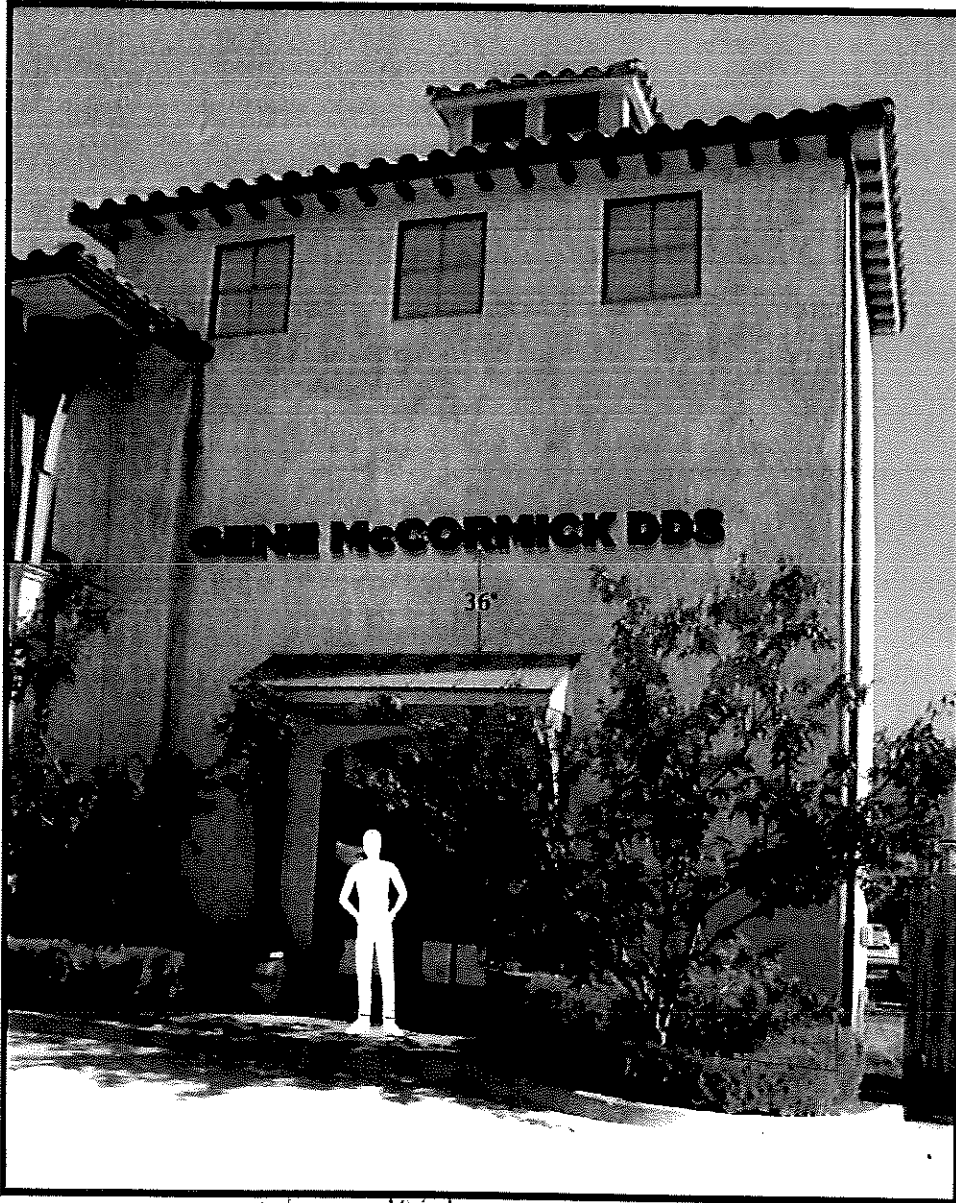
MANUFACTURE AND INSTALL REVERSE CHANNEL LIGHTED LETTERS:

1/8" Aluminum Face. • .080" Aluminum Returns 3" Deep • Duranodic Bronze Finish • 3/16" Clear Lexan Backs.
White LED Halo Illumination. • 1 1/2" Stand-off from Fascia • Remote Power Supply behind Wall within Drop Ceiling



LETTERS CENTER OVER DOOR, 36" ABOVE CANOPY

PHOTO SCALED TO APPROX. 3/16"=1'



3 feet above door

2601 S. Atlantic Pl.

please change this to Gene W McCormick DDS

a.max signs
BY WESTBROOK

9520 E. 55th PLACE, TULSA OK. 74145
(918) 622-0651 • FAX (918) 622-0659

PROJECT: McCORMICK DENTAL SEDATION
LOCATION: 2511 E. 21ST ST., TULSA OK
DESCRIPTION: MFG. & INSTALL REVERSE CHANNEL LETTERS
SALES REP: BOB DAIL
FILE NAME: 12REVCHNL-3up

☐ APPROVED ☒ APPROVED AS NOTED
TO PROVIDE PRODUCT AS SHOWN, WE CANNOT PROCEED WITHOUT SIGNED APPROVAL
Bob Dail
AUTHORIZED SIGNATURE & DATE

SCALE: 3/8"=1'-0"

DATE: 6/8/09

W.O. #: 39723

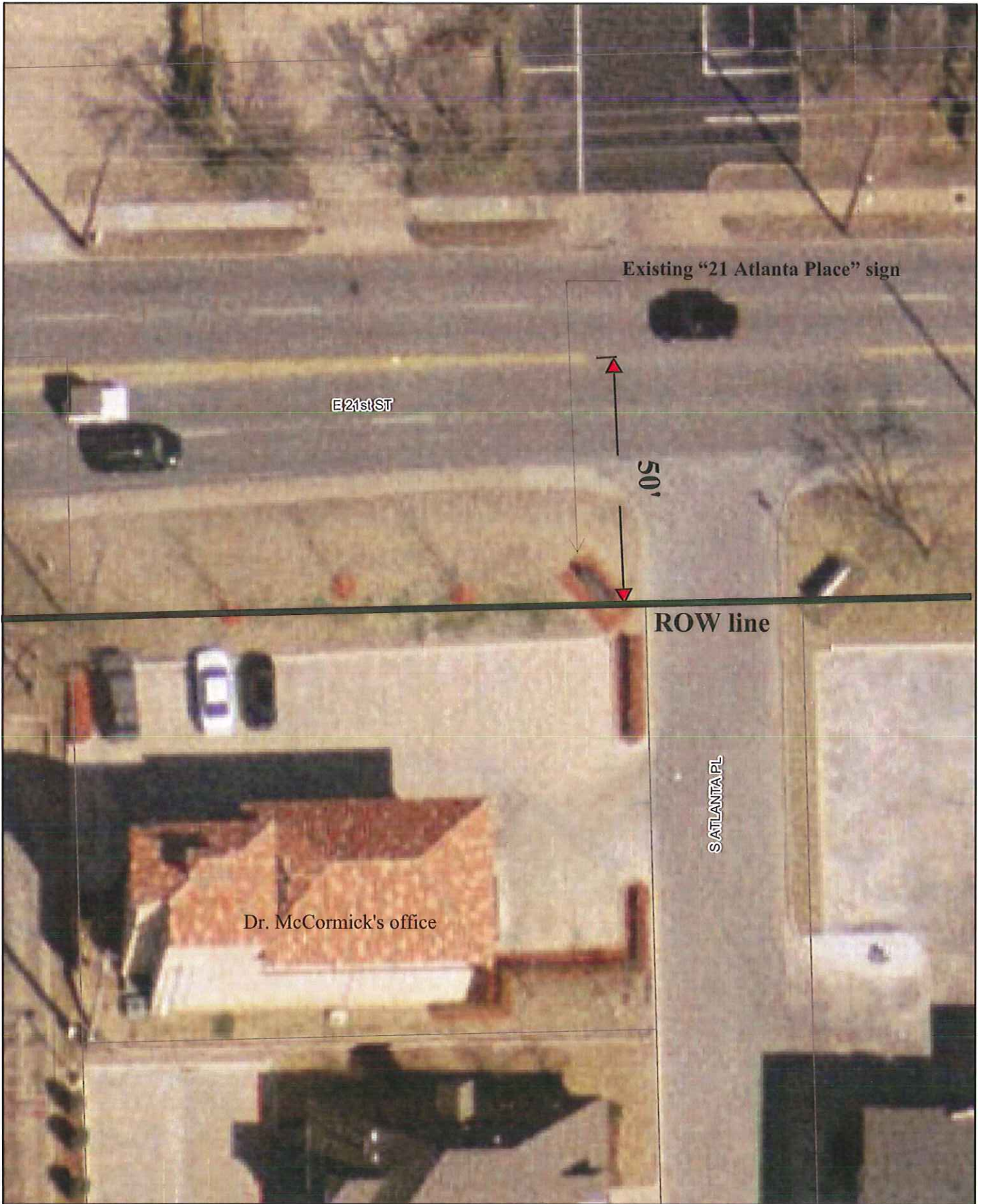
DRAWING DATE: 6/8/09

WVA

22.6

NOTE: COLOR AS FEMTED HERE ARE APPROXIMATE REPRESENTATIONS OF SPECIFIED COLORS THAT MAY NOT MATCH EXACTLY TO THAT OF FINISHED PRODUCT. WHEN COLOR SELECTION IS CRITICAL, ASK YOUR SALES REP FOR COLOR SAMPLES. DRAWING ALSO REPRESENTS SPECIFIC INTENT SUBJECT TO MINOR VARIATION





EAST 141 STREET SOUTH
S.F. 7000 2.45

Tulsa County Clerk - JOHN RASTRICE
 SWS 0008176 Per 1 W/V 6619/0564-0564
 Printed at 462387 09/04/80 09:02:13
 Pgs 10 of 2

CLAREMONT PARK

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
A SUBDIVISION OF PART OF THE SW 1/4 NW 1/4, SECTION 17, TOWNSHIP 18 NORTH, RANGE 13 EAST
OF THE NONAN BASE AND MERIDIAN IN THE CITY OF TULSA, COUNTY OF TULSA, STATE OF OKLAHOMA.

PLANNED UNIT DEVELOPMENT? No. 517

[illegible]

OWNER:
ATLANTA TWENTY-ONE C.L.C.
1001 EAST 33RD STREET SOUTH
TUCKER, OKLAHOMA 74106
TEL. (405) 243-0446

ENGINEER:
COR & ASSOCIATES, INC.,
7935 EAST 27TH STREET SOUTH
TULSA, OKLAHOMA 74106
TEL. (918) 854-3337
Continents of Architecture No. 64

NOTE:
ADVERTISER'S SHOWS ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADVERTISER ARE SUBJECT TO CHANGE AND SHOULD

STATE OF OKLAHOMA } 23
COUNTY OF TULSA

I, Jess Watkins, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a Will instrument now on file in my office.

Dated the ____ day of ____ 19____
JOHN HASTINGS, Tulsa County Clerk

**ADVANCED PLAY OF
TEXACO CHESTER ADDITION!**

CERTIFICATE

I hereby certify that all mail matter herein be-
longing to the post has been paid for as reflected
by the current tax rolls. Merchandise received
has been paid for in the amount of \$ 2,113.52
and the balance due on the account of \$ 44.11 is applied to
the 1935 taxes.

This certificate is NOT to be construed as
a receipt of the 1935 taxes, as such has to be
received by the postmaster in order that the
1935 taxes may be fully paid.

1935 taxes would exceed the amount of the
merchandise deposit.

Dated 4-6, 1936

Postmaster
James H. Bunker
by W. C. Gentry, Clerk



22.9



23.1



23.2

May 4, 2009

STAFF RECOMMENDATION

Z-7115-SP-1: Detail Site Plan – Southeast corner of West 81st Street South and South Union Avenue; TRS 8214; CZM 51; PD 8; CD 2; CO.

The applicant is requesting approval of a detail site plan for a 274-unit apartment complex. The proposed use, Use Unit 8 – Multi-family and Similar Uses is a permitted use within this Corridor District Plan. The plan was originally approved by the TMAPC for 320 units and was modified by the City Council to 275 units.

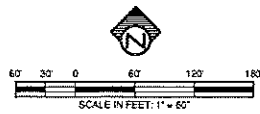
The submitted site plan is within all applicable density, open space, building height and setback limitations. Access to the site is limited to one point along the corridor collector street stemming from West 81st Street with an emergency only access point along Union Avenue. Parking has been provided per the applicable Use Unit of the Zoning Code. All sight lighting, including building mounted, is limited to 25-feet in height and will be directed down and away from adjoining residential properties. A chain linked fence not less than 6' in height with three strands of barb-wire will be constructed along the south boundary of the development as required per City Council approval. Trash enclosures have been provided as required by the Corridor District Development Plan. Sidewalks will be provided along West 81st Street, Union Avenue and the corridor collector street continuing along the entirety of the eastern boundary as required by CO District Development Standards and Subdivision regulations. A pedestrian circulation has been submitted as required by the Corridor Site Plan.

Staff recommends **APPROVAL** of the detail site plan for the 274 unit apartment complex being constructed as part of Corridor District Site Plan Z-7115-SP-1.

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

Tuscany Pointe

A subdivision in the City of Tulsa, being a part of the NW/4 of the NW/4 of Section 14,
Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma



OWNER / DEVELOPER

WestRidge Plaza, LLC
5415 South 125th East Avenue, Suite 205
Tulsa, Oklahoma 74146
Phone: 918.749.5700

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918.232.5521

For BLS: bsls@tulsaengineering.com
CERTIFICATE OF AUTHORIZATION NO. 381
EXPIRATION DATE: 12-31-2011

Legend

- BL = Building Line
- UL = Utility Easement
- BL & UL = Building Line and Utility Easement
- RWE = Restricted Water Line Easement
- LNA = Limits of No Access

Basis of Bearings

The non-astronomic bearings for this plan are based on an assumed bearing of N 89°52'31" E, along the west line of the NW/4 of Section 14, T.18 N., R.12 E., of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey Method.

Benchmark

Top of a steel of a Brass Cap of an O.D.D.T. Brass Cap at the intersection of West 81st Street South and South Union Avenue, also being the northwest corner of Section 14, T.18 N., R.12 E. of the Indian Meridian, Tulsa County, State of Oklahoma.
ELEVATION = 727.52 NAVD 1988

Sidewalks

Sidewalks are required along streets designated by and in accordance with subdivision regulations. Required sidewalks shall be constructed in accordance with City of Tulsa engineering design standards. The Owner/Developer shall construct required sidewalks within reserve areas common areas and along arterial street frontages of abutting lots having access into minor streets. Where sidewalks are not constructed by the Owner/Developer, the builder of each lot shall construct the required sidewalk.

DATA SUMMARY

- DETAIL SITE PLAN**
Lot 1 Block 1, Tuscany Pointe
Corner Site Plan Z-7115-SP-1
DEVELOPMENT AREA: 11,292 Acres (Gross)
13,734 Acres (Net)
PERMITTED USES: Multi-Family Dwellings and accessory accessory uses
PROPOSED USES: Multi-Family Dwellings and accessory accessory uses
- MAXIMUM NUMBER OF DWELLING UNITS PERMITTED: 274**
MAXIMUM BUILDING HEIGHT PERMITTED: 45 FEET
MAXIMUM BUILDING HEIGHT PROPOSED: 43 FEET
- MINIMUM PRINCIPAL BUILDING SETBACKS REQUIRED:**
From the centerline of an arterial street: 65 Feet
From the right-of-way of the collector/distributor street: 20 Feet
From other Development Area boundaries: 20 Feet
- MINIMUM ACCESSORY GARAGE SETBACKS REQUIRED:**
From the centerline of an arterial street: 60 Feet
From the right-of-way of the collector/distributor street: 10 Feet
From other Development Area boundaries: 20 Feet
- OFF STREET PARKING**
Ratio Per Use: 1.5 spaces per 1 Bedroom Apartment
2 spaces per 2 Bedroom Apartment
Excluding Number of Spaces: none
Total Number of Spaces Required: 488
Total Number of Spaces Proposed: 488
- MAXIMUM BUILDING COVERAGE PERMITTED: 30%**
MAXIMUM BUILDING COVERAGE PROPOSED: 24.2%
- MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED: 25% of Net Lot Area - 116,894 SF**
- MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDED: 37.2% of Net Lot Area - 184,240 SF**
- LIABILITY SPACE PER DWELLING UNIT REQUIRED: 200 SF**
LIABILITY SPACE PER DWELLING UNIT PROPOSED: 472 SF
- LIGHTING HEIGHT FOR PARKING AREAS**
Height Permitted: 25 Feet
Height Proposed: 18 Feet

Tuscany Pointe

Date of Preparation: 04/27/2010

23.4

23.5



THE ARCHITECTS
ARCHITECTS
COLLECTIVE
100 EAST WALL STREET, SUITE 100
TULSA, OKLAHOMA 74103
PHONE: (918) 596-1000
FAX: (918) 596-1001
WWW.ACC-ARCHITECTS.COM



PROJECT NAME
DATE
04-15-2010

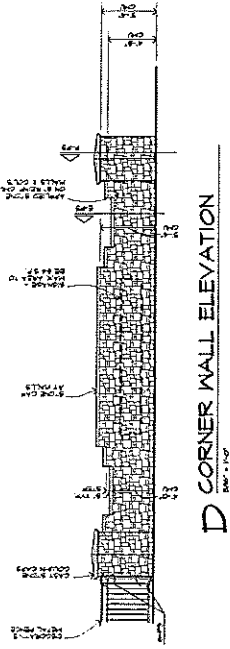
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SCREEN WALLS

SHEET NUMBER
P3

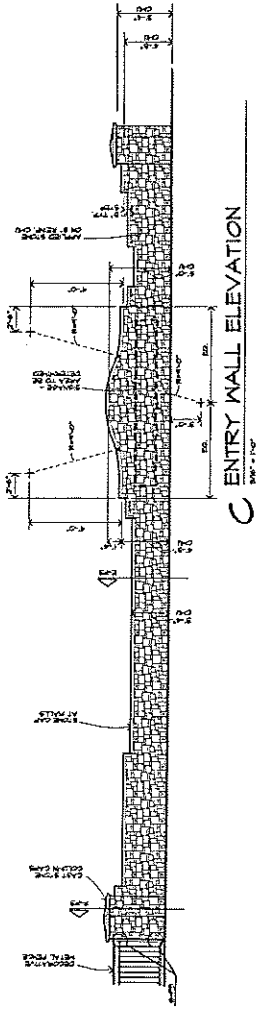
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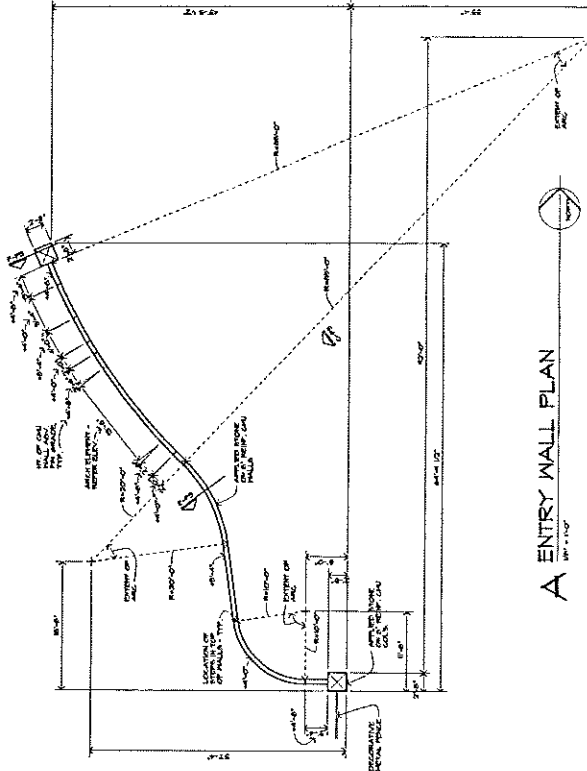
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P3



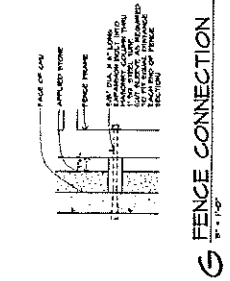
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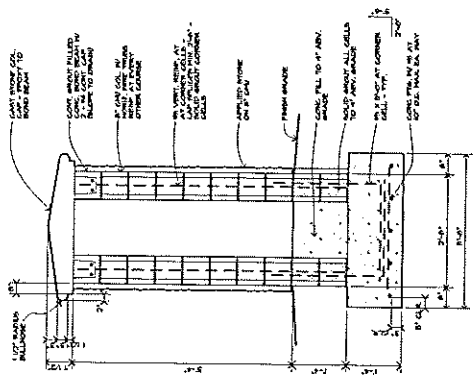
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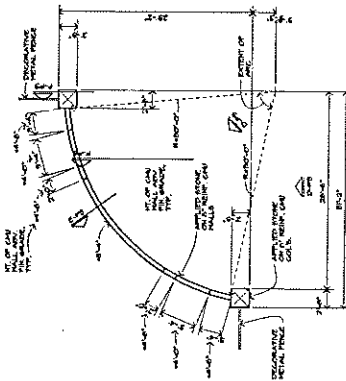
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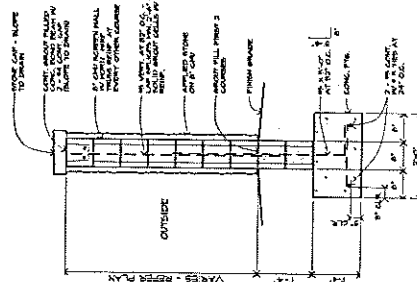
G FENCE CONNECTION
Scale: 1/8" = 1'-0"



F COL. SECT.
Scale: 1/8" = 1'-0"



B CORNER WALL PLAN
Scale: 1/8" = 1'-0"



E SCREEN WALL SECT.
Scale: 1/8" = 1'-0"

23.6

**TUSCANY POINTE
APARTMENTS**

TUSCANY POINTE, L.L.C.
TULSA, OKLAHOMA



THESE DOCUMENTS ARE THE PROPERTY OF ARCHITECTS COLLECTIVE. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF ARCHITECTS COLLECTIVE IS STRICTLY PROHIBITED.



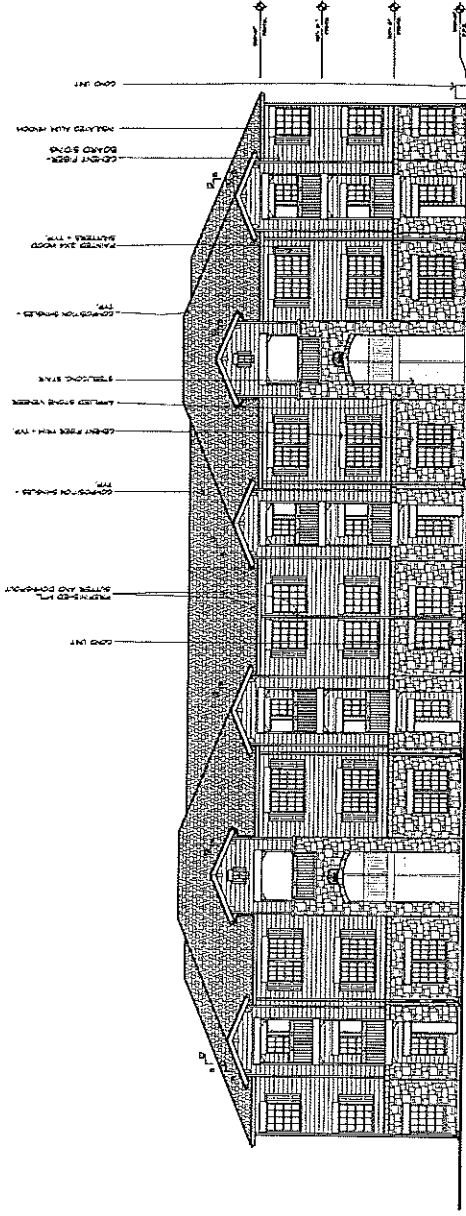
**Architects
Collective**

CREATED BY: JEFFREY L. HARRIS
DATE: 04-15-2010

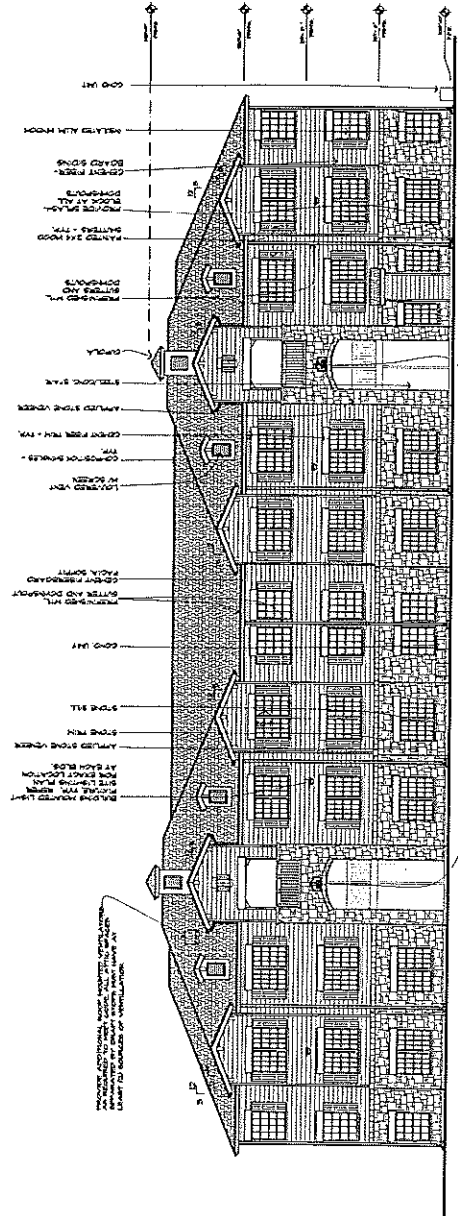
PROJECT NAME:
DATE: 04-15-2010

ELEVATIONS:
BLDG A3/A6 - 5 STORY

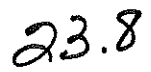
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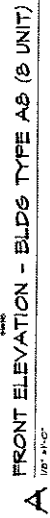


B REAR ELEVATION - BLDG TYPE A2/A8
120'-11 1/2"



A FRONT ELEVATION - BLDG TYPE A3/A8
120'-11 1/2"

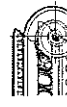








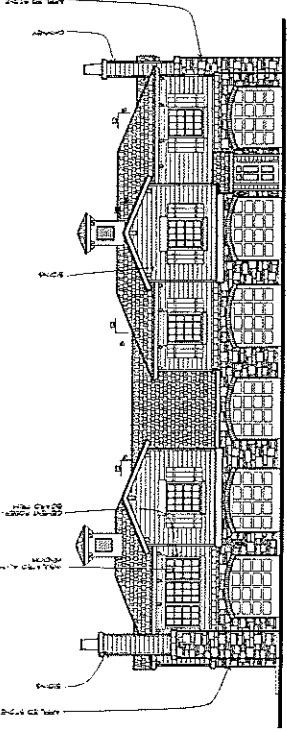
NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.
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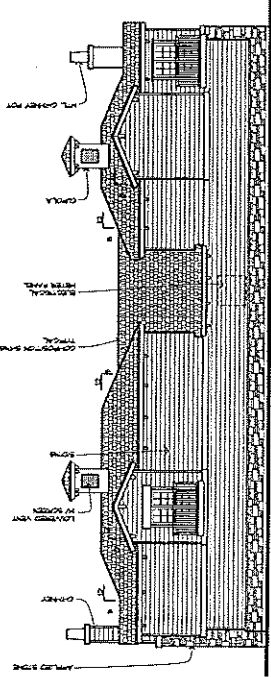
**Architects
Collective**
1000 N. LINCOLN
TULSA, OKLAHOMA 74103
(918) 581-1000
WWW.ARCHITECTSCOLLECTIVE.COM

PROJECT NAME
DATE 04-15-2010
SHEET 112
DRAWN BY ADAMS
BUILDINGS 1000 & 1000
SHEET NAME

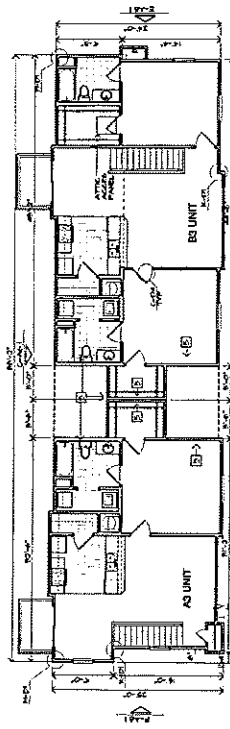
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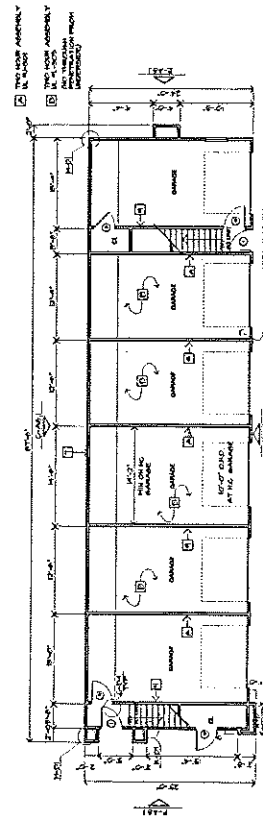
D FRONT ELEV. - A3/B3
10'-11 1/2"
BUILDINGS 1000 & 1000



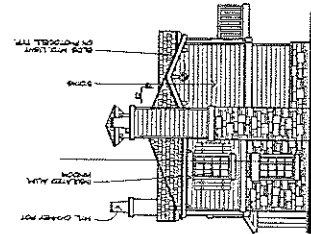
C REAR ELEV. - A3/B3
10'-11 1/2"
BUILDINGS 1000 & 1000



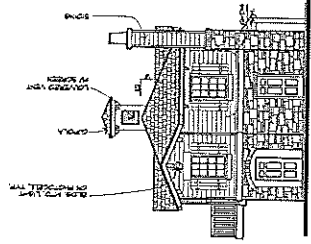
B SECOND FLOOR PLAN - A3/B3
10'-11 1/2"
BUILDINGS 1000 & 1000



A GROUND FLOOR PLAN - A3/B3
10'-11 1/2"
BUILDINGS 1000 & 1000



E END ELEV. - A3/B3
10'-11 1/2"
BUILDINGS 1000 & 1000



F END ELEV. - A3/B3
10'-11 1/2"
BUILDINGS 1000 & 1000

**TUSCANY POINTE
APARTMENTS**
TUSSA, OKLAHOMA
TUSCANY POINT, L.L.C.

DATE: 01/15/2010
LOCATION: TUSSA, OKLAHOMA
PROJECT: TUSCANY POINT, L.L.C.



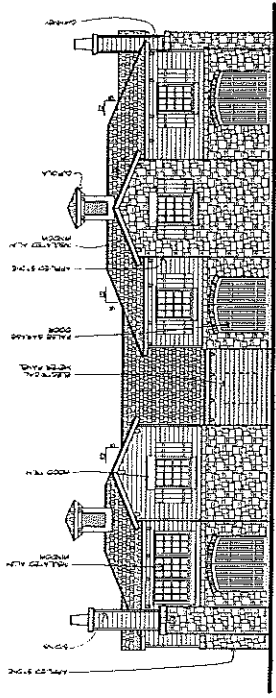
STATE OF OKLAHOMA
I, **DAVID L. SMITH**, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Oklahoma, License No. 10000, Mechanical, and that I am the author of the above drawings, and that I am a duly Licensed Professional Engineer in the State of Oklahoma, License No. 10000, Mechanical, and that I am the author of the above drawings, and that I am a duly Licensed Professional Engineer in the State of Oklahoma, License No. 10000, Mechanical, and that I am the author of the above drawings.



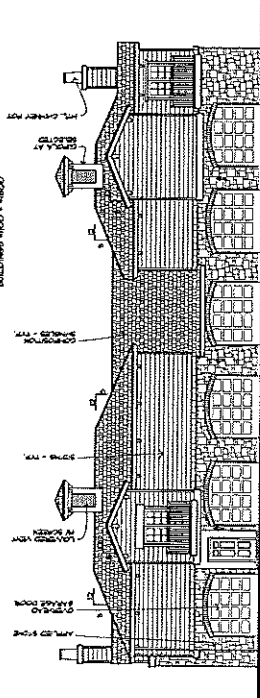
**Architects
Collective**
1000 EAST BOLLINGER AVE. SUITE 100
TULSA, OKLAHOMA 74103
TEL: 918.442.1000
WWW.ARCHITECTSCOLLECTIVE.COM

PROJECT NAME: TUSCANY POINT, L.L.C.
SHEET TITLE: TUSCANY POINT, L.L.C.
DRAWING NO.: A6.2
DATE: 01/15/2010
BY: DLS
CHECKED: DLS
APPROVED: DLS

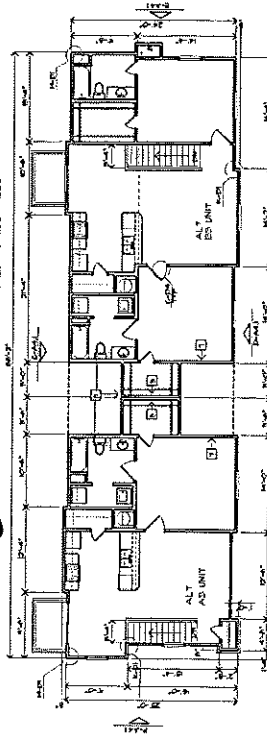
A6.2



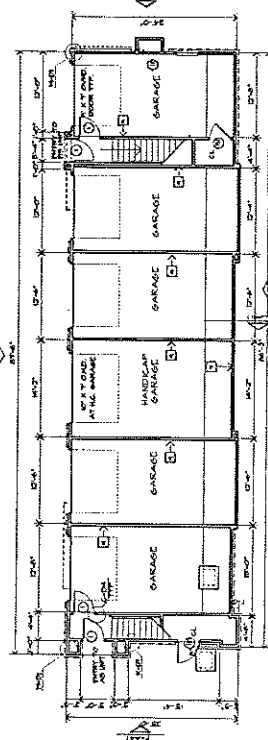
D FRONT ELEV. - A3/B3 ALT.
BUILDINGS SIDO - N300



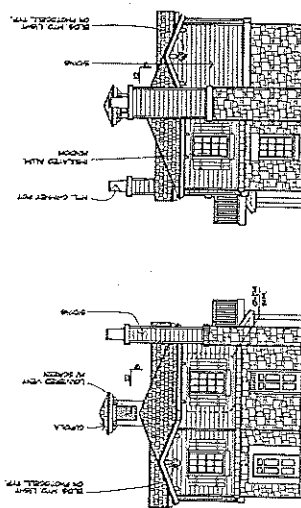
C REAR ELEV. - A3/B3 ALT.
BUILDINGS SIDO - N300



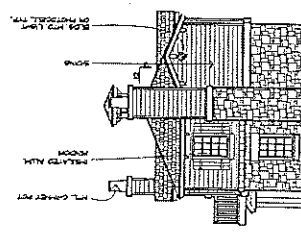
B SECOND FLOOR PLAN - A3/B3 ALT.
BUILDINGS SIDO - N300



A GROUND FLOOR PLAN - A3/B3 ALT.
BUILDINGS SIDO - N300

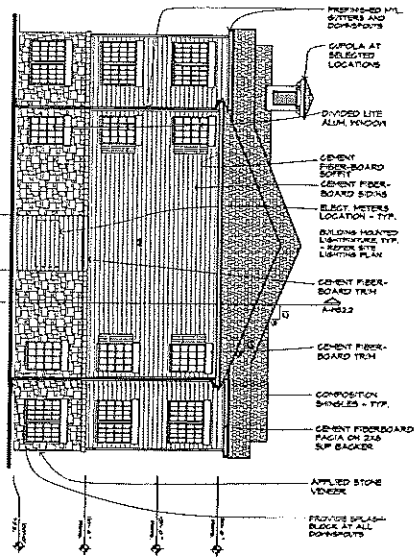


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BUILDINGS SIDO - N300

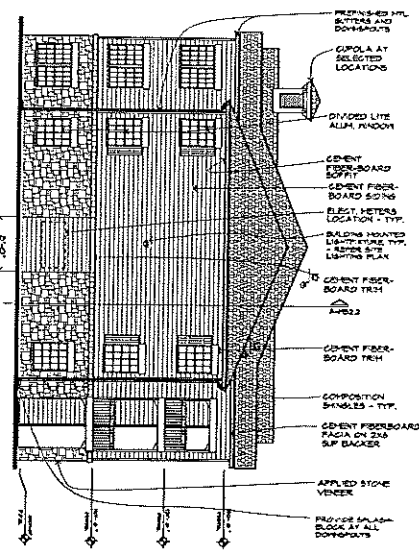


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BUILDINGS SIDO - N300

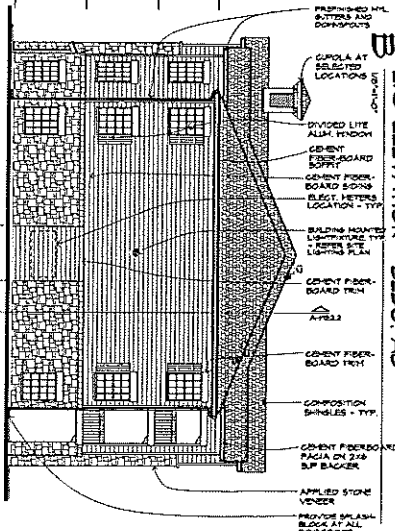
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END ELEVATION - BLDG. B6



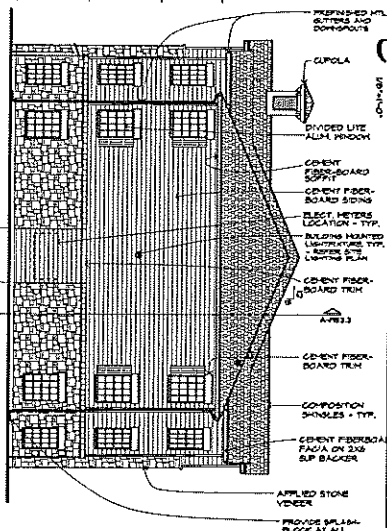
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END ELEVATION - BLDG. B2/B8



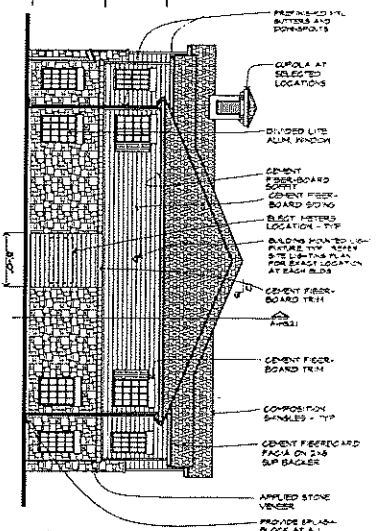
A
END ELEVATION - BLDG. A2/A8



B
END ELEVATION - BLDG. A8



C
END ELEVATION - BLDG. A8



A7

END ELEVATION

DATE: 04-15-2010

BY: [Signature]

PROJECT NAME:

ARCHITECT:

COLLECTIVE

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PROJECT: TUSCANY POINTE APARTMENTS

LOCATION: TULSA, OKLAHOMA

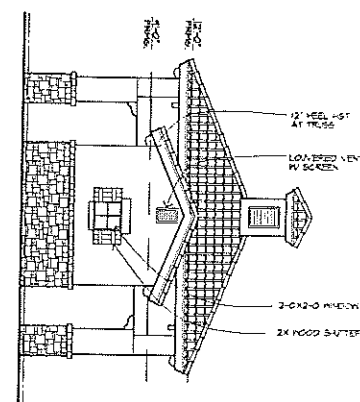
CLIENT: TUSCANY POINTE, L.L.C.

TUSCANY POINTE APARTMENTS

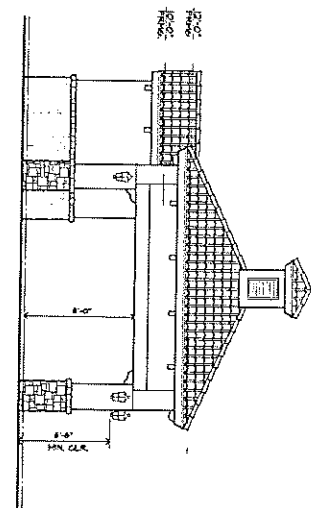
TULSA, OKLAHOMA

TUSCANY POINTE, L.L.C.

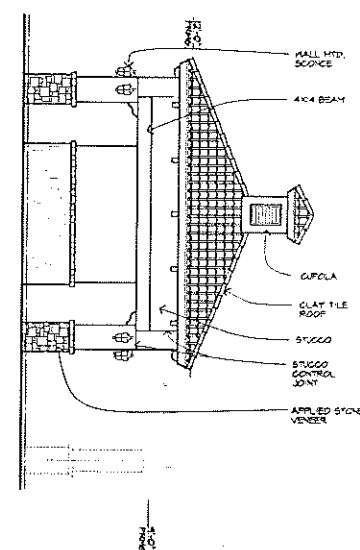
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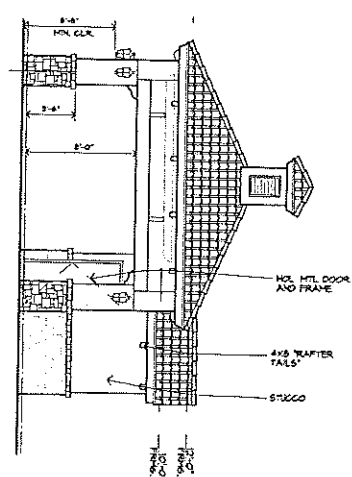
F REAR ELEVATION



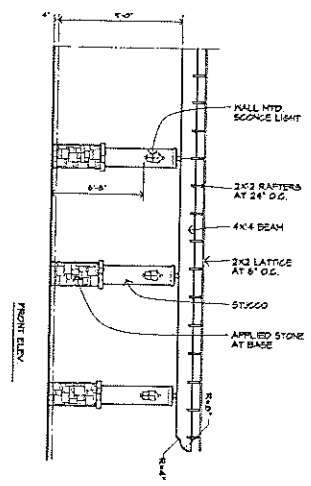
C LEFT ELEVATION



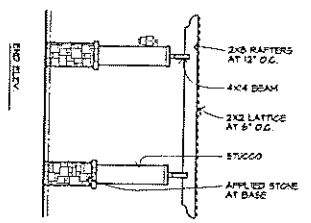
B FRONT ELEVATION



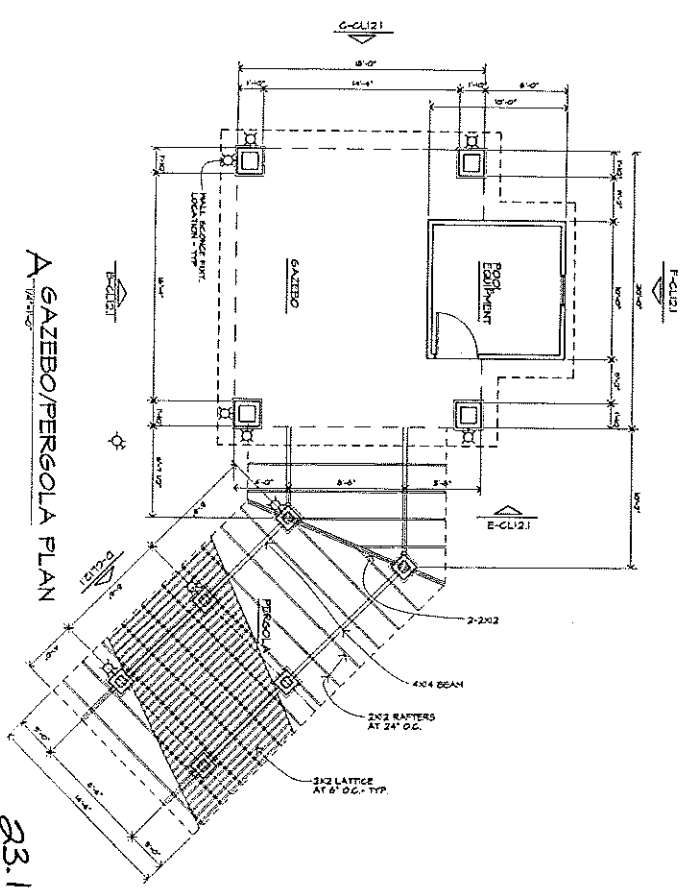
E RIGHT ELEVATION



D PERGOLA ELEVATION



A GAZEBO/PERGOLA PLAN



23.16

CL12.1

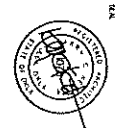
Architects
Collective

PROJECT NAME: TUSCANY POINT APARTMENTS
DATE: 04-15-2010
SHEET TITLE: PERGOLA AND DETAILS
SHEET NUMBER: 23.16

APPROVED FOR CONSTRUCTION

DATE: 04-15-2010

BY: [Signature]



PROJECT: TUSCANY POINT APARTMENTS

LOCATION: TULSA, OKLAHOMA

CLIENT: TUSCANY POINT, L.L.C.

23.16



THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF OKLAHOMA. I CERTIFY THAT I AM A MEMBER IN GOOD STANDING OF THE ARCHITECTS' COLLECTIVE, INC. AND THAT I AM NOT PROVIDING THESE PLANS TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS' COLLECTIVE, INC.

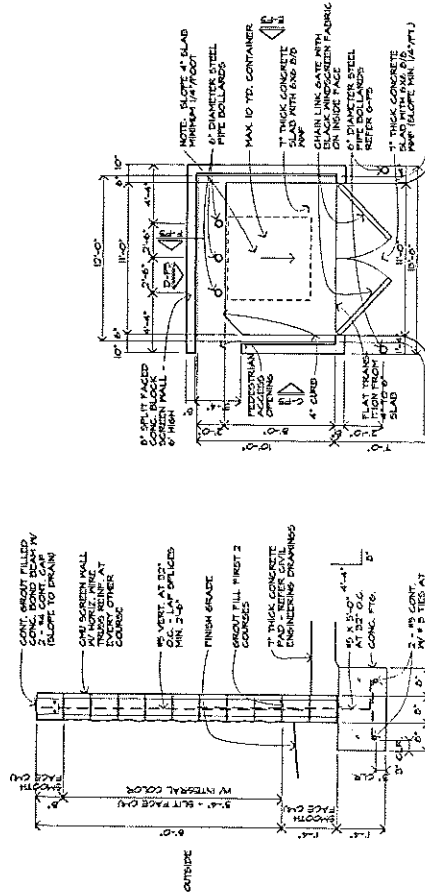
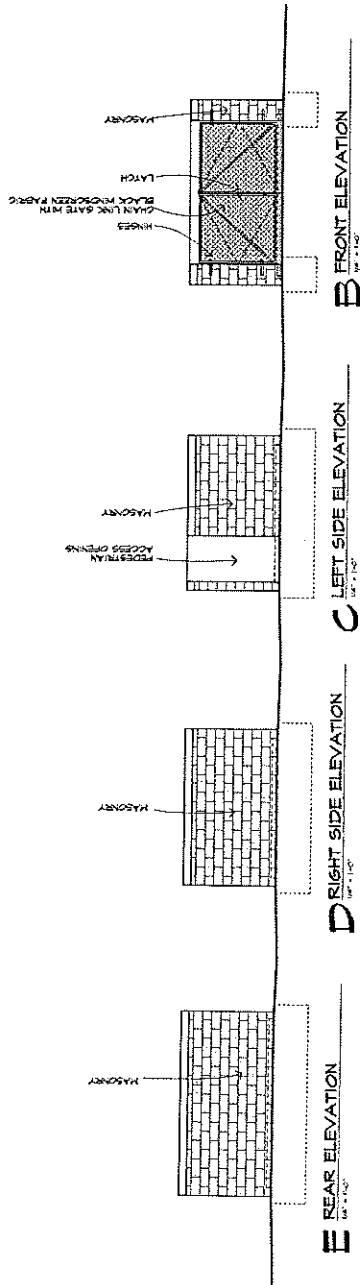


Architects' Collective, Inc.
1000 N. LINCOLN
OKLAHOMA CITY, OK 73102
TEL: (405) 233-1100
FAX: (405) 233-1101

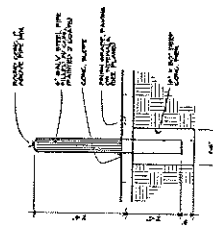
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DATE: 04-15-2010

SHEET TITLE
TRASH ENCLOSURE

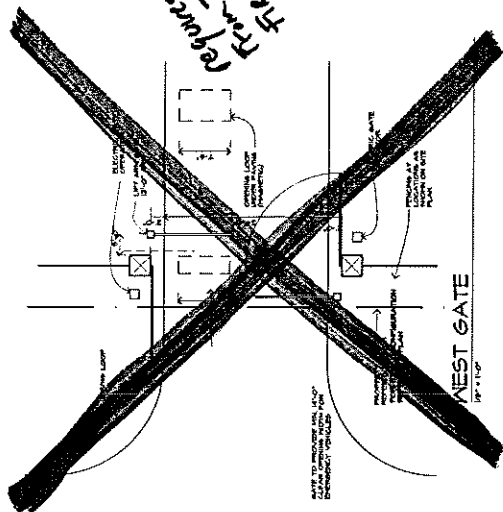
SHEET NUMBER
P5



F TRASH ENCLOSURE WALL
8'4\"



D **ELECTRONIC ACCESS CONTROL BOX**

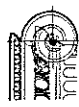
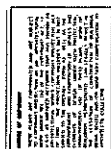


Requires 500-1000
from market.

**TUSCANY POINTE
APARTMENTS**

TUSCANY POINTS, L.L.C.

No

Architects
Collective

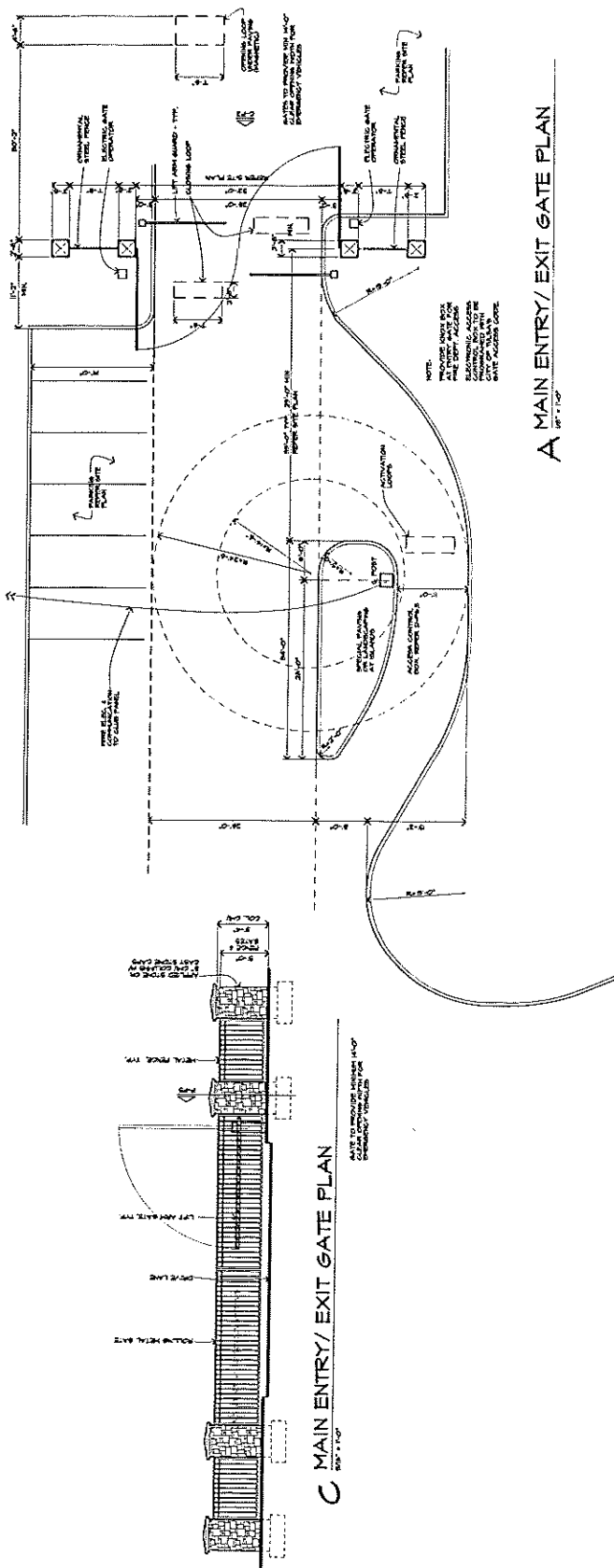
WOMAN EAST GATELY DRIVE, SUITE 1402
TULSA, OKLAHOMA 74104
581-412-5147

PROJECT NAME: [REDACTED]
DATE: 04-15-2010

ACCESS GATE

DATE RECEIVED

ND



A MAIN ENTRY/EXIT GATE PLAN

NOTE.

DATE TO PROVIDE MINIMUM 14 DAYS
SUPPORT OFFERING EIGHT FOR
CHANGING VOLUME

 $+$

23.20

Tuscany Pointe

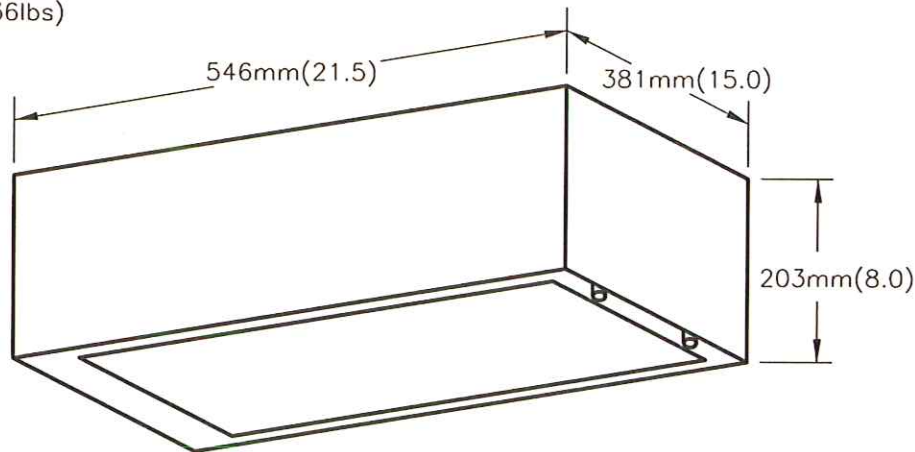
Q. 50 137 Dated 6x Plm 55 153 Railway Co. Dimension Plm no. 4 571010 1 36 434

SOMERSET® SERIES LUMINAIRES

U.L. LISTED
1572 WET LOCATION
C.S.A. CERTIFIED

MAX WEIGHT: 16kg (36lbs)

EPA: 1.43 sq. ft.



S M S T

SOMERSET SERIES

LAMP AND WATTAGE

- ☐ 100HP = 100W HPS
- ☐ 15AHP = 150W 55V HPS
- ☐ 250HP = 250W HPS
- ☐ 400HP = 400W HPS
- ☒ 150MH = 150W METAL HALIDE
- ☒ *175MH = 175W METAL HALIDE
- ☒ *250MH = 250W METAL HALIDE
- ☒ *277MH = 277W METAL HALIDE
- ☒ 175PM = 175W PULSE START MH
- ☐ 350PM = 350W PULSE METAL HALIDE
- ☐ 400PM = 400W PULSE METAL HALIDE

VOLTAGE

- ☐ 12=120V
- ☐ 20=208V
- ☐ 24=240V
- ☐ 27=277V
- ☐ 34=347V
- ☐ 48=480V
- ☒ MT=MULTIVOLT
120, 208, 240 & 277V
- ☐ VT=MULTIVOLT
120, 277 & 347V

COLOR

- ☒ BZ = BRONZE
- ☒ BK = BLACK
- ☐ GR = GRAY
- ☐ WH = WHITE

OPTICAL

- ☐ CL = CLEAR
- ☐ PM = PRISMATIC
- ☒ CF = CLEAR
FORWARD THROW
- ☐ PF = PRISMATIC
FORWARD THROW

(* NOT AVAILABLE FOR SHIPMENT IN US
DUE TO EISA 2007 LEGISLATION)

OPTIONS (ADD TO CATALOG NUMBER):

- ☐ PS = PROTECTED STARTER (HPS UNITS ONLY)

ACCESSORIES (SHIP SEPARATE):

- ☐ LAMP
- ☐ F1 = SINGLE FUSING (120, 240, 277, VOLT) TO BE FIELD INSTALLED
- ☐ F2 = DOUBLE FUSING (208, 240, 480, VOLT) TO BE FIELD INSTALLED
- ☐ SMSTARM** = ARM MOUNT
- ☐ SMSTPB** = PIPE ADAPTOR BRACKET
- ☐ SMSTWB** = WALL BRACKET
- ☐ SMSTWS** = WALL BRACKET WITH ARM

(** ADD COLOR TO ACCESSORY)

- ☐ BK = BLACK
- ☐ BZ = BRONZE
- ☐ GR = GRAY
- ☐ WH = WHITE

NOTE: HOUSING/DOOR ASSEMBLY AND ELECTRICAL ASSEMBLIES SHIP SEPARATELY.

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS

An Acuity Brands Company

ORDER NO: _____

TYPE: _____ SB _____

DRAWING NO. _____

CAD MODEL: _____

DATE: _____

23.22

FM-1607

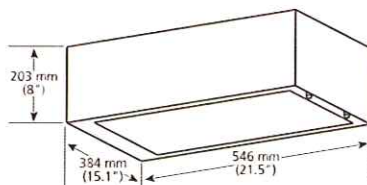
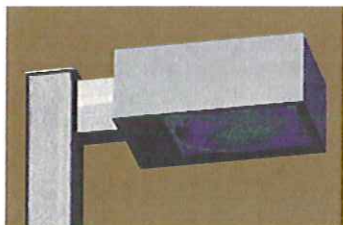
SMST.DWG

1/4/10

Sheet 1 of 1

ORDERING INFORMATION

DIMENSIONAL DETAILS



Maximum Weight: 16 kg. (36 lbs.)
Maximum EPA: 1.43

PERFORMANCE SPECIFICATIONS

Luminaire shall be Holophane Somerset series, catalog No. SMST _____. This fixture shall consist of mounting, optical, support, and electrical systems and will provide certain performance characteristics as follow:

The luminaire shall consist of a formed 1.3mm (18 ga.) aluminum housing with cast aluminum door frame bottom enclosure to hold prismatic lens or flat tempered glass.

All exposed surfaces shall receive a seven stage cleaning and pretreatment prior to painting. The finish shall be a fade resistant (color) polyester powder paint baked on to provide a hard durable coating.

Reflector shall be hydro-formed aluminum alloy #3002 reflector sheet, chemically brightened and anodized.

Mounting bolts, washers and nuts shall be zinc-plated steel. Electrical components (ballast, capacitor, fuses, starter board, etc.) shall be mounted to a single removable galvanized steel plate.

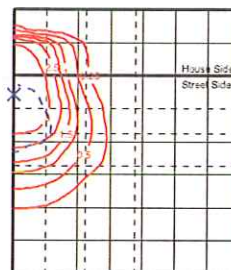
Socket wires shall have plug-in disconnect. Complete electrical assembly shall be removable by unplugging socket leads and primary leads and disengaging one quarter-turn faster.

Ballast area and door shall be fully gasketed with high-temperature, closed cell material.

The complete unit shall be UL listed "Suitable for Wet Locations" and CSA certified.

DISTRIBUTIONS

Forward Throw



Type III



23.23

PREFERRED SELECTIONS:

Most Frequently Ordered Catalog Numbers

| SMST | 250PM | MT | BZ | CL | PS | SMST1BZ |
|-----------|----------------------------------|---------|--------|----------|----------|-----------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| LUMINAIRE | WATTAGE | VOLTAGE | FINISH | OPTICS | OPTIONS | ACCESSORIES |
| SMST | 250PM 320PM 350PM 400PM | MT | BZ | CL PM | F1 PS | SMST1BZ SMSTL2ARBZ |

CATALOG NUMBERS FOR ENTIRE PRODUCT OFFERING

(Pricing and lead times may be affected)






| STEP 1: LUMINAIRE | |
|--|--------------------------|
| SMST | Somerset |
| STEP 2: SOURCE AND WATTAGE | |
| HIGH PRESSURE SODIUM | |
| <u>Mogul Base</u> | |
| 100HP | 100W HPS |
| 15AHP | 150W/55V HPS |
| 250HP | 250W HPS |
| 400HP | 400W HPS |
| METAL HALIDE | |
| <u>Mogul Base</u> | |
| 150MH ¹ | 150W MH |
| 175MH ¹ | 175W MH |
| 250MH ¹ | 250W MH |
| 400MH ¹ | 400W MH |
| PULSE START METAL HALIDE | |
| 175PM ² | 175W MH |
| 250PM ² | 250W MH |
| 320PM ² | 320W MH |
| 350PM ² | 350W MH |
| 400PM ² | 400W MH |
| ¹ Not available for shipment in US after Dec. 31, 2008, due to EISA legislation | |
| ² (E) Meets US Federal EISA legislation | |
| STEP 3: VOLTAGE | |
| 08 ¹ | 208V, Isolated secondary |
| 12 | 120V |
| 20 | 208V |
| 24 | 240V |
| 27 | 277V |
| 34 ² | 347V |
| 40 ¹ | 240V, Isolated secondary |
| 48 ² | 480V |
| MT | Multivolt, 120-277V |
| VT ³ | Varitap, 120-347V |
| ¹ Must be handled through TSG | |
| ² Not available with 150MH and 175PM | |
| ³ Not available with 200-400 wattages | |

| STEP 4: FINISH | |
|---|------------------------------|
| BK | Black |
| GR | Gray |
| WH | White |
| BZ | Bronze |
| | |
| *Colors are just a representation. Custom colors are available upon request | |
| STEP 5: OPTICS | |
| PM ¹ | Prismatic borosilicate glass |
| CL | Clear tempered glass |
| Forward Throw | |
| PF ² | Prismatic glass |
| CF ² | Clear tempered glass |
| ¹ These units are shipped with adjustable socket set to produce the widest spacing. The socket can be field adjusted to provide other distributions. (Does not apply to 400W MH) | |
| ² Lamp provided by Holophane | |
| STEP 6: OPTIONS | |
| Factory Installed. | |
| See page 63 for a complete list of options and product availability | |

| STEP 7: ACCESSORIES | |
|--|----------------|
| <i>Ships Separately.</i> | |
| See page 63 for a complete list of accessories and product availability | |
| Arm | |
| SMSTARMXX | 5.75" Arm |
| Adaptor Round Pole | |
| SMSTL1XX | 1 unit |
| SMSTL2XX | 2 units @ 180° |
| Adaptor Round Pole With Arm | |
| SMSTL1AXX | 1 unit |
| SMSTL2AXX | 2 units @ 180° |
| SMSTL2LAXX | 2 units @ 90° |
| SMSTL4AXX | 4 units @ 90° |
| Adaptor Round Pole With Photo Receptacle | |
| SMSTL1RXX | 1 unit |
| SMSTL2RXX | 2 units @ 180° |
| Adaptor Round Pole With Arm and Photo Receptacle | |
| SMSTL1ARXX | 1 unit |
| SMSTL2ARXX | 2 units @ 180° |
| SMSTL2LARXX | 2 units @ 90° |
| SMSTL3ARXX | 3 units @ 90° |
| SMSTL4ARXX | 4 units @ 90° |
| Pipe Adaptor | |
| SMSTPBXX | 51mm (2.0") |
| Wall Bracket | |
| SMSTWBXX | Close mount |
| SMSTWSXX | With 5.75" arm |
| Insert "BK" - black; "BZ" - bronze; "GR" - Gray; or "WH" - white for "X" for above numbers | |

23.24

STANDARD FEATURES, OPTIONS AND ACCESSORIES

| | | GlasWerks II Series  | MetroVue Series  | Pechina Series  |
|-----------------------|---|--|---|--|
| Luminaire | | GB, GE, GM, GN, GP, GR, GS, GY | EA, EY, EYP | P |
| Shapes | The product has multiple contemporary shapes available for a variety of architectural design options | S | S | — |
| Housing | Heavy duty, cast aluminum ballast housing. | S | S | S |
| Electrical | UL/CUL labeled for wet locations, suitable for ambient temperatures up to 40 C. IP66 Rated | S | S | S |
| Optics | A variety of optics choices provide a wide range of lighting distributions | S | S | S |
| Mounting | A variety of pole and arm mountings are available | S | S | S |
| Finish | A wide variety of color choices are available. Custom colors are available upon request | S | S | S |
| F1 | Single fusing for 120, 240, 277 and 347V units | — | — | — |
| F2 | Double fusing for 208, 240 and 480V units | — | — | — |
| DS | Deep skirt for cutoff requirement, 30" diameter. | — | ⊙ | — |
| SS | Shallow skirt for cutoff requirement, 30" diameter. | — | ⊙ | — |
| H | NEMA twist-off photocontrol receptacle | ⊙ | — | — |
| NEMA XXXXX | NEMA label. Insert source and wattage for "XXXX" in catalog number | ⊙ | — | ⊙ |
| P | Protected starter for HPS units. Not available with 08 and 40 voltages | ⊙ | ⊙ | — |
| PI | Plug-in starter for HPS units. | — | — | ⊙ |
| PS | Protected starter for HPS units | — | — | ⊙ |
| PG | Plug-in protected starter for HPS units | — | — | ⊙ |
| PCTWSTL120 | DTL twist-off photocontrol for 120 volt. Shipped in carton with unit. Must be used with photocontrol receptacle | ⊙ | ⊙ | ⊙ |
| PCTWSTL1202427 | DTL twist-off photocontrol for 120-277 volt. Shipped in carton with unit. Must be used with photocontrol receptacle. | ⊙ | ⊙ | ⊙ |
| PCTWSTL480 | DTL twist-off photocontrol for 480 volt. Shipped in carton with unit. Must be used with photocontrol receptacle. | ⊙ | ⊙ | ⊙ |
| PCTWSTSHRTCAP | Shorting cap | ⊙ | ⊙ | ⊙ |
| PR | Button style photocontrol. Available with 120, 208, 240, 277 and 347V only. Limited to 175W and below. Not available with "R" or "PCTWSTL" photocontrols. | — | — | ⊙ |
| R | NEMA twist-off photocontrol receptacle | — | ⊙ | ⊙ |
| T | Both NEMA twist-off photocontrol receptacle and plug-in protected starter | ⊙ | — | — |
| F1 | Single fusing for 120, 240, 277 and 347V units | — | — | A |
| F2 | Double fusing for 208, 240 and 480V units | — | — | A |
| IG-5 | Plug-in replacement starter for HPS units | A | — | — |
| IG-6 | Plug-in replacement protected starter for HPS units | A | — | — |
| IG-7 | Plug-in replacement protected starter kit for | A | — | — |
| LAMP | Appropriate lamp shipped | A | A | — |
| PECHINAHSSXX | External house side shield. Insert color for "XX" in catalog number | — | — | A |

S Standard - Standard product features






















⊙ Option - Product options are factory installed

A Accessory - Product accessory ships separately


— Not Available

Contact your local sales rep for the most current option and accessory compatibility.

23.25

| | | Mongoose Series | PoleStar Series | MirroStar | Somerset | Crestwood |
|-------------------|---|---|---|---|---|---|
| | |  |  |  |  |  |
| Luminaire | | G | PT | MS | SMST | CW2A, CW3A |
| Shapes | The product has multiple contemporary shapes available for a variety of architectural design options | S | S | — | — | — |
| Housing | Heavy duty, cast aluminum ballast housing. | S | S | S | S | S |
| Electrical | UL/CUL labeled for wet locations, suitable for ambient temperatures up to 40 C. IP66 Rated | S | S | S | S | S |
| Optics | A variety of optics choices provide a wide range of lighting distributions | S | S | — | — | — |
| Mounting | A variety of pole and arm mountings are available | S | S | S | S | S |
| Finish | A wide variety of color choices are available. Custom colors are available upon request | S | S | S | S | S |
| F1 | Single fusing for 120, 240, 277 and 347V units | — | — |  | — | — |
| F2 | Double fusing for 208, 240 and 480V units | — | — |  | — | — |
| B | Terminal block and NEMA decal. Not available with "C" option |  | — | — | — | — |
| C | NEMA decal. Not available with "B" option |  | — | — | — | — |
| T | Spade termination for ballast leads. Available with "MT", "MA", "MB", "MC", "MD" and "VT" voltages only |  | — | — | — | — |
| 3 | 3" to 2" Tenon adapter, same color as fixture. Available with "V" mounting only |  | — | — | — | — |
| 6 | 6' Pigtail |  | — | — | — | — |
| HS | House side shield for "A", "C", "F" and "S" optics only | — |  | — | — | — |
| PS | Protected starter for HPS units (P is cat. number for Mongoose) |  |  |  |  |  |
| TB | Terminal block | — | — |  | — | — |
| R | NEMA twist-off photocontrol receptacle |  | — |  | — | — |
| BKT-5-G | Galvanized wood pole bracket | A | — | — | — | — |
| BR-1091-XX | 3" to 2" Tenon adapter bracket. Insert color K-black, V-green, W-white or Z-bronze for "XX" in catalog number | A | — | — | — | — |
| F1 | Single fusing for 120, 240, 277 and 347V units | A | A | — | A | — |
| F2 | Double fusing for 208, 240 and 480V units | A | A | — | A | — |
| LAMP | Appropriate lamp shipped | A | — | — | A | A |
| PTHS | House side shield for enclosed optics, A, C, F, and S only | — | A | — | — | — |
| SDXX | House side shield for open optic. Insert color K-black, V-green, W-white or Z-bronze for "XX" in catalog number | — | A | — | — | — |
| WBXX | Wall bracket for structural mounting. Insert color K-black, V-green, W-white or Z-bronze for "XX" in catalog number | — | A | — | — | — |
| PS-55 | Protected starter for HPS units (100-150W) | — | — | — | A | — |
| PS-100 | Protected starter for HPS units (250-400W) | — | — | — | A | — |

S Standard - Standard product features

 **Option** - Product options are factory installed

A **Accessory** - Product accessory ships separately

— Not Available

Contact your local sales rep for the most current option and accessory compatibility.

23.26.

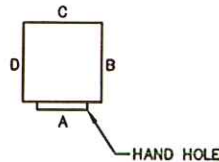
FEATURES & SPECIFICATIONS

CONSTRUCTION - Welds conform to applicable AWS structural welding code. Pole shaft is one piece, low carbon alloy steel per ASTM A595, Grade A or ASTM A500, Grade C with 50,000-PSI minimum yield strength. Pole base shall be per ASTM A36 and shall telescope pole shaft and be circumferentially welded top and bottom. Hand hole is 2" x 4" minimum, cover and fasteners are included. Base covers shall be two piece, interlocking construction. Finish shall match pole. Removable pole cap shall be provided with each drill pattern type pole. Non-structural fasteners shall be stainless steel.

FINISH - Galvanized poles per ASTM A123. Painted poles shall be semi-gloss powder paint.

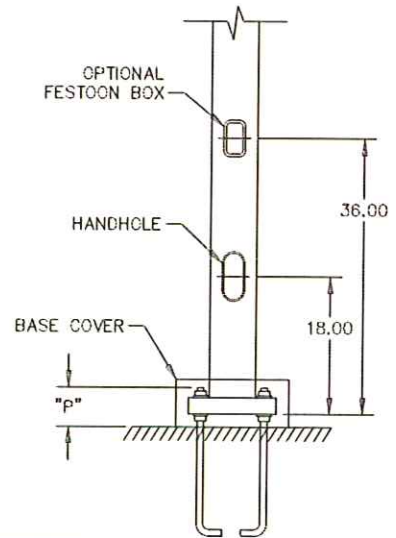
GROUNDING - Grounding provision shall be immediately accessible through hand hole, 1/2-13 threads.

ANCHOR BOLTS - Steel anchor bolts shall be per AASHTO M314 or ASTM F 1554 - Grade 55, hot dip galvanize. Nuts and washers shall be per AASHTO M314-90 or ASTM F 1554 - hot dip galvanized.



| POLE TOP STYLE | ORIENTATION |
|----------------|----------------------|
| D1 | 1 UNIT C |
| D2 | 2 UNITS @ 180 B,D |
| D3 | 3 UNITS @ 90 B,C,D |
| D4 | 4 UNITS @ 90 A,B,C,D |
| D5 | 2 UNITS @ 90 B,C |

DRILL PATTERN ORIENTATION



POLE ORDERING DATA

How to construct a catalog number for SSS poles:

EXAMPLE SSS2555C D1 R3 BZ 1 Fill in Catalog Number _____

1 2 3 4 5

STEP

CATALOG NUMBER

DESCRIPTION

1. BASE POLE (SEE SHEET 2) SQUARE STRAIGHT STEEL

2. POLE TOP STYLE

| | |
|----|----------------------------|
| D1 | DRILLING FOR 1 UNIT |
| D2 | DRILLING FOR 2 UNITS @ 180 |
| D3 | DRILLING FOR 3 UNITS @ 90 |
| D4 | DRILLING FOR 4 UNITS @ 90 |
| D5 | DRILLING FOR 2 UNITS @ 90 |
| P2 | TENON, 2.38 O.D. X 4" LG. |
| P3 | TENON, 3.50 O.D. X 6" LG. |
| P4 | TENON, 4.00 O.D. X 6" LG. |
| P5 | TENON 2.88 O.D. X 4" LG. |

4. FINISH

| | |
|----|--------------------|
| BK | BLACK PAINT |
| BZ | BRONZE PAINT |
| GN | GREEN PAINT |
| GR | GRAY PAINT |
| HG | HOT DIP GALVANIZED |
| PP | PRIME PAINT |
| WH | WHITE PAINT |

3. POLE TOP DRILL PATTERN

| | |
|----|-------------------------|
| H1 | PARKPACK, HORZ NO ARM |
| H3 | PARKPACK, HORZ WITH ARM |
| I4 | MIRROSTAR ONLY |
| R2 | MOD 600 & SOMERSET ONLY |
| R3 | MONGOOSE ONLY |
| T3 | POLESTAR ONLY |
| W5 | PARKPACK, VERT NO ARM |
| ND | NO DRILL PATTERN |

5. OPTIONS

| | |
|---|-------------------------|
| 1 | FESTOON BOX |
| 3 | TAMPER RESISTANT SCREWS |
| 4 | VIBRATION DAMPENER |

NOTES:

- Pole top drill pattern types H1 - W5 are available on drilled pole tops only. ND is only available on tenon pole tops.
- The Festoon Box is located on the same side as the hand hole, 36" above pole base. Receptacle / Cover are not included.

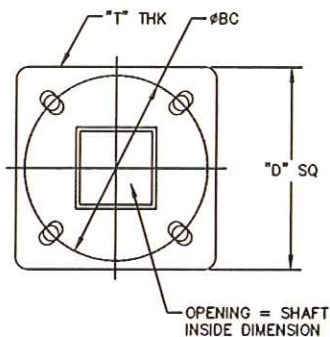
HOLOPHANE®

SSS.P65 (HL-2079) 3/08

23.27

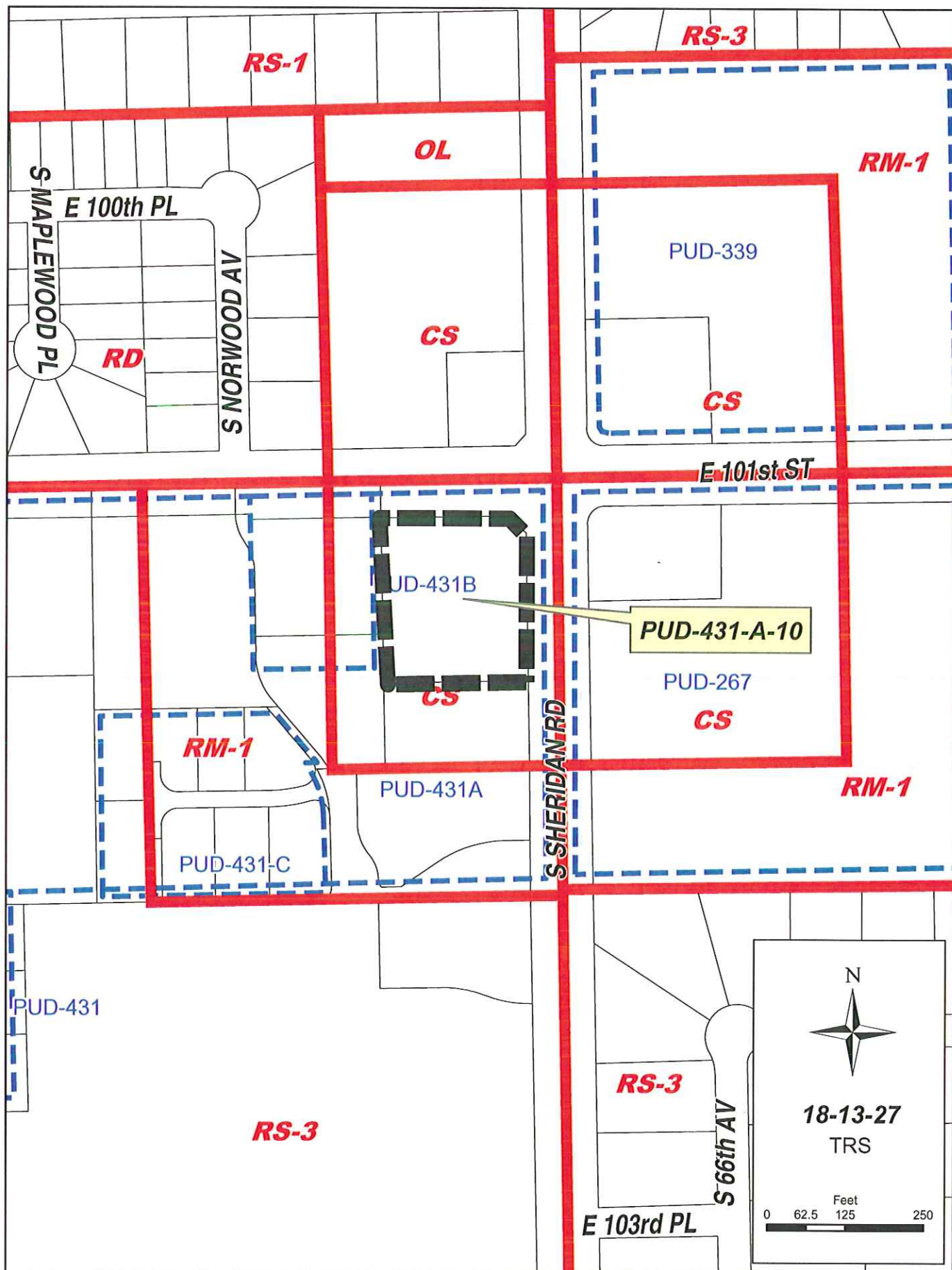
SSS Square Straight Steel Poles

| SSS Square Straight Steel Poles | | | | | NON-AASHTO Rating | | | | | | | |
|---------------------------------|---------------------|---------------------------|--|--|----------------------|------------|----------------------|------------|-----------------------|------------|------------------------|---------------------|
| | | | | | 80 mph + 1.3 gust | | 90 mph + 1.3 gust | | 100 mph + 1.3 gust | | | |
| Ref. Item No. | Base Pole Number | Nominal Pole Height | Nominal Shaft Size & Wall Thickness | EPA Vertical Offset from Top of Pole | Max EPA | Max Wt. | Max EPA | Max Wt. | Max EPA | Max Wt. | Bolt Circle Dia. | Anchor Bolt Size |
| 1 | SSS1044C | 10 | 4.0 Square x 11 Ga. | 0" | 30.5 | 763 | 23.5 | 588 | 18.5 | 463 | 8.50 | .75 x 17 + 3 |
| | | | | 30" | 23.0 | 575 | 18.0 | 450 | 14.2 | 355 | | |
| 1 | SSS1244C | 12 | 4.0 Square x 11 Ga. | 0" | 23.5 | 588 | 18.0 | 450 | 13.5 | 338 | 8.50 | .75 x 17 + 3 |
| | | | | 30" | 19.1 | 478 | 14.5 | 363 | 11.0 | 275 | | |
| 1 | SSS1444C | 14 | 4.0 Square x 11 Ga. | 0" | 19.9 | 498 | 15.0 | 375 | 11.5 | 288 | 8.50 | .75 x 17 + 3 |
| | | | | 30" | 15.0 | 375 | 11.0 | 275 | 8.5 | 213 | | |
| 1 | SSS1644C | 16 | 4.0 Square x 11 Ga. | 0" | 14.0 | 350 | 9.5 | 238 | 8.9 | 223 | 8.50 | .75 x 17 + 3 |
| | | | | 30" | 11.5 | 288 | 8.0 | 200 | 7.1 | 178 | | |
| 1 | SSS1844C | 18 | 4.0 Square x 11 Ga. | 0" | 12.0 | 300 | 8.5 | 213 | 5.5 | 138 | 8.50 | .75 x 17 + 3 |
| | | | | 30" | 10.0 | 250 | 7.0 | 175 | 4.5 | 113 | | |
| 1 | SSS2044C | 20 | 4.0 Square x 11 Ga. | 0" | 9.6 | 240 | 6.7 | 167 | 4.5 | 150 | 8.50 | .75 x 17 + 3 |
| | | | | 30" | 8.1 | 203 | 5.6 | 140 | 3.7 | 93 | | |
| 2 | SSS2044G | 20 | 4.0 Square x 7 Ga. | 0" | 16.9 | 423 | 12.5 | 313 | 9.0 | 225 | 8.50 | .75 x 17 + 3 |
| | | | | 30" | 14.4 | 360 | 10.5 | 263 | 7.5 | 188 | | |
| 3 | SSS2055C | 20 | 5.0 Square x 11 Ga. | 0" | 17.7 | 443 | 12.7 | 343 | 9.4 | 235 | 11.00 | .75 x 17 + 3 |
| | | | | 30" | 14.0 | 373 | 10.9 | 273 | 8.0 | 200 | | |
| 3 | SSS2055G | 20 | 5.0 Square x 7 Ga. | 0" | 28.1 | 703 | 21.4 | 535 | 16.2 | 405 | 11.00 | .75 x 17 + 3 |
| | | | | 30" | 23.0 | 575 | 17.4 | 435 | 13.2 | 330 | | |
| 1 | SSS2544C | 25 | 4.0 Square x 11 Ga. | 0" | 4.8 | 150 | 2.6 | 100 | 1.0 | 50 | 8.50 | .75 x 17 + 3 |
| | | | | 30" | 4.3 | 108 | 2.4 | 60 | na | na | | |
| 2 | SSS2544G | 25 | 4.0 Square x 7 Ga. | 0" | 10.5 | 263 | 7.0 | 175 | 4.5 | 113 | 8.50 | .75 x 17 + 3 |
| | | | | 30" | 9.0 | 225 | 6.0 | 150 | 4.0 | 100 | | |
| 3 | SSS2555C | 25 | 5.0 Square x 11 Ga. | 0" | 9.8 | 245 | 6.3 | 157 | 3.7 | 150 | 11.00 | .75 x 17 + 3 |
| | | | | 30" | 8.8 | 220 | 5.6 | 140 | 3.4 | 85 | | |
| 3 | SSS2555G | 25 | 5.0 Square x 7 Ga. | 0" | 18.5 | 463 | 13.3 | 333 | 9.5 | 238 | 11.00 | .75 x 17 + 3 |
| | | | | 30" | 15.6 | 390 | 11.3 | 283 | 8.0 | 200 | | |
| 2 | SSS3044G | 30 | 4.0 Square x 7 Ga. | 0" | 6.0 | 150 | 3.5 | 88 | 1.5 | 38 | 8.50 | .75 x 17 + 3 |
| | | | | 30" | 5.5 | 138 | 3.0 | 75 | 1.0 | 25 | | |
| 3 | SSS3055C | 30 | 5.0 Square x 11 Ga. | 0" | 4.7 | 140 | 2.0 | 50 | na | na | 11.00 | .75 x 17 + 3 |
| | | | | 30" | 4.4 | 110 | 1.6 | 40 | na | na | | |
| 4 | SSS3055G | 30 | 5.0 Square x 7 Ga. | 0" | 10.7 | 267 | 6.7 | 167 | 3.9 | 100 | 11.00 | 1.00 x 36 + 4 |
| | | | | 30" | 9.9 | 248 | 6.4 | 160 | 3.6 | 90 | | |
| 5 | SSS3066G | 30 | 6.0 Square x 7 Ga. | 0" | 19.0 | 475 | 13.2 | 330 | 9.0 | 225 | 12.00 | 1.00 x 36 + 4 |
| | | | | 30" | 17.6 | 440 | 12.2 | 305 | 8.3 | 208 | | |
| 4 | SSS3555G | 35 | 5.0 Square x 7 Ga. | 0" | 5.9 | 150 | 2.5 | 100 | na | na | 11.00 | 1.00 x 36 + 4 |
| | | | | 30" | 5.6 | 140 | 2.4 | 60 | na | na | | |
| 5 | SSS3566G | 35 | 6.0 Square x 7 Ga. | 0" | 12.4 | 310 | 7.6 | 190 | 4.2 | 105 | 12.00 | 1.00 x 36 + 4 |
| | | | | 30" | 11.9 | 298 | 7.8 | 183 | 4.0 | 100 | | |
| 6 | SSS3966G | 39 | 6.0 Square x 7 Ga. | 0" | 8.0 | 200 | 3.8 | 95 | na | na | 12.00 | 1.00 x 36 + 4 |
| | | | | 30" | 7.6 | 190 | 3.5 | 90 | na | na | | |



BASE DETAIL

| Item No. | Bolt Circle Dia. | Min. Base Size "D" | Base Thk. "T" | Bolt Projection | Anchor Bolt Set | Bolt Circle Template |
|----------|------------------|--------------------|---------------|-----------------|-----------------|----------------------|
| 1 | 8.50 | 8.00 | 0.75 | 3.25 - 3.75 | AB-26-4 | TMP-40 |
| 2 | 8.50 | 8.00 | 0.88 | 3.38 - 3.88 | AB-26-4 | TMP-40 |
| 3 | 11.00 | 11.00 | 1.00 | 3.50 - 4.00 | AB-26-4 | TMP-45 |
| 4 | 11.00 | 11.00 | 1.00 | 4.00 - 4.50 | AB-27-4 | TMP-45 |
| 5 | 12.00 | 12.50 | 1.00 | 4.00 - 4.50 | AB-27-4 | TMP-47 |
| 6 | 12.00 | 12.00 | 1.00 | 4.00 - 4.50 | AB-27-4 | TMP-47 |





N

PUD-431-A-10
18-13-27
TRS

Feet
0 62.5 125 250

24.2

May 4, 2010

STAFF RECOMMENDATION

PUD-431-A-10: Minor Amendment – Southwest corner of 101st Street South and South Sheridan Road; Lot 1, Block 1 – May's No. 21; 10106 South Sheridan Road; TRS 8327; CZM 57; Atlas 2783; PD 26; CD 8; RM-1/CS/PUD.

The applicant is requesting a minor amendment to increase the permitted display surface area for wall signs on Lot 1, Block 1 of PUD-431-A only from two (2) square feet (sf) per linear foot of building wall, to three (3) sf per linear foot of building wall.

On March 23, 2010 the City of Tulsa Board of Adjustment (BOA) in case #21045, granted a variance increasing the wall sign allotment for this building from two (2) sf of display area per linear foot of building wall to three (3) sf. The BOA cited the large tract of land, the 60,000 sf building and the underlying zoning as reasons for granting the variance. The BOA also noted that the existing signage on the building combined with the applicant's proposed signage is only 11.7 sf over what the PUD would allow at two (2) sf per linear foot of building wall (see attached BOA minutes).

The space that this wall signage will serve was once a single-occupancy tenant (Arby's) and has now been split into three (3) lease spaces, somewhat justifying a need for the increase in permitted wall signage.

Staff recommends **APPROVAL** of minor amendment PUD-312-A-10 increasing the permitted display surface area for wall signs to three (3) sf per linear foot of building wall on Lot 1, Block 1 – May's No. 21 only.

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

24.3

S985.43 NE NW LYING E OF RR LESS N146.78 & LESS E25 & S30 FOR STS
SEC 10 19 13, City of Tulsa, Tulsa County, State of Oklahoma.

FILE COPY

Case No. 21044

Action Requested:

Verification of the spacing requirement for a liquor store of 300 ft. from blood banks, plasma centers, day labor hiring centers, bail bond offices, pawn shops, and other liquor stores (Section 1214.C.3). Location: 9125 S. Yale Ave.

Presentation:

Clifford Nutt, 4549 S. Columbia Place, Tulsa, Oklahoma 74105, the applicant requested a verification of spacing for a liquor store. Documentation of the spacing compliance was provided in the packet.

Board Action:

On **MOTION of White**, the Board voted 5-0-0 (White, Henke, Stead, Tidwell, Van De Wiele "aye"; no "nays"; no "abstentions") to **ACCEPT** the Verification of the spacing requirement for a liquor store of 300 ft. from blood banks, plasma centers, day labor hiring centers, bail bond offices, pawn shops, and other liquor stores (Section 1214.C.3). This is subject to the action of the Board being void should another referenced conflicting use be established prior to this liquor store.

N150 W170 LT 3 BLK 1, HUNTERS GLEN, City of Tulsa, Tulsa County, State of Oklahoma.

FILE COPY

Case No. 21045

Action Requested:

Variance of the maximum aggregate display surface area for wall signs within a PUD from 2 sq. ft. per lineal foot of building wall to 3 sq. ft. per lineal foot of building wall (Section 1103.B.2.a) to permit additional signs on an existing building. Location: 10106 S. Sheridan Rd.

Presentation:

Ryan McAdams, 1931 S. Knoxville Ave., Tulsa, Oklahoma 74112; the proposed site (May's building) has 13,000 square feet; the applicant is taking 2,800 square feet of this building vacated by a previous tenant. The Applicant proposes to bring in various concepts to fill the 2,800 square feet.

Comments and Questions:

Ms. Stead stated that the applicant wants 124 square feet, which is only 11.7 square feet more than the Code would allow even under the PUD. Mr. Cuthbertson indicated it would be an additional 5.6 square feet. Mr. McAdams

FILE COPY

explained that some franchises have signage restrictions. Ms. Stead stated that the request is for 17 additional square feet of signage on the building.

Mr. McAdams stated his client wants to increase the lineal footage to 3 square feet, given that tenants in the remaining space of the building could leave. This would ensure that signage would remain the same. The applicant's current lease is for 15 years.

Ms. Stead asked what type of lighting would be used. Mr. McAdams responded they would use cabinet signs with back-lighting attached to the building.

Board Action:

On **MOTION** of **Stead**, the Board voted 4-1-0 (White, Henke, Stead, Tidwell, "aye"; Van De Wiele "nay"; no "abstentions") to **APPROVE** a Variance of the maximum aggregate display surface area for wall signs within a PUD from 2 sq. ft. per lineal foot of building wall to 3 sq. ft. per lineal foot of building wall (Section 1103.B.2.a) to permit additional signs on an existing building. This tract containing more than 60,000 square feet and a large commercial building would have been allowed 3 square feet of display per lineal foot of building wall had the PUD overlay had not been placed thereon. Based on the plan submitted today and in granting this variance, we have found that these are exceptional conditions. The literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.

LT 1 BLK 1, MAY'S NO 21, City of Tulsa, Tulsa County, State of Oklahoma.

*****.

Case No. 21046

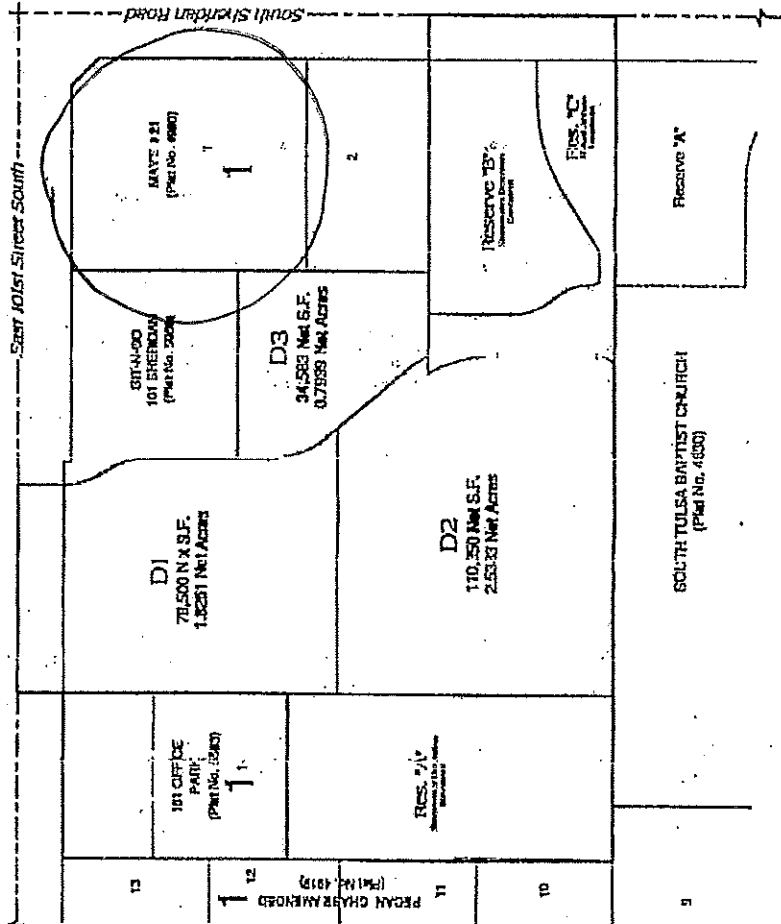
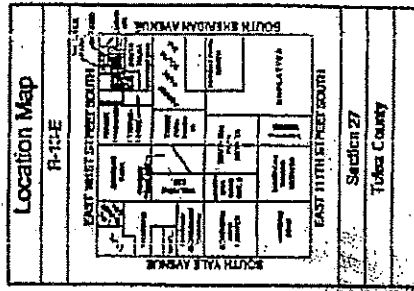
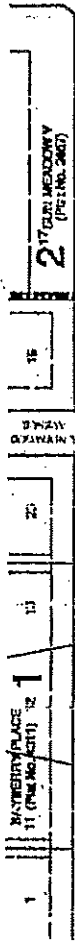
Action Requested:

A Variance of the setback requirement for a projecting sign from the centerline of an abutting street to permit a sign to extend into and over the right-of-way (Section 215; 1221.C.5; 1221.C.14); a Variance of the minimum required 30 ft of separation between projecting signs (Section 1221.C.9); and a Variance of the maximum permitted aggregate display surface area for two projecting signs on a property in the CBD of 1 sq ft per lineal foot of major street frontage (Section 1221.E.3.b); all to permit an additional projecting sign on an existing building. Location: 415 S. Boston Ave.

DEVELOPMENT AREA EXHIBIT

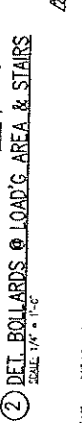
PLANNED UNIT DEVELOPMENT 431-A-8

A map showing in the City of Tulsa, being a part of the NE 1/4 of Section 27, T-15-N, R-13-E, of the Indian Meridian, Tulsa Co., Ok., State of Oklahoma.



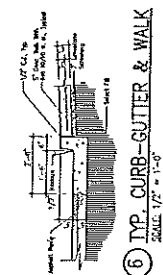


1 SITE DIMENSIONS PLAN
SCALE: 1/16" = 1'-0"



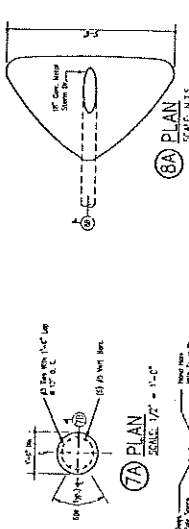
2A PLAN
SCALE 1/4"

2 DET. BOLLAR
SCALE: 1/4" = 1'-0"

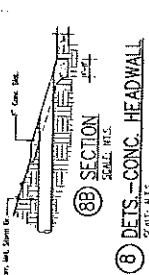


5 TYP. CONST. JOINT
SCALE: 3/4" = 1'-0"

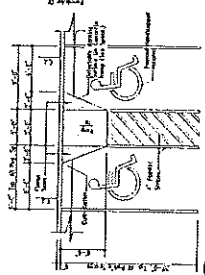
⑤



7A PLAN
SCALE: 1/2"

$$\frac{d}{dt} \left(\frac{1}{\sqrt{1 - v^2/c^2}} \right) = \frac{v}{c^2} \frac{dv}{dt}$$


⑧ DETS. - CONC. HEADWALL
SCALE: N.T.S.

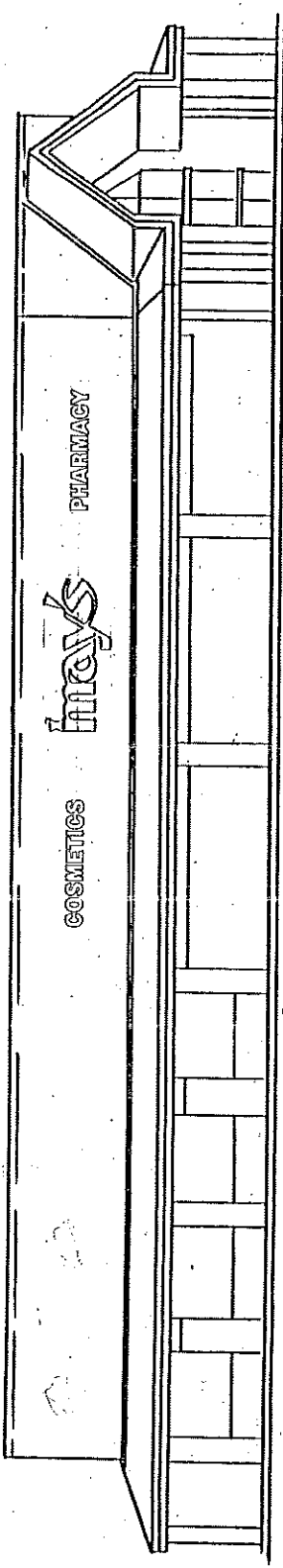


9 DET.-TYPE HANDICAPPED PK'G

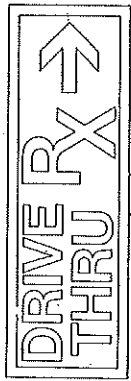
APPROVED SITE PLAN
FOR PUD 431A DATED 5-9-94
DEV. AREA A

12'-10" 12'-4" 12'-4"

14.2 16.5 16.5



3'-0"



APPROVED SIGN PLAN
FOR PUD 44-1-A DATED 9-21-94
TULSA OFFICIAL

ANI
Acura Neon Inc.
5044 N. Redwood Broken Arrow, OK 74012
PHONE (918) 231-2352

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CLIENT MAY'S DRUG STORES

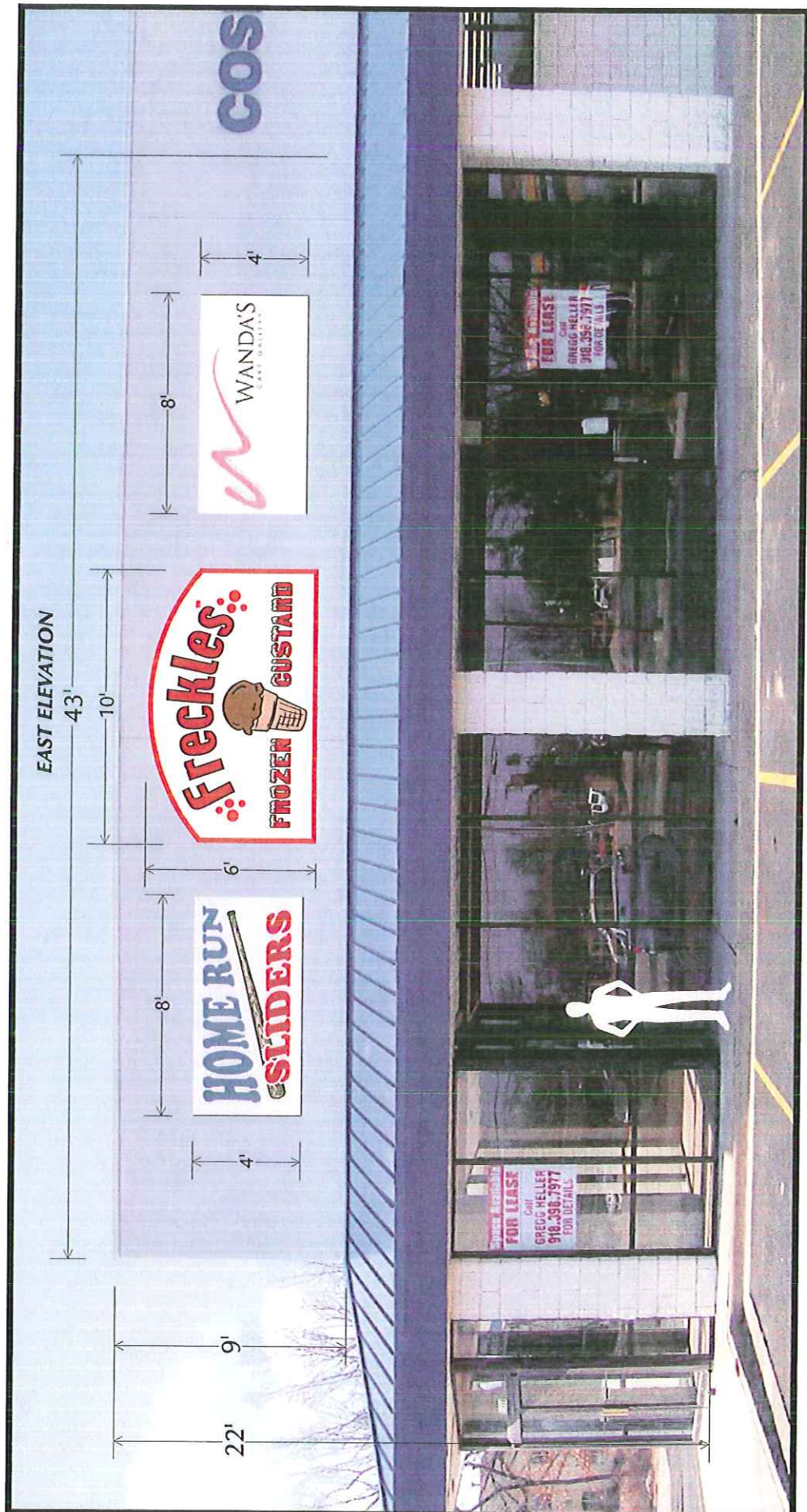
JOB LOCATION 101ST/SHERIDAN, TULSA, OK

SALESPERSON MIR DRAWN BY JAC APPROVED BY

DRAWING NO. 082494-3 SCALE 3/32" = 1' - 0" DATE 11/24/94

EAST ELEVATION

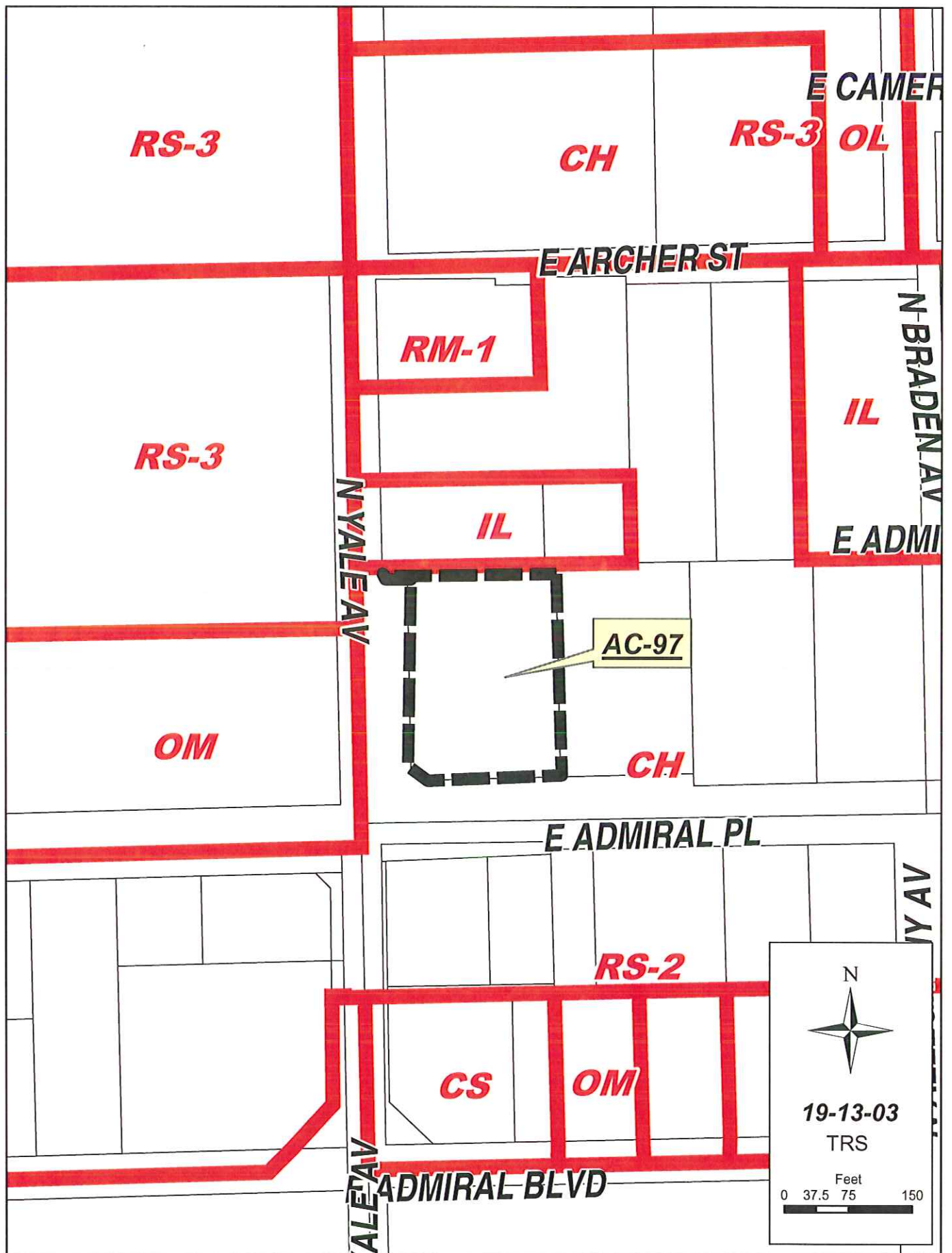
12.6



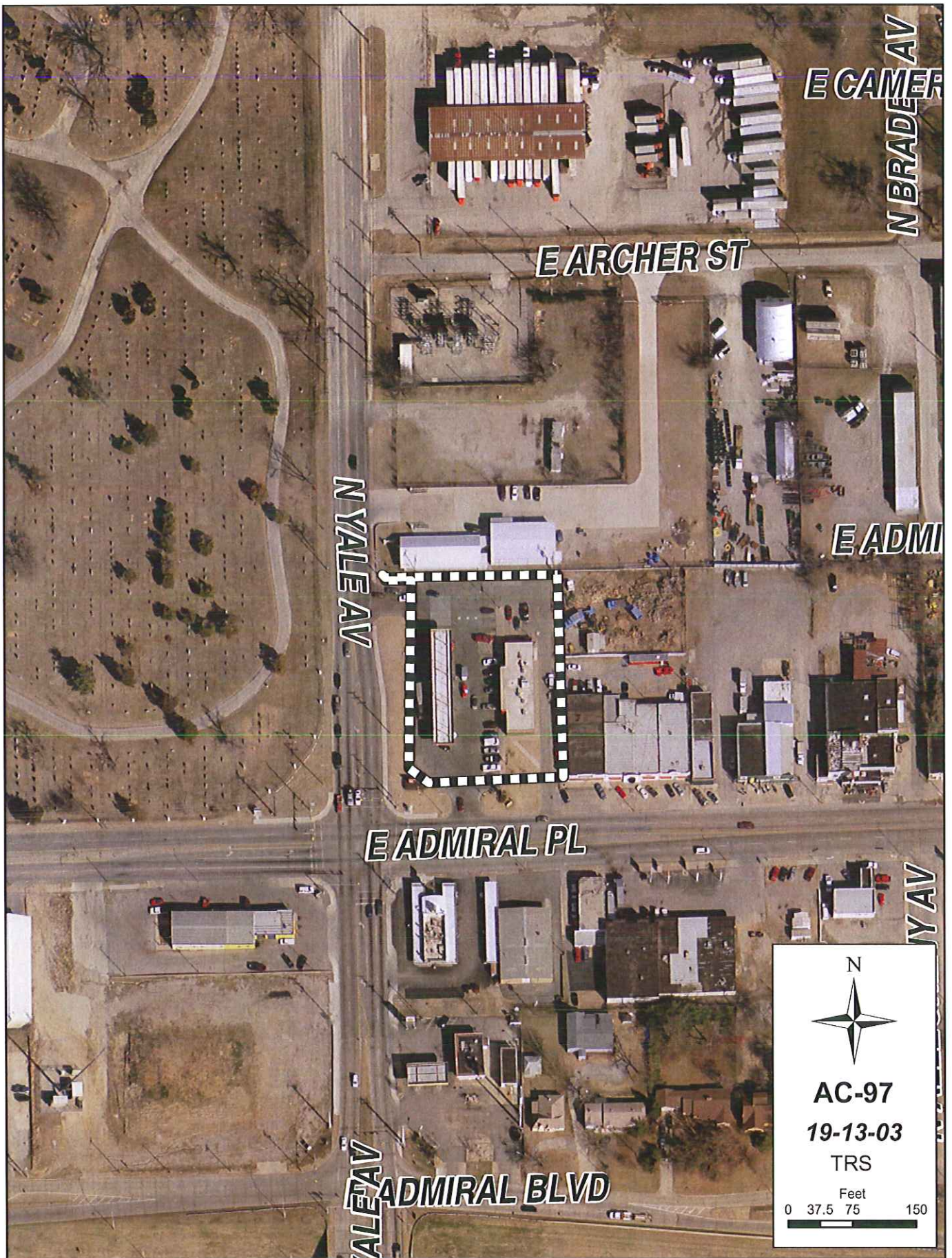
A-MAX SIGN CO. 2 / 11 / 10 LOCATION: 101st SHERIDAN SCALE: 3/16" = 1'-0"

24.9

32' 60' 32' 124'



25.1



N

AC-97
19-13-03
TRS

Feet
0 37.5 75 150

25.2

May 4, 2010

STAFF RECOMMENDATION

AC-97

Alternative Compliance Landscape Plan – Northeast corner of East Admiral Place and North Yale Avenue; 4903 East Admiral Place; TRS 9303; CZM 38; Atlas 174; PD 16; CD 3; CH.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan for the QuikTrip® located at the northeast corner of North Yale Avenue and East Admiral Place. The applicant seeks alternative compliance approval because six (6) parking spaces are not within 50' of a required landscaped area as required by §1002, B-1 of the Code (see attached exhibit).

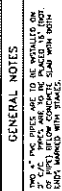
The landscape alternative compliance section of the code states that the Planning Commission may determine that, although not meeting the technical requirements of Chapter 10 the submitted plan is equivalent to or better than the requirements of Chapter 10 of the code.

§1002, A-5 of the code waives street yard landscaping on lots that have no street yard. This lot is zoned CH where there is no building setback requirement and therefore by definition no street yard. Note on the attached plan that the platted lot does not include the grass areas along Yale and Admiral. These areas are street right-of-way (ROW).

In addition to the three (3) required parking area trees the applicant is proposing to plant six (6) Crepe Myrtles in the Yale Avenue ROW, although not required. Crepe Myrtles appear on the City of Tulsa's approved tree list for planting in City of Tulsa right-of-way (ROW) (see attached City of Tulsa approved tree list).

Staff contends that this alternative meets or exceeds the requirements of Chapter 10 of the code and therefore recommends **APPROVAL** of AC-97.

25.3



GENERAL NOTES

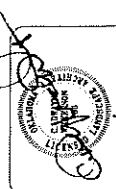
GENERAL NOTES

GENERAL NOTES

[illegible]

HR&OK, INC.

INTERIOR, INC.
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
OKLAHOMA CAR 9643-101P FAX: 800-201-
KANSAS (913) 396-2737 DATE: 12/21/2010
VOICE: (913) 396-2737
FAX: (913) 256-9154



DATE: 4-24-2010

ALTERNATIVE COMPLIANCE

| | | |
|-----------------------|---|-------|
| DRAWN BY: N-007 | 4 | SHEET |
| DESIGNED BY: N-007 | | |
| CHECKED BY: 100 | | |

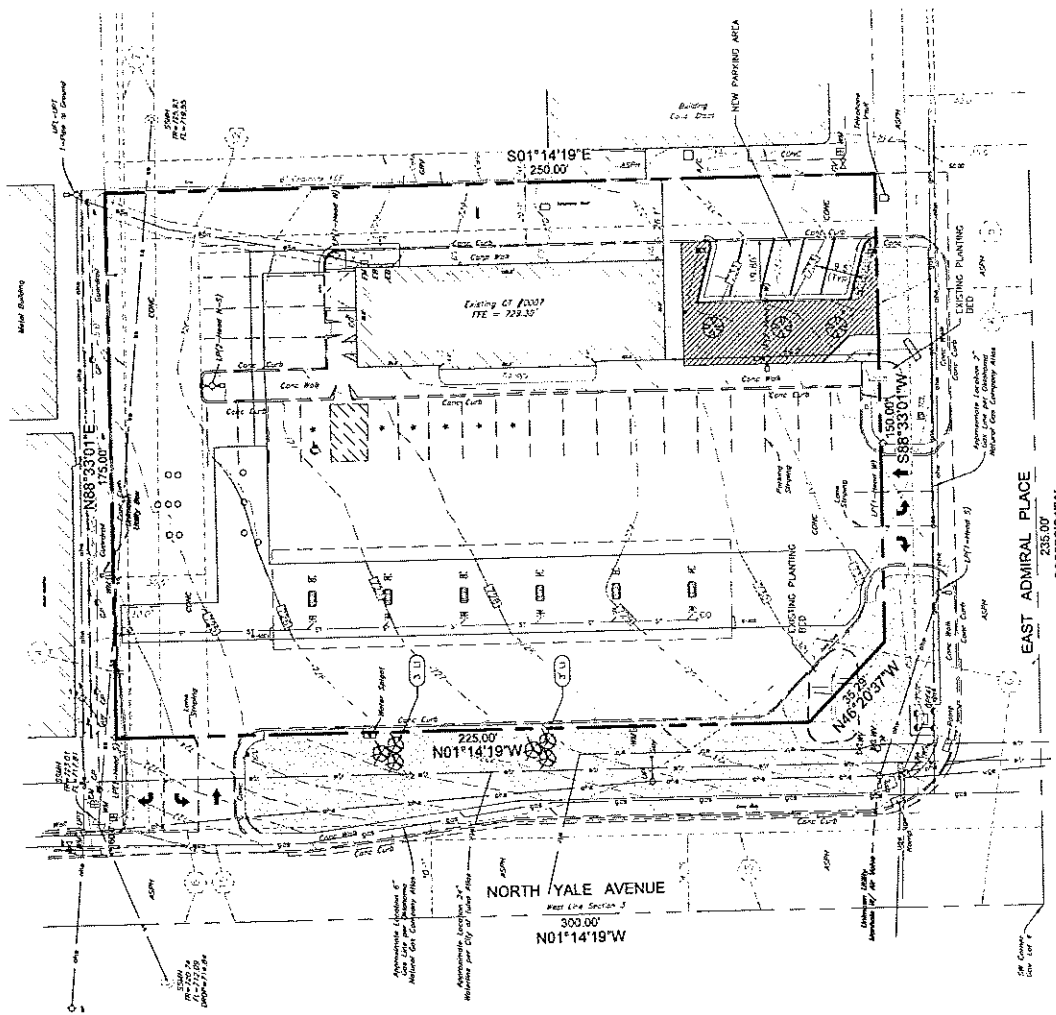
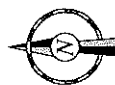
| Landscape Schedule | | | | | |
|--------------------|-----|--------|-----------------------------|------------|---|
| SYMBOL | KEY | SYMBOL | COMMON NAME | QUANTITIES | COMMENTS |
| 1234 | 1 | | 1/2" ASPHALT "HOT" CONCRETE | 8 EA. | SEE LANDSCAPE PLAN AND NOTES FOR MATERIALS AND FINISHING SPECIFICATIONS |
| 1235 | 2 | | 3/4" ASPHALT "HOT" CONCRETE | 5 EA. | |
| 1236 | 3 | | 1" ASPHALT "HOT" CONCRETE | 1,320 SF. | CONSTRUCTION TO VERIFY SLOPE, FINISH AND SLOPE PROOF INSTALLATION |

Summary of Landscape Requirements for QuikTrip #007 (Alternative Compliance Plan)

Summary of Landscape Requirements for QuikTrip #007 (Alternative Compliance Plan)

[illegible]

THESE ARE THE NEW LANDSCAPES OF THE FUTURE



25.4

Recommended Tree List

Large Trees


| Common Name | Botanical Name |
|---------------------|----------------------------|
| Red Maple | Acer rubrum |
| Green Ash | Fraxinus pennsylvanica |
| Baldcypress | Taxodium distichum |
| Blackgum | Nyssa sylvatica |
| Cedar Elm | Ulmus crassifolia |
| Ginkgo (Male) | Ginkgo biloba |
| Honeylocust | Gleditsia triacanthos |
| Kentucky Coffeetree | Gymnocladus dioicus |
| Bur Oak | Quercus macrocarpa |
| Southern Magnolia | Magnolia grandiflora |
| Chinquapin Oak | muhlenbergii |
| Shumard Oak | Quercus shumardii |
| Water Oak | Quercus nigra |
| Pecan | Carya illinoensis |
| Sweetgum | Liquidambar styraciflua |

25.5

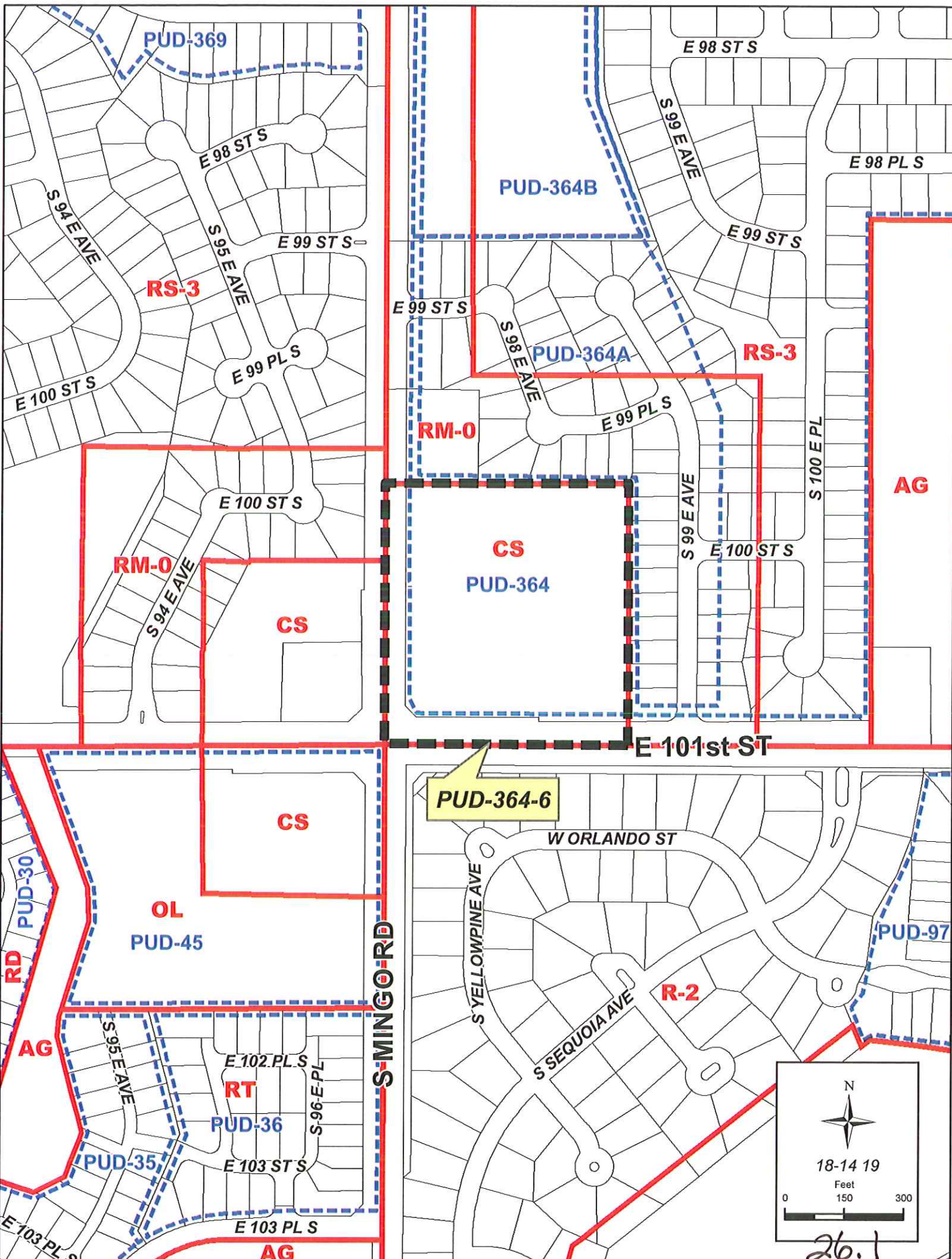
Medium Trees

| Common Name | Botanical Name |
|-------------------|--------------------|
| Lacebark Elm | Ulmus parvifolia |
| Post Oak | Quercus stellata |
| Chinese Pistache | Pistacia chinensis |
| Western Soapberry | sapindus drummondi |

Small Trees

| Common Name | Botanical Name |
|---|------------------------------------|
| Flowering Crabapple | Malus spp. |
|  Crapemyrtle | Lagerstroemia indica |
| Flowering Dogwood | Cornus florida |
| Deciduous Holly | Ilex decidua |
| Yaupon Holly | Ilex vomitoria |
| Saucer Magnolia | Magnolia soulangiana |
| Eastern Redbud | Cercis canadensis |
| Texas Redbud | Cercis canadensis var. texensis |
| American Holly | Ilex opaca |

25.6



PUD-364-6



18-14 19

Feet

150

300

26.1



E98 ST S

E98 ST S

E98 PLS

E99 ST S

E99 ST S

E99 ST S

S94 EAVE

S95 EAVE

S99 EAVE

E100 ST S

E99 PLS

S98 EAVE

E99 PLS

E100 ST S

S94 EAVE

S99 EAVE

E100 ST S

S100 EPL

S MINGO RD

E 101st ST

PUD-364-6

WORLANDO ST

S YELLOWPINE AVE

S SEQUOIA AVE

S95 EAVE

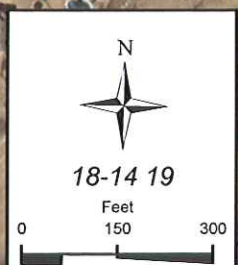
E102 PLS

S96 EPL

E103 ST S

E103 PLS

E103 PLS



26.2

May 4, 2010

STAFF RECOMMENDATION

PUD-364-6: Minor Amendment – Northeast corner of South Mingo Road and 101st Street South; Lot 1, Block 1 – Plaza del Sol; TRS 8419; CZM 58; Atlas 2218; PD 18; CD 8; CS/PUD.

The applicant is requesting a minor amendment to increase the wall sign allotment in PUD-364. Specifically, the increase request is from 1.5 square feet (sf) of display area per lineal foot of building wall (da/lfbw) to 2.5 sf in some places and 3.5 sf in others (see attached Exhibit 1).

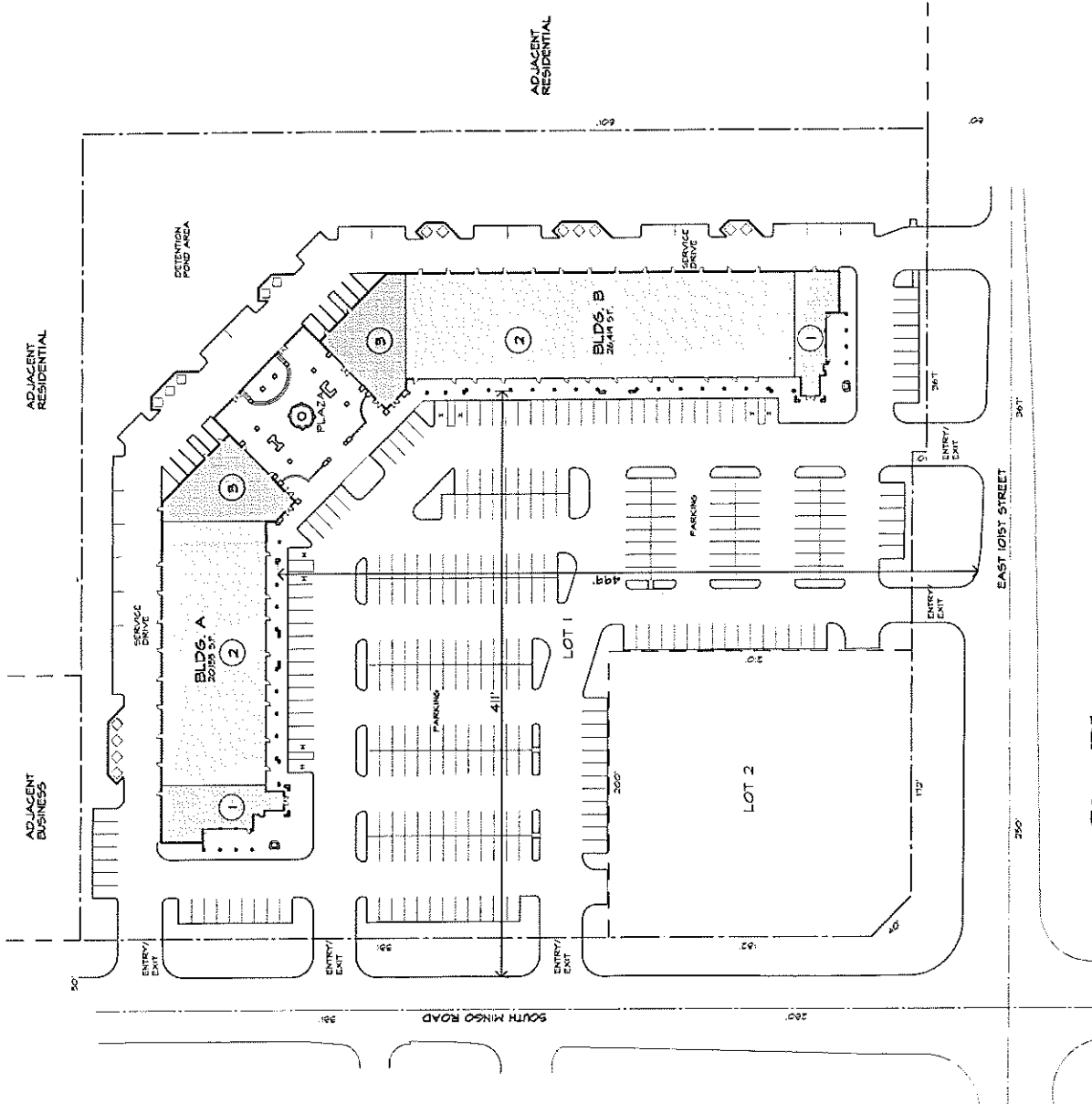
Please refer to the attached Exhibit 1. For the areas represented on the site plan by the number "1" the wall sign allotment would remain the PUD approved 1.5 sf of da/lfbw. For areas labeled "2" the requested increase would be to 2.5 sf of da/lfbw. In areas labeled "3" the increase would be to 3.5 sf of da/lfbw. As outlined in Exhibit 1-A, the applicant cites the odd shape of the building and how restricted the width of some of the leased fronts are, as well as, the 400 to 500 foot distance the building sits from the street (see attached site photographs).

On April 27, 2010 the City of Tulsa Board of Adjustment (BOA) in case #21063 granted a variance increasing the wall signage from 2 sf of da/lfbw to 3.5 sf of da/lfbw, per the attached BOA exhibits 6.8 and 6.9. The BOA stated the total square footage for wall signs in the PUD will not exceed 2,165 sf in the aggregate, which on average is less than three (3) sf of da/lfbw.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-364-6 per the attached Exhibit 1.

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

26.3



Site Plan

SIGNAGE AREAS REQUESTED

- ① 1 1/2 SF/LF OF BLDG. FRONT
- ② 2 1/2 SF/LF OF BLDG. FRONT
- ③ 3 1/2 SF/LF OF BLDG. FRONT

REFER BUILDING PLANS FOR DETAILS

PER BOA CASE 21063 (4/21/14)
Total wall signs, in aggregate
may not exceed 2,165 sq. ft.

Plaza del Sol Shopping Center



EXHIBIT 1

26.4



Date: March 18, 2010

To: Tulsa County Board of Adjustment
2 West Second Street
Suite 800
Tulsa, Oklahoma 74103

From: Mr. Mark A. Thomas, AIA
Architects Collective

Re: Plaza del Sol – Request for Variance
9999 South Mingo Road
SW ¼ of SW ¼ of SW ¼ of Section 19, Township 18 North,
Range 14 East of Indian Base Meridian, Tulsa County, Oklahoma.

Plaza del Sol is located on the Northeast Corner of South Mingo Road and East 101st Street. The referenced property is a recently built outdoor shopping center in PUD 364. The center consists of 2 buildings with a plaza between the 2 buildings as shown in Exhibits 1-3. The combined area of the 2 buildings is approximately 46,600 square feet.

Presently, the maximum allowable wall signage in this PUD is 1 ½ square feet per lineal foot of building frontage. The shopping center sets back from the 2 major arterial streets a considerable distance as shown in the attached photos and Exhibit 1. The North building (Building A) is approximately 500 feet from East 101st Street and the East building (Building B) is approximately 400 feet from Mingo Road. This causes the allowable wall signage on areas of the building to be less discernable than normal.

The depth of the shopping center buildings is typically 75' making it deeper than most typical outdoor shopping centers. This creates a situation in which the typical tenant space in this building has a disproportionately smaller frontage than it would have if the center were not as deep and therefore less allowable wall signage.

Therefore, the allowable wall signage in areas not near major arterial streets causes an unnecessary hardship. We are requesting that the allowable wall signage in areas depicted in Exhibits 4-6 be increased from 1 ½ to 2 ½ square feet of signage per lineal foot of building wall. This area is still less than the allowable wall signage area allowed in other shopping centers in a CS district.

The building end areas in the Northeast corner of the shopping center on each side of the Plaza as shown in Exhibit 1 pose an even greater hardship than the other areas described above.

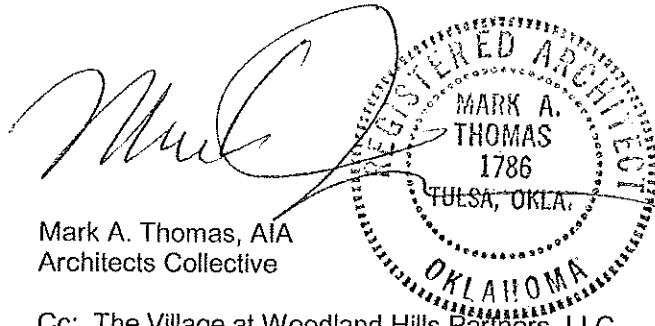
They are the furthest areas of the shopping center from both major arterial streets making them even less discernable than normal.

The tenant spaces in these end areas will be pie shaped having little frontage as shown in the attached Exhibits 7 & 8. If the areas were a typical rectangular area it can easily be seen they are losing more than half of their main frontage and therefore the wall signage in that area.

Therefore, the allowable wall signage in these areas cause an unnecessary hardship. We are requesting that the allowable wall signage for these areas as depicted in Exhibits 4 & 5 be increased from 1 ½ to 3 ½ square feet of signage per lineal foot of building wall.

This variance will not cause substantial detriment to the public good or impair the purpose or intent of the zoning ordinance or the comprehensive plan.

The Owners respectfully request your approval of this request for this variance.



Mark A. Thomas, AIA
Architects Collective

Cc: The Village at Woodland Hills Partners, LLC

attachment



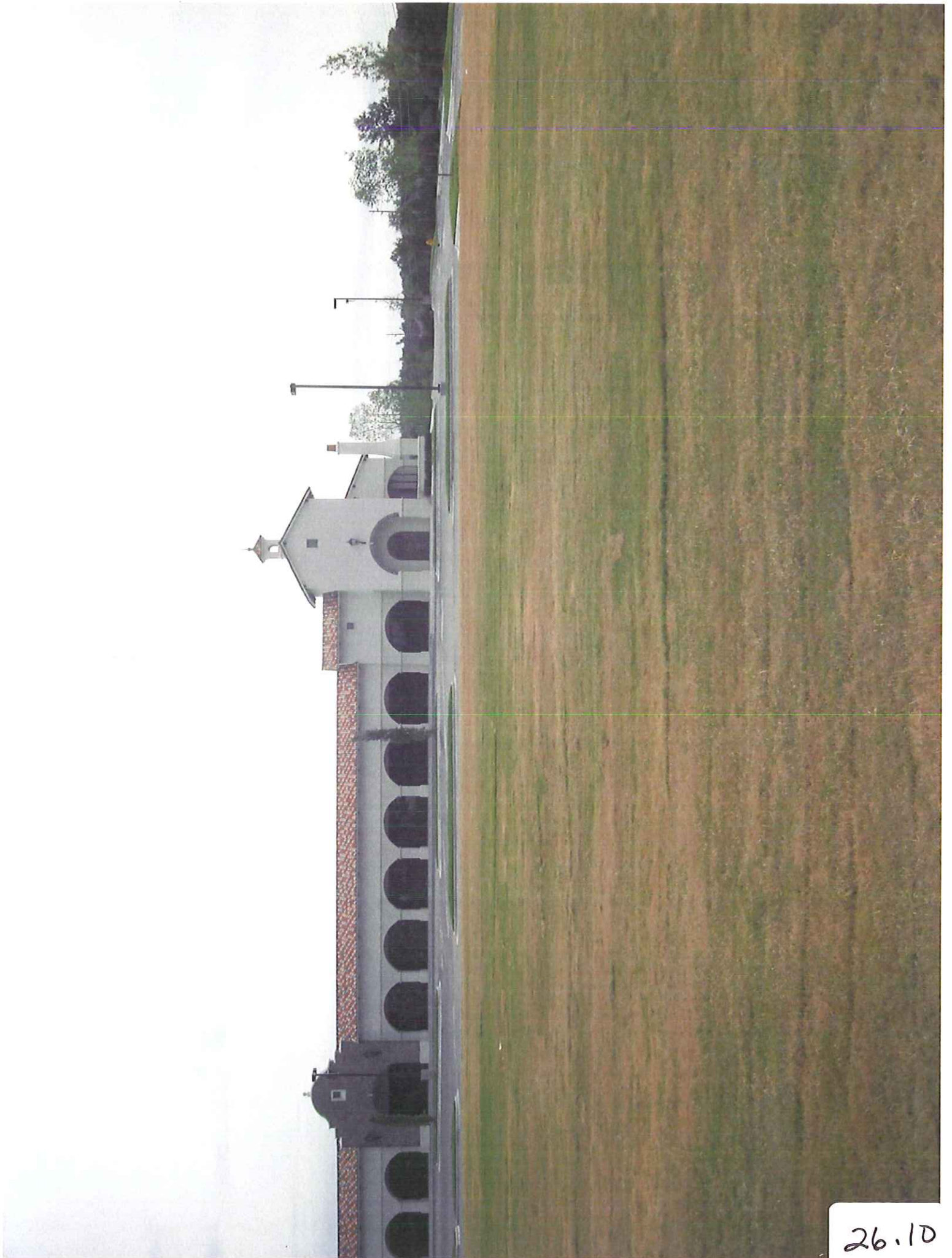
26.7



26.8



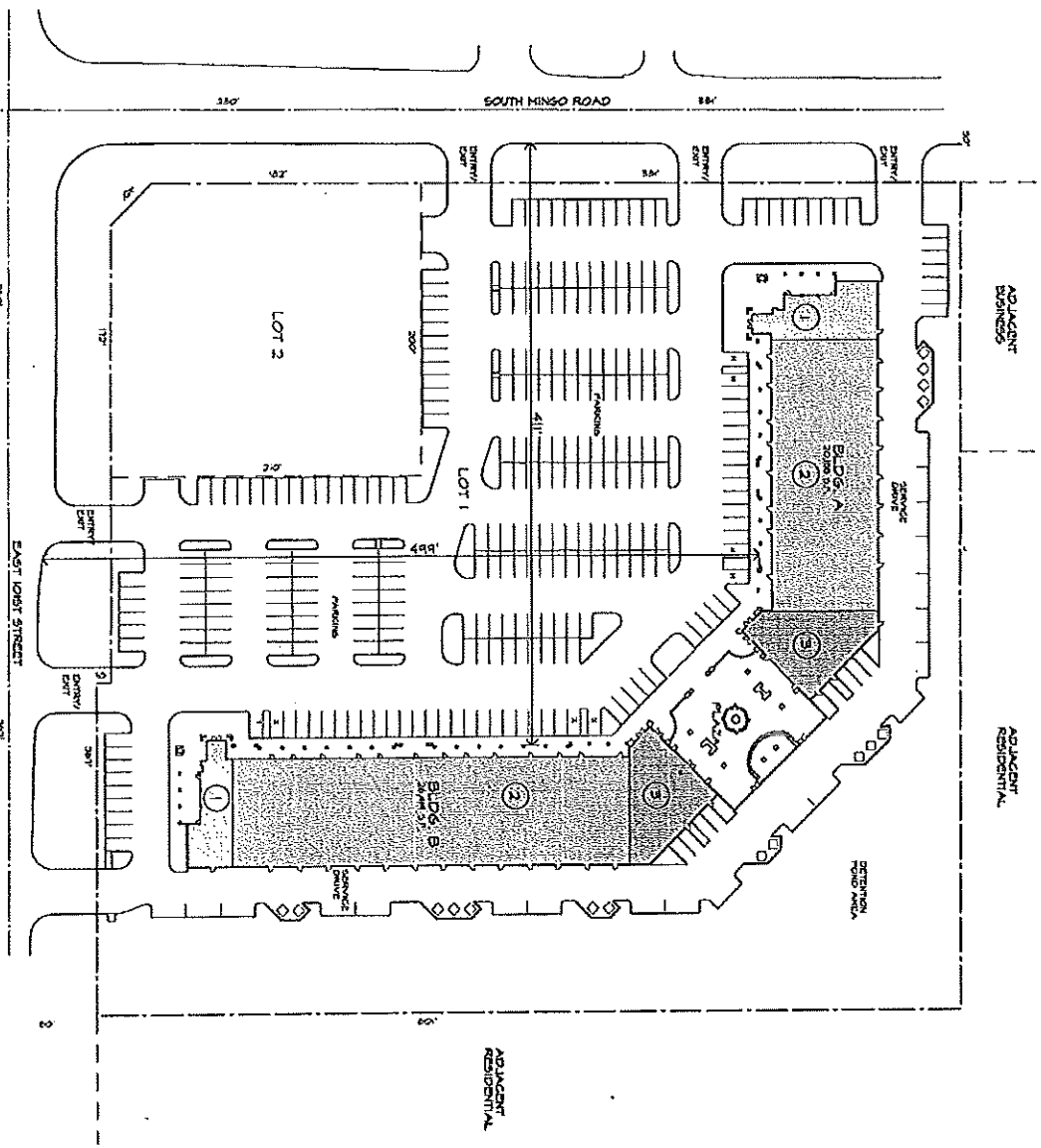
26.9



26.10

BOA EXHIBIT

26.11

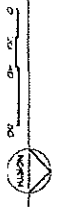


- SIGNAGE AREAS REQUESTED**
- ① 1 1/2 SF/1" OF BLDG. FRONT
 - ② 2 1/2 SF/1" OF BLDG. FRONT
 - ③ 5 1/2 SF/1" OF BLDG. FRONT
- REFER BUILDING PLANS FOR DETAILS

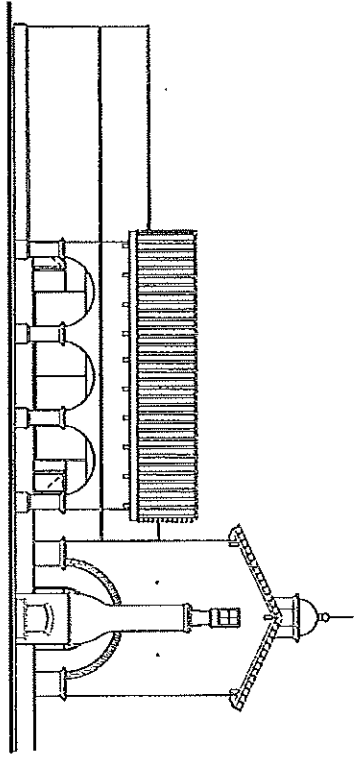
Plaza del Sol Shopping Center



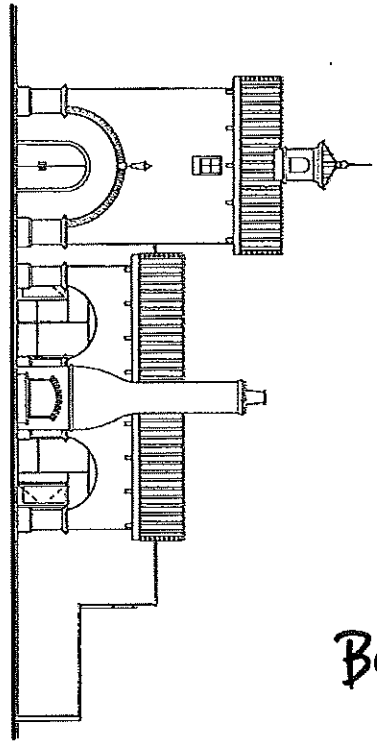
Site Plan



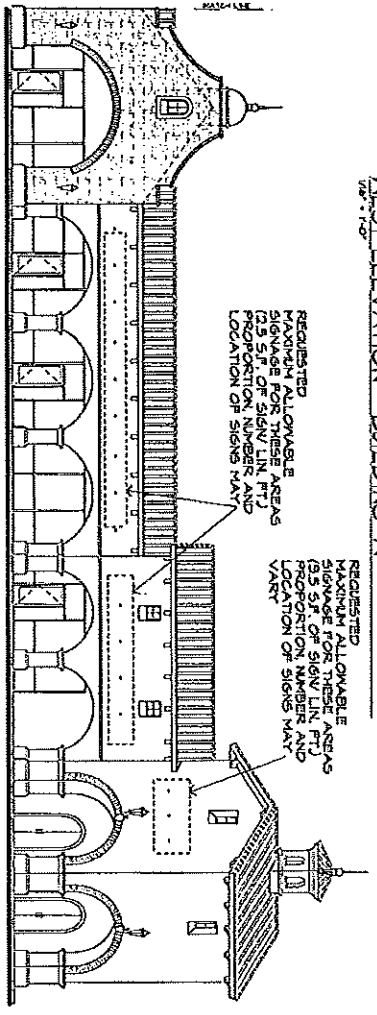
BOA EXHIBIT



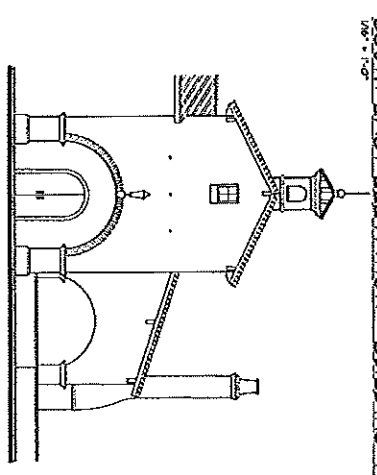
WEST ELEVATION - BUILDING 'A'



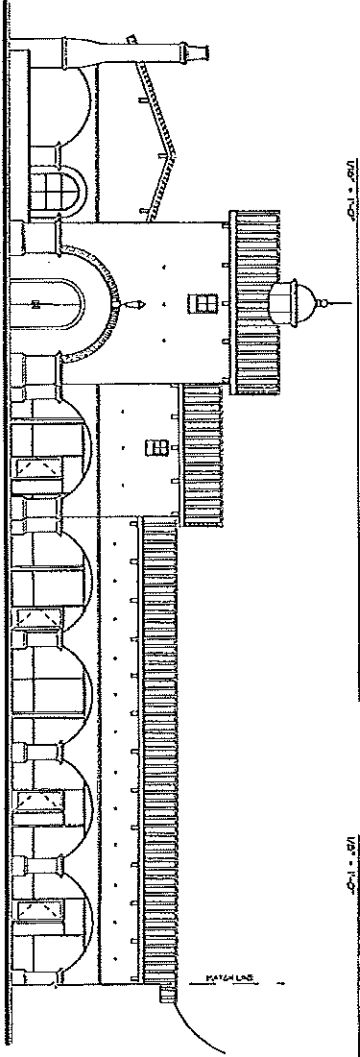
SOUTH-EAST ELEVATION - BUILDING 'A'



SOUTH ELEVATION (RIGHT) - BUILDING 'A'



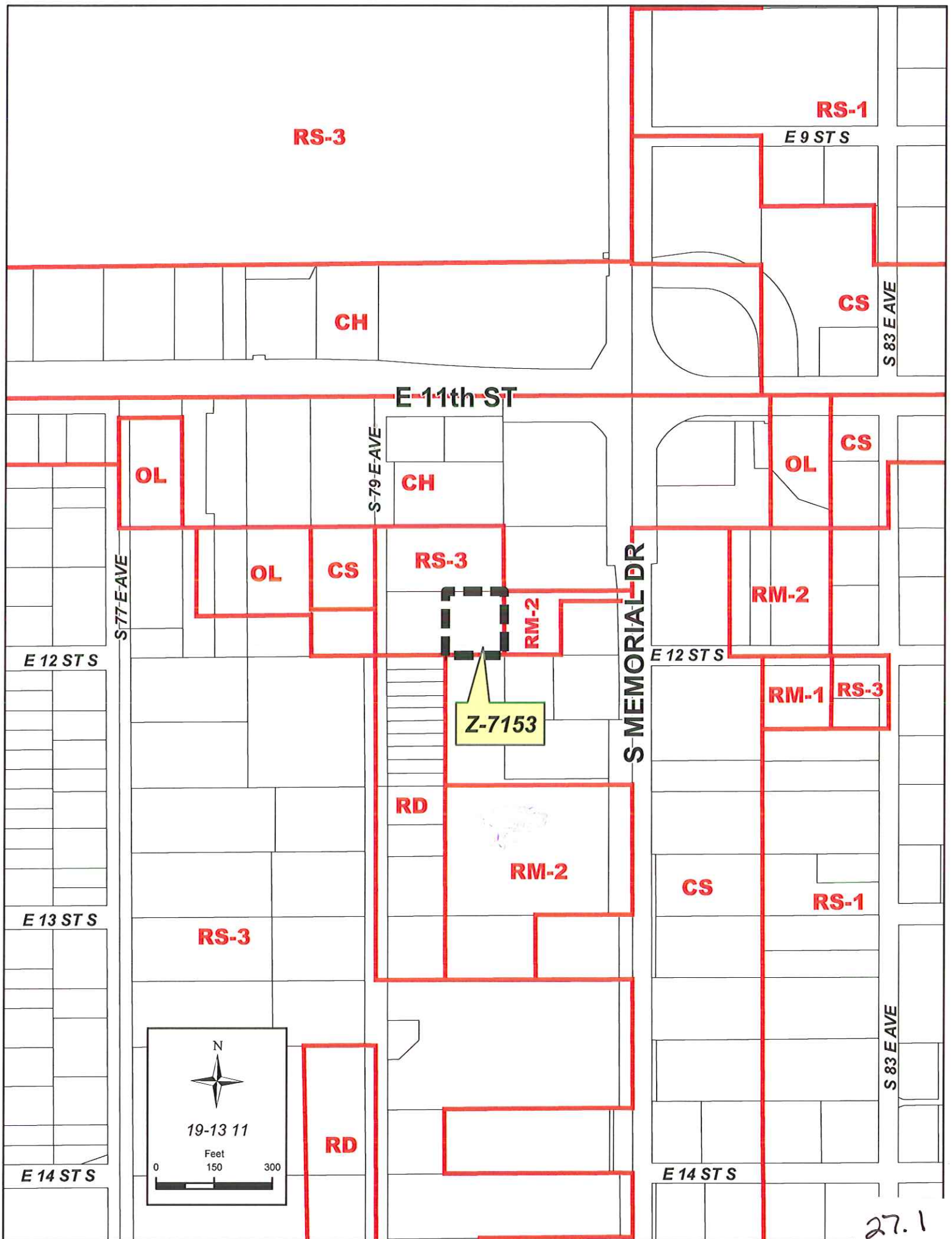
SOUTH WEST ELEVATION - BUILDING 'A'

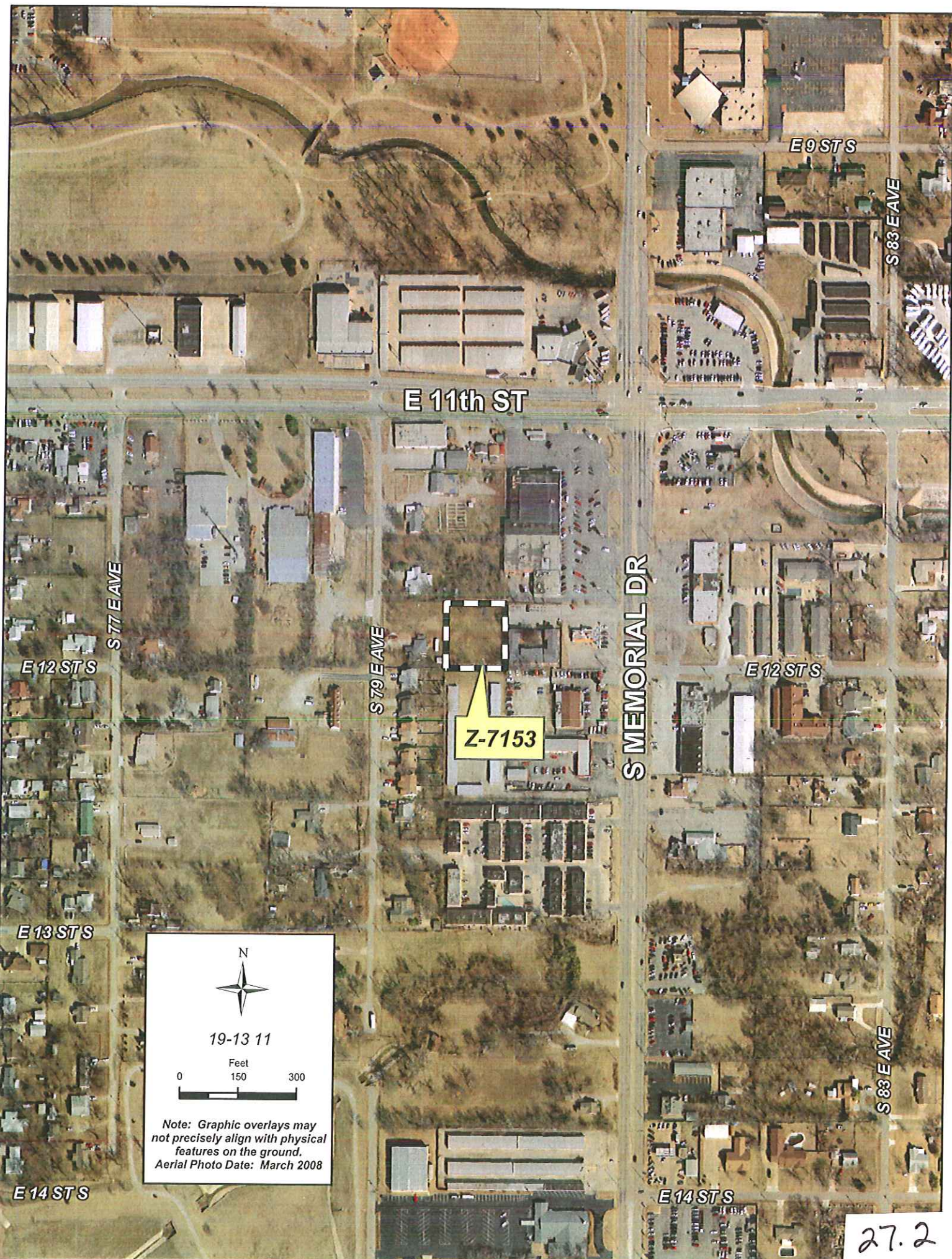


SOUTH ELEVATION (LEFT) - BUILDING 'A'

Plaza del Sol
Shopping
Center







N

19-13 11

Feet
0 150 300

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

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7153

TRS 9311

Atlas 372

CZM 38

PD-5 CD-5

TMAPC Hearing Date: May 4, 2010

Applicant: Sack and Associates, Inc.

Tract Size: .568± acres
24,742± square feet

ADDRESS/GENERAL LOCATION: Southwest of southwest corner of South Memorial Drive
and East 11th Street

EXISTING ZONING: RS-3

EXISTING USE: Residential and vacant

PROPOSED ZONING: CS

PROPOSED USE: Boat and RV Storage

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-21080 (Pending) May 25, 2010: There is a request to the Board of Adjustment for a Special Exception to permit boat and RV storage (Use Unit 16) in a CS district; and a Variance of the frontage requirement in a CS district to permit additional storage space to utilize an existing 15 ft. frontage on S. Memorial Drive. This request is pending the decisions of the TMAPC and City Council for the rezoning of this property, located at 1137 South 79th Avenue and the subject property.

Z-6957 November 2004: All concurred in approval of a request for rezoning a 1± acre tract of land from RS-3 to CS for commercial uses on property located north of northeast corner of East 14th Street and South Memorial Drive.

Z-6626 May 1998: A request to rezone a lot located on the southeast corner of East 11th Street and South 83rd East Avenue from RS-1 to CG was filed. The CG zoning was denied and CS was approved for commercial uses.

BOA-10295 January 8, 1979: The Board of Adjustment approved a Variance of the frontage requirements in a CS district to permit a lot-split, on property located south and west of East 11th Street and South Memorial Drive and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .568± acres in size and is located southwest of the southwest corner of South Memorial Drive and East 11th Street. The property appears to be in residential use, partially vacant and is zoned RS-3.

STREETS:

Exist. Access

There is no apparent dedicated access; however, the most proximate access would be from Memorial Drive.

*See note regarding access.

MSHP Design

Primary arterial*

MSHP R/W

120'

Exist. # Lanes

4*

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

SURROUNDING AREA: The subject tract is abutted on the east by apartments or duplexes, zoned RM-2; on the north by vacant land, zoned RS-3; on the south by automotive and related uses, zoned CS; and on the west by single-family residential uses, zoned RS-3 and farther to the southwest by duplexes in various conditions, zoned RD.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

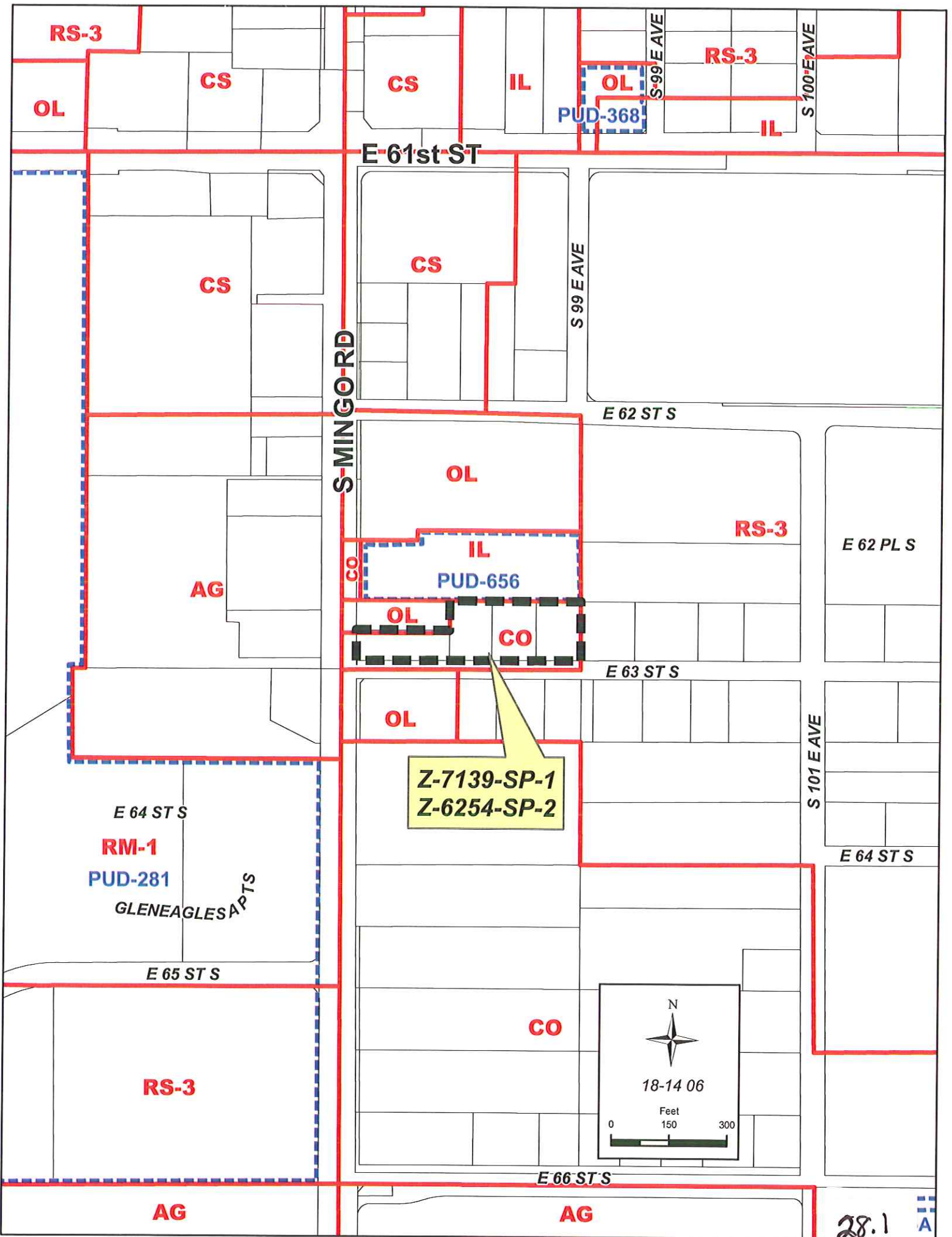
The District 5 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Residential land use. According to the Zoning Matrix, the requested CS zoning is **not** in accord with the Plan. Note that if the Plan Map had designated this property as Medium Intensity – No Specific land use, the proposed CS zoning would be in accord. Staff also notes that if this rezoning is approved, the developer will be required to screen on the north, east and west sides, where the site abuts R-zoned uses. The only access, lacking BOA approval, would be from the southern property.

STAFF RECOMMENDATION:

Given the Zoning Code requirements for screening, setback and open air storage adjacent to R zoned districts, staff can support this rezoning request. This request is a logical extension of the established zoning pattern in the area and uses that exist south of the subject property. The applicant must apply to the BOA for a Special Exception approval for a Use Unit 17 use in a CS zoned designation, if approved by the TMAPC, and must meet platting requirements. Therefore, staff recommends **APPROVAL** of CS zoning for Z-7153, with the proviso that the Plan Map be amended at some future time to remove the Residential overlay from this Medium Intensity property.

05/04/10

27.4





**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7139-SP-1/ Z-6254-SP-2

TRS 8406

Atlas 758

CZM 54

PD-18c CD-7

TMAPC Hearing Date: May 4, 2010

Applicant: H Design Group

Tract Size: 1.62± acres

ADDRESS/GENERAL LOCATION: South of the southeast corner of East 61st Street and South Mingo Road

EXISTING ZONING: CO

EXISTING USE: Vacant

PROPOSED ZONING: n/a

**PROPOSED USE: Retail/appliance
repair/warehouse**

ZONING ORDINANCE: Ordinance number 17230 dated October 13, 1989, and 22115 dated September 14, 2009, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-21018 January 12, 2010: The Board of Adjustment approved a Variance of the maximum permitted land coverage of a building in the CO district from 30% to 35% (Section 803); a Variance of the requirement that any corridor development's access shall be principally from internal collector service streets (Section 804); and a modification of a previously approved plan and conditions related to the building setback from an arterial street (BOA-15242) modified to 100 ft., per the plan submitted on January 26, 2010; finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, being the narrowness and unique shape of the lot, the literal enforcement of the terms of the Code would result in unnecessary hardship, on property located at the northeast corner of South Mingo Road and East 63rd Street and the subject property.

Z-7139 September 2009: All concurred in approval of a request for rezoning a 1.17± acre tract of land from RS-3 to CO for Metro Builders –Outdoor business, on property located east of the northeast corner of South Mingo Road and East 63rd Street and a part of the subject property.

Z-7080 January 2008: A request was made to rezone a 4.7+ acre tract of land from CO to OM. All concurred in denial of the OM and approval of OL for Public school play fields, on property located at the southeast corner of East 62nd Street and South Mingo Road and north of subject property.

Z-7035 September 2007: All concurred in approval of a request for rezoning a 2± acre tract of land from RS-3 to CS for retail sales, on property located south of southeast corner of South Mingo Road and East 61st Street.

Z-7061 August 2007: All concurred in approval of a request for rezoning a .87± acre tract of land from RS-3 to OL for office use, on property located on the southeast corner of East 63rd Street and South Mingo Road.

Z-6882 March 2003: All concurred in approval of a request for rezoning a 2.9± acre tract of land from OL to CO for church athletic fields, on property located south of southeast corner of East 63rd Street and South Mingo Road.

Z-5903-SP-4 March 2003: All concurred in approval of a proposed Corridor Site Plan on 6.3± acre tract for church athletic fields, on property located south of southeast corner of East 63rd Street and South Mingo Road.

Z-5903-SP-3 November 2002: All concurred in approval of a proposed Corridor Site Plan on 1.1± acre tract for a two-story office building, on property located southeast of southeast corner of East 63rd Street and South Mingo Road.

Z-6840/PUD-656 November 2001: A request to rezone a 2.37± acre tract from CO to IL/PUD on property located south of southeast corner of East 61st Street South and South Mingo Road and abutting north of subject property, for uses permitted by right and exception in an IL district excluding Use Unit 12A. Staff recommended denial of IL zoning and for the PUD but the TMAPC recommended approval per modifications. The City Council approved the rezoning and PUD per modifications.

Z-5903-SP-2 April 1995: All concurred in approval of a proposed Corridor Site Plan on 6.3± acre tract for Miller Swim School, on property located south of southeast corner of East 63rd Street and South Mingo Road.

Z-5903-SP-1 April 1995: All concurred in approval of a proposed Corridor Site Plan on 3.25± acre tract for indoor and outdoor skating rinks, on property located south of southeast corner of East 63rd Street and South Mingo Road.

Z-6254/Z-6254-SP-1 September 1989: All concurred in approval of rezoning a .4± acre tract of land from RS-3 to CO and approval of a proposed Corridor Site Plan for a small appliance business in the existing building located on the northeast corner of East 63rd Street South and South Mingo Road and a part of the subject property.

BOA-15242 September 7 1989 the Board approved a Variance of the required 200 ft. setback from Mingo Rd. to 74 ft. to permit an existing building; per plot plan submitted; finding that the structure that already exists is a small structure (1,500 sq. ft.); on the subject property

Z-5908-SP-1 February 1989: All concurred in approval of a request for rezoning a 3.24± acre tract of land for a softball and baseball hitting arena and building for video games, concessions, control area for batting machines and restrooms with conditions that no lights shall be placed in the north 150' of the east 200' and all lights in east half of property shall be turned off by 11pm; limit to one-story height of any structure; and no gravel for parking area on property located on the southeast corner of East 62nd Street South and South Mingo Road.

BOA-14324 December 18, 1986 the Board approved a Special Exception to allow a day care center in an RS-3 district; per plan submitted; subject to a maximum of 30 children being cared for at the center; subject to the hours of operation being from 6:30am to 11:30pm; finding that there are multiple zoning classifications in the vicinity and many business already in operation; on the subject property

28.4

Z-6044 June 1985: All concurred in approval a request for rezoning a .6± acre tract of land from RS-3 to CO for mixed use on property located south of southeast corner of South Mingo Road and East 62nd Street South. No corridor site plan was ever approved for the property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.62± acres in size and is located south of the southeast corner of East 61st Street and South Mingo Road. The property appears to be -- and is zoned CO.

STREETS:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|------------------------------------|-----------------------|-----------------|-----------------------|
| South Mingo Road | Secondary Arterial | 100' | 4 + center turn |
| East 63 rd Street South | Residential Collector | 50' | 2 |

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

SURROUNDING AREA: The subject tract is abutted on the east by Union Gardens, zoned RS-3; on the north by unplatted property, zoned OL and Newhart-Hudson Addition, zoned IL/PUD-656; on the south by unplatted property, zoned OL and Union Gardens, Zoned RS-3; and on the west by Mingo Road and then unplatted AG zoned property.

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 within a Corridor and if not developed to that intensity, Low Intensity-No Specific land use. According to the Zoning Matrix, the CO zoning is in accord with the Plan.

STAFF RECOMMENDATION:

Corridor District Plan Z-7139-SP-1 is a flat 1.61 acre/79,592 gross square foot (sf) site located on the northeast corner of Mingo Road and East 63rd Street South. The lot is zoned CO and there is an existing vacant appliance shop on the portion of the lot fronting Mingo Road with three aging residential structures on the rear of the lot (see attached photographs). All will be removed for this infill development proposal and the lot will be re-platted as a single lot and block subdivision.

There is no zoning change request with this application. Corridor zoning of the property was approved by the Tulsa City Council in September 1989 and September 2009.

In January 2010, the Board of Adjustment (BOA) approved a variance of the maximum permitted land coverage of a building in the CO district from 30% to 35%; a variance of the requirement that any corridor development access be principally from an internal collector service street; and a modification of a building setback from an arterial street to 100' (BOA case minutes included as Exhibit B).

The Corridor Site Plan is now submitted to establish a conceptual site plan with allocation of uses and intensity of those uses and to establish development standards and conditions to be followed during detailed corridor district site plan review submitted to and approved by the TMAPC.

28.5

Z-7139-SP-1 proposes a 24,600 sf mixed use lawn and garden/appliance retailer with warehouse and appliance parts and service components (see attached Exhibit C1.1). Structure height will be limited to 24'. The concept plan includes excessive landscaping and masonry type screening along the east boundary of the property as a buffer for the residential structure to the east. Site lighting limitations will also be placed on the east and southern facing portion of the building to further protect abutting property owners. There will be no outside display, storage, or service of any kind.

With the Corridor zoning in place, relief in the form of variances for site development provided by the BOA, and other development restrictions and buffering mechanisms as outlined below in 'development standards' staff can support the request.

Staff finds the uses and intensities of the development proposed to be in harmony with the spirit and intent of the Code and development trends in the area. Staff finds Z-7139-SP-1/Z-6254-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 CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Corridor District Site Plan, Z-7139-SP-1/Z-6254-SP-2 subject to the following conditions as amended by staff:

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

LAND AREA: 1.82 gross acres
1.61 net acres

PERMITTED USES:
Those uses permitted as a matter of right within Use Unit 14; Appliance Repair only within Use Unit 15; Warehousing only within Use Unit 23 and customary accessory uses to principal permitted uses.

MAXIMUM BUILDING FLOOR AREA: 24,600 sf/.3 FAR
(per BOA #21018 - 1/26/10)

MAXIMUM LOT COVERAGE BY BUIKLDINGS: 35%
(per BOA #21018 - 1/26/10)

MINIMUM BUILDING SETBACKS:
From centerline S Mingo Road: 100'-0"
From South property line: 25'-0"
From East boundary: 25'-0"
From North boundary: 0'-0"

MAXIMUM BUILDING HEIGHT: 24'-0"

OFF STREET PARKING:

Per applicable Use Unit within the Tulsa Zoning Code and shall be based on the square footage dedicated to each use within the building.

LANDSCAPING AND SCREENING:

Landscaping shall meet the requirements of Chapter 10 of the Tulsa Zoning Code. In addition, a landscaped area shall be established and maintained which is not less than five feet in width and which extends along the entirety of the abutting street right of way, except at points of vehicular access. The required perimeter landscaping shall include plant materials designed to achieve an attractive street view and screening for nearby residential areas.

An 8' masonry type wall is required along the east property line. On the west side of the wall there shall be a landscape strip of no less than 20' with landscaping in the form of trees planted in such a manner as to provide further buffering in substantial conformance with Exhibit C1.1.

SIDEWALKS:

Sidewalks will be maintained where existing and constructed where not existing along Mingo Road and 63rd Street as required by Tulsa Subdivision Regulations.

LIGHTING:

All exterior lighting, including building mounted, shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. No light standard shall exceed 16 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 residential area or residential street right-of-way. Compliance with section 1303-C of the Zoning Code will be by submittal of a detailed photometric plan complete with manufacturers cut-sheets for each type of lighting unit and will be verified at detail site plan review.

SIGNS:

Signs shall be per §802, B-3 of the Tulsa Zoning Code. Also, flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

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.

3. No zoning clearance permit shall be issued until a detail site plan for the lot, which includes all buildings, parking, lighting and landscaping areas has been submitted to the TMAPC and approved as being in compliance with the approved CO District Plan development standards.
4. A detail landscape plan for each development area and/or lot 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 City of Tulsa 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.

5. No sign permits shall be issued for erection of a sign on a lot within the development until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved CO District Site Plan development standards.
6. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving the lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
7. No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the CO District Plan conditions of approval and making the City beneficiary to said covenants that relate to CO District Plan terms and conditions.
8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
9. Approval of the CO District Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
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 CO District Site Plan area except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the CO District Site Plan area.

TAC COMMENTS:

General: No comments.

Water: No comments.

Fire: Fire hydrants shall be placed to comply with International Fire Code Section 508.5.1.

Stormwater: The adjacent public drainage system must have sufficient capacity to convey the additional fully-urbanized runoff from this site, and all other sites currently flowing to it, in a 100-Year Rainfall Event. The runoff must be conveyed by the Public Drainage System to the Glen Eagles Regional Stormwater Detention Facility.

Wastewater: No comment concerning the Corridor Site Plan. When the property is platted, a 17.5' wide Utility Easement will be required along the South and East property line.

Transportation: Mingo is a secondary arterial and 50' ROW is required. Currently only 40' ROW is available at that location. 10' of ROW will have to be dedicated during the platting stage. The two driveways along 63rd street appear to be too close to each other. Sidewalks will be required along 63rd and Mingo Rd.

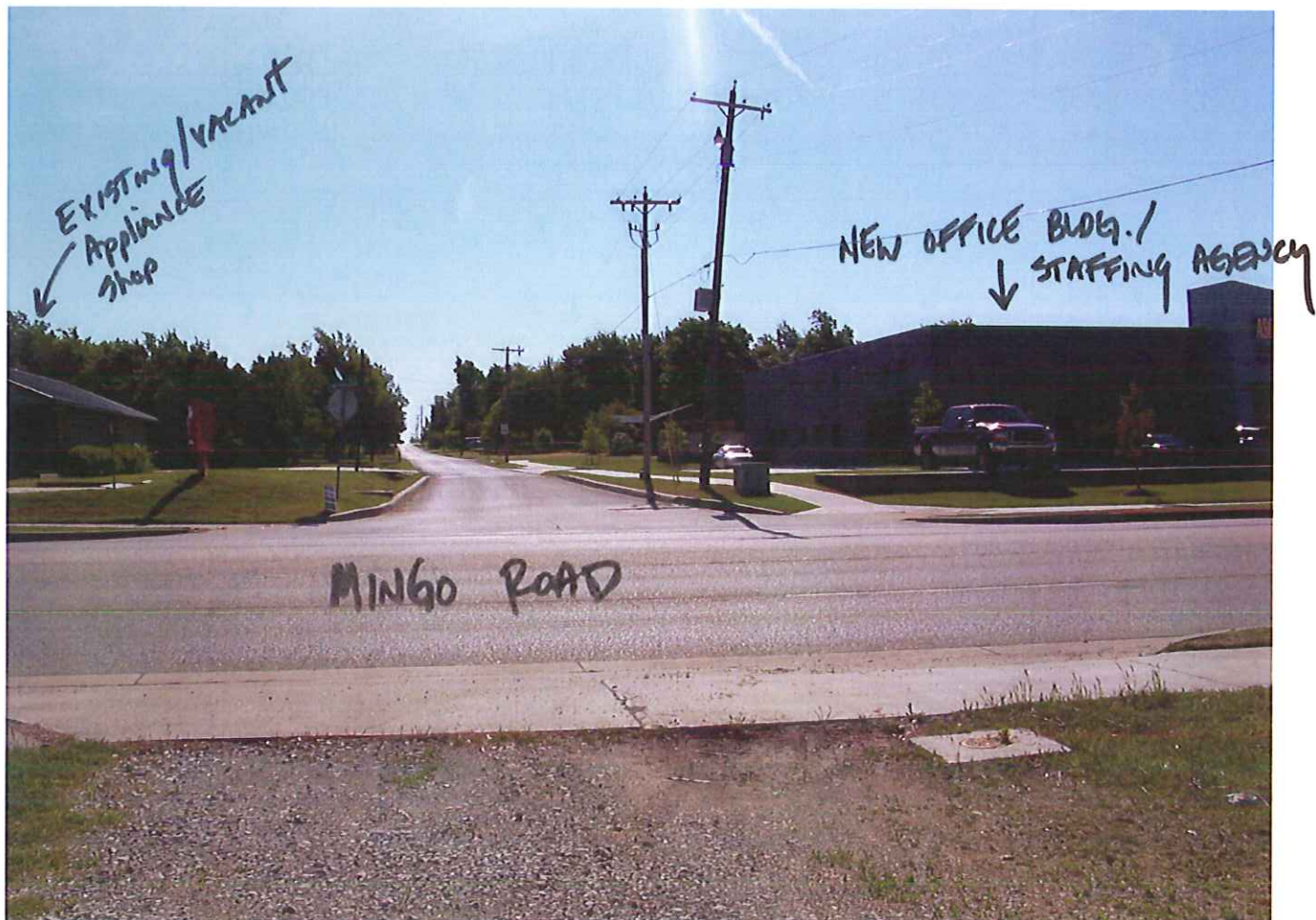
INCOG Transportation:

- **MSHP:** S. Mingo Road is a designated secondary arterial.
- **LRTP:** S. Mingo Rd, between 61st St. S. and 71st St. S., existing 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.





28.11



HOUSE TO BE REMOVED ↑





28.13

570.00 feet of the South 50.00 feet of the North 100.00 feet, and the East 150.00 feet of the South 110.00 feet of the North 300.00 feet, and the Northeast Diagonal Half of the West 250.00 feet of the East 400.00 feet of the South 110.00 feet of the North 300.00 feet of the said Northwest Quarter, of the Northeast Quarter of said Section 9, Township 20 North, Range 13 East, containing 2.46 acres, more or less. The remaining area included in the above description being the original 16.5 feet section line right-of-way.

TRACT #4: Part of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section 9, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government Survey thereof, and being more particularly described as follows, to-wit: Beginning at the Northwest Corner of the Southwest Quarter (SW/4) of said Section 9, thence South along the West line of said Section 9 a distance of 628.5 feet to the center line of Flat Rock Creek; thence Southeasterly along the Center Line of Flat Rock Creek to a point 420 feet East of 641 feet South of the Northwest Corner of the Southwest Quarter (SW/4) of said Section 9, thence North 11° East, 338 feet to a point; thence North 72° 30' East a distance of 994.32 feet to a point; thence West along the North line of the Southwest Quarter (SW/4) of Section 9, a distance of 1395 feet to the point of beginning. LESS AND EXCEPT That certain tract of land described in General Warranty Deed recorded in Book 1798 at Page 616 more particularly described as: A tract of land located in the W/2 of the NW/4 of the SW/4 of Section 9, T. 20 N., R. 13 E., being more particularly described as follows: Beginning at a point on the west line of Section 9, 2011.3 ft. north of Section 16; thence easterly along the meandering center line of Flat Rock Creek (as described in a deed to the City of Tulsa, Recorded in Book 652, page 71) to a point on the westerly line of a tract of land previously deeded to the City of Tulsa and recorded in Book 454, page 549, said point being 2008.2 ft. north of Section 16 and 386.7 ft. east of Section 8; thence north 11° 00' east along the western boundary of said tract (as recorded in Book 454, page 549) a distance of 338 ft. to a point, said point being 458 ft. North 11°00' east of point of beginning described in said tract (as recorded in Book 454, page 549); thence South 72° 30' West a distance of 473 ft. to a point on the west boundary of Section 9; thence South along the west boundary of Section 9 a distance of 186.6 ft. to a point of beginning; said tract containing 2.8 acres more or less.

TRACT #5: The Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SW/4 NE/4 NE/4) of Section 9, Township 20 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government Survey thereof..TRACTS #1, #2, #3, #4 and #5 together containing 347.928 acres, more or less

*****.

Case No. 21018

Action Requested:

Variance of the maximum permitted land coverage of a building in the CO district from 30% to 38% (Section 803); a Variance of the requirement that any corridor development's access shall be principally from internal collector service streets (Section 804); and a modification of a previously approved plan and conditions related to the building setback from an arterial street (BOA-15242), located: Northeast corner of South Mingo Road and East 63rd Street.

Mr. Henke recused himself and left the room at 1:13 p.m.

Exhibit B

01:26:10:1017(5)

28.14

Presentation:

David Bodeen, 2025 West Sunshine, Springfield, Missouri, brought exhibits (Exhibit B-1). He stated the subject property contains several parcels and will be a single tract eventually as the eastern three lots were recently rezoned to CO and are subject to platting. The development proposes one building across the property leaving no room for any interior collector streets. He added that they want the development to be compatible with adjacent properties. The applicant was willing to reduce the previously approved 74 ft. building setback from Mingo Rd. to a 100 ft. He stated they modified the plan slightly reducing the land coverage area from 38% to 35%. He did not feel they were doing anything that hinders adjacent properties. They will remove two unoccupied homes with septic tanks and a dilapidated metal building.

Comments and Questions:

After questions from the Board on the building setback line, Mr. Van De Wiele stated that if the application is approved it would be per the plan. If the applicant decided to extend the building any closer into the setback, they would need more relief from the Board.

Interested Parties:

Rodney Edwards, 6226 East 101st Street, Tulsa, Oklahoma, 74137, spoke on behalf of adjoining property owners American Staff Corporation and Weatherford Completion Corporation. He stated the case was heard on January 12, 2010, and the applicant requested a continuance to modify the plans to compromise with the neighbors. They had not yet come to an agreement. He noted they have agreed to some reduction of coverage and setback. He stated that his clients consider the proposed building to still be too large for the lot. They had not heard a real hardship and they do not see anything unique about the land. They considered this a self-imposed hardship.

Ms. Stead asked Mr. Edwards what was their main concern. Mr. Edwards replied it is the setback. Mr. Van De Wiele asked for the setbacks of Mr. Edwards' clients buildings. He replied that the zoning is different and so they are measured differently. It was provided that the setbacks for OL and IL zoned property from the centerline of a secondary arterial street is 100 ft.

David Lamb, owner of the American Staff Corp. building, responded that the difference is his property is zoned OL. He had to buy another lot to accomplish their plans. They chose OL so they would not be hidden behind the large commercial buildings. He thought access on 63rd Street would be a challenge with semi trucks. It would be difficult to turn them around to exit the property. He objected to the size of the building and the setback.

Applicant's Rebuttal:

Mr. Bodeen reminded the Board that they have a small lot. He stated if they lost the relief of the setback it would be impractical to develop the lot. He added that

corridor districts were developed with much larger tracts of land in mind. It was to encourage vertical construction. He thought that vertical construction would be more incompatible with the surrounding land use, and be even more undesirable to the neighboring land owners than what they are currently proposing.

Ms. Stead asked how many square feet are in the proposed plan submitted today. He stated it would be 24,600 sq. ft. He informed the Board that they are currently going through the re-platting process.

Board Action:

A Motion was made by Mr. Van De Wiele to **APPROVE** a Variance of the maximum permitted land coverage of a building in the CO district from 30% to 35% (Section 803); a Variance of the requirement that any corridor development's access shall be principally from internal collector service streets (Section 804); and a modification of a previously approved plan and conditions related to the building setback from an arterial street (BOA-15242) modified to 100 ft., finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, being the narrowness and unique shape of the lot, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan,

Ms. Stead asked for discussion on the motion. She asked if he would be willing to limit the building size to 24,600 sq. ft. Mr. Van De Wiele was agreeable and added that it be per the plan submitted on January 26, 2010.

On Motion of Van De Wiele, the Board voted 3-1-1 (White, Van De Wiele, Stead, "aye"; Tidwell "nay"; Henke "abstained"; no "absences") to **APPROVE** a Variance of the maximum permitted land coverage of a building in the CO district from 30% to 35% (Section 803); a Variance of the requirement that any corridor development's access shall be principally from internal collector service streets (Section 804); and a modification of a previously approved plan and conditions related to the building setback from an arterial street (BOA-15242) modified to 100 ft., per the plan submitted on January 26, 2010; finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, being the narrowness and unique shape of the lot, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

The south 79 feet of the west 236 feet of lot 5, block 4, and the east 335 feet of the west 571 feet of lot 5, block 4, Union Gardens Addition, City of Tulsa, Tulsa County, State of Oklahoma

Mr. Henke returned at 1:50 p.m.

NEW APPLICATIONS

Case No. 21021

Action Requested:

Special Exception to permit a hotel/resort use (Use Unit 19) in the IL district (Section 901), located: 16901 East Admiral Place.

Presentation:

Debra Medrano, P.O. Box 140122, Broken Arrow, Oklahoma, 74014, stated they wanted to expand the marketability of the subject property. They considered a potential hotel or resort to be an improvement, consistent with the other projects found near I-44 in the Catoosa area.

Comments and Questions:

Ms. Stead expressed concern about approving such a request without knowing more about the plans for the property, noting Use Unit 19 covers numerous types of businesses. Mr. Boulden stated it is not totally inappropriate, and noted there is a three-year time limitation to apply for permitting before the approval would expire. He added that he had no legal reservations. He compared this case to cases that go before the TMAPC for re-zoning before it is decided what they will do with the property.

Interested Parties:

There were no interested parties.

Board Action:

On Motion of Stead, the Board voted 5-0-0 (White, Van De Wiele, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Special Exception to permit a hotel/resort use (Use Unit 19) in the IL district (Section 901), with a condition for hotel/resort use only and no other uses in Use Unit 19; and if and when development is imminent, that a site plan be submitted to the Board of Adjustment for approval, finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, on the following described property:

LT 1 LESS BEG NWC TH E100 S125 W75 S410.25 W25 N535.25 POB BLK 1,
DALTON ADDN, City of Tulsa, Tulsa County, State of Oklahoma

01:26:10:1017(8)

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