TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2586
September 15, 2010, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Director's Report:

CONSENT AGENDA

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

1. **LC-280** – William & Claudia Abernathy (8305) Lot-Combination (CD-2)
   Northwest of the Northeast Corner of East 71st Street South and South Harvard Avenue, 6751 South Evanston Avenue

2. **LC-281** – Matthew L. Christensen (9202) Lot-Combination (CD-4)
   Northeast corner of North Denver Avenue and West Easton Street

3. **PUD-636 – Russell McDaris/ Tuscany Hills at Nickel Creek** CO/PUD
   North of the northeast corner of West 81st Street South and South Union Avenue (CD-2)
   (Detail Site Plan for a 312 unit apartment complex and accessory amenities.)

   West of the southwest corner of 31st Street South and South Yale Avenue (CD-9)
   (Detail Site Plan for the addition of a 204,391 SF four-story residential care/independent living facility and a 49,077 SF wellness/community center and associated accessory structures to the existing Oklahoma Methodist Manor Campus.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

5. **BOA-21134** – (9408) Plat Waiver RS-2
   11932 East 14th Street, South of East 14th Street South, West of South 121st East Avenue (CD 6)

   East of the Southeast corner of East 101st Street South and South Yale Avenue (CD 8)

   West of Southwest corner of East 51st Street and South Harvard Avenue (CD 9)
8. **PUD-773-1 – Lou Reynolds/NPG Business Park**
   North of the northwest corner of 101st Street South and South Memorial Drive (Minor Amendment to reduce the required parking on Lot 5 of the NPG Business Complex from 53 to 43 spaces.)

9. **PUD-559-A-7 – Andrew A. Shank/South Crest Hospital**
   Northwest corner of East 91st Street South and US 169/interchange with Creek Turnpike (Minor Amendment to digitize the existing South Crest Hospital business sign located on 91st Street South and US 169.)

**OTHER BUSINESS**

10. **Commissioners' Comments**

    **ADJOURN**

    **CD = Council District**

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

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

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

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

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

**TMAPC Mission Statement**
AGENDA
Tulsa Metropolitan Area Planning Commission

WORK SESSION
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

Wednesday, September 15, 2010 – 1:45 p.m.*
(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Tulsa Preservation Commission’s Zoning Code amendments/DeCort
   Draft Form Base Codes for the Pearl District/Cuthbertson
   TMAFC Discussion on implementation of the new comprehensive plan.

Adjourn.

Visit our website at www.tmapc.org

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526
September 15, 2010

STAFF RECOMMENDATION

PUD-636: Detail Site Plan – North of the northeast corner of West 81st Street South and South Union Avenue; TRS 18-12-11; CZM 51; CD 2; CO/PUD.

The applicant is requesting approval of a detail site plan for a 312 unit apartment complex and accessory amenities. The proposed use, Use Unit 8 – Multi-family and Similar Uses is a permitted use in PUD-636.

The submitted site plan meets all applicable density limits, open space, building height and setback limitations. Access to the site will be provided from 78th Street South as required by the PUD. Parking is provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. All sight lighting including building mounted will be limited to 18’ in height. Lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within any residential district or surrounding residentially used property. Trash enclosures will be provided as required by the PUD. Sidewalks will be provided along 78th Street South as required by Subdivision Regulations and internal pedestrian circulation is provided through parking lots and between buildings. A club house and pool is also provided.

Staff recommends APPROVAL of the detail site plan for the proposed Tuscany Hills apartments at Nickel Creek in Development Area B and C of PUD-636.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
September 15, 2010

STAFF RECOMMENDATION

PUD-197-A: Detail Site Plan – West of the southwest corner of 31st Street South and South Yale Avenue; TRS 19-13-21; CZM 62; Atlas 133; CD 9;; RM-2/RS-3/OL/PUD.

The applicant is requesting approval of a detail site plan for the addition of a 204,391 square foot (sf), four (4) story residential care/independent living facility and a 49,077 sf wellness center/community center and associated accessory structures to the existing Oklahoma Methodist Manor Campus. The proposed uses, Use Unit 5 – Community Services and Similar Uses and Use Unit 8 – Multi-family & Similar Uses are permitted uses in PUD-197-A.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided from 31st Street South and a limited gated entry off 31st Place South provided for staff and residents only. Parking is provided per the applicable Use Units of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. All sight lighting including building mounted will be limited to 30’ in height. New site lighting located within 100’ of any existing off-site residential area is limited to 16’ in height. Lighting will be directed down and away from adjacent residential areas in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within said adjacent residential area. A 6’ masonry screening wall is provided along the entire west boundary as required. A trash enclosure will be provided as required by the PUD. Sidewalks are provided along 31st Street South and interior pedestrian circulation is provided as required by PUD Development Standards and Subdivision Regulations.

Staff recommends APPROVAL of the detail site plan for PUD-197-A.

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

September 15, 2010

BOA 21134 - (9408) (CD 6)
11932 East 14th Street South

The platting requirement is being triggered by a variance to reduce a setback for a church use and extension.

Staff provides the following information from TAC at their September 2, 2010 meeting:

ZONING:
• TMAPC Staff: The property has been previously platted.

STREETS:
• Right-of-way dedication required for 25 foot radius at intersection of 14th Street and 121st East Avenue. Sidewalks required on 14th Street and 121st East Avenue.

SEWER:
• No comment.

WATER:
• No comment.

STORM DRAIN:
• No comment.

FIRE:
• No comment.

UTILITIES:
• No comment.

Staff recommends APPROVAL of the plat waiver for the previously platted property.

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

1. Has Property previously been platted? X
2. Are there restrictive covenants contained in a previously filed plat? X
3. Is property adequately described by surrounding platted properties or street right-of-way? X
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

4. Is right-of-way dedication required to comply with Major Street and Highway Plan? X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? X
6. Infrastructure requirements:
   a) Water
      i. Is a main line water extension required? X
      ii. Is an internal system or fire line required? X
      iii. Are additional easements required? X
   b) Sanitary Sewer
      i. Is a main line extension required? X
      ii. Is an internal system required? X
      iii. Are additional easements required? X
   c) Storm Sewer
      i. Is a P.F.P.I. required? X
      ii. Is an Overland Drainage Easement required? X
      iii. Is on site detention required? X
      iv. Are additional easements required? X
7. Floodplain
   a) Does the property contain a City of Tulsa (Regulatory) Floodplain? X
   b) Does the property contain a F.E.M.A. (Federal) Floodplain? X
8. Change of Access
   a) Are revisions to existing access locations necessary? X
   a) If yes, was plat recorded for the original P.U.D. X
10. Is this a Major Amendment to a P.U.D.? X
    a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? X
11. Are mutual access easements needed to assure adequate access to the site? X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? X
MINOR SUBDIVISION PLAT

101 Yale Village Office Park - (8327) (CD 8)
East of the Southeast corner of East 101st Street South and South Yale Avenue

This plat consists of two lots, one block, on 5.44 acres.

The following issues were discussed September 2, 2010, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 516 C. All PUD standards must be shown correctly in the covenants. Building lines must reflect easements and PUD standards.

2. **Streets:** West access should be less than 21.71 feet. This distance appears to include radius of driveway curve and tangent Access should include only throat opening.

3. **Sewer:** No comment.

4. **Water:** Under “Notes” remove “All water and sanitary sewer services will be supplied and maintained by the City of Tulsa”. Provide standard restrictive waterline easement language.

5. **Storm Drainage:** No comment.

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

7. **Other:** Fire: No comment.

**GIS:** Tie the plat from a Section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. Add POC and POB to legend. Please provide a closer Basis of Bearings. Show location map with subdivisions within the mile. Show “Life Christian Center”. Show the date of preparation for the plat in lower right hand corner. Submit subdivision data control sheet. Please include in the legal description a metes and bounds description around the whole property matching the bearings and distances shown on the face of the plat. Then describe lots individually if necessary replacing phrases like “Due West” with actual bearings (degrees, minutes and seconds) and distances. The blanks for addresses and the vacated mutual access easement document number must be filled in with the correct information. The 20-foot building line and utility easement along the east side cannot be allowed in the 20-foot restrictive waterline easement. Change the building line to 30 feet and the utility easement to 10 feet. This will still be in compliance with Section I.A.4 of the covenants. Infrastructure Development Process (IDP) #5333 plans have been approved.

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

1. None requested.

Special Conditions:

1. The concerns of the Public Works Department and Development Services staff must be taken care of to their satisfaction.

Standard Conditions:

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

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

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

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

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

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

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

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

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

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

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

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

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

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

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

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

18. The key or location map shall be complete.

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

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

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

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

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

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

Wingate Addition - (9332) (CD 9)
West of Southwest corner of East 51st Street and South Harvard Avenue

This plat consists of two lots, one block, on 4.4 acres.

The following issues were discussed September 2, 2010, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 513 B. Building lines must comply with PUD standards. Check sign standards per PUD. PUD standards must be shown in the covenants.

2. **Streets:** For 51st Street right-of-way reference plat number or book and page number.

3. **Sewer:** You can not abandon the existing sanitary sewer line and its associated easement by re-platting the property. Before the existing sanitary sewer line can be abandoned and the easement closed, the proposed relocation, as shown on the conceptual plan, must be constructed, accepted by the City of Tulsa, and placed in service. Then the easement closure must go through the utility coordinator to be processed. Show the existing 11-foot utility easement, along the east boundary of lot 1, as platted in the Storage Station Amended plat. The sun deck (per site plan) encroaches into the utility easement, and it will not be allowed to interfere with the use of the easement.

4. **Water:** Use standard language for Section C.2. Label 50-foot building line, utility easement, and mutual access easement along the eastside of property. The building line on the west side of Lot 1 should be moved to the edge of the utility easement (20 feet). Label the utility easement of the west side of Lot 2 as utility easement and building line. Add an inline gate valve south of fire hydrant. An IDP (infrastructure development plan) water main extension will be required to serve this property. A 36 diameter meter is allowed if a Double Detector Check Assembly is installed inside the building. The western proposed water mainline needs four feet of separation between gas and telephone lines.

5. **Storm Drainage:** Drainage crossing lot lines becomes public drainage and must be conveyed in an easement, either storm sewer or overland drainage or both. Buildings cannot be constructed on these easements. Section 1.C.2: Sanitary sewer easements and drainage easements must be added to the first sentence. Add standard language for roof drainage and overland drainage easement if the drainage is to be conveyed on the surface. How is the drainage from Lot 1 conveyed around or through the existing buildings on Lot 2 to get to the existing inlets?

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.
7. **Other: Fire:** Fire department connection shall be located on the address side of the building within 100 feet of a fire hydrant.

**GIS:** Provide the e-mail address for the surveyor. Provide the e-mail address for the engineer. Provide a written scale under the graphic scale. Tie the plat from a Section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. Add POC and POB to the legend. For the basis of bearing, state the bearing in degrees, minutes and seconds, along with the description of it. On the face of the plat where a "d" is shown in the bearing description replace with a degree symbol. Please make note on the face of the plat the size, location, description and identification of all monuments to be set or found in making the survey, shown to assure the reestablishment of any point or line of the survey. Submit a subdivision control data form, last page of the subdivision regulations. The legal description should describe the whole property being platted first. Then describe Lot 1 and Lot 2 individually if necessary. Please remove the contours from the face of plat and place them on the conceptual plan. Do not show the previous lot lines on the final plat since they will not exist once this plat is filed.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the Public Works Department and Development Services staff must be taken care of to their satisfaction.

**Standard Conditions:**

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

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

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

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

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

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

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

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

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

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

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

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

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

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

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

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

18. The key or location map shall be complete.

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

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

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

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

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
Preliminary Subdivision Plat
WINGATE ADDITION
PUD 513-B
A Replat of Lots 1, 2, 3, 4, 5, 6 and 7, Block 1, STORAGE STATION AMENDED,
an Addition in the City of Tulsa, Tulsa County, State of Oklahoma

A tract of land in the North Half (N/2) of the Northwest Quarter (NW/4) of
the Northeast Quarter (NE/4) of Section Thirty-Two (32), Township Nineteen (19) North, Range Thirteen (13) East

LOT AREA

Lot 1  59,669.91/1,059.42 AC
Lot 2  135,832.25/2,334.20 AC

FLOOD ZONE

The property described herein is located in Flood Zone X (A-400).

BENCHMARKS

Benchmark #1: "Drummond" Set in RMC, corner of E 55th Place & S 41st East Avenue

Benchmark #2: "Drummond" Set on Top of S 41st East Avenue

ENGINEER

Hensley Engineering, Inc.
1402 East 94th Street South
Tulsa, Oklahoma 74133
(918) 609-0050

SURVEYOR

Hare & Associates
3151 South 114th East Avenue
Tulsa, Oklahoma 74127
(918) 236-4434

OWNER

Storage Station of Tulsa
706 South 29th Street
Tulsa, Oklahoma 74114
(918) 745-6792

BASE OF ELEVATION

The elevations shown herein are based on North American Vertical Datum System 1989

LEGEND

UND. = Undeveloped
BLK = Block
LOT = Lot
WATERLINE = Waterline
GRN = Green Belt

RECEIVED

Tulsa County
WINGATE ADDITION
PUD 513-B
Date of Preparation: August 10, 2010
SHEET 1 OF 1
September 15, 2010

STAFF RECOMMENDATION

PUD-773-1: Minor Amendment – North of the northwest corner of 101st Street South and South Memorial Drive; Lot 5, Block 1 – NPG Business Complex; TRS 18-13-23; CZM 57; Atlas 2271; CD 8; RS-3/CS/OL/PUD.

The applicant is requesting a minor amendment to reduce the required parking on Lot 5 of the NPG Business Complex from 53 to 43 spaces. There is a parking variance request pending for the Board of Adjustment (BOA) which will be heard September 14, 2010.

Referring to Exhibit A the NPG Business Complex is a six lot commercial mixed-use development. The conceptual site plan for the building on Lot 5 is attached as Exhibit B. Lot 5 is an odd shaped lot which puts some strain on the ability to provide the requisite parking, as well as provide adequate retail floor area and open space as required. There is cross access available between all lots and there are no direct vehicular connections to any adjoining residential area where potential overflow parking could have an adverse effect.

Provided the aforementioned, staff recommends APPROVAL of minor amendment PUD-773-1, reducing the required parking on Lot 5 from 53 to 43 spaces pending the BOA approval of case 21133 on September 14, 2010.

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

PUD-559-A-7: Minor Amendment – Northwest corner of E. 91st Street South and US 169/interchange with Creek Turnpike; Lot 1, Block 1 – Southcreek Medical Plaza; TRS 18-14-18; CZM 54; Atlas 1902; CD 8; CO/PUD.

The applicant is requesting a minor amendment to digitize the existing Southcrest Hospital business sign located on 91st Street South at US 169. The existing sign is 300 square feet (sf) in display area, 25’ in height and is located 77.5’ from the drive surface of 91st Street South (see Exhibit A). The display area and height of the proposed digitized sign would remain the same (see attached photographs).

PUD sign standards for this lot are as follows:

1. Business signs shall be subject to the general use conditions set forth in §1221, C and D;
2. Ground signs adjacent to 91st Street shall not exceed an aggregate display surface area of 1 sf for each lineal foot of arterial street frontage nor more than 25’ in height;
3. Per the plat of this lot (Lot 1, Block 1 – Southcreek Medical Plaza) there are 2 ground signs permitted on this lot (see Exhibit B).

This lot has 447 lineal feet of frontage per the attached plat. Staff believes when the sign standards for this PUD were adopted in 1997 and amended in 1999 to allow the 300 sf sign, there was no consideration given to the digitization of the sign in relationship to the proximity to the drive surface of 91st Street and the signalized intersection to the west since digital technology was not yet common place.

Also, there is a posted 40 mile per hour (mph) speed limit within the limits of the site. Site visits by staff find that cars traveling west on 91st Street South approaching the signalized intersection (a slight downhill stretch of road), frequently exceed the posted speed limit. This seems especially true of drivers exiting US 169 traveling from the north, where exiting cars can merge with 91st Street traffic without stopping at the traffic signal.

Staff has concerns about the distraction the sign may create for drivers approaching the sign. Drivers would be attempting to read a 10’ x 30’ digital sign with no limit to the “story-boarding” effect, while concurrently approaching a signalized intersection.

Per section 1102 of the code, the TMAPC may impose restrictions as conditions of approval in addition to those imposed by the underlying zoning and the PUD chapter. While the digitization of this sign may be permitted by the underlying CO zoning, staff believes the digitization of this sign will adversely impact the character of the area and recommends DENIAL of minor amendment request PUD-559-A-7.
I hereby certify that, the business sign is 405 feet from the signalized intersection at East 91st Street South and South 101st East Avenue as measured from the driving surface of the intersection to the nearest point on the sign; the business sign is 109.5 feet from the centerline of East 91st Street South as measured from the centerline of East 91st Street South to the nearest point on the sign; the business sign is 77.5 feet from the driving surface of East 91st Street South as measured from the driving surface of East 91st Street South to the nearest point on the sign; the business sign is 526.5 feet from the signalized intersection at East 91st Street South and the Mingo Valley Expressway as measured from the driving surface of the intersection to the nearest point on the sign.

Gregory Nickle, PLS #1396 Oklahoma
South Creek Medical Plaza

A SUBDIVISION OF PART OF THE
SEW 4  SECTION 10, T.19 N, R.14 E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

5720

Location Map

Engineer / Surveyor
SHOEMAKER & ASSOCIATES, INC.
300 S. MAIN ST., TULSA, OK 74103

Monograph

All dimensions were surveyed and plotted. The number of feet is only for purposes of reference.

Deed of Dedication and Restrictive Covenants

Signed and acknowledged, this 29th day of MAY, 2000, at 10:00 a.m. before me, the undersigned, notary public in and for the State of Oklahoma, in and for the county of Tulsa, personally appeared the above named Applicant(s), and acknowledged the execution of the within documents as the free and voluntary act and deed of the said Applicant(s) for the purposes therein set forth.

Notary Public

EXHIBIT 5720

1071

Certificate of Survey