TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2591

December 7, 2010, 4:00 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:
Review TMAPC receipts for the Month of October 2010

1. Minutes of November 2, 2010, Meeting No. 2589
2. Minutes of November 17, 2010, Meeting No. 2590

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.

3. **LS-20405**– Gerald H. McElroy (2311) Lot-Split (County)

   East of the Southeast corner of North Sheridan Road and East 176th Street North

4. **LS-20402**– Tanner Consulting (8334) Lot-Split (CD-8)

   Northwest corner of South Sheridan Road and East 121st Street South

5. **LC-289** – Mary Kell (9202) Lot-Combination (CD-1)

   Southeast corner of North Union Avenue and West Easton Street

6. **LS-20404** – Gary W. and Ollie F. Akin (9406) Lot-Split (CD-6)

   West of the Northwest corner of South Garnett Road and East 7th Street South (Related to Item 7)

7. **LC-290** – Gary W. and Ollie F. Akin (9406) Lot-Combination (CD-6)

   West of the Northwest corner of South Garnett Road and East 7th Street South (Related to Item 6)

8. **LS-20407** – Gerald T. Mitchell (9212) Lot-Split

   East of the Southeast corner of South Denver Avenue and West 16th Street South (Related to Item 9)

9. **LC-291** – Gerald T. Mitchell (9212) Lot-Combination (CD-4)

   East of the Southeast corner of South Denver Avenue and West 16th Street South (Related to Item 8)

10. **LS-20406**– HRAOK, Inc. (0319) Lot-Split (CD-3)

Southwest corner of East Apache Street and North Harvard Avenue

11. **LS-20403**– J.R. Donelson (7333) Lot-Split (County)

South of the Southeast corner of South Harvard Avenue and East 171st Street South (Related to Item 12)

12. **LC-288**– J.R. Donelson (7333) Lot-Combination (County)

South of the Southeast corner of South Harvard Avenue and East 171st Street South (Related to Item 11)

13. **Saint Francis South –** (8418) Final Plat (CD 5)

Northeast corner of 91st Street and South Highway 169

14. **PUD-521-3 – William D. LaFortune** **RM-2/CS/PUD**

Southwest corner of 71st Street South and US-169 (Minor Amendment to add digital technology to the north-face only of an existing outdoor advertising sign and to clearly re-establish ground sign standards for Area C.) (CD-7)

15. **PUD-306-G – Southwest Tulsa, LLC/Sherwin Williams** **RM-1/RS-3/PK/CS/PUD**

Northeast corner of South Delaware Avenue and 95th Street South (Detail Site Plan for a 4,000 SF paint store.) (CD-2)

16. **PUD-637-3 – Claude Neon/Ed Horkey/Greenhill Residential Subd.** **RS-1/PUD**

North of the northeast corner of 45th Street South and South Lewis Avenue (Minor Amendment to increase the height of a sign from six feet to 18.7 feet.) (CD-9)

17. **PUD-691-A – David Jaeckels/TTCU Riverside** **OL/PUD**

South of the southeast corner of 71st Street South and Riverside Drive (Detail Site Plan for a 3,955 SF single-story bank and drive-through facility.) (CD-2)

18. **PUD-759-4 – Tanner Consulting, LLC/Matt Baer/Crestwood Village** **CS/RS-3/PUD**

Northwest corner of 121st Street South and South Sheridan Road (Minor Amendment for the purpose of a lot-split, reallocation of existing floor area and establishment of building setbacks from internal lot lines.) (Related to Items 19 & 20) (CD-8)

19. **PUD-759/Tract 1-A – Tanner Consulting, LLC/Crestwood Office Park** **CS/RS-3/PUD**

Northwest corner of 121st Street South and South Sheridan Road (Detail Site Plan/Tract 1-A for a 3,024 SF single-story office building.) (Related to Items 18 & 20) (CD-8)

20. **PUD-759/Tract 1-B – Tanner Consulting, LLC/Crestwood Office Park** **CS/RS-3/PUD**

Northwest corner of 121st Street South and South Sheridan Road (Detail Site Plan/Tract 1-B for a 3,024 SF single-story office building.) (Related to Items 18 & 19) (CD-8)

21. **AC-101 – J.R. Donelson** **IL**

North of the northwest corner of 61st Street South and South Mingo Road (Alternative Compliance Landscape Plan to locate street yard landscaping elsewhere on the site.) (CD-7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

22. **Rockford Industrial Park** – (0331) Minor Subdivision Park (CD 1)

1212 North Rockford, South of Pine Street and West of North Rockford Road (Request continuance to 12/15/2010 for further revision and review.) (Continued from 10/20/2010.)

PUBLIC HEARING ZONING CODE AMENDMENTS

23. Proposed amendments to the City of Tulsa Zoning Code, Title 42, Chapter 11, Section 1103, titled "Uses Permitted in a Planned Unit Development", generally related to allowing the reallocation of principal and accessory uses within a Planned Unit Development, regardless of general zoning district boundaries, except when a development is located within an Historic Preservation District.

24. Proposed amendments to the Tulsa Revised Ordinance, including but not limited to Title 42, the Zoning Code of the City of Tulsa, Oklahoma by adding provisions for the form-based land use and development code applicable to a pilot area near East 6th Street and South Peoria Avenue, commonly referred to as the Pearl District.

OTHER BUSINESS

25. **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.

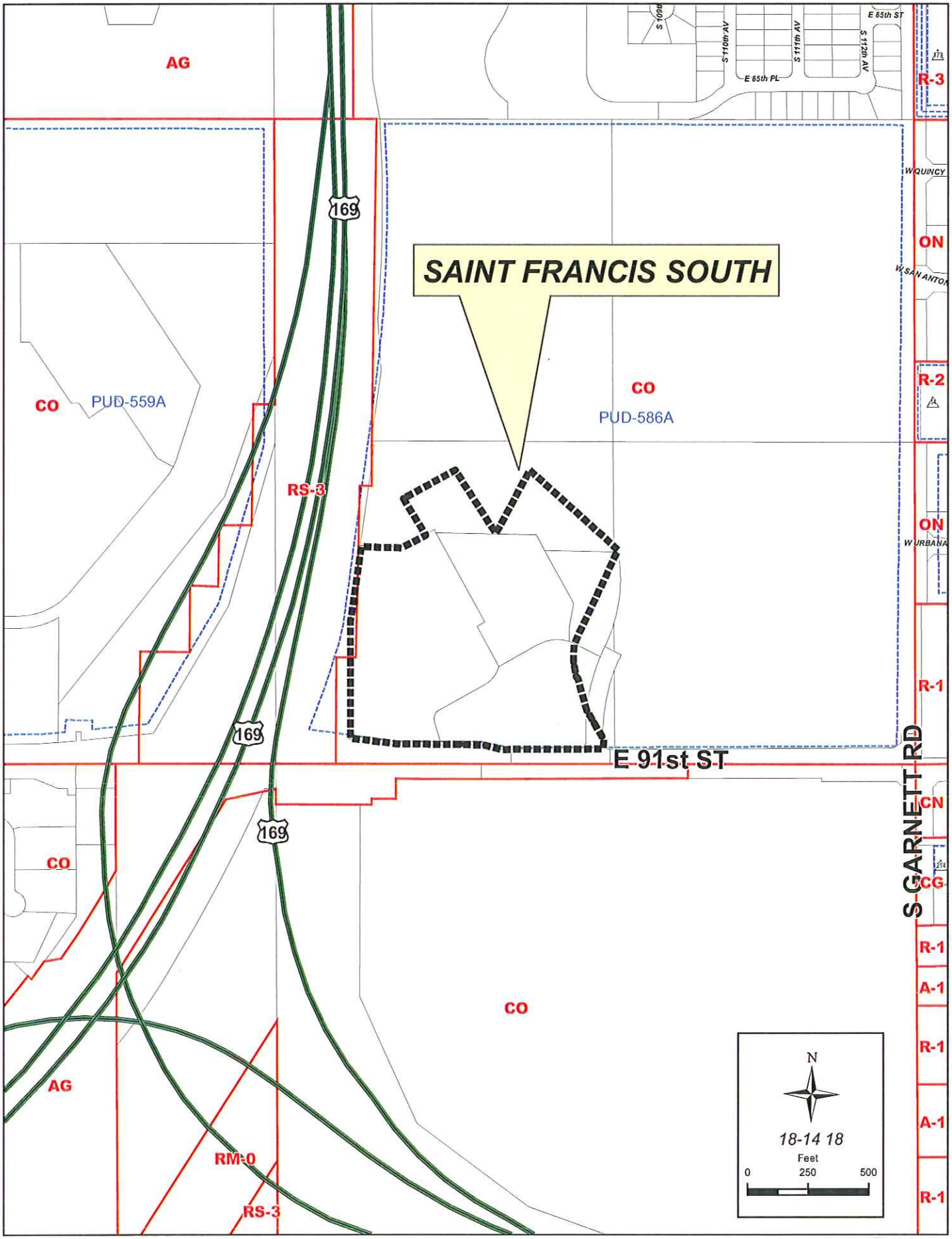
Visit our website @ www.tmapc.org

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

Month of October 2010

	---------- Current Period ----------				---------- Year To Date ----------			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	15	$74.50	$74.50	$149.00	53	$264.50	$264.50	$529.00
Zoning	0	0.00	0.00	0.00	11	4,205.00	4,205.00	8,410.00
PUDs & Plan Reviews	24	1,050.00	1,050.00	2,100.00	142	9,422.50	9,422.50	18,845.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		$1,124.50	$1,124.50	$2,249.00		$13,892.00	$13,892.00	$27,784.00
LAND DIVISION								
Minor Subdivisions	4	$1,262.50	$1,262.50	$2,525.00	7	$2,237.50	$2,237.50	$4,475.00
Preliminary Plats	1	250.00	250.00	500.00	7	3,699.18	3,699.17	7,398.35
Final Plats	1	455.00	455.00	910.00	2	837.50	837.50	1,675.00
Plat Waivers	2	250.00	250.00	500.00	9	1,125.00	1,125.00	2,250.00
Lot Splits	3	160.00	160.00	320.00	14	667.50	667.50	1,335.00
Lot Combinations	3	150.00	150.00	300.00	20	1,000.00	1,000.00	2,000.00
Access Changes	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		$2,527.50	$2,527.50	$5,055.00		$9,566.68	$9,566.67	$19,133.35
BOARDS OF ADJUSTMENT								
Fees	20	$5,450.00	$2,100.00	$7,550.00	56	$21,435.00	$4,400.00	$25,835.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		$5,450.00	$2,100.00	$7,550.00		$21,435.00	$4,400.00	$25,835.00
TOTAL		**$9,102.00**	**$5,752.00**	**$14,854.00**		**$44,893.68**	**$27,858.67**	**$72,752.35**


SAINT FRANCIS SOUTH
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PUD-559A
CO
PUD-586A
RS-3
169
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W SAN ANTON
W URBANA
E 85th ST
E 85th PL
S 110th AV
S 111th AV
S 112th AV
R-3
ON
R-2
ON
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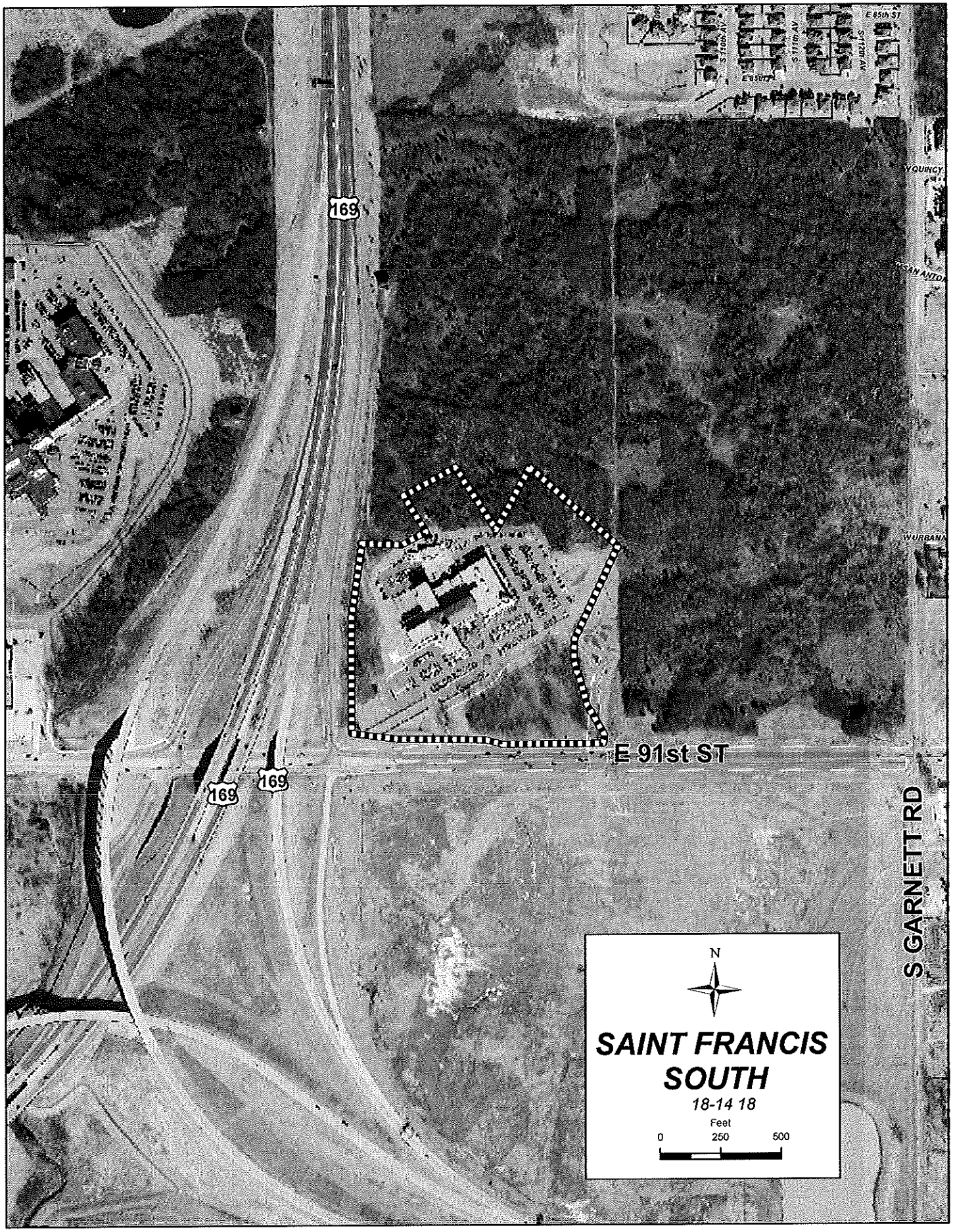
13.1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Feet
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13.2

Final Subdivision Plat

Saint Francis South - (8418) (CD 5)
Northeast corner of 91st Street and South Highway 169

This plat consists of 4 Lots, in 1 Block, on 21.95 acres.

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

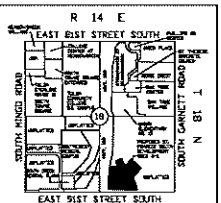
PLAT No.

SAINT FRANCIS SOUTH

A PART OF THE S/2 OF THE SE/4 OF SECTION 18, T-18-N, R-14-E

CITY OF TULSA, TULSA COUNTY, OKLAHOMA

P.U.D. 586-A-7



Location Map

Legend:

- ACC = ACCESS PERMITTED
- LNA = LIMITS OF NO ACCESS
- B/L = BUILDING LINE
- W/E = WATER LINE EASEMENT
- SD/E = STORM SEWER EASEMENT
- SS/E = SANITARY SEWER EASEMENT
- RWL/E = RESTRICTED WATER LINE EASEMENT
- E&T/E = ELECTRIC & TELECOMMUNICATIONS EASEMENT
- U/E = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ⊗ = SET 3/8" IRON PIN w/ YELLOW CAP STAMPED "CES CA 1427"
- ● = FOUND 3/8" IRON PIN w/ RED CAP STAMPED "RPLS 1146"
- = PROPOSED BOUNDARY
- = LOT LINES
- = EXISTING WATERLINE EASEMENT
- = CLOSED WATERLINE EASEMENT
- = SECTION LINE
- = PROPERTY LINE

Owners:

Saint Francis Hospital South, L.L.C.
An Oklahoma Limited Liability Company
and
Saint Francis Hospital, Inc.
An Oklahoma Corporation
6161 South Yale Avenue
Tulsa, Oklahoma 74136
The William K. Warren Medical Research Center, Inc.
and
The Warren Professional Building Corporation
An Oklahoma Corporation
P.O. Box 470372
Tulsa, Oklahoma 74147
Arrowhead Ridge Owners Association, Inc.
10501 East 91st Street South
Tulsa, Oklahoma 74133

Engineer:

Kimley-Horn and Associates, Inc.
Certificate of Authorization No. 2745 Exp. June 30, 2011
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Phone: (972) 770-1300
Email: brad.mose@kimley-horn.com

Surveyor:

Guy Engineering Services, Inc.
Certificate of Authorization No. 1427 Exp. June 30, 2012
10755 East Admiral Place
Tulsa, Oklahoma 74135
Phone: (918) 437-0262
Email: Chris-C@guyengr.com

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS FOUR (4) LOTS IN ONE (1) BLOCK

SUBDIVISION CONTAINS 21.952 TOTAL ACRES

Basis of Bearings

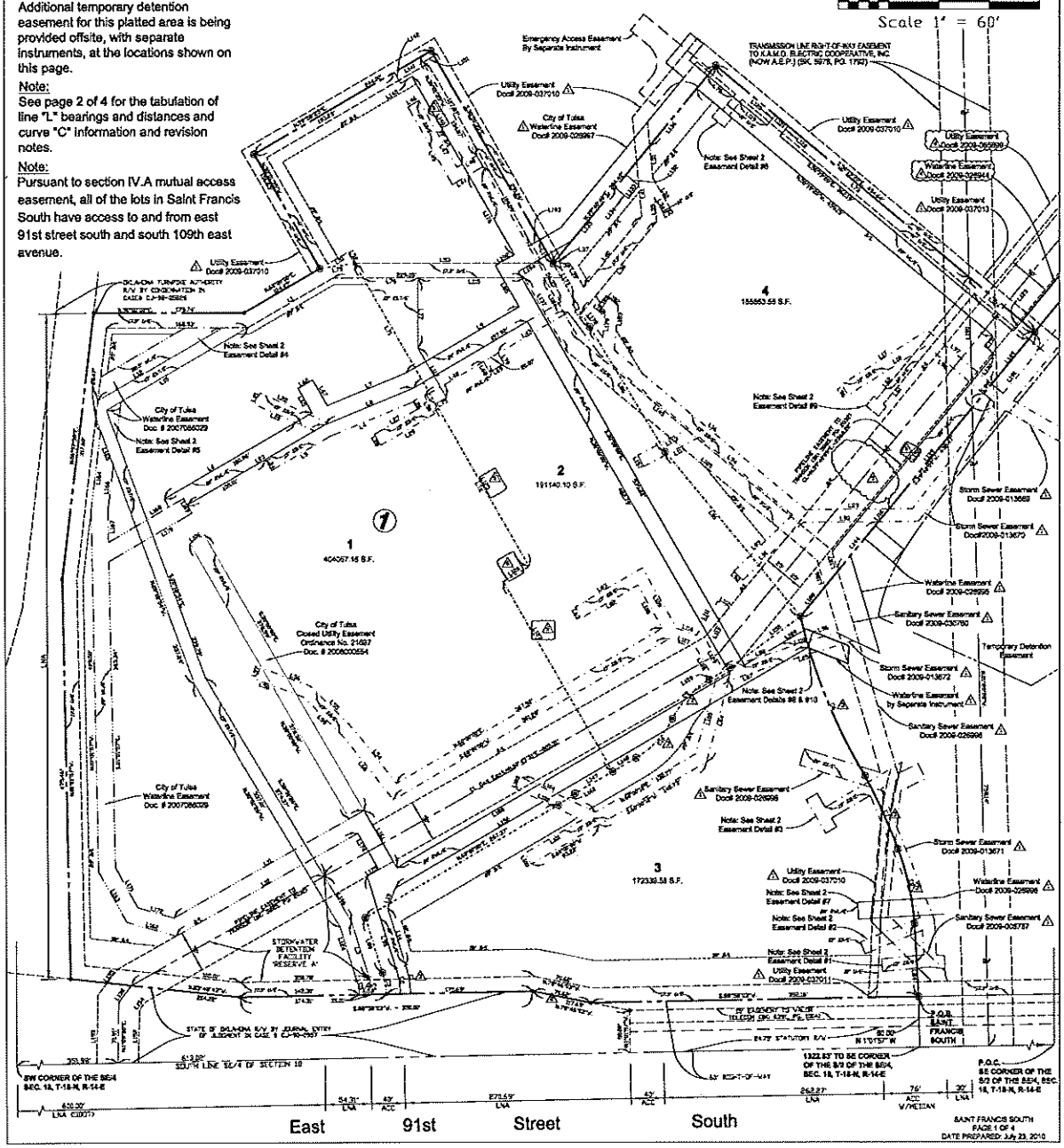
THE BASIS OF BEARING IS ASSUMED USING THE SOUTH LINE OF SECTION 18 AS S 89°56'03" W

Scale 1" = 60'

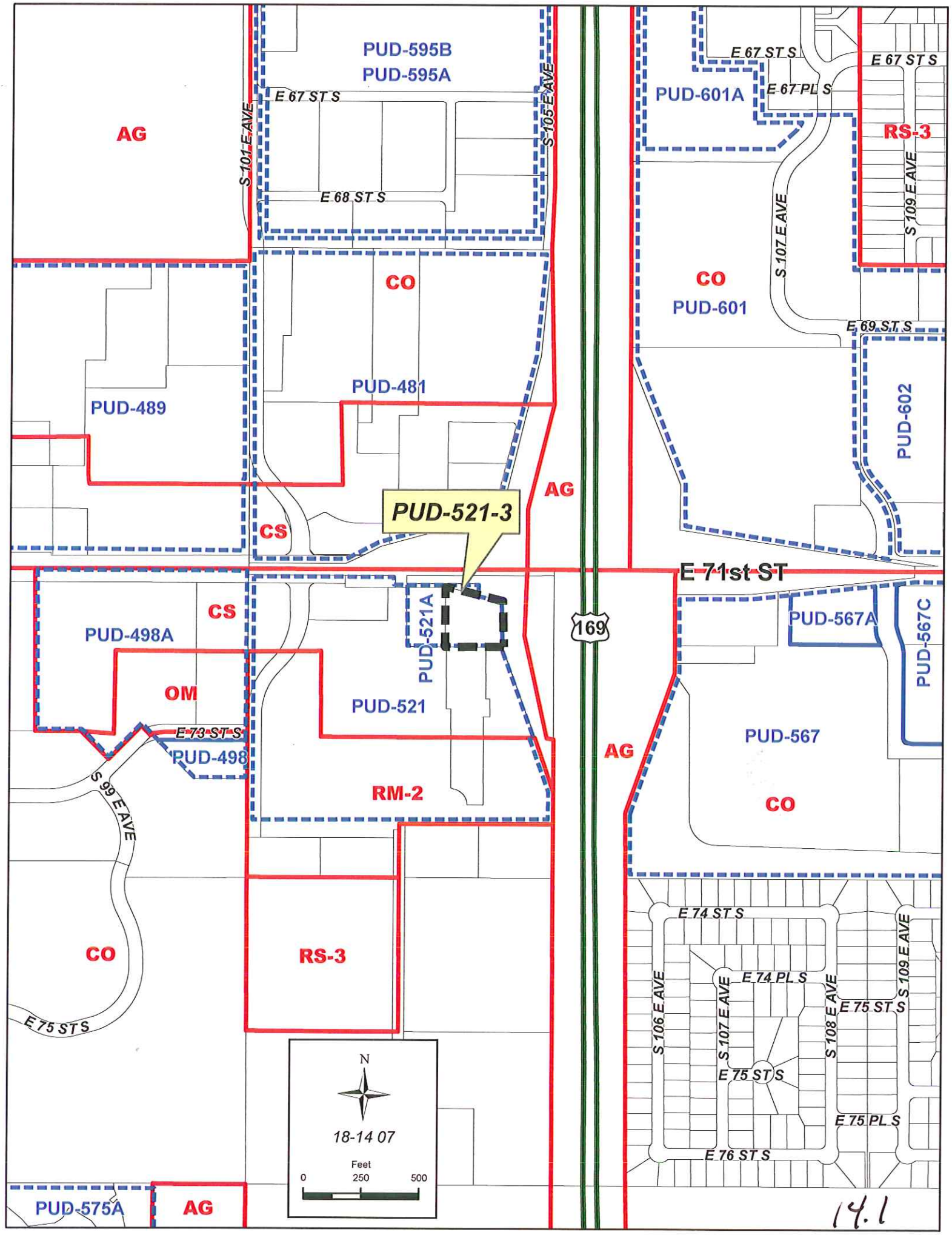
Note:
Additional temporary detention easement for this platted area is being provided offsite, with separate instruments, at the locations shown on this page.

Note:
See page 2 of 4 for the tabulation of line "L" bearings and distances and curve "C" information and revision notes.

Note:
Pursuant to section IV.A mutual access easement, all of the lots in Saint Francis South have access to and from east 91st street south and south 109th east avenue.



13.4


PUD-595B
PUD-595A
E 67 ST S
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PUD-481
PUD-489
CS
PUD-521-3
AG
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PUD-601A
E 67 PL S
RS-3
S 109 E AVE
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PUD-601
E 69 ST S
PUD-602
E 71st ST
169
PUD-567A
PUD-567C
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AG
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PUD-498A
OM
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PUD-498
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RM-2
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E 75 ST S
RS-3
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S 108 E AVE
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PUD-521-3
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Feet
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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

14.2

E 71st ST
PUD-521-3
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18-14 07
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100
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

14.3

December 7, 2010

STAFF RECOMMENDATION

PUD-521-3: Minor Amendment – Southwest corner of 71st Street South and US-169; Lot 4, Block 1 – Valley Crossing; TRS 8407; CZM 54; Atlas 996; CD 7; RM-2/CS/PUD.

The applicant is requesting a minor amendment to add digital technology to the north face only of an existing outdoor advertising (OA) sign and to clearly re-establish ground sign standards for Area C per sections 1103-B and 1221-D of the Zoning Code. On November 23, 2010 the Board of Adjustment (BOA) re-verified the spacing for this billboard in case number 21168.

Minor Amendment PUD-521-1 was approved in 1995 and established permitted display surface area (DSA) for ground signs in Area C (Lot 4) as follows:

- 2 existing billboards (320 square feet each) and additional ground signs total area not to exceed 940 square feet (sf).

Minor Amendment PUD-521-3 proposes ground sign standards as follows:

- Three (3) ground signs shall be permitted per section 1221, C-8a of the Code allowing two general business signs and one outdoor advertising sign;

- The permitted DSA of the outdoor advertising sign shall not exceed 600 sf and digital technology shall be limited to the north face of the sign;

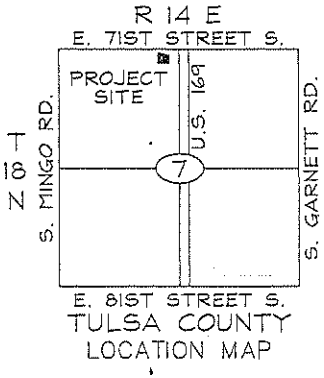
- The permitted DSA for the two general business signs shall not exceed 115 sf each and shall be limited to 25 feet in height;

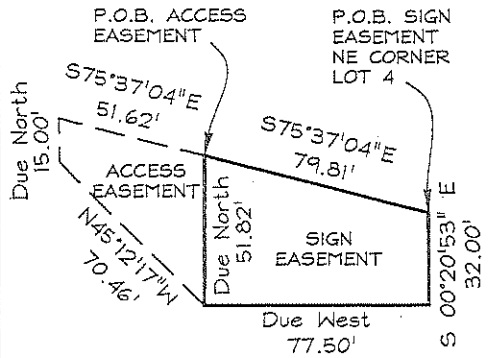
- Wall signs shall not exceed 1.5 sf of display area per lineal foot of building wall to which they are affixed. Further, the length of wall signs shall not exceed 75% of the frontage of the building;

Since the over-all display area permitted in Area C would decrease from 940 sf to 830 sf and the digital technology is limited to one side of the sign staff can support the request. Staff recommends **APPROVAL** of minor amendment PUD-521-3.

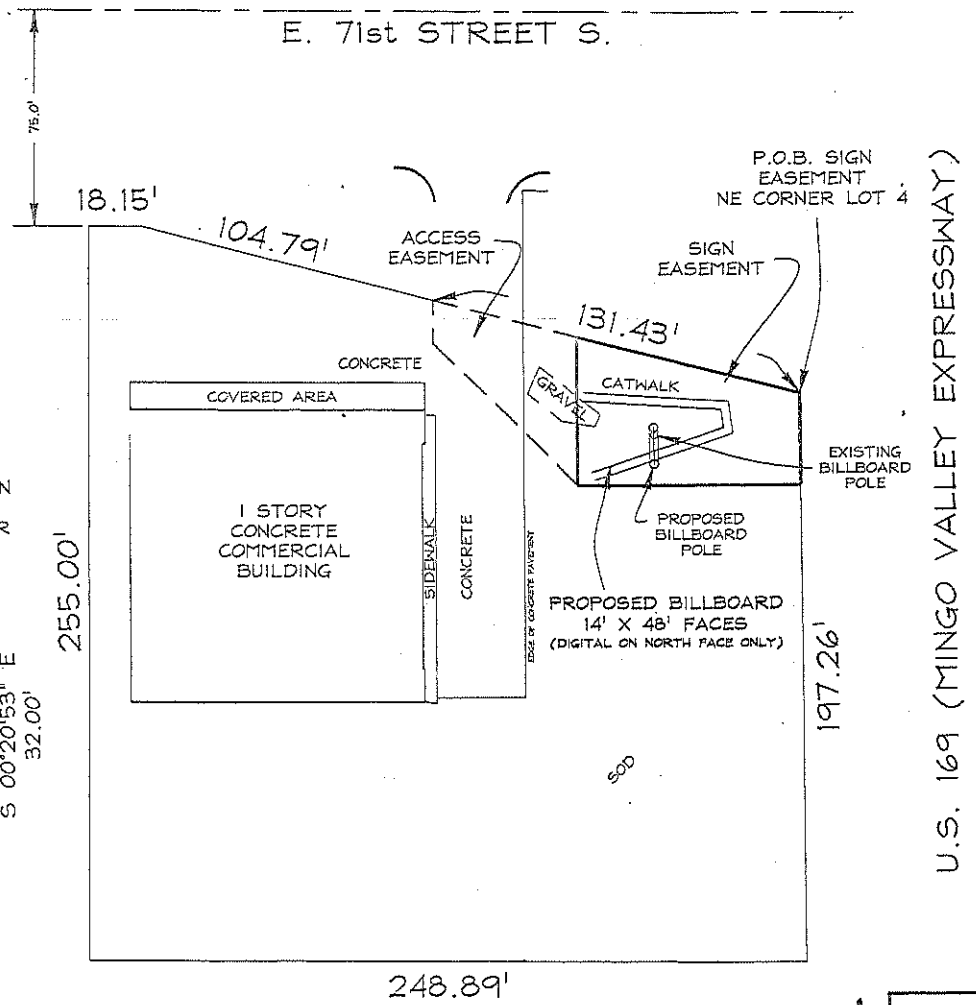
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

DETAIL SITE PLAN





DETAIL
(DEPICTING EASEMENT DIMENSIONS)



DESCRIPTIONS

LANDLORD'S TRACT:
Lot Four (4), Block One (1), VALLEY CROSSING, a Subdivision of part of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) Section Seven (7), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

Containing 56,538.99 square feet or 1.298 acres, more or less.

SIGN EASEMENT:
A tract of land in Lot Four (4), Block One (1), VALLEY CROSSING, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof. Said tract of land being described as follows: BEGINNING at the Northeast corner of said Lot 4; Thence South 00°20'53" East along the East line of said Lot 4 for 32.00 feet; Thence Due West for 77.50 feet; Thence Due North for 51.82 feet to a point on the North line of said Lot 4; Thence South 75°37'04" East along the North line of said Lot 4 for 79.81 feet to the POINT OF BEGINNING of said tract of land.

Said tract of land contains 3,241.56 square feet or 0.074 acres, more or less.

ACCESS EASEMENT:
A tract of land in Lot Four (4), Block One (1), VALLEY CROSSING, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof. Said tract of land being described as follows: Commencing at the Northeast corner of said Lot 4; Thence North 75°37'04" West along the North line of said Lot 4 for 79.81 feet to the POINT OF BEGINNING of said tract of land; Thence Due South for 51.82 feet; Thence North 45°12'17" West for 70.46 feet; Thence Due North for 15.00 feet to a point on the North line of said Lot 4; Thence South 75°37'04" East along the North line of said Lot 4 for 51.62 feet to the POINT OF BEGINNING of said tract of land.

Said tract of land contains 1,659.60 square feet or 0.038 acres, more or less.

NOTE:
DRAWING CONTENTS AND DESCRIPTIONS SHOWN AS PER SURVEY INFORMATION PROVIDED BY: HARDEN & ASSOCIATES SURVEYING AND MAPPING, PC.

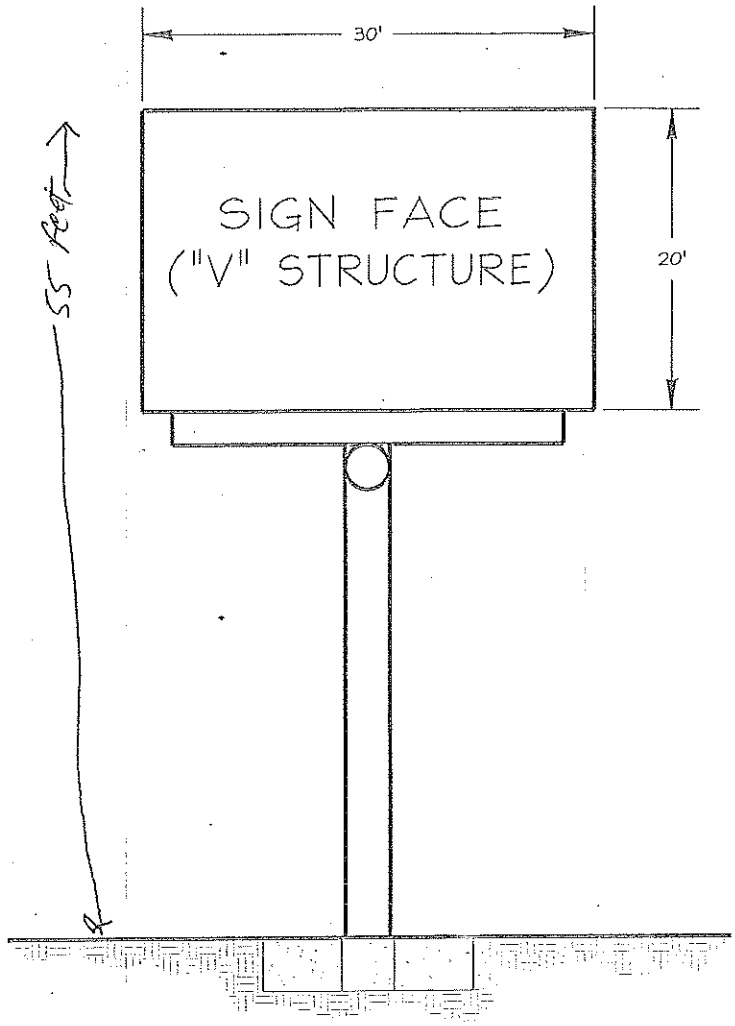
LAMAR
Prepared by Lamar Outdoor Advertising

P:\Land Projects\2010\PLOT PLAN # M\110-054 LAMAR\MDM.dwg\MDM 10-05 LAMAR-SITEPLAN fin1.dwg, 9/20/2010 1:45:49 PM, 1:39.3961,
COPYRIGHT 2000 by: Professional Surveying, Inc. No person, firm or entity may copy, reproduce, distribute or alter this plan in whole or in part without the written permission of PSI.

14.5

DETAIL SIGN PLAN - ELEVATIONS

REQUESTED BY: LAMAR OUTDOOR ADVERTISING
PROJECT NO.: 10-071



DESCRIPTION

SIGN EASEMENT:
A tract of land in Lot Four (4), Block One (1), VALLEY CROSSING, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof. Said tract of land being described as follows: BEGINNING at the Northeast corner of said Lot 4; Thence South 00°20'53" East along the East line of said Lot 4 for 32.00 feet; Thence Due West for 77.50 feet; Thence Due North for 51.82 feet to a point on the North line of said Lot 4; Thence South 75°37'04" East along the North line of said Lot 4 for 79.81 feet to the POINT OF BEGINNING of said tract of land.

Said tract of land contains 3,241.56 square feet or 0.074 acres, more or less.

PROFESSIONAL SURVEYING, INC.
C.A. #1382, Exp. 6/30/2011

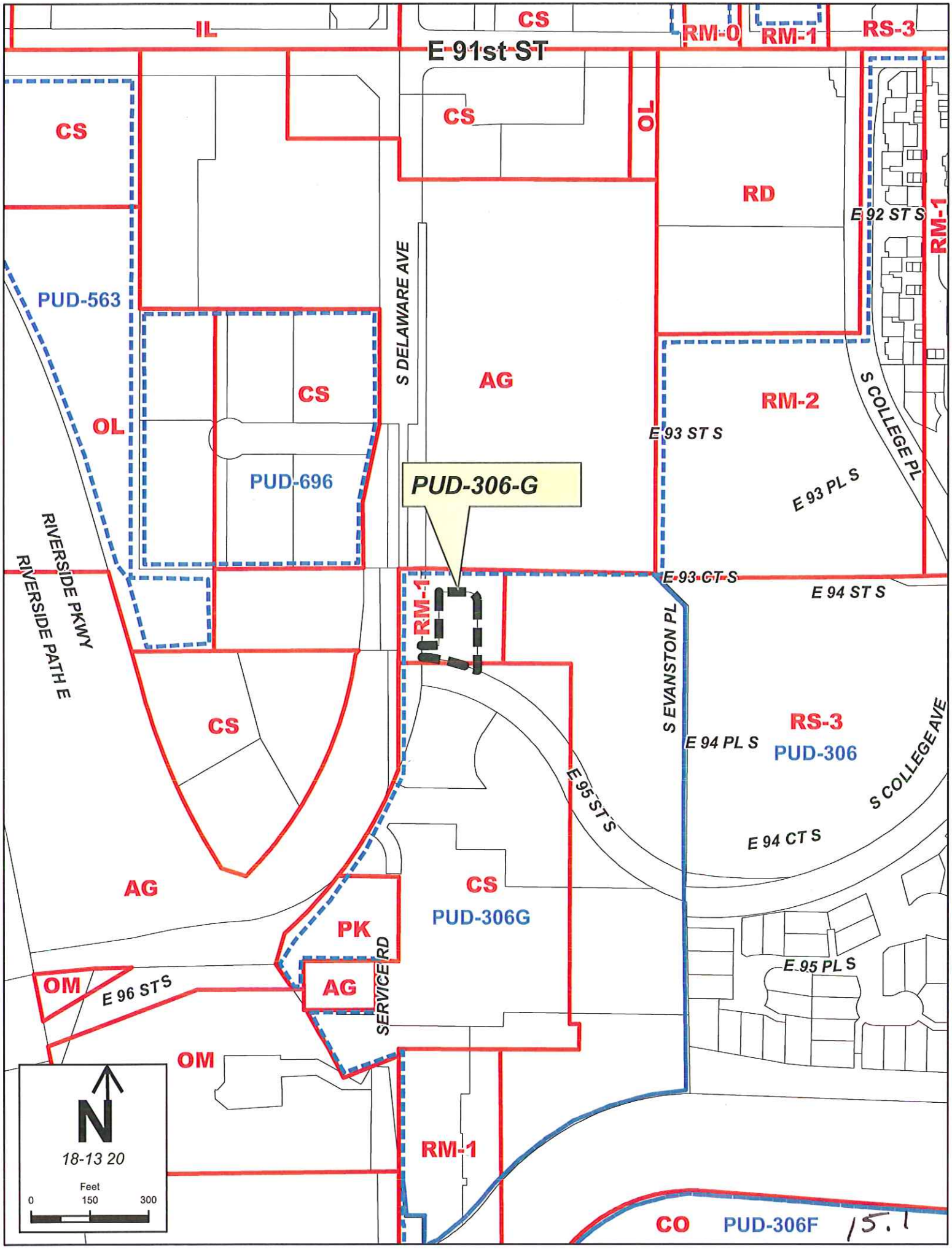
By: 10/26/10
Kelly K. Schmidt, Vice President
Professional Land Surveyor No.1507
(Not a true copy of original without embossed seal)

PROFESSIONAL SURVEYING, INC.
2010 SOUTH 68TH EAST AVENUE, TULSA OKLAHOMA 74112
PHONE: (918) 744-5252 FAX: (918) 744-8361

SCALE: 1" = 10'
REVISIONS:

14.6

P:\Land Projects\2010\PLOT PLAN & MA\10-071 Lamar\07 LDD\dwg\10-071 Lamar - 5-gt elevation - 20X30.dwg, 10/26/2010 8:59:58 AM, 1:10,
COPYRIGHT 2008 By: Professional Surveying, Inc. No person, firm or entity may copy, reproduce, distribute or alter this plan in whole or in part without the written permission of PSI.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PUD-306-G
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Note: Graphic overlays may not precisely align with physical features on the ground
Aerial Photo Date: March

15.2

December 7, 2010

STAFF RECOMMENDATION

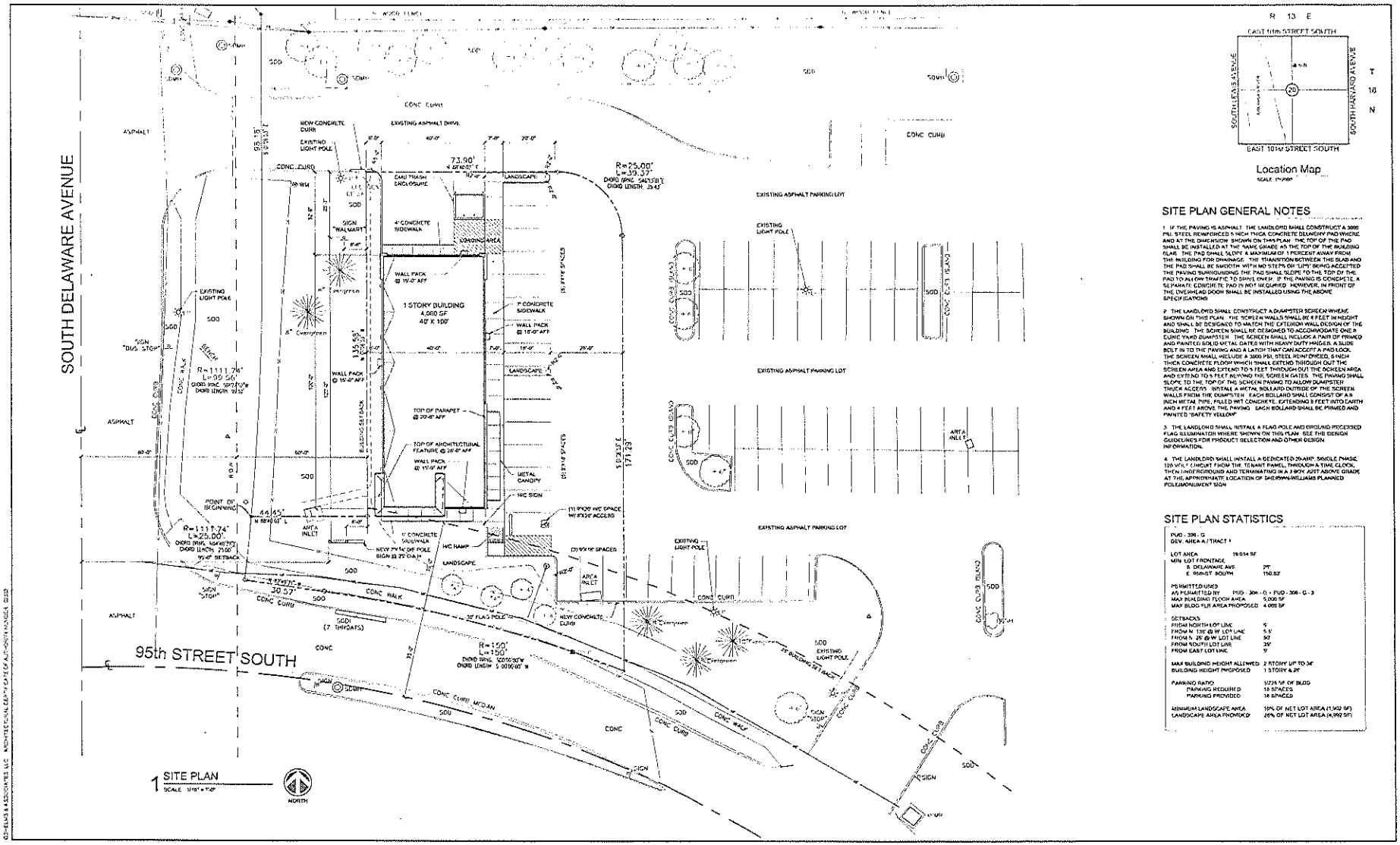
PUD-306-G: Detail Site Plan – Northeast corner of South Delaware Avenue and 95th Street South; TRS 8320; CZM 102; Atlas 1912; CD 2; RM-1/RS-3/PK/CS/PUD.

The applicant is requesting approval of a detail site plan for a 4,000 square foot (sf) paint store. The proposed use, Use unit 14 – Shopping Goods and Services is a permitted use in PUD-306-G.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided via mutual access easement from 95th Street South and South Delaware Avenue. 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. Landscaping will be provided per the PUD and landscape chapters of the Zoning Code. All sight 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 said residential district. A trash enclosure will be provided as required by the PUD. Sidewalks are provided along 95th Street South and South Delaware Avenue as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for Development Area A/Tract 1 of PUD-306-G.

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



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

SITE PLAN GENERAL NOTES

1. IF THE PAVING IS ASPHALT, THE LANDLORD SHALL CONSTRUCT A 3000 PSI, STEEL REINFORCED 5 INCH THICK CONCRETE DELIVERY PAD WHERE AND AT THE DIMENSION SHOWN ON THIS PLAN. THE TOP OF THE PAD SHALL BE INSTALLED AT THE SAME GRADE AS THE TOP OF THE BUILDING SLAB. THE PAD SHALL SLOPE A MAXIMUM OF 1 PERCENT AWAY FROM THE BUILDING FOR DRAINAGE. THE TRANSITION BETWEEN THE SLAB AND THE PAD SHALL BE SMOOTH WITH NO STEPS OR "LIPS" BEING ACCEPTED. THE PAVING SURROUNDING THE PAD SHALL SLOPE TO THE TOP OF THE PAD TO ALLOW TRAFFIC TO DRIVE OVER IT. IF THE PAVING IS CONCRETE, A SEPARATE CONCRETE PAD IS NOT REQUIRED. HOWEVER, IN FRONT OF THE OVERHEAD DOOR SHALL BE INSTALLED USING THE ABOVE SPECIFICATIONS.

2. THE LANDLORD SHALL CONSTRUCT A DUMPSTER SCREEN WHERE SHOWN ON THIS PLAN. THE SCREEN WALLS SHALL BE 8 FEET IN HEIGHT AND SHALL BE DESIGNED TO MATCH THE EXTERIOR WALL DESIGN OF THE BUILDING. THE SCREEN SHALL BE DESIGNED TO ACCOMMODATE ONE 8 CUBIC YARD DUMPSTER. THE SCREEN SHALL INCLUDE A PAIR OF PRIMED AND PAINTED SOLID METAL GATES WITH HEAVY DUTY HINGES. A SLIDE BOLT IN TO THE PAVING AND A LATCH THAT CAN ACCEPT A PAD LOCK. THE SCREEN SHALL INCLUDE A 3000 PSI, STEEL REINFORCED, 5 INCH THICK CONCRETE FLOOR WHICH SHALL EXTEND THROUGH OUT THE SCREEN AREA AND EXTEND TO 5 FEET THROUGH OUT THE SCREEN AREA AND EXTEND TO 5 FEET BEYOND THE SCREEN GATES. THE PAVING SHALL SLOPE TO THE TOP OF THE SCREEN PAVING TO ALLOW DUMPSTER TRUCK ACCESS. INSTALL A METAL BOLLARD OUTSIDE OF THE SCREEN WALLS FROM THE DUMPSTER. EACH BOLLARD SHALL CONSIST OF A 6 INCH METAL PIPE, FILLED WIT CONCRETE, EXTENDING 3 FEET INTO EARTH AND 4 FEET ABOVE THE PAVING. EACH BOLLARD SHALL BE PRIMED AND PAINTED "SAFETY YELLOW".

3. THE LANDLORD SHALL INSTALL A FLAG POLE AND GROUND RECESSED FLAG ILLUMINATOR WHERE SHOWN ON THIS PLAN. SEE THE DESIGN GUIDELINES FOR PRODUCT SELECTION AND OTHER DESIGN INFORMATION.

4. THE LANDLORD SHALL INSTALL A DEDICATED 20-AMP, SINGLE PHASE, 120 VOLT CIRCUIT FROM THE TENANT PANEL, THROUGH A TIME CLOCK, THEN UNDERGROUND AND TERMINATING IN A J BOX JUST ABOVE GRADE AT THE APPROXIMATE LOCATION OF SHERWIN-WILLIAMS PLANNED POLE/MONUMENT SIGN.

SITE PLAN STATISTICS

PUD - 308 - G DEV. AREA A / TRACT 1	
LOT AREA	19,014 SF
MIN LOT FRONTAGE	
S. DELAWARE AVE	277'
E. 95th ST. SOUTH	150.53'
PERMITTED USES	
AS PERMITTED BY	PUD - 308 - G + PUD - 308 - G - 3
MAX BUILDING FLOOR AREA	5,000 SF
MAX BLDG FLR AREA PROPOSED	4,000 SF
SETBACKS	
FROM NORTH LOT LINE	5'
FROM W. 135' @ W. LOT LINE	5.5'
FROM S. 25' @ W. LOT LINE	50'
FROM SOUTH LOT LINE	35'
FROM EAST LOT LINE	5'
MAX BUILDING HEIGHT ALLOWED	2 STORY UP TO 34'
BUILDING HEIGHT PROPOSED	1 STORY & 20'
PARKING RATIO	1/275 SF OF BLDG
PARKING REQUIRED	15 SPACES
PARKING PROVIDED	16 SPACES
MINIMUM LANDSCAPE AREA	10% OF NET LOT AREA (1,902 SF)
LANDSCAPE AREA PROVIDED	26% OF NET LOT AREA (4,992 SF)

#	REVISION	DATE
0	PUD SITE PLAN	10 28 10
1	REVISED PUD SITE PLAN	11 09 10

SEALS

PUD / CORRIDOR SITE PLAN REVIEW ONLY

PROJECT NO	10-33104
FILE	
ISSUE DATE	10 28 10
SCALE	AS NOTED
DRAWN BY	MCA
CHECKED BY	RCA
APPROVED BY	DSM

ARCHITECT

HELMS + ASSOCIATES

ph: 918.299.7257 | 329 s. 14th st.
fx: 918.299.7297 | suite 207
web: ghelms.com | jenks, ok 74037

PROJECT TITLE

SHERWIN-WILLIAMS
NEW STORE
95th & DELAWARE

SHEET TITLE

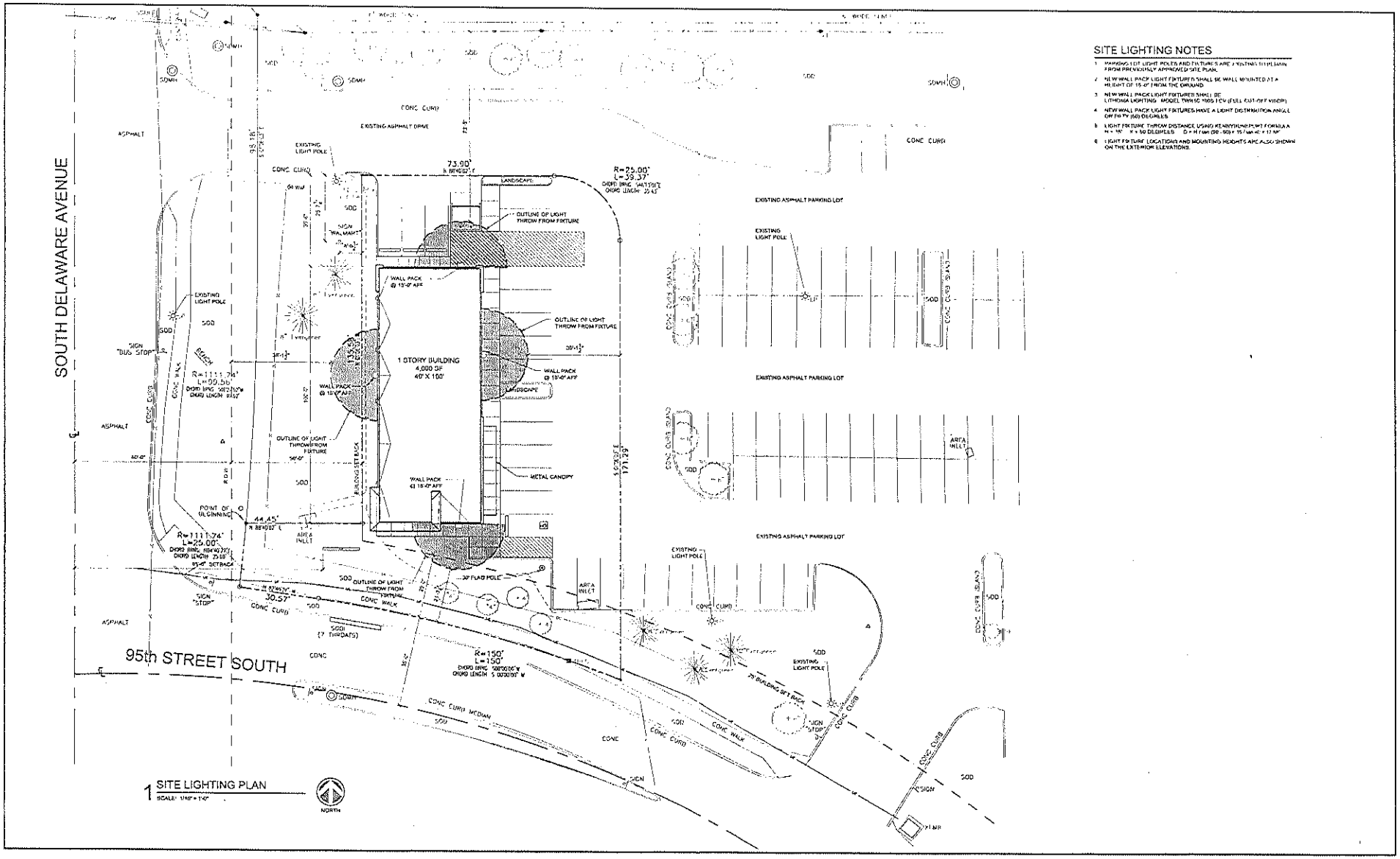
SITE PLAN

SHEET NUMBER

A0.1

GHELMS & ASSOCIATES LLC ARCHITECTURAL EQUIPMENT GATES AND AUTOCAD FILE © 2010

h.51



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

NORTH

SITE LIGHTING NOTES

1. PARKING LOT LIGHT POLES AND FIXTURES ARE EXISTING WITH SAME FROM PREVIOUSLY APPROVED SITE PLAN.
2. NEW WALL PACK LIGHT FIXTURES SHALL BE WALL MOUNTED AT A HEIGHT OF 19'-0" FROM THE GROUND.
3. NEW WALL PACK LIGHT FIXTURES SHALL BE LITHONIA LIGHTING MODEL TWR1G 1000 FCW (FULL CUT-OFF VISOR).
4. NEW WALL PACK LIGHT FIXTURES HAVE A LIGHT DISTRIBUTION ANGLE OF 90 DEGREES.
5. LIGHT FIXTURE THROW DISTANCE USING KENNYHUNT'S FORMULA H = 19' X = 50 DEGREES D = H / tan (90 - 50) = 19 / tan 40 = 17.19'
6. LIGHT FIXTURE LOCATIONS AND MOUNTING HEIGHTS ARE ALSO SHOWN ON THE EXTERIOR ELEVATIONS.

0	CONSTRUCTION DOCUMENTS	10.28.10
#	REVISION	DATE

SCALE:

PUD / CORRIDOR SITE PLAN REVIEW ONLY

PROJECT NO.	10-03100
FILE	
ISSUE DATE	10.28.10
SCALE	AS NOTED
DRAWN BY	RCA
CHECKED BY	RCA
APPROVED BY	GSH

ARCHITECT.

HELMS + ASSOCIATES
ph 918.294.7257 | 329 s. main st.
fx 918.210.7257 | suite 207
wb gshelms.com | jenks, ok 74037

PROJECT TITLE

SHERWIN-WILLIAMS
NEW STORE
95th & DELAWARE

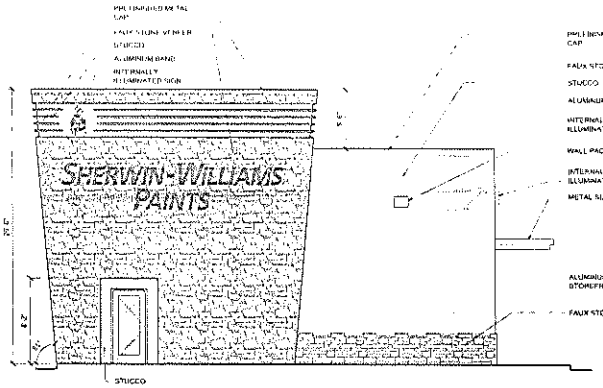
SHEET TITLE

SITE LIGHTING PLAN

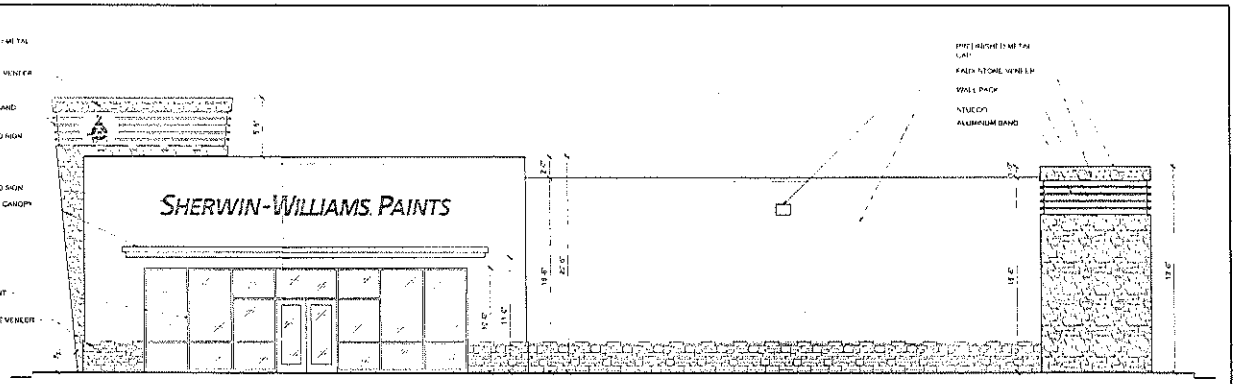
SHEET NUMBER

A0.2

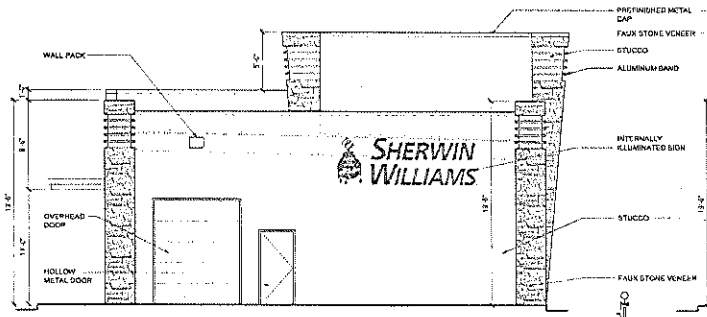
15.5



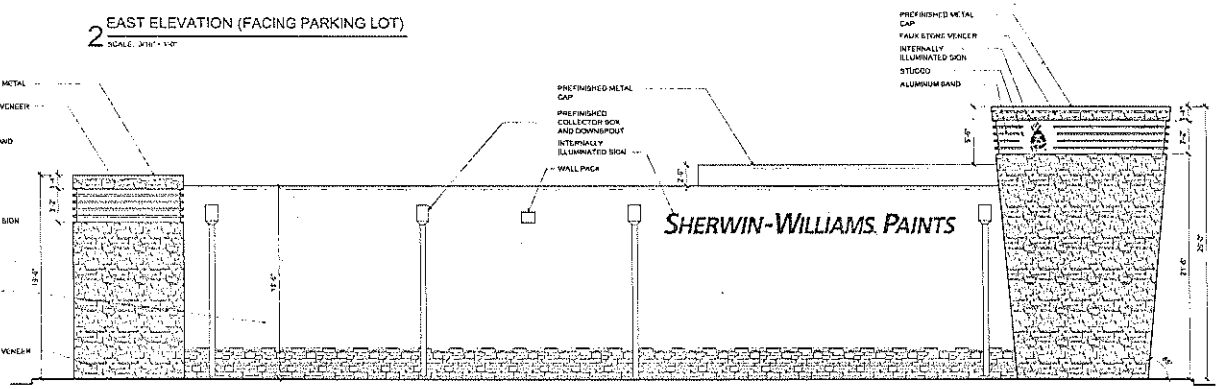
1 SOUTH ELEVATION (FACING 95th STREET)
SCALE: 3/16" = 1'-0"



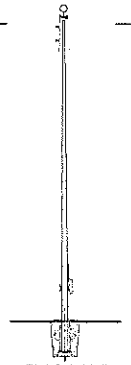
2 EAST ELEVATION (FACING PARKING LOT)
SCALE: 3/16" = 1'-0"



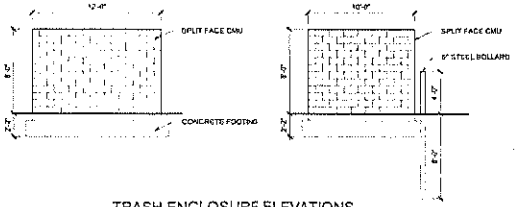
3 NORTH ELEVATION (BACK)
SCALE: 3/16" = 1'-0"



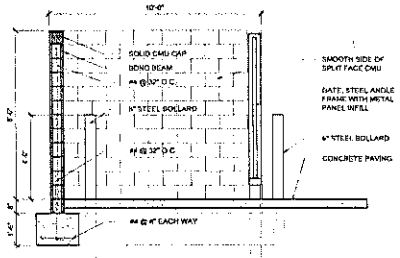
4 WEST ELEVATION (FACING DELAWARE)
SCALE: 3/16" = 1'-0"



5 FLAG POLE
SCALE: 3/16" = 1'-0"



6 TRASH ENCLOSURE ELEVATIONS
SCALE: 3/16" = 1'-0"



7 TRASH ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"

0	CONSTRUCTION DOCUMENTS	10-29-10
#	REVISION	DATE

SEALS

PUD / CORRIDOR SITE PLAN REVIEW ONLY

PROJECT NO.	10-20100
FILE	
ISSUE DATE	10.29.10
SCALE	AS NOTED
DRAWN BY	RCA
CHECKED BY	RCA
APPROVED BY	GSH

ARCHITECT
HELMS + ASSOCIATES
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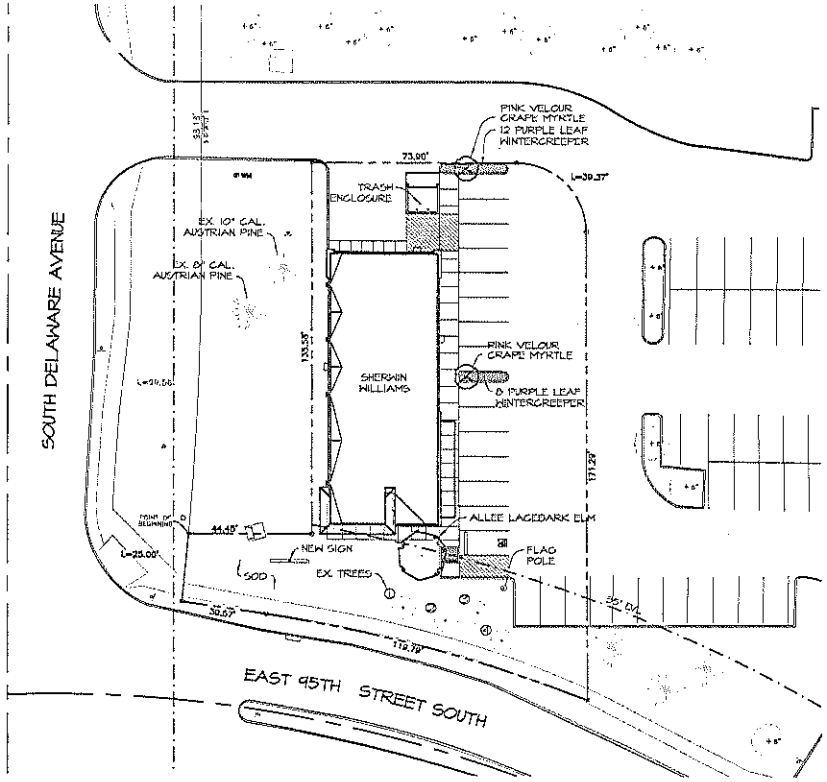
320 s. mini st.
suite 207
jenks, ok 74037

PROJECT TITLE: **SHERWIN-WILLIAMS**
NEW STORE
95th & DELAWARE

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A0.3

15.9



CHAPTER 10 LANDSCAPE REQUIREMENTS

REQUIREMENTS
1 TREE PER 1500 SQUARE FEET OF STREETYARD AREA
1 TREE PER 12 PARKING SPACES OUTSIDE BUILDING SETBACK LINES

TREE REQUIREMENTS		TREES REQUIRED	TREES PROVIDED
PARKING - 18 SPACES (OUTSIDE BUILDING SETBACK)		2	3
EAST 45TH STREET SOUTH	5,262 SF / 1,500 SF =	4	4

*FOUR (4) EXISTING 2"-4" CALIPER TREES (PROVIDING 1 CREDIT PER TREE) WERE USED FOR THE 45TH STREET SOUTH TREE REQUIREMENT.

① 3 1/2" OKLAHOMA REDBUD
② 4" OKLAHOMA REDBUD
③ 2" OKLAHOMA REDBUD
④ 3 1/2" OKLAHOMA REDBUD

STREETYARD LANDSCAPE AREA REQUIREMENTS

DESCRIPTION	STREETYARD AREA	% LANDSCAPE REQUIRED / SF	% LANDSCAPE PROVIDED / SF
EAST 45TH STREET SOUTH	5,262 SF	15% / 789 SF	61% / 3,237 SF

AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED TO WATER THE REQUIRED LANDSCAPE AREAS.

GENERAL NOTES

CALL OKLAHOMA ONE-CALL @ 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES.

CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. CAREFULLY REMOVE ANY EXCESS SOIL ON TOP OF ROOT BALL TO EXPOSE THE ROOT FLARES.

EACH TREE SHALL RECEIVE THREE (3) CUBIC FEET OF "BACK TO EARTH" COMPOSTED COTTON BURRS AND TWO (2) CUBIC FEET OF STERILIZED COW MANURE. MIX WITH THE EXISTING TOPSOIL AND USE AS A BACKFILL. APPLY DIG-PLEX 5-IN-1 COMPLETE PLANTING GRANULES AT A RATE OF 8 OUNCES PER 1" CALIPER. INCORPORATE INCORPORATE 5-IN-1 INTO THE TOP 3"-4" OF SOIL BACKFILL.

MULCH ALL TREE WELLS WITH SHREDDED CEDAR MULCH TO A DEPTH OF THREE INCHES.

LAWN

SOD ALL AREAS DISTURBED BY CONSTRUCTION WITH 1/-3' BERMUDA SOLID SLAB SOD AS INDICATED IN SPECIFICATIONS. WATER AND ROLL SOD IN ACCORDANCE WITH SPECIFICATIONS.

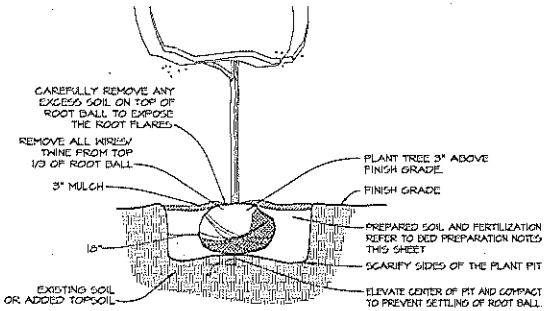
IRRIGATION

PER CODE, THE LANDSCAPE AREAS WILL BE WATERED BY AN UNDERGROUND IRRIGATION SYSTEM THAT IS OPERATED BY A CONTROLLER. REFER TO IRRIGATION DRAWINGS FOR DESIGN AND SPECIFICATIONS.

I, BRYAN DILLINGHAM, REGISTERED OKLAHOMA LANDSCAPE ARCHITECT #261 CERTIFY THAT THE PLAN SHOWN MEETS THE LANDSCAPE REQUIREMENTS AS LISTED IN CHAPTER 10 OF THE CITY OF TULSA LANDSCAPE ORDINANCE.

SIGNED _____

DATE _____



TREE PLANTING DETAIL

NOT TO SCALE

PLANT MATERIAL SCHEDULE

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
1	ALLEE LAGEBARK ELM	ULMUS PARVIFOLIA 'ALLEE'	3" CAL.; 10'-12' HT.; 4'-5' SPD.; B&B; FULL, CENTRAL LEADER
2	PINK VELOUR CRAPEMYRTLE	LAGERSTROEMIA INDICA 'PINK VELOUR'	7'-8' HT.; MULTI-TRUNK
20	PURPLE LEAF WINTERCREEPER	EUONYMOUS FORTUNEI 'COLORATUS'	1 GALLON; FULL; 24" O.C.

0 10 20 30
Scale:1"=20'

SHERWIN-WILLIAMS BUILDING
Tulsa, OK

Scott Sherrill
Bixby, OK

Landscape Plan

NORTH

JOB NUMBER:
SCALE: 1"=20'-0"
DESIGNED BY: JBM
DRAWN BY:
CHECKED BY: DTA

REVISIONS:

ISSUE DATE:

SHEET NUMBER L-1 OF 1

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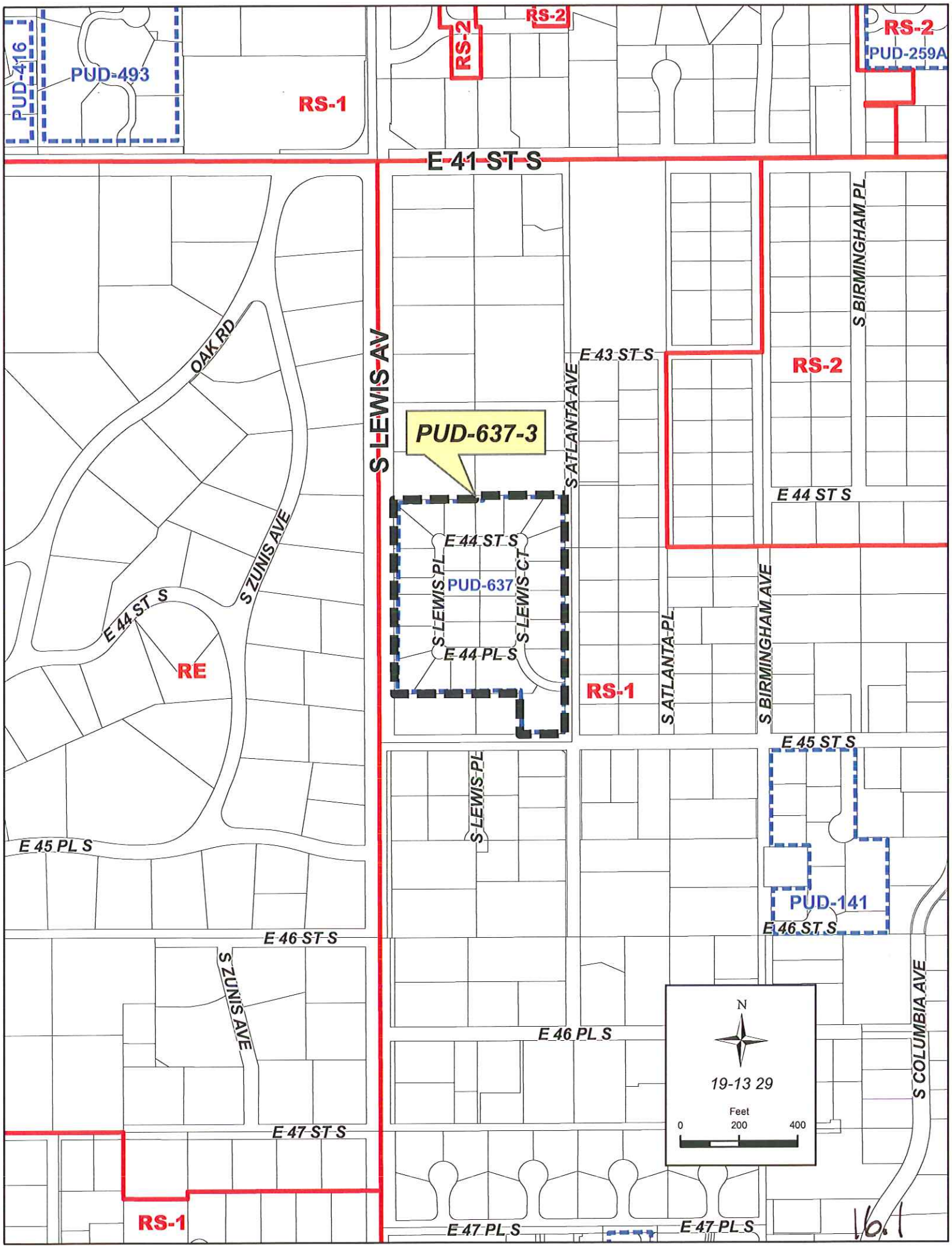
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PUD-493
RS-1
RS-2
RS-2
RS-2
PUD-259A
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OAK RD
S ZUNIS AVE
E 44 ST S
RE
PUD-637-3
E 43 ST S
S ATLANTA AVE
E 44 ST S
PUD-637
S LEWIS PL
S LEWIS CT
E 44 PL S
RS-1
S ATLANTA PL
S BIRMINGHAM AVE
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Feet
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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

16.2

December 7, 2010

STAFF RECOMMENDATION

PUD-637-3: Minor Amendment – North of the northeast corner of 45th Street South and South Lewis Avenue; TRS 9329; CZM 47; Atlas 313; CD 9; RS-1/PUD.

The applicant is requesting a minor amendment to increase the height of a sign from 6' to 18' 7" per the attached Exhibit A. The underlying zoning of this residential subdivision is RS-1.

PUD-637 allows signs as follows:

- One entry identification sign with a maximum display area of 24 square feet (sf) and a maximum height of 6', one 2-foot by 3-foot identification sign at the Atlanta Avenue entrance and no other signs permitted at other street frontages.

Signs are permitted in residential districts per section 402-B, 4 of the Code as follows:

- One (1) identification sign may be erected on each perimeter street frontage of a multifamily development, manufactured home park or subdivision, single-family subdivision or permitted nonresidential use. The sign shall not exceed two-tenths (2/10) of a square foot of display surface area per lineal foot of street frontage; provided that in no event shall the sign be restricted to less than thirty-two (32) square feet nor permitted to exceed one hundred fifty (150) square feet of display surface area. The sign shall not exceed twenty (20) feet in height, and illumination, if any, shall be by constant light.

Sign standards for PUD-637 are much more restrictive than the residential chapter of the Code. Staff supports the existing standards given the character of the neighborhood and surrounding area. However, the proposed 13.85 sf sign is being kept well under the permissible 32 sf and at 18'7" is under the 20' in height permitted by Chapter 4 of the Code. The sign also has the support of the neighborhood association (see Exhibit B).

Staff recommends **APPROVAL** of minor amendment PUD-637-3.

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

(10.42')

(1.33')

ST.1 | Elevation
scale: 3/4" = 1'-0"

Manufacture and install one set letters with logo.
1/4" FCO aluminum with threaded stud mounts and 1" stand offs.
Powder coated medium copper vein texture finish.
13.75 square feet.

15.85 ft

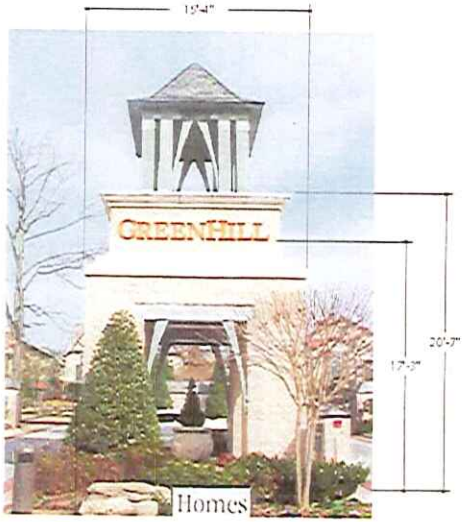


EXHIBIT A

1225 N. Lansing Ave.
Tulsa, Oklahoma 74106
ph: 918.587.7171
fax: 918.587.7176

The ideas & Designs are the exclusive property of Shade Tree Federal Signs, Inc. and are the result of original work by its employees. They are submitted for the sole purpose of your consideration of whether to purchase these plans or to purchase from OKC Signage manufactured in accordance to these plans. Distribution or exhibition of these plans to others is expressly forbidden. © 2010 OKC Sign

PROJECT/CLIENT NAME:	ACCOUNT EXECUTIVE:	DRAWN BY:	SIGN TYPE:	DATE- ORIGINAL DWG:	ISSUES/REVISIONS:	SHEET NO.
Greenhill 4400 South Lewis Tulsa, OK	Ed Horkey	Wade Sanders	Reverse Non Illuminated	24.March.2010	03.24.10 REVIEW 10.25.10 Revised 11.01.10 Revised	ST-1.0

Mr. Chris Sansone
INCOG
Two West Second Street, Suite 800
Tulsa, OK 74103

November, 13, 2010

Regarding reference number PUD-637-3:

The officers and members of the GreenHill Owners Association support the application for the Minor Amendment for the installation of the signage on the entry tower as proposed.

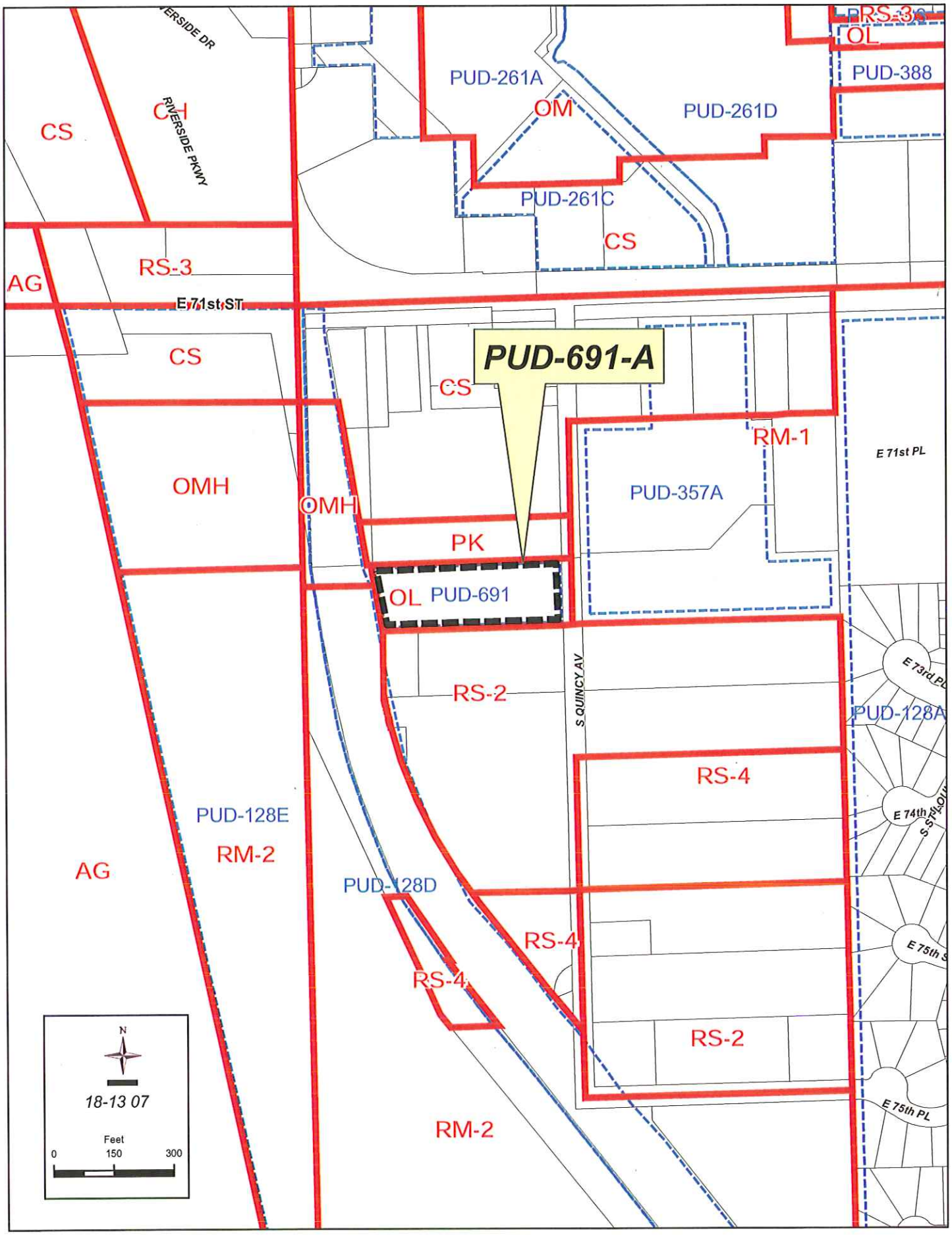
We appreciate your attention to this matter.

Julie Wood
President, GreenHill Owners Assoc.

cc. Ed Horkey, Claude Neon Federal Signs

16.5

EXHIBIT B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PUD-691
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RIVERSIDE PKWY
RIVERSIDE DR
CH
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OM
PUD-261D
PUD-261C
PUD-388
RS-3
RM-1
PUD-357A
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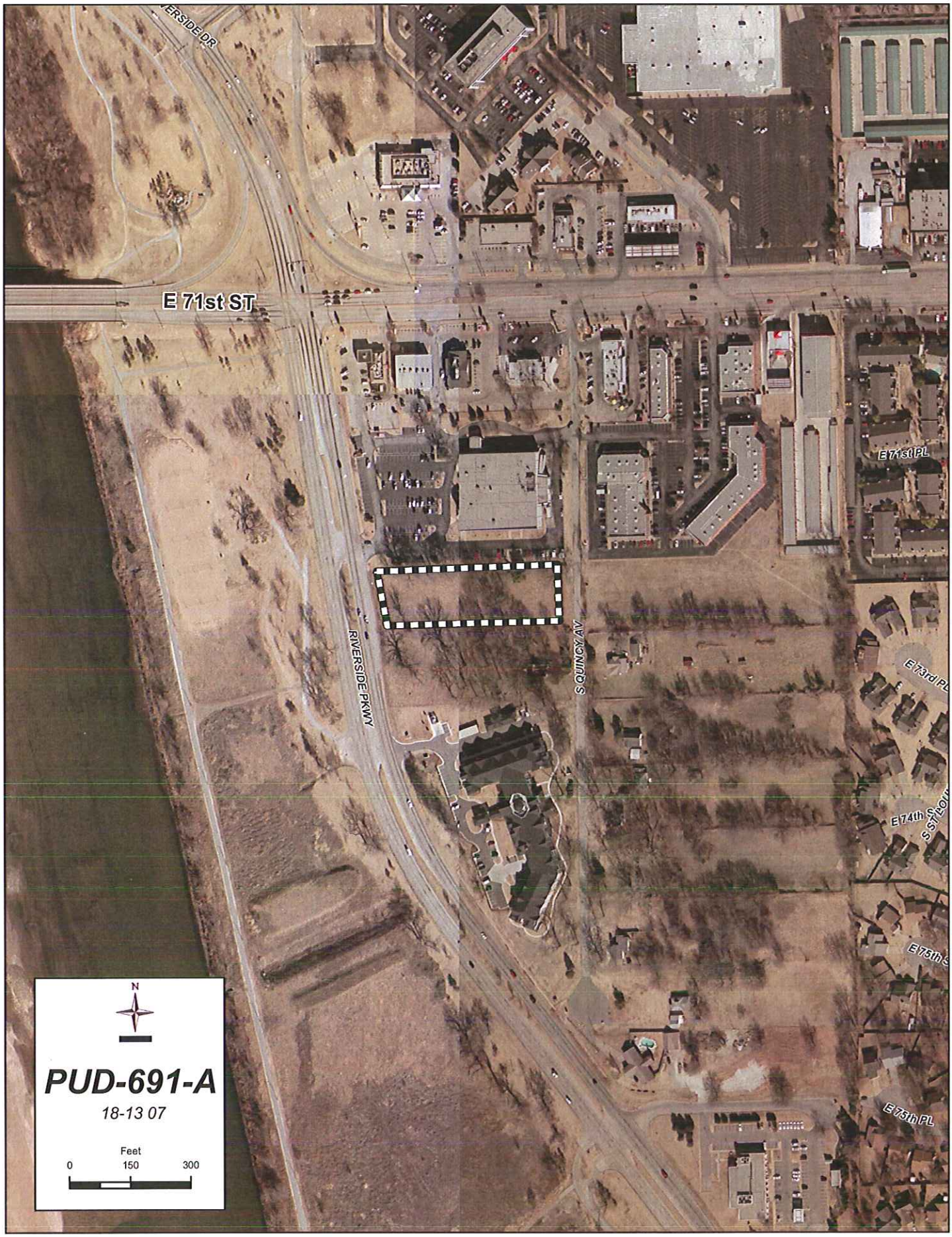
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RIVERSIDE PKWY
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E 71st PL
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Feet
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17.2

December 7, 2010

STAFF RECOMMENDATION

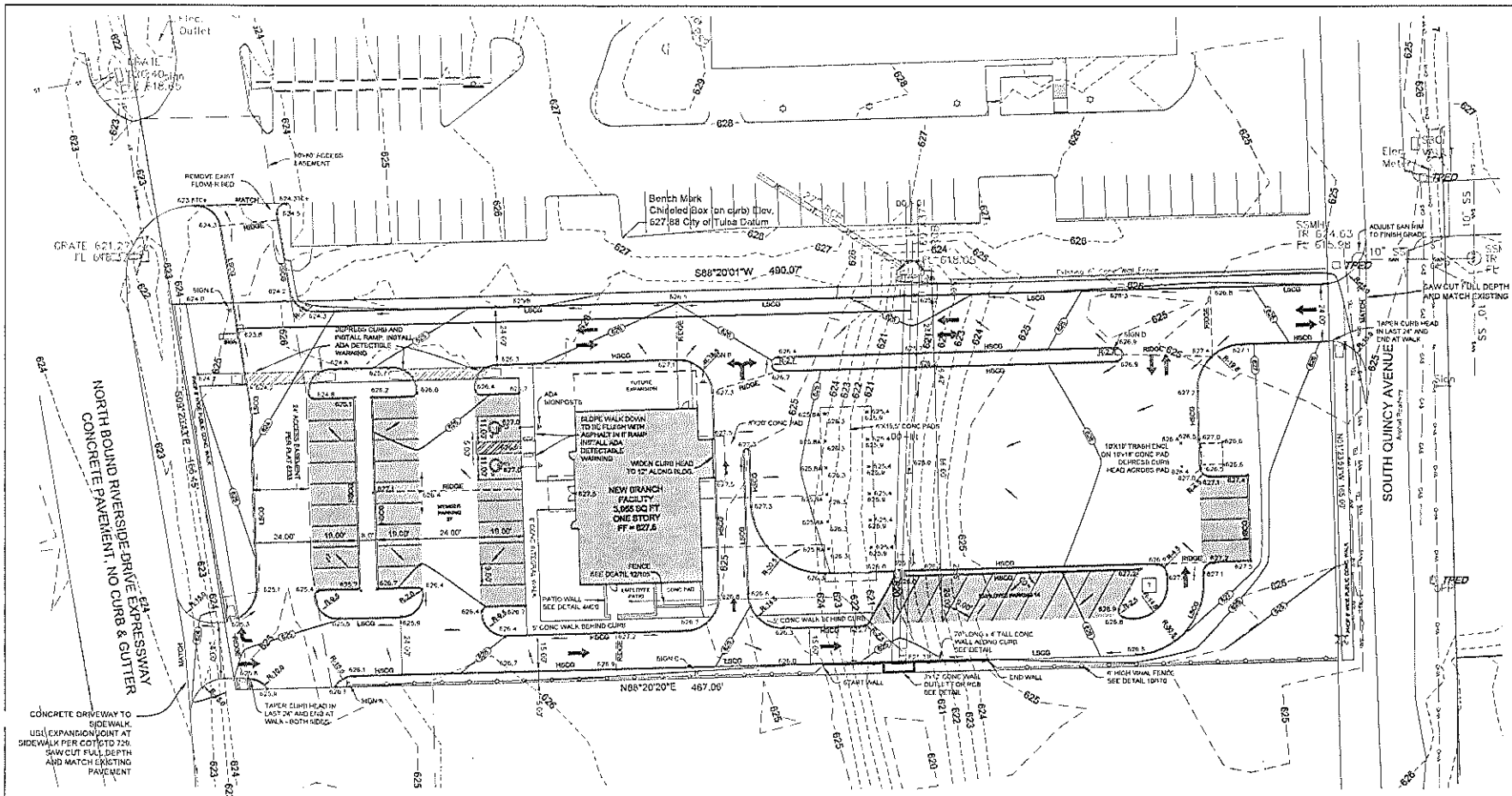
PUD-691-A: Detail Site Plan – South of the southeast corner of 71st Street South and Riverside Drive; Lot 1, Block 1 – TTCU Riverside Branch Replat of L1 B2 Rivergrove; TRS 18-13-07; CZM 52; Atlas 1139; CD 2; OL/PUD.

The applicant is requesting approval of a detail site plan for a 3,955 square foot (sf), single story bank with drive-thru facility. The proposed use, Use Unit 11 – Office, Studios and Support Services is a permitted use in PUD-691-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 Riverside Drive and Quincy Avenue. Parking is provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Zoning Code. Landscaping will be provided per PUD requirements and Chapter 10 of the Zoning Code. All sight lighting including building mounted will be limited to 20-feet in height. Lighting will be directed down and away from adjoining residentially zoned or used properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within said residential district. A trash enclosure will be provided as required by the PUD. Sidewalks will be provided along Quincy Avenue and Riverside Drive as required by PUD Development Standards and Subdivision Regulations. A protected pedestrian pathway will be provided from the Riverside Drive sidewalk through the parking lot to the building as required by the PUD.

Staff recommends **APPROVAL** of the detail site plan for Lot 1, Block 1 – TTCU Riverside Branch Replat of L1 B2 Rivergrove.

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



NOTATION BOX FOR DETAIL SITE PLAN

DETAIL SITE PLAN	TULSA TEACHERS CREDIT UNION RIVERSIDE DRIVE
PUD SITE PLAN NUMBER	PUD 691-A
DEVELOPMENT AREA	1.61 ACRES
PERMITTED USES.	DRIVE THRU BANK AND THOSE USES AS PERMITTED BY RIGHT WITHIN AN OL DISTRICT
PROPOSED USE:	DRIVE THROUGH FINANCIAL INSTITUTION
MAXIMUM FLOOR AREA	26,970 S.F.
PROPOSED FLOOR AREA.	4,050 S.F. BUILDING ALONE 5,830 S.F. W/ CANOPIES
MAXIMUM BLDG HEIGHT	TWO STORY 35' MAX
PROPOSED BLDG HEIGHT	26'-1 1/2"
MINIMUM BUILDING SETBACKS	
FROM ROW OF RIVERSIDE:	50'
FROM CENTERLINE OF QUINCY	75'
FROM NORTH PROPERTY LINE	10'
FROM SOUTH PROPERTY LINE	20' FOR ONE STORY
REQUIRED PARKING	1 PER 300 S.F. = 14 SPACES
PROPOSED PARKING:	41 SPACES - 39 REGULAR PLUS 2 ADA SPACES
SCREENING REQUIRED.	MIN 6' SOLID SCREENED WALL OR FENCE ALONG THE SOUTH PROPERTY LINE.
MINIMUM OPEN SPACE	15% OR 0.27 AC (11,830 S.F.)
PROPOSED OPEN SPACE:	0.54 AC (23,600 S.F.)
MAXIMUM LIGHTING HEIGHT.	20'-0"
PROPOSED LIGHTING HEIGHT	20'-0"

NOTE: FAT CLAY SOILS ARE PRESENT ON THE SITE AND SPECIFICALLY IN THE EXISTING DRAINAGE SWALE. SOILS SHALL BE EXPOSED AND CONDITIONED TO OPTIMUM MOISTURE CONTENT OR REMOVED ENTIRELY BEFORE UTILITY INSTALLATION. REFER TO GEOTECH FOR ADDITIONAL INFORMATION.

LEGEND

PROPOSED SPOT GRADE @ TOP OF CURB	× 627.1
EXIST MINOR CONTOUR	626
EXIST MAJOR CONTOUR	630
PROPOSED MINOR CONTOUR	626
PROPOSED MAJOR CONTOUR	630
STANDARD DUTY PAVEMENT (ALL NON SHADED AREAS ARE HEAVY DUTY)	
DRAINAGE FLOW ARROW	
FIRE HYDRANT	
TFED TELEPHONE PEDESTAL	
SITE LIGHT	
SSMH SANITARY SEWER MANHOLE	
SWMH STORM WATER MANHOLE	
POWER POLE	
HSCG = HIGH SIDE CURB & GUTTER	
LSCG = LOW SIDE CURB & GUTTER	

BEFORE YOU DIG CALL OKIE 811

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

N
W E
S
1" = 20'

GRADING AND PAVING PLAN

PLAN PREPARED BY
DAAR ENGINEERING, INC.
325 E. CHICAGO STREET
MILWAUKEE, WI 53202
PH: 414-225-9577 FAX: 414-225-9526
Project # 100220

Woods-Associates, Inc.
architect • planner
757 N. Broadway, Suite 700 • Milwaukee, Wisconsin 53202
(414)291-0772 • Fax (414)291-0773 • E-mail: wa@woods-assoc.net

Permit Set Date 10-18-10
Bid Set Date 9-27-10

Job No. 10-15 Drawn By

11-18-10 Plumbing Submittal
9-27-10 Revisions

BCI
PLAN DESIGN BUILD REALTY
1-800-222-1509
757 N. BROADWAY, SUITE 700 MILWAUKEE, WI 53202
TEL 414-225-9577 FAX 414-225-9526

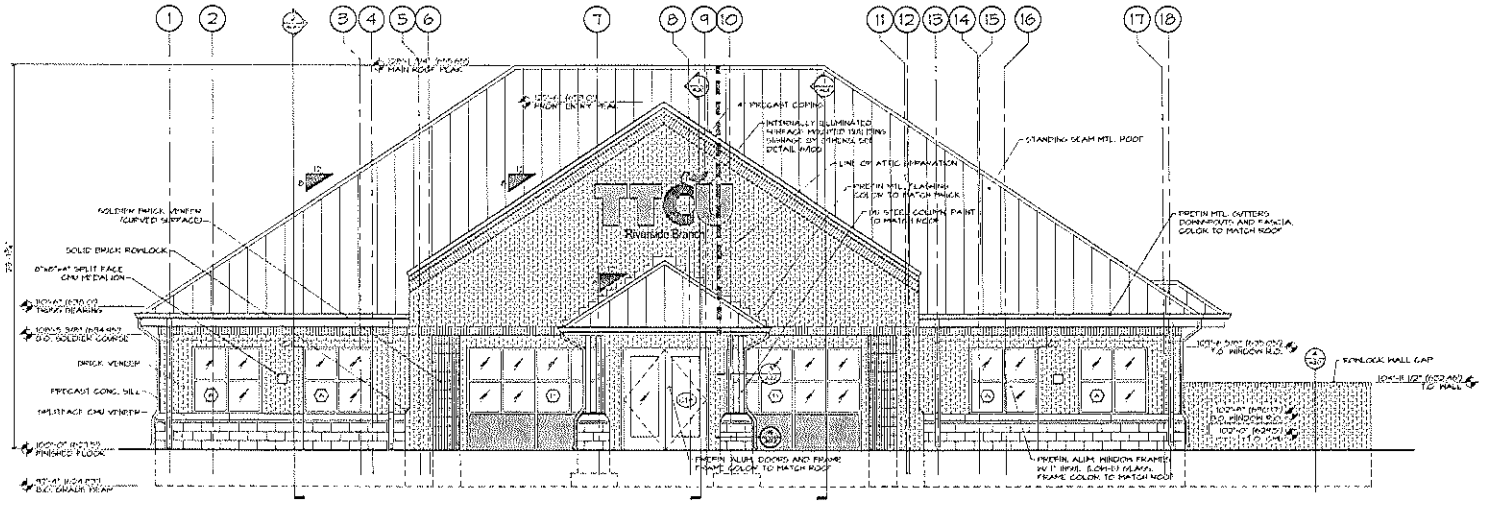
TULSA TEACHERS CREDIT UNION
RIVERSIDE BRANCH
7126 S. QUINCY AVENUE
TULSA, OKLAHOMA 74136

GRADING & PAVING PLAN

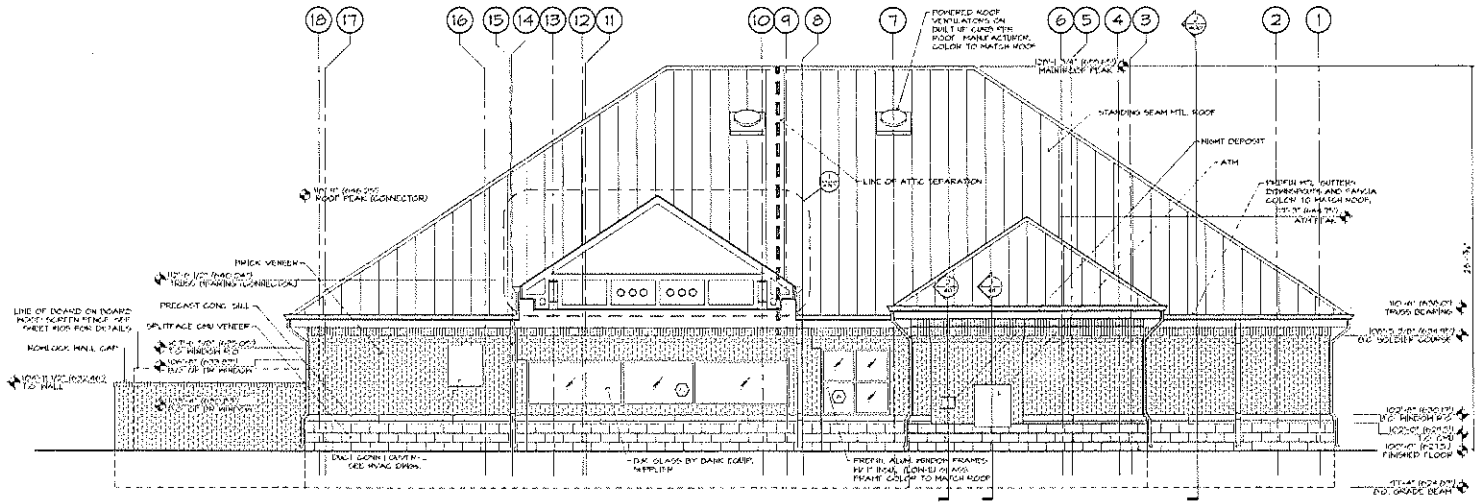
This document is released for the purpose of City Plan Review under the authority of Aaron E. Koch, P.E. #22070 on Oct 18, 2010

120

17.4



WEST ELEVATION



EAST ELEVATION

Woods Associates, Inc.
architect • planner
757 N. Broadway, Suite 200 • Milwaukee, Wisconsin 53202
(414) 291-0772 • Fax (414) 291-0775 • www.woods-associates.net

Job No. 10-15 Drawn By J.L.B. Permit Set Date 10-8-10 Bid Set Date 9-27-10

BCI
1-800-222-1509

Revisions

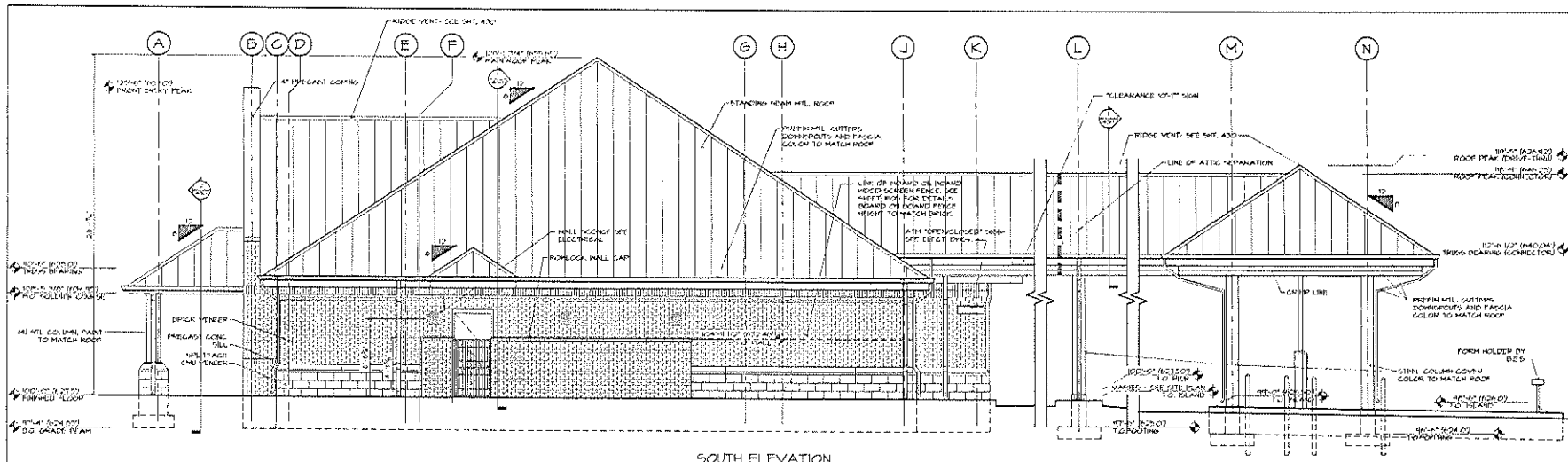
EXTERIOR ELEVATIONS - EAST AND WEST

TCU
TULSA TEACHERS CREDIT UNION
RIVERSIDE BRANCH
7126 S. QUINCY AVENUE
TULSA, OKLAHOMA 74136

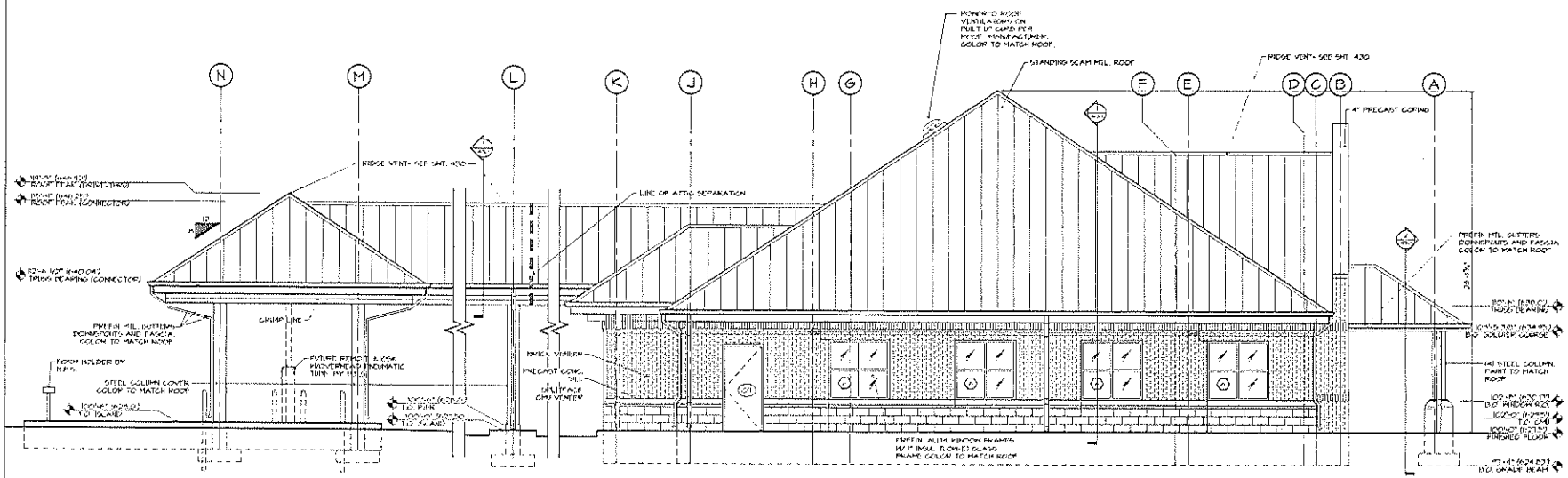
This document is released for the purpose of City Plan Review under the authority of Richard M. Woods, A.I.A. NCARB #4004 on Oct. 18, 2010

300

179.5



SOUTH ELEVATION



NORTH ELEVATION

Woods-Associates, Inc.
architects • planner
757 N. Broadway, Suite 200 • Milwaukee, Wisconsin 53202
(414)291-0772 • Fax (414)291-0775 • E-mail: wa@woods-assoc.net

Job No. 10-15 Drawn By: J.J.B.
Permit Set Date 10-18-10
Bid Set Date 4-27-10

Revisions

BCI
1-800-222-1509

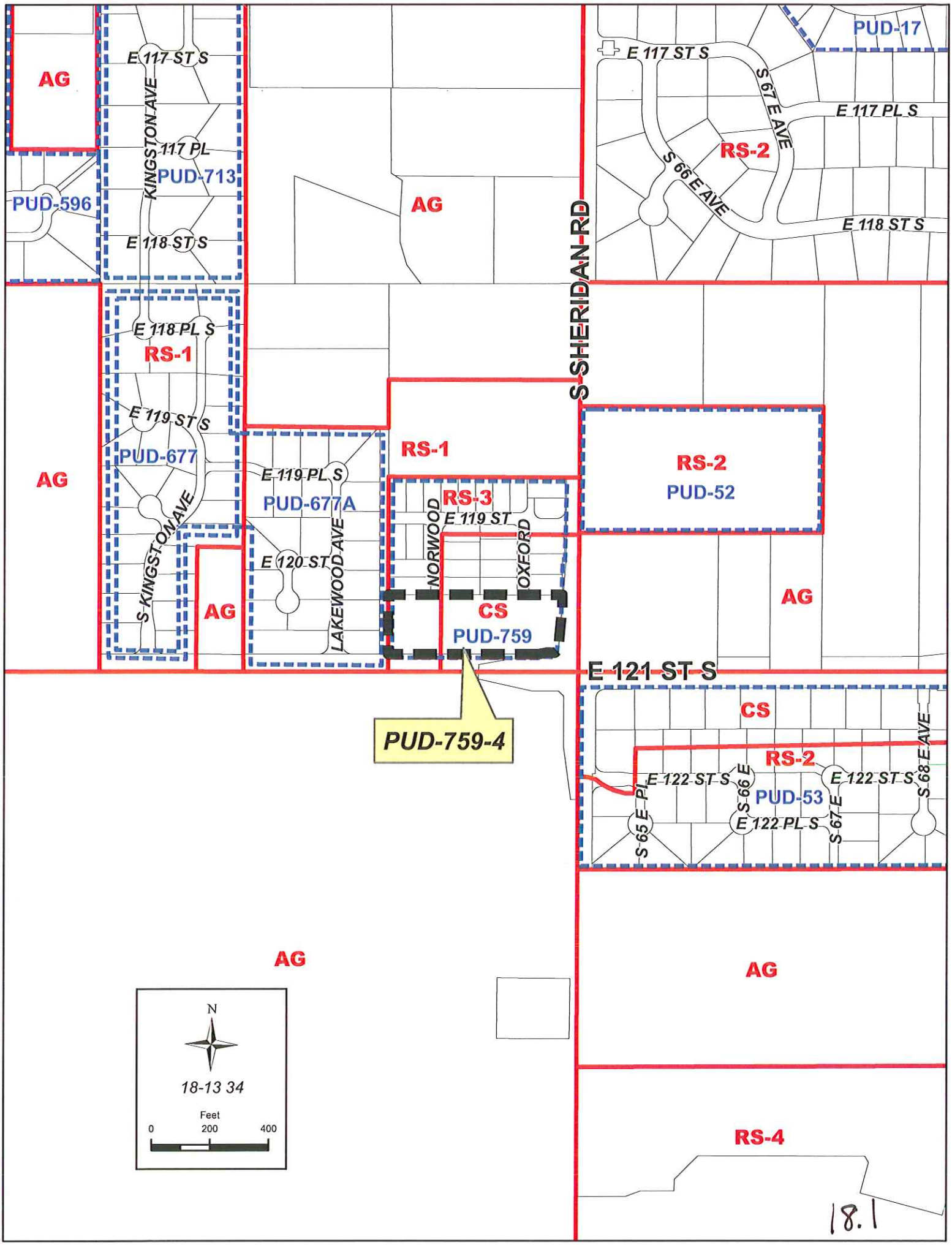
TUSA TEACHERS CREDIT UNION
RIVERSIDE BRANCH
7000 S. RIVERSIDE DRIVE
TULSA, OKLAHOMA 74136

EXTERIOR ELEVATIONS - NORTH AND SOUTH

This document is released for the purpose of City Plan Review under the authority of Richard M. Woods, A.I.A., NCARB 16064 on Oct. 18, 2010.

301

17.6


AG
E 117 ST S
KINGSTON AVE
117 PL
PUD-713
PUD-596
E 118 ST S
AG
S SHERIDAN RD
E 117 ST S
PUD-17
S 67 E AVE
E 117 PL S
RS-2
S 66 E AVE
E 118 ST S
E 118 PL S
RS-1
E 119 ST S
PUD-677
AG
S KINGSTON AVE
AG
E 119 PL S
PUD-677A
E 120 ST
LAKEWOOD AVE
RS-1
RS-3
E 119 ST
NORWOOD
OXFORD
CS
PUD-759
RS-2
PUD-52
AG
E 121 ST S
PUD-759-4
CS
RS-2
E 122 ST S
S 66 E
E 122 ST S
S 68 E AVE
PUD-53
S 65 E PL
E 122 PL S
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18-13 34
Feet
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200
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RS-4
18.1

E 117 ST S
KINGSTON AVE
117 PL
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S KINGSTON AVE
E 120 ST
LAKEWOOD AVE
NORWOOD
E 119 ST
OXFORD
S SHERIDAN RD
E 117 ST S
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E 117 PL S
S 66 E AVE
E 118 ST S
E 121 ST S
PUD-759-4
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S 65 E PL
S 66 E
E 122 PL S
S 67 E
E 122 ST S
S 68 E AVE
N
18-13 34
Feet
0
200
400
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

18.2

December 7, 2010

STAFF RECOMMENDATION

PUD-759-4: Minor Amendment – Northwest corner of 121st Street South and South Sheridan Road; Lot 1, Block 1 – Crestwood Village; TRS 18-13-34; CZM 57; CD 8; RS-3/CS/PUD.

The applicant is requesting a minor amendment for the purpose of a lot split, reallocation of existing floor area and establishment of building setbacks from internal lot lines. There is no request to increase the existing permitted floor area within the PUD.

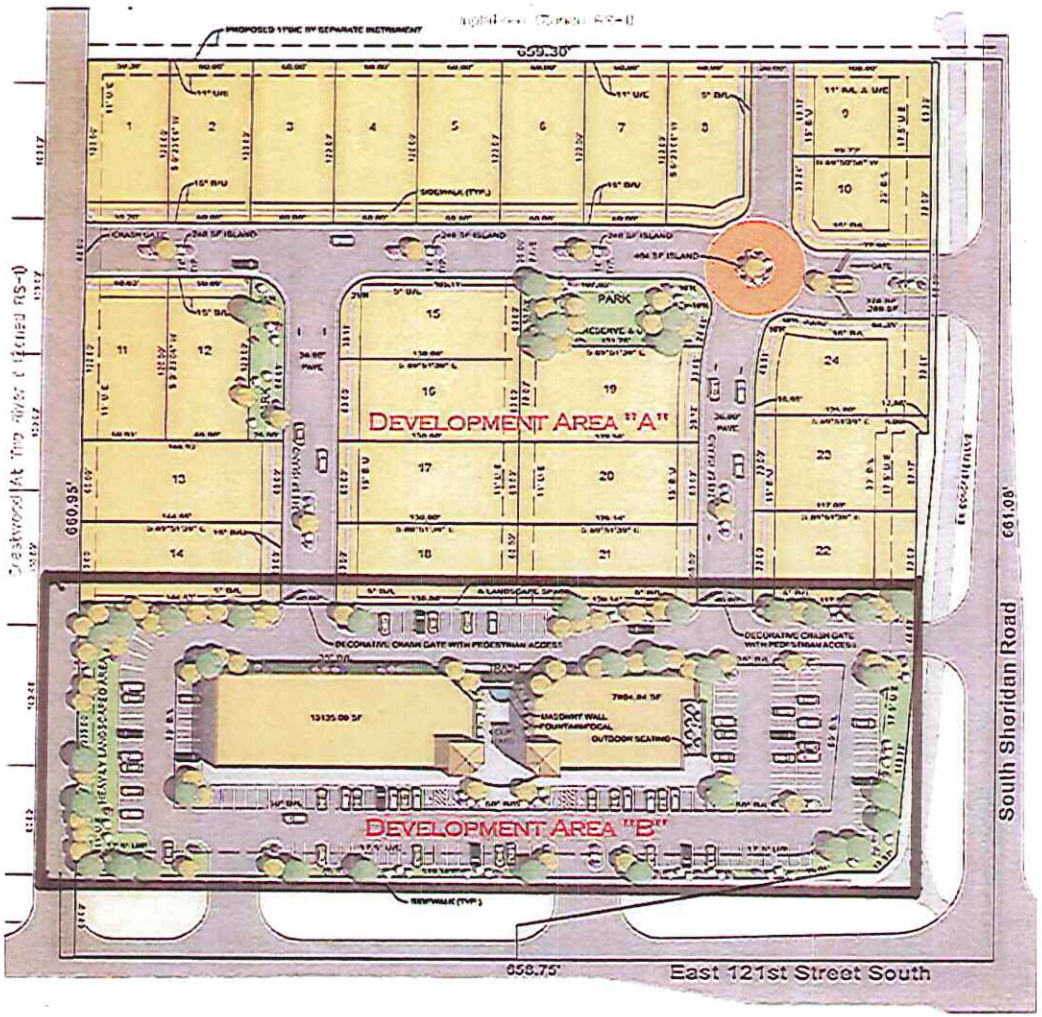
PUD-759-3 dedicated 40,250 square feet (sf) of floor area to Development Area B; a .23 floor-to-area ratio (see Exhibit A). The owner now intends to divide the development area into tracts requiring the dedication of the existing floor area as follows (see Exhibits B, C, and D):

Lot 1/Tract A:	3,100 sf
Lot 1/Tract B:	3,100 sf
Lot 1/Tract C:	34,050 sf
Total:	40,250 sf

By subdividing the development area it becomes necessary to establish setbacks from internal lot lines. The applicant is proposing 0-feet which staff supports.

Staff views this request as minor in nature and recommends **APPROVAL** of minor amendment PUD-759-4.

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

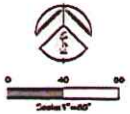


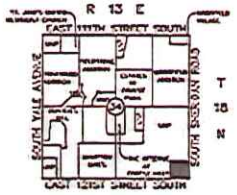
Request Fee-in-Lieu of Sidewalks along arterial streets due to planned street widening & existing concrete flume along east boundary.

See Exhibit F for site photographs.

Site Data

Development Area "A": 5.568 Net Acres / 242,550 SF
Development Area "B": 2.742 Net Acres / 119,450 SF





Location Map

PUD No. 759

CRESTWOOD VILLAGE & CROSSING

Exhibit A
Concept Illustration

Tanner Consulting

Concept Illustration
28010

Crestwood Village & Crossing
NW Corner 121st & S. Sheridan

A

EXHIBIT A

18.4

Exhibit "D"

Crestwood Village (Doc# 6286), Tulsa, Oklahoma

Lot Split Tract 1-A Exhibit

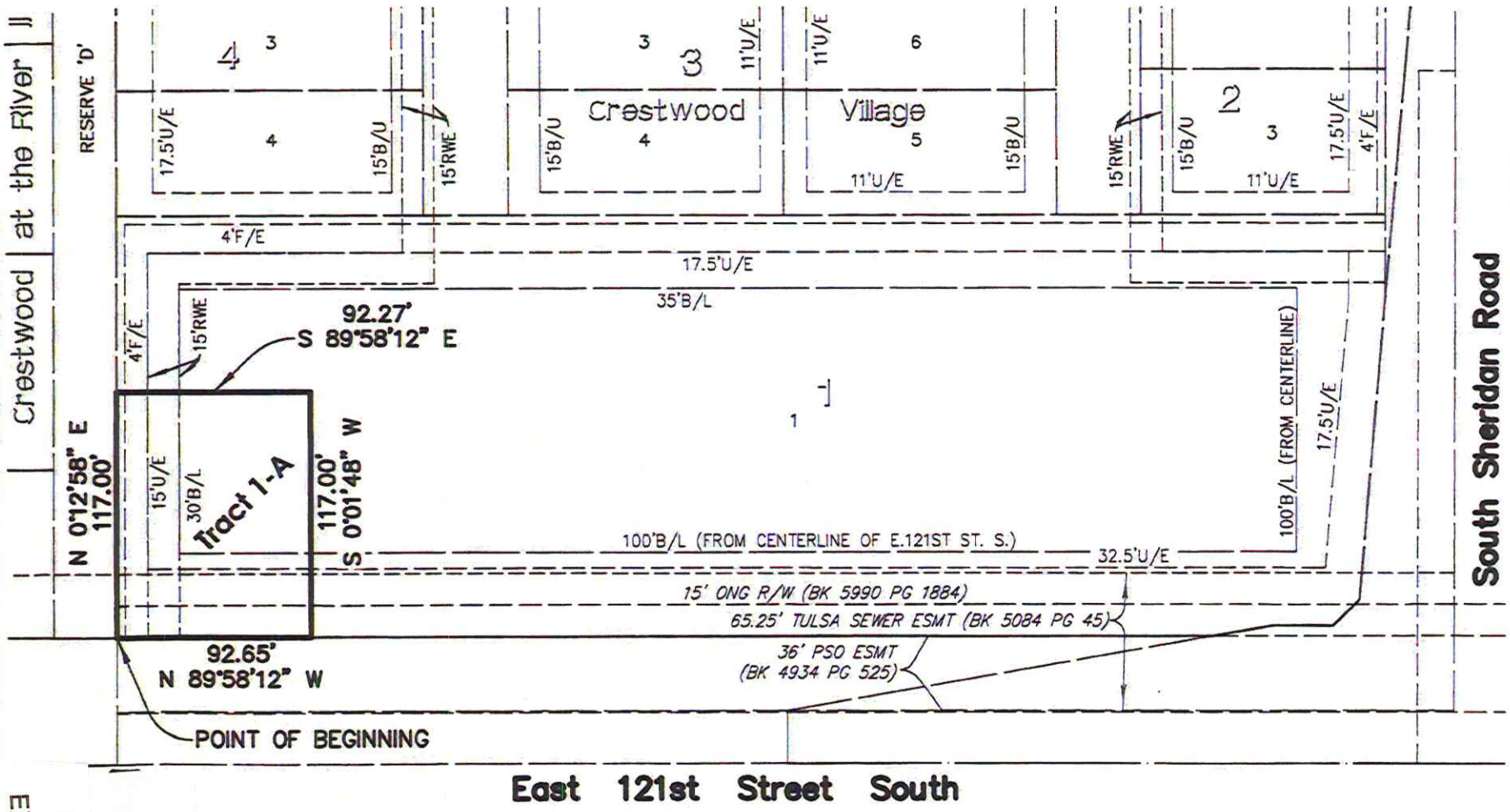


EXHIBIT B

10 10135EX_LOTSPLITS

Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

18.5

Exhibit "F"

Crestwood Village (Doc# 6286), Tulsa, Oklahoma

Lot Split Tract 1-B Exhibit

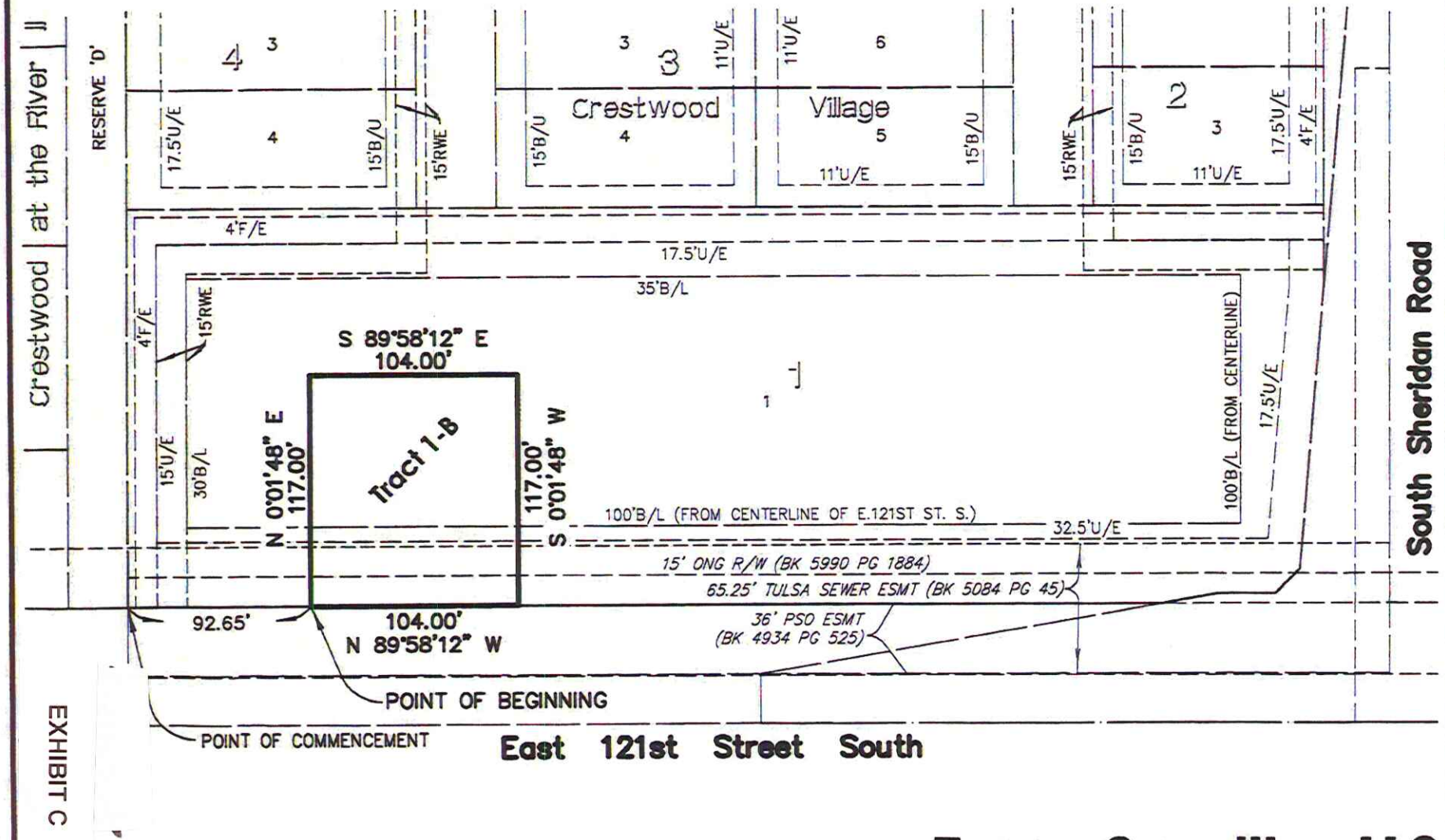


EXHIBIT C

Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

10/21/2010 10135EX_LOTSPLITS

18.6

Exhibit "H"

Crestwood Village (Doc# 6286), Tulsa, Oklahoma

Lot Split Tract 1-C Exhibit

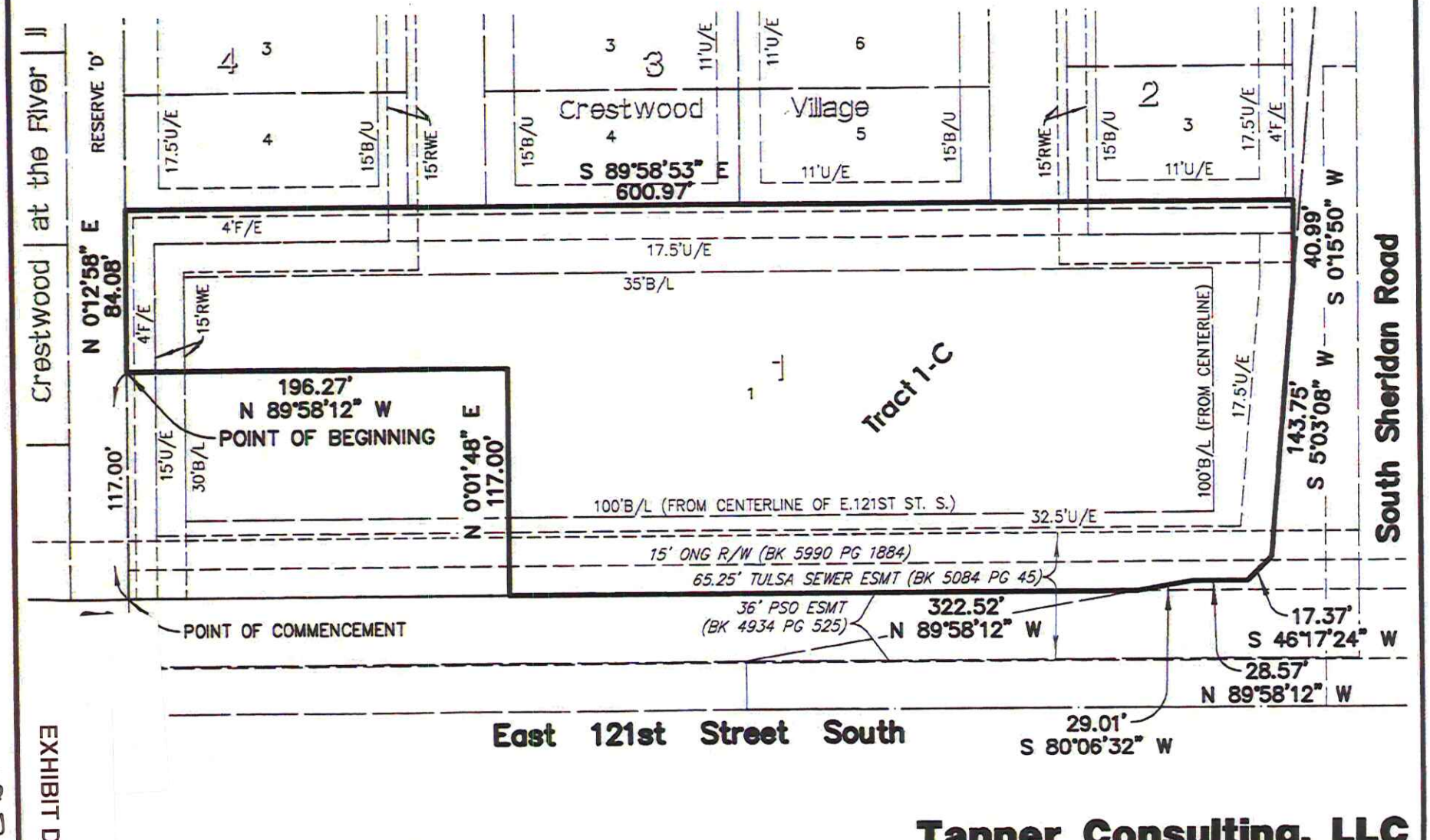


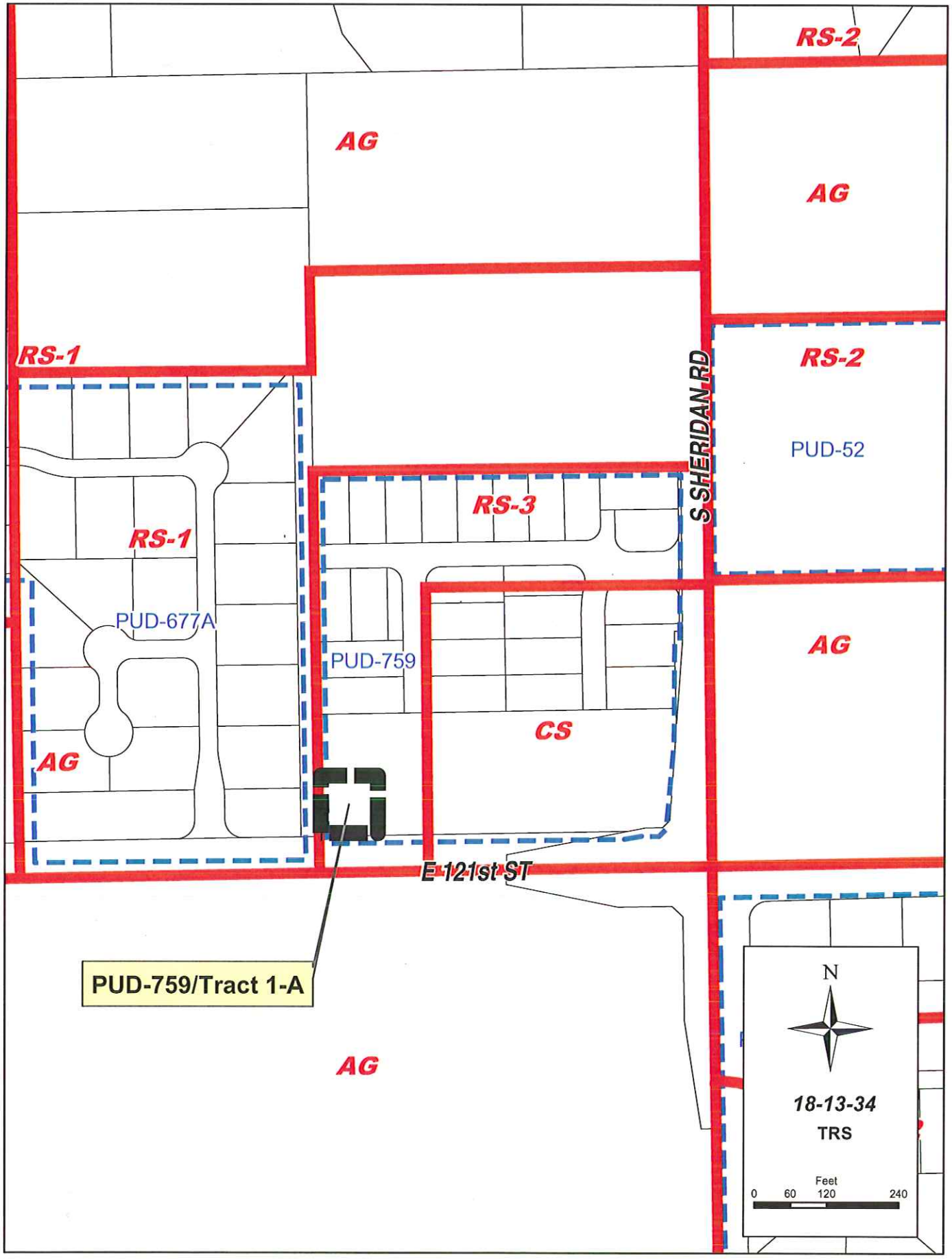
EXHIBIT D

Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

10/21/2010 10135EX_LOTSPLITS

187


RS-2
AG
AG
RS-1
RS-2
S SHERIDAN RD
PUD-52
RS-3
RS-1
PUD-677A
PUD-759
AG
CS
AG
E 121st ST
PUD-759/Tract 1-A
AG
N
18-13-34
TRS
Feet
0 60 120 240

19.1

19.2

December 7, 2010

STAFF RECOMMENDATION

PUD-759: Detail Site Plan – Northwest corner of 121st Street South and South Sheridan Road; Lot 1, Block 1/Tract 1-A – Crestwood at the River; TRS 18-13-34; CZM 57; CD 8; CS/RS-3/PUD.

The applicant is requesting approval of a detail site plan for a 3,024 square foot single-story office building. The proposed use, Use Unit 11 – Office, Studio and Support Services is a permitted use in PUD-759. Associated with this detail site plan is minor amendment PUD-759-4 and Lot Split application LS-20402 which also appear on the December 7th agenda of the TMAPC.

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 121st Street. Parking will be 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 no exceed 25 feet in height per PUD limitations for exterior lighting. Lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector is not visible to a person standing at ground level within said residential district. Sidewalks and pedestrian access will be provided as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for PUD-759/Tract 1-A conditioned on the approval of minor amendment PUD-759-A and Lot Split application number LS-20402.

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

PUD 759

Crestwood Office Park

PART OF LOT ONE (1), BLOCK ONE (1), "CRESTWOOD VILLAGE" (DOC.# 8286)
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

PUD Detailed Site Plan

CIVIL ENGINEER:
Tanner Consulting, LLC
5323 S. Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

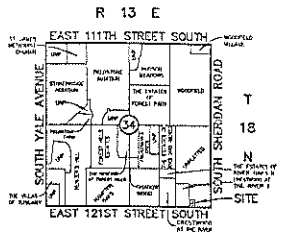
OWNER:
Crestwood at the River LLC
An Oklahoma Limited Liability Company
11122 South Yale Avenue
Tulsa, Oklahoma 74137
Phone: (918) 299-3929
Contact: Marc Bullock

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	AA	4	KAD 250M SR4SC	AREA LIGHT WITH HIGH PERFORMANCE SR4SC OPTICS, CLEAR FLAT GLASS.	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	R9486.ies	20000	0.74	297

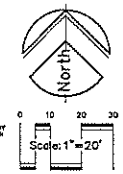
CALCULATIONS USING "KENNEDUNKPORT FORMULA" FOR AREA AND OUTSIDE STRUCTURAL LIGHTING.
CALCULATIONS CRITERIA FOR KENNYBUNKPORT METHOD TO PREVENT LIGHT TRESPASS FORMULA.
D=H/TAN (90 DEGREE-X)
WHERE D = PHOTOMETRIC LIMIT OR RADIUS, H=HEIGHT TO LAMP, X=CUTOFF ANGLE OF LUMINAIRE.

KENNEDUNKPORT METHOD OF CALCULATIONS					
POLE OR STRUCTURE FIXTURE TYPE	H (HEIGHT) IN FEET FROM FIXTURE TO GROUND	"X" CUTOFF ANGLE	TANGENT OF "X" ANGLE	"D" OR RADIUS IN FEET	TOTAL POLE AND FIXTURE HEIGHT IN FEET
AA 20'	19.5'	76	0.2493	64.1	20'-0"

CIRCLES REPRESENT CALCULATED LIMITS OF KENNEDUNKPORT FORMULA.
MAXIMUM HEIGHT PERMITTED BY PUD ON THIS SITE IS 20' OVERALL POLE HEIGHT.



Location Map
SCALE: 1"=2000'



Benchmark

TOP RIM OF SANITARY MANHOLE LOCATED APPROXIMATELY 70 FEET SOUTH AND 22 FEET WEST OF THE CENTERLINE INTERSECTION OF E. 121ST ST. S. AND S. SHERIDAN RD.

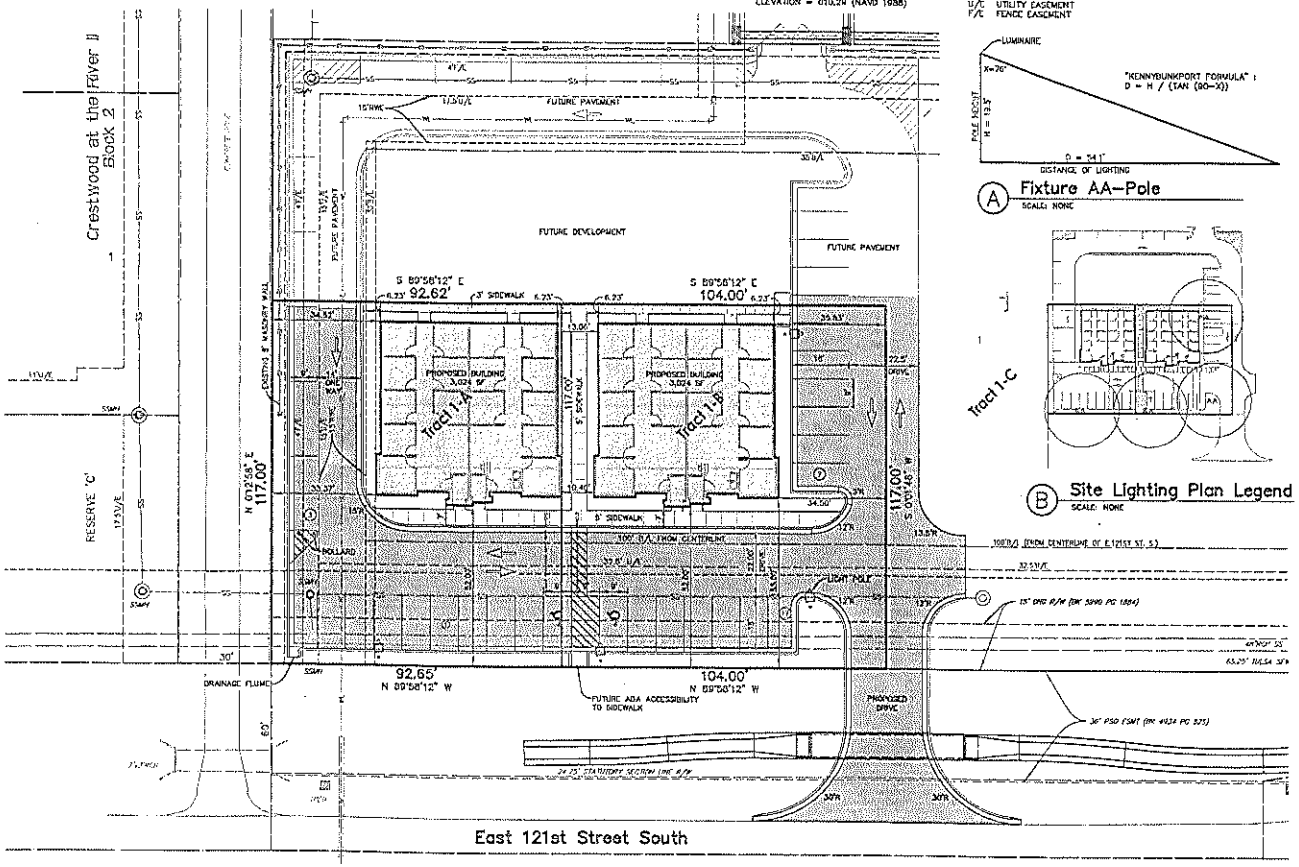
NORTH =
EAST =
ELEVATION = 610.29 (NAVD 1988)

Legend:

B/L	BUILDING LINE
EDMT	EASEMENT
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MAE	MUTUAL ACCESS EASEMENT
RWE	RESTRICTED WATERLINE EASEMENT
U/E	UTILITY EASEMENT
F/E	FENCE EASEMENT

A Fixture AA-Pole
SCALE: NONE

B Site Lighting Plan Legend
SCALE: NONE



PUD 759 Site Data (Development Area "B")

OVERALL NET AREA:
LOT 1, BLOCK 1 NET AREA: ..... 2.742 ACRES / 119,450 SF

PERMITTED USES:
THOSE USES PERMITTED BY RIGHT IN THE CS ZONING DISTRICT AND THOSE USES CONSIDERED CUSTOMARILY INCIDENTAL TO THOSE PERMITTED PRINCIPAL USES.

PROPOSED USE:
LOT 1A (WEST LOT):
USE UNIT 11, OFFICE: ..... 3,024 SF

MAXIMUM BUILDING FLOOR AREA PERMITTED PER PUD 759 (DEV. AREA B): ..... 40,250 SF
MAXIMUM BUILDING FLOOR AREA ALLOCATED FOR LOT 1A: ..... 7.7% OR 3,100 SF
BUILDING FLOOR AREA SHOWN ON LOT 1A: ..... 7.5% OR 3,024 SF

MAXIMUM BUILDING HEIGHT PERMITTED (WESTERN MOST BUILDING):
HEIGHT FROM ADJACENT GROUND LEVEL: *(APPROVED BY MHR AMND 759-3)* ..... 30 FT

MAXIMUM BUILDING HEIGHT PROPOSED: ..... 30 FT

OFF-STREET PARKING:
AS REQUIRED BY THE TULSA ZONING CODE IN ACCORDANCE WITH THE APPLICABLE USE UNIT DESIGNATION.

REQUIRED PARKING:
USE UNIT 11: OFFICE
3,024 SF / 1:300: ..... 11 SPACES

TOTAL PROVIDED PARKING SPACES: ..... 13 SPACES

MINIMUM BUILDING SETBACKS FOR LOT 1, DEV. AREA B:
FROM THE NORTH PROPERTY LINE: ..... 35 FT
FROM CENTERLINE W. 121ST ST. S.: ..... 100 FT
FROM THE WEST PROPERTY LINE: *(APPROVED BY MHR AMND 759-3)* ..... 30 FT
FROM CENTERLINE S. SHERIDAN RD: ..... 100 FT

LANDSCAPED AREA REQUIRED:
A MINIMUM OF 15% OF THE NET LAND AREA SHALL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE IN ACCORDANCE WITH THE PROVISIONS OF THE LANDSCAPE CHAPTER OF THE TULSA ZONING CODE.
LOTS 1A & 1B, BLOCK 1 NET AREA: (22,986 x 15%) ..... REQUIRED / 3,448 SF

LANDSCAPED AREA PROVIDED:
LANDSCAPED OPEN SPACE: (15.1%): ..... PROVIDED / 3,472 SF

LIGHTING:
LIGHT STANDARDS, WHETHER POLE OR BUILDING MOUNTED, SHALL NOT EXCEED 25 FEET IN HEIGHT. NO LIGHT STANDARD WILL BE PERMITTED IN THE WESTERN 25 FEET OF THE DEVELOPMENT AREA. THE LIGHT FIXTURES SHALL BE ARRANGED SO AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM SURROUNDING RESIDENTIAL AREAS. SHIELDING OF SUCH LIGHT SHALL BE DESIGNED SO AS TO PREVENT THE LIGHT PRODUCING ELEMENT OR REFLECTOR OF THE LIGHT FIXTURE FROM BEING VISIBLE TO PERSONS WITHIN SURROUNDING RESIDENTIAL AREAS. COMPLIANCE WITH THESE STANDARDS AND WITH THE CITY OF TULSA ZONING CODE MUST BE QUALIFIED PER APPLICATION OF THE KENNYBUNKPORT FORMULA. CALCULATIONS MUST INCLUDE CONSIDERATION OF TOPOGRAPHY.
MAXIMUM REQUIRED POLE POLE HEIGHT: ..... 25 FEET
PROPOSED POLE HEIGHT: ..... 20 FEET

SIGNS:
A SEPARATE SIGN PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL.

TRASH:
RESIDENTIAL TRASH SERVICE WILL BE USED FOR LOTS 1A AND 1B.

Tanner Consulting, LLC
CIVIL ENGINEERING ARCHITECTURE LAND PLANNING
SURVEYING LANDSCAPE ARCHITECTURE
5323 SOUTH LEWIS AVENUE TULSA, OK 74105
PHONE (918) 745-9929 FAX (918) 743-1968
TANNER CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 2511 EXP. 6/30/2011

Crestwood Office Park
LOTS 1A & 1B, BLOCK 1
Detailed Site Plan
PUD-759

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

BEFORE YOU DIG CALL OKIE

MILESTONE	DATE

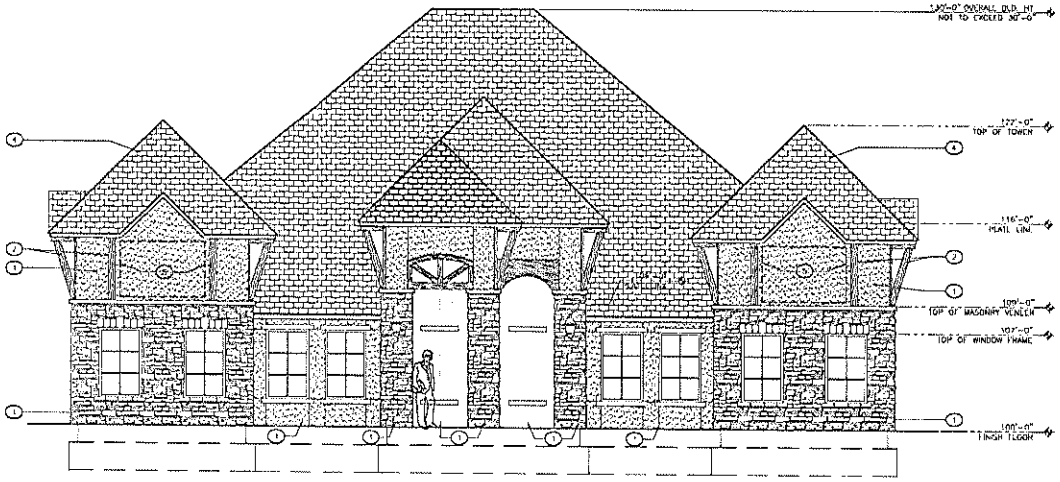
PLOT DATE: 11/19/10

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

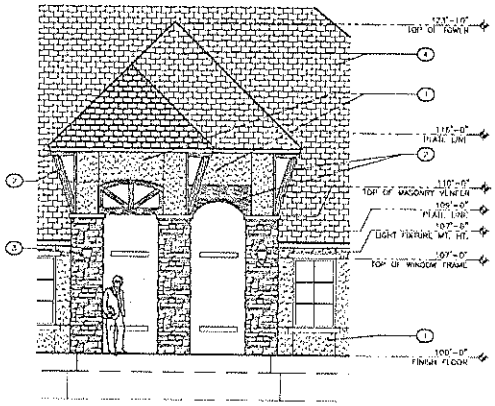
10135
SHEET NUMBER
DSP1
OF 1

19.4

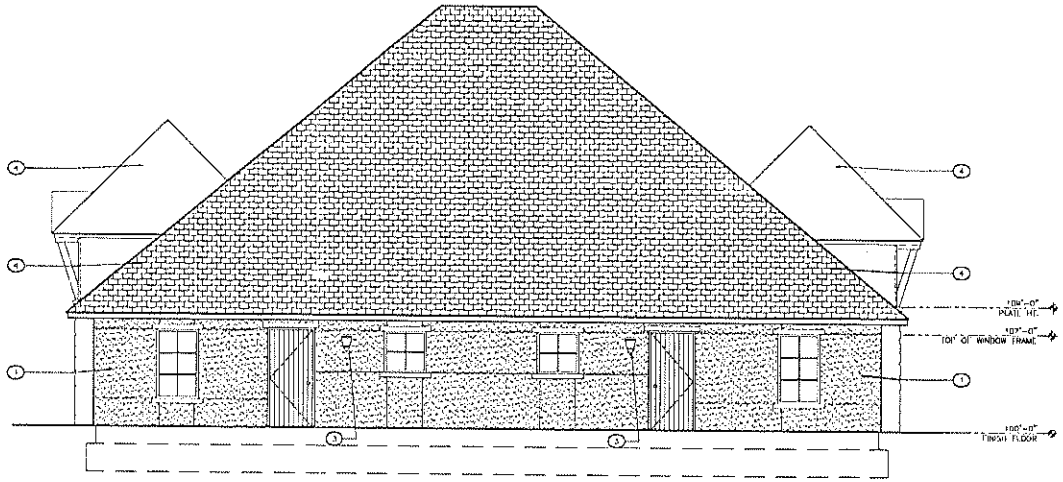
KEYNOTES:
ELEVATIONS
1. MASONRY VENEER
2. DECORATIVE TIMBER
3. DECORATIVE LIGHTING
4. COMPOSITE ROOF SHINGLES
5. 4'x8' DESIGNATED AREA FOR SIGNAGE



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
ENTRY



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Design, LLC
4100 W. Lawton St.
Broken Arrow, OK
918-299-7341
weldon_bowman@yahoo.com

Crestwood Crossing

West office Building
Tulsa, Oklahoma

NO	REVISION DATE	DRAWN BY

A301

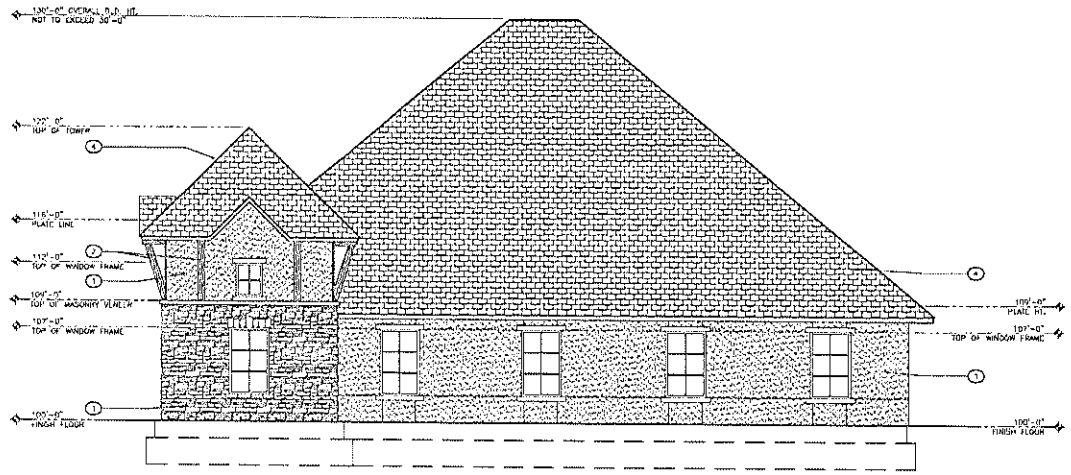
JOB# 10033 DATE: 11/04/2010

19.5

KEYNOTES:

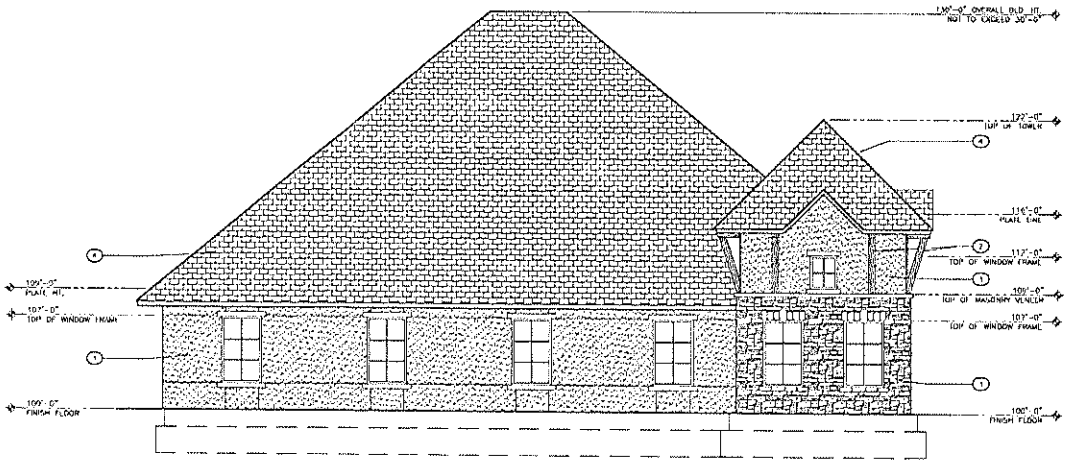
ELEVATIONS

1. MASONRY VENEER
2. DECORATIVE TIMBER
3. DECORATIVE LIGHTING
4. COMPOSITE ROOF SHINGLES



1 EAST ELEVATION

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



2 WEST ELEVATION

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

Design, LLC.
4100 W. Lenape St.
Broken Arrow, OK
918-289-6941
weldon_bowman@yahoo.com

Crestwood Crossing

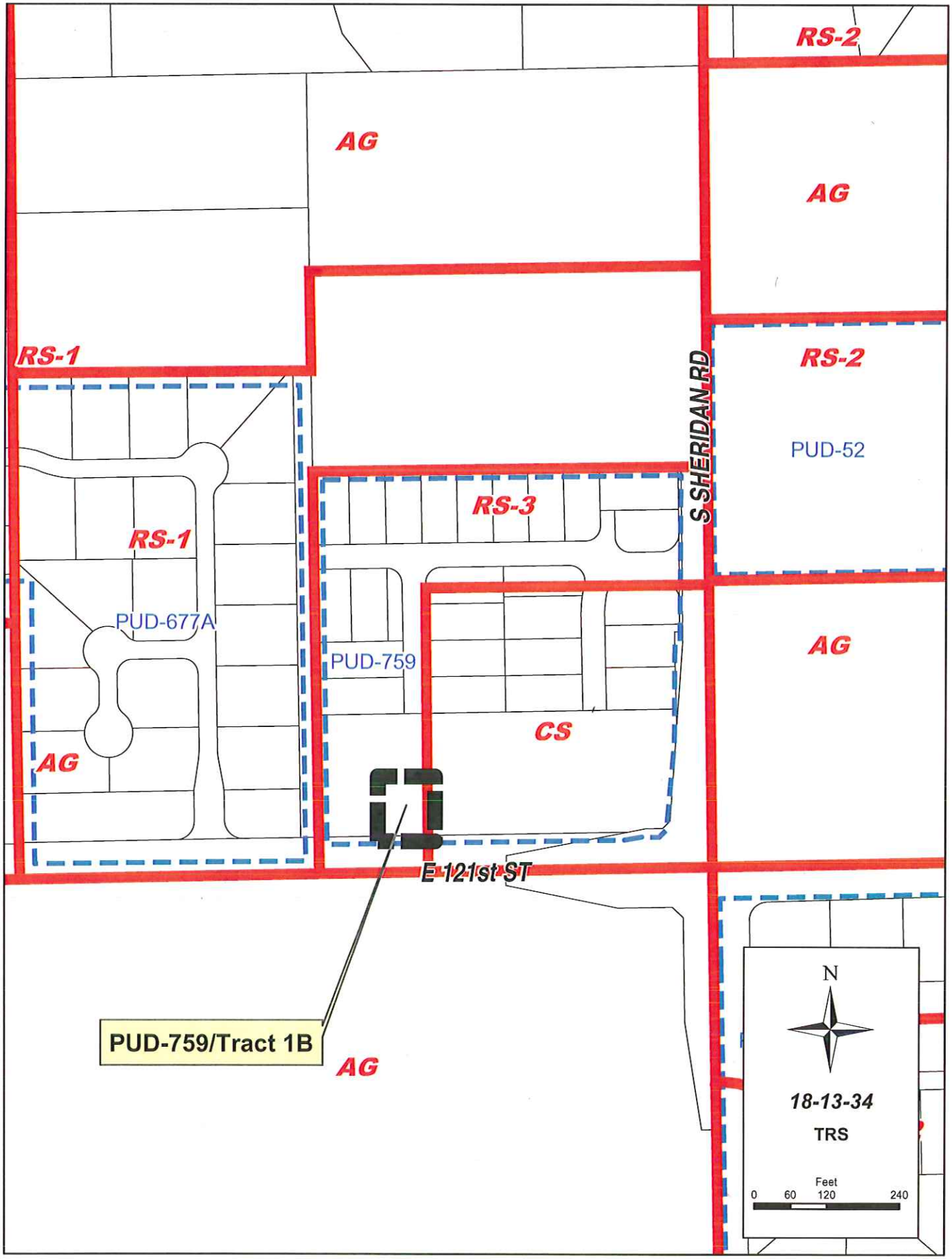
West office Building
Tulsa, Oklahoma

NO	REVISION DATE	CHECK BY

A302

JOB# 10073 DATE: 11/01/2010

9.6


RS-2
AG
AG
RS-1
RS-2
S SHERIDAN RD
PUD-52
RS-3
RS-1
PUD-677A
PUD-759
AG
CS
AG
E 121st ST
PUD-759/Tract 1B
AG
N
18-13-34
TRS
Feet
0 60 120 240

20.1

20.2

December 7, 2010

STAFF RECOMMENDATION

PUD-759: Detail Site Plan – Northwest corner of 121st Street South and South Sheridan Road; Lot 1, Block 1/Tract 1-B – Crestwood at the River; TRS 18-13-34; CZM 57; CD 8; CS/RS-3/PUD.

The applicant is requesting approval of a detail site plan for a 3,024 square foot single-story office building. The proposed use, Use Unit 11 – Office, Studio and Support Services is a permitted use in PUD-759. Associated with this detail site plan is minor amendment PUD-759-4 and Lot Split application LS-20402 which also appear on the December 7th agenda of the TMAPC.

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 121st Street. Parking will be 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 no exceed 25 feet in height per PUD limitations for exterior lighting. Lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector is not visible to a person standing at ground level within said residential district. Sidewalks and pedestrian access will be provided as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for PUD-759/Tract 1-B conditioned on the approval of minor amendment PUD-759-A and Lot Split application number LS-20402.

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

PUD 759

Crestwood Office Park

PART OF LOT ONE (1), BLOCK ONE (1), "CRESTWOOD VILLAGE" (DOC.# 6286)
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

PUD Detailed Site Plan

CIVIL ENGINEER:
Tanner Consulting, LLC
5323 S. Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

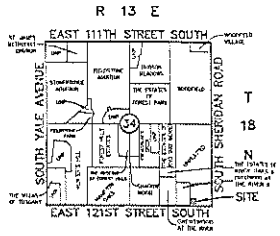
OWNER:
Crestwood at the River LLC
An Oklahoma Limited Liability Company
11122 South Yale Avenue
Tulsa, Oklahoma 74137
Phone: (918) 299-3929
Contact: Marc Bullock

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	AA	4	MAD 250M SR4SC	AREA LIGHT WITH HIGH PERFORMANCE SR4SC OPTICS, CLEAR FLAT GLASS	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	109480.ies	20000	0.74	297

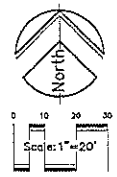
CALCULATIONS USING "KENNEBUNKPORT FORMULA" FOR AREA AND OUTSIDE STRUCTURAL LIGHTING.
CALCULATIONS CRITERIA FOR KENNYBUNKPORT METHOD TO PREVENT LIGHT TRESPASS FORMULA.
D=H/TAN (90 DEGREE-X)
WHERE D = PHOTOMETRIC LIMIT OR RADIUS, H=HEIGHT TO LAMP, X=CUTOFF ANGLE OF LUMINAIRE.

KENNEBUNKPORT METHOD OF CALCULATIONS					
POLE OR STRUCTURE FIXTURE TYPE	H (HEIGHT) IN FEET FROM FIXTURE TO GROUND	"X" CUTOFF ANGLE	TANGENT OF "X" ANGLE	"D" OR RADIUS IN FEET	TOTAL POLE AND FIXTURE HEIGHT IN FEET
AA 20'	19.5'	76	0.2493	54.1	20'-0"

CIRCLES REPRESENT CALCULATED LIMITS OF KENNEBUNKPORT FORMULA.
MAXIMUM HEIGHT PERMITTED BY PUD ON THIS SITE IS 20' OVERALL POLE HEIGHT.



Location Map
SCALE: 1"=2000'



Benchmark

TOP RIM OF SANITARY MANHOLE LOCATED APPROXIMATELY 70 FEET SOUTH AND 72 FEET WEST OF THE CENTERLINE INTERSECTION OF E. 121ST ST. S. AND S. SHERIDAN RD.

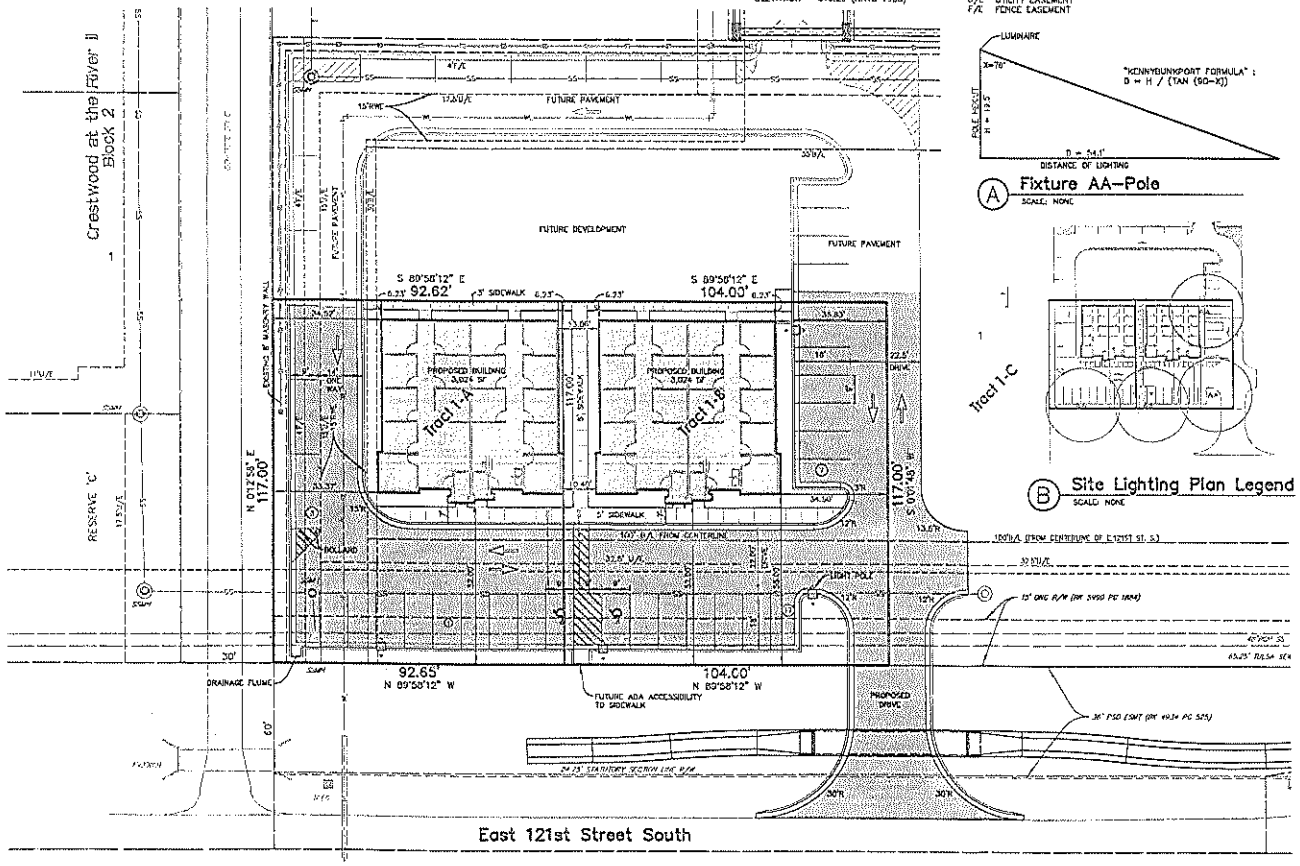
NORTH =
EAST =
ELEVATION = 610.29 (NAVD 1988)

Legend:

B/L	BUILDING LINE
EMT	EASEMENT
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MAC	MUTUAL ACCESS EASEMENT
RNC	RESTRICTED WATERLINE EASEMENT
U/E	UTILITY EASEMENT
F/E	FENCE EASEMENT

A Fixture AA-Pole
SCALE: NONE

B Site Lighting Plan Legend
SCALE: NONE



PUD 759 Site Data (Development Area "B")

OVERALL NET AREA:
LOT 1, BLOCK 1 NET AREA: ..... 2.742 ACRES / 119,450 SF

PERMITTED USES:
THOSE USES PERMITTED BY RIGHT IN THE CS ZONING DISTRICT AND THOSE USES CONSIDERED CUSTOMARILY INCIDENTAL TO THOSE PERMITTED PRINCIPAL USES.

PROPOSED USE:
LOT 1B (EAST LOT):
USE UNIT 11, OFFICE: ..... 3,024 SF

MAXIMUM BUILDING FLOOR AREA PERMITTED PER PUD 759 (DEV. AREA B): ..... 40,250 SF
MAXIMUM BUILDING FLOOR AREA ALLOCATED FOR LOT 1B: ..... 7.7% OR 3,100 SF
BUILDING FLOOR AREA SHOWN ON LOT 1B: ..... 7.5% OR 3,024 SF

MAXIMUM BUILDING HEIGHT PERMITTED:
HEIGHT FROM ADJACENT GROUND LEVEL: ..... 35 FT

MAXIMUM BUILDING HEIGHT PROPOSED: ..... 32.33' FT

OFF-STREET PARKING:
AS REQUIRED BY THE TULSA ZONING CODE IN ACCORDANCE WITH THE APPLICABLE USE UNIT DESIGNATION.

REQUIRED PARKING:
USE UNIT 11: OFFICE
3,024 SF / 1:300: ..... 11 SPACES

TOTAL PROVIDED PARKING SPACES: ..... 14 SPACES

MINIMUM BUILDING SETBACKS FOR LOT 1, DEV. AREA B:
FROM THE NORTH PROPERTY LINE: ..... 35 FT
FROM CENTERLINE W. 121ST ST. S.: ..... 100 FT
FROM THE WEST PROPERTY LINE: *(APPROVED BY MHP AMND 759-3)* ..... 30 FT
FROM CENTERLINE S. SHERIDAN RD.: ..... 100 FT

LANDSCAPED AREA REQUIRED:
A MINIMUM OF 15% OF THE NET LAND AREA SHALL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE IN ACCORDANCE WITH THE PROVISIONS OF THE LANDSCAPE CHAPTER OF THE TULSA ZONING CODE.
LOTS 1A & 1B, BLOCK 1 NET AREA: (22,986 x 15%): ..... REQUIRED / 3,448 SF

LANDSCAPED AREA PROVIDED:
LANDSCAPED OPEN SPACE: (15.13%): ..... PROVIDED / 3,472 SF

LIGHTING:
LIGHT STANDARDS, WHETHER POLE OR BUILDING MOUNTED, SHALL NOT EXCEED 25 FEET IN HEIGHT. NO LIGHT STANDARD WILL BE PERMITTED IN THE WESTERN 25 FEET OF THE DEVELOPMENT AREA. THE LIGHT FIXTURES SHALL BE ARRANGED SO AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM SURROUNDING RESIDENTIAL AREAS. SHIELDING OF SUCH LIGHT SHALL BE DESIGNED SO AS TO PREVENT THE LIGHT PRODUCING ELEMENT OR REFLECTOR OF THE LIGHT FIXTURE FROM BEING VISIBLE TO PERSONS WITHIN SURROUNDING RESIDENTIAL AREAS. COMPLIANCE WITH THESE STANDARDS AND WITH THE CITY OF TULSA ZONING CODE MUST BE QUALIFIED PER APPLICATION OF THE KENNYBUNKPORT FORMULA. CALCULATIONS MUST INCLUDE CONSIDERATION OF TOPOGRAPHY.
MAXIMUM REQUIRED POLE POLE HEIGHT: ..... 25 FEET
PROPOSED POLE HEIGHT: ..... 20 FEET

SIGNS:
A SEPARATE SIGN PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL.

TRASH:
RESIDENTIAL TRASH SERVICE WILL BE USED FOR LOTS 1A AND 1B.

Tanner Consulting, LLC
CIVIL ENGINEERING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE LAND PLANNING
5323 S. LEWIS AVENUE TULSA, OKLAHOMA 74105 PHONE (918) 745-9929 FAX (918) 745-9928
TANNER CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 2414 EXP. 6/30/2011

Crestwood Office Park
LOTS 1A & 1B, BLOCK 1
Detailed Site Plan
PUD-759

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, INC. MORE OVER, THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

BEFORE YOU DIG CALL OKIE

MILESTONE	DATE

PLOT DATE: 11/18/10
SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

10135
SHEET NUMBER
DSP1
OF 1

20.4

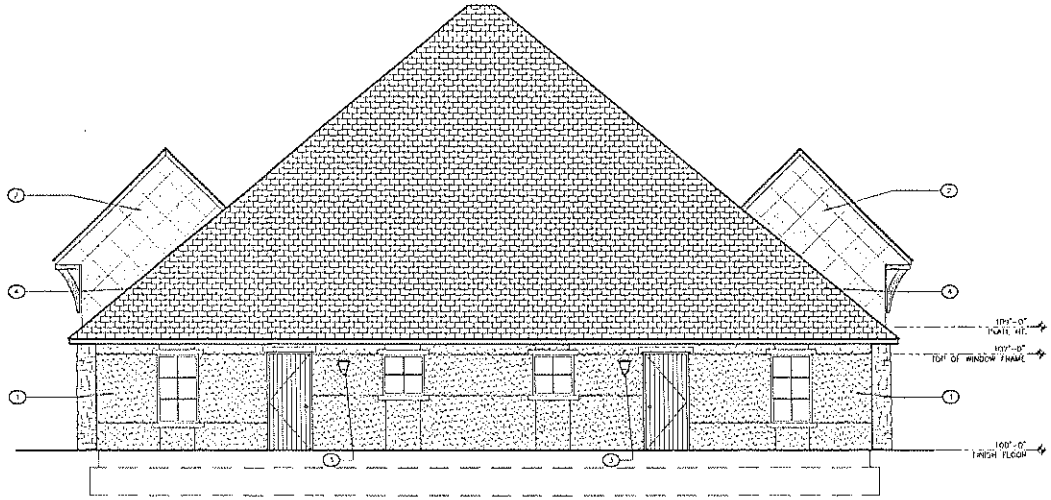
KEYNOTES:

ELEVATIONS

1. MASONRY VENEER
2. DECORATIVE TIMBER
3. DECORATIVE LIGHTING
4. COMPOSITE ROOF SHINGLES
5. 4'x8' DESIGNATED AREA FOR SIGNAGE

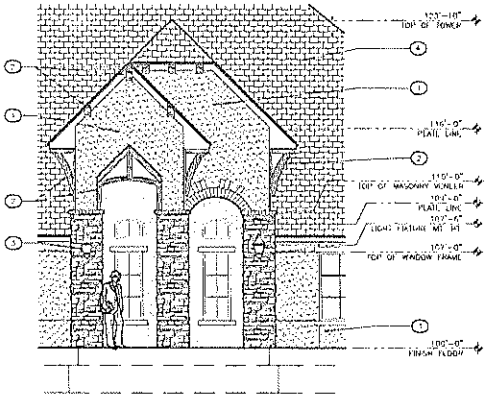
1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/4" = 1'-0" ENTRY

Design, LLC.
4100 W. Lansing St.
Broken Arrow, OK
918-289-8741
weldon_bowman@yahoo.com

Crestwood Crossing

East office Building

Tulsa, Oklahoma

NO	REVISION DATE	CHKD BY

A301

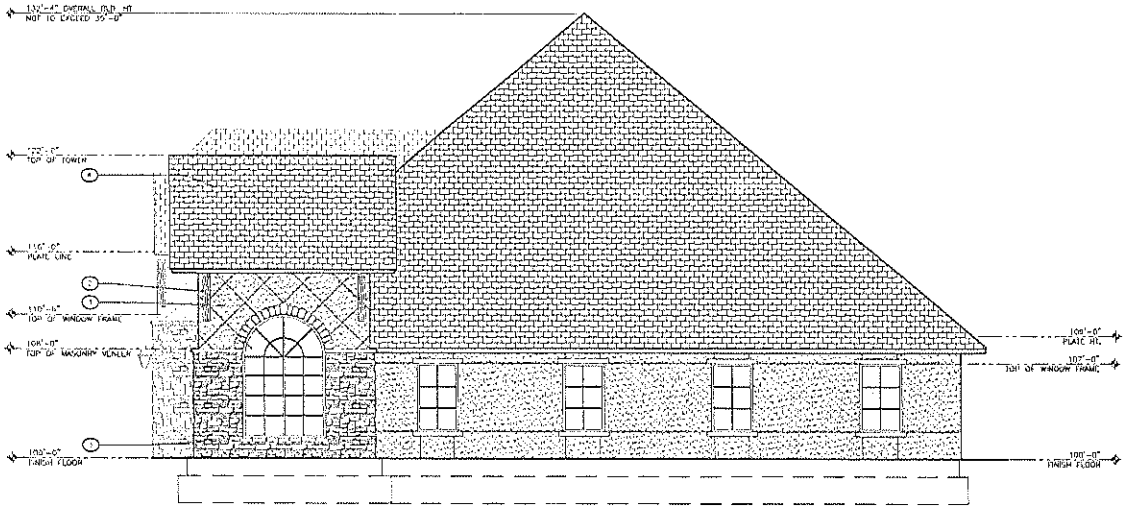
JOB# 8823 DATE: 11-01-2018

20.5

KEYNOTES:

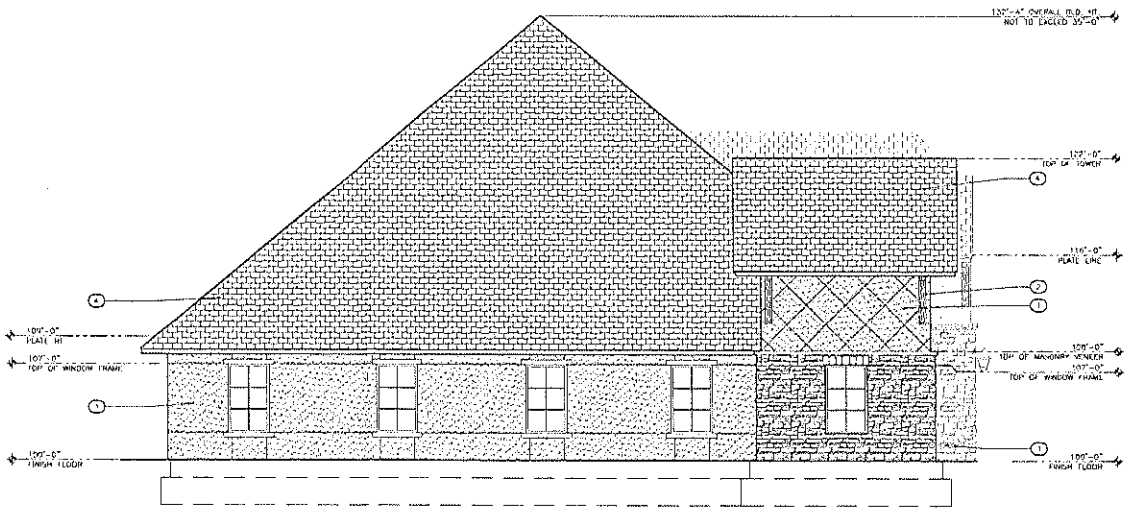
ELEVATIONS

1. MASONRY VENEER
2. DECORATIVE TIMBER
3. DECORATIVE LIGHTING
4. COMPOSITE ROOF SHINGLES



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

Design, LLC

4100 W. Lansing St
Broken Arrow, OK
918-260-0341
weldon_bowman@yahoo.com

Crestwood Crossing

East office Building

Tulsa, Oklahoma

NO	REVISION DATE	CHKD BY

A302

JOB# 10075 DATE 11/01/2010

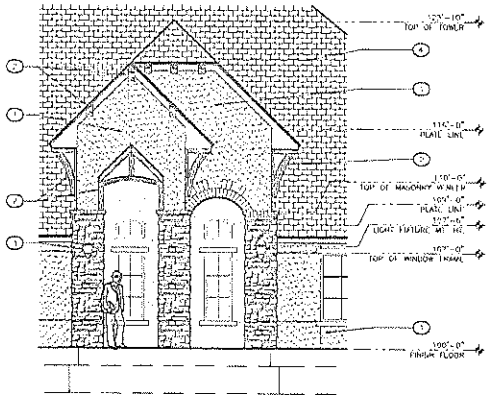
20.6

KEYNOTES:

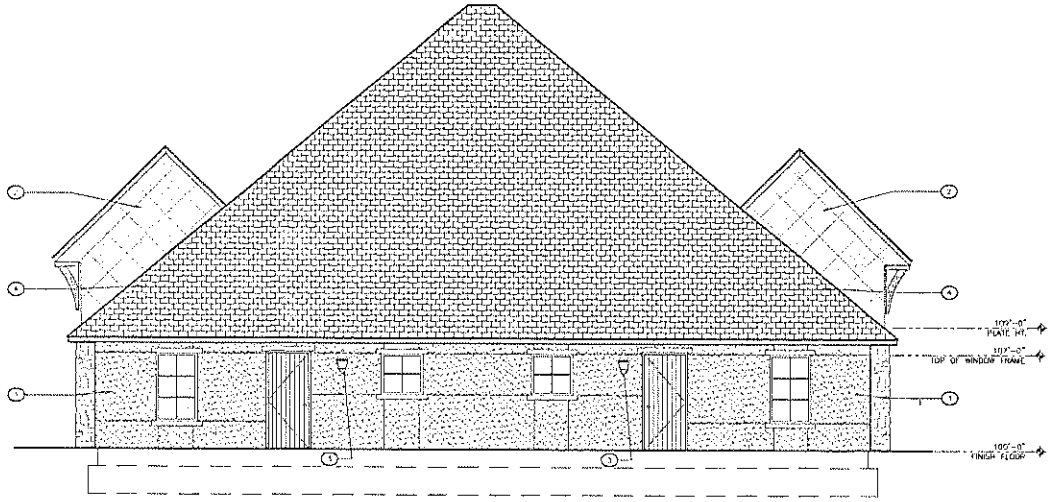
ELEVATIONS

1. MASONRY VENEER
2. DECORATIVE TIMBER
3. DECORATIVE LIGHTING
4. COMPOSITE ROOF SHINGLES
5. 4"x8" DESIGNATED AREA FOR SIGNAGE

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
ENTRY



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Design, LLC.
4100 W. Lansdale
Broken Arrow, OK
918-269-6341
wellton_bowman@yahoo.com

Crestwood Crossing

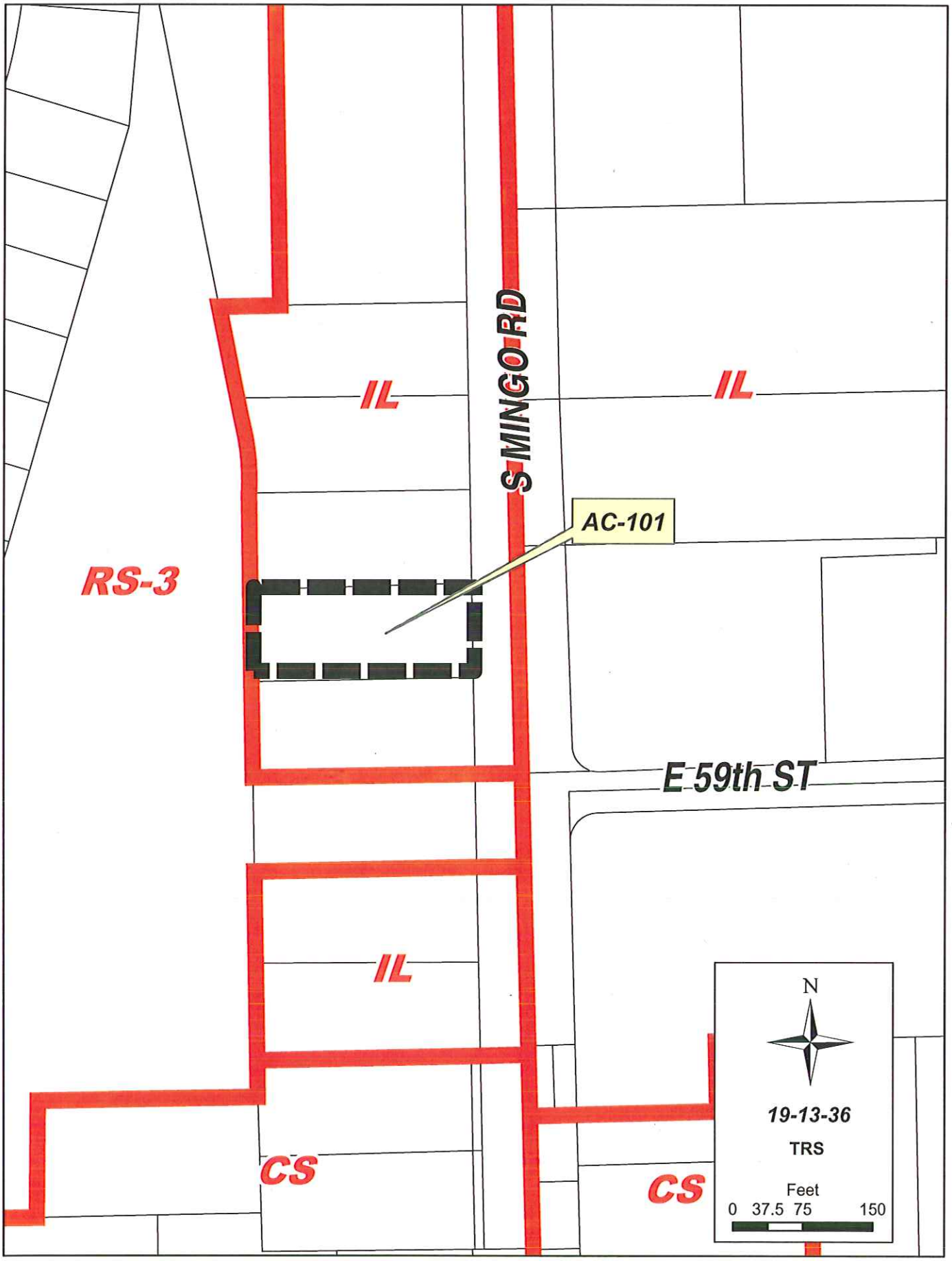
East office Building
Tulsa, Oklahoma

NO	REVISION DATE	CHKD BY

A301

JOB# 11023 DATE 11/01/2010

20.7


IL
IL
S MINGO RD
AC-101
RS-3
E 59th ST
IL
CS
CS
N
19-13-36
TRS
Feet
0 37.5 75 150

21.1

21.2

December 7, 2010

STAFF RECOMMENDATION

AC-101 Alternative Compliance Landscape Plan – North of the northwest corner of 61st Street South and South Mingo Road; Lot 6, Block 2 – Andersen Addition; TRS 19-13-36; CZM 48; Atlas 652/759; CD 7; IL.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan to locate street yard landscaping elsewhere on the site. The applicant states that the property owner was cited by the City of Tulsa for a gravel parking lot and when the parking lot was paved the contractor inadvertently paved to the right-of-way line.

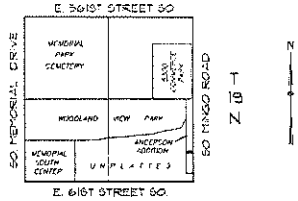
Landscape requirements state that 15% of the street yard shall be landscaped with 1 tree planted in the street yard for every 1,500 sf of street yard area. Additionally, there must be one tree planted in a landscaped area no less that 30 square feet in size for every 12 spaces provided outside of the street yard. There must also be a minimum 5' landscape strip provided along any lot line in common with a Residential District with a minimum 6' high screening wall or fence along the lot line.

The requirements for this lot would therefore be 3 trees planted in a street yard grass strip of no less than 5-feet in width and one tree planted in the parking area outside the street yard with every parking space within 50 feet of a landscaped area. The applicant proposes to keep 21% of the lot landscaped and preserve 10 mature trees on site while meeting all other requirements of the Code with the exception of the street yard. Section 1002, C-4 of the Code allows mature trees greater than 6" in caliper to be counted as two trees so technically there are 20 trees on site

Staff contends that keeping 21% of the lot landscaped and preserving 10 mature trees on site "meets or exceeds" the requirements of Chapter 10 of the Code as required for approval of an alternative compliance landscape plan. Therefore, staff recommends **APPROVAL** of AC-101.

ENGINEER:
JR DONELSON, INC.
12820 SO. MEMORIAL DRIVE
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
EMAIL: JRDON@EASYTELMAIL.COM

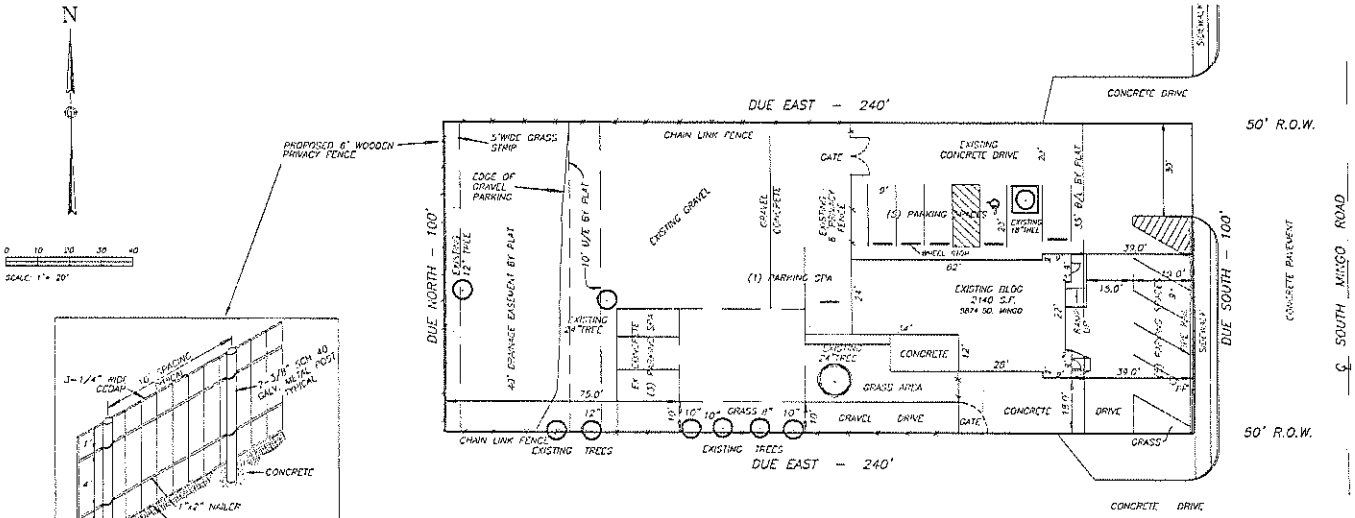
OWNER:
FREE PROPERTIES CONSTRUCTION
5874 SO. MINGO ROAD
TULSA, OKLAHOMA 74146
PHONE: 918-734-1168
FAX: 918-893-6202
CONTACT: DANNY FERGUSON
EMAIL: DANFERGUSON@COXNET

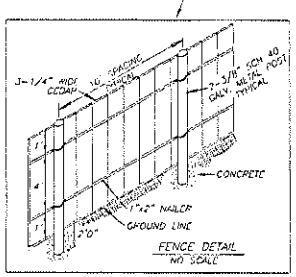


SECTION 36

LOCATION MAP

SCALE: 1"=2000'





FENCE DETAIL
NO SCALE

LEGEND

OHE	OVERHEAD ELECTRIC LINE
O.H.	OVERHEAD
U/E	UTILITY EASEMENT
B/L	BUILDING LINE
FD	FOUND
R.O.W.	ROAD RIGHT OF WAY
EXIST	EXISTING
BLDG	BUILDING
PP	POWER POLE
PG	PAGE
POB	POINT OF BEGINNING
STs	STREETS
sw	SIDEWALK
tw	TOP OF SIDEWALK
tc	TOP OF CURB
tp	TOP OF PAVEMENT
fl	FLOWLINE
1997	ADDRESS
℄	CENTERLINE
	6' PRIVACY FENCE
	CHAIN LINK FENCE
	EXISTING TREES

LEGAL DESCRIPTION OF PROPERTY:

LOT SIX (6), BLOCK TWO (2), ANDERSEN ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 1604 THEREOF.

SITE ADDRESS:

5874 SO. MINGO ROAD

LANDSCAPE DATA:

1. LANDSCAPING WILL BE IRRIGATED BY A HOSE BIB SYSTEM.
2. TOTAL LOT AREA = 24,000 SF = 0.551 ac
3. LANDSCAPE AREA = 4,940 SF = 0.113ac 21%
   21% OF THE LOT AREA WILL BE LANDSCAPED.
4. STREET YARD = 35 * 100 = 3,500 SF = 0.080 ac
   LANDSCAPED STREET YARD = 132 sf = 3.77% of STREET YARD
5. STREET YARD TREES REQUIRED = 3
   Section 1002, C-4 of the Code permits existing trees greater than 6" in caliper to be counted as 2 trees
   10 Existing trees > 6" in caliper = 20 trees
6. Parking Area Trees:
   8 parking spaces located outside of the street yard.
   1 tree required/every 12 spaces located outside of the street yard.
   10 trees provided in parking area.
7. Total trees required on site = 4
   Total trees provided = 10
   Trees provided per Section 1002, C-4 of the Code: 20

SITE DATA:

LOT SIZE	=	100'x240'
LOT AREA	=	24,000 SF
PARKING REQUIRED	=	8 SPACES
PARKING PROVIDED	=	14 SPACES
EXISTING HOUSE	=	2140 SF

BEFORE YOU DIG... CALL OKIE 1-800-522-6543

LOD NUMBER: 525408-1
APPLICATION NO: 232865
LOCATION: 5874 S. MINGO RD C
DESCRIPTION: ANDERSEN ADDITION

REGISTERED PROFESSIONAL ENGINEER CHARLES K. HOWARD 15290 STATE OF OKLAHOMA

3/10/10

CONTACT PERSON:
JR DONELSON
918-394-3030
8410 E. 111TH ST. SO.
BIXBY, OK. 74008
EMAIL: JRDON@EASYTELMAIL.COM

DATE OF PRINT:		

ANDERSEN ADDITION

CITY OF TULSA, OKLA.

PLANS & ESTIMATES PREPARED BY JR DONELSON, INC.

PLANE SCALE 1" = 20'	LANDSCAPE PLAN	APPROVED
PROFILE SCALE HORIZONTAL 1" =	RECOMMENDED	
VERTICAL 1" =	DEVELOPMENT SERVICES MANAGER	PUBLIC WORKS DIR.
FILE	DRAWING SHEET 1	DATE 8-04-2010
ATLAS PAGE NO		SHEET 1 OF 1 SHEETS

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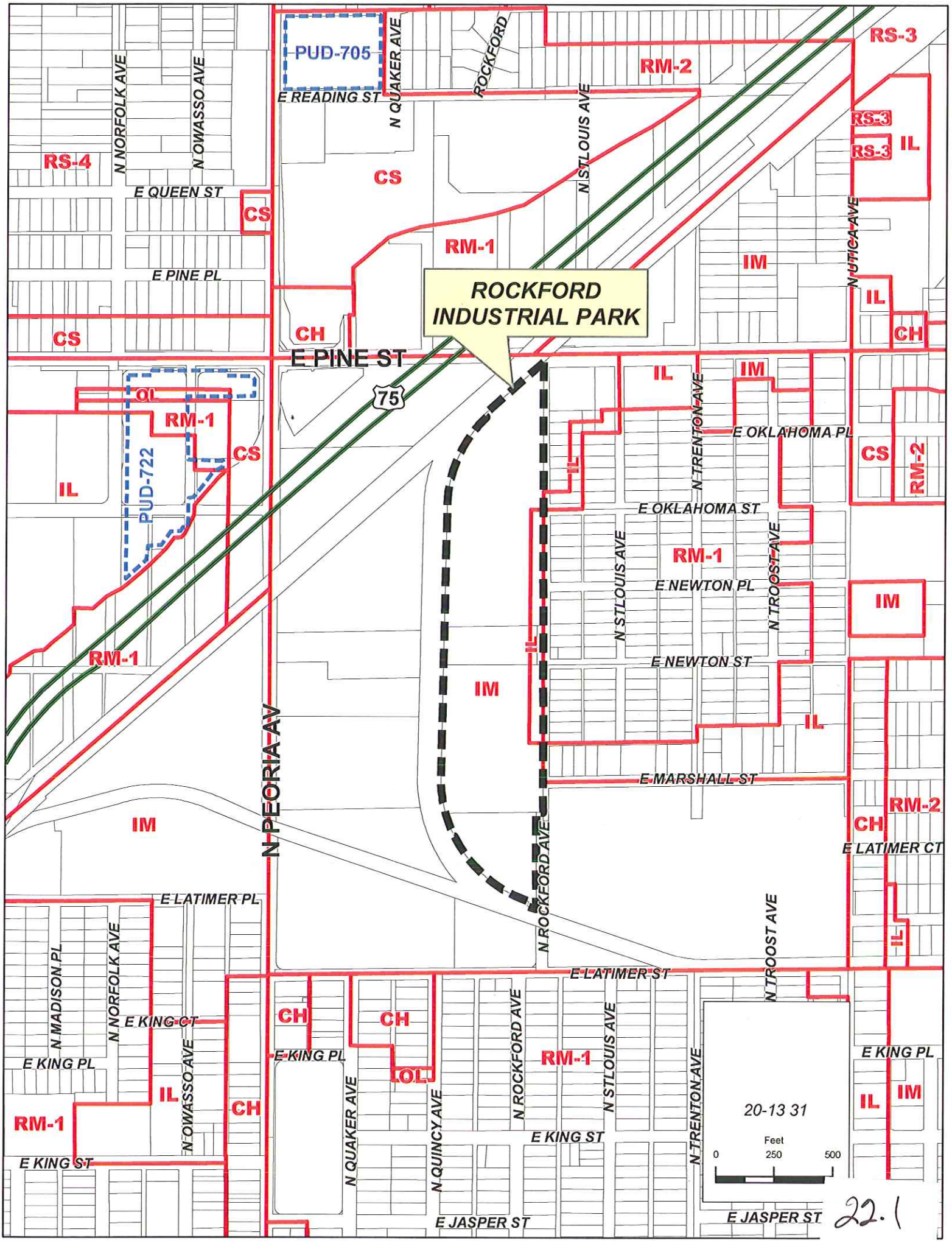
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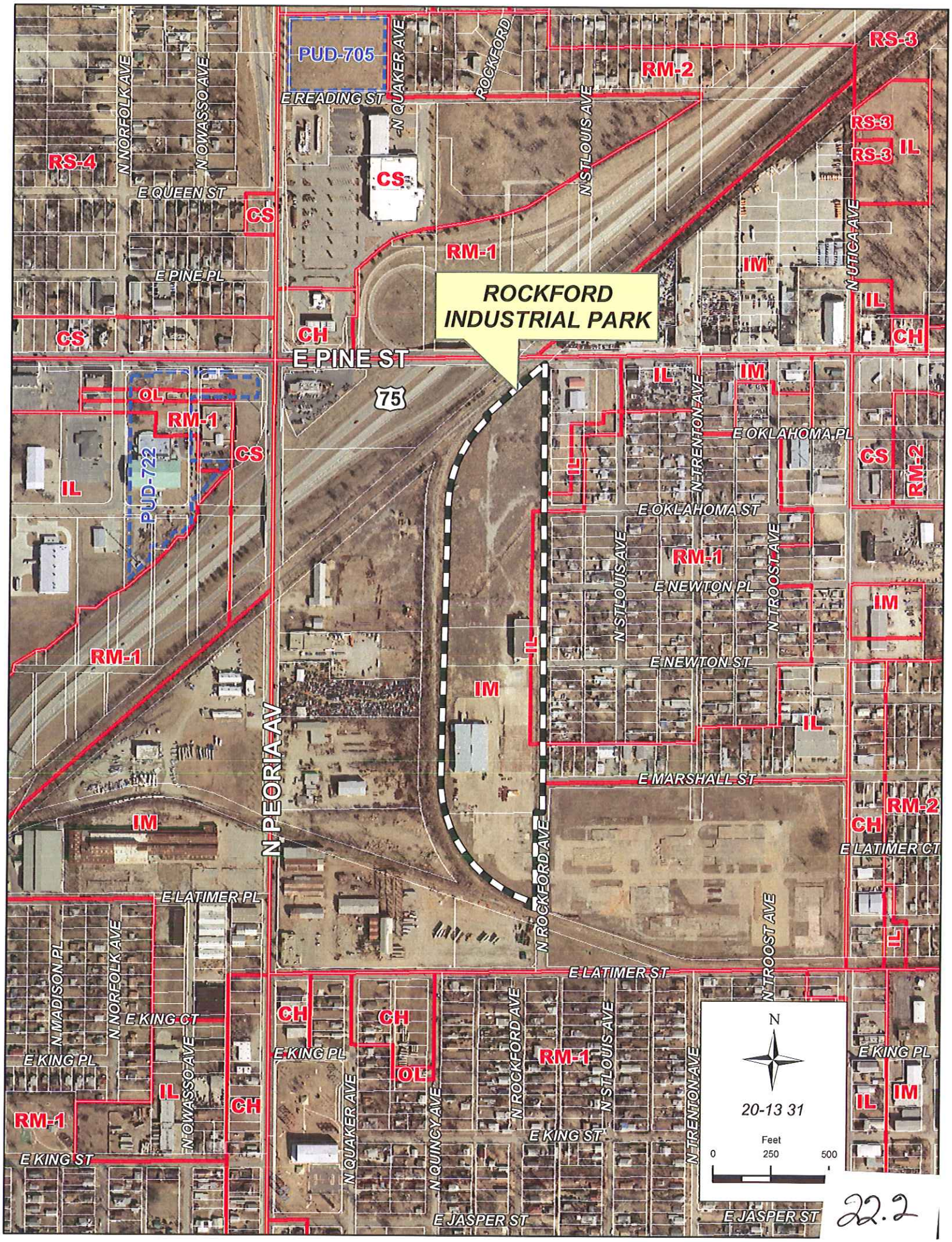
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11/21/2010

(Published in the Tulsa Daily Commerce
& Legal News,

_____, 2010.)

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 42, TULSA REVISED ORDINANCES, TITLED "THE TULSA ZONING CODE", RELATED TO RESTRICTIONS ON LAND USES WITHIN THE CITY OF TULSA; AMENDING CHAPTER 11, TITLED "PLANNED UNIT DEVELOPMENT"; AMENDING SECTION 1103 TITLED "USES PERMITTED IN PLANNED UNIT DEVELOPMENT"; AMENDING PARAGRAPH 1103.A.3, PERTAINING TO THE REALLOCATION OF USES WITHIN A PLANNED UNIT DEVELOPMENT (PUD) REGARDLESS OF GENERAL ZONING DISTRICT BOUNDARIES; PROVIDING THAT THE REALLOCATION OF USES WITHIN A PLANNED UNIT DEVELOPMENT SHALL NOT BE PERMITTED WITHIN A HISTORIC PRESERVATION (HP) DISTRICT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That Title 42, Chapter 11, Subsection 1103.A.3, Tulsa Revised Ordinances, be and the same is hereby amended to read as follows:

"SECTION 1103. USES PERMITTED IN PLANNED UNIT DEVELOPMENT

A. **Principal Uses**. The development may consist of one (1) or more of the uses permitted by right or exception within the general zoning district or districts within which the Planned Unit Development is located, provided:

1. That if any part of the Planned Unit Development is located within a residential district, the permitted uses may additionally include one (1) or more of the dwelling types contained in Use Unit 6, Single-Family Dwelling, Use Unit 7, Duplex Dwelling, Use Unit 7a, Townhouse Dwelling, Use Unit 8, Multifamily Dwelling;

2. That Use Unit 9, Manufactured Home Dwelling, shall be a permitted use only within Planned Unit Developments which are located in whole or in part in an RMH District;

3. That, except within property supplementally zoned as a Historic Preservation (HP) District, the permitted uses, whether principal or accessory uses, may be reallocated within the development irrespective of the general zoning district boundaries.

4. Outdoor advertising signs shall meet the use conditions set forth in Subsection 1221.F.

B. **Accessory Uses.** Accessory uses customarily incidental to the principal uses within the PUD shall be permitted.

1. **Accessory Commercial.** In addition to accessory uses customarily incidental to a permitted principal residential use, accessory commercial uses may be permitted within a multifamily development area, subject to the conditions enumerated in paragraph 402.B.2. Accessory commercial uses may be permitted within an office development area, irrespective of the specific office zoning classification, subject to the conditions enumerated in paragraphs 602.B.2 and 602.B.3.

2. **Signs.**

a. Signs accessory to residential uses or uses permitted by exception in residential districts shall comply with the provisions of the residential district.

Signs accessory to principal office and/or scientific research uses shall comply with the restrictions in the OL or SR zoning districts, respectively. Provided signs accessory to principal office and/or scientific research uses if located in areas with C or I underlying zoning may be permitted signage based on the standards set out in the paragraph immediately below.

Business signs, except wall signs, which are accessory to principal commercial or industrial uses shall comply with the regulations for signs in a CS District as set forth in paragraphs 1221.D.1, 1221.D.3 and 1221.D.4 and, in addition, shall comply with the provisions of paragraph 1103.B.2.b, herein. Wall signs shall not exceed an aggregate display surface area of two (2) square feet per lineal foot of the building wall to which the sign or signs are affixed.

The approving authority may impose such additional restrictions as are necessary to maximize compatibility with other neighboring uses.

b. **General Use Conditions for Business Signs.**

(1) No roof signs shall be permitted. Projecting signs, signs with movement or flashing illumination, revolving or rotating signs, signs with animation or changeable copy signs may be permitted as limited by paragraph 1221.C.2.

(2) Signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within fifty (50) feet of such a district or area. However, signs larger than three hundred (300) square feet visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within two hundred (200) feet of said district or area.

(3) Any ground sign shall maintain a minimum separation of one hundred (100) feet from any other ground sign.

(4) Ground signs and promotional business signs shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in paragraph 1221.C.5, the sign is set back one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed a height of forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted sign height shall be fifty (50) feet. No portion of the ground sign shall be within ten (10) feet of the freeway right-of-way.

(5) Only one (1) side of a double-faced sign shall be included in the computation of display surface area.

(6) Promotional business signs may be utilized in accordance with paragraph 1221.C.7.

c. **General Use Conditions for Outdoor Advertising Signs**. Outdoor advertising signs shall comply with Subsection 1221.F, provided that the approving authority may impose such additional restrictions as are necessary to maximize compatibility with neighboring uses."

Ord. Nos. 17830, 17922, 21100

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith be and the same are now expressly repealed.

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Section 4. EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof this ordinance shall take effect immediately from and after its passage, approval and publication.

ADOPTED by the Council: _____.
Date

_____
Chairman of the Council

ADOPTED as an emergency measure: _____.
Date

_____
Chairman of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____.
Date Time

Dewey F. Bartlett Jr., Mayor

By_____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: _____,
Date

at _____.
Time

_____
Mayor

(Seal)
ATTEST:

APPROVED:

_____
City Clerk

_____
City Attorney

23.4