

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2592

December 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:

Review of TMAPC Receipts for the month of November 2010

CONSENT AGENDA

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

1. **LS-20408**– Sisemore Weisz & Associates (8320) Lot-Split (CD-2)
North of the Northeast corner of South Delaware Avenue and Riverside Parkway
2. **LS-20409**– White Surveying (9419) Lot-Split (Related to LC-292) (CD-5)
East of the Southeast corner of South Mingo Road and East 31st Street South
3. **LC-292**– White Surveying (9419) Lot-Combo (Related to LS-20409) (CD-5)
East of the Southeast corner of South Mingo Road and East 31st Street South
4. **LS-20410**– Sack & Associates (8211) Lot-Split (Related to LC-293) (CD-2)
South of the Southeast corner of West 71st Street South and South Olympia Avenue
5. **LC-292**– Sack & Associates (8211) Lot-Combo (Related to LS-20410) (CD-2)
South of the Southeast corner of West 71st Street South and South Olympia Avenue
6. **PUD-513-C-1 – John Sanford/Wingate Hotel**
2854 East 51st Street South (Minor Amendment) (related to Item 7.) (CD-9)
7. **PUD-513-C – John Sanford/Wingate Hotel**
2854 East 51st Street South (Detail Site Plan) (related to Item 6.) (CD-9)
8. **Z-7008-SP-1q – Sack & Associates/Mark Capron/Tulsa Hills** **CO**
Southeast corner of the southeast corner of West 71st Street and Olympia Avenue (Corridor Minor Amendment) (CD-2)

9. **PUD-636 – Russell McDaris/Case Dev. Services** **CO/PUD**
North of the northeast corner of West 81st Street South and South Union Avenue (Detail Site Plan for a gated entry to an apartment complex as required by PUD-636.) **(CD-2)**

10. **AC-102 – HRAOK/Dwayne Wilkerson/QuikTrip**
1014 South Sheridan Road (Landscape Alternative Compliance) **(CD-4)**

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

11. **Rockford Industrial Park – (0331) Minor Subdivision Plat** **(CD 1)**
1212 North Rockford, South of Pine Street and West of North Rockford Road (Continued from 12/7/2010 and 10/20/2010)

OTHER BUSINESS

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.

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

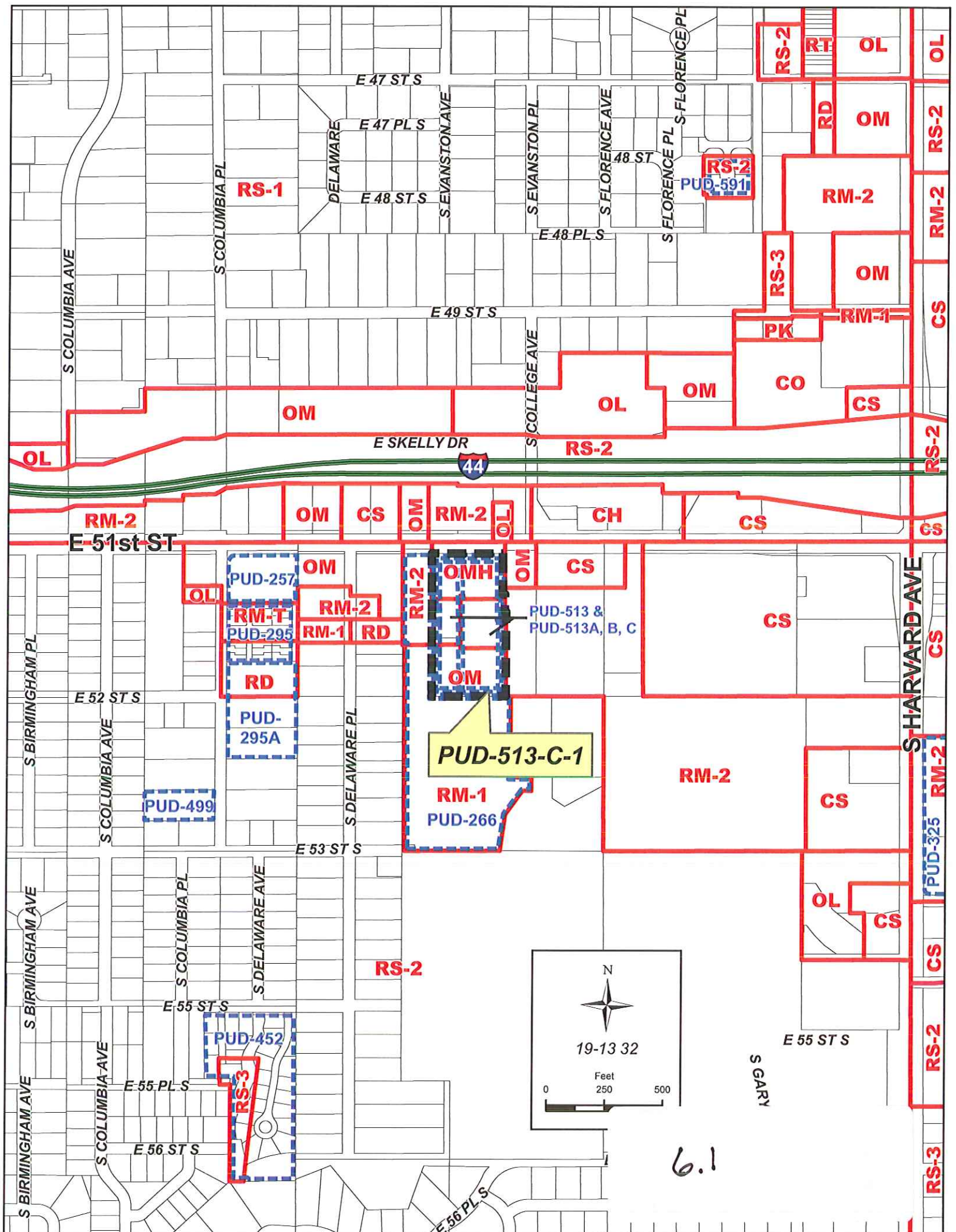
Visit our website @ www.tmapc.org

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

TMAPC Mission Statement

TMAPC RECEIPTS
Month of November 2010

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	6	\$27.50	\$27.50	\$55.00	59	\$292.00	\$292.00	\$584.00
Zoning	0	0.00	0.00	0.00	11	4,205.00	4,205.00	8,410.00
PUDs & Plan Reviews	35	2,300.00	2,300.00	4,600.00	177	11,722.50	11,722.50	23,445.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$2,327.50</u>	<u>\$2,327.50</u>	<u>\$4,655.00</u>		<u>\$16,219.50</u>	<u>\$16,219.50</u>	<u>\$32,439.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	7	\$2,237.50	\$2,237.50	\$4,475.00
Preliminary Plats	0	0.00	0.00	\$0.00	7	3,699.18	3,699.17	7,398.35
Final Plats	2	735.00	735.00	1,470.00	4	1,572.50	1,572.50	3,145.00
Plat Waivers	0	0.00	0.00	0.00	9	1,125.00	1,125.00	2,250.00
Lot Splits	7	245.50	245.50	491.00	21	913.00	913.00	1,826.00
Lot Combinations	6	300.00	300.00	600.00	26	1,300.00	1,300.00	2,600.00
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$1,280.50</u>	<u>\$1,280.50</u>	<u>\$2,561.00</u>		<u>\$10,847.18</u>	<u>\$10,847.17</u>	<u>\$21,694.35</u>
BOARDS OF ADJUSTMENT								
Fees	25	\$8,600.00	\$0.00	\$8,600.00	81	\$30,035.00	\$4,400.00	\$34,435.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
NSF Check	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$8,600.00</u>	<u>\$0.00</u>	<u>\$8,600.00</u>		<u>\$30,035.00</u>	<u>\$4,400.00</u>	<u>\$34,435.00</u>
TOTAL		\$12,208.00	\$3,608.00	\$15,816.00		\$57,101.68	\$31,466.67	\$88,568.35

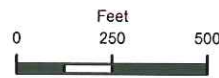




PUD-513-C-1



19-13 32



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

6.2

E 51st ST

PUD-513-C-1

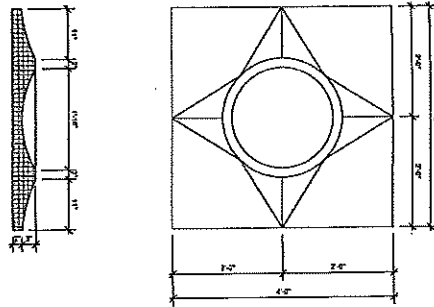


19-13 32

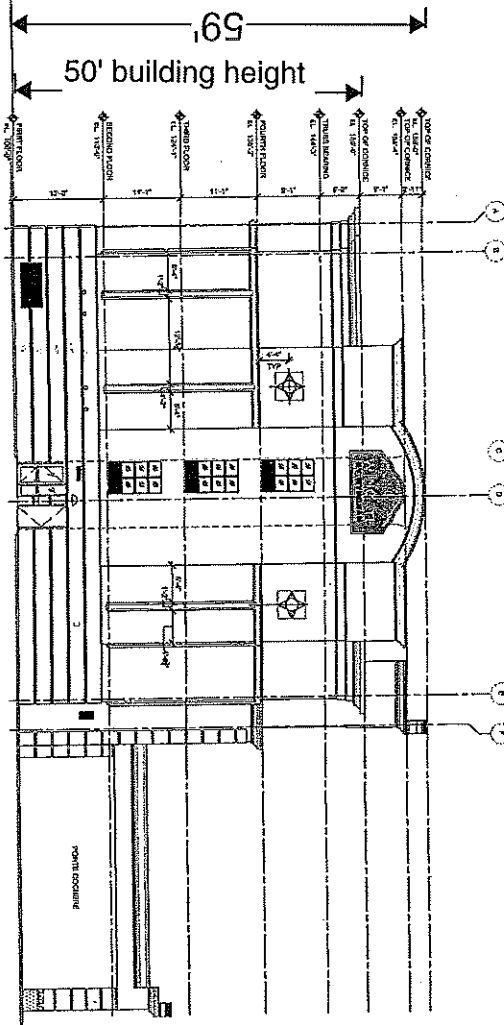
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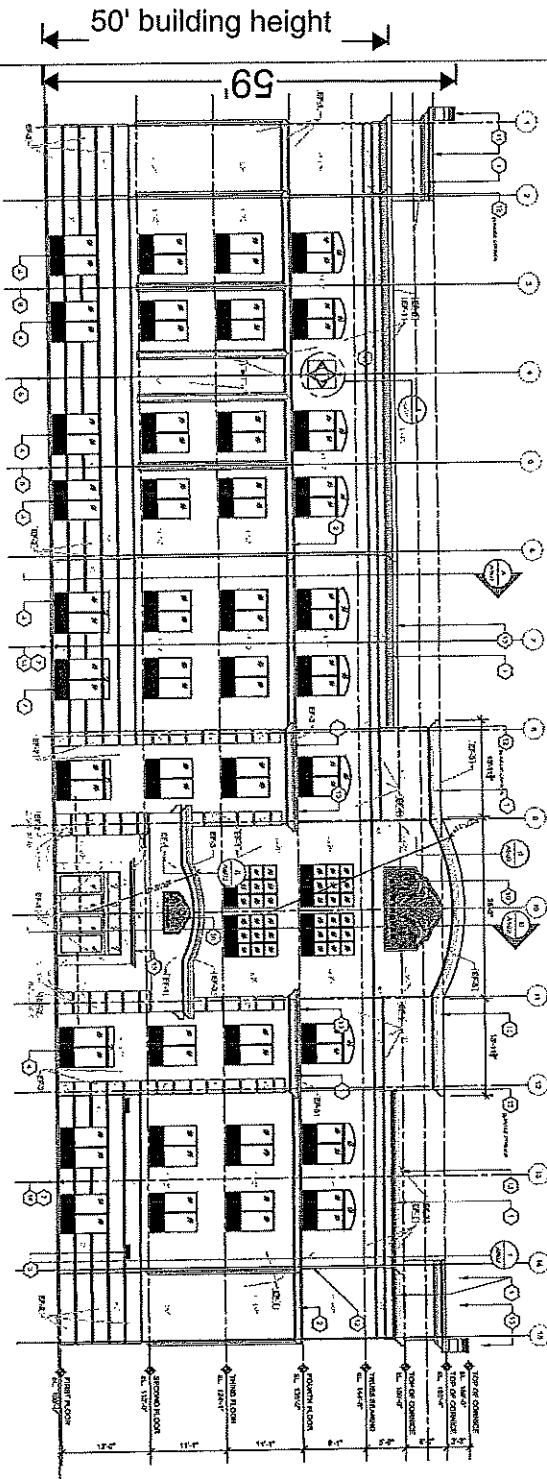
EIFS DETAILS
A
SCALE 1" = 1'-0"



2 SIDE ELEVATION
BOATH 1/8" = 1'-0"



1 FRONT ELEVATION



LEONE

Figure 2. The effect of the concentration of the initiator on the polymerization of α -methylstyrene in the presence of $\text{Cu}(\text{NO}_3)_2 \cdot 3\text{H}_2\text{O}$ at 50°C for 24 h. The concentration of α -methylstyrene was 0.5 mol/L, and the concentration of $\text{Cu}(\text{NO}_3)_2 \cdot 3\text{H}_2\text{O}$ was 0.005 mol/L.

Wetzel, N. C. and J. E. Wetzel. 1985. *Limnology*. W.B. Saunders Company, Philadelphia, Pennsylvania. 631 pp.

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CONFIDENTIAL

1. $\text{CH}_3\text{COOH} + \text{H}_2\text{O} \rightleftharpoons \text{CH}_3\text{COO}^- + \text{H}^+$

11/11/2023 10:10 AM
 11/11/2023 10:10 AM
 11/11/2023 10:10 AM

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1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

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$$a = \frac{1}{2} \left(\frac{1}{\sqrt{1 - \frac{v^2}{c^2}}} + \frac{1}{\sqrt{1 - \frac{v'^2}{c^2}}} \right)$$

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NOTES

Downloaded from <http://ajph.org/> on November 10, 2014

100

Abstract

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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Journal of Management Studies, 19(1), 67-80.

KEY NOTES

[illegible]

مجلس المدینہ منورہ

2016年4月17日 星期三 14:07:47

1. The first step is to identify the problem.

سید محمد تقی میرزا

6) $\text{C}_2\text{H}_5\text{COOH} + \text{C}_2\text{H}_5\text{COOH} \rightleftharpoons \text{C}_2\text{H}_5\text{COOC}_2\text{H}_5 + \text{H}_2\text{O}$

For - 60% , reference is

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Figure 1. Schematic diagram of the experimental setup.

2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832

$\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 $\frac{1}{4} \times \frac{1}{4} = \frac{1}{16}$
 $\frac{1}{16} \times \frac{1}{16} = \frac{1}{256}$

1945-1946

1997-1998

Figure 1

Figure 1

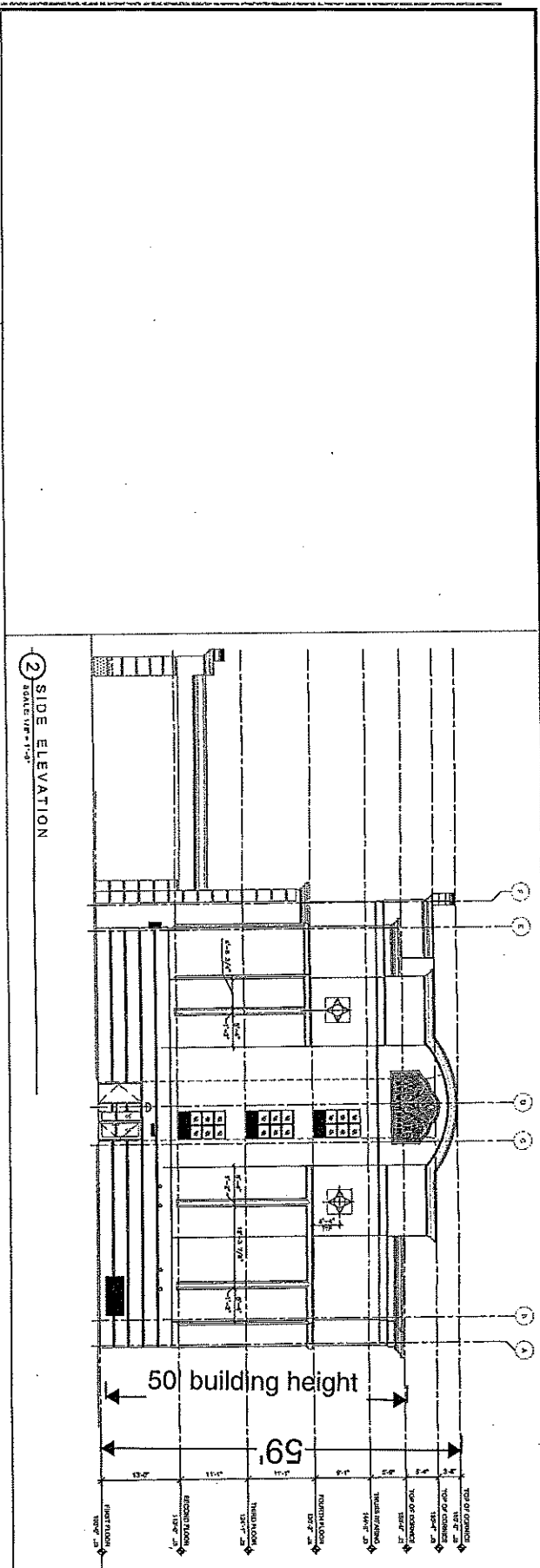
A201

WINGATE
TULSA, OKLAHOMA
LOCATION #TBD



JOHN SANFORD ARCHITECT
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jsanford@aol.com

6.4



6.5

December 15, 2010

STAFF RECOMMENDATION

PUD-513-C: Detail Site Plan – West of the Southwest corner of 51st Street South and South Harvard Ave.; Lots 1-4 and Lot 7, Block 1 – Storage Station Amended – Re-subdivision of L1-5, B1 Storage Station; TRS 19-13-32; CZM 47; Atlas 470; CD 9; OM/OMH/RM-1/PUD.

The applicant is requesting a minor amendment to allow unoccupied architectural features up to 65 feet in height. Maximum building height permitted in PUD-513-C is 50 feet. There is no residentially used property adjacent to this PUD.

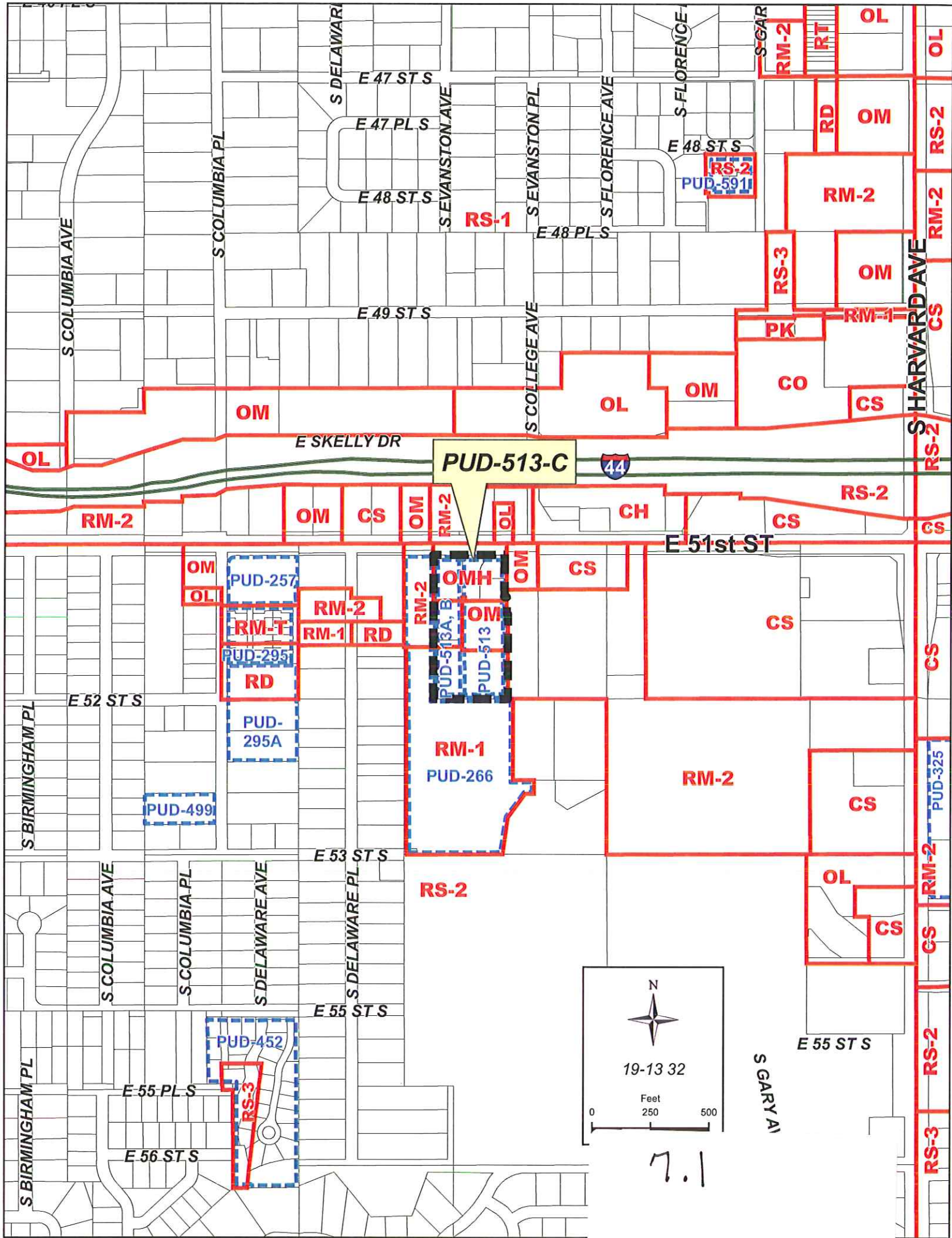
Please refer to Exhibits A and B. The actual building height of the hotel is 50' with the three unoccupied architectural features reaching a height of 59 feet above grade. The request to allow the features to reach 65 feet gives some flexibility considering the grading work that will be done on the site.

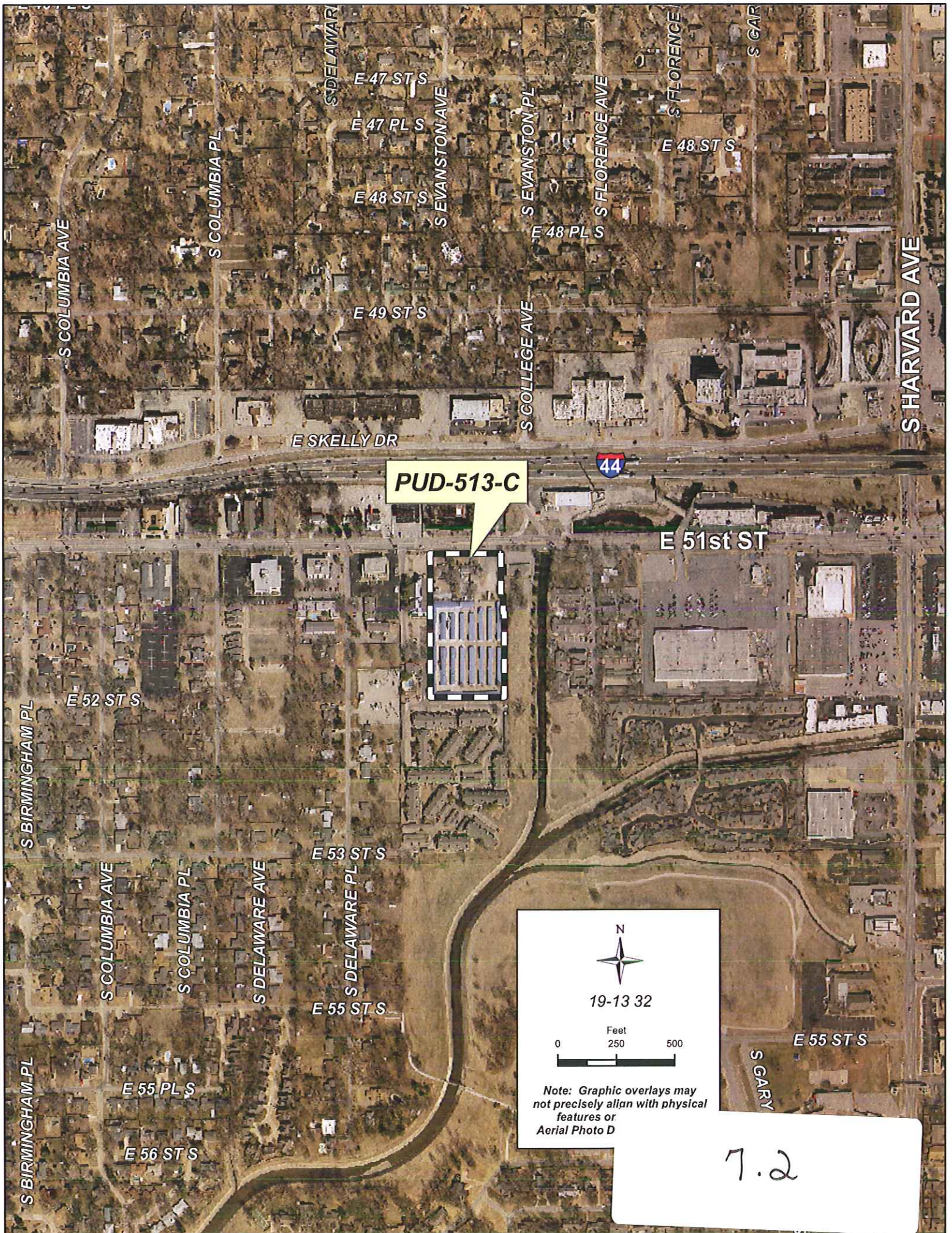
Section 208 of the Zoning Code permits unoccupied features to reach heights up to 20 feet above the height of the building. This includes chimneys, elevators, equipment penthouses, monitors, cooling towers and ventilators. Other building elements such as belfries, clock towers, cupolas, domes, flag poles and spires are allowed up to 150% of the building's height. These unoccupied features will be approximately 9 feet over the height of the building and 18% over the building height.

Staff contends allowing the increase in the height of the architectural features will not substantially alter the development plan, the approved PUD standards, or the character of the development. Therefore staff recommends **APPROVAL** of minor amendment PUD-513-C-1.

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

6.6





PUD-513-C



19-13 32

0 250 500
Feet

Note: Graphic overlays may not precisely align with physical features or Aerial Photo D

7.2

December 15, 2010

STAFF RECOMMENDATION

PUD-513-C: Detail Site Plan – West of the Southwest corner of 51st Street South and South Harvard Ave.; Lots 1-4 and Lot 7, Block 1 – Storage Station Amended – Re-subdivision of L1-5, B1 Storage Station; TRS 19-13-32; CZM 47; Atlas 470; CD 9; OM/OMH/RM-1/PUD.

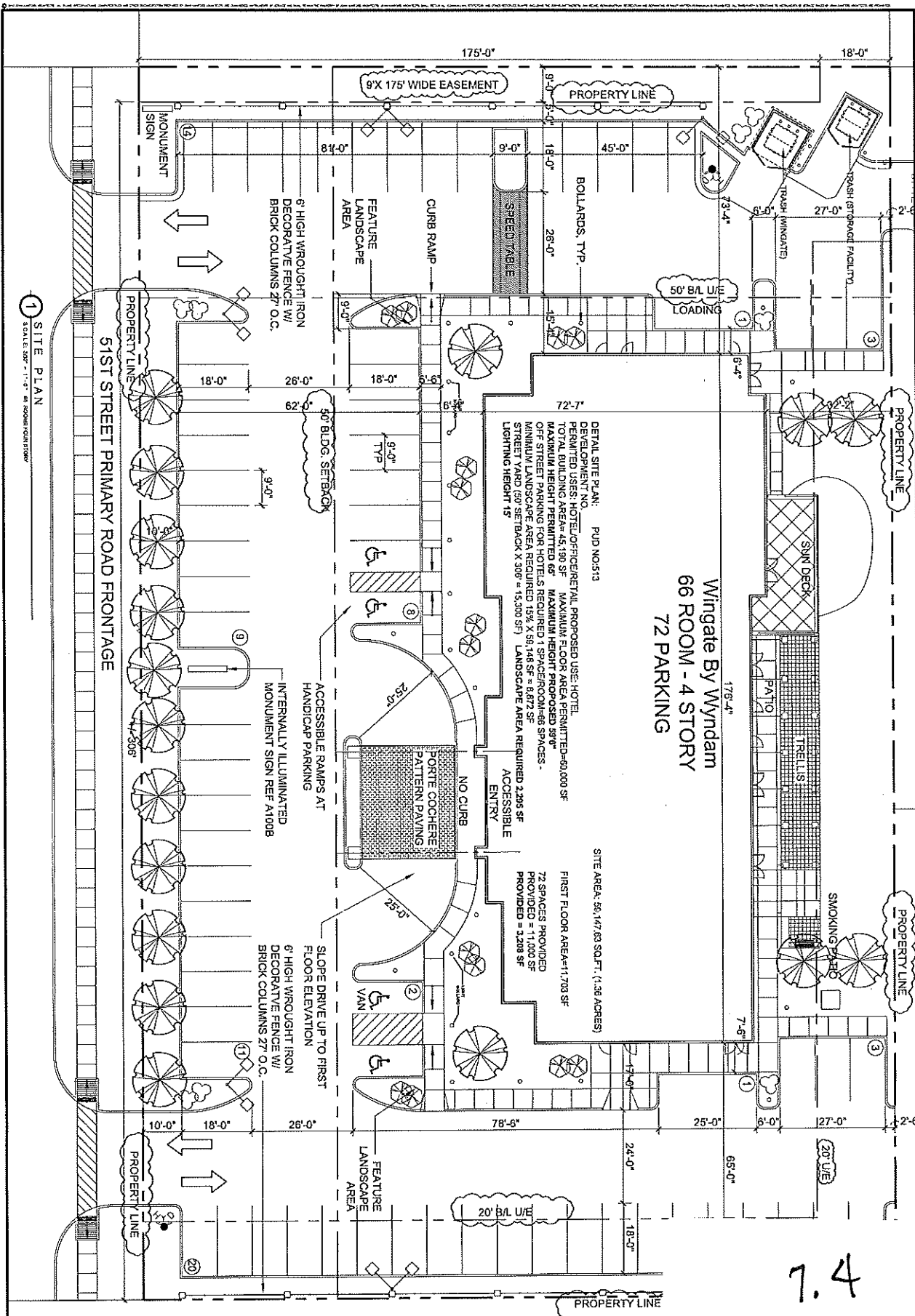
The applicant is requesting approval of a detail site plan for a 45,190 square foot (sf), 4 story hotel. The proposed use, hotel and motel within Use Unit 19 – Hotel, Motel and Recreation Facilities is a permitted use in PUD-513-C. Associated with this detail site plan review is minor amendment PUD-513-C-1, also appearing on the December 15th 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 51st Street. 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 including building mounted will be limited to 15-feet per PUD limitations for exterior lighting. Lighting will be directed down and away from adjoining properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level at the perimeter of the PUD. A trash enclosure will be provided and sidewalks will be provided along 51st Street if not existing as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for PUD-513-C.

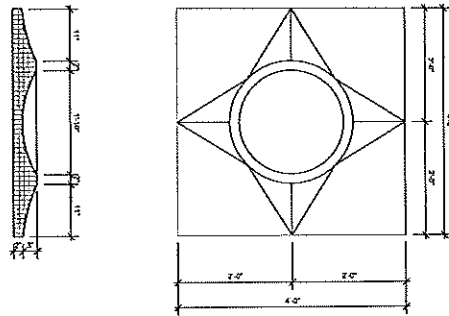
7.3

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

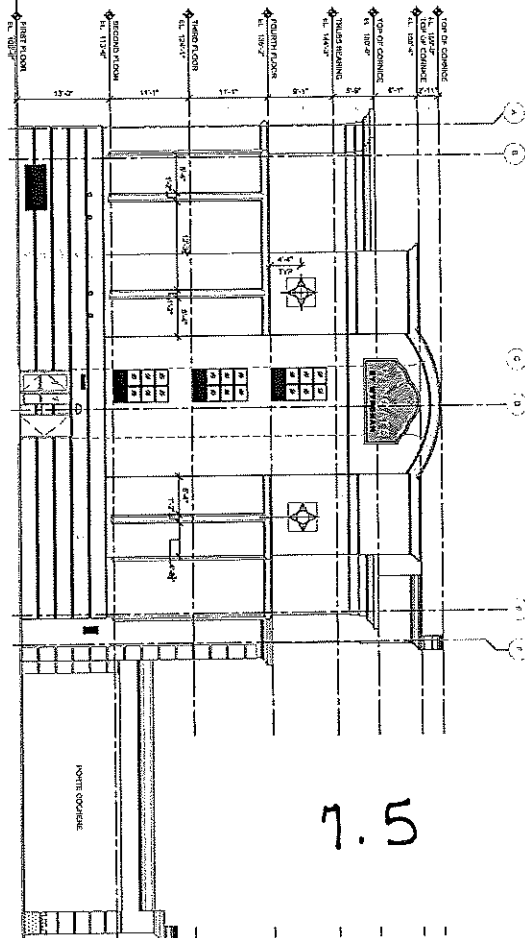


7.4

A EIFS DETAILS SCALE: 1/4" = 1'-0"

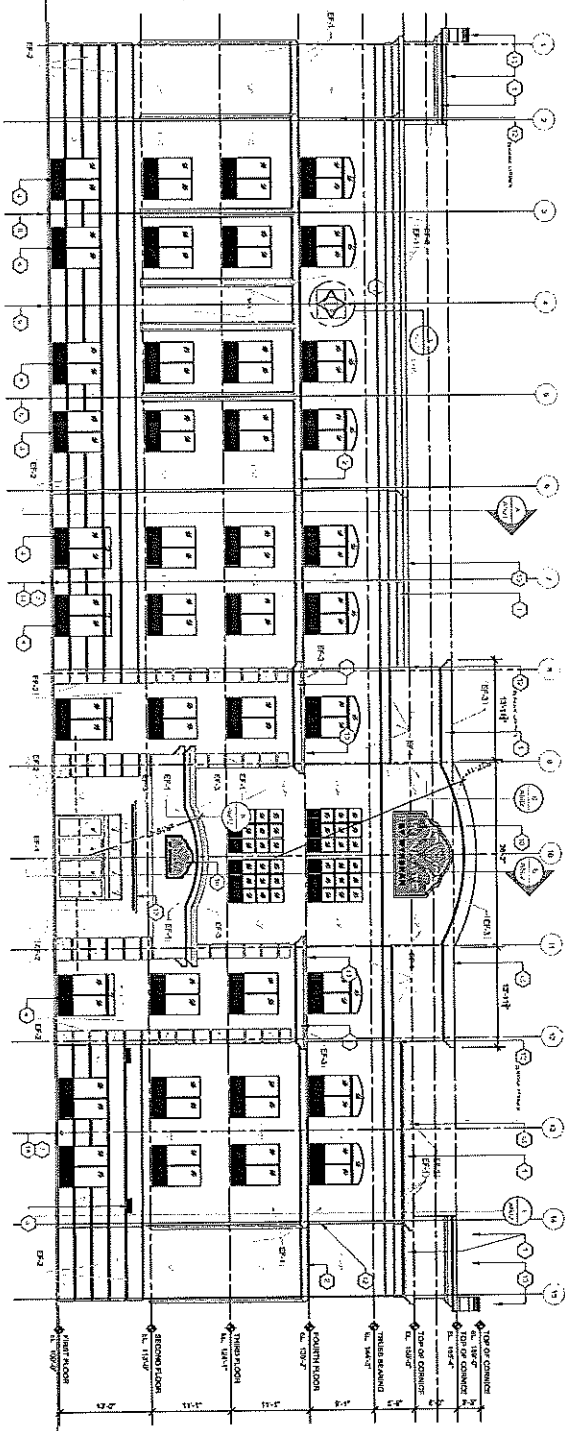


2 SIDE ELEVATION SCALE: 1/8" = 1'-0"



7.5

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



A201
SHEET

WINGATE
TULSA, OKLAHOMA
LOCATION #180



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LEGEND

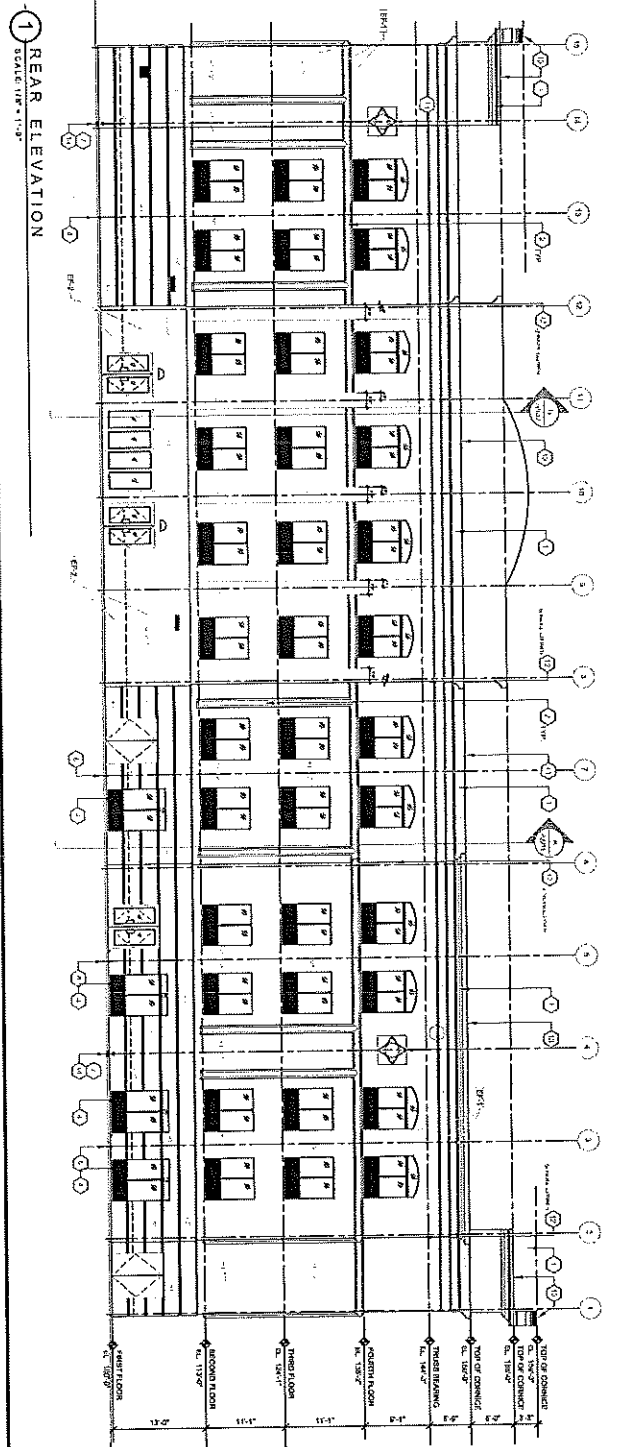
1. FINISHES
2. MATERIALS
3. NOTES

NOTES

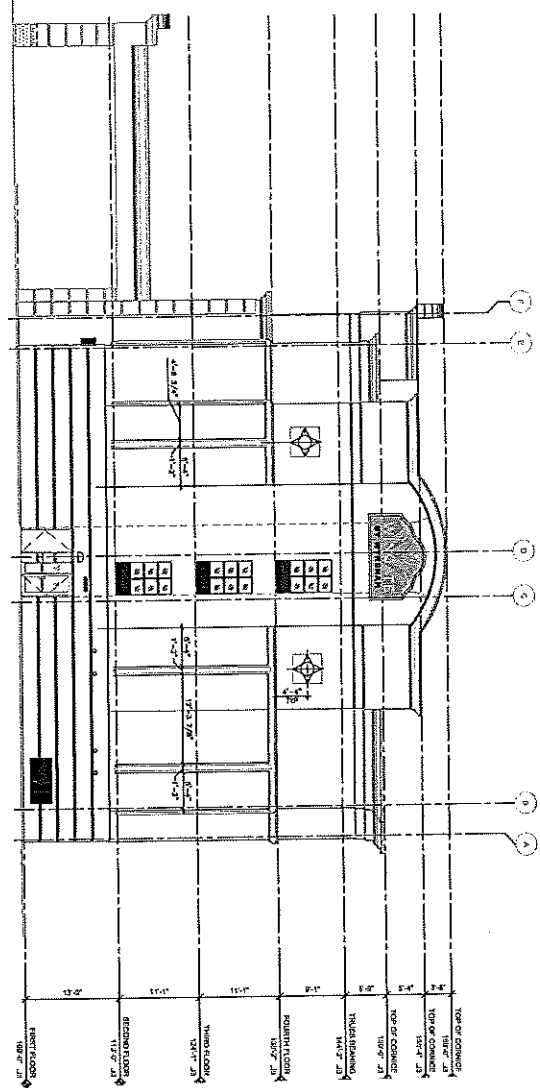
1. ALL FINISHES TO BE AS SHOWN ON THE DRAWING.
2. ALL MATERIALS TO BE AS SHOWN ON THE DRAWING.
3. ALL NOTES TO BE AS SHOWN ON THE DRAWING.

NOTES

1. ALL FINISHES TO BE AS SHOWN ON THE DRAWING.
2. ALL MATERIALS TO BE AS SHOWN ON THE DRAWING.
3. ALL NOTES TO BE AS SHOWN ON THE DRAWING.



2 SIDE ELEVATION
SCALE 1/8" = 1'-0"



REVISIONS

NO.	DATE	DESCRIPTION
1	11-15-11	ISSUED FOR PERMIT

SHEET

A202

EXTENSION

ELEVATIONS

WINGATE
TULSA, OKLAHOMA
LOCATION # TBD

WINGATE BY WYNDHAM



7.6

CS

RM-0

RS-3
PUD-738

Z-7008-SP-1q

AG

AG

CO

CO

PUD-636

75

S OLYMPIA AVE

TULSA HILLS DR

S INDIAN AVE

W 77 ST S

W 77 PLS

W 78 ST S

RS-3

W 78 PLS

W 79 ST S

W 80 ST S

W 81 ST

8.1



18-12 11

0 Feet 250 500

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PUD-765

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18-12 11

0 Feet 250 500

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

W 81 ST S

8.2

December 15, 2010

STAFF RECOMMENDATION

Z-7008-SP-1q: Corridor Plan Minor Amendment – South of the southeast corner of West 71st Street South; Lots 5 and 6, Block 2 – Tulsa Hills; TRS 18-12-11; CZM 51; CD 2; CO.

The applicant is requesting a minor amendment to permit a lot split and lot combination requiring a reallocation of existing floor area. With the split and combination is the creation of a new "out-parcel". There is no request to increase the permitted floor area on any of the lots.

Specifically, the applicant is proposing to split 3,162 square feet (sf) from Lot 5, Block 2 and 38,583 sf from Lot 6, Block 2 and combine the parcels to create new Tract 6A as seen on Exhibit A. 10,000 sf of existing floor area will be allocated from Lot 6 to new Tract 6A with no change in permitted floor area for the over-all development area or increase in floor-to-area ratio (FAR). There is no impact expected to adjacent properties as the newly created lot will be adjacent to Olympia Avenue. Floor area is being allocated as follows:

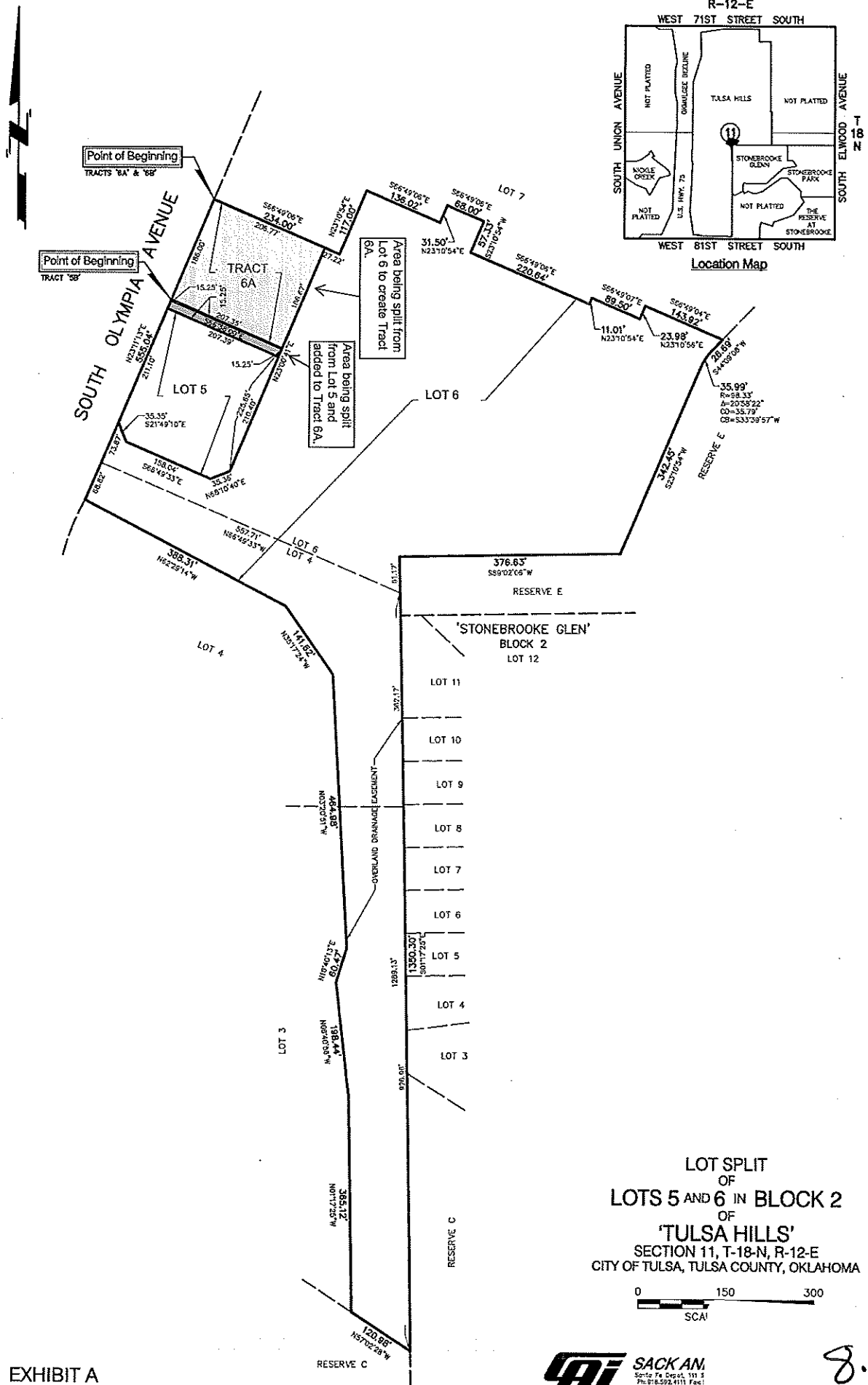
LOT	Lot Area	Existing Allocation	FAR
5	51,513 sf	9,500 sf	.18
6	508,290	110,000 sf	.21
Total:	559,803	119,500 sf	.21

LOT	Lot Area	New Allocation	FAR
5	48,351	9,500 sf	.19
6	469,707	100,000 sf	.21
Tract 6A	41,745	10,000	.23
Total:	559,803	119,500 sf	.21

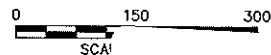
All three lots will remain under the .25 FAR approved for the development area. Staff contends the minor amendment does not represent a significant departure from the approved Corridor Site Plan and recommends **APPROVAL** of minor amendment Z-7008-SP-1q.

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

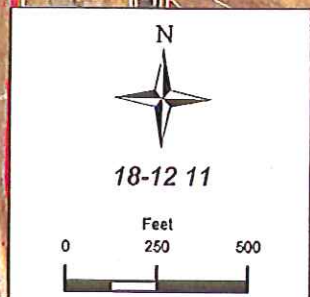
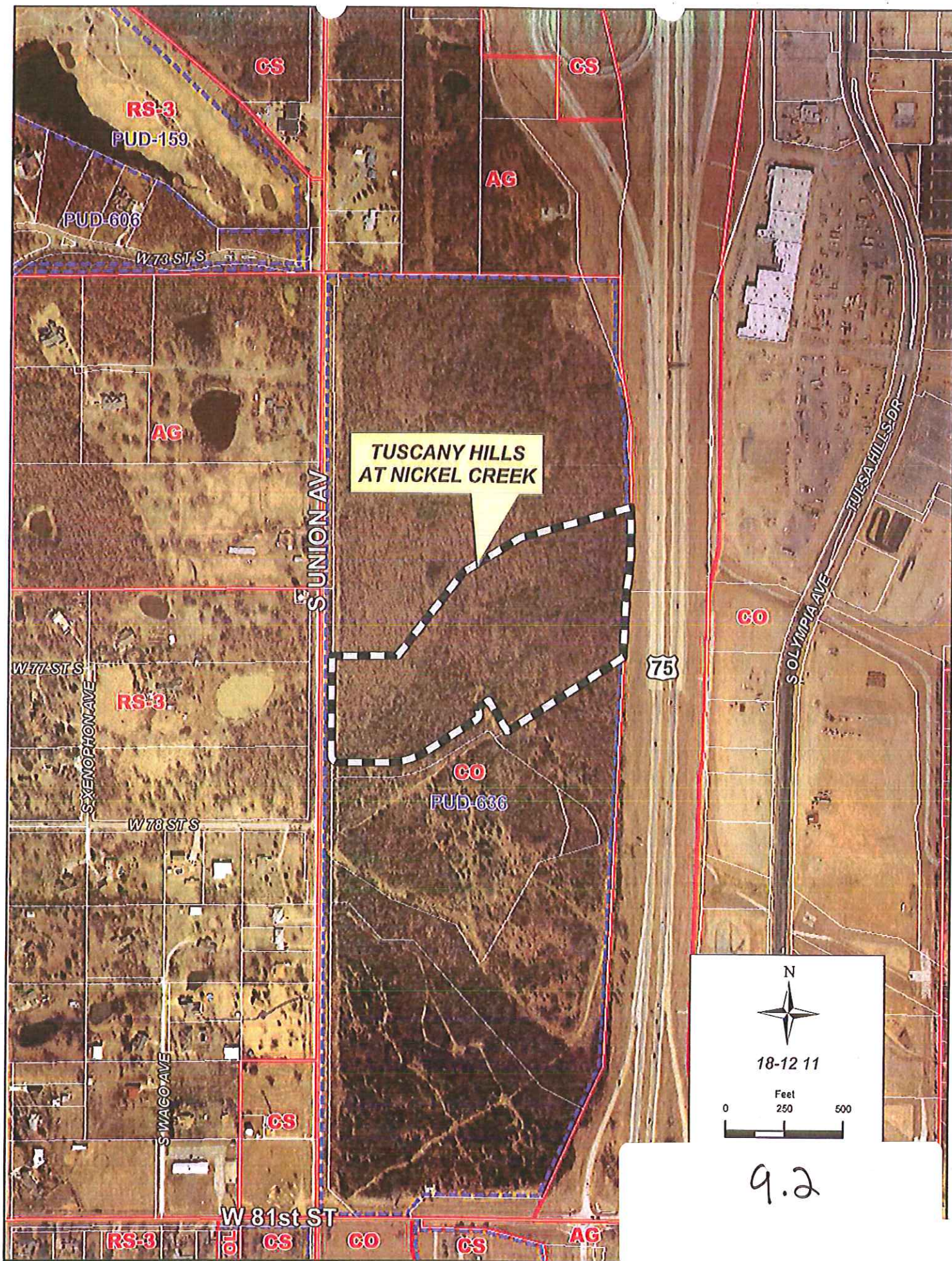
8.3



LOT SPLIT
OF
LOTS 5 AND 6 IN BLOCK 2
OF
'TULSA HILLS'
SECTION 11, T-18-N, R-12-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



8.4



9.2

December 15, 2010

STAFF RECOMMENDATION

PUD-636: Detail Site Plan – North of the Northeast corner of West 81st Street South and South union Avenue; TRS 18-12-10; CZM 51; CD 2; CO/PUD.

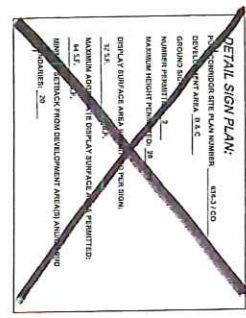
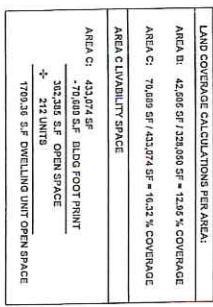
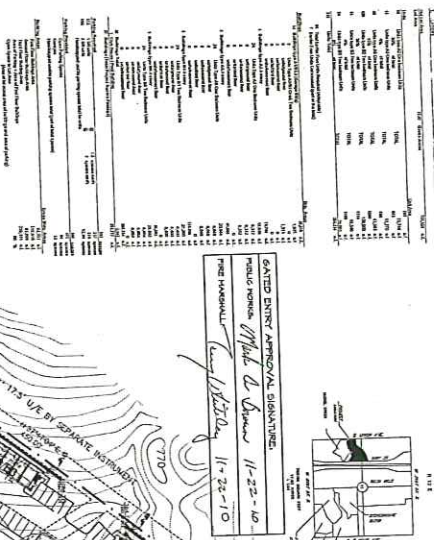
The applicant is requesting approval of a detail site plan for a gated entry to an apartment complex as required by PUD-636.

The gated entry meets all applicable setback and height requirements for fences/walls/gates and has received approval of the City of Tulsa Fire Marshal and Traffic Engineer as required by PUD-636.

Staff recommends **APPROVAL** of the detail site plan for the gated entry for PUD-636/Tuscany Hills at Nickel Creek.

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

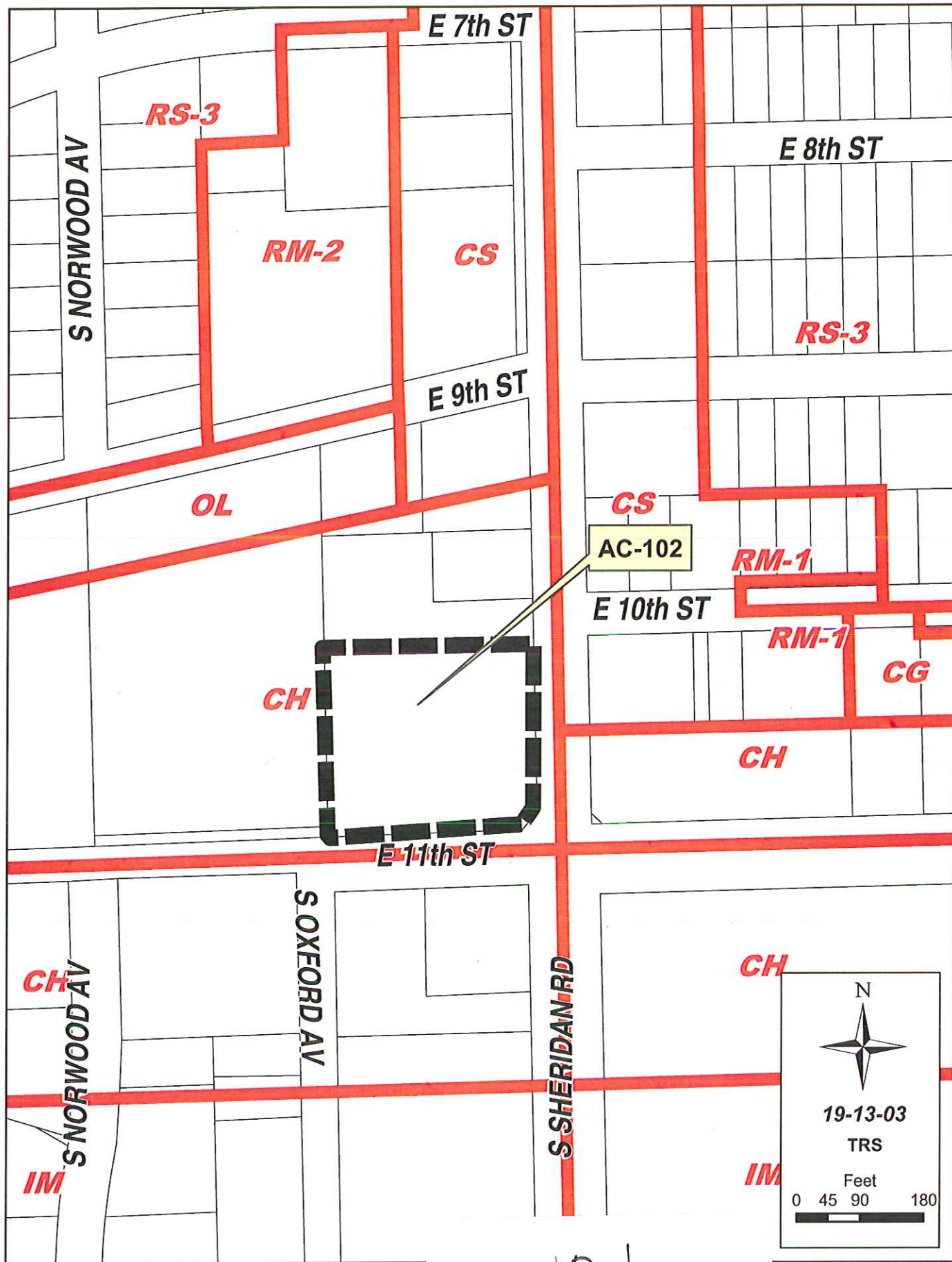
9.3

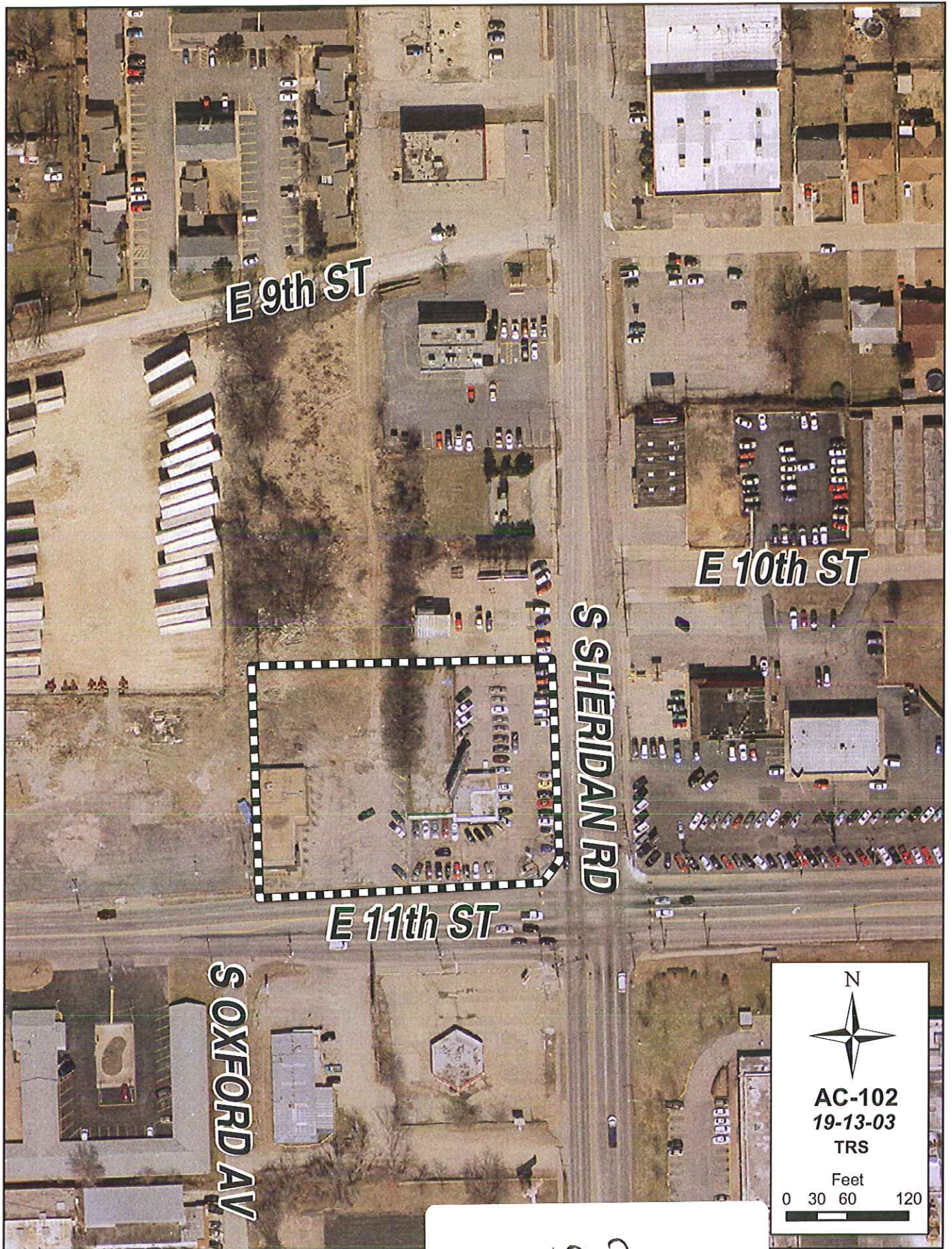


Area Name	Area	DOT Acres Allowed	DU per Acre Allowed	DU per Acre Required
Area A	7.531	20	150.00	16.4
Area B	2.047	20	228.00	21.7
Area C		215.28		215

** DENSITY ESTABLISHED BY MINOR AMENDMENT RD 1 (7/16/93)

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AC-102
19-13-03
TRS

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December 15, 2010

STAFF RECOMMENDATION

AC-102

Alternative Compliance Landscape Plan – Northwest corner of 11th Street South and South Sheridan Road; Part of Lot 1, Block 60 – Glenhaven; TRS 19-13-03; CZM 38; Atlas 233; CD 4; CH.

The applicant is requesting approval of an alternative compliance landscape plan for construction of a new QuikTrip® (QT) store. The proposed plan does not meet the technical requirements of Chapter 10 since parking spaces in front of the store are not within 50' of a landscaped area.

Referring to attached sheet L100, the parking spaces which are not within 50' of a required landscaped area are typical of most QT Stores given the long, rectangular shape of the building in relationship to the square nature of their lots. To compensate the applicant is proposing a 13.5-foot to approximately 28-foot wide green belt surrounding the perimeter of the site with five extra trees planted in the street yards. Planting beds are proposed for the south, southeast and northeast corners of the site. The landscape beds will be excessively planted with Crimson Pygmy Barberry and Needle Point Holly miniature evergreen trees.

While the proposed plan does not meet the technical requirements of Chapter 10 staff feels the plan is a vast improvement over existing conditions. Additionally, by providing the extensive green-belt area surrounding the site with extra trees and planting beds, the proposed plan exceeds the technical requirements of Chapter 10. Therefore, staff recommends **APPROVAL** of alternative compliance landscape plan AC-102.

Landmarks Schedule				
REF	OBJECT	Location (Address, City, County)	Location (City, County)	Comments
0	General Public Assembly	1. 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 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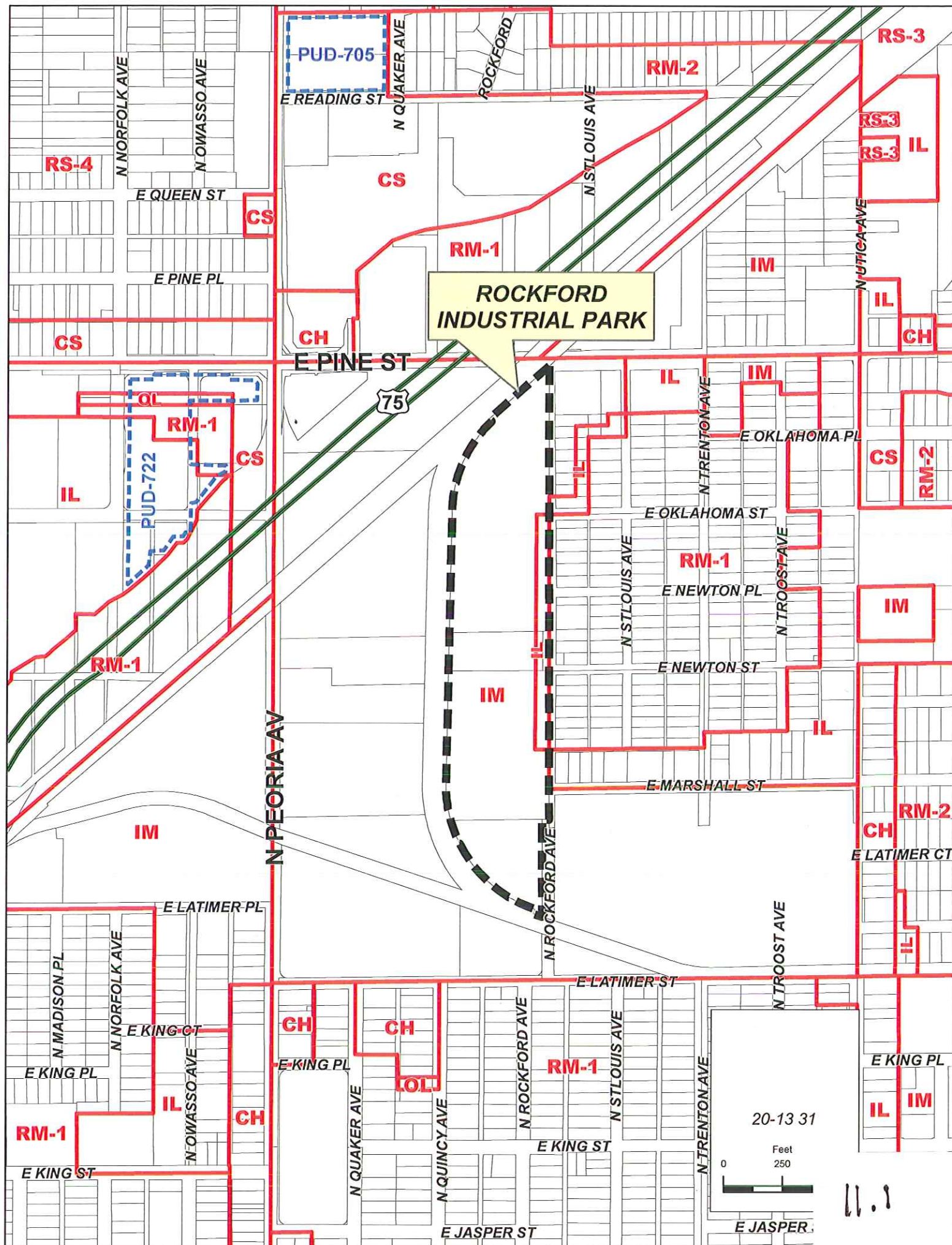


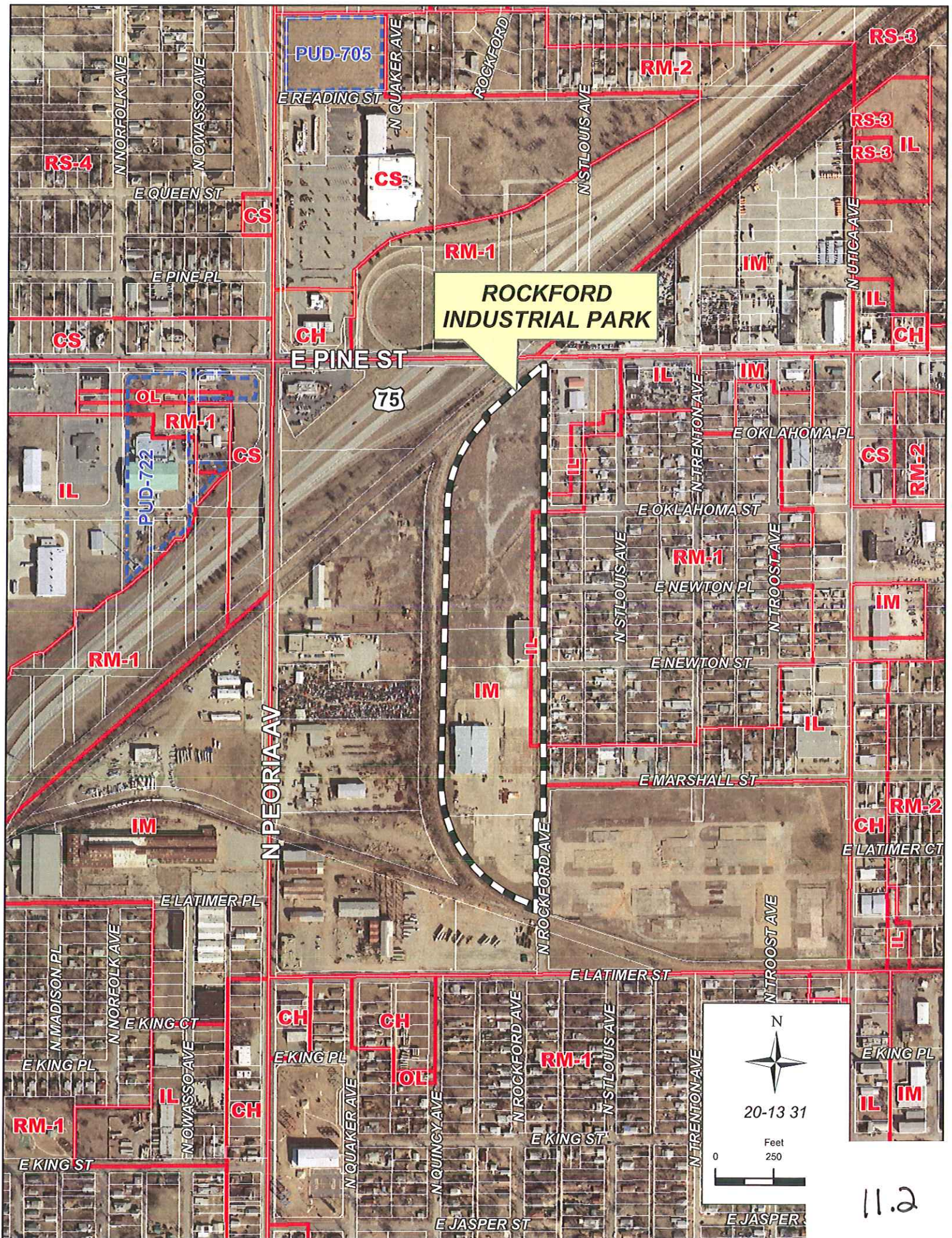
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QuikTrip No. 0014

1014 S. SHERIDAN RD.
TULSA, OKLAHOMA

10.4





**ROCKFORD INDUSTRIAL PARK
LAND USE: TOWN CENTER**

Land Use Plan Categories

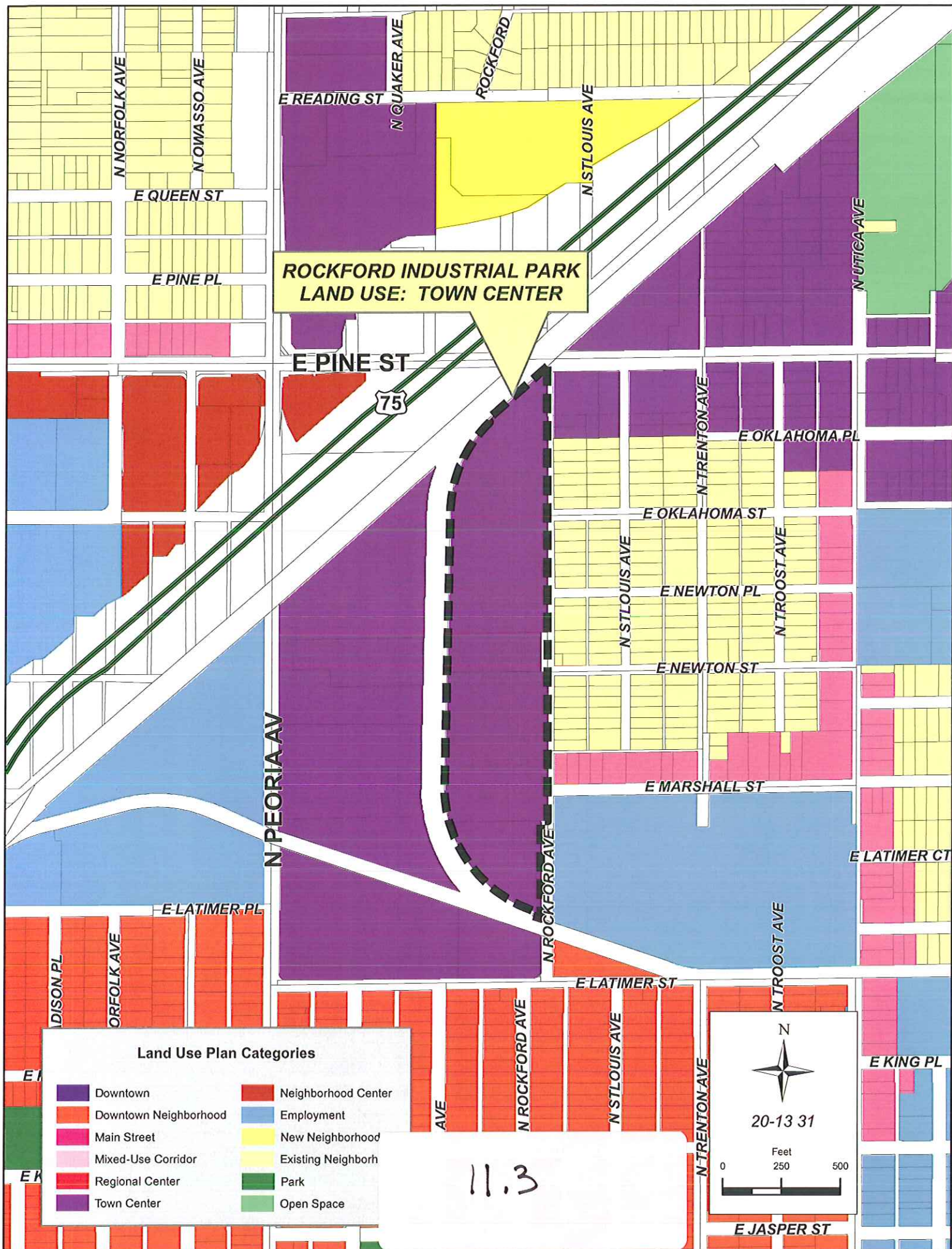
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|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborbh |
|  Regional Center |  Park |
|  Town Center |  Open Space |

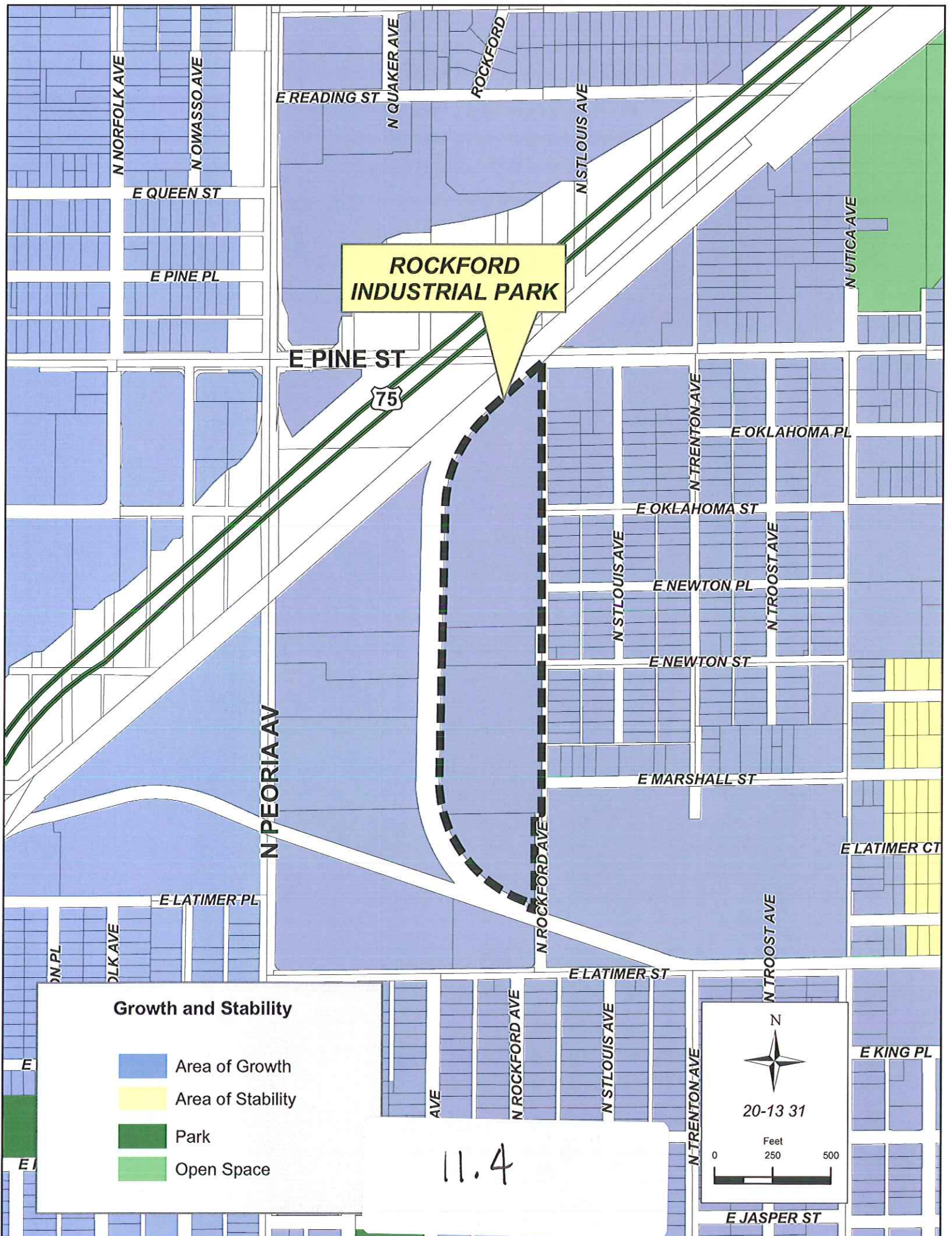


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11.3





MINOR SUBDIVISION PLAT

Rockford Industrial Park - (0331) (CD 3)

1212 North Rockford, South of Pine Street and West of North Rockford Road

This plat consists of 1 Lot, 1 Block, on 19.48 acres.

The following issues were discussed September 16, 2010 and November 18, 2010 (revised), at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IM (industrial medium) and IL (industrial light).
2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** The west edge of the Overland Drainage Easement should be extended to the west edge of the maintenance access easement, and the label and leaders for the 20 foot maintenance access easement should be removed. This just leaves an overland drainage easement which includes the required additional 20 feet for maintenance access.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Standard language is required for covenants. PSO needs easement issues resolved for existing lines on site.
7. **Other: Fire:** No comment. **GIS:** Please make note on the face of the plat of any benchmarks and the size, location, description and identification of all monuments to be set or found in making the survey, shown to assure the re-establishment of any point or line of the survey. Submit a subdivision control data form.

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

11.5

Waivers of Subdivision Regulations:

1. A sidewalk waiver is 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.

Rockford Industrial Park LLC

November 30, 2010

Tulsa Metropolitan Area Planning Commission
Two West 2nd Street
Suite 800
Tulsa, Oklahoma 74103-4236

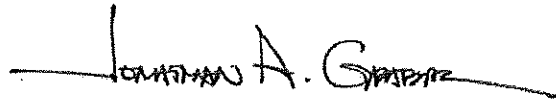
RE: Plat Application Rockford Industrial Park

To whom it may concern,

Please allow this letter to serve as a formal request that the sidewalk construction requirement for the reference plat along North Rockford Avenue be terminated at East Oklahoma Street. The reason for this request is that North Rockford Avenue terminates at the intersection of East Oklahoma Street and does not continue north to East Pine Street. If the sidewalk were constructed north of East Oklahoma Street at this time the sidewalk would be in an open field. Rockford Industrial Park LLC will commit however to schedule sidewalk construction north of East Oklahoma Street when and if North Rockford Avenue is extended to East Pine Street. The enclosed photos are illustrative of the termination of North Rockford Avenue at East Oklahoma Street.

Should you have any questions with respect to this matter please do not hesitate to contact me. Thank you in advance for your assistance in this matter.

Yours very truly,

A handwritten signature in black ink, appearing to read "Jonathan A. Graber", with a horizontal line extending to the left and a small flourish at the end.

Jonathan A. Graber,
Manager
Rockford Industrial Park LLC

Fernandez, Diane

From: Jonathan Graber [Graber@century-geo.com]
Sent: Tuesday, November 30, 2010 4:40 PM
To: Fernandez, Diane
Cc: JR Donelson
Subject: Photos North Rockford Avenue
Attachments: P1010878.JPG; P1010879.JPG; P1010851.JPG; P1010866.JPG

Diane, please see attached photos showing north Rockford terminating at East Oklahoma street. Someone has stolen the actual street sign, but the photos are taken on Rockford looking north and you can see that the street does not continue. Thanks

Jonathan A. Graber, Esq.
General Counsel
Century Geophysical Corporation
1223 South 71st East Avenue
Tulsa, Oklahoma 74112
Telephone: 918.838.9811x116
Facsimile: 918.838.1532
Mobile: 918.645.3510
Graber@century-geo.com



www.century-geo.com

A division of Wildcat Pike Corporation

11.9

12/8/2010



11.10



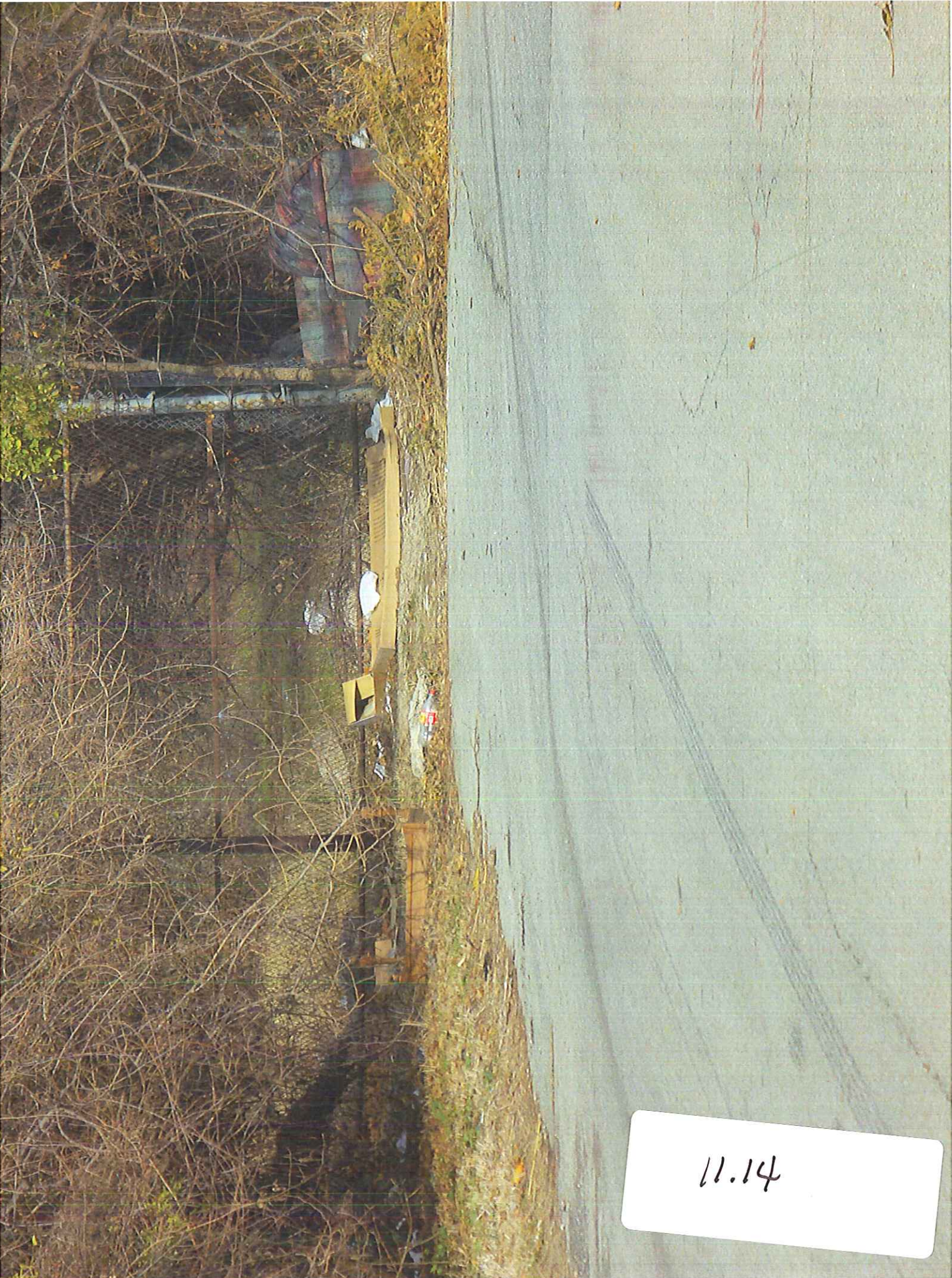
11.11



11.12



11.13



11.14