TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2572

Wednesday, February 17, 2010, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

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

Director's Report:
Review TMAPC Receipts for the month of January 2010

1. Minutes of February 2, 2010 Meeting No. 2571

CONSENT AGENDA

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

2. **LS-20354** – Lou Reynolds (0429) (PD 16) (CD 6)

   South of the southwest corner of East Apache Street and North 129th East Avenue, 2112 North 129th East Avenue

3. **LS-20355** – Calvin Mitchell (0329) (PD 3) (CD 3)

   West of the southwest corner of East Woodrow Street and North Harvard Avenue, 3232 East Woodrow Street

4. **LS-20358**– Chou Lo and Dria Vang (2430) (County)

   East of the southwest corner of North 97th East Avenue and East 139th Street North, 2112 North 129th East Avenue

5. **LC-228** – Calvin Mitchell (9305) (PD 4) (CD 4)

   East of the southeast corner of South Atlanta Avenue and East 6th Street, 2520 East 6th Street

6. **51 Yale –** (9328) Final Plat (PD 18 B) (CD 7)

   Southwest of the intersection of East Skelly Drive and South Yale Avenue

7. **Tulsa Medical Properties (formerly known as Tulsa Bone and Joint)** - (9430) Final Plat (PD 18) (CD 6)

   North of East 51st Street and East of U.S. Highway 169

8. **PUD-770-1 – DeShazo, Tang & Associates/Fiesta Car Wash** (PD-4) (CD-4)

Southeast corner of 15th Street South and South Harvard Avenue (Detail Site Plan for the addition of a 1,500 square foot accessory use car wash to an existing gas station/convenient store.)

9. **Z-7008-SP-1-l – Chris Evertz** (PD-8) (CD-2)

North of the northeast corner West 81st Street South and South Olympia Avenue (Corridor Plan Minor Amendment to clarify the allocated floor area on both Lot 7/Tract C and the remainder of Lot 8, Block 1 – Tulsa Hills.)

10. **AC-096 – Jack In The Box** (PD-17) (CD-5)

East of the northeast corner of 41st Street South and Highway 169 (Alternative Compliance Landscape Plan to relocate a portion of the street yard landscape area and four required street yard trees to the interior of the lot.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

11. **Z-7149 –** (0213) Plat Waiver (PD 2) (CD 1)

East 37th Street North between Garrison and Hartford

12. **QuikTrip 59R –** (0928) Minor Subdivision Plat (PD 10) (CD 1)

Northwest corner of West Brady and Gilcrease Museum Road

13. **River Oaks Park –** (8307) Minor Subdivision Plat (PD 18A) (CD 2)

East of South Riverside Drive at northeast corner of South Quincy and East 75th Place South

PROPOSED ZONING CODE AMENDMENTS PUBLIC HEARING

14. **Proposed an Ordinance Amending Title 42, Tulsa Revised Ordinances, Chapter 12, Section 1221, Regarding Roof Top Signs and other related Sections of the Zoning Code of the City of Tulsa.**

OTHER BUSINESS

15. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

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

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

Visit our website @ www.tmapc.org

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

TMAPC Mission Statement

A G E N D A

Tulsa Metropolitan Area Planning Commission

WORK SESSION

175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

Wednesday, February 17, 2010 – 1:45 p.m.*
(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Discussion of meeting management for special public hearings.

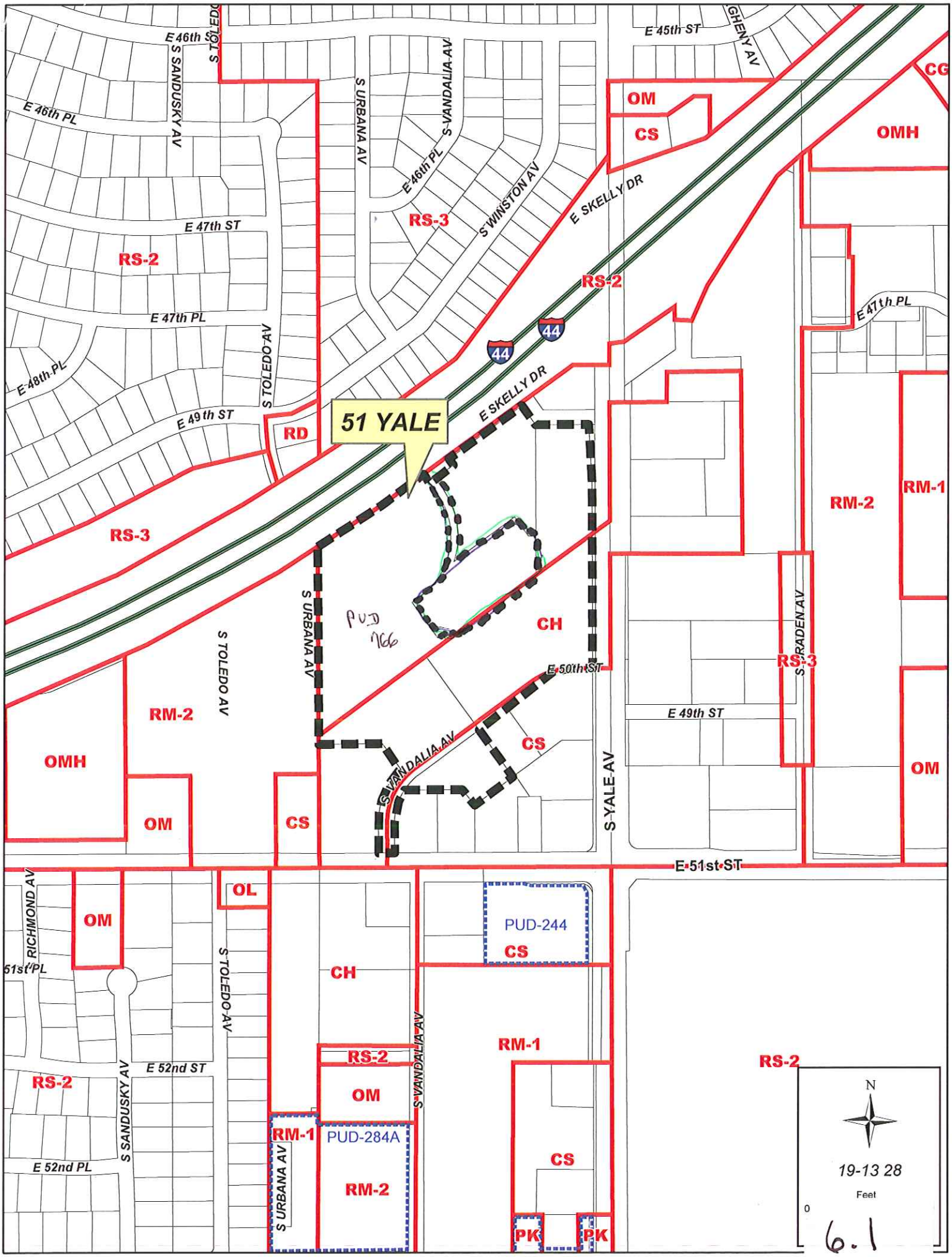
Adjourn.

Visit our website at www.tmapc.org

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

TMAPC RECEIPTS
Month of January 2010

	---------- Current Period ----------				---------- Year To Date ----------			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	6	$45.00	$45.00	$90.00	57	$305.00	$305.00	$610.00
Zoning	4	1,901.25	1,901.25	3,802.50	36	9,598.75	9,598.75	19,197.50
PUDs & Plan Reviews	23	3,242.50	3,242.50	6,485.00	241	19,116.00	19,116.00	38,232.00
Refunds		0.00	0.00	0.00	2	(250.00)	(250.00)	(500.00)
Fees Waived		0.00	0.00	0.00	1	830.00	830.00	1,660.00
		$5,188.75	$5,188.75	$10,377.50		$28,769.75	$28,769.75	$57,539.50
LAND DIVISION								
Minor Subdivisions		$325.00	$325.00	$650.00	8	$2,925.00	$2,925.00	$5,850.00
Preliminary Plats		1,125.00	1,125.00	2,250.00	8	5,732.50	5,732.50	11,465.00
Final Plats		0.00	0.00	0.00	8	3,340.03	3,340.02	6,680.05
Plat Waivers		125.00	125.00	250.00	11	1,625.00	1,625.00	3,250.00
Lot Splits		326.50	326.50	653.00	34	2,286.00	2,286.00	4,572.00
Lot Combinations		100.00	100.00	200.00	39	2,075.00	2,075.00	4,150.00
Access Changes		0.00	0.00	0.00	6	150.00	150.00	300.00
Other		0.00	0.00	0.00	2	100.00	100.00	200.00
Refunds			0.00	0.00	2	(275.00)	(275.00)	(550.00)
Fees Waived		0.00	0.00	0.00	2	100.00	100.00	200.00
		$2,001.50	$2,001.50	$4,003.00		$17,958.53	$17,958.52	$35,917.05
BOARDS OF ADJUSTMENT								
Fees		$3,810.00	$600.00	$4,410.00	104	$31,860.00	$9,550.00	$41,410.00
Refunds			0.00	$0.00	4	(1,150.00)	(400.00)	(1,550.00)
NSF Check			0.00	$0.00	1	(600.00)	0.00	(600.00)
Fees Waived		0.00	0.00	$0.00	0	0.00	0.00	0.00
		$3,810.00	$600.00	$4,410.00		$30,110.00	$9,150.00	$39,260.00
TOTAL		**$11,000.25**	**$7,790.25**	**$18,790.50**		**$46,728.28**	**$46,728.27**	**$93,456.55**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Final Subdivision Plat

51 Yale - (9328) (PD 18 B) (CD 7)
Southwest of the intersection of East Skelly Drive and South Yale Avenue

This plat consists of 7 Lots, in 1 Block, on 17 acres.

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

6.3

FINAL PLAT
OF
51 Yale
PUD-766

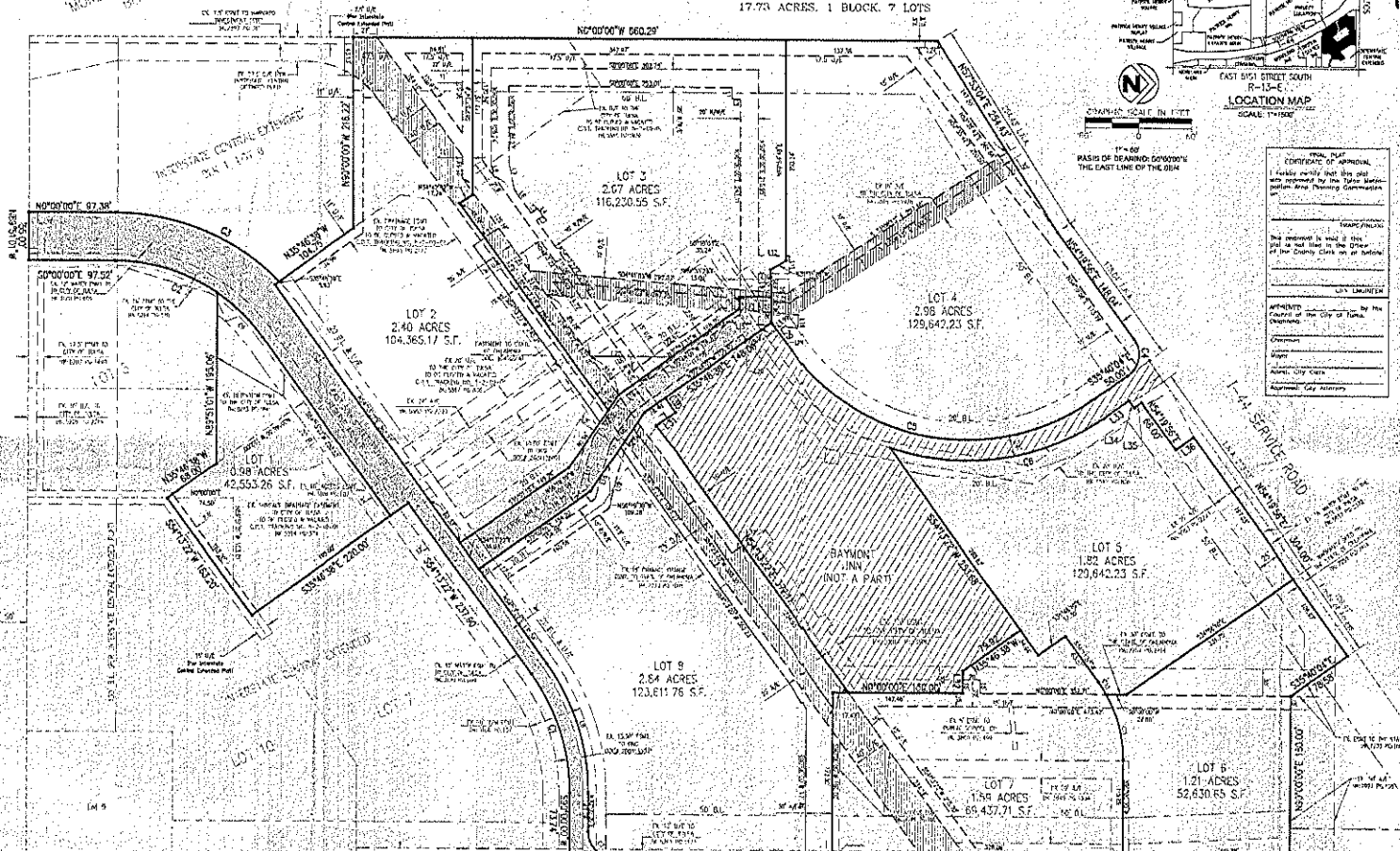
A RE-PLAT OF PART OF LOTS 2, 3 & 4 OF INTERSTATE CENTRAL ADDITION AND LOT 5 AND PART OF LOTS 6 & 8 OF INTERSTATE CENTRAL EXTENDED ADDITION, BEING A PART OF THE SE/4, SECTION 28, T19N-R13E, I.M., CITY OF TULSA, TULSA COUNTY, OKLAHOMA
17.73 ACRES, 1 BLOCK, 7 LOTS

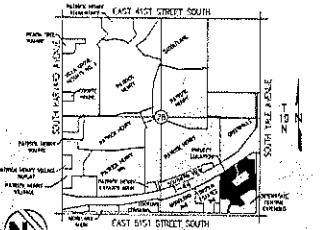
OWNERSHIP LIST

SUNNY INVESTMENT PROPERTIES, LLC
4110 S. COLTRANE
STILLWATER, OKLAHOMA 74074

SUNNY HOTELS, LLC
4110 S. COLTRANE
STILLWATER, OKLAHOMA 74074

HARDIAN INN, INC.
4110 S. COLTRANE
STILLWATER, OKLAHOMA 74074





LOCATION MAP
SCALE: 1"=1500'

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on

SEAL

This approval is void if this plat is not filed in the Office of the County Clerk on or before

CITY COUNCIL

APPROVED by the Council of the City of Tulsa, Oklahoma

Chairman

Mayor

Attest: City Clerk

Approved: City Attorney

Legal Description

A tract of land that is part of Lots 2-3 and all of Lot 4, INTERSTATE CENTRAL, one part of Lots 5 & 8 and all of Lot 5, INTERSTATE CENTRAL EXTENDED, subdivisions to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plats thereof, said tract of land being described as follows, to-wit:

COMMENCING at the NE Corner of the SE/4 of Section 28, T19N-R13E of the Indian Meridian; Thence S0°00'00"E along the East line of said Section 28 a distance of 1153.31 feet; Thence S90°00'00"W a distance of 70.00 feet to a point on the West R/W of Yale Avenue and the POINT OF BEGINNING; Thence S2°58'46"E along said West R/W line a distance of 192.38 feet; Thence S0°00'00"E along said West R/W line a distance of 625.43 feet to a point on the South line of said Lot 3, as shown on INTERSTATE CENTRAL EXTENDED; Thence S90°00'00"W along a Southerly line of said Lot 3 a distance of 73.74 feet; Thence along a curve to the left having a radius of 330.00 feet and a chord bearing of S72°06'40"W and a chord length of 141.36 feet for an Arc length of 143.62 feet; Thence S54°13'22"W along a Southerly line of said Lot 3 a distance of 237.00 feet to the Southwest corner of said Lot 3, being the Northeast corner of Lot 8; Thence S35°46'38"E along an Easterly line of said Lot 8 a distance of 220.00 feet to a Southeasterly corner of said Lot 8; Thence S54°13'22"W along a Southeasterly line of said Lot 8 a distance of 163.20 feet; Thence N20°46'38"W a distance of 63.00 feet; Thence N69°13'01"W a distance of 109.06 feet; Thence along a curve to the left having a radius of 320.00 feet and a chord bearing of S17°07'05"W and a chord length of 128.11 feet for an Arc length of 129.11 feet; Thence S0°00'00"E a distance of 97.52 feet to a point on the South line of said Lot 8; Thence N89°59'00"W along the South line of said Lots 8 and 2 a distance of 55.00 feet; Thence N0°00'00"E a distance of 97.38 feet; Thence along a curve to the right having a radius of 280.00 feet and a chord bearing of N32°41'12"E and a chord length of 280.70 feet for an Arc length of 296.06 feet; Thence N63°46'38"W a distance of 104.75 feet; Thence N90°00'00"W a distance of 216.32 feet to a point on the West line of said Lot 6; Thence N0°00'00"E along the West line of Lots 4 and 6 a distance of 660.29 feet; Thence N89°59'04"E along the North line of Lot 4 a distance of 254.42 feet to the Northeast corner of said Lot 4; Thence N54°13'56"E along the Northerly line of said Lot 3 a distance of 148.04 feet; Thence along a curve to the right having a radius of 30.00 feet and a chord bearing of S60°46'04"E and a chord length of 47.43 feet for an Arc length of 47.12 feet; Thence S35°46'04"E a distance of 50.00 feet; Thence along a curve to the right having a radius of 242.86 feet and a chord bearing of S09°18'38"W and a chord length of 344.29 feet for an Arc length of 382.28 feet; Thence S54°13'22"W a distance of 38.38 feet; Thence S35°46'38"E a distance of 148.00 feet; Thence N54°13'22"E a distance of 20.00 feet; Thence S35°46'38"E a distance of 20.00 feet to a point on the South line of said Lot 3; Thence N54°13'22"E along the South line of said Lot 3 a distance of 327.11 feet to the Southeast corner of said Lot 3; Thence N0°00'00"E along the East line of said Lot 3 a distance of 130.00 feet; Thence N90°00'00"W a distance 20.00 feet; Thence N35°46'38"W a distance of 79.92 feet; Thence S54°13'22"W a distance of 253.68 feet; Thence along a curve to the left having a Radius of 237.50 feet and a chord bearing of N81°31'08"W and a chord length of 244.27 feet for an Arc length of 253.06 feet; Thence N35°46'04"W a distance of 30.00 feet; Thence N54°13'56"E a distance of 10.00 feet; Thence N35°46'04"W a distance of 10.00 feet; Thence N54°13'56"E a distance of 60.00 feet; Thence N35°46'04"W a distance of 20.00 feet; Thence N54°13'56"E and parallel with the North line of said Lot 3 a distance of 304.00 feet to a point on a Northeasterly line of said Lot 3; Thence S35°46'04"E along a Northeasterly line of said Lot 3 a distance of 78.58 feet to the Northeast corner of said Lot 3; Thence N90°00'00"E along the North line of said Lot 3 a distance of 100.00 feet to a point on the West R/W line of Yale Avenue and the POINT OF BEGINNING.

Containing 772,079.15 Sq. Ft. or 17.72 Acres, More or Less.

LEGEND

B.L.	BUILDING LINE
L.N.A.	LIMITS OF NO ACCESS
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
R/W/L	RESTRICTIVE WATERLINE EASEMENT
A/E	ACCESS EASEMENT
•	SET 3/8" IRON PIN
○	FOUND IRON PIN
■	CUT 'X' & CONCRETE
▲	MAG NAIL & ASPHALT

ACCESS EASEMENT BY THIS PLAT
EASEMENT BY THIS PLAT
BUILDING LINE
RIGHT OF WAY BY THIS PLAT
PROPERTY LINE
EXISTING EASEMENT
EXISTING RIGHT OF WAY
DRAINAGE EASEMENT

RECEIVED
JUN 2 8 2009
Tulsa Metropolitan Area Planning Commission

DRAFT FINAL COPY

CURVE TABLE (LEGAL)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	330.00	143.62	74.24	S 72°06'40" W	141.30
C2	280.00	121.90	62.10	S 17°07'05" W	120.91
C3	280.00	309.06	168.26	N 32°41'12" E	293.70
C4	30.00	47.12	30.00	S 80°46'04" E	42.43
C5	242.86	382.28	243.20	S 09°18'38" W	344.29
C6	237.50	253.06	137.28	N 81°31'08" W	244.27

CURVE TABLE (EASEMENTS)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C7	30.00	47.12	30.00	N 45°00'00" E	42.43
C8	175.00	198.73	81.02	N 72°06'41" E	194.20
C9	205.00	77.11	39.43	N 44°06'46" E	77.04
C10	190.00	16.05	8.13	N 51°08'04" E	16.04
C11	190.00	77.48	39.62	N 75°12'06" E	76.92

CURVE TABLE (BOUNDARY)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C12	30.00	47.12	30.00	N 45°00'00" E	42.43
C13	175.00	198.73	81.02	N 72°06'41" E	194.20
C14	205.00	77.11	39.43	N 44°06'46" E	77.04
C15	190.00	16.05	8.13	N 51°08'04" E	16.04
C16	190.00	77.48	39.62	N 75°12'06" E	76.92

LINE TABLE (EASEMENTS)

NUMBER	BEARING	DISTANCE
L1	N 90°00'00" E	13.23
L2	N 0°00'00" E	9.74
L3	S 35°46'38" E	9.04
L4	N 54°13'22" E	10.00
L5	S 35°46'38" W	9.04
L6	S 54°13'22" W	33.33
L7	S 28°46'08" W	31.05
L8	S 28°46'08" W	11.00
L9	N 90°00'00" E	19.23
L10	N 0°00'00" E	14.34
L11	N 90°00'00" E	70.00
L12	N 0°00'00" E	14.34
L13	N 54°13'22" E	67.64
L14	N 90°00'00" E	75.00
L15	N 54°13'22" E	62.41
L16	S 35°46'38" E	14.07
L17	N 75°14'01" W	74.80
L18	N 75°14'01" W	83.60
L19	N 75°14'01" W	42.72
L20	N 54°13'22" E	8.00
L21	N 54°13'22" E	5.12
L22	N 90°00'00" W	90.71
L23	N 35°46'38" W	19.00
L24	N 90°00'00" W	26.10
L25	S 54°13'22" W	16.72

LINE TABLE (BOUNDARY)

NUMBER	BEARING	DISTANCE
L26	S 54°13'22" W	34.38
L27	N 54°13'22" E	20.00
L28	S 35°46'38" E	24.00
L29	N 90°00'00" W	75.00
L30	N 35°46'04" W	35.00
L31	N 54°13'56" E	10.00
L32	N 90°00'00" W	75.00
L33	N 35°46'04" W	70.00
L34	N 35°46'04" W	25.00
L35	N 35°46'40" W	15.00

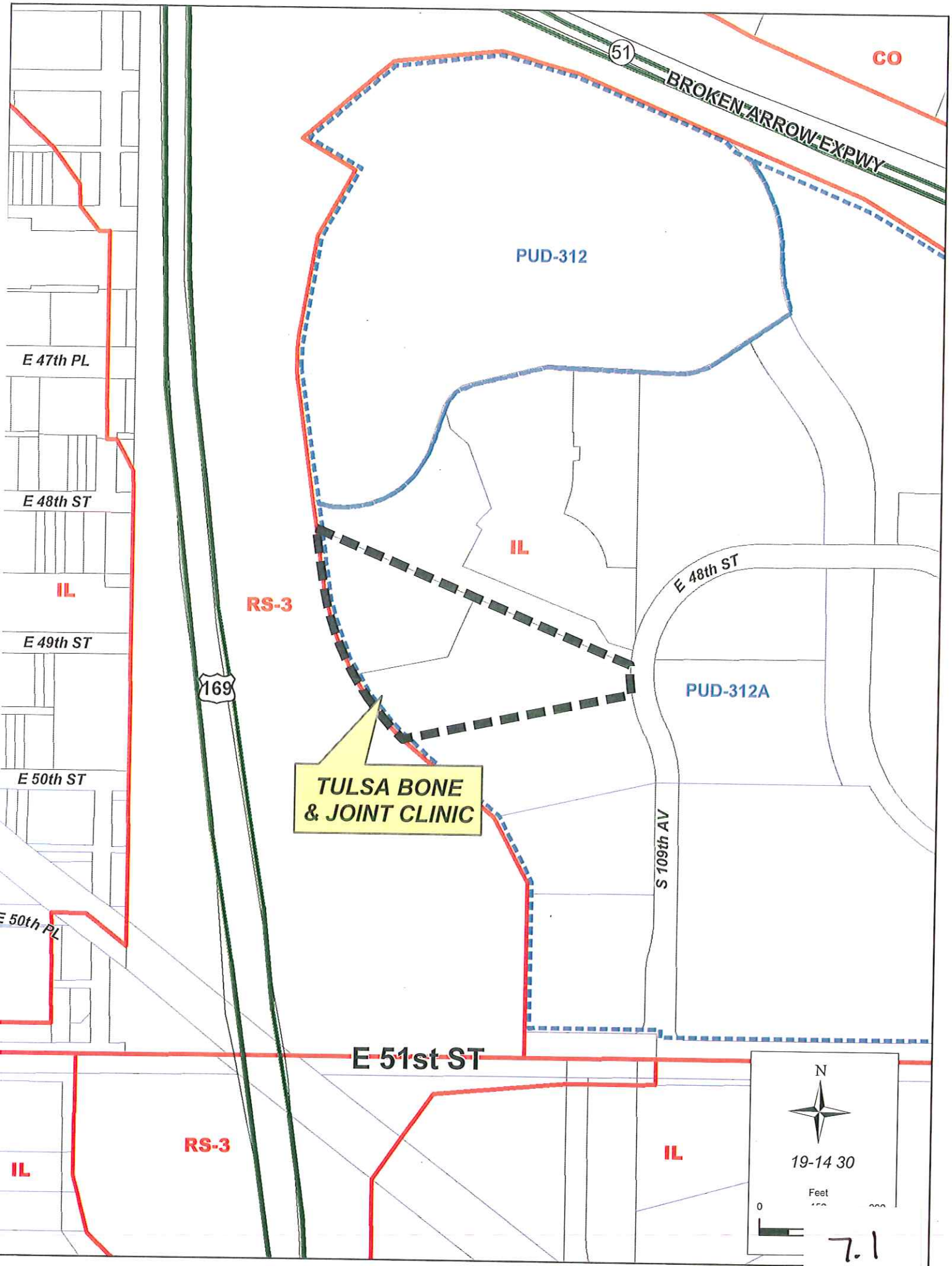
5141 Arden
Oklahoma City, Oklahoma 73114
Crafton Tull Sparks
Architecture | engineering | surveying
405.787.6270 | 405.787.6276
www.crafton-tull-sparks.com

CERTIFICATE OF AUTHORIZATION
CA 1733 (CE) PLS 1733 (LS)

1 of 4

DRAWN: ELB | DATE: 2-11-09 | PROJECT NO.: 086067-00

6.4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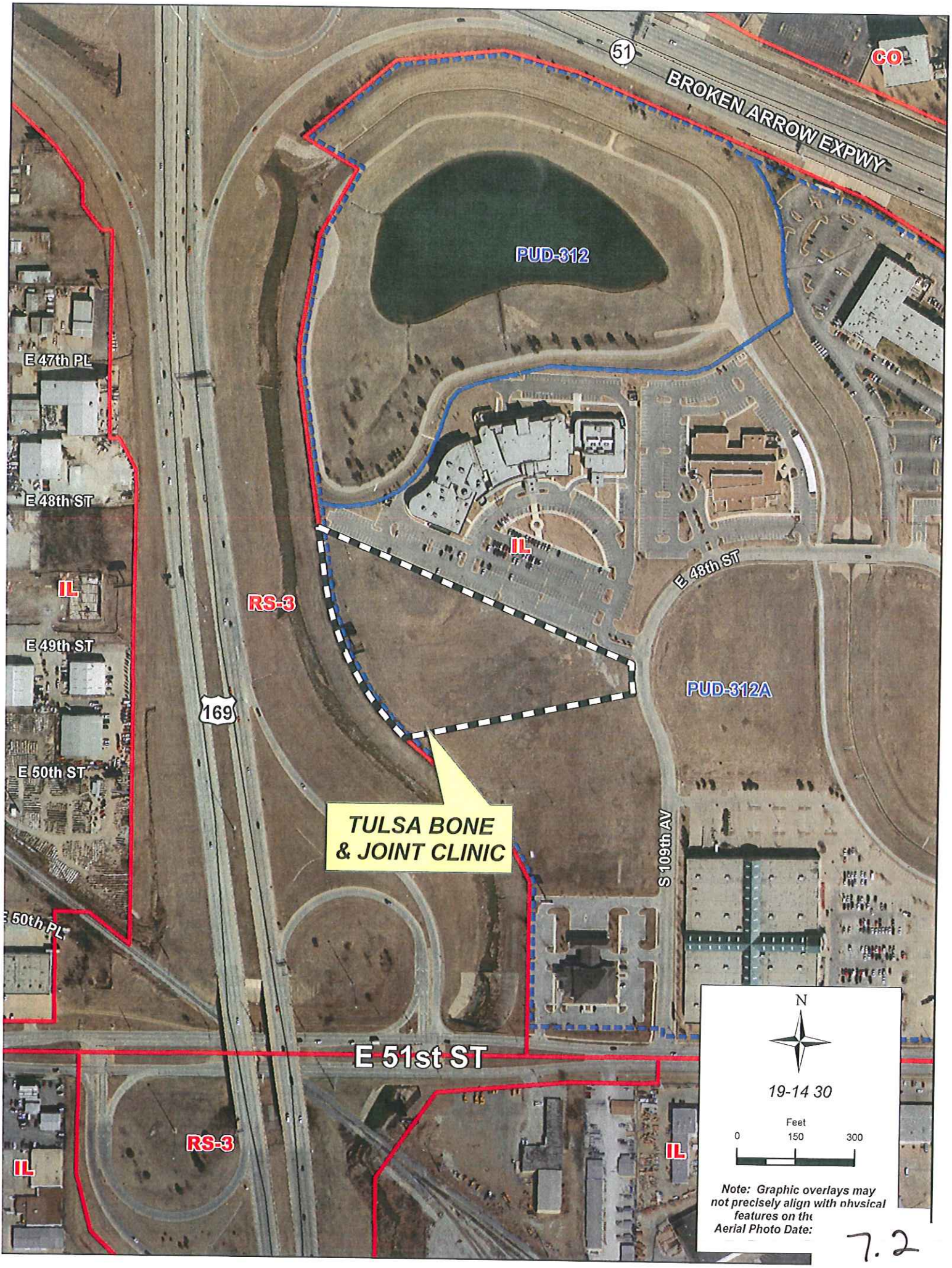
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Aerial Photo Date:

7.2

Final Subdivision Plat

Tulsa Medical Properties (formerly known as Tulsa Bone and Joint) - (9430) (PD 18) (CD 6)
North of East 51st Street and East of U.S. Highway 169

This plat consists of 1 Lot, in 1 Block, on 5.3 acres.

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

'DRAFT FINAL'

Tulsa Medical Properties

A RESUBDIVISION OF PART OF
LOT 1 IN BLOCK 1 OF TULSA BONE & JOINT CLINIC
IN PART OF THE
SE/4 OF SECTION 30, T-19-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
Planned Unit Development Number 312-A-10

50 0 50 100
SCALE IN FEET

TREASURER'S STAMP
DO NOT USE THIS SPACE

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on:

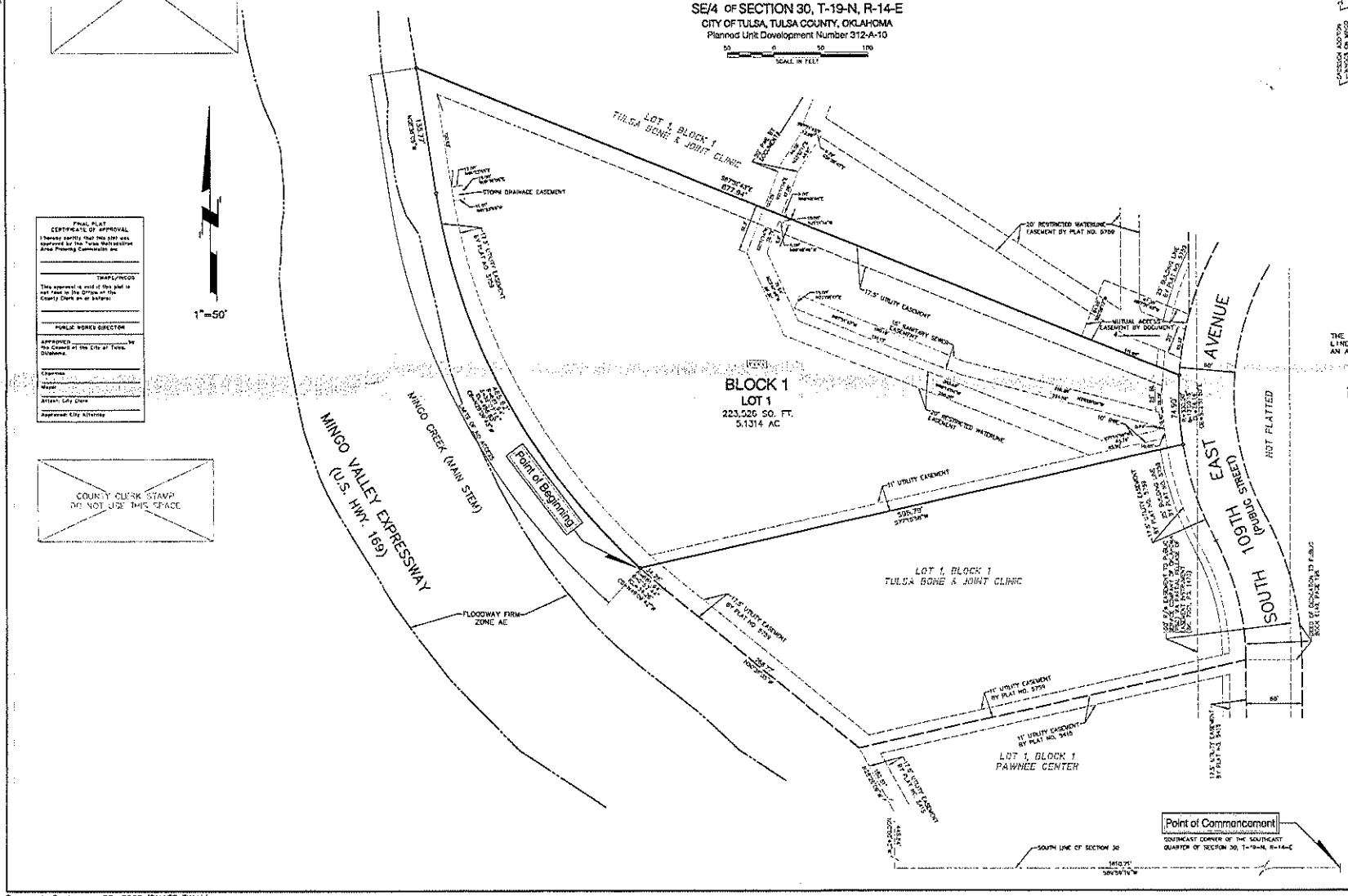
_____
TAXES/FEES
This approval is void if this plat is not filed in the Office of the County Clerk on or before:

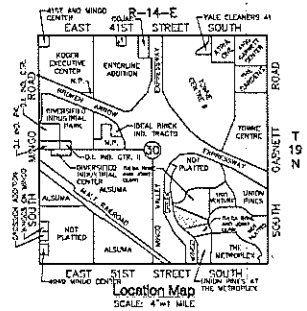
_____
PUBLIC WORKS DIRECTOR
APPROVED _____ by the Council of the City of Tulsa, Oklahoma.

_____
Chairman
_____
Mayor
_____
Attest: City Clerk
_____
Approved: City Attorney

COUNTY CLERK STAMP
DO NOT USE THIS SPACE

1"=50'





Owner

TULSA MEDICAL PROPERTIES LLC
ATTN: MICHAEL LALANDE
4802 SOUTH 109TH EAST AVENUE
TULSA, OKLAHOMA 74146
PHONE: (918) 392-1526
EMAIL: MICHAEL_LALANDE@YAHOO.COM

Engineer / Surveyor

SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1816
PHONE: (918) 592-4111
E-MAIL: SAI-SACKANDASSOCIATES.COM
C.A. No. 1793 (EXP. JUNE 30, 2011)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE SE/4 OF SECTION 30, T-19-N, R-14-E HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF S89°59'16"W.

Monumentation

ALL CORNERS TO BE SET USING A 3/8"x18" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1139"

Legend

BL = BUILDING LINE
CB = CHORD BEARING
CL = CHORD LENGTH
RWL = RESTRICTED WATERLINE EASEMENT
[9999] = STREET ADDRESS

Subdivision Statistics

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK

LOT 1 CONTAINS 5.1314 ACRES

Surveyor Note

THE LAST SITE VISIT WAS MADE ON _____, 2009.

Addresses

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

RECEIVED
OCT 0 1 2009
Tulsa Metropolitan Area Planning Commission

DRAFT FINAL COPY

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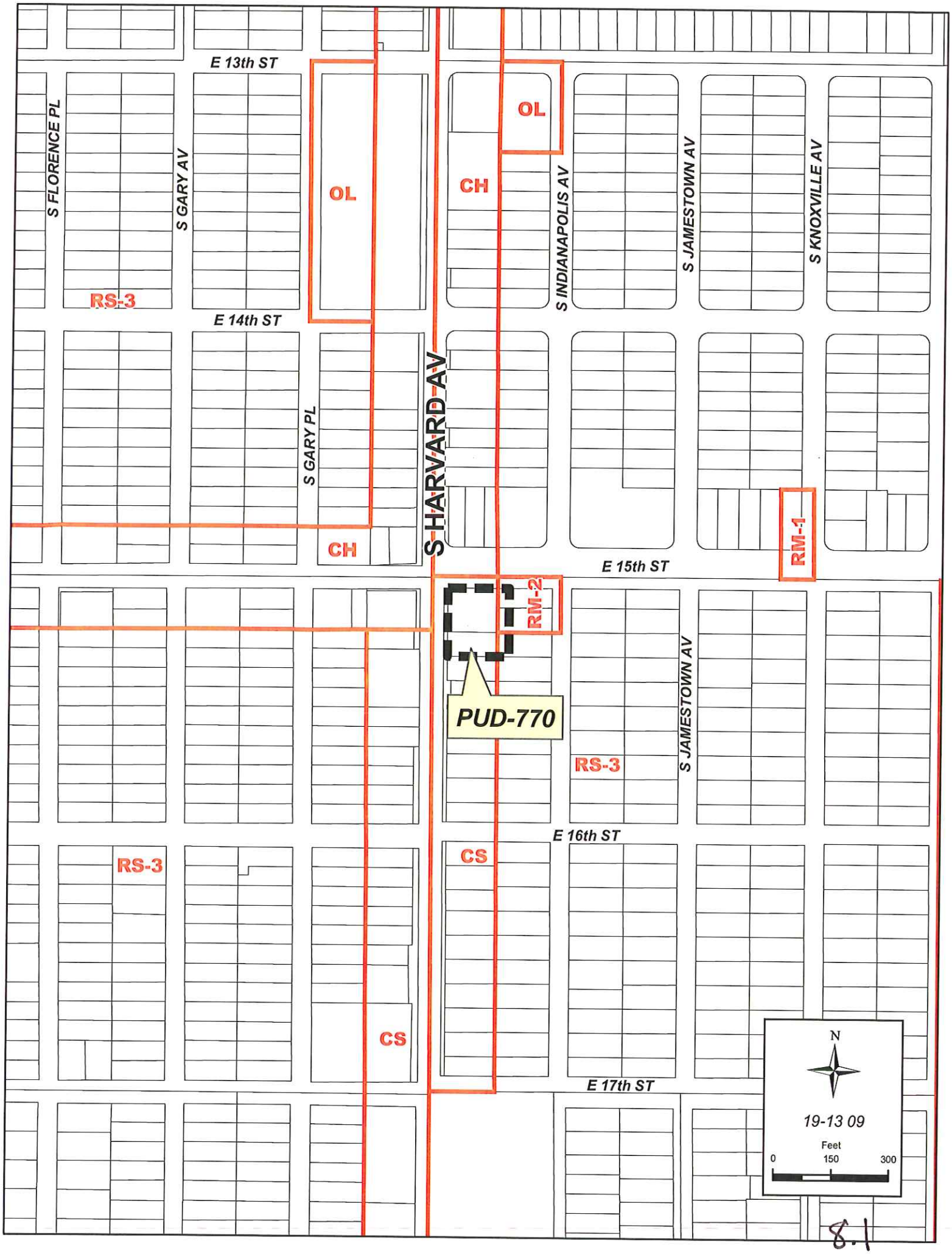
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S GARY AV
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S INDIANAPOLIS AV
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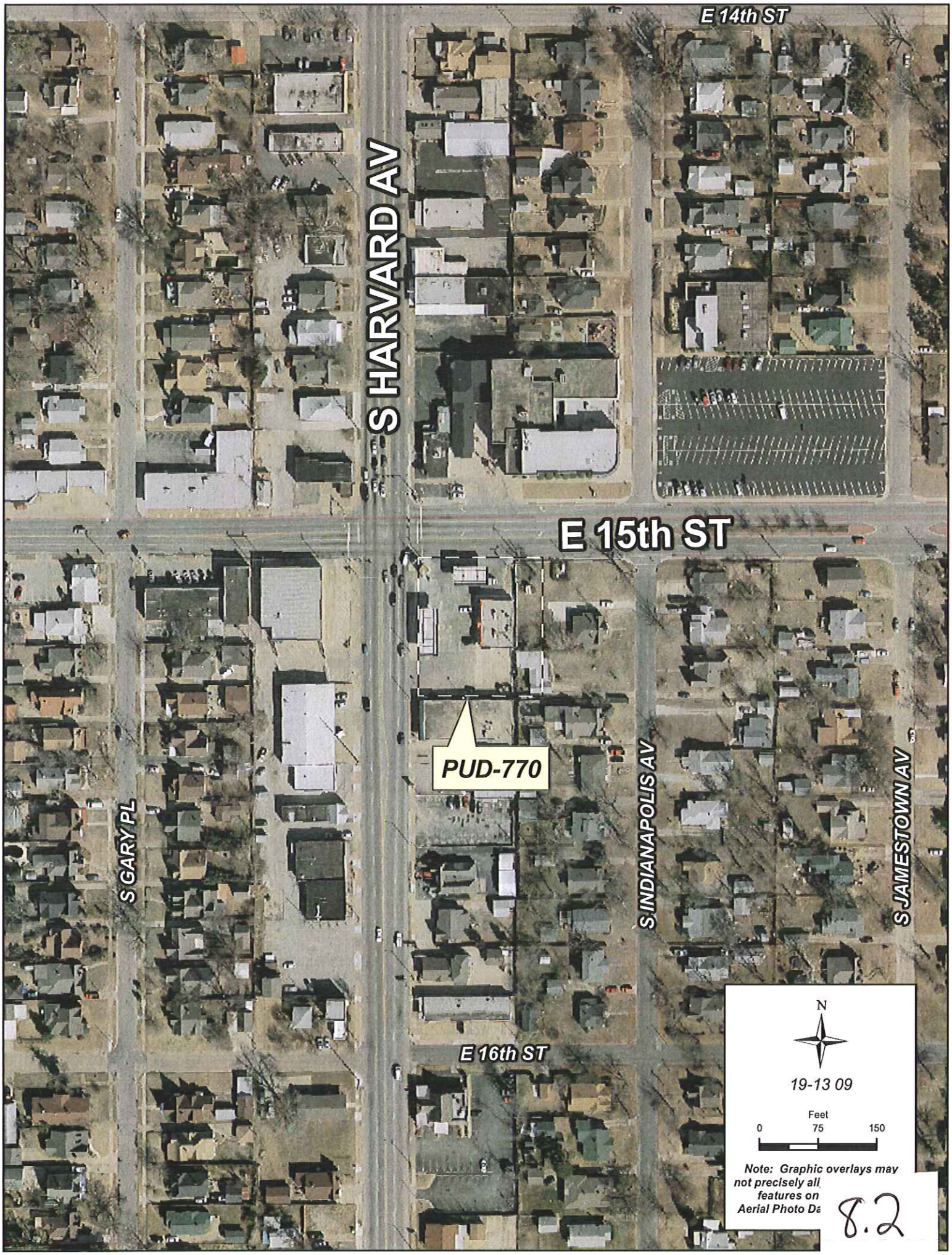
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Aerial Photo Da

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February 17, 2009

STAFF RECOMMENDATION

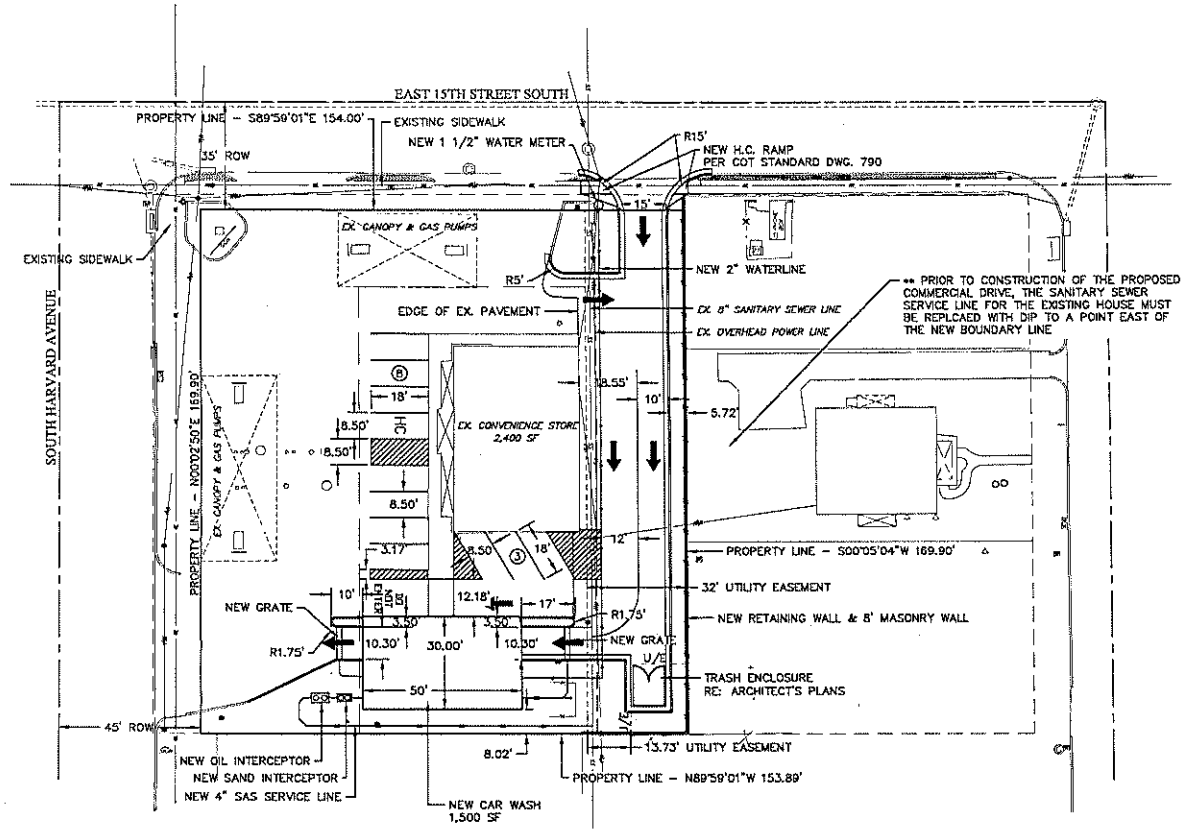
PUD-770: Detail Site Plan – Southeast corner of 15th Street South and South Harvard Avenue; Sunrise Terrace Amended Re-subdivision of L1-3 & 18-20 B1 Sunrise Terrace; TRS 9309; CZM 37; Atlas 88; PD 4; CD 4; RS-3/RM-2/CS/PUD.

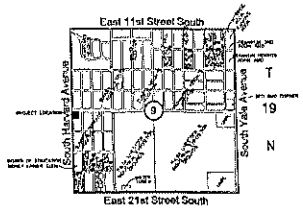
The applicant is requesting approval of a detail site plan for the addition of a 1,500 square foot (sf) accessory use car wash to an existing gas station/convenient store. The proposed use is a permitted use in PUD-770.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from 15th Street and Harvard Avenue. Parking has been provided per the applicable Use Unit of the Zoning Code. An 8' masonry screening wall will be constructed along the east boundary and the eastern most 33.5' of the southern boundary of the PUD. Landscaping is provided per the conceptual landscape plan as approved with the PUD, with a 5.75-foot landscape buffer along the east boundary line with 6' evergreen trees planted every 20-feet on center as required. There is no new site lighting planned at this time. A trash enclosure has been provided as required by the PUD. There are existing sidewalks along 15th Street and Harvard Avenue.

Staff recommends **APPROVAL** of the detail site plan for PUD-770.

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





LOCATION MAP
SCALE: 1"=2000'

NOTES:

1) HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.

2) THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.

3) SEE GRADING PLAN FOR DETAILS OF THE STORM SEWER SYSTEM AND SITE GRADING.

SIZE OF GAS LINE TO BE DETERMINED BY UTILITY COMPANY

WATER & SANITARY SEWER CONNECTIONS ARE FOR IMFORMATIONAL PURPOSES ONLY

SIZE OF ELECTRICAL CONDUIT AND LOCATION OF BUILDING'S CONNECTION TO EXISTING LINE TO BE DETERMINED BY LOCAL ELECTRIC COMPANY & OFFICES'S REPRESENTATIVE

LOT AREA = 28,155.10 SF
EXISTING IMPERVIOUS AREA – 24,289.00 SF
PROPOSED IMPERVIOUS AREA – 34,850 SF
CHANGE IN IMPERVIOUS AREA – (+) 10,561.00 SF

TOTAL DISTURBED AREA – 8,850 SF/0.20 AC

PARKING REQUIREMENTS
EX. CONVENIENCE STORE = 2,400 SF
AT 1 SPACE / 225 SF = 11 REQ.
11 SPACES PROVIDED

HANDICAPPED PARKING
REQUIRED: 0 STANDARD
PROVIDED: 0 STANDARD
REQUIRED: 1 VAN
PROVIDED: 1 VAN

LEGAL DESCRIPTION:
LOT 1, BLOCK 1,
SUNSET TERRACE AMENDED, LOTS 1,2,3, 18,19 & 20, BLK 1

OWNER
ARKANSAS VALLEY PETROLEUM INC.
8336 E. 73RD STREET #100
TULSA, OK 74133

LEGEND

B/L	BUILDING SETBACK LINE
DA	DRAINAGE AREA
D/E	DRAINAGE EASEMENT
DGDI	DOUBLE GRATE DROP INLET
F.F.	FINISH FLOOR
—G	GUTTER
G—	GASLINE
MAE	MUTUAL ACCESS EASEMENT
MH	MANHOLE
OHD—	OVERHEAD POWER
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SAS	SANITARY SEWER
SDMH	STORM DRAIN MANHOLE
—SS—	SANITARY SEWER
T/C	TOP OF CURB
UE	UNDERGROUND ELECTRIC
U/E	UTILITY EASEMENT
—W—	WATERLINE
WL/E	WATERLINE EASEMENT
XFMR	TRANSFORMER
PCES	PRECAST END SECTION

PUD-770 DETAIL SITE PLAN

PUD 770

LOT AREA: LOT 1, BLOCK 1, SUNRISE TERRACE AMENDED, LOTS 1,2,3,18,19 &20, BLK 1 – 26,155.10 S.F.

PERMITEED USES: PERMITTED AS A MATTER OF RIGHT IN THE OL – OFFICE LIGHT AND CS – COMMERICAL SHOPPING DISTRICUTRS, EXCLUDING USE UNIT 12A, USE UNIT 16 AND USE UNIT 19; AND USES CUSTOMARILY ACCESSSORY TO PERMITTED USES.

PROPOSED USE: CONVENIENCE STORE/CAR WASH

MAXIMUM PERMITTED FLOOR AREA: 7,000 SF
TOTAL FLOOR AREA STORE/CAR WASH: 3,900 SF

MAXIMUM BUILDING HEIGHT: 25 FT

BUILDING SETBACKS:	MINIMUM REQD.	ACTUAL
FROM S. HARVARD AVE. ROW–	50'	51.05'
FROM 15TH STREET ROW –	25'	44.10'
FROM SOUTH BOUNDARY –	5'	8.02'
FROM EAST BOUNDARY –	30'	34.30'

OFF STREET PARKING:
REQD: 1 / 225 S.F. = 11
PROVIDED = 11

MINIMUM LANDSCAPE AREA:
REQD: 10% OF NET LOT AREA = 2,611.51 SF
PROVIDED = 3,059.27 SF

48 HOURS BEFORE YOU DIG...CALL OKIE
1-800-522-6543
Oklahoma One-Call System, Inc.

DeShazo, Tang & Associates, Inc.
Engineers - Planners
Corporate Center Office Park
10830 E. 45th Street, Suite 300
Tulsa, Oklahoma 74146
Phone: (918) 627-4846
Fax: (918) 627-4851
email: tdeshazo@deshazotang.com

A. Nicole Watts
Oklahoma Registered P.E. #21511
2.8.2010

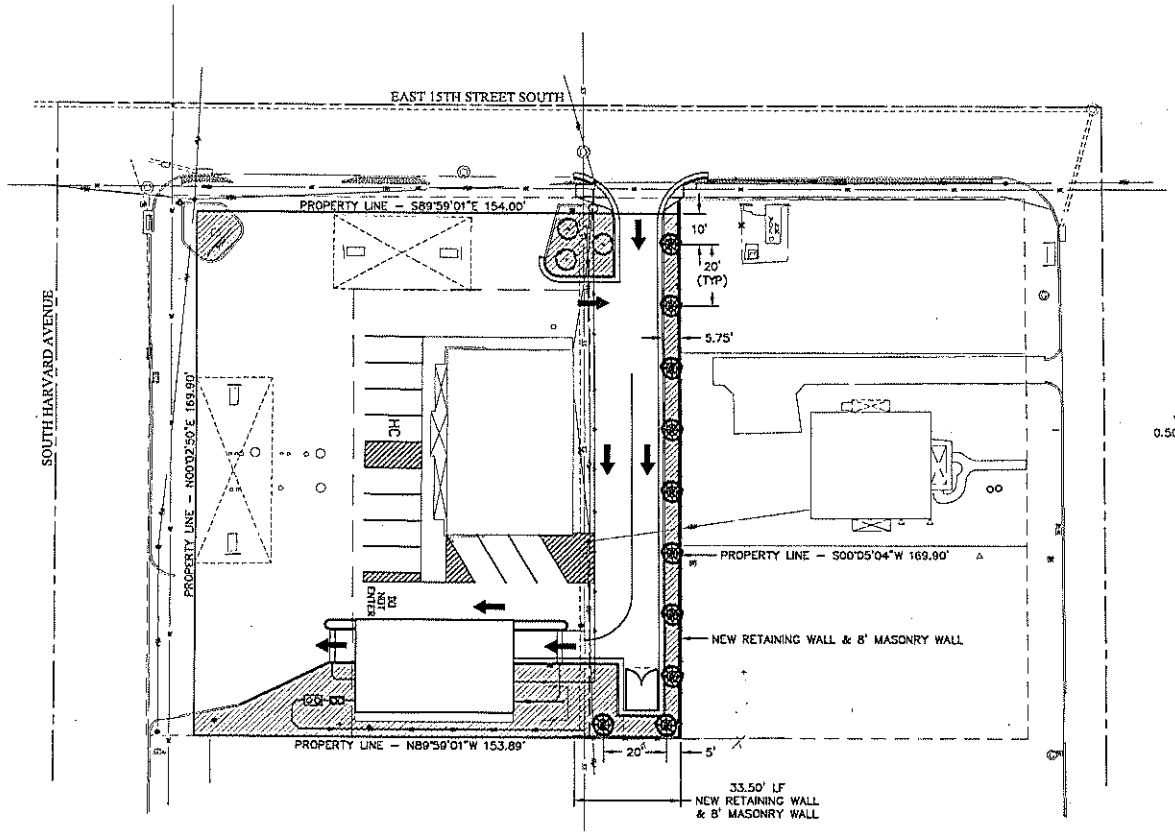
REVISIONS

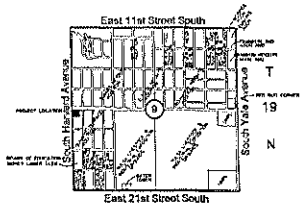
DATE	DESCRIPTION	DATE	DESCRIPTION

FIESTA CAR WASH

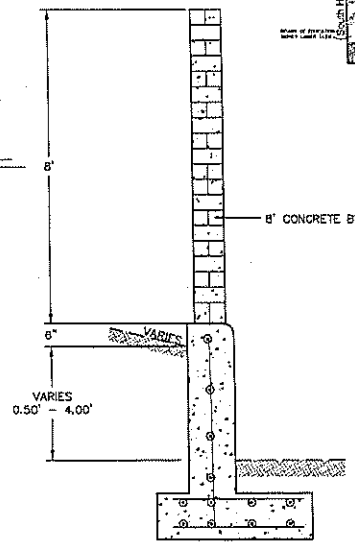
Location: Tulsa, OK
Date Issued: January 25, 2010
Drawn By: N. Watts
Drawing Title: PUD SITE PLAN
Drawing Number: 1
of 3

8.4





LOCATION MAP
SCALE: 1"=2000'



RETAINING & SCREENING WALL DETAIL
NOT TO SCALE

FIESTA MART - LANDSCAPE SCHEDULE

SYMBOL site function	COMMON NAME botanical name	MINIMUM SIZE/ HEIGHT/SPREAD	QTY REQ'D	SPACING	COMMENTS
Frontage Tree	Thornless Honeylocust gleditsia tricanthos	2" CALIPER 6' HT	10		VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH CHURCH REPRESENTATIVE PRIOR TO INSTALLATION
Parking Lot Tree	OKLAHOMA REDBUD cercis reniformis	2" CALIPER 6' HT	3		VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH CHURCH REPRESENTATIVE PRIOR TO INSTALLATION
SOD	BERMUDA				
MULCH	CYPRUS MULCH		3" min. Depth around shrubbery 4" min. Depth around trees		

NOTE: TWO 4" PVC PIPES ARE TO BE INSTALLED ON 2' C/C. PIPES ARE TO BE PLACED 18" (BOT. OF PIPE) BELOW CONCRETE SLAB WITH BOTH ENDS MARKED WITH STAKES

LEGEND

B/L	BUILDING SETBACK LINE
DA	DRAINAGE AREA
D/E	DRAINAGE EASEMENT
DGDI	DOUBLE GRATE DROP INLET
F.F.	FINISH FLOOR
G	GUTTER
G	GASLINE
MAE	MUTUAL ACCESS EASEMENT
MH	MANHOLE
OHD	OVERHEAD POWER
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SAS	SANITARY SEWER
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
T/C	TOP OF CURB
UE	UNDERGROUND ELECTRIC
U/E	UTILITY EASEMENT
W	WATERLINE
WL/E	WATERLINE EASEMENT
XFMR	TRANSFORMER
PCES	PRECAST END SECTION

I, A. NICOLE WATTS, P.E., CERTIFY THIS LANDSCAPE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE REQUIREMENTS OF PUD-770 AS APPROVED BY THE TULSA CITY COUNCIL ON 7-16-09, ORDINACE 22103 (8-3-09).

REGISTERED PROFESSIONAL ENGINEER A. NICOLE WATTS 21511 OKLAHOMA

A. NICOLE WATTS, PE OK #21511 — DATE 2.8.2010

PUD-770 DETAIL LANDSCAPE PLAN

PUD 770

LOT AREA: 26,115.10 S.F. (0.60 ACRES) M/L

TOTAL LOT AREA SQUARE FOOTAGE: 26,115.10 S.F.
MINIMUM LANDSCAPE REQUIRED: 10% 2,611.51 S.F.
LANDSCAPE AREA PROVIDED: 11.7% 3,059.27 S.F.

NUMBER OF TREES FOR PARKING AREAS:
REQUIRED: 1
PROVIDED: 3

IRRIGATION SYSTEM: UNDERGROUND

48 HOURS BEFORE YOU DIG...CALL OKIE 1-800-522-6543
Oklahoma One-Call System, Inc.

DeShazo, Tang & Associates, Inc.
Engineers - Planners
Towne Centre Office Park
10830 E. 45th Street, Suite 204
Tulsa, Oklahoma 74146
Phone: (918) 627-0448
Fax: (918) 627-0704
email: tulsa@deshazotang.com

REGISTERED PROFESSIONAL ENGINEER A. NICOLE WATTS 21511 OKLAHOMA
A. Nicole Watts 2.8.10
Oklahoma Registered P.E. #21511

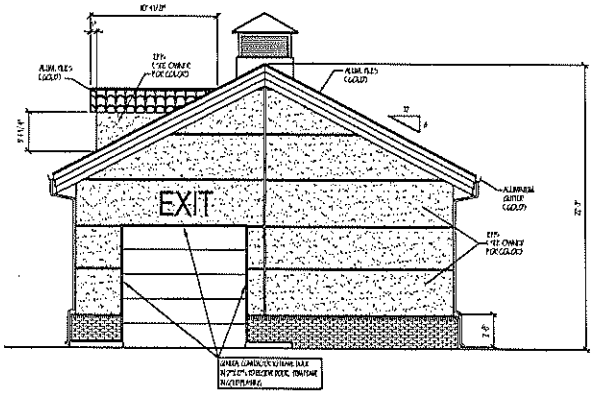
REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

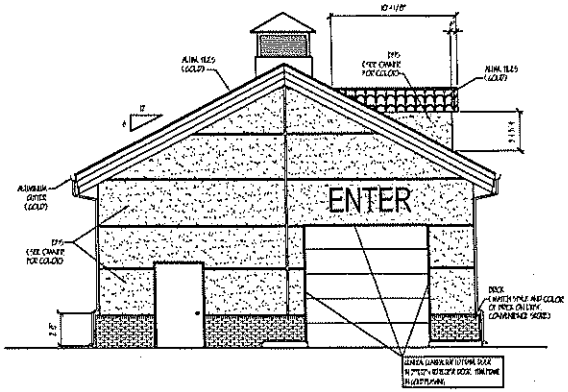
FIESTA CAR WASH

Location: Tulsa, OK
Date Issued: January 20, 2010
Drawn By: N. Watts
Drawing Title: LANDSCAPE PLAN
Drawing Number: 1
of 1

8.5



WEST ELEVATION



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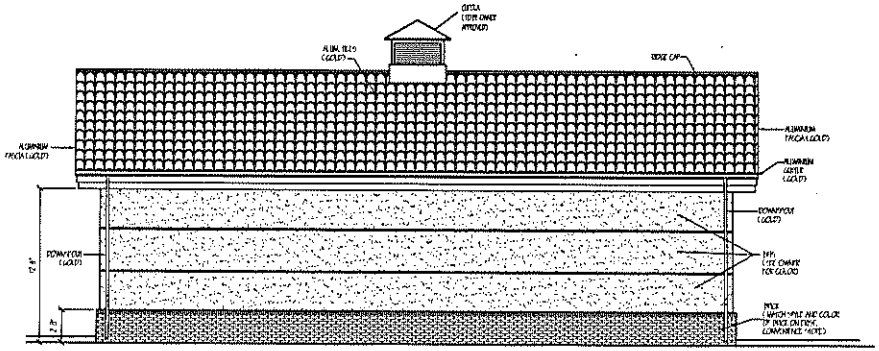

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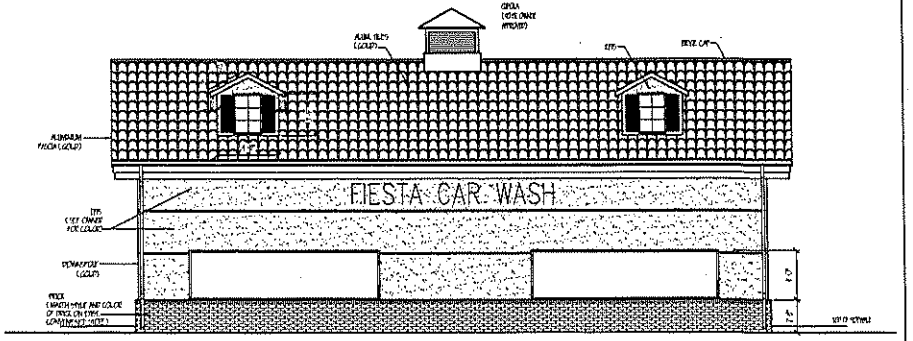


NORTH ELEVATION

DeShazo, Tang & Associates, Inc.
Engineers - Planners
Towne Center Office Park
10830 E. 45th Street, Suite 204
Tulsa, Oklahoma 74146
Phone: (918) 627-4566
Fax: (918) 627-4591
email: tulsaoffice@dtassociates.com

PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA

A. Nicole Watts 2.8.10
Oklahoma Registered P.E. #21511

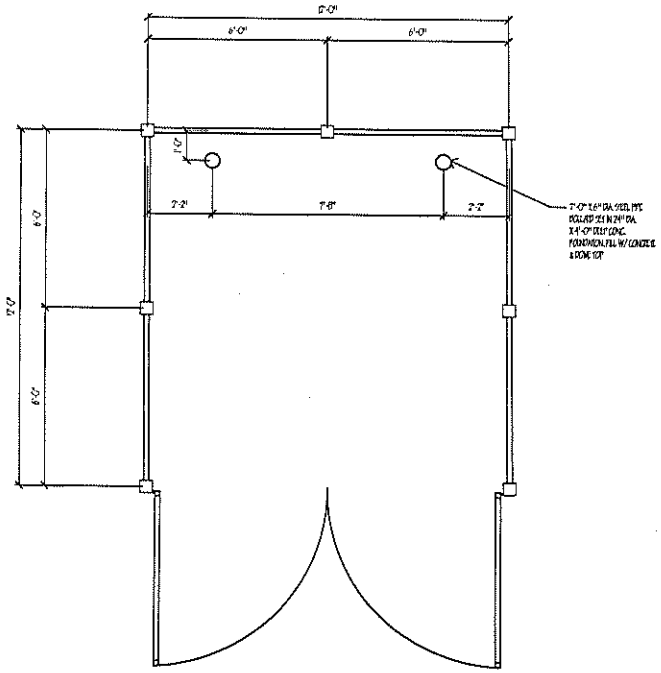
REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

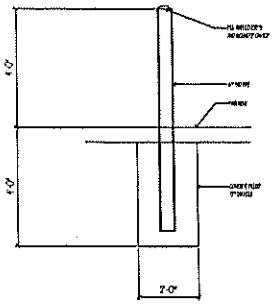
FIESTA CAR WASH

Location:	Tulsa, OK
Date Issued:	January 25, 2010
Drawn By:	N. Watts
Drawing Title:	BUILDING ELEVATIONS
Drawing Number	2 of 3

8.6



PLAN VIEW



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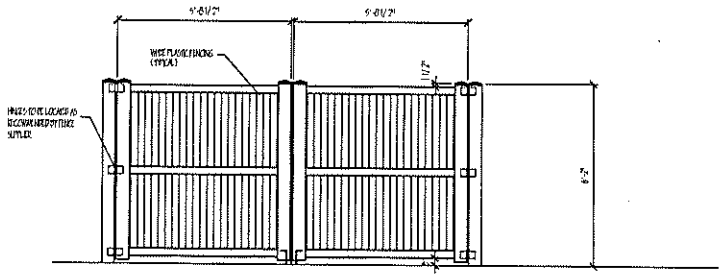

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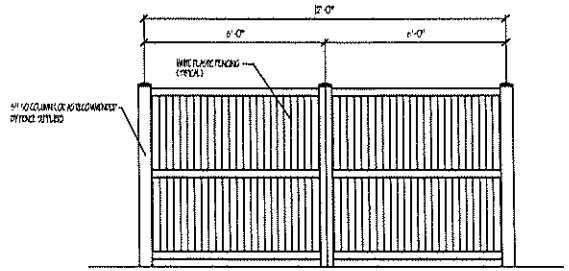

SIDE ELEVATION (TYP. 3 SIDES)

DeShazo, Tang & Associates, Inc.
Engineers - Planners
Towne Centre Office Park
10820 E. 45th Street, Suite 204
Tulsa, Oklahoma 74146
Phone: (918) 627-0448
Fax: (918) 628-0591
email: mail@tandassociates.com

PROFESSIONAL ENGINEER
A. NICOLE WATTS
21511
OKLAHOMA
2-8-2010

A. Nicole Watts
Oklahoma Registered P.E. #21511

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

FIESTA CAR WASH

Location:	Tulsa, OK
Date Issued:	January 25, 2010
Drawn By:	N. Watts
Drawing Title:	TRASH ENCLOSURE ELEVATION
Drawing Number	3

of 3

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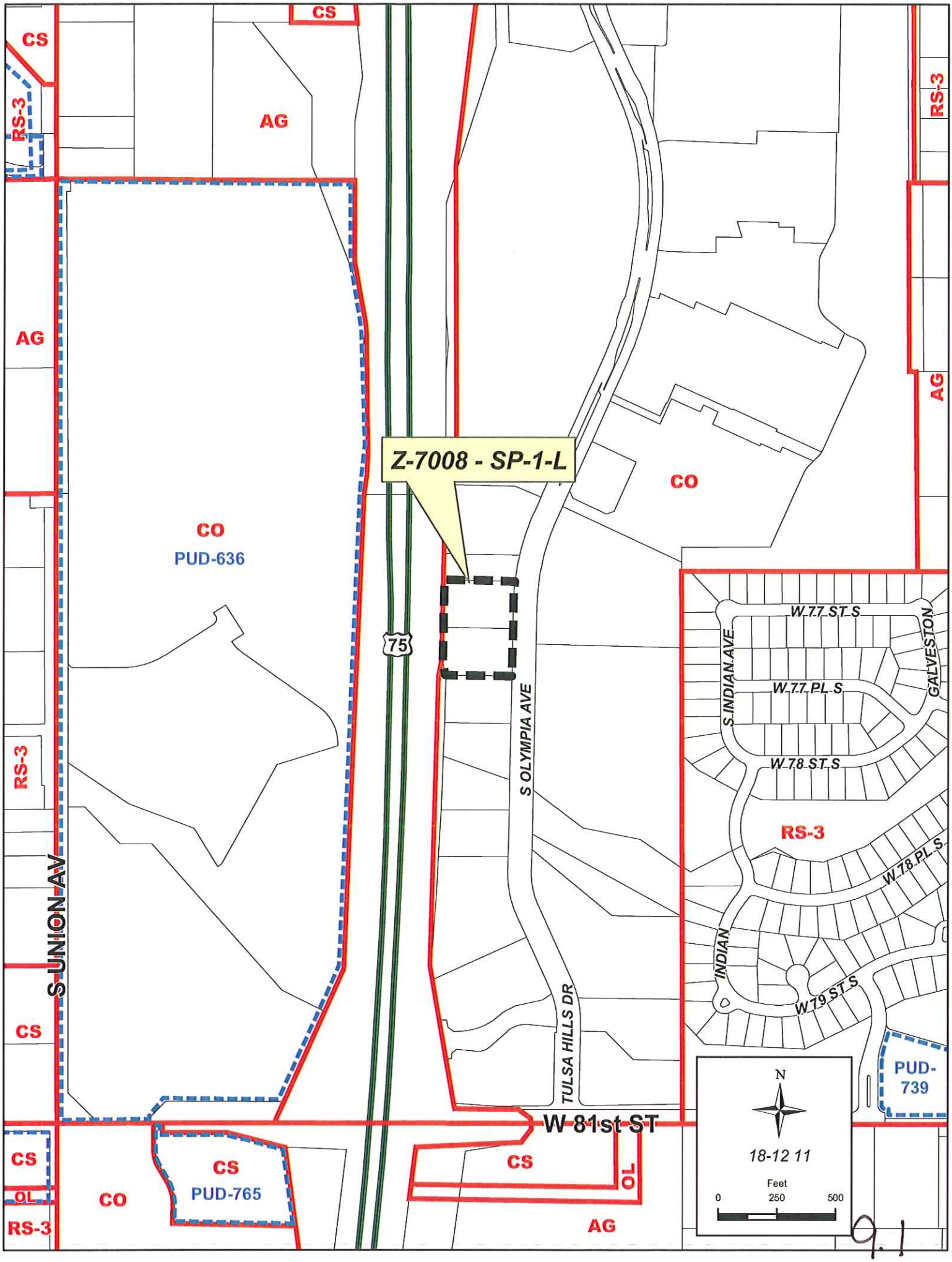
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W 77 ST S
W 77 PL S
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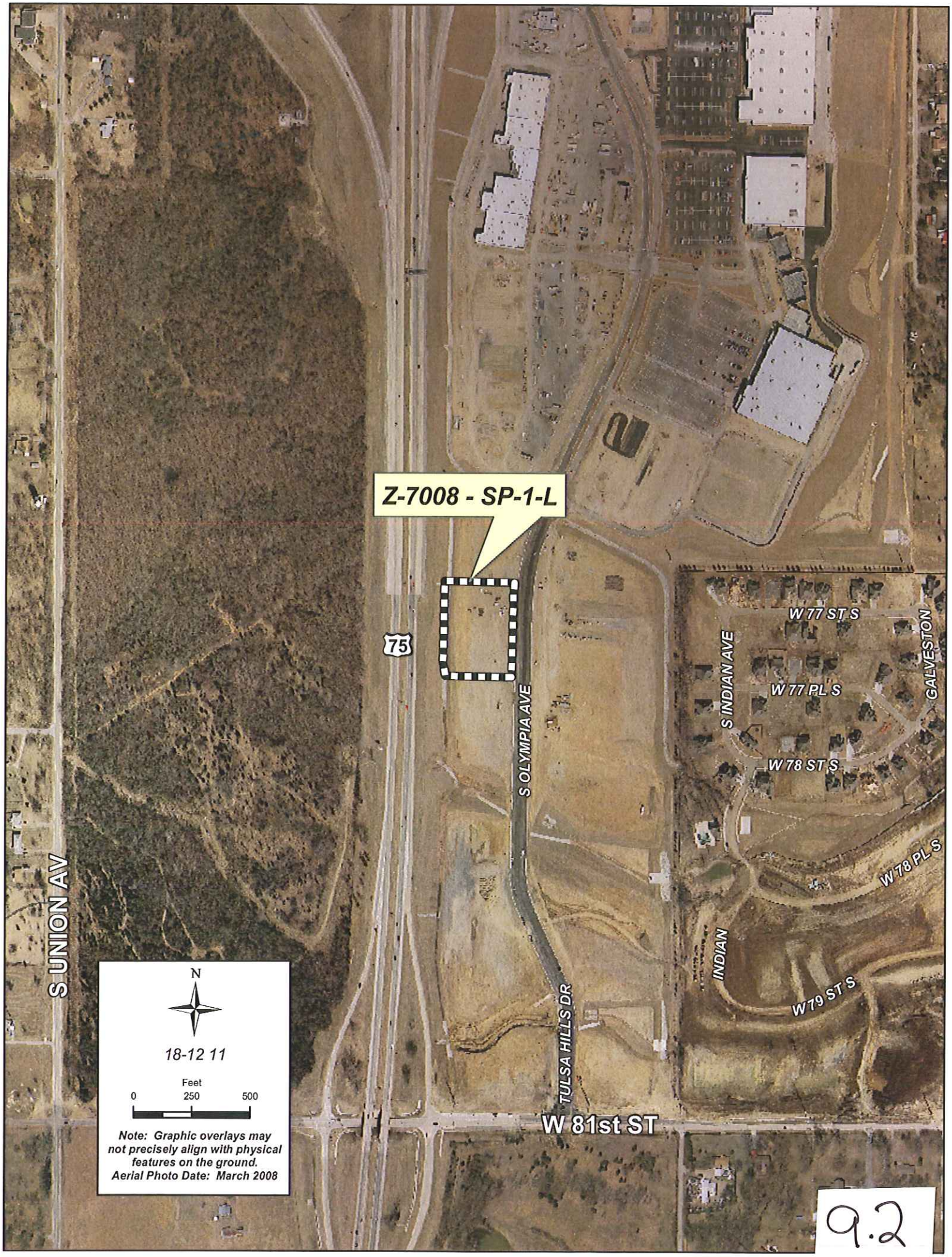
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S UNION AV
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W 79 ST S
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INDIAN
GALVESTON
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18-12 11
Feet
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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

9.2

February 17, 2010

STAFF RECOMMENDATION

Z-7008-SP-1-I: Corridor Plan Minor Amendment – North of the northeast corner of W. 81st Street South and Olympia Ave.; Lots 7 and 8, Block 1 – Tulsa Hills; TRS 8211; CZM 51: PD 8; CD 2; CO.

Approved on August 19, 2009 Corridor District minor amendment Z-7008-SP-1-I reflected a combination of the southern ½ of Lot 7, Block 1 – Tulsa Hills with the northern ½ of Lot 8, Block 1 – Tulsa Hills. Lot combination LC-200 joining these two tracts was also approved 8/19/09. The action created new Lot 7/Tract C and re-allocated floor area to the new tract Lot 7/Tract C and the remainder of Lot 8 (see Exhibit A).

Due to a scrivener's error in the approved case report the minor amendment is being brought back to the Planning Commission to clarify the allocated floor area on both Lot 7/Tract C and the remainder of Lot 8, Block 1 – Tulsa Hills.

The lot area and floor area allocation from the 8/19/09 case report read:

Lot	New Lot Area	New allocation of floor area per lot split/combination @ .25 FAR
Lot 7/ Tract C, Block 1	598, 085 sf	149,521 sf
Remainder Lot 8, Block 1	401,245 sf	145,072 sf

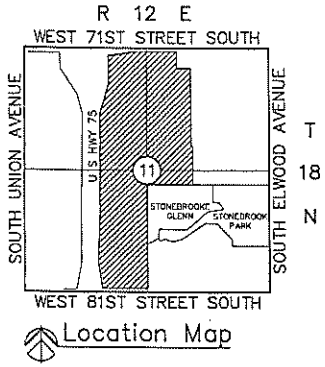
The amended lot area and floor area allocation should read:

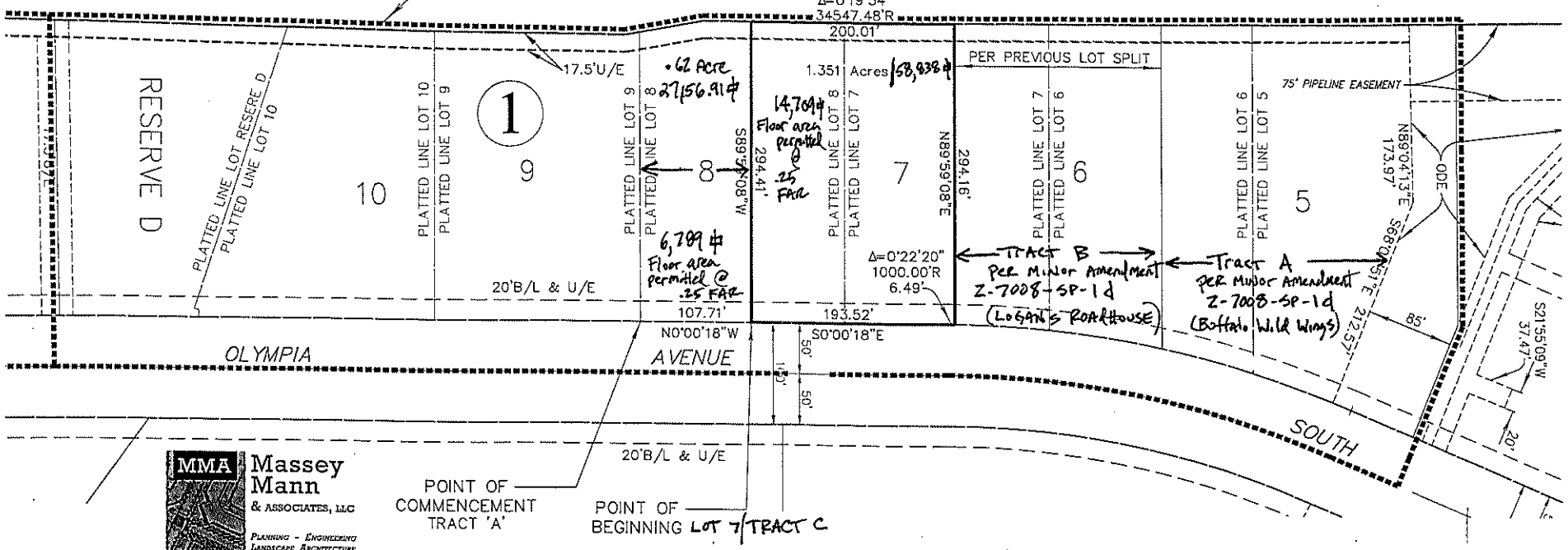
Lot	New Lot Area	New allocation of floor area per this amendment @ .25 FAR
Lot 7/ Tract C, Block 1	58,838 sf	14,709 sf
Remainder Lot 8, Block 1	27,156 sf	6,789 sf

Staff views this clarification as minor in nature since there was no increase in floor area requested. Staff therefore recommends **APPROVAL** of amended minor amendment Z-7008-SP-1-I.

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

LOT COMBINATION
OF
PART OF LOTS 7 & 8, BLOCK 1
OF
'TULSA HILLS'
SECTION 11, T-18-N, R12-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



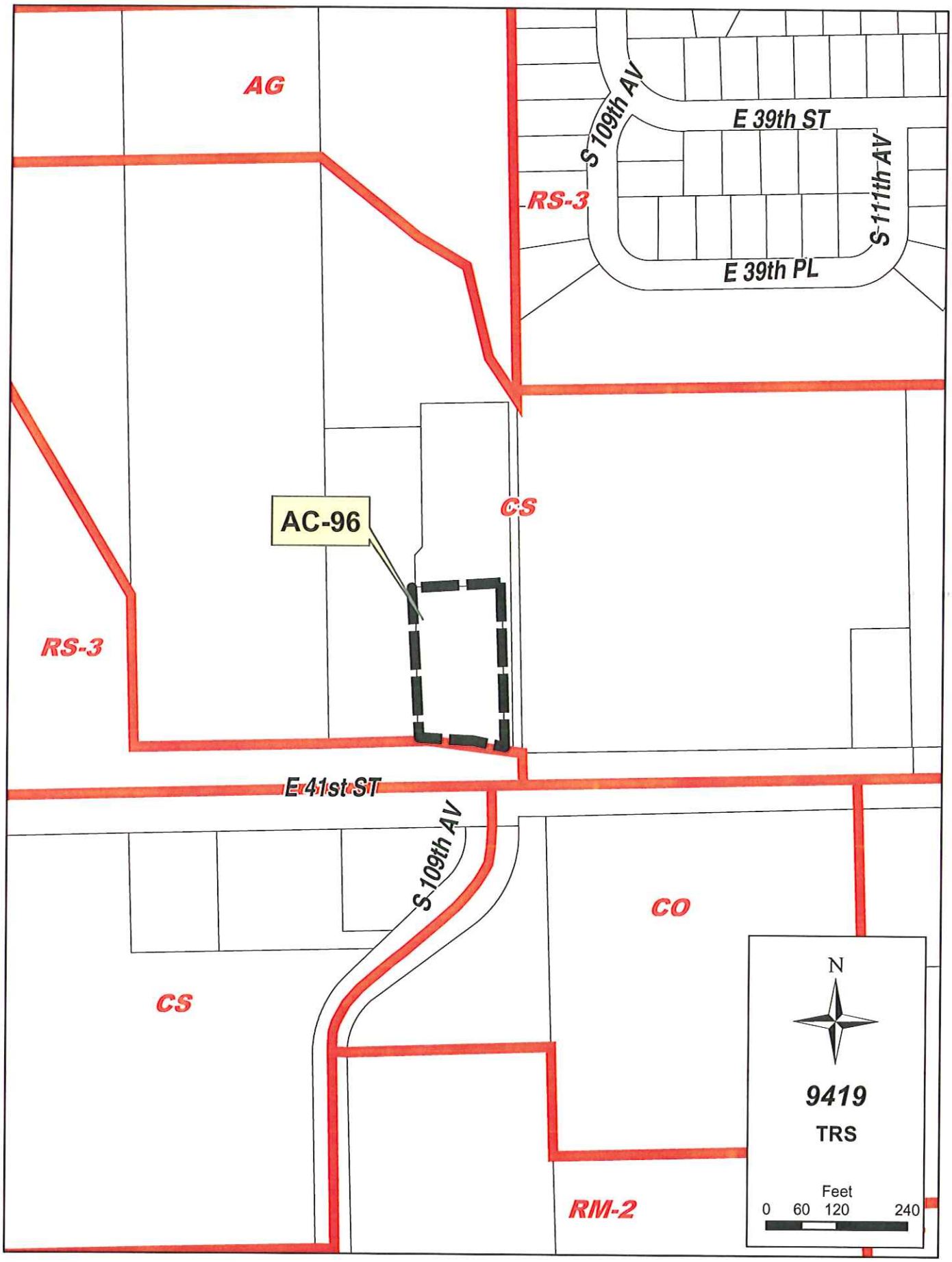


MMA Massey Mann & Associates, LLC
Planning - Engineering
Landscape Architecture
1112 S. Boston Ave. Tulsa, OK 74119 918.599.0394 O. 918.599.3183 F.
2633 S. Bryant Ave. Edmond, OK 73013 405.844.0599 O. 405.844.6619 F.
www.massey-mann.com

CERTIFICATE OF AUTHORIZATION
NO. 5465, 02198
JUNE 30, 2010

EXHIBIT A

p.6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RM-2

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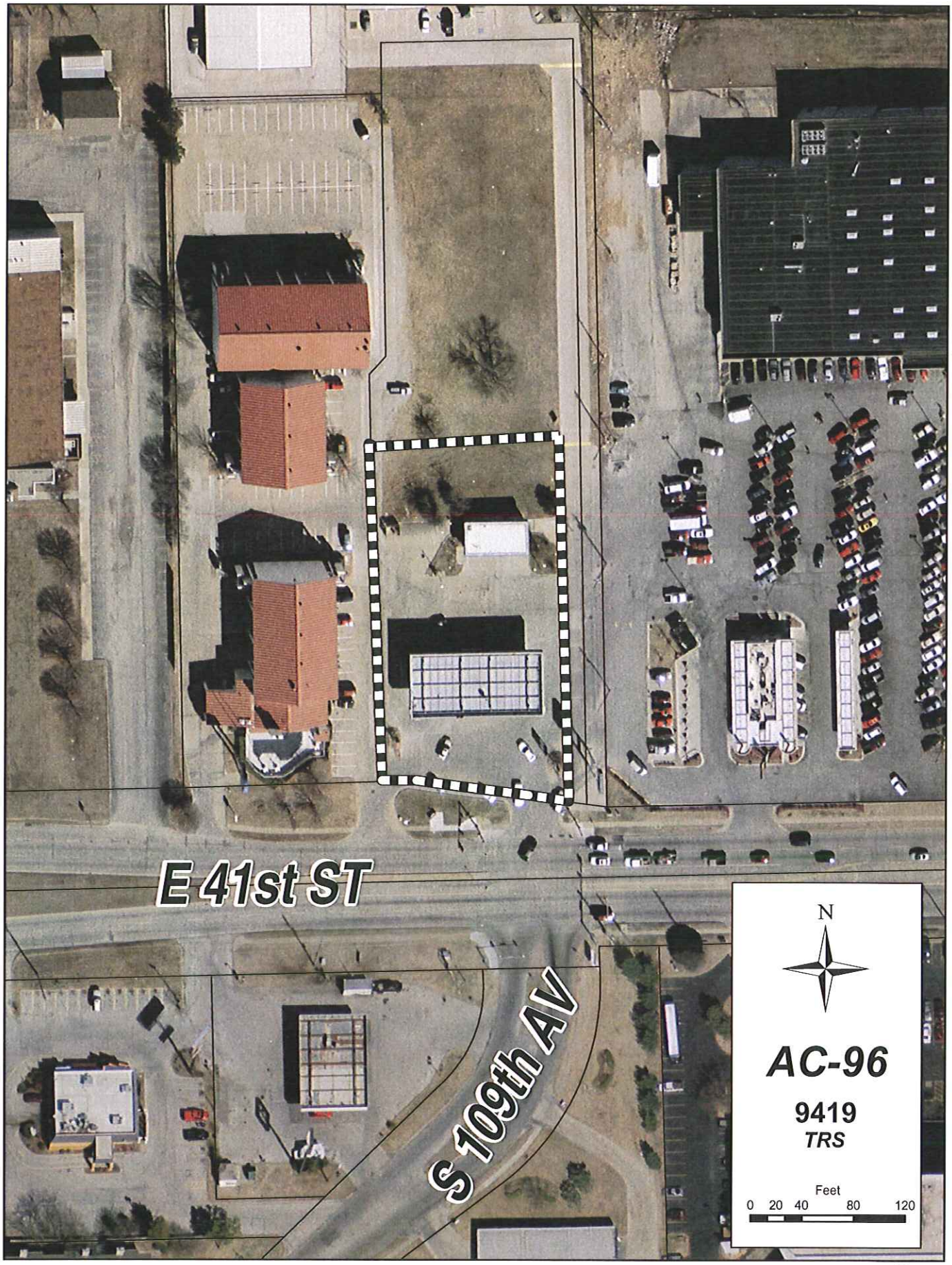

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February 17, 2010

STAFF RECOMMENDATION

AC-096: Alternative Compliance Landscape Plan – East of the northeast corner of 41st Street South and Highway 169; TRS 9419; CZM 49; Atlas 751; PD 17; CD 5; CS.

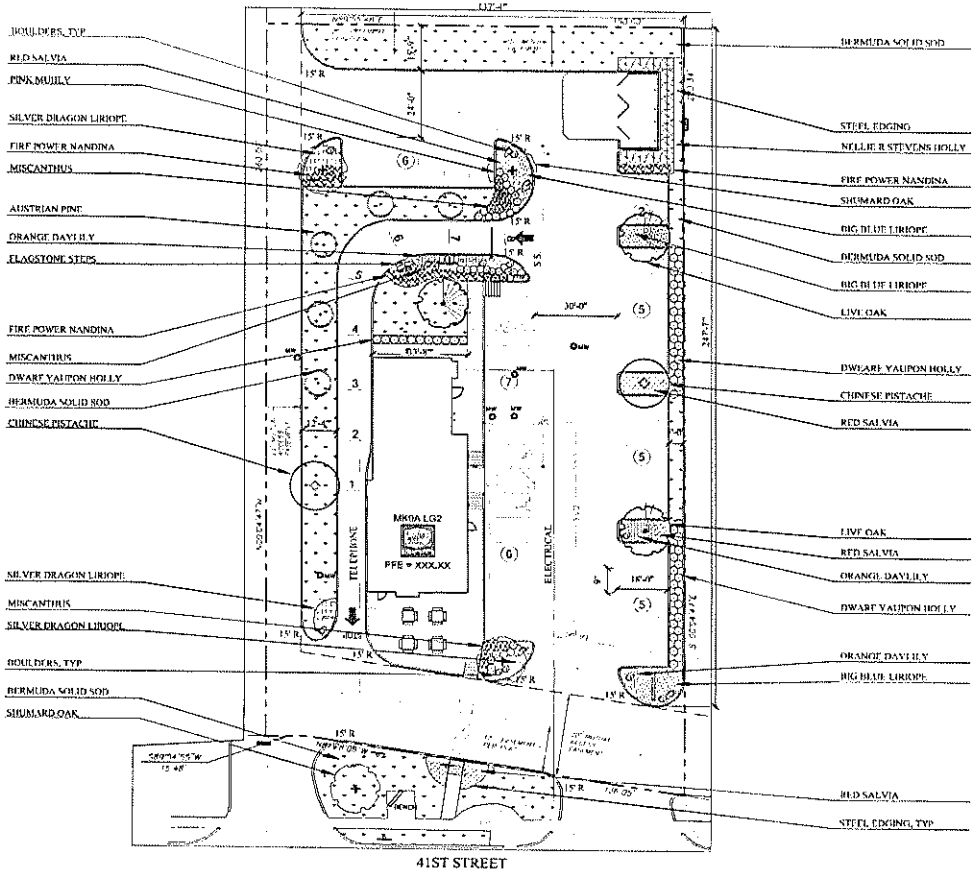
The applicant is requesting approval of an alternative compliance landscape plan for the redevelopment of a site for a Jack-in-the-Box restaurant. The site was previously used by a gas station (see case aerial photograph).

Specifically, the applicant is requesting to relocate a portion of the street yard landscape area and four required street yard trees to the interior of the lot.

Referring to the attached site landscape plan, there is a 30' mutual access easement (MAE) extending along the 41st Street boundary of the lot. This MAE also contains a 17' utility easement. These easements were required per the existing plat. The MAE in combination with the two existing access points makes it impossible to meet the street yard landscape requirement.

Since the easements limit the street yard area that can be landscaped, the applicant proposes to relocate 6.4% of the required street yard landscaping and four street yard trees to the interior of the lot. The applicant is proposing to landscape 23%, or 9,364 sf of the lot. Also, the applicant will plant 14 trees on the lot; five more trees than required. Additionally, by using shrubs and flowers the applicant proposes extensive accent landscaping above what is required by Chapter 10 of the Code (See Exhibit L1.0).

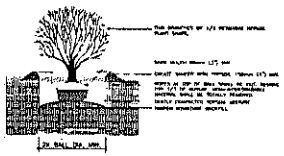
While not meeting the technical requirements of Chapter 10 of the Code, staff contends the proposed plan meets or exceeds the requirements of Chapter 10 and therefore recommends **APPROVAL** of alternative compliance landscape plan AC-096.



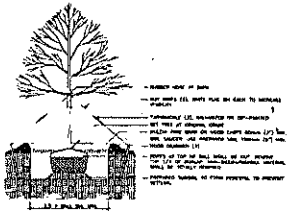
1 LANDSCAPE PLAN
SCALE: 1"=20'-0"

SYM	COMMON BOTANICAL NAME	QTY	SIZE	SPACING	CONDITION REMARKS
	SHUMARD OAK QUERCUS SHUMARDII	4	2" CAL.	35' O.C	CONTAINER GROWN, MATCHING, 12' HEIGHT SINGLE TRUNKED, FULL, 6' SPREAD
	CHINESE PISTACHE PISTACIA CHINENSIS	2	2" CAL.	25' O.C	CONTAINER GROWN, MATCHING, 12' HEIGHT SINGLE TRUNKED, FULL, 6' SPREAD
	LIVE OAK QUERCUS VIRGINIANA	3	2" CAL.	25' O.C	CONTAINER GROWN, MATCHING, 12' HEIGHT SINGLE TRUNKED, FULL, 6' SPREAD
	DECOMPOSED GRANITE	4,500	S.F.		3" DEPTH WEED BARRIER TO BE INSTALLED UNDERNEATH GRANITE
	NELLIE R STEVENS HOLLY ILEX X NELLIE R STEVENS	14	5' HT.	48" O.C	PLANT TO BE WELL RODDED, FULL, MATCHING
	AUSTRIAN PINE PINUS NIGRA	5	5' HT.	8' O.C.	PLANT TO BE WELL RODDED, FULL, MATCHING
	DWARF YAUPON HOLLY ILEX VOMITORIA 'NANA'	55	#3	36" O.C.	PLANT TO BE WELL RODDED, FULL, MATCHING
	PINK MUHLY MUHLENBERGIA CAPILLARIS	28	3 GAL.	36" O.C.	PLANT TO BE WELL RODDED, FULL, MATCHING
	MISCANTHUS MISCANTHUS SINENSIS 'SEARLY'	21	#3	36" O.C.	PLANT TO BE WELL RODDED, FULL, MATCHING
	FIRE POWER NANDINA NANDINA DOMESTICA 'FIRE POWER'	29	#3	36" O.C.	PLANT TO BE WELL RODDED, FULL, MATCHING
	BERMUDA SOLID SOD CYNODON DACTYLON	7,350	S.F.		SEE MAN. SPEC.
	BED PREP/ COMPOST	4,500	S.F.		TILL 3" DEPTH
	BIG BLUE LIRIOPE LIRIOPE MUSCARI 'BIG BLUE'	360	#1	12" O.C.	FULL POTS, NOT ROOT BOUND
	SILVER DRAGON LIRIOPE LIRIOPE MUSCARI 'SILVER DRAGON'	250	#1	12" O.C.	FULL POTS, NOT ROOT BOUND.
	AUTUMN SAGE "RED" SALVIA GREGGII	350	#1	12" O.C.	PLANT TO BE WELL RODDED, FULL, MATCHING
	DAYLILY "ORANGE" HEMEROCALLIS	750	#1	12" O.C.	PLANT TO BE WELL RODDED, FULL, MATCHING
	STEEL EDGE	1,000	L.F.		3" DEPTH

2 PLANT LIST
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 TREE PLANTING DETAIL
SCALE: N.T.S.

LANDSCAPE PLAN SITE DATA:

	REQUIRED:	PROVIDED:
10% OF PROPERTY REQUIRED FOR LANDSCAPE AREA. PROPERTY 40,366.790 S.F.	4,036 S.F.	9,364 S.F. (23.197%)
15% OF FRONT YARD BE REQUIRED FOR LANDSCAPE AREA. FRONT YARD: 7,521 S.F.	1,128.15 S.F.	(*) 654 S.F.
1 TREE FOR EVERY 1,200 S.F. OF FRONT YARD REQUIRED FRONT YARD: 7,521 S.F.	5 OR 6 TREES	(*) 6 TREES
1 TREE PER 12 PARKING SPACES 36 SPACES EXISTING.	3 TREES	3 TREES
EVERY PARKING STALL IS WITHIN 50' OF A LANDSCAPE AREA		
(*) 5 ADDITIONAL AUSTRIAN PINES HAVE BEEN ADDED TO THE LANDSCAPE PLAN TO OFFSET THE SHORTAGE OF LANDSCAPE AREA PROVIDED IN THE FRONT YARD.		
TOTAL AMOUNT OF TREES PROVIDED ON SITE		(*) 14 TREES

A AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSOR WILL BE INSTALLED. COVERAGE WILL BE 100%.

(15) 1 TON BOULDERS TO BE INSTALLED 1/3 TO 1/2 INTO THE GROUND TO GIVE A NATURAL APPEARANCE.

Architecture & Environmental Design
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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DATES
RTI/EAST: 5/13/2007
P.M. UPDATES: 5/13/2009
SUBMITTAL DATE:
1:
2:
3:
FED:
CONSTRUCTION:

REVISIONS

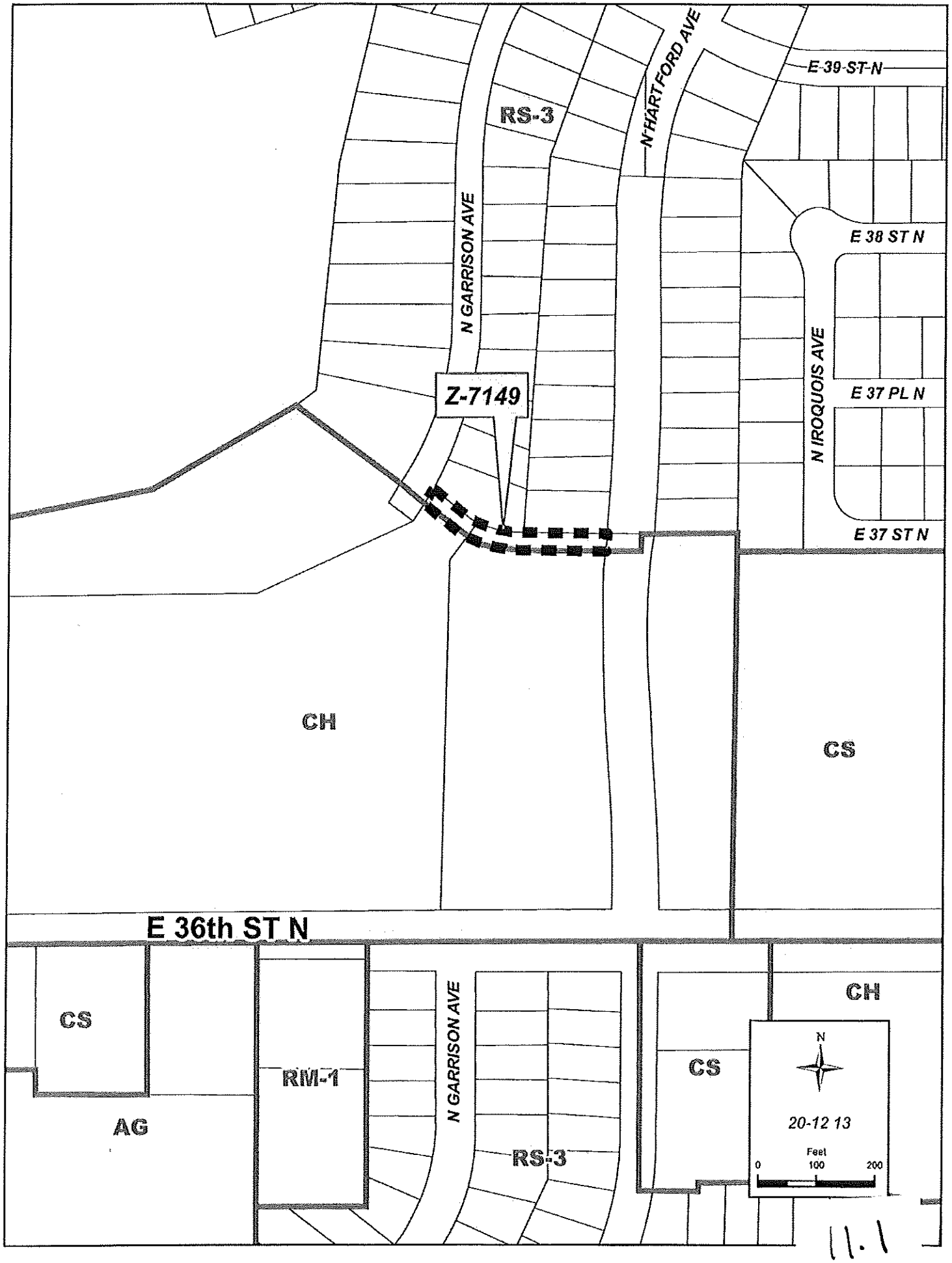
01-18-10

SITE INFORMATION
JIB TYPE: DA LG2 OPT1
JIB #: 6145
ADDRESS:
10801 E. 41ST STREET
TULSA, OKLAHOMA

DRAWN BY: BOAK
PROJECT #: 5027-46
SCALE:

L1.0
SITE LANDSCAPE PLAN

1.1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PLAT WAIVER

February 17, 2010

Vacated right-of-way at East 37th Street North between Garrison and Hartford
(0213) (PD 2) (CD 1)

The platting requirement is being triggered by a pending rezoning to PK (for additional parking).

Staff provides the following information from TAC at their February 4, 2010 meeting:

ZONING:
- TMAPC Staff: The parcel is a vacated right-of-way to be used as part of the parking for the site to the south.

STREETS:
- No comment.

SEWER:
- No comment.

WATER:
- No comment.

STORM DRAIN:
- No comment.

FIRE:
- No comment.

UTILITIES:
- No comment.

.
Staff recommends **APPROVAL** of the plat waiver conditioned on the pending zoning approval.

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

		Yes	*NO*
1.	Has Property previously been platted?	X	
2.	Are there restrictive covenants contained in a previously filed plat?	X	
3.	Is property adequately described by surrounding platted	X	

11.2

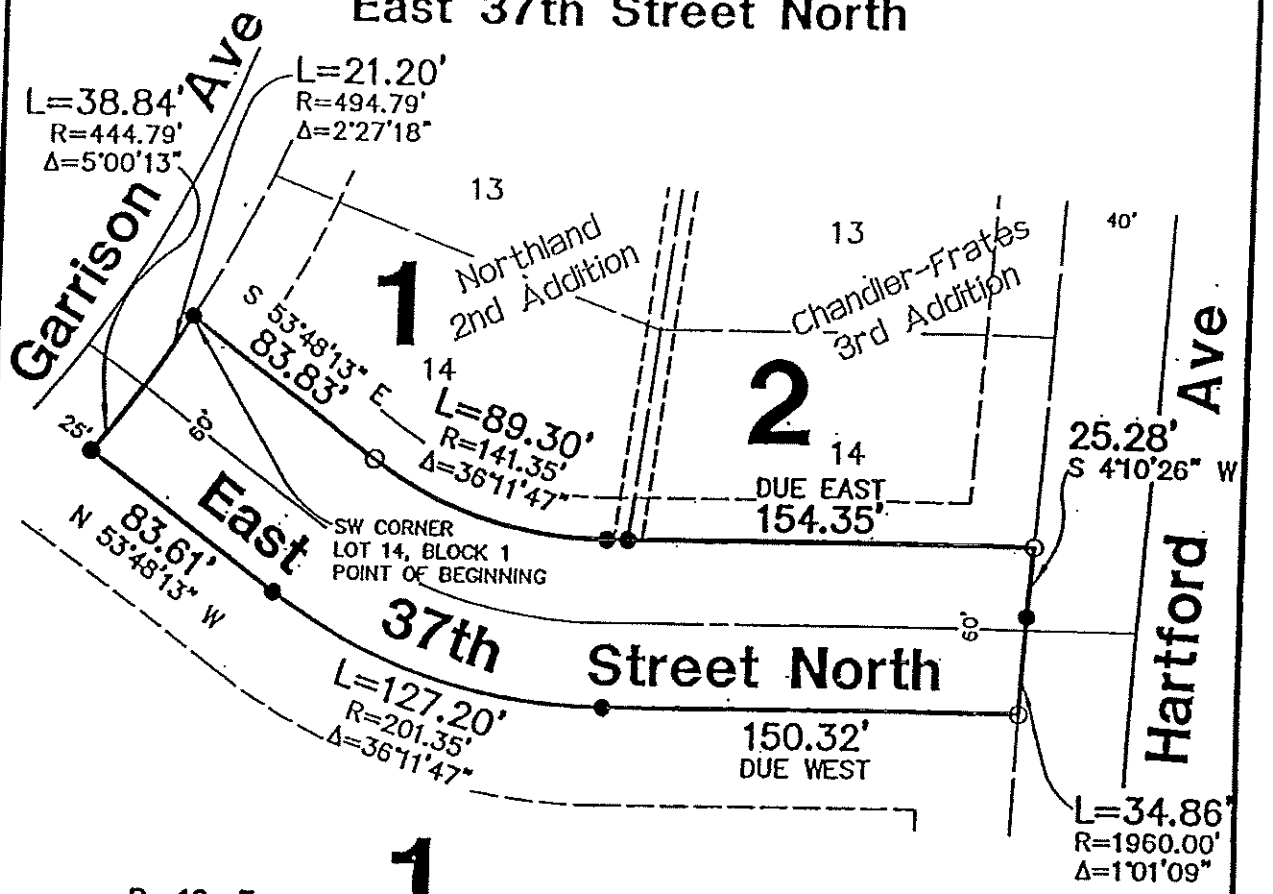
properties or street right-of-way?

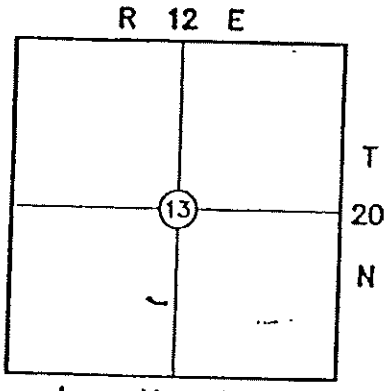
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

		YES	NO
4.	Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5.	Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6.	Infrastructure requirements:		
	a) Water		
	i. Is a main line water extension required?		X
	ii. Is an internal system or fire line required?		X
	iii. Are additional easements required?		X
	b) Sanitary Sewer		
	i. Is a main line extension required?		X
	ii. Is an internal system required?		X
	iii Are additional easements required?		X
	c) Storm Sewer		
	i. Is a P.F.P.I. required?		X
	ii. Is an Overland Drainage Easement required?		X
	iii. Is on site detention required?		X
	iv. Are additional easements required?		X
7.	Floodplain		
	a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
	b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8.	Change of Access		
	a) Are revisions to existing access locations necessary?		X
9.	Is the property in a P.U.D.?		X
	a) If yes, was plat recorded for the original P.U.D.		
10.	Is this a Major Amendment to a P.U.D.?		X
	a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11.	Are mutual access easements needed to assure adequate access to the site?		X
12.	Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

11.3

Exhibit "B"
Vacation of Public Right-of-way
East 37th Street North





Location Map
SCALE: NTS

BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED BEARINGS OF NORTHLAND SECOND ADDITION.

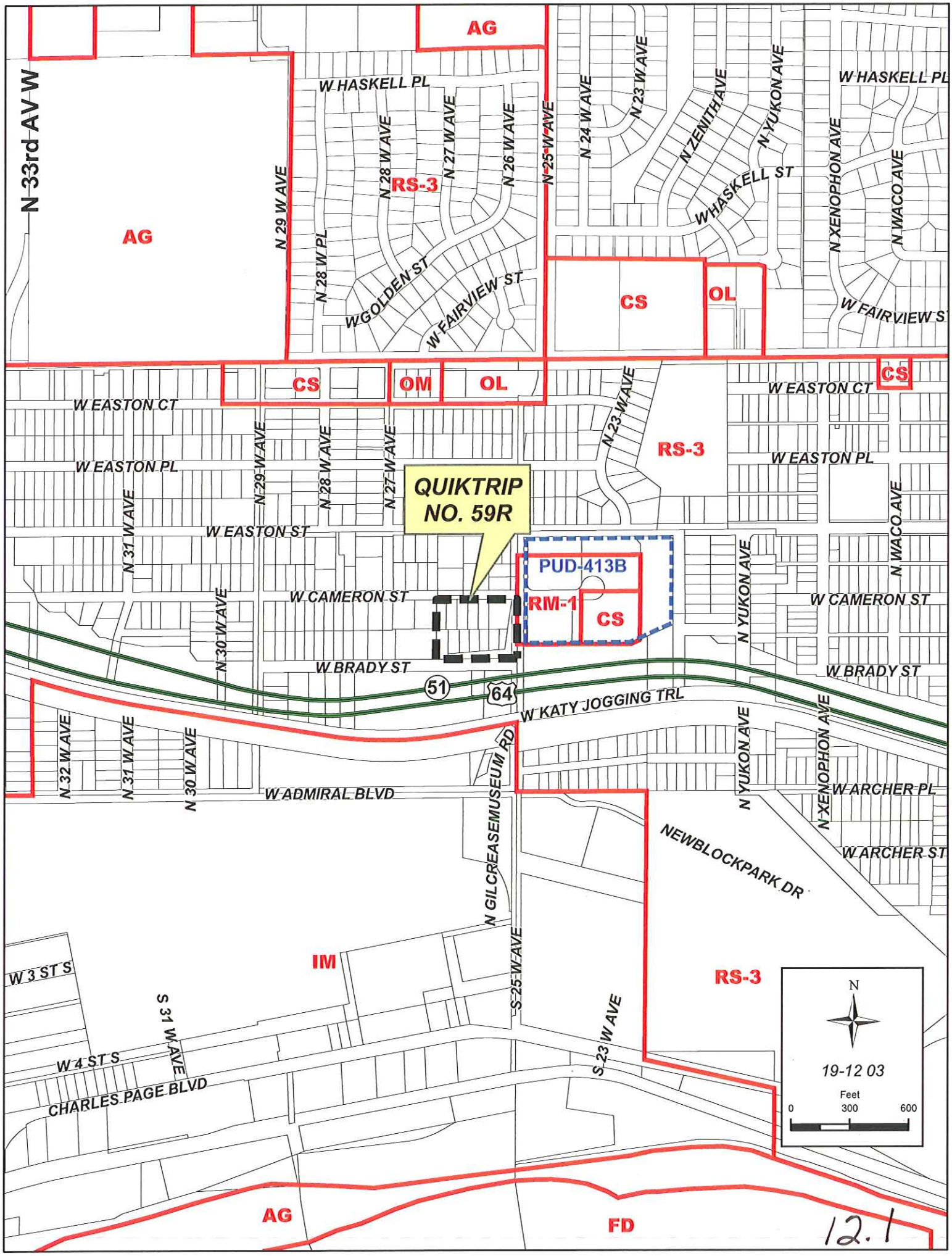
LEGEND
● SET IRON PIN
⊙ FOUND IRON PIN

Scale: 1"=60'

WO: 15658
FILE: 2012.13
DATE 06/19/07 PAGE 2 OF 2

Sisemore Weisz & Associates, Inc.
601 EAST 30TH ST
TULSA, OKLAHOMA 74105
CA NO. 1451
PHONE (918) 665-3600
FAX (918) 665-8689
EXP DATE 6/30/07

11.4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N 23 W AVE
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N YUKON AVE
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W HASKELL PL
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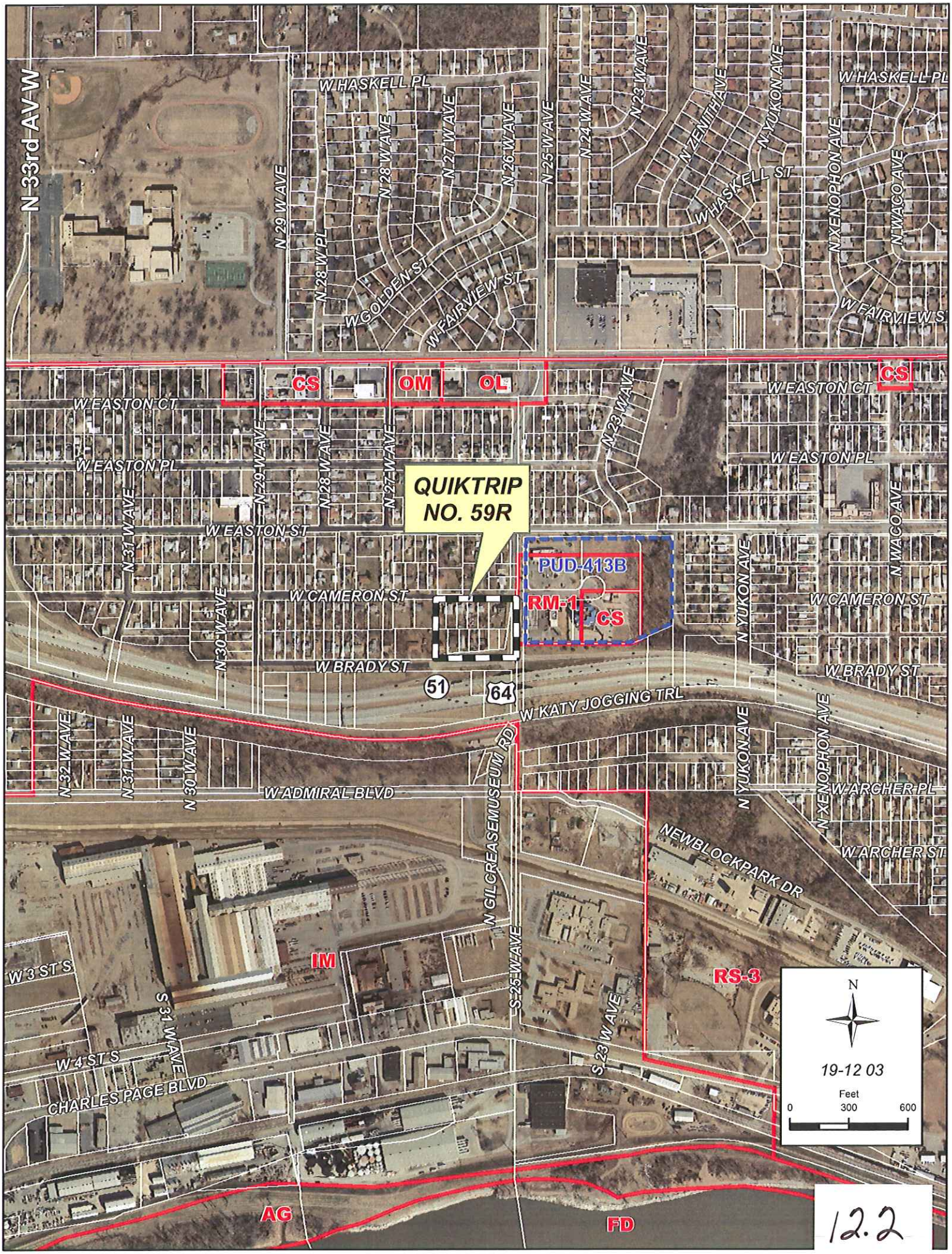
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MINOR SUBDIVISION PLAT

Quik Trip Number 59R - (0928) (PD 10) (CD 1)

Northwest corner of West Brady and Gilcrease Museum Road

This plat consists of 1 Lot, 1 Block, on 3.07 acres.

The following issues were discussed February 4, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 776 (pending) and RS-3 (existing). PUD restrictions and standards must be put in covenants.

2. **Streets:** Radius of driveway cannot encroach into adjacent property without official agreement between the owners.

3. **Sewer:** The existing utility easement that bisects the property must be closed by ordinance before a building permit can be issued.

4. **Water:** Prior to the construction of the proposed retaining wall along Cameron Street; the 6 inch waterline must be field verified for its' location.

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

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Releases have been received from AEP/PSO, ONG, AT&T, Cox Cable.

7. **Other: Fire:** No comment. **GIS:** Submit subdivision control data form. Address should be 220 North Gilcrease Museum Road.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. All release letters have been received.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works department 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.

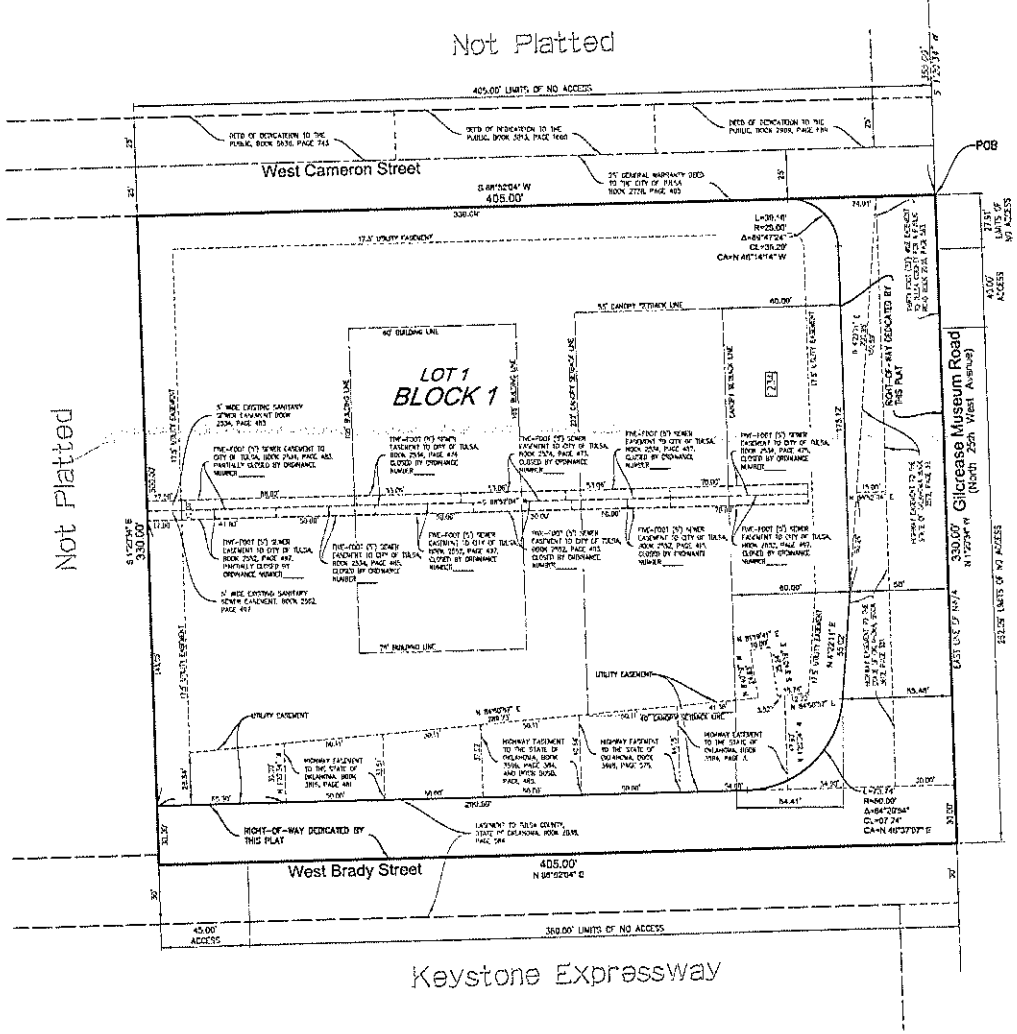
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

PLANNED UNIT DEVELOPMENT NUMBER 776

QuikTrip No. 59R

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING A PART OF NW/4 OF SECTION THREE (3), TOWNSHIP 19 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN

Scale: 1"=30'



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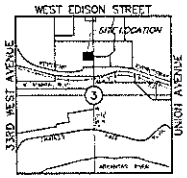


Location Map
SCALE: 1"=2000'

RECEIVED
JAN 14 2010
Tulsa Metropolitan Area Planning Commission

FEB 02 2010
TULSA METROPOLITAN AREA PLANNING COMMISSION

OWNER/DEVELOPER

QUIKTRIP CORPORATION
4705 SOUTH 129TH EAST AVENUE
TULSA, OKLAHOMA 74134-7008
PHONE: (918) 615-7700

ENGINEER/SURVEYOR

HRAOK, INC.
1913 WEST TACOMA, SUITE-A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-3737
FAX: (918) 258-2554
EMAIL: AHALL@HRAOK.COM
CA#3643 EXPIRES 6-30-2011

SUBDIVISION STATISTICS

QUIKTRIP NO. 59R SUBDIVISION CONTAINS
ONE (1) LOT IN ONE (1) BLOCK IN 133,049 SQ. FT., 3.07 ACRES

BASIS OF BEARINGS

THE BEARINGS HEREON ARE BASED ON THE GRID BEARING OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM – NORTH ZONE – NAD 83 (1993) WITH A BEARING OF S01°20'34"E FOR THE EAST LINE OF THE NW/4.

MONUMENTATION

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8"X 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1283".

BENCHMARK

CHISELED SQUARE ON THE NORTHEAST CONCRETE CURB OF GLICREASE MUSEUM ROAD AND WEST CAMERON STREET NORTH ELEV. = 708.74 (NAVD 1988)

NOTES

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF TULSA.

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____

_____ TMAPC/INCOG

This approval is void if this plat is not filed in the Office of the County Clerk on or before:

_____

_____ COUNTY or CITY ENGINEER

APPROVED _____ by the Council of the City of Tulsa, Oklahoma.

_____ Chairman

_____ Mayor

_____ Attest: City Clerk

_____ Approved: City Attorney

LEGEND

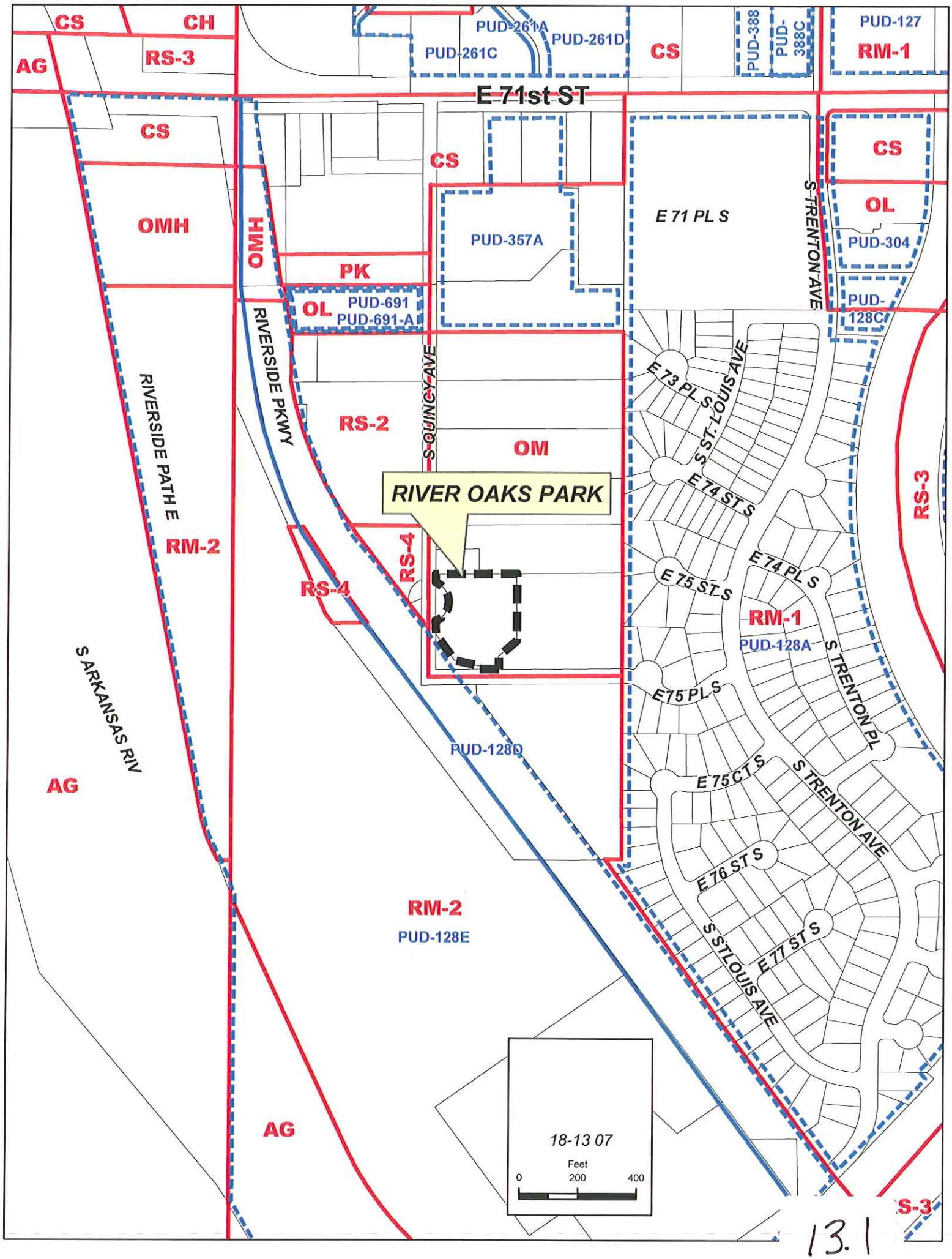
B/L ____ BUILDING LINE
LNA ____ LIMITS OF NO ACCESS
POB ____ POINT OF BEGINNING
POC ____ POINT OF COMMENCING
RES ____ RESERVE AREA
R/W ____ RIGHT OF WAY
U/E ____ UTILITY EASEMENT
[1234] ____ STREET ADDRESS

Tulsa County Clerk

COUNTY TREASURER STAMP

QuikTrip No. 59R
Planned Unit Development Number 776
Sheet 1 of 2
Date Prepared: January 14th 2010

12.6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PUD-691
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RIVER OAKS PARK
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RS-4
RS-4
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E 74 PL S
RM-1
PUD-128A
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S ARKANSAS RIV
E75 PL S
PUD-128D
AG
E 75 CT S
S TRENTON AVE
E 76 ST S
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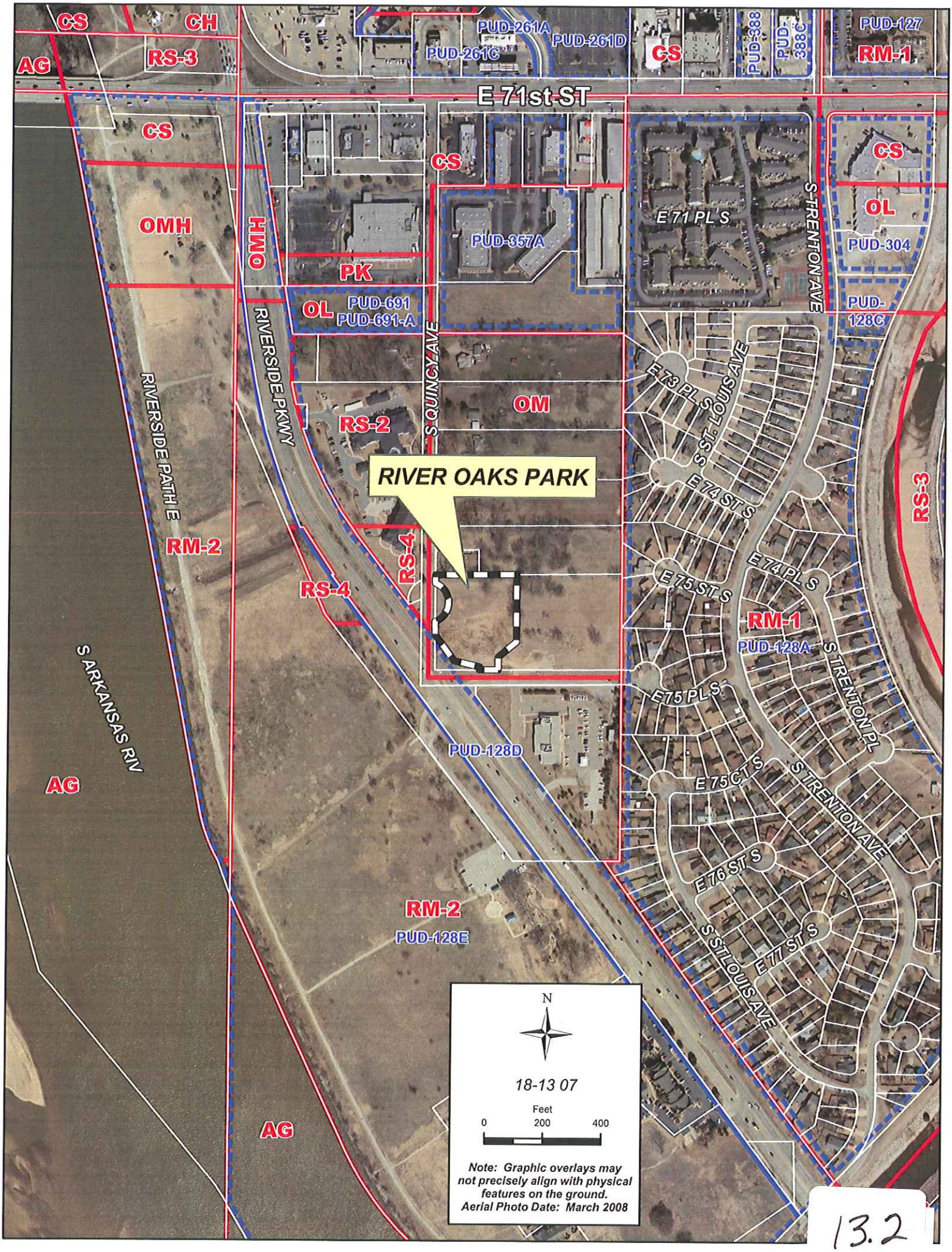
13.1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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008
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13.2

MINOR SUBDIVISION PLAT

River Oaks Park - (8307) (PD 18 A) (CD 2)
East of South Riverside Drive at Northeast corner of South Quincy and East 75th Place South

This plat consists of 1 Lot, 1 Block, on 1.75 acres.

The following issues were discussed January 7, 2010 and February 4, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned OM (office medium). There was a lot split and combination done on the underlying plat previously.

2. **Streets:** It appears that the private drive is an access for the area to the north. It should be identified as a mutual access easement. Remove reference to Limits of Access on East 75th Place. Limits are identified only on arterials/parkways etc. Include standard sidewalk language. Include Mutual Access Easement language, if possible. Private drive cannot be 66 feet wide. Maximum allowed is 36 feet.

3. **Sewer:** Section 1F still has language that is unacceptable. The City of Tulsa is Not responsible for the repair and replacement of any landscaping and paving within the utility easement.

4. **Water:** No comment.

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

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

7. **Other: Fire:** No comment. **GIS:** Update the date of preparation on the plat. Fix the inconsistencies between the metes and bounds legal description and what is shown on the face of the plat.

13.3

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. Since the TAC meeting was held, the appropriate changes have been made and release letters have been received.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works department 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.

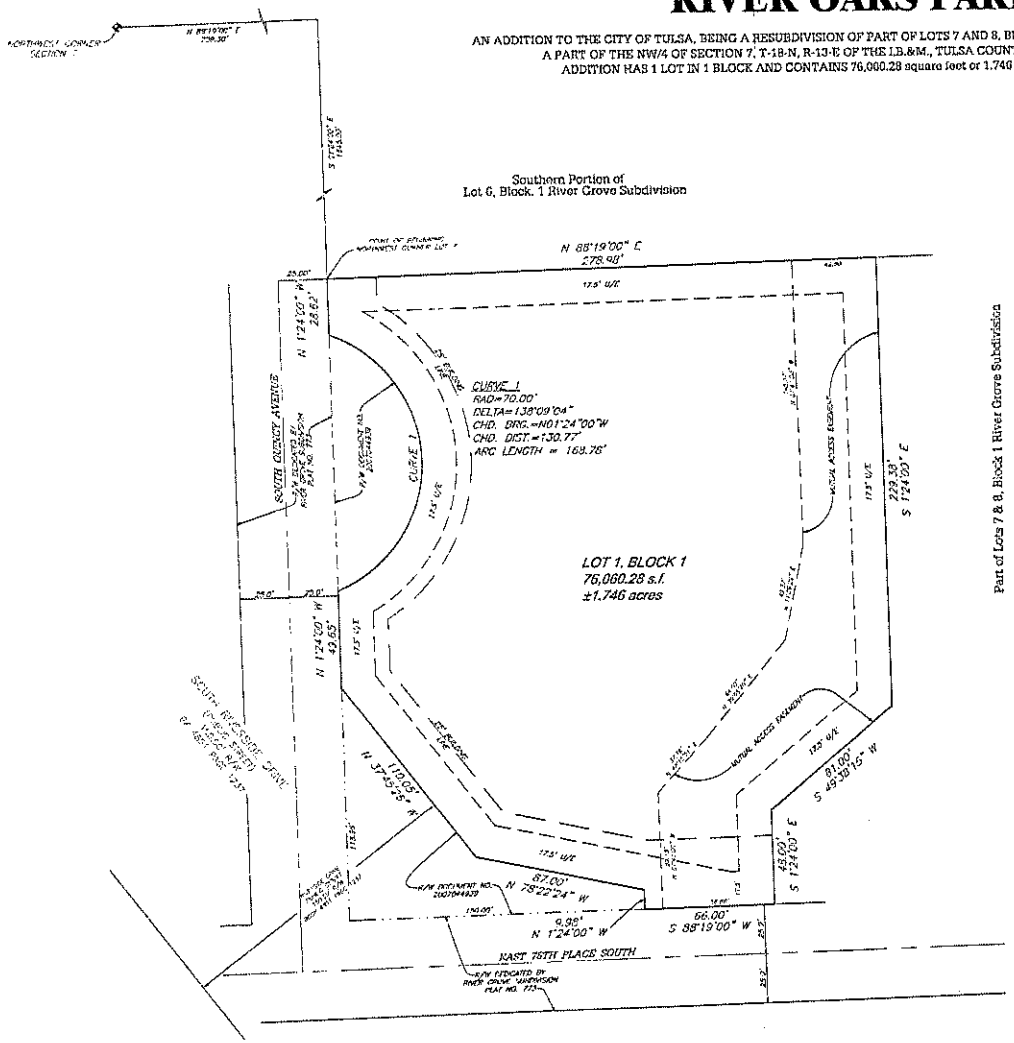
22. All other Subdivision Regulations shall be met prior to release of final plat.

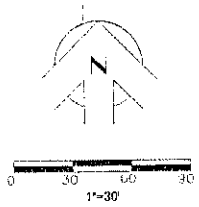
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

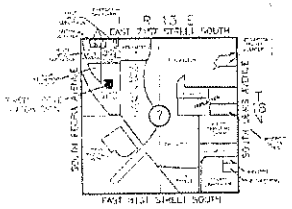
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

RIVER OAKS PARK

AN ADDITION TO THE CITY OF TULSA, BEING A RESUBDIVISION OF PART OF LOTS 7 AND 8, BLOCK 1 OF RIVER GROVE SUBDIVISION.
A PART OF THE NW/4 OF SECTION 7, T-18-N, R-13-E OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA
ADDITION HAS 1 LOT IN 1 BLOCK AND CONTAINS 76,060.28 square feet or 1.746 ACRES MORE OR LESS.







Tulsa County
LOCATION MAP
SCALE: 1"=2000'

PLAT NO.

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that the plat was approved by the Tulsa Metropolitan Area Planning Commission on _____

_____
TMAPC/INCOG OFFICIAL

This approval is void if this plat is not filed in the Office of the County Clerk on or before _____

_____
COUNTY OR CITY ENGINEER

APPROVED/_____ by the Council of the City of Tulsa, Oklahoma

_____
Chairman

_____
Mayor

_____
Attest: City Clerk

_____
Approved: City Attorney

OWNER:
Tulsa Federal Credit Union
9323 East 21st Street,
Tulsa, Oklahoma 74129
918-610-0200
Phil Hart, President
phart@tulsafederalcu.org

ENGINEER:
CJWATT, INC.
7967 Lariet Circle
Broken Arrow, Oklahoma 74146
(918) 286-8718
Certificate of Authorization No 5179
Renewal Date: June 30, 2010
cjwattpe@cox.net

SURVEYOR:
WHITE SURVEYING COMPANY
9936 East 55th Place
Tulsa, Oklahoma 74146
(918) 663-6924
Certificate of Authorization No. 1098
Renewal Date: June 30, 2011
thoynes@whitesurvey.com

LEGEND:

U/E = UTILITY EASEMENT

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. THE NORTH RIGHT-OF-WAY LINE OF EAST 75TH PLACE SOUTH BEING S 88°19'00" W.

MONUMENT NOTES:

ALL LOT AND BLOCK CORNERS ARE MARKED WITH NO. 3 DEFORMED RE-BAR, 18 INCHES LONG WITH YELLOW PLASTIC CAP STAMPED "WHITE CA 1098" UNLESS NOTED OTHERWISE.

FLOOD PLAIN NOTE:

THIS PROPERTY LIES IN ZONE "X-SHADED" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 405381 0361K, AS LAST REVISED AUGUST 3, 2009.

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat, have been paid as reflected by the current tax rolls security as required has been provided in the

amount of $_____ per trust receipt no.

_____ to be applied to 20_____ taxes not as yet certified to me.

This certificate is NOT to be construed as payment of 20_____ taxes in full but is given in order that this plat may be filed of record.

20_____ taxes could exceed the amount of the security deposit.

Dated_____ 20_____

DENNIS SEMOUR
TULSA COUNTY TREASURER

By: _____
Deputy

RECEIVED
FEB 05 2010
Tulsa Metropolitan Area Planning Commission

River Oaks Park, Tulsa County
February 5, 2010
SHEET 1 OF 2

13.6

CITY COUNCIL CONSENSUS 2010 - 1

A CONSENSUS DIRECTING THE TULSA METROPOLITAN AREA PLANNING COMMISSION TO HOLD PUBLIC HEARINGS, ANALYZE AND RECOMMEND TO THE CITY COUNCIL ORDINANCE AMENDMENTS TO THE ZONING CODE OF THE CITY OF TULSA TO ALLOW THE USE OF ON PREMISE BUSINESS SIGNS ON ROOFTOPS WITHIN A GEOGRAPHIC AREA WITH THE SAME OR SIMILAR BOUNDARIES AS THE BLUEDOME TAX INCREMENT FINANCING DISTRICT.

WHEREAS, the public's health, safety, and welfare is the City of Tulsa's highest priority;

WHEREAS, as the City of Tulsa becomes more densely populated, and continuing growth leaves fewer undeveloped areas for new construction; re-development or "in-fill" development has become more attractive and economically viable as an alternative to new construction;

WHEREAS, the City of Tulsa's Zoning Code prohibits rooftop business signs within the Central Business District (CBD);

WHEREAS, the Blue Dome Tax Increment Financing District (TIF) is contained within a portion of the Central Business District, and contains a portion of historic Route 66 and the new Tulsa Stadium;

WHEREAS, due to limited space, and street easements, landowners within the CBD have limited, if any, property to place business signs on their property;

WHEREAS, it is appropriate to weigh the burden imposed on a property where the zoning code limits property owner's free speech rights against the needs of public safety;

WHEREAS, it is the desire of the City Council of the City of Tulsa to develop reasonable parameters which would allow property owners in the Blue Dome TIF to utilize rooftop on-premises business signs, especially if such signs reflected the historic nature of the area.

THEREFORE; BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TULSA:

Section 1. The City Council requests Tulsa Metropolitan Area Planning Commission to hold public hearings, analyze, and provide their report and recommendation to the City Council regarding:

14.1

1) whether the City of Tulsa Zoning Code should provide for rooftop on-premise business signs in the geographic area of the Blue Dome Tax Increment Financing District;

2) the geographic boundaries of the area allowing rooftop on-premise business signs; and

3) the language the Planning Commission would recommend.

Section 2. The City Council requests Tulsa Metropolitan Area Planning Commission provide their report and recommendation to the City Council no later than March 1, 2010.

Section 3. The Council Secretary is hereby directed to send a copy of this consensus to the Tulsa Metropolitan Area Planning Commission within two (2) business days after it is signed by the Chair.

Adopted by the Council this _____ day of JAN 14 2010, 2010.

Rick Westcott,
Chairman of the Council

ATTEST:

Secretary of the City Council

Approved:

Council Attorney

14.2

LIMITED CITY SURVEY FOR ROOF SIGNS
(2/17/10)

CITY	PERMITTED	LIMITED AREAS	CONDITIONS
Dallas, TX	No		
Denver, CO	No		
Fort Worth, TX	Yes	No	Yes
Indianapolis, IN	No		
Kansas City, KS	Yes	Yes	Yes
Memphis, TN	Yes	Yes	Yes
Oklahoma City, OK	Yes	No	Yes
Portland, OR	No		
Wichita, KS	No		

CONDITIONS FOR ROOF SIGNS BY CITY

Fort Worth, TX

Chapter 6, Article 4 'Signs'
Definition: Any sign erected, constructed or maintained on the roof of a building.

Section 6.408.E Signs may be installed upon the roof subject to the following conditions:
1. The area of the sign shall not exceed 10 percent of the area of the closest wall of the building above which the sign is placed.
2. The sign shall not exceed four feet above the roof or top of the parapet wall at the roof, whichever is higher.
3. All roof signs placed upon a building or buildings upon one platted lot shall be similar in size, shape, area, and design.

Animated signs are not permitted. Changeable copy signs are only permitted by special exception.

* * * * * * * * * * * * *

Kansas City, MO: Section 88-445-07 permits one (1) roof sign per building not to exceed a height of 8 ft. (from top of highest parapet)

1. Roof signs are permitted only as follows:

   (a) in nonresidential zoning districts within the area bound by the Missouri River, Paseo Boulevard 31st Street, and State Line; or

   (b) within the M2-M3 district (industrial), on a roof that is set back at least 1,000 feet from all property lines.

2. The supporting structure for a roof sign must comply with all applicable engineering and code requirements. Such supporting structures must consist of the fewest number of supporting members without embellishments, consistent with all applicable municipal code requirements.

3. Roof signs are not permitted on buildings unless the top of the highest portion of the roof is at least 50 feet above grade.

4. The maximum horizontal dimension of a roof sign may not exceed 50% of the width of the wall it most closely parallels.

5. The maximum height of a roof sign and its supporting structure may not exceed 26 feet from the top of the sign to the elevation of the top of the roof.

Illumination

1. Any outdoor lighting arrangement for the illumination of a sign which would be visible from any property in an adjoining R-80, R-10, R-7.5, R-6, R-2.5, R-1.5, R-0.5, or R-0.3 district must be so designed that no flashing or direct glare from any light source is focused, beamed or directed toward such property.
2. Flashing lights, rapidly changing or blinking illumination, rotating beams, or illumination resembling emergency lights are prohibited.
3. The electric supply for all illuminated signs must be located underground unless otherwise expressly approved by the planning and development director.
4. Spillover light onto R-zoned property or public rights-of-way may not exceed 2 lux, measured at grade along the property line.

****

Memphis permits roof signs:

'Above Roof Signs' are only permitted downtown in the ballpark and Peabody Place Entertainment districts (interestingly not Beal Street district).

In those two districts they are only permitted on hotels, hospital buildings, and when the tenant identified by the sign is a majority tenant within the building. In the ballpark district roof signs are permitted on buildings taller than 40 ft. in height. Signs must identify the name of the property or the majority tenant. Signage must face the direction of the ballpark and be visible from the interior of the ballpark. Signage must consist of individual lettering attached to a minimally visible frame. The horizontal length of the sign shall not exceed 50% of the length of the roof on the side of the building where the sign is located. The total area of the sign shall not exceed 350 sq. ft. No illumination restrictions.

****

Oklahoma City permits roof signs:

(39) *Roof sign, Type A* means an attached accessory sign designed to permit, but not necessarily be limited to, the erection of a shield, symbol, or similar trademark or brand name. Such sign shall be located immediately and entirely over the roof of a building and attached to a wall or pylon or similar physical support that is part of the physical and architectural design of the building. This definition shall apply only to a building which is six stories or less in height.
(40) *Roof sign, Type B* means an attached accessory sign erected on a vertical framework supported by and located immediately and entirely over the roof of a building which is seven stories or more in height.

I could find no where in their Code where Type A roof signs were permitted except as legal non-conformities. Type B roof signs are only permitted on buildings of 7 stories or taller (limited to one per building). The aggregate *display surface area* is determined by the width of the building and setback from the street. The allowance begins with a 25 ft. wide building on the property line permitting a 60 ft. dsa sign up to 125 wide building setback with a 60 ft. setback permitting a 625 sq. ft. sign. The Code specifically states there is no maximum *height* for roof signs. *Illumination:* a. direct or indirect lighting is permitted. b. flashing signs shall be permitted subject to all regulations of this chapter.

In *Bricktown* the roof sign is limited to a display surface area equivalent to 15% of the building wall. A sign's height may not extend more than 10 ft. above the building.

In all districts, if the building's over 250 ft. in height then the roof sign's size permitted rises proportionally based on a range of heights starting at 250 sq. ft. for a 250 ft. tall building up to 750 sq. ft. of display surface area for a building over 450 ft. tall.

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(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 12, TITLED "USE UNITS"; AMENDING SECTION 1221 TITLED "USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING"; AMENDING PARAGRAPH 1221.C.10 TO PERMIT ROOF SIGNS WITHIN THE DOWNTOWN ENTERTAINMENT DISTRICT, PROVIDED THE ILLUMINATION OF SUCH SIGNS IS RESTRICTED TO NEON LIGHT; AMENDING SECTION 1800, TITLED "DEFINITIONS", BY ADDING DEFINITIONS FOR "DOWNTOWN ENTERTAINMENT DISTRICT" AND "NEON LIGHT"; 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 12, Subsection 1221, Tulsa Revised Ordinances, be and the same is hereby amended to read as follows:

"SECTION 1221. USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING

A. **Description.** Business signs and outdoor advertising.

B. **Included Uses.**

Business Signs
Digital Signs
Digital Outdoor Advertising Signs
Outdoor Advertising Signs

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

1. **Sign Setbacks.**

a. Signs, if visible from an R district other than street, highway or freeway right-

14.6

of-way, or if visible from a designated residential development area, shall not be located within fifty (50) feet from such a district or area.

b. Signs with a display surface area larger than three hundred (300) square feet which are 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 from such a district or area.

c. Signs shall be setback a minimum distance of ten (10) feet from a freeway right-of-way.

d. The sign setbacks prescribed in this paragraph 1221.C.1 shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district, residential development area, or freeway right-of-way boundary line.

2. Flashing signs, digital signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be subject to the following limitations.

a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection. The fifty (50) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the signalized intersection.

b. No such sign shall be located within twenty (20) feet of the driving surface of a street. The twenty (20) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the street curb, or edge of the traveled roadway marked or understood as such.

c. No such sign, 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 be located within two hundred (200) feet of such a district or area. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.

d. No such sign shall exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.

e. No such digital sign shall display an illuminative brightness exceeding five hundred (500) NITs at any time between one-half (½) hour after sunset until one-half (½) hour before sunrise or six thousand five hundred (6,500) NITs between one-half (½) hour before sunrise until one-half (½) hour after sunset.

14.7

f. No such digital sign shall display an illuminative brightness of such intensity or brilliance that it impairs the vision or endangers the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.

g. No such digital sign shall resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal or light.

h. No such digital sign shall be permitted to operate unless it is equipped with:

(1) a default mechanism that shall freeze the sign in one position or static message if a malfunction occurs; and

(2) notwithstanding paragraph 1221.C.2.e, a mechanism able to automatically adjust the display's illuminative brightness according to natural ambient light conditions by means of a light detector/photo cell by which the sign's brightness shall be dimmed.

3. Only one side of a double-faced sign shall be included in the computation of display surface area.

4. In the computation of permitted display surface area for business signs and outdoor advertising, the lineal footage of an abutting minor street shall not be combined with the lineal footage of any abutting major street which is included in the computation of permitted display surface area.

5. Signs and all parts of signs shall be set back from the centerline of an abutting street one-half (½) the right-of-way width designated on the Major Street and Highway Plan, except as provided in paragraph 1221.C.14.
Ord. Nos. 17830, 19217, 21100, 21542

6. Signs that have not been issued a sign permit shall not be located in any district.

7. Promotional business signs shall be permitted only as provided in this paragraph. Promotional business sign permits shall be limited to four (4) per year for each business. Such permits shall authorize the use of the sign for a period of ten (10) days. Any or all of the four (4) permitted time periods may run consecutively. Promotional business signs shall be further regulated as follows:

a. The maximum height of a promotional business sign shall not exceed the height of any ground sign permitted by the Zoning Code on the lot. Further, inflatable promotional business signs shall be set back from the property line(s) one (1) foot for

14.8

every foot of height as measured from the base of the sign; and

b. Promotional business signs, except inflatable or other non-rigid promotional business signs, shall not be permitted to be installed on the roof.

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8. Except for wall and promotional business signs, the maximum number of business and outdoor advertising signs per lot of record shall be as follows:

a. Permitted Number of Business and Outdoor Advertising Signs (if permitted in the district and by subsection 1221.F.):

CS & IL	CG, CH & CBD	SR, IM & IH
1 per 150 ft. of major street frontage or fraction thereof	1 per 100 ft. of major street frontage or fraction thereof	1 per 200 ft. of major street frontage or fraction thereof

b. If a lot of record in a CS, CG, CH, CBD, IL, IM or IH district has no frontage on a major street, then one (1) ground or projection business sign per street frontage is permitted which 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 be permitted to exceed one hundred fifty (150) square feet of display, surface area. If the sign is a ground sign, it shall not exceed the height of the building in which the principal use is located, or twenty (20) feet, whichever is lower. Wall signs shall be permitted in accordance with paragraph 1221.E.2.

9. Projecting or ground signs, shall maintain a minimum separation of thirty (30) feet from any roof, projecting, ground or outdoor advertising sign. The thirty (30) feet shall be measured in a straight line from the nearest point on the structure of the outdoor advertising sign to the nearest point of any roof, or the structure of any projecting sign or ground sign.

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10. Roof signs shall be prohibited, except within the Downtown Entertainment District or as otherwise permitted in paragraph 1221.C.7.b. Illumination of roof signs within the Downtown Entertainment District shall be restricted to neon light. Roof signs lawfully existing on the effective date of this code, or amendments to this code, shall be regulated by Chapter 14 of this code.

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11. A wall or projecting sign shall not extend above the top of the parapet or building wall on which it is located; provided that in instances where the height of the parapet or building wall, or where construction or architectural features will not permit a wall sign three (3) feet in height, the sign may extend above the parapet or building wall a distance which will permit a sign of

14.9

three (3) feet in height.

12. No sign shall be permitted to be located upon or constructed within a required parking space or loading berth, or to otherwise obstruct vehicular or pedestrian access or circulation, or to pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.

13. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.

14. No sign shall be permitted in the right-of-way or planned right-of-way as designated on the Major Street and Highway Plan of a public street, unless a license and removal agreement has been entered into by the sign owner and the City, and approval is given by the Board of Adjustment.

15. Signs shall not be permitted to exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.

D. **CS District Use Conditions for Business Signs.**

1. A ground sign, projecting sign or a promotional business sign abutting a major street 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 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 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 height shall be fifty (50) feet. The maximum height of ground and projecting signs where permitted abutting a minor street shall be as prescribed in paragraph 1221.C.8.b.

2. Wall signs shall not exceed an aggregate display surface area of three (3) square feet per lineal foot of the building wall to which the sign or signs are affixed.

3. Roof, projecting, ground and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of two (2) square feet per lineal foot of major street frontage if only one (1) such sign is erected and shall not exceed one (1) square foot per lineal foot of major street frontage, if more than one (1) such sign is erected. When a lot has no frontage on a major street, no roof or outdoor advertising signs shall be permitted. Projecting and ground signs shall comply with the provisions of paragraph 1221.C.8.b.

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4. No roof, projecting or ground sign shall contain more than two (2) sides, nor shall the total display surface area for each side exceed five hundred (500) square feet. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped

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14.10

signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).

E. **CG, CH, CBD, IL, IM and IH Use Conditions for Business Signs.**

1. A ground sign, projecting sign or a promotional business sign abutting a major street 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 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 height shall be fifty (50) feet. The maximum height of ground and projecting signs where permitted abutting a minor street shall be as prescribed in paragraph 1221.C.8.b.

2. Wall signs shall not exceed an aggregate display surface area of three (3) square feet per lineal foot of the building wall to which the sign or signs are affixed.

3. Aggregate display surface area of roof, projecting, ground and outdoor advertising signs shall be regulated as follows:

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a. Within a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of three (3) square feet per lineal foot of major street frontage if only one (1) such sign is erected, and shall not exceed two (2) square feet per lineal foot of major street frontage if more than one (1) such sign is erected; or

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b. Outside a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of two (2) square feet per lineal foot of major street frontage if only one (1) such sign is erected and shall not exceed one (1) square foot per lineal foot of major street frontage, if more than one (1) such sign is erected.

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c. Within or outside a freeway sign corridor, when a lot has no frontage on a major street, no roof or outdoor advertising signs shall be permitted. Projecting and ground signs shall comply with the provisions of paragraph 1221.C.8.b.

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4. No roof, projecting or ground sign shall contain more than two (2) sides nor shall the total display surface area for each side exceed five hundred (500) square feet. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).

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F. **Use Conditions for Outdoor Advertising Signs.**

1. Outdoor advertising signs shall be permitted in CS, CG, CH, CBD, IL, IM and IH zoning districts only when located within a freeway sign corridor. Outdoor advertising signs may be permitted in the CO zoning district, subject to the site plan review as provided in Chapter 8 of this code and provided it is located within a freeway sign corridor. Outdoor advertising signs may be permitted in Planned Unit Developments, in accordance with Chapter 11 of this code, so long as the same is zoned CS, CG, CH, CBD, IL, IM or IH and is within a freeway sign corridor.

2. An outdoor advertising sign shall be separated a minimum distance of one thousand two hundred (1,200) feet from any other outdoor advertising sign. Spacing limitations shall not apply between signs separated by the freeway. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of an outdoor advertising sign's structure, as located on the ground, to the center of any other outdoor advertising sign's structure, as located on the ground.

3. No outdoor advertising sign shall be located within one hundred fifty (150) feet of a public park. The one hundred fifty (150) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point on the property of the park.

4. Outdoor advertising 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 be set back from such district or area a minimum distance as follows:

a. One hundred fifty (150) feet if the display surface area is three hundred (300) square feet or less; or

b. Two hundred (200) feet if the display surface area is greater than three hundred (300) square feet.

c. The setback requirement imposed by this paragraph 1221.F.4 shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.

5. No portion of an outdoor advertising sign shall be located within ten (10) feet of a freeway right-of-way. The ten (10) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the freeway right-of-way boundary line.

6. No outdoor advertising sign shall contain more than two (2) sides and only one (1) side shall be included in the computation of display surface area. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).

7. An outdoor advertising sign shall be oriented to be primarily visible from the freeway.

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8. No outdoor advertising sign shall contain flashing, blinking or traveling lights or reflective glitter.

9. Cutouts or extensions shall be permitted, in addition to the display surface area permitted in this section, so long as the cutouts or extensions do not exceed fifteen percent (15%) of the display surface area.

10. No outdoor advertising sign shall be supported by more than one (1) post or column unless required by site engineering considerations and is certified as such by a registered professional engineer.

11. Outdoor advertising signs which have animation, revolving or rotating components or movement shall be subject to the following limitations:

a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection. The fifty (50) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the signalized intersection;

b. No such sign shall be located within twenty (20) feet of the driving surface of a street. The twenty (20) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the street curb, or edge of the traveled roadway marked or understood as such; and

c. No such sign, 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 be located within two hundred (200) feet of such district or area. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.

12. Illumination on the face of outdoor advertising signs shall not be permitted to exceed seventy (70) foot candles measured at a two (2) foot distance.

13. Outdoor advertising signs shall maintain a minimum separation of thirty (30) feet from any roof, projecting or ground sign. The thirty (30) feet shall be measured in a straight line from the nearest point on the structure of the outdoor advertising sign to the nearest point of any roof, or the structure of any projecting sign or ground sign.

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14. Any illumination shall be by constant light.

15. No outdoor advertising sign height shall exceed fifty (50) feet; except when the

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freeway is elevated ten (10) feet or more above the grade where the sign is to be located, then in that event no outdoor advertising sign height shall exceed sixty (60) feet.

16. The maximum number of signs on a lot of record, including outdoor advertising signs, but exclusive of business wall signs and promotional business signs, shall be as provided in paragraph 1221.C.8.

17. The aggregate display surface area for all ground, roof or projecting signs, whether business or outdoor advertising, shall comply with the provisions of paragraphs 1221.C.4, 1221.D.3 and 1221.E.3, as applicable; provided that in no event shall an outdoor advertising sign exceed six hundred seventy-two (672) square feet of display surface area.

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18. No outdoor advertising sign shall be permitted to be located upon or constructed within a required parking space or loading berth, nor to otherwise obstruct vehicular or pedestrian access or circulation, or pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.

19. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.

20. Signs that have not been issued a sign permit shall not be located in any district.

G. **Additional Use Conditions for Digital Outdoor Advertising Signs**

In addition to the use conditions prescribed for outdoor advertising signs in subsection 1221.F, digital outdoor advertising signs shall also comply with the following use conditions:

1. Digital outdoor advertising signs shall only display a static message or messages.

2. Digital outdoor advertising signs which display more than one static message shall do so sequentially, with each static message having a dwell time of no less than eight (8) seconds and a transition time between static messages of no more than one (1) second.

3. Digital outdoor advertising signs shall not display an illuminative brightness exceeding five hundred (500) NITs at any time between one half (½) hour after sunset until one half (½) hour before sunrise or six thousand five hundred (6,500) NITs between one-half (½) hour before sunrise until one-half (½) hour after sunset.

4. Use conditions establishing the minimum dwell time and maximum illuminative brightness levels for digital outdoor advertising signs codified in subsection 1221.G shall be subject to future modification and regulation in the exercise of the City's police powers and no vested right shall ever be created in these use conditions.

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5. Digital outdoor advertising signs shall not display an illuminative brightness of such intensity or brilliance that they impair the vision or endanger the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.

6. Digital outdoor advertising signs shall not resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal or light.

7. Digital outdoor advertising signs shall not be permitted to operate unless they are equipped with:

a. a default mechanism that shall freeze the sign in one position or static message if a malfunction occurs; and

b. notwithstanding paragraph 1221.G.3, a mechanism able to automatically adjust the display's illuminative brightness according to natural ambient light conditions by means of a light detector/photo cell by which the sign's brightness shall be dimmed.

8. Digital outdoor advertising signs shall not display consecutive messages facing the same traveled way, which constitute a substantially similar theme or story and is a continuation of any immediately preceding message, thereby creating a storyboarding effect when viewed by persons operating a motor vehicle. Nothing contained in this paragraph shall prohibit the display of identical consecutive messages.

9. Any digital outdoor advertising sign for which a permit has been applied for prior to January 1, 2009, and the sign has been permitted and completely constructed prior to January 1, 2010, shall be separated by a minimum distance of one thousand two hundred (1,200) feet from any other digital outdoor advertising sign. This spacing limitation shall not apply between signs separated by the freeway. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of an outdoor advertising sign's structure, as located on the ground, to the center of any other outdoor advertising sign's structure, as located on the ground.

10. Except as provided in paragraph 1221.G.9, any digital outdoor advertising sign having a permit issued on or after January 1, 2009, shall be separated by a minimum distance of one thousand two hundred (1,200) feet from any other digital outdoor advertising sign facing the same traveled way. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of a digital outdoor advertising sign's structure, as located on the ground, to the center of any other digital outdoor advertising sign's structure, as located on the ground.

11. Digital outdoor advertising 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

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be setback from such district or area a minimum distance of two hundred (200) feet. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.

12. Prior to the issuance of any permit for the installation, testing, maintenance or use of any digital outdoor advertising sign, the operator shall provide written certification that the illuminative brightness of the display shall not exceed five hundred (500) NITs at any time between one half (½) hour after sunset until one half (½) hour before sunrise.

13. No lawfully existing outdoor advertising sign, whether conforming or lawfully nonconforming, which incorporates any digital sign, electronically generated display or light emitting diode (LED) on its display surface, or attached to the sign structure, shall be deemed a lawfully existing digital outdoor advertising sign pursuant to this subsection 1221.G and no such sign shall be modified, extended, or enlarged unless and until its installation or use has been permitted as a digital outdoor advertising sign on or after May 1, 2008, in compliance with this Section 1221.

14. No outdoor advertising sign which is lawfully nonconforming as to any requirement imposed by this Zoning Code shall be modified, changed or converted into a digital outdoor advertising sign unless it shall conform to all requirements imposed by this Code and all spacing requirements have been verified as required by this Code. For purposes of this Code, no digital outdoor advertising sign shall be considered lawfully nonconforming and the conversion of an outdoor advertising sign into a digital outdoor advertising sign shall be considered a change of use."
Ord. Nos. 17830, 19217, 21100, 21542, 21813

Section 2. That Title 42, Chapter 18, Section 1800, Tulsa Revised Ordinances, be and the same is hereby amended by adding definitions for "Downtown Entertainment District" and "Neon Light, to read as follows:

"**Downtown Entertainment District**: That area of land zoned with a Central Business District (CBD) classification, within the following boundaries: The southern Burlington Northern Railroad right-of-way boundary line on the north; the eastern South Detroit Avenue right-of-way boundary line on the west; the western South Greenwood Avenue right-of-way boundary line on the east; and the northern East Third Street right-of-way boundary line on the south."

"**Neon Light**: A lamp which is customarily tube-shaped, containing neon, argon, krypton or other inert gas, which glows when an electric current is passed through it."

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Section 3. 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.

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Section 4. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith be and the same are now expressly repealed.

Section 5. 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:

_____

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City Clerk

APPROVED:

_____
City Attorney

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