

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2644

February 20, 2013, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

Review TMAPC Receipts for the month of January 2013

1. Minutes of February 6, 2013, Meeting No. 2643

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. **LC-463** (Lot-Combination) (CD 3) Location: Southeast corner of East Reading Street and South Atlanta Court
3. **LS-20579** (Lot-Split) (County) Location: West of the northwest corner of East 171st Street South and South 157th East Avenue
4. **LC-464** (Lot-Combination) (CD 7) Location: Southwest corner of East 51st Street South and South Memorial Drive (related to LS-20580)
5. **LS-20580** (Lot-Split) (CD 7) Location: South and west of the southwest corner of East 51st Street South and South Memorial Drive (related to LC-464)
6. **LS-20581** (Lot-Split) (CD 1) Location: South of the southeast corner of East Zion Street and North Lansing Avenue (related to LC-465)
7. **LC-465** (Lot-Combination) (CD 1) Location: South of the southeast corner of East Zion Street and North Lansing Avenue (related to LS-20581)

8. **Harvard Square South Amended** – Final Plat, Location: South of the southeast corner of East 41st Street South and South Harvard Avenue (9328) (CD 9)
9. **PUD-761-B – Sisemore, Weise & Associates, Inc./Darin Akerman**, Location: East of South Harvard Avenue and South of 41st Street South, Requesting a **Detail Site Plan** for a new specialty grocery store and retail center, **CS/OL/RS-1/PUD-761**, (CD-9)
10. **PUD-582-9 – Jerry Hall**, Location: North of the northeast corner of South Atlanta Place and East 66th Place South, Requesting a **Minor Amendment** for reduction of required rear yard setback from 20 feet to 14 feet, **RS-3/PUD-582**, (CD-2)
11. **PUD-595-C/Z-5970-SP-6 – Michael Joyce**, Location: Southwest corner of East 67th Street South and South 101st East Avenue, Requesting a **Detail Site Plan** for a new warehouse as permitted in PUD-595-C-1, **CO/PUD-595-C/Z-5970-SP-5** (CD-8)
12. **PUD-595-B/Z-5970-6 – Michael Joyce**, Location: Southeast corner of East 67th Street South and South 105th East Avenue, Requesting a **Detail Site Plan** a new retail appliance store as permitted in **PUD-595-B, CO/PUD-595-B/Z-5970-5**, (CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

13. **PUD—571-4 – Roy Johnsen**, Location: North and east of northeast corner of South Memorial Drive and East 81st Street, Requesting a **Minor Amendment**, (CD-8) (Continued from February 06, 2013.) (Applicant is requesting a continuance to March 20, 2013)
14. **Z-7218 – Sisemore, Weise & Associates, Inc./Darin Akerman**, Location: South of southeast corner of East 63rd Street and South 103rd East Avenue, Requesting a rezoning from **RS-3 to CO**, (CD-7) (Related to Item 15) (Applicant is requesting a continuance to March 6, 2013)
15. **Z-7218-SP-1/Z-6673-SP-2/Z-6484-SP-2/Z-6277-SP-4**, Location: South of southeast corner of East 63rd Street and South 103rd East Avenue, Requesting a **Corridor Development Plan** , (CD-7) (Related to Item 14) (Applicant is requesting a continuance to March 6, 2013)
16. **103 Memorial Center-** Preliminary Plat, Location: South of the southwest corner of 101st Street South and South Memorial Drive (8326) (CD 8) **(Withdrawn by applicant for revisions. Plat will be resubmitted and re-noticed.)**
17. **Z-7209 – Plat Waiver** – Location: 1640 and 1644 East 7th Street, Lots 3 and 4, Block 1, Nichols Resubdivision, Lots 1-6, Park Dale Addition (9306) (CD 4)

18. **Z-7219 – Sisemore, Weise & Associates, Inc./Darin Akerman**, Location: West of the northwest corner of North Peoria Avenue and East 46th Street North, Requesting a rezoning from RS-3 to CS, (CD-1)
19. **PUD-619-C – Kinslow, Keith & Todd/Nicole Watts**, Location: West of South Memorial Drive at the intersection of East 106th Street South, Requesting a **Detail Site Plan** for a commercial center as permitted in PUD-619-C, **CS/PUD-619**, (CD-8)

OTHER BUSINESS

20. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: 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 paggers must be turned off during the Planning Commission.

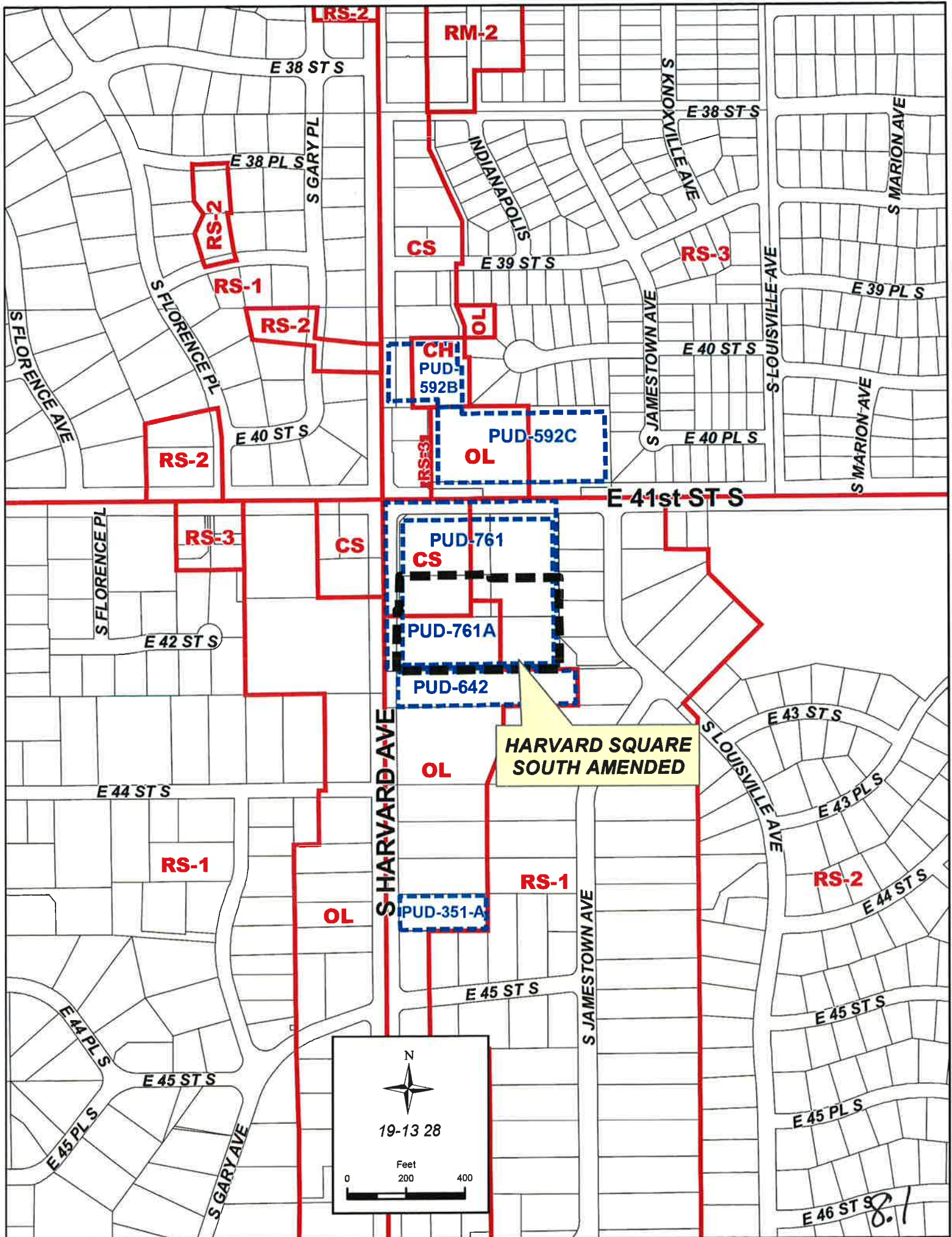
Visit our website at www.tmapc.org

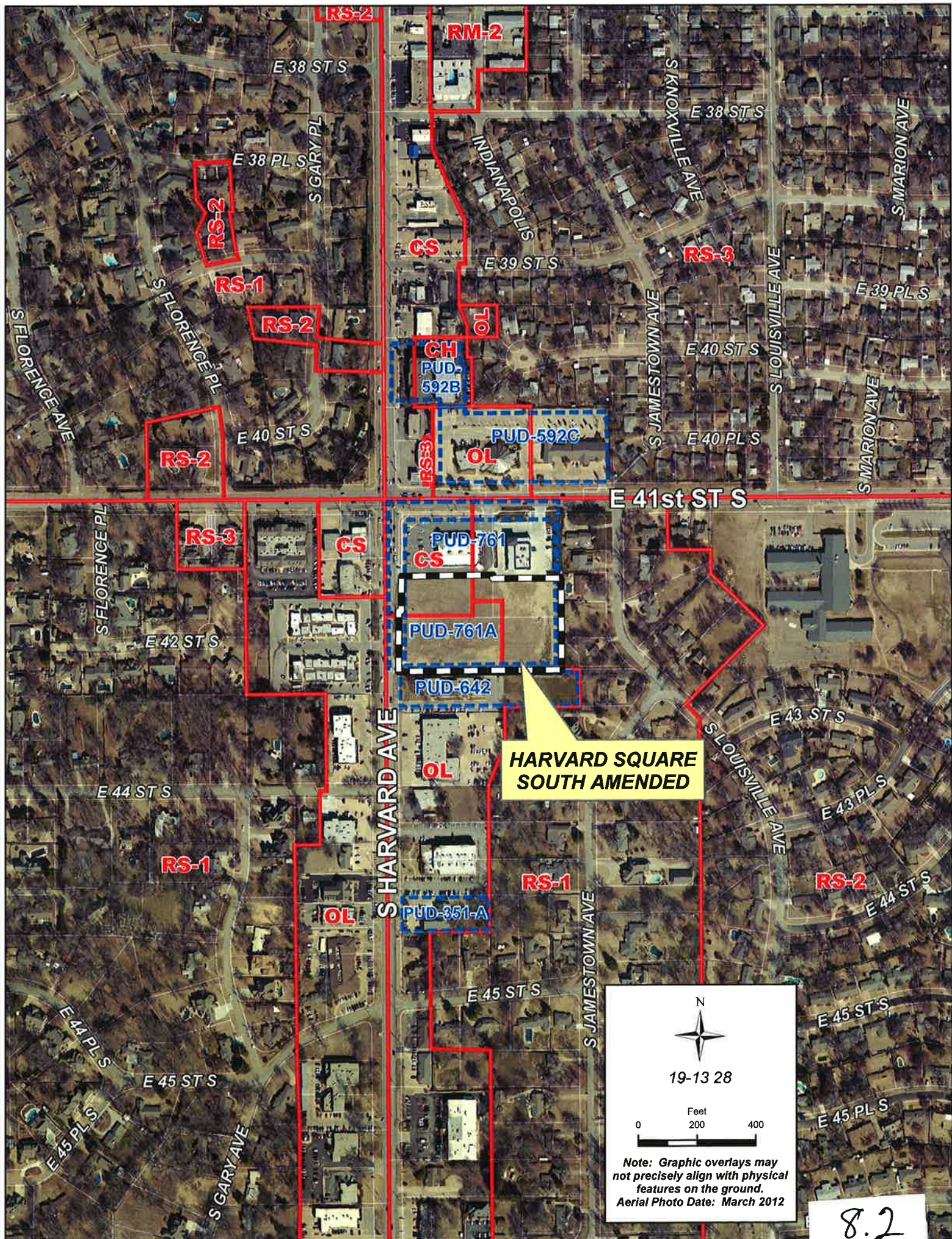
TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development 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 RECEIPTS
Month of January 2013

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	7	\$35.00	\$35.00	\$70.00	51	\$265.00	\$265.00	\$530.00
Zoning	4	2,405.00	2,405.00	4,810.00	15	\$8,857.50	8,857.50	17,715.00
PUDs & Plan Reviews	31	3,275.00	3,275.00	6,550.00	209	\$18,457.50	18,457.50	36,915.00
Refunds		0.00	0.00	0.00	0	(\$200.00)	(200.00)	(400.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,715.00</u>	<u>\$5,715.00</u>	<u>\$11,430.00</u>		<u>\$27,380.00</u>	<u>\$27,380.00</u>	<u>\$54,760.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	4	\$975.00	\$975.00	\$1,950.00
Preliminary Plats	2	495.00	495.00	990.00	12	\$5,972.50	\$5,972.50	11,945.00
Final Plats	1	462.50	462.50	925.00	9	\$3,563.35	\$3,563.35	7,126.70
Plat Waivers	1	125.00	125.00	250.00	5	\$625.00	\$625.00	1,250.00
Lot Splits	9	424.50	424.50	849.00	48	\$2,489.50	\$2,489.50	4,979.00
Lot Combinations	12	600.00	600.00	1,200.00	52	\$2,600.00	\$2,600.00	5,200.00
Access Changes	0	0.00	0.00	0.00	1	\$50.00	\$50.00	100.00
Other		0.00	0.00	0.00	0	\$100.00	\$100.00	200.00
Refunds		(50.00)	(50.00)	(100.00)	1	(\$50.00)	(\$50.00)	(100.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>(\$286.65)</u>	<u>\$0.00</u>	<u>(286.65)</u>
		<u>\$2,057.00</u>	<u>\$2,057.00</u>	<u>\$4,114.00</u>		<u>\$16,325.35</u>	<u>\$16,325.35</u>	<u>\$32,650.70</u>
BOARDS OF ADJUSTMENT								
Fees	17	\$4,950.00	\$900.00	\$5,850.00	109	\$39,000.00	\$10,400.00	\$49,400.00
Refunds			0.00	0.00	0	(\$600.00)	(\$550.00)	(1,150.00)
NSF Check			0.00	0.00	0	\$0.00	\$0.00	0.00
Fees Waived		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>0</u>	<u>(\$534.65)</u>	<u>\$0.00</u>	<u>(534.65)</u>
		<u>\$4,950.00</u>	<u>\$900.00</u>	<u>\$5,850.00</u>		<u>\$38,400.00</u>	<u>\$9,850.00</u>	<u>\$48,250.00</u>
TOTAL		\$12,722.00	\$8,672.00	\$21,394.00		\$82,105.35	\$53,555.35	\$135,660.70
LESS WAIVED FEES *				\$0.00		(\$1,274.15)		(\$1,274.15)
GRAND TOTALS		\$12,722.00	\$8,672.00	\$21,394.00		\$80,831.20	\$53,555.35	\$134,386.55

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers for Tulsa Development Authority, Tulsa Airport Authority, Pearl District Form Based Code & Reinstating Previous Zoning of Recently Annexed Territory





Final Subdivision Plat

Harvard Square South Amended - (9328) (CD 9)

South of Southeast corner of East 41st Street South and South Harvard Avenue

This plat consists of 2 Lots, 1 Block, on 4 acres.

Staff has received release letters for this plat and can recommend approval of the final plat.

Draft Final Plat #2

Harvard Square South Amended

A REBUDIVISION OF ALL OF LOTS 2 AND 3, BLOCK 1, AND PART OF LOT 4, BLOCK 1, HARVARD SQUARE SOUTH,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

P.U.D. NO. 761-B

Owner:
41st & Harvard, LLC
An Oklahoma Limited Liability Company
2121 W. Chandler Blvd. Suite 116
Chandler, Arizona 85224
Phone: (602) 385-4107
Contact: Peter Shirkus

Developer:
Armstrong 41st & Harvard, LLC
2121 W. Chandler Blvd. Suite 116
Chandler, Arizona 85224
Phone: (602) 385-4107
Contact: Peter Shirkus

Engineer/Surveyor:
Siemore Weisz & Associates, Inc.
Certified Professional Surveyor
8111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 585-3600
E-mail: gweis@sw-assoc.com



CERTIFICATE OF APPROVAL
I, the undersigned, being a duly qualified and licensed Surveyor of the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the plat as recorded in my office.

APPROVED: _____
Surveyor

DATE: _____

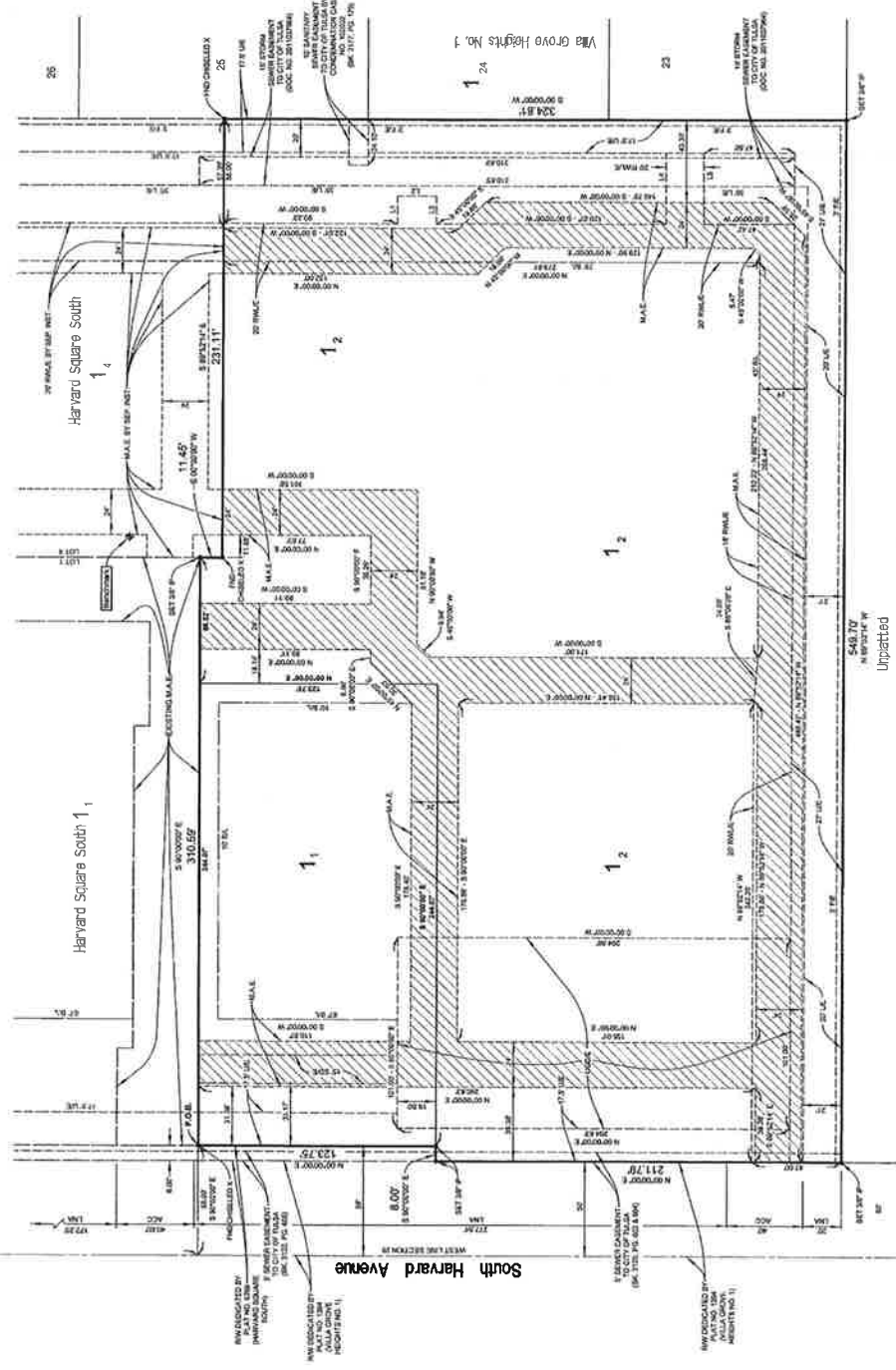
STATE OF OKLAHOMA
COUNTY OF TULSA

RECORDED: _____
Recorder

STATE OF OKLAHOMA)
COUNTY OF TULSA)
I, _____, Surveyor of the County of Tulsa, do hereby certify that the foregoing is a true and correct copy of the plat as recorded in my office.

Given this _____ day of _____, 20____.

Surveyor of the County of Tulsa

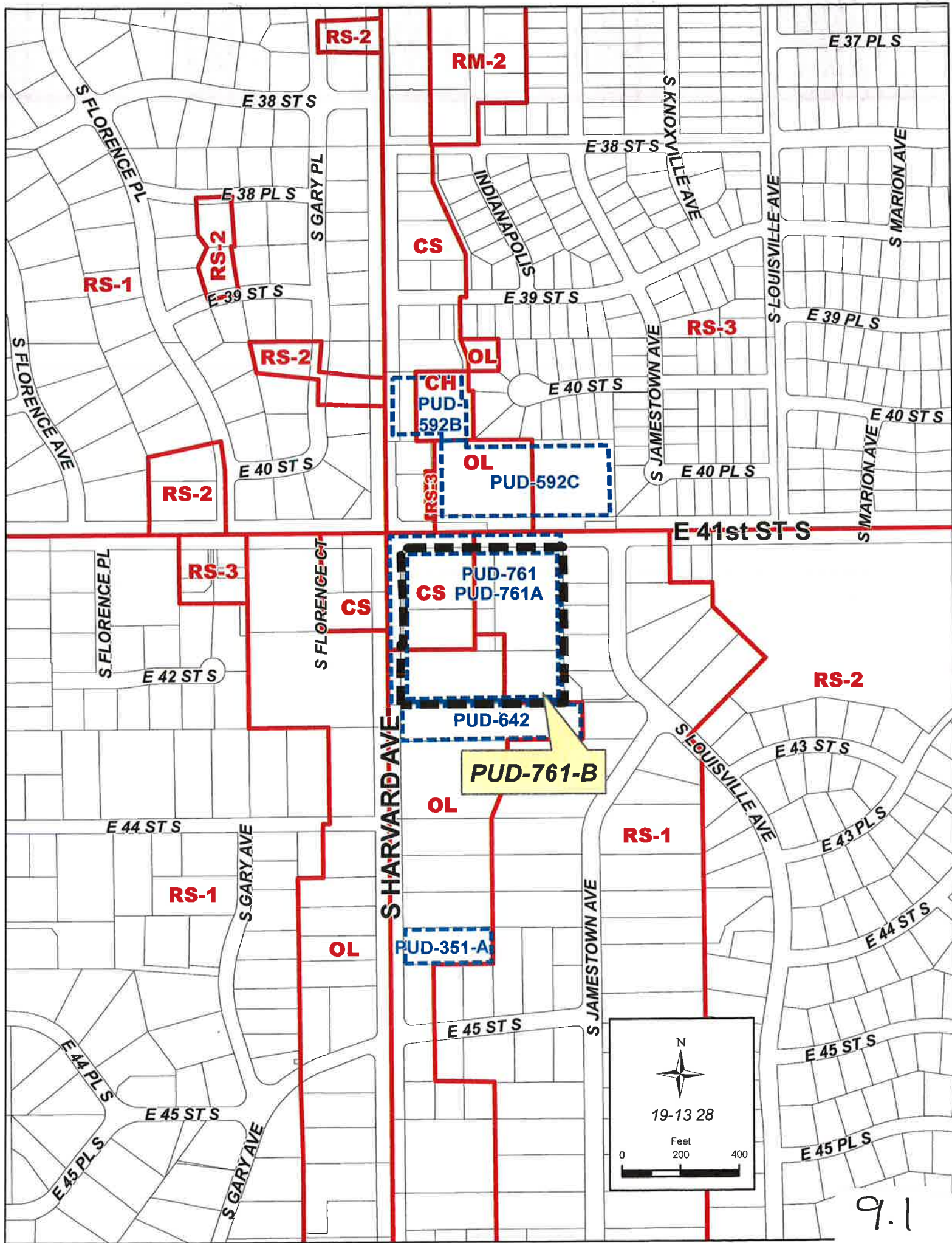


LINE	LENGTH	BEARING
1	1.11	S 89°00'00" E
2	1.11	S 89°00'00" E
3	1.11	S 89°00'00" E
4	1.11	S 89°00'00" E
5	1.11	S 89°00'00" E
6	1.11	S 89°00'00" E
7	1.11	S 89°00'00" E
8	1.11	S 89°00'00" E
9	1.11	S 89°00'00" E
10	1.11	S 89°00'00" E
11	1.11	S 89°00'00" E
12	1.11	S 89°00'00" E
13	1.11	S 89°00'00" E
14	1.11	S 89°00'00" E
15	1.11	S 89°00'00" E
16	1.11	S 89°00'00" E
17	1.11	S 89°00'00" E
18	1.11	S 89°00'00" E
19	1.11	S 89°00'00" E
20	1.11	S 89°00'00" E
21	1.11	S 89°00'00" E
22	1.11	S 89°00'00" E
23	1.11	S 89°00'00" E
24	1.11	S 89°00'00" E
25	1.11	S 89°00'00" E

DRAFT FINAL COPY

QAN 9-1-761

8.4



9.1



9.2

February 20, 2013

STAFF RECOMMENDATION

PUD-761-B

**(Development
Area C)**

Detailed Site Plan – A 39,400 sq ft (0.9045 acre) tract that is part of, NW/4 of Section 28, T-19-N, R-13-E, Lot-2, Block 1, Harvard Square South Amended a subdivision in the City of Tulsa, East of South Harvard Ave. and South of 41st Street South; CZM 47; Atlas 311; CD 9

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new specialty grocery store and retail center in PUD-761-B.

PERMITTED USES:

The following uses are permitted in this development area: Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Office, Studios and Support Services; 12, Eating Establishments, Other Than Drive-Ins (but permitting one (1) Drive-Through Restaurant on proposed Lot 1 with approval of a major amendment to the PUD); 13, Convenience Goods and Services; 14, Shopping Goods and Services and Uses Customarily Accessory to Permitted Principal Uses.

Excluding however, the following uses:

Pawn Shops, Pay Day Loan Offices, Tobacco Stores, Tattoo Parlors, Body Piercing Parlors, Self-Serve Laundromats, More Than One (1) Drive-Through Restaurant, Apartments, Auto Alarms Installation, Auto Parts and Accessories, Auto Radio and Stereo Installation, Auto Window Tinting, Bail Bond Office, Bars, Building Materials, Dance Halls, Day Labor Hiring, Electrical Supply, Gasoline Service Station, Gunsmith, Locksmith, Massage Parlor, Multi-Family Dwellings, Nightclubs, Oil & Lubrication Service, Plumbing Fixtures, Pool Halls, Second Hand Store, Shoe Repair, Taverns, Tune-Up Service and Video Rentals.

DIMENSIONAL REQUIREMENTS:

The new building is shown on the plan is a 33,195 square foot structure. Lot two is allowed 33,400 square feet. The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved PUD guidelines are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are shown with a brick veneer around the entire face of the building as required in the PUD.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan provides more parking spaces than the required minimum defined in the Tulsa Zoning Code and in the PUD.

LIGHTING:

Parking lot and building lighting will be directed down to help prevent light trespass into the adjacent properties. The maximum height of lighting is at or below the maximum allowed in the approved PUD. The photometric plan attached to this report shows zero foot candles at the property perimeter and is consistent with the lighting concept in the Planned Unit Development.

SIGNAGE:

The site plan does not illustrate ground sign locations. This staff report does not remove the requirement for a separate sign plan review process.

Future wall sign locations are shown on the north and west wall faces. The PUD prohibits wall signs facing east and south. Wall signs are not proposed on those wall faces.

SITE SCREENING AND LANDSCAPING:

The landscape plan will be submitted to staff for separate review as allowed in the Planned Unit Development Section of the Zoning Code. The site plan matches the PUD concept drawings and satisfies requirements for landscape islands and green space opportunities.

The trash screening enclosure meets the minimum screening standards defined in the PUD and is located appropriately on this site.

PEDESTRIAN ACCESS AND CIRCULATION:

Appropriate sidewalk plans have been provided on the site plan connecting to the building entrances from the arterial street sidewalk system.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area as it relates to the terrain modifications.

SUMMARY:

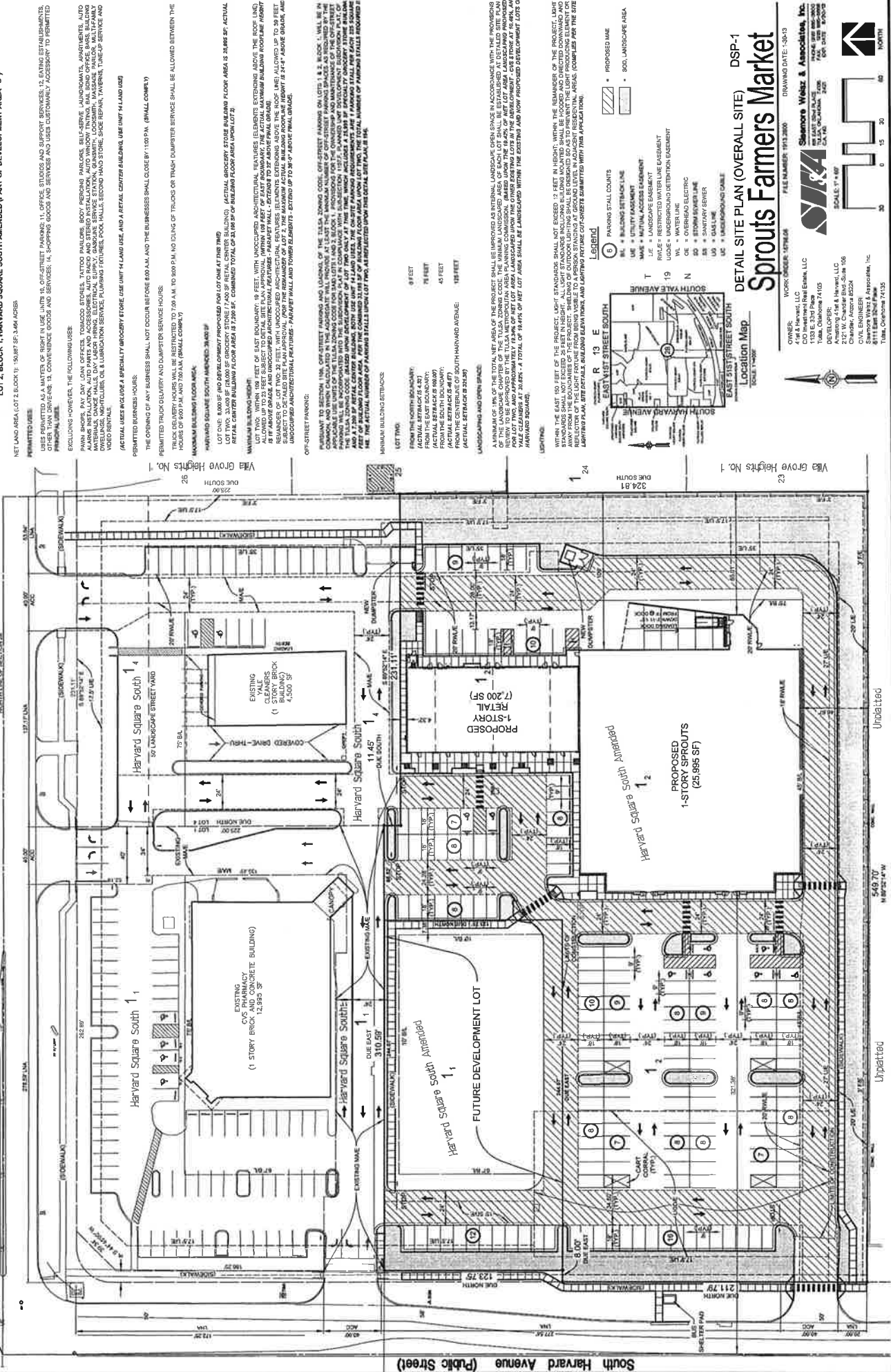
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Planned Unit Development 761-B. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with

9.4

the approved Planned Unit Development 761-B, and the stated purposes of the Planned Unit Development of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new commercial project.

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



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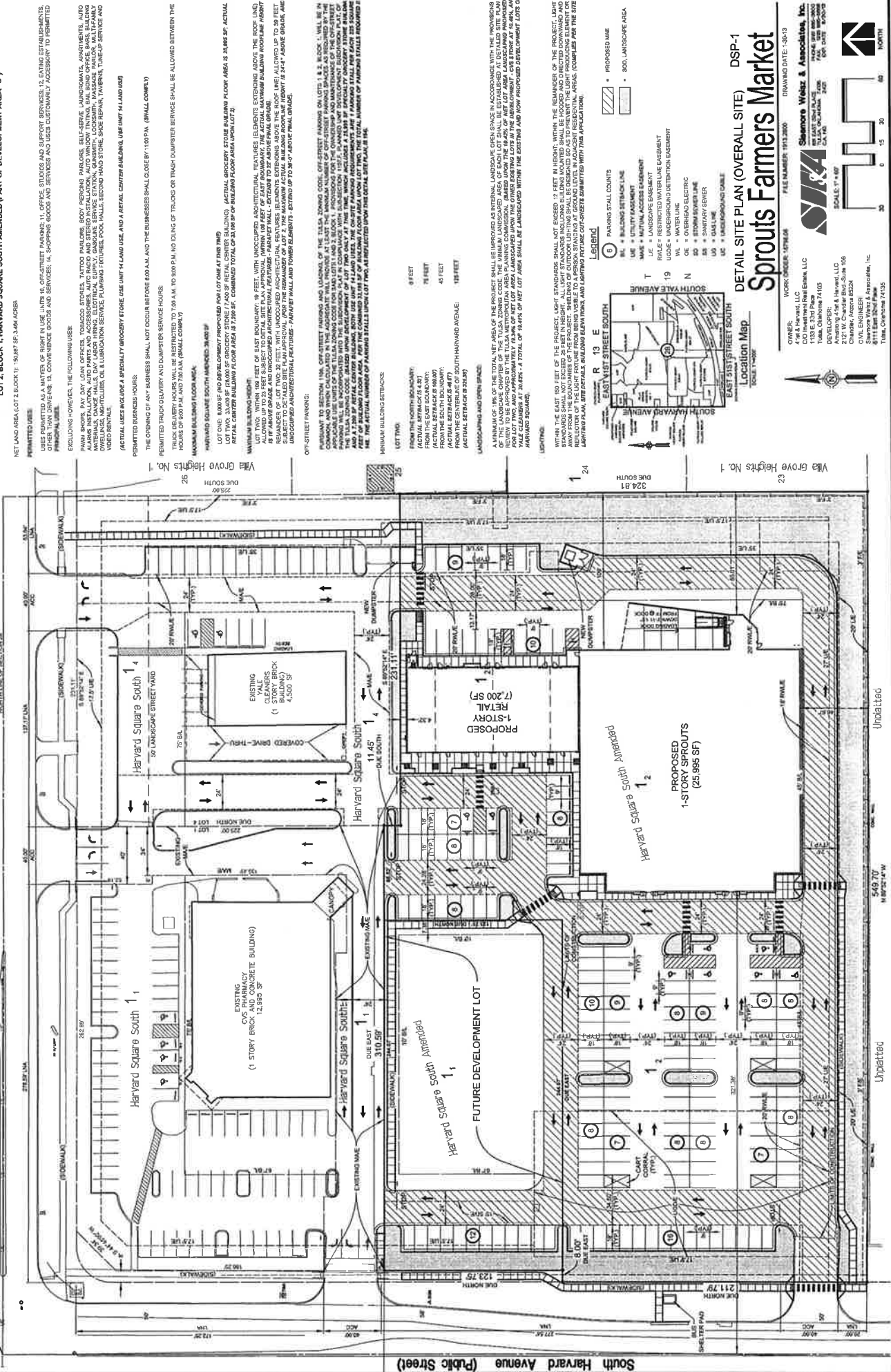
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NET LAND AREA: LOT 1 BLOCK 1: 10.00 AC. 10.00 AC. 10.00 AC.

SECTION 28

EAST 9th STREET SOUTH (PUBLIC STREET)

LOT 2, BLOCK 1, HARVARD SQUARE SOUTH AMENDED (PART OF DEVELOPMENT AREA "C")



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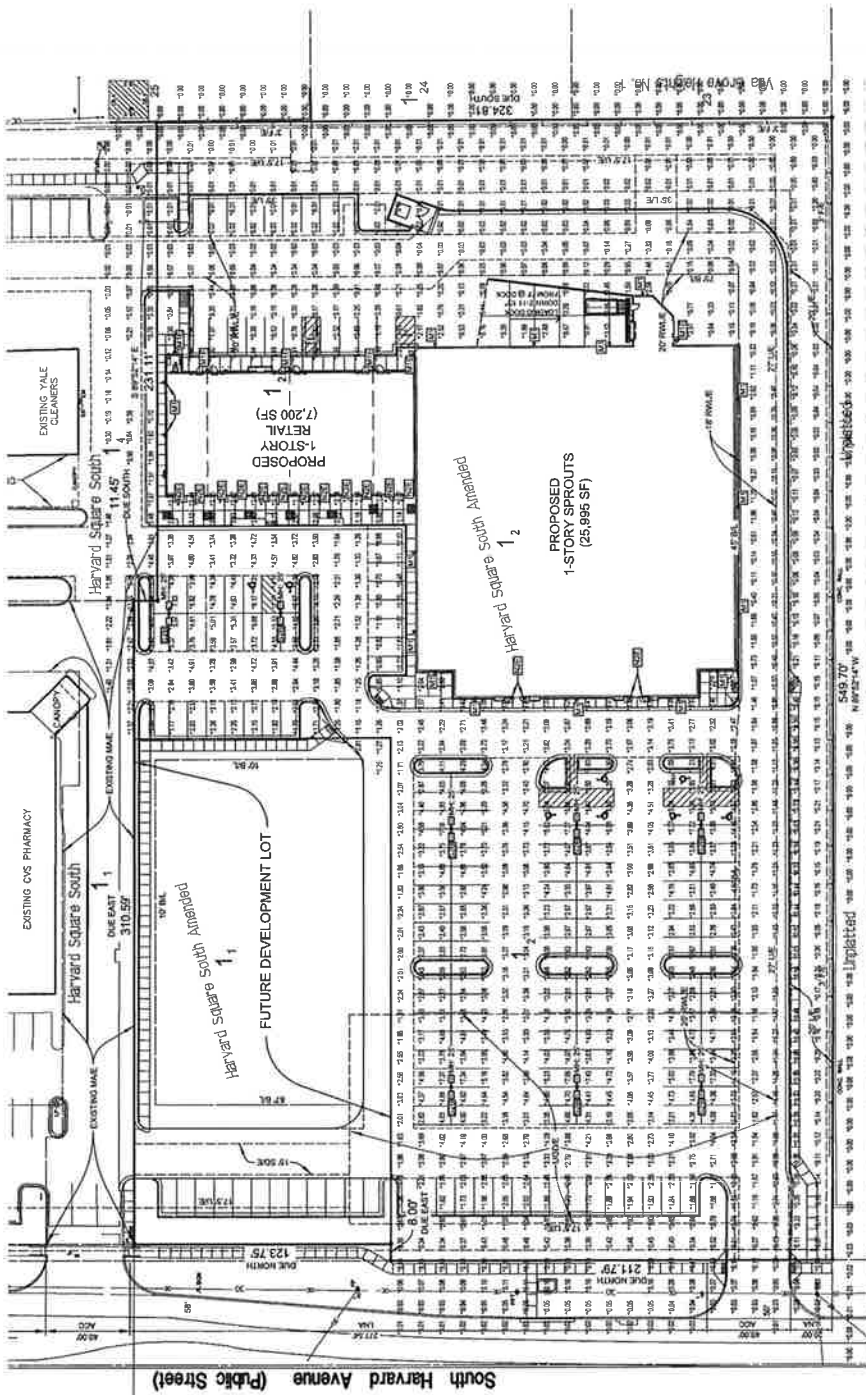
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- Legend**
- ① PARKING STALL COUNTS
 - BL = BUILDING SETBACK LINE
 - UE = UTILITY EASEMENT
 - MA = MAINTENANCE EASEMENT
 - RALE = RESTRICTED WATER LINE EASEMENT
 - WL = WATER LINE
 - UG = UNDERGROUND UTILITY
 - SS = SANITARY SEWER
 - UG = GAS LINE
 - UG = UNDERGROUND CABLE
 - MT = MAXIMUM HEIGHT



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
1	16	M1	SINGLE	16' x 4' CFC-A111
2	4	M1E	SINGLE	16' x 4' CFC-A111E
3	16	M2	SINGLE	16' x 4' CFC-A111
4	8	M2E	GROUP	16' x 4' CFC-A111E

Sprouts Farmers Market

DSP-4

SITE LIGHTING PLAN

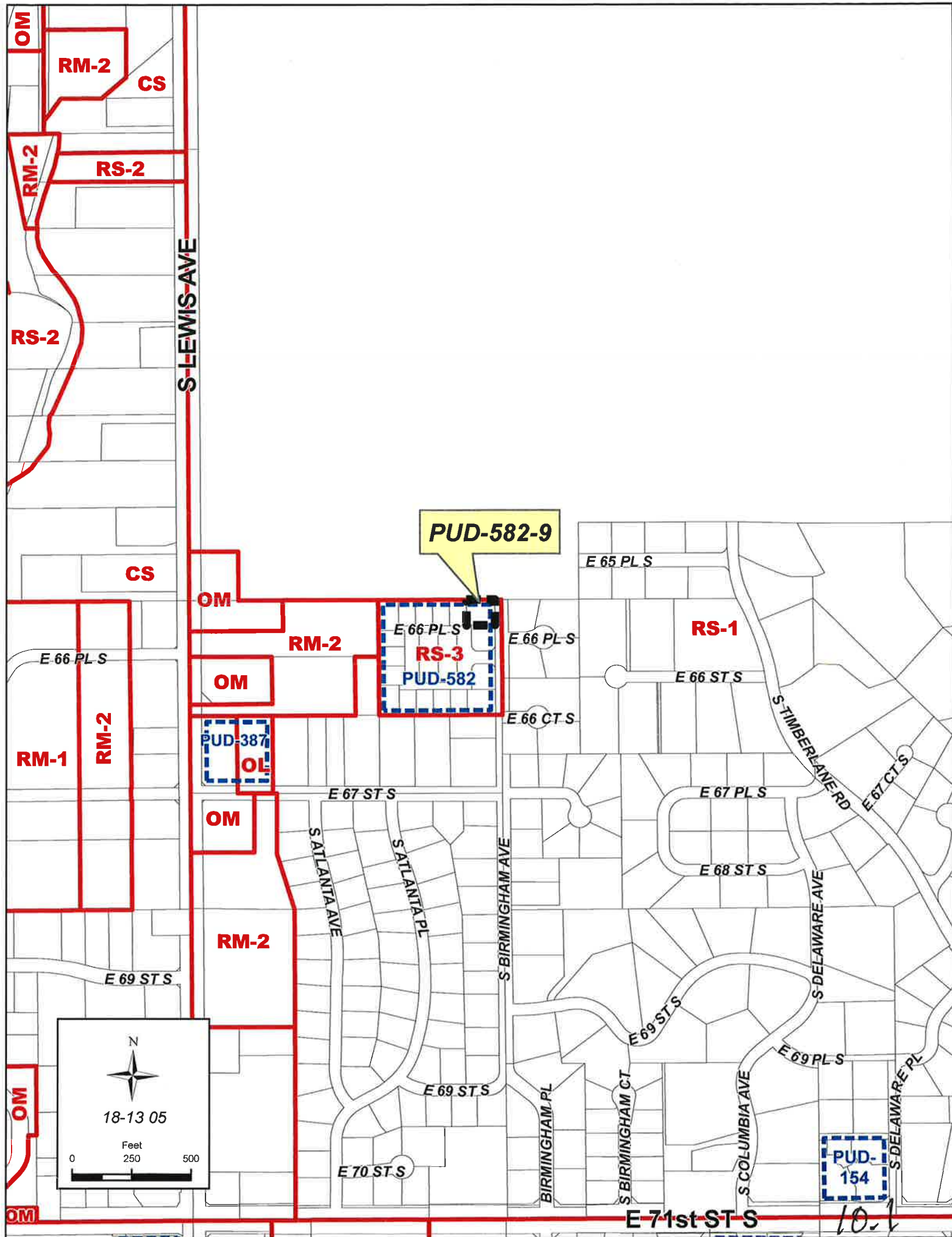
FILE NUMBER: 1912-2000 DRAWING DATE: 1-30-13

OWNER:
 CO Investment LLC
 1135 E. 32nd Place
 Suite 100
 Phoenix, Arizona 85016

DEVELOPER:
 Anant Singh & Partners, LLC
 1135 E. 32nd Place
 Suite 100
 Phoenix, Arizona 85016

CIVIL ENGINEER:
 Sprouts Farmers Market, Inc.
 1135 E. 32nd Place
 Suite 100
 Phoenix, Arizona 85016







18-13 05

Feet
0 250 500

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

10.2

STAFF RECOMMENDATION

PUD-582-9: PUD Minor Amendment for the reduction of required rear yard setback in the PUD. North of the Northeast corner of South Atlanta Place at East 66th Place South, all of Lot-3 and the north half of Lot-2 Block-1 Balmoral in the City of Tulsa, TRS 18-13-05; CZM 52; Atlas 768; CD 2

Concept Statement:

The applicant is requesting a minor amendment to define and modify the rear yard setback on this lot. The rear yard will be considered the yard adjacent to east property line. The completed site will meet all other livability space and dimensional requirements as defined in the PUD and amendments.

Minor Amendment Summary:

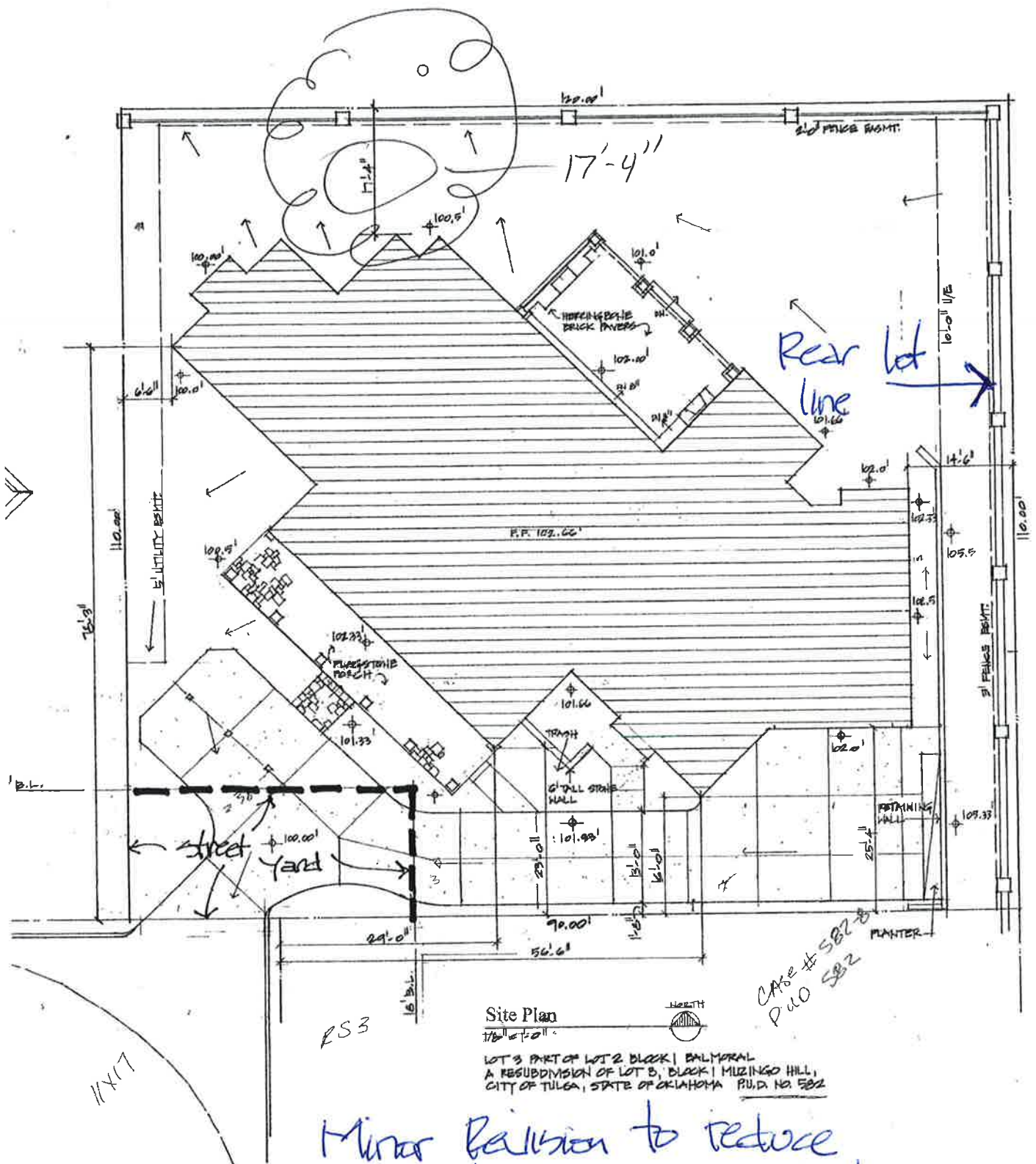
- The underlying zoning classification in the PUD is RS-3 and the rear yard required in the PUD is 20'
- **The requested minor amendment reduces the rear yard setback from 20' to 14' and is consistent with the previous amendment request. A masonry screening wall is already in place along the east lot line and will remain in place effectively screening the neighborhood from the density of this request.**

Staff Recommendation:

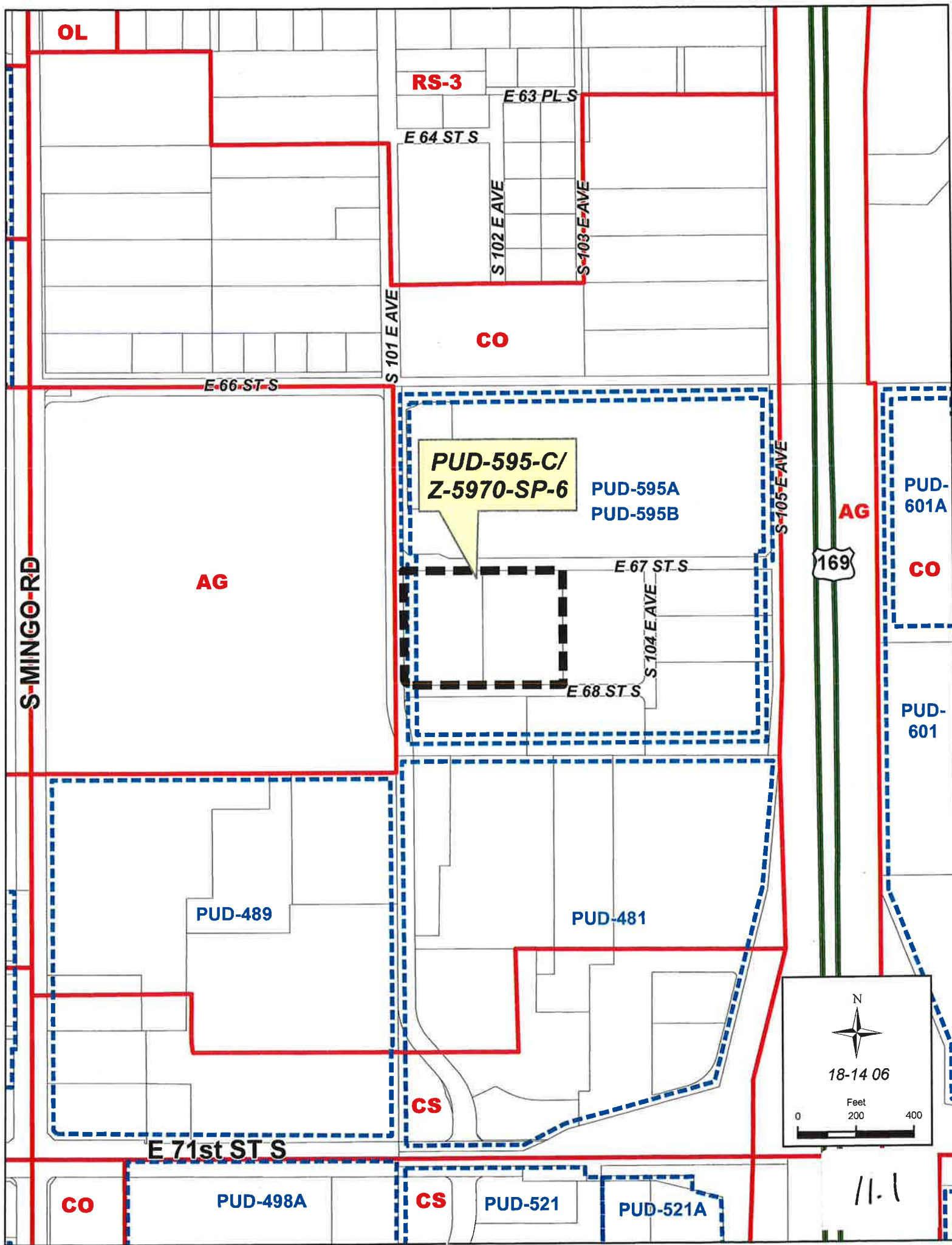
Within the City of Tulsa Zoning Code, PUD Section 1107.K.9, a minor amendment may be permitted when ... "Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the applicants request for the reduction in the rear yard setback on this property. We have determined that this request does not substantially alter the original character of the PUD and will not result in any increase incompatibility with the present and anticipated future use of the proximate properties.

Staff recommends **APPROVAL** of the minor amendment request PUD-582-9 as outlined in the Minor Amendment Summary above.



Minor Revision to reduce
east lot line building setback
from 20'-0" to 14'-0"



OL

RS-3

E 63 PL S

E 64 ST S

S 102 E AVE

S 103 E AVE

S 101 E AVE

CO

E 66 ST S

PUD-595-C/
Z-5970-SP-6

PUD-595A
PUD-595B

AG

S MINGO RD

AG

169

PUD-601A

CO

PUD-601

PUD-489

PUD-481

CS

E 71st ST S

CO

PUD-498A

CS

PUD-521

PUD-521A



18-14 06

Feet

0

200

400

11.1



**PUD-595-C/
Z-5970-SP-6**

169



18-14 06

Feet
0 200 400

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

11.2

February 20, 2013

STAFF RECOMMENDATION

PUD-595-C/Z-5970-SP-6: **Detailed Site Plan** – A 210,814 sq ft (4.84 acre) tract that is part of, Section 06, T-18-N, R-14-E, Lot-2 and 3, Block 1, Home Center Amended a subdivision in the City of Tulsa, Southeast corner of East 67th Street South at South 101st East Ave; CZM 54; Atlas 996-873; CD-8

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new warehouse as permitted in PUD 595-C.

PERMITTED USES:

The following uses are permitted in this development area: Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Office, Studios and Support Services; 12, Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services and Uses Customarily Accessory to Permitted Principal Uses; 19, Hotel, Motel and Recreation; 23, Warehousing and Wholesaling

DIMENSIONAL REQUIREMENTS:

The new building is shown on the plan is a 91,454 square foot structure and is below the 91,705 square feet allowed with 43.5% lot coverage. The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved PUD guidelines are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the PUD however the conceptual plans provided in the PUD match the design of the site plans included in this request.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan provides more parking spaces than the required minimum defined in the Tulsa Zoning Code and in the PUD.

LIGHTING:

Parking lot and building lighting will be directed down to help prevent light trespass into the adjacent properties. The maximum height of lighting is at or below the maximum allowed in the approved PUD.

SIGNAGE:

The site plan does not illustrate ground sign locations. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The landscape plan will be submitted to staff for separate review as allowed in the Planned Unit Development Section of the Zoning Code. The site plan matches the PUD concept drawings and satisfies requirements for landscape islands and green space opportunities.

The trash screening enclosure meets the minimum screening standards defined in the PUD and is located appropriately on this site.

PEDESTRIAN ACCESS AND CIRCULATION:

Appropriate sidewalk plans have been provided on the site plan connecting to the building entrances from the street sidewalk system.

MISCELLANEOUS SITE CONSIDERATIONS:

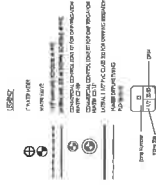
There are no concerns regarding the development of this area as it relates to the terrain modifications.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Planned Unit Development 595-C. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development 595-C, and the stated purposes of the Planned Unit Development of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new commercial project.

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

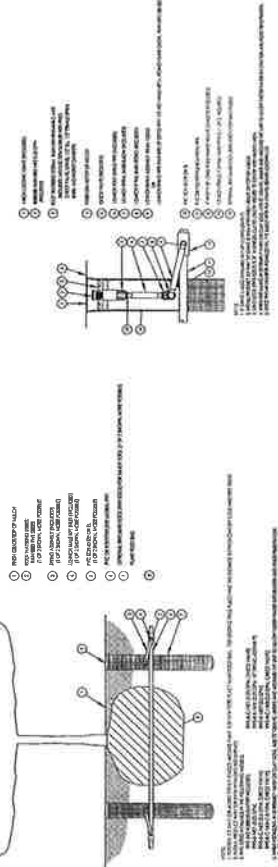
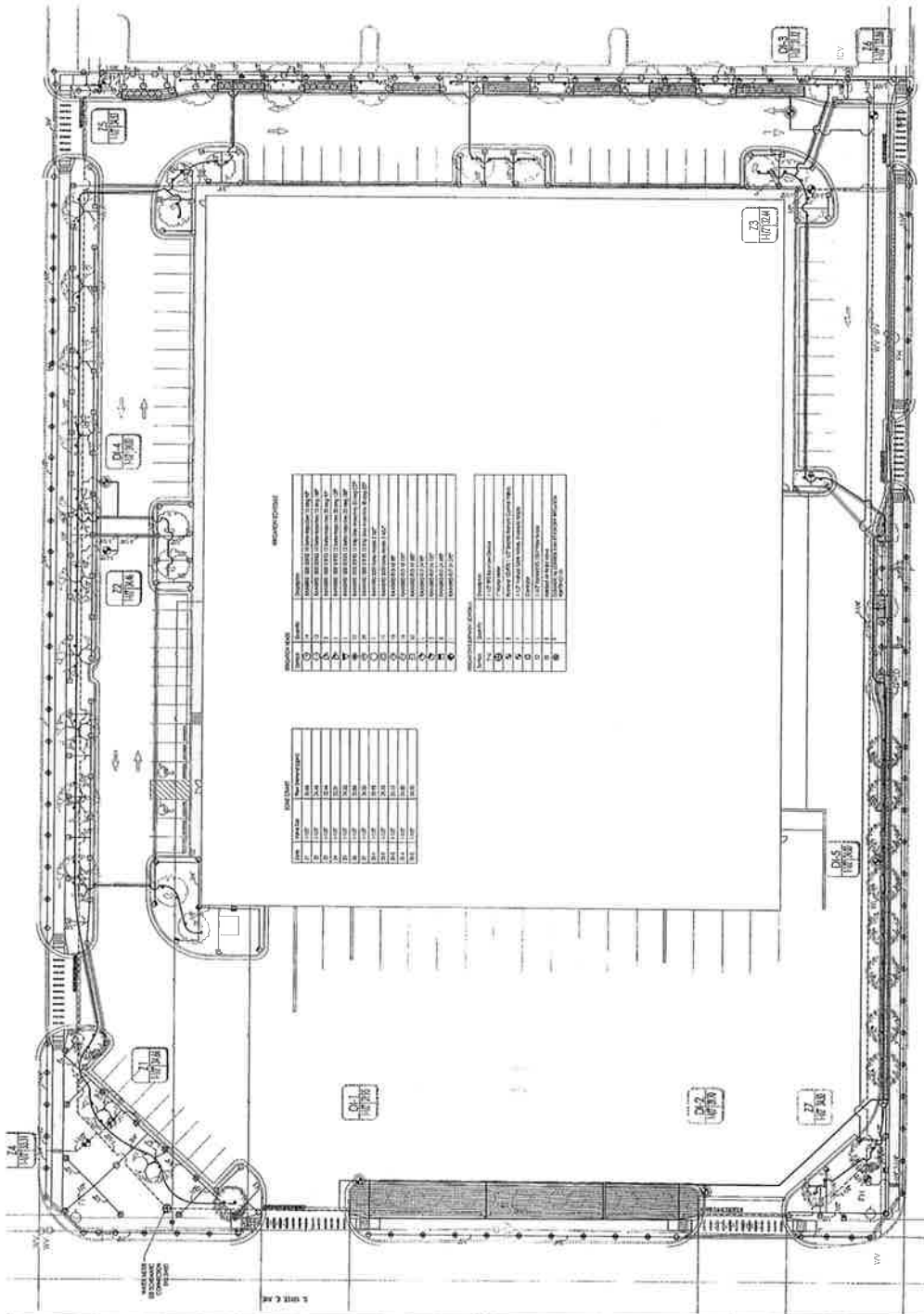
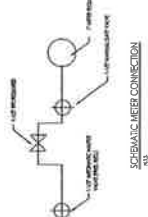


NOTES:

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LEGEND:

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- 2. 1" - 10' TALL TREES
- 3. 1" - 10' TALL TREES
- 4. 1" - 10' TALL TREES
- 5. 1" - 10' TALL TREES
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- 10. 1" - 10' TALL TREES



IRIGATION

SCULPTURE

11.7



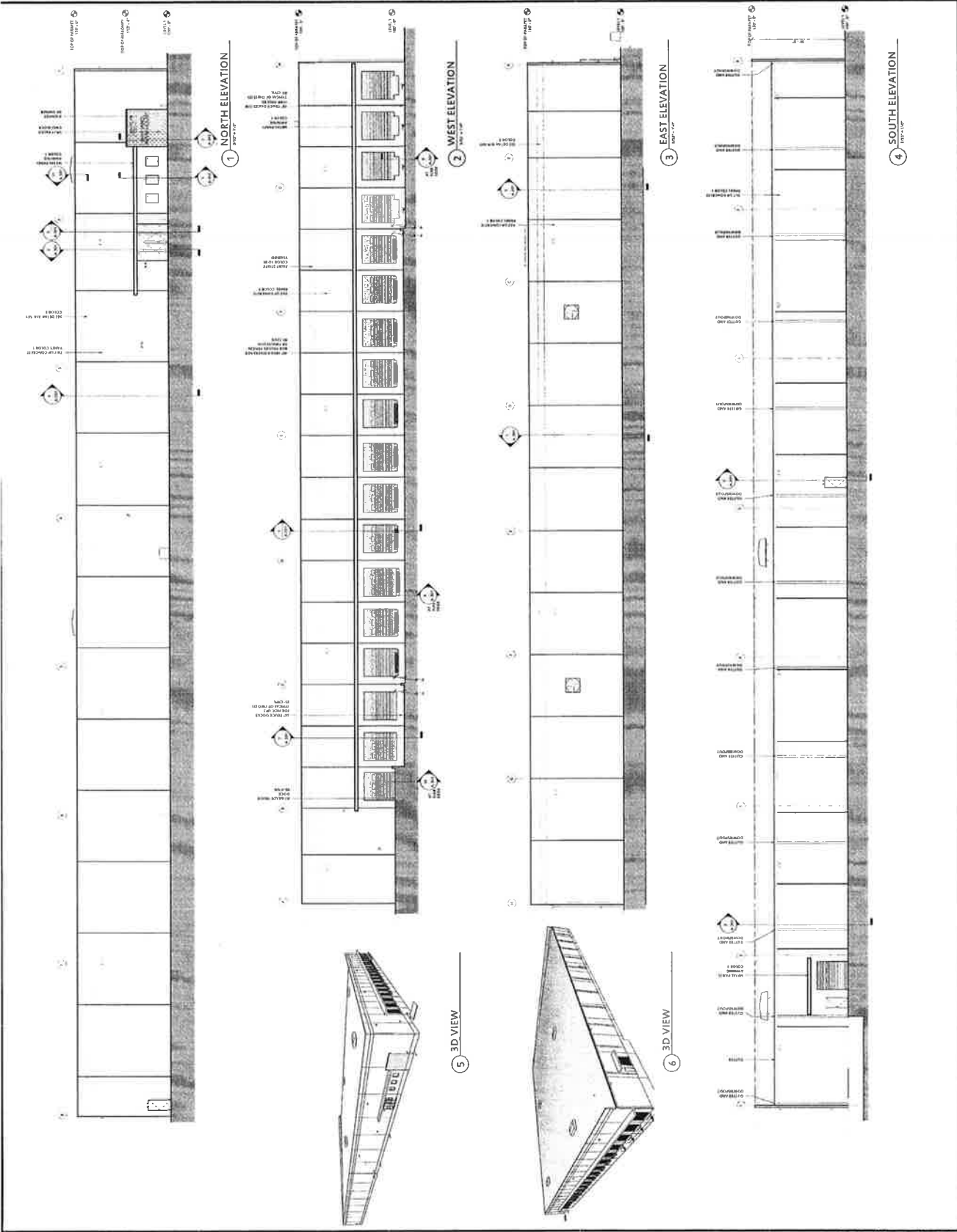
LEW LAND INVESTMENTS INC. WAREHOUSE CONSTRUCTION DOCUMENTS

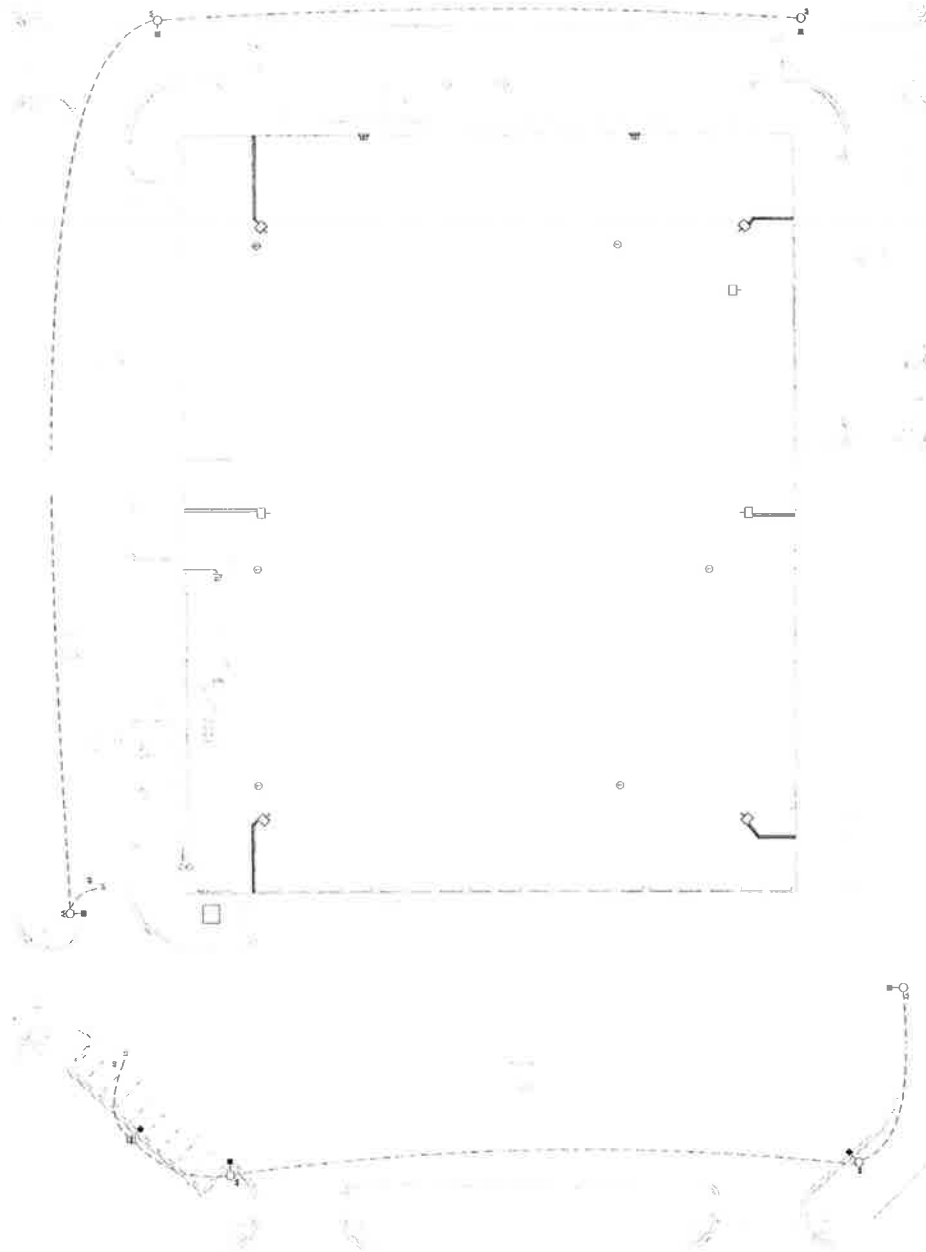


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100.00	PAINT



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① ELECTRICAL SITE PLAN
 11/18/2018

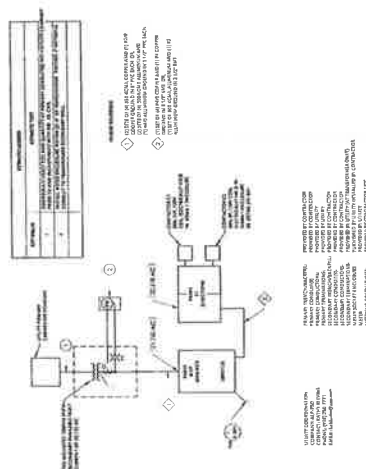
**LEW LAND
INVESTMENTS**
3160 EAST 41ST. STREET
TULSA, OK 74145
MAIN APPLIANCE

WAREHOUSE

Name _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____
 E-mail _____



E-601

[illegible]

ONE-LINE DIAGRAM

MAIN DISTRIBUTION SWITCHBOARD									
NAME: _____ UNIT: _____ DATE: _____		PROJECT: _____ LOCATION: _____ DATE: _____		DRAWING: _____ SCALE: _____ DATE: _____		REVISION: _____ DATE: _____ BY: _____		APPROVAL: _____ DATE: _____ BY: _____	
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DATE: 11/11/11

ELECTRICAL PANEL

PROJECT: 1100-11

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ELECTRICAL PANEL

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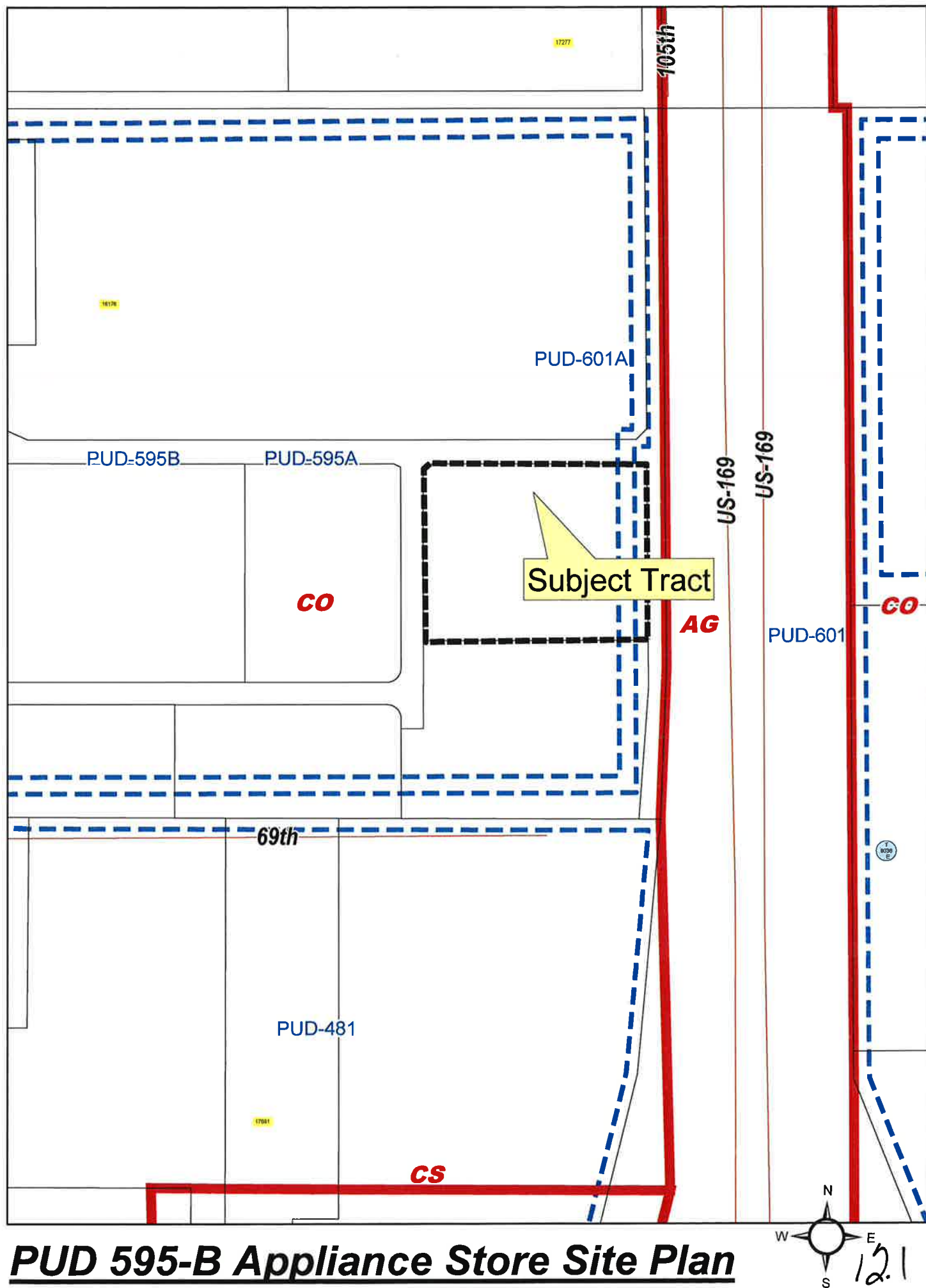
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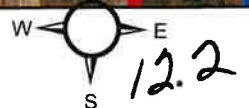
ELECTRICAL PANEL

11.10





PUD 595-B Appliance Store Site Plan



February 20, 2013

STAFF RECOMMENDATION

PUD-595-B/Z5970-SP-6: Detailed Site Plan – A 125,564 sq ft (4.84 acre) tract that is part of, Section 06, T-18-N, R-14-E, Lot-5 and 6, Block 1, Home Center Amended a subdivision in the City of Tulsa, Southwest corner of East 67th Street South at South 105th East Avenue; CZM 54; Atlas 996-873; CD 8

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval a new retail appliance store as permitted in PUD 595-B.

PERMITTED USES:

The following uses are permitted in this development area: Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Office, Studios and Support Services; 12, Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services and Uses Customarily Accessory to Permitted Principal Uses; 19, Hotel, Motel and Recreation; 23, Warehousing and Wholesaling

DIMENSIONAL REQUIREMENTS:

The new building shown on the plan is a 41,297 square foot structure and is below the 55,220 square feet allowed with 30% lot coverage. The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved PUD guidelines are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the PUD however the conceptual plans provided in the PUD match the design of the site plans included in this request.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan provides more parking spaces than the required minimum defined in the Tulsa Zoning Code and in the PUD.

LIGHTING:

Parking lot and building lighting will be directed down to help prevent light trespass into the adjacent properties. The maximum height of lighting is at or below the maximum allowed in the approved PUD.

12.3

SIGNAGE:

The site plan does not illustrate ground sign locations. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The landscape plan will be submitted to staff for separate review as allowed in the Planned Unit Development Section of the Zoning Code. The site plan matches the PUD concept drawings and satisfies requirements for landscape islands and green space opportunities.

The trash screening enclosure meets the minimum screening standards defined in the PUD and is located appropriately on this site.

PEDESTRIAN ACCESS AND CIRCULATION:

Appropriate sidewalk plans have been provided on the site plan connecting to the building entrances from the street sidewalk system.

MISCELLANEOUS SITE CONSIDERATIONS:

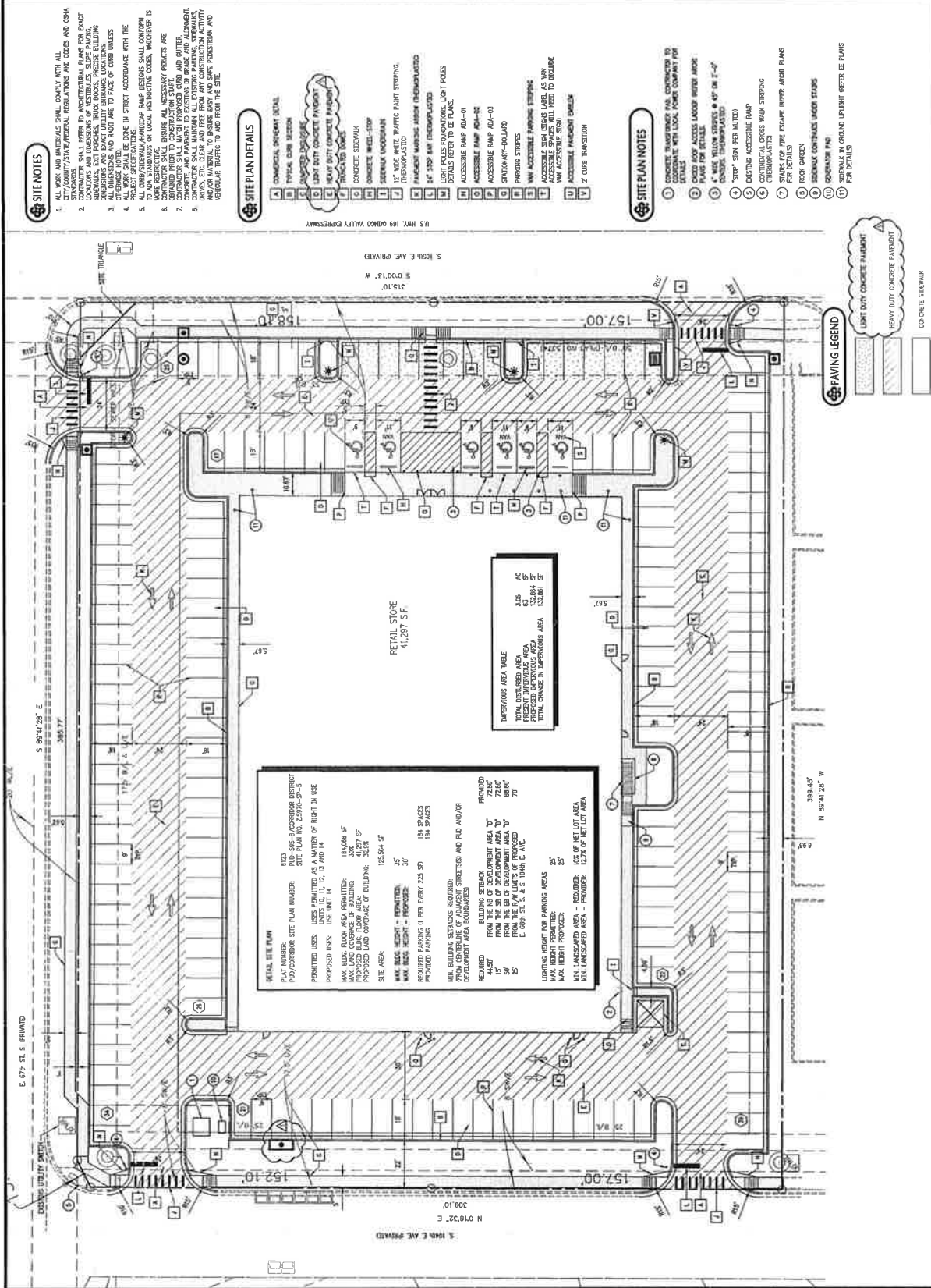
There are no concerns regarding the development of this area as it relates to the terrain modifications.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Planned Unit Development 595-B. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development 595-B, and the stated purposes of the Planned Unit Development of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new commercial project.

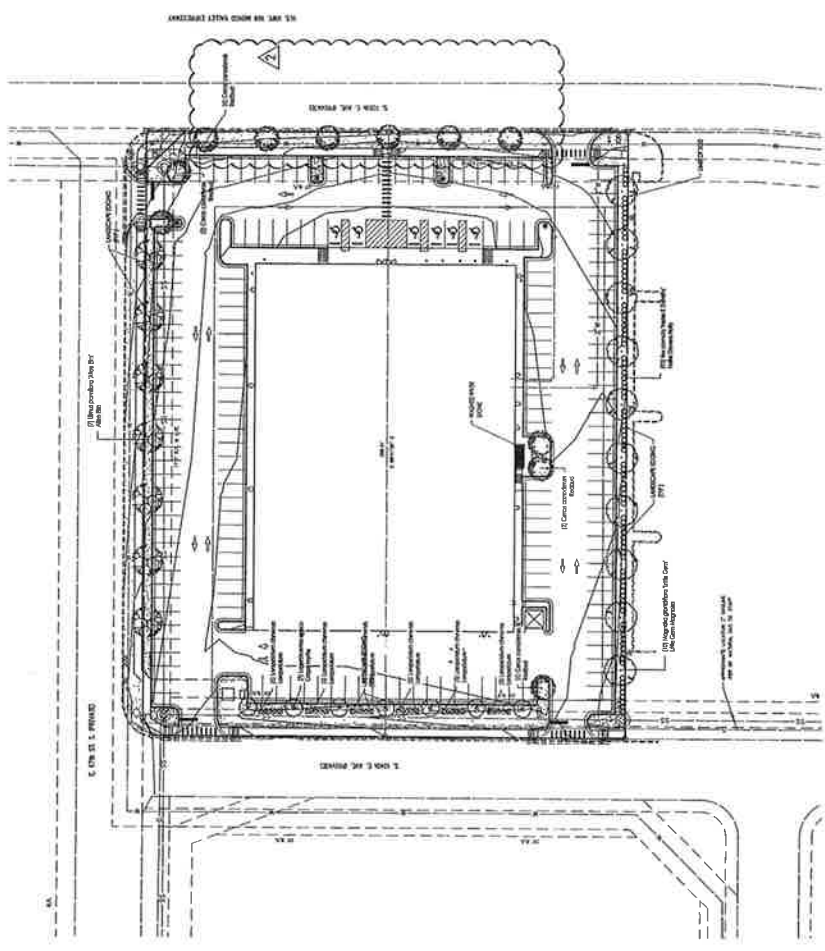
(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)



12.5

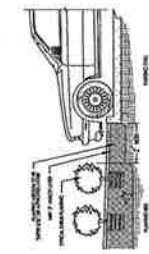
LANDSCAPE NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TULSA LANDSCAPE DESIGN MANUAL.
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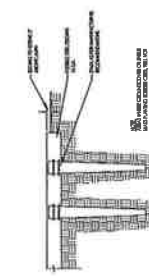


Planting	Quantity	Notes	Comments
1. 1" Caliper White Oak	1	1" Caliper White Oak	
2. 1" Caliper Red Oak	1	1" Caliper Red Oak	
3. 1" Caliper Yellow Oak	1	1" Caliper Yellow Oak	
4. 1" Caliper Green Oak	1	1" Caliper Green Oak	
5. 1" Caliper Black Oak	1	1" Caliper Black Oak	
6. 1" Caliper Brown Oak	1	1" Caliper Brown Oak	
7. 1" Caliper Grey Oak	1	1" Caliper Grey Oak	
8. 1" Caliper Silver Oak	1	1" Caliper Silver Oak	
9. 1" Caliper Gold Oak	1	1" Caliper Gold Oak	
10. 1" Caliper Bronze Oak	1	1" Caliper Bronze Oak	

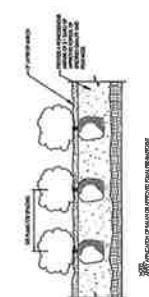
NOTE: ALL LANDSCAPE PLANTING IS TO BE DONE IN ACCORDANCE WITH THE CITY OF TULSA LANDSCAPE DESIGN MANUAL.



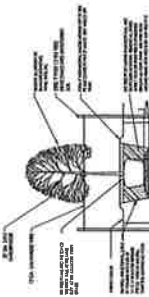
PARKING LOT PLANTING DETAIL



ENTRY PLANTING DETAIL

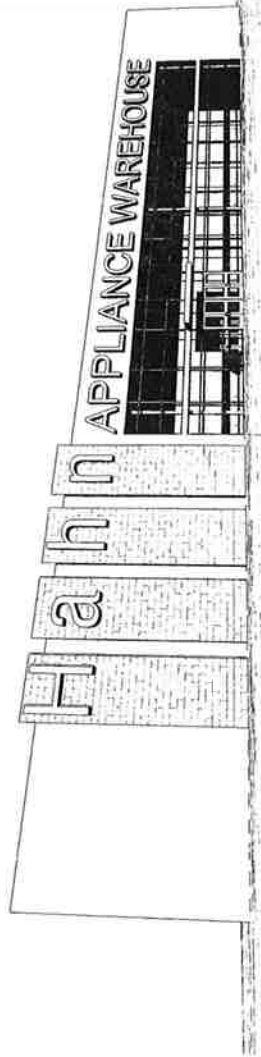


FAÇADE PLANTING DETAIL



CORNER PLANTING DETAIL

NO.	DESCRIPTION	DATE
1	FOUNDATION	
2	CONCRETE	
3	STEEL	
4	WOOD	
5	GLASS	
6	MECHANICAL	
7	ELECTRICAL	
8	PLUMBING	
9	PAINT	
10	FINISHES	
11	LANDSCAPE	
12	GENERAL NOTES	
13	SECTION 1	
14	SECTION 2	
15	SECTION 3	
16	SECTION 4	
17	SECTION 5	
18	SECTION 6	
19	SECTION 7	
20	SECTION 8	
21	SECTION 9	
22	SECTION 10	
23	SECTION 11	
24	SECTION 12	
25	SECTION 13	
26	SECTION 14	
27	SECTION 15	
28	SECTION 16	
29	SECTION 17	
30	SECTION 18	
31	SECTION 19	
32	SECTION 20	
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109	SECTION 97	
110	SECTION 98	
111	SECTION 99	
112	SECTION 100	



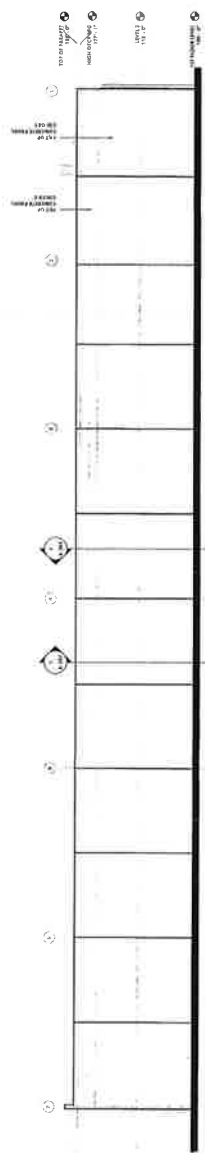
LEW LAND INVESTMENTS INC.

RETAIL

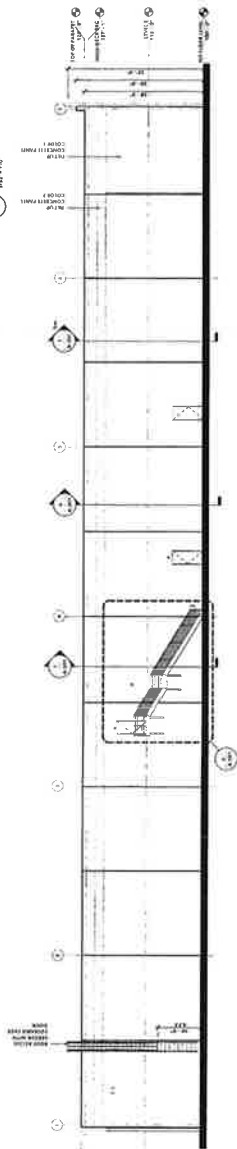
CONSTRUCTION DOCUMENTS



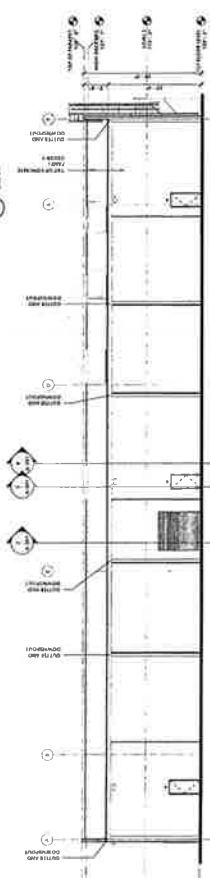
12.7



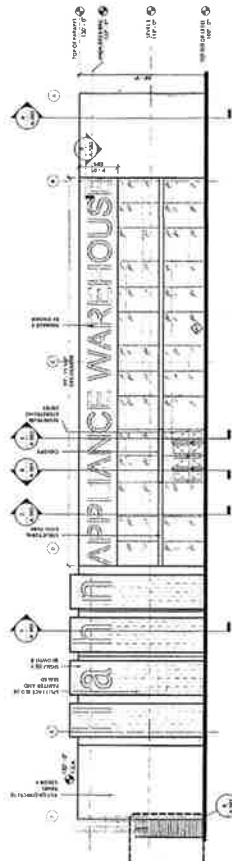
4 NORTH ELEVATION
10/20/15



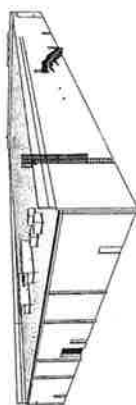
3 SOUTH ELEVATION
10/20/15



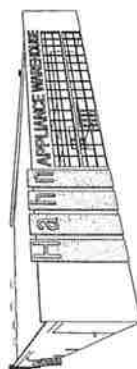
2 WEST ELEVATION
10/20/15



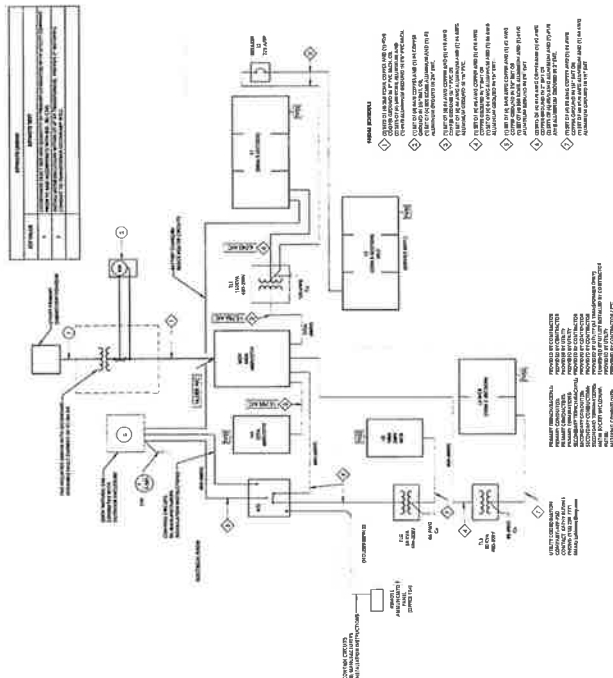
1 EAST ELEVATION
10/20/15



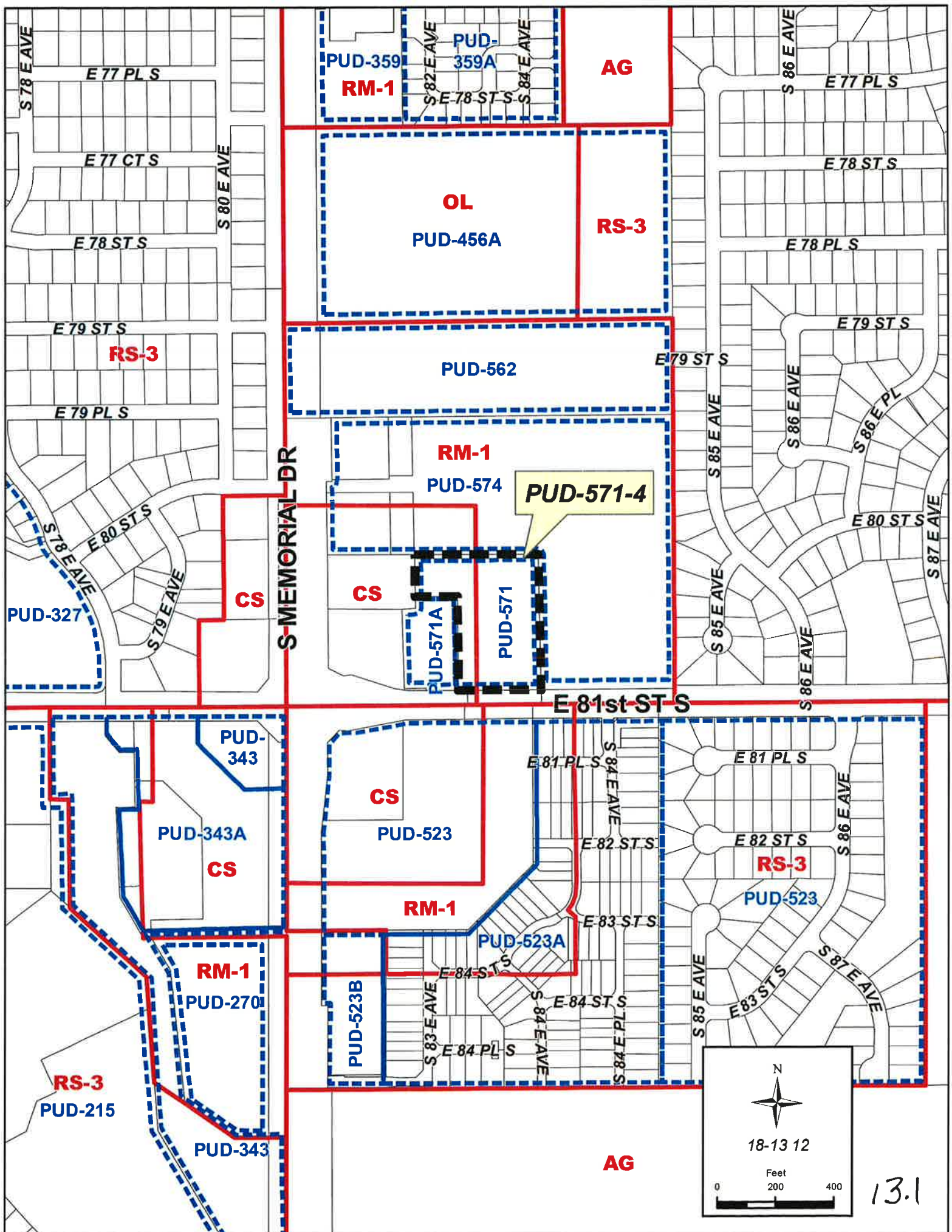
6 3D VIEW
10/20/15



5 3D VIEW
10/20/15

[illegible]

ONE-LINE RISER DIAGRAM



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Wednesday, February 13, 2013 1:35 PM
To: Huntsinger, Barbara
Subject: FW: PUD 571-4

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Roy Johnsen [<mailto:rdj@rjohnsenlaw.com>]
Sent: Wednesday, February 13, 2013 12:39 PM
To: Wilkerson, Dwayne
Subject: PUD 571-4

To the Tulsa Metropolitan Area Planning Commission
c/o Dewayne Wilkerson
Assistant Director Land Development Services

Re: Minor Amendment PUD 571-4

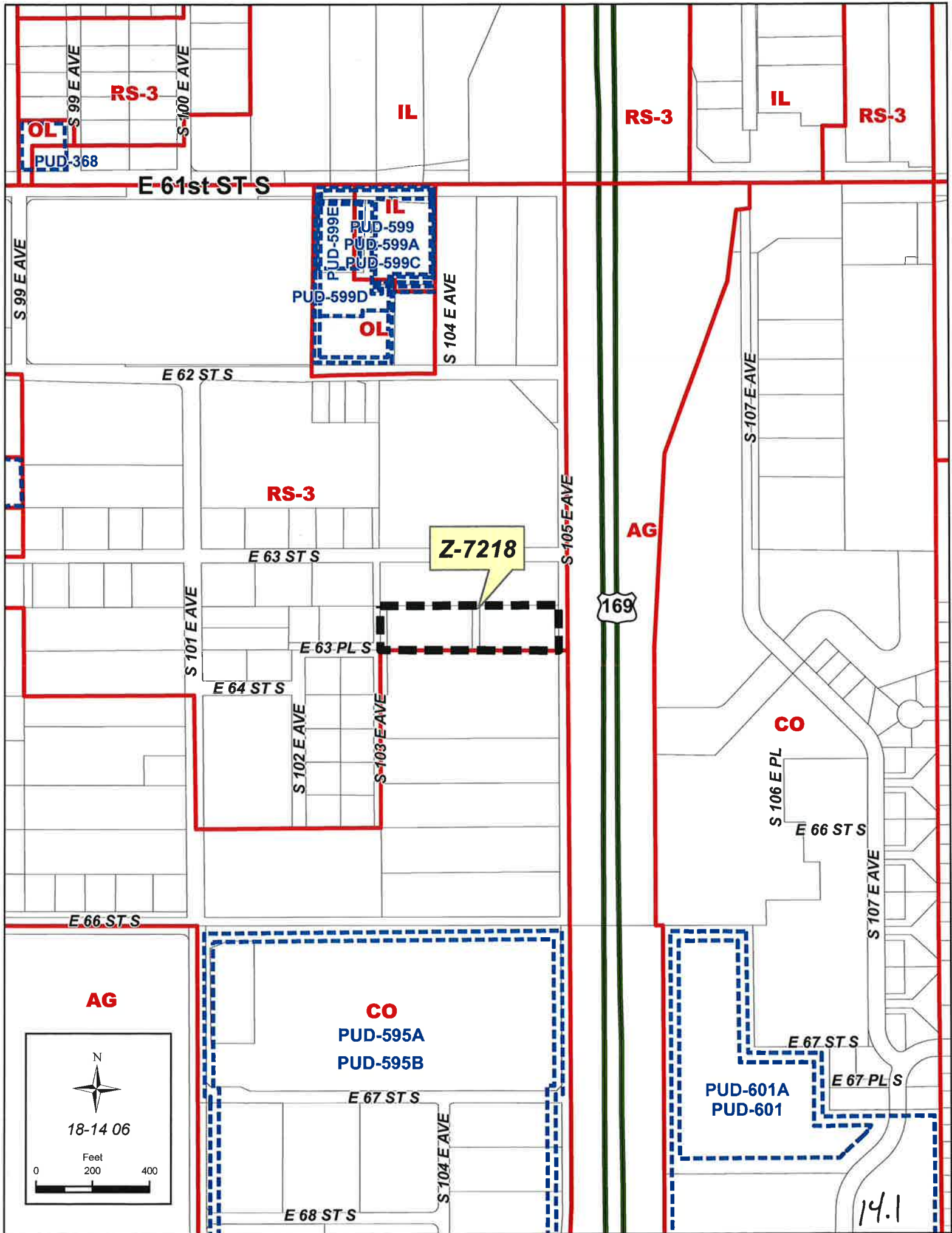
It is requested that the referenced application be continued from the presently scheduled hearing date of February 20, 2013 to the March 20, 2013 meeting of the Commission.

South Tulsa Storage, LLC, is continuing its discussion with Remington At Memorial Apartments concerning screening/landscaping. The response has been good, and South Tulsa Storage is proceeding with its efforts to achieve a written agreement. Additionally it has been determined that the Minor Amendment needs to include amendment of the existing landscape requirements which will require an additional notice.

Respectfully,

Roy Johnsen,
Attorney for

South Storage, LLC



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RS-3

IL

RS-3

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PUD-368

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IL
PUD-599
PUD-599A
PUD-599C
PUD-599D
OL

E 62 ST S

RS-3

E 63 ST S

Z-7218

E 63 PL S

E 64 ST S

S 102 E AVE

S 103 E AVE

E 66 ST S

AG

CO

PUD-595A
PUD-595B

E 67 ST S

S 104 E AVE

E 68 ST S

AG

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S 106 E PL

E 66 ST S

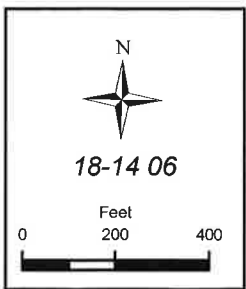
S 107 E AVE

E 67 ST S

E 67 PL S

PUD-601A
PUD-601

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18-14 06

Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Wednesday, February 13, 2013 1:36 PM
To: Huntsinger, Barbara
Subject: FW: Case Numbers: Z-7218/ Z-6673-SP-1/ Z-6484-SP-2/ Z-6277-SP-4/ Z-7218

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Darin Akerman [mailto:dakerman@sw-assoc.com]
Sent: Wednesday, February 13, 2013 12:44 PM
To: Wilkerson, Dwayne
Cc: Bates, Brad; nic.heidinger@gmail.com; alan@alansouter.com; Jerry@recoent.com; DaleF@UnitedGolfLLC.com; Amber Forrest (AmberF@UnitedGolfLLC.com); tulsaharris@hotmail.com; Greg Weisz
Subject: RE: Case Numbers: Z-7218/ Z-6673-SP-1/ Z-6484-SP-2/ Z-6277-SP-4/ Z-7218

Dwayne: I've e-mailed all of the owners last night and suggested we continue the Corridor Site Plan application, and Rezoning application, to either the 3/6 or 3/20 TMAPC meeting. I haven't received full feedback yet, but the response I've received thus far is for a continuance to the 3/6 TMAPC meeting. Thus, please accept this as our request for a continuance of the CSP and Rezoning applications to the 3/6/13 TMAPC meeting. We will work closely with each of the property owner's to make any necessary modifications to the CSP application based upon the feedback we've received thus far, and will coordinate any modifications to the CSP application with your office. Thanks.

*Darin L. Akerman, AICP
Director of Planning
Sisemore, Weisz & Associates, Inc.
Ph. 918.665.3600
Fax 918.663.9606*

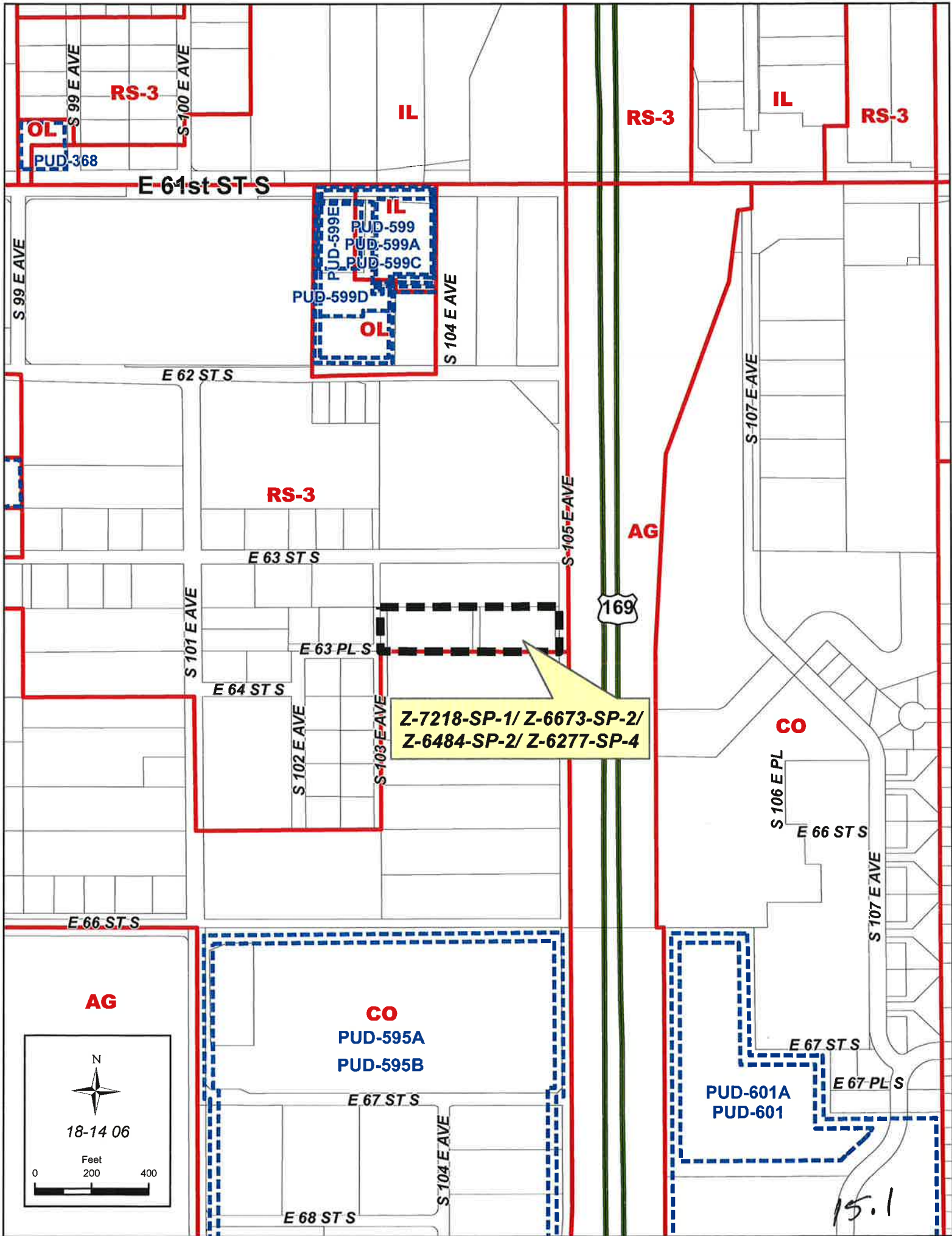
From: Wilkerson, Dwayne [mailto:DWilkerson@incog.org]
Sent: Wednesday, February 13, 2013 11:42 AM
To: Darin Akerman
Subject: RE: Case Numbers: Z-7218/ Z-6673-SP-1/ Z-6484-SP-2/ Z-6277-SP-4/ Z-7218

Darin,

Have your clients decided if we are planning to move forward with this on the 20th or do you think you will be asking to continue for two weeks. FYI, I will be out of the office that day. Brad will be making the presentation.

Let me know as soon as possible. Please send an email or other document if you want to continue. Please be sure to specify the new date if you go that direction.

Thanks



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To: Huntsinger, Barbara
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Ph. 918.665.3600
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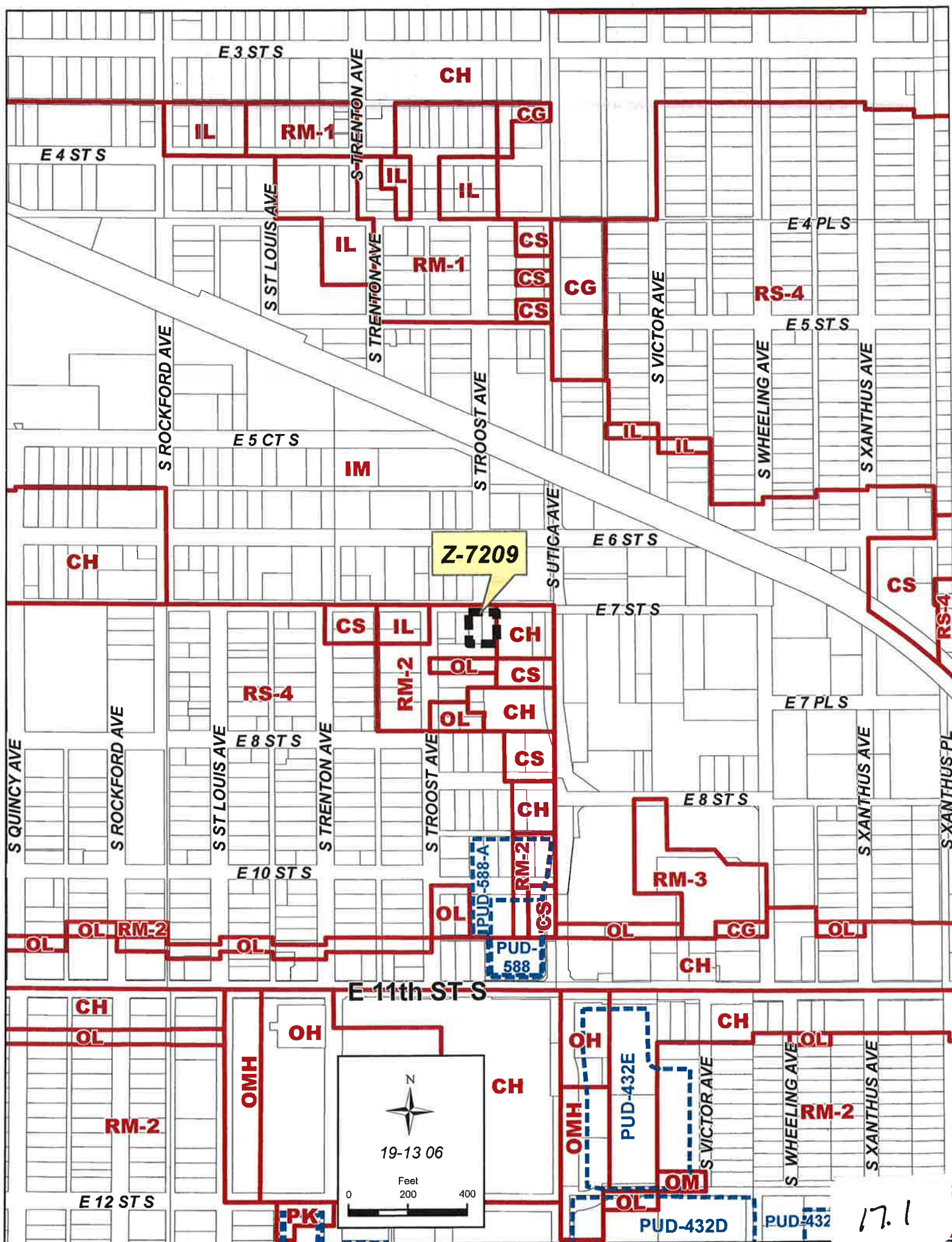
From: Wilkerson, Dwayne [mailto:DWilkerson@incog.org]
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Thanks



17.1

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S TROOST AVE

E 7 ST S

S TROOST AVE

S UTICA AVE

Z-7209

E 8 ST S



19-13 06



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

17.2

PLAT WAIVER

February 20, 2013

Z-7209 - Location: 1640 and 1644 East 7th Street, Lots 3 and 4, Block 1, Nichols Resubdivision Lots 1-6, Block 1, Park Dale Addition (9306) (CD-4)

The platting requirement is being triggered by a rezoning to PK for a parking lot.

Staff provides the following information from TAC for their February 7, 2013 meeting:

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

STREETS: It appears that street right-of-way along 7th Street is currently not dedicated. Street dedication must be given to the City of Tulsa. Five feet of additional right-of-way dedication is required along 7th Street.

SEWER: No comment.

WATER: Any future construction of buildings on this site will require upgrading the two-inch waterline to a six-inch line.

STORMWATER: The entire property appears to be in the Tulsa Regulatory Floodplain. Parking lots are permitted in floodplains but no fill material is allowed. (Any buildings constructed would have to meet floodplain regulation standard requirements.)

FIRE: No comment.

UTILITIES: No comment.

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

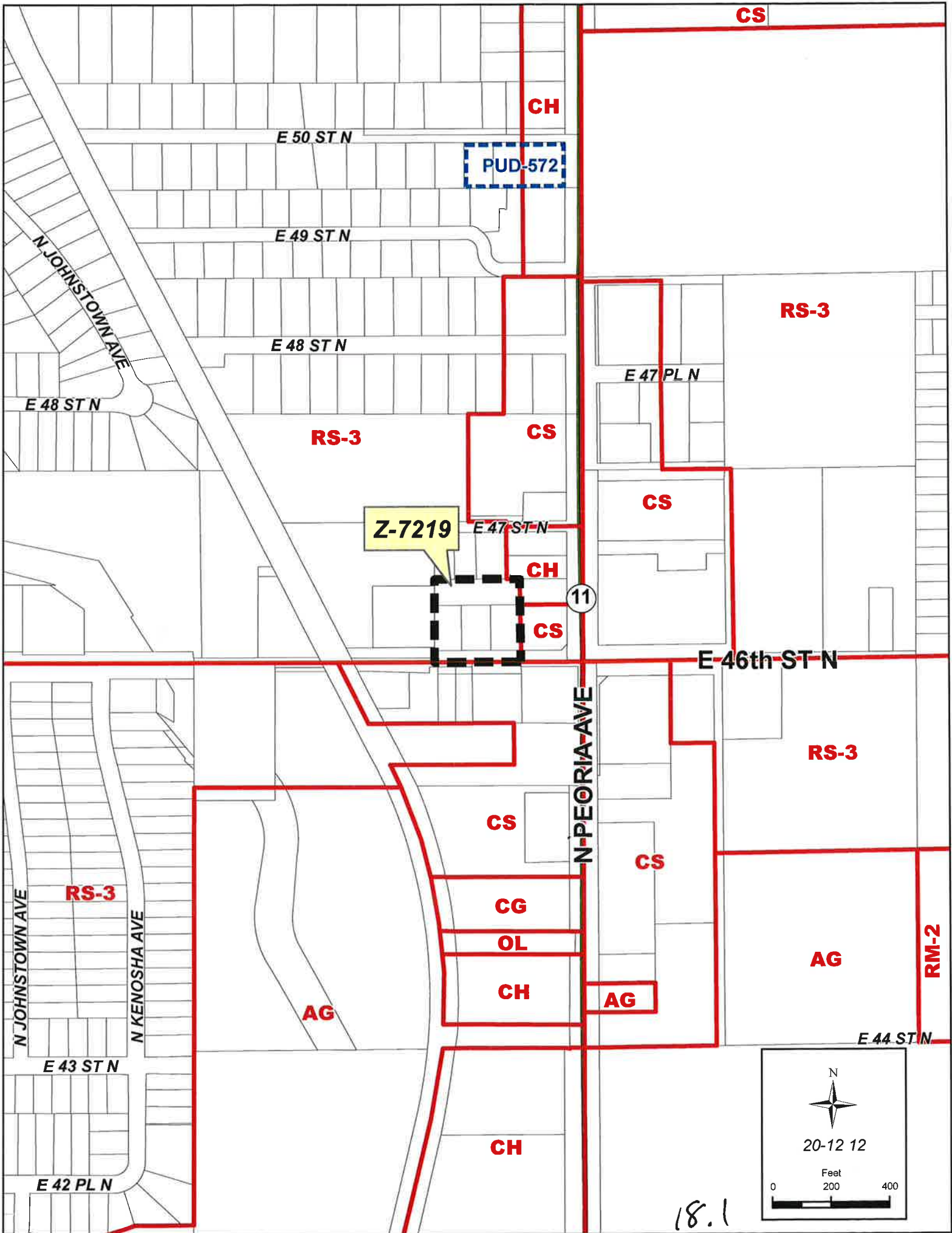
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | 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 properties or street right-of-way? | X | |

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

Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.





**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7219

TRS 0212

Atlas 716

CZM 21

CD-1

TMAPC Hearing Date: February 20, 2013

Applicant: Slsemore, Weisz & Associates, Inc./
Darin Akerman

Tract Size: 2± acres

ADDRESS/GENERAL LOCATION: West of the northwest corner of North Peoria Avenue
and East 46th Street

EXISTING ZONING: RS-3

EXISTING USE: Single-family

PROPOSED ZONING: CS

PROPOSED USE: Retail store

ZONING ORDINANCE: Ordinance number 11914 dated September 1, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6835 November 2001: All concurred in approval of a request for rezoning a 6± acre tract of land from AG/RS-3 to CS for mini-storage, on property located south of southeast corner East 46th Street North and North Peoria Avenue

Z-6743 February 2000: All concurred in approval of a request to rezone a four± acre strip, from RS-3 to CS for a Walgreen's store, located east of the southeast corner of East 46th Street North and North Peoria Avenue.

Z-6575 February 1997: All concurred in approval to rezone .4-acre tract located south of the southeast corner of East 46th Street North and North Peoria Avenue from OL to CS.

BOA-14374 January 22, 1987: The Board of Adjustment approved a Special Exception to allow for a church and related uses in an RS-3 district; a Variance of setback from centerline of 46th Street North from 85' to 66'; a Variance of setback from the west property line from 25' to 24'; a Variance of lot area from 43,560 sq. ft. to 43,460 sq. ft.; a Variance to allow for parking in the required front yard; a Variance of the screening requirements along the north, east and west property lines; a Variance of the parking requirements from 77 spaces to 52 spaces; per plot plan submitted, on property located west of the northwest corner of North Peoria Avenue and East 46th Street and abutting the subject property to the west.

BOA-12005 June 24, 1982: The Board of Adjustment approved a Special Exception to locate a church in an RS-3 district, per site plan and drawings submitted, on property located west of the northwest corner of North Peoria Avenue and East 46th Street and abutting the subject property to the west

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2+ acres in size and is located west of the northwest corner of North Peoria Avenue and East 46th Street. The property appears to be residentially used, and is zoned RS-3.

SURROUNDING AREA: The subject tract is abutted on the east by a 1950's style gas station building, zoned CS along with a small area of CH on the northeast corner of the property adjacent to the site; on the north by single family residential, zoned RS-3; on the south by a mix of uses but all zoned CS; and on the west by a church, zoned RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates North Peoria as a multi-modal secondary arterial street and East 46th Street North as a secondary arterial street. The north end of the planned Peoria Express us route ends at approximately East 38th Street North less than one mile from this site.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 46 th Street North	Secondary Arterial	100'	2 lanes

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Category:

This site is a small part of a large Regional Center area which is considered a mid-rise mixed-use area for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit

18.4

hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Staff Comment: The proposed CS rezoning is an appropriate use in this land use land use category. The regional center would encourages a much larger development than presently considered in this re-zoning request, however staff supports this small scale development at this location.

Growth and Stability Map:

The Areas of Growth map is intended to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where a general agreement exist that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Staff Comment: It is important to recognize economic activity that is appropriate to the Comprehensive Plan vision. The proposed rezoning is consistent with the vision presented in this Area of Growth.

STAFF RECOMMENDATION:

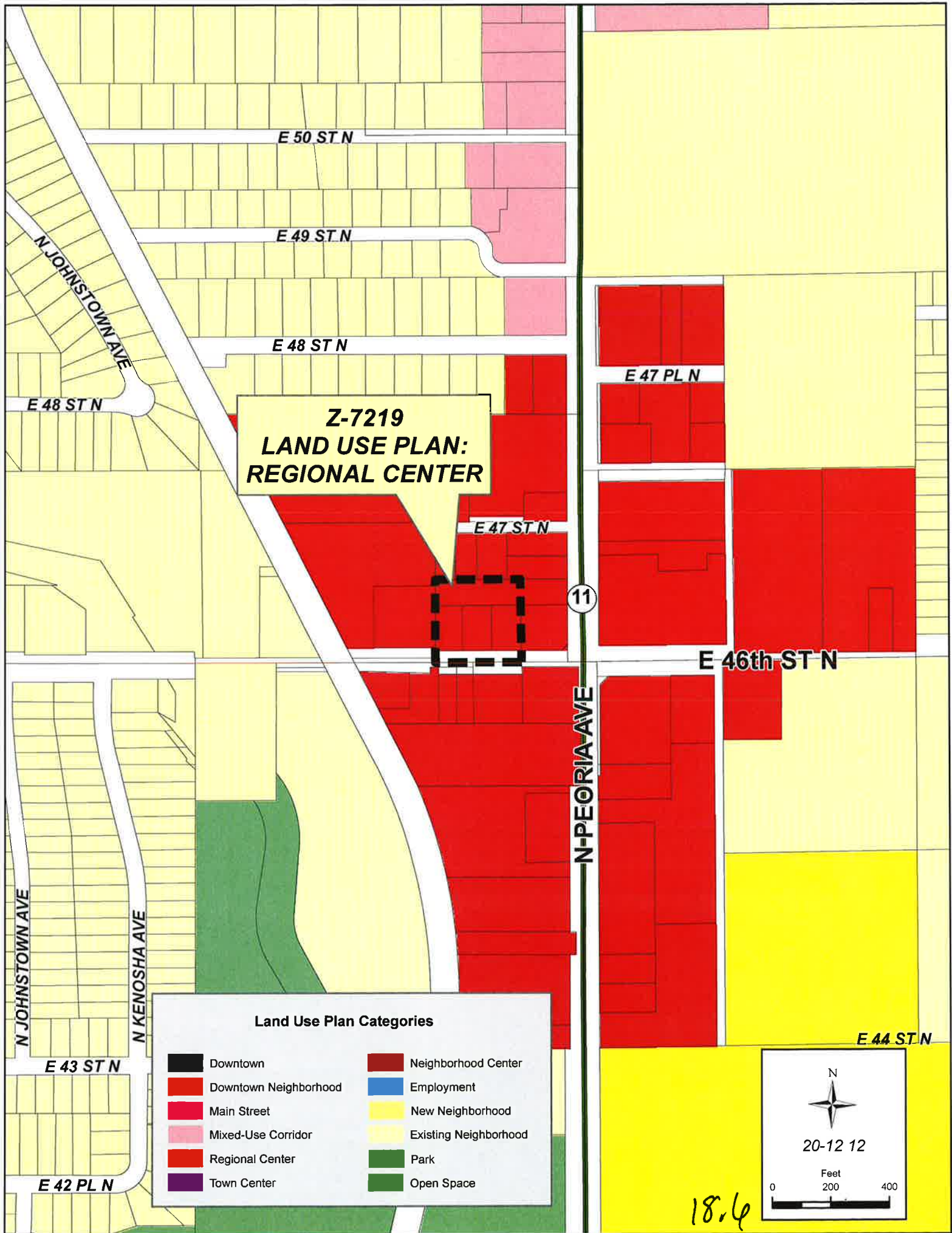
In summary:

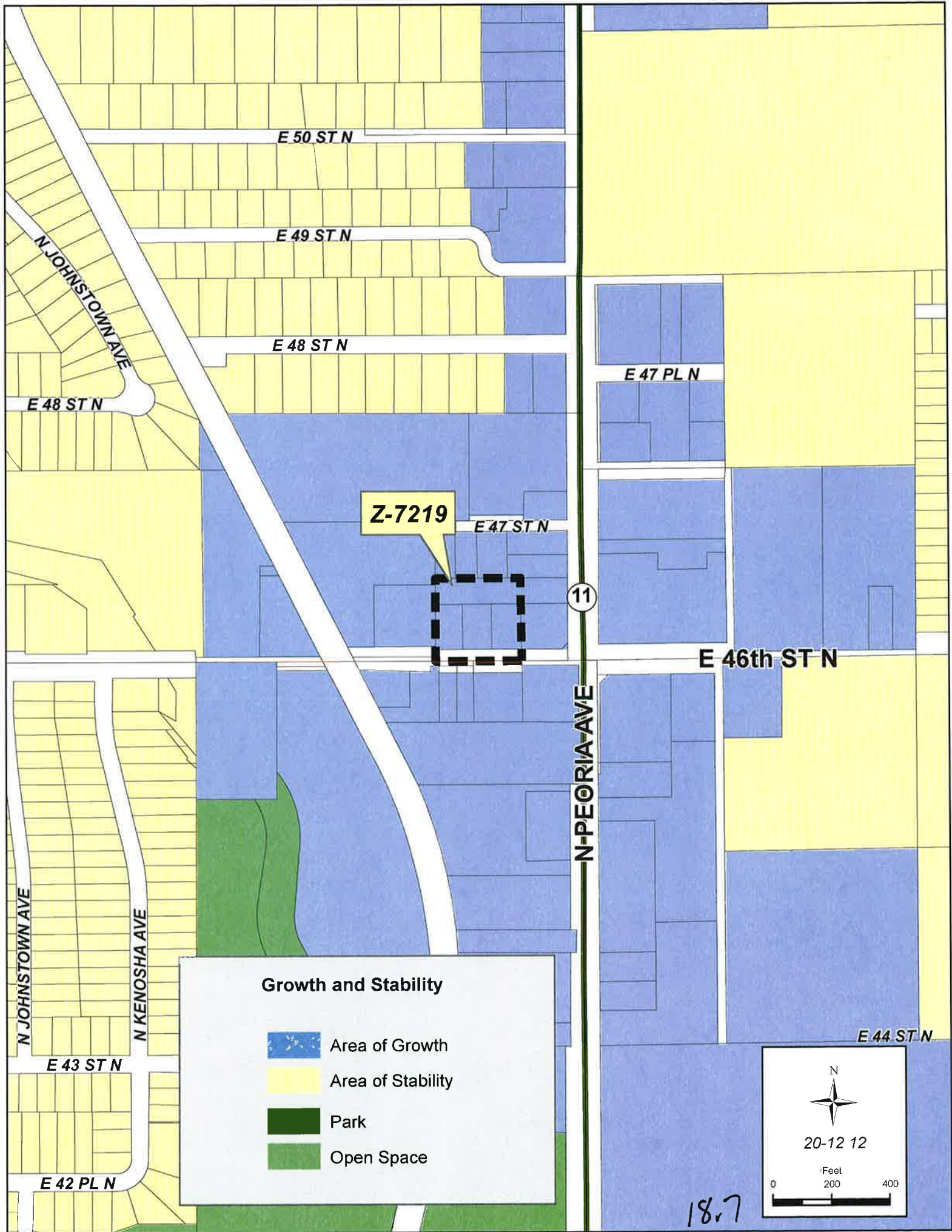
- 1) The applicants request for CS zoning is supported by the existing surrounding land uses east and west of the site. North of the requested property single family residences back up to this zoning classification and is consistent with historical land use boundaries in Tulsa.
- 2) The anticipated land use defined in the Comprehensive Plan supports this zoning or land use for future development opportunities.
- 3) The request for CS zoning is a logical progression of existing CS zoning immediately south of this site and immediately east of the site.

Therefore staff recommends **APPROVAL** of the applicants request for CS zoning in Z-7219.

02/20/13

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INCOG Peoria / Riverside Corridor Alternatives Analysis

Figure LPA_01

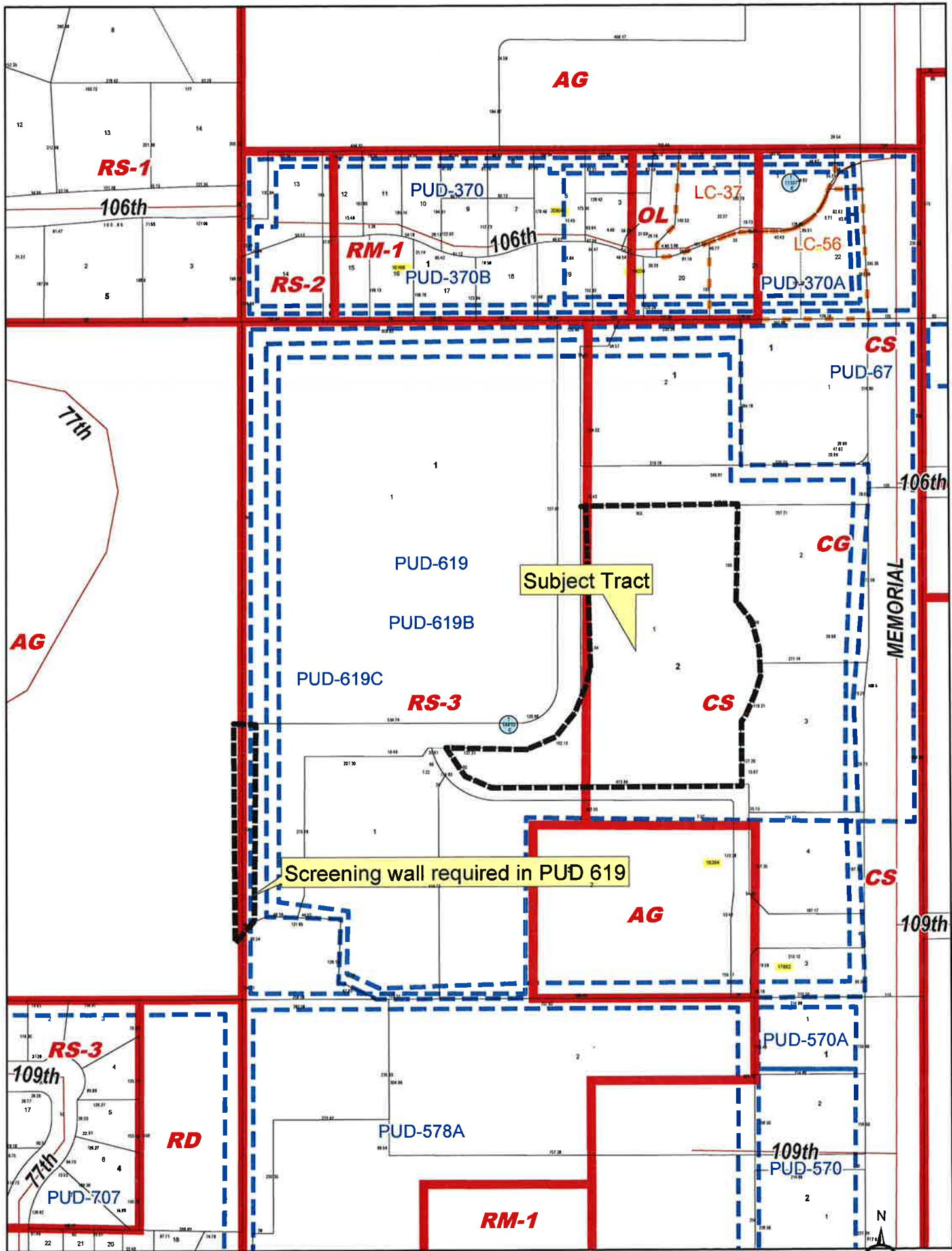
Fast Bus Preferred Alternative, 1/8/2013



0 1 Mile

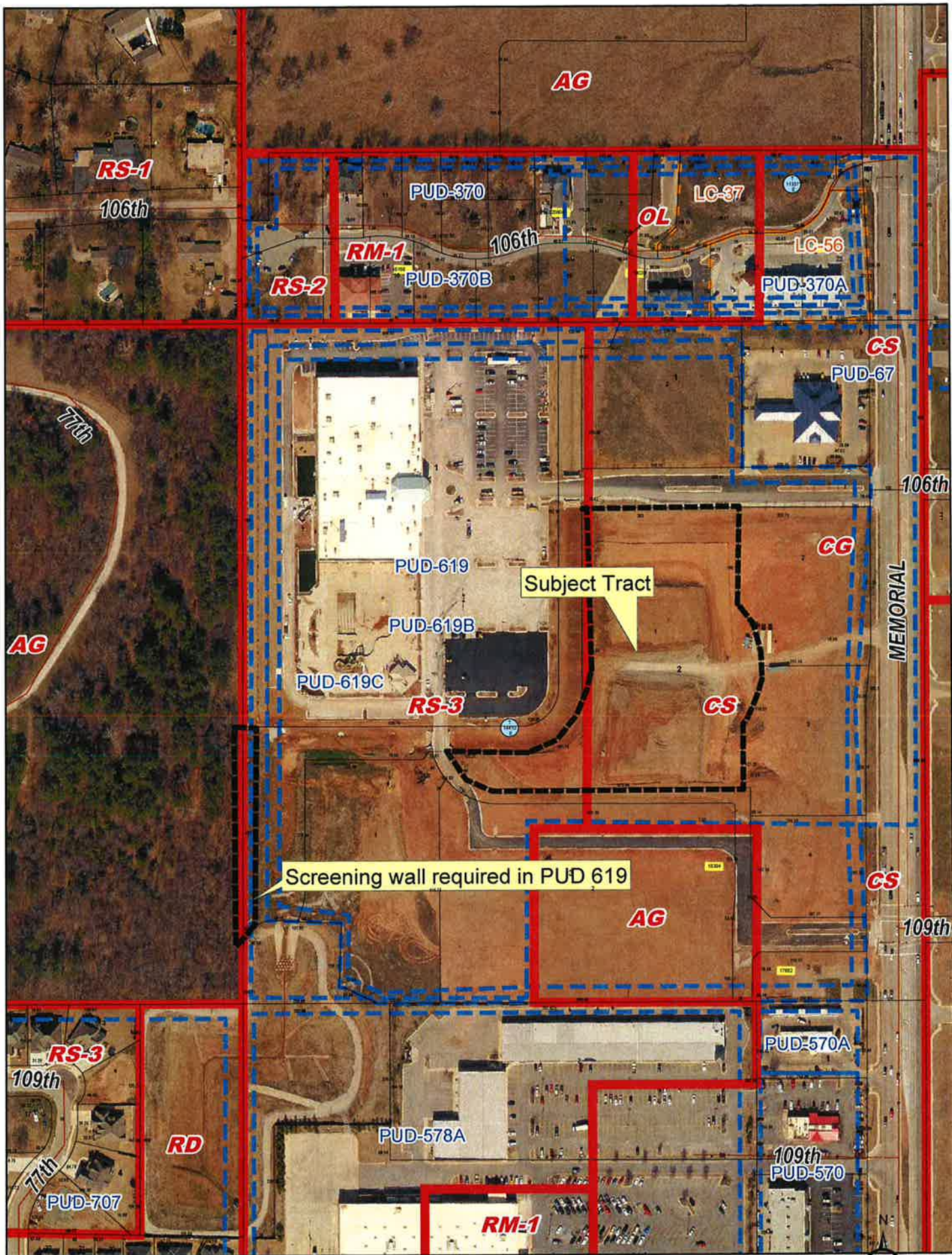


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Shopping Center Site Plan PUD-619-C

19.1



Shopping Center Site Plan PUD-619-C

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W E
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February 20, 2013

STAFF RECOMMENDATION

PUD-619-C: **Detailed Site Plan** – A 254,454 sq ft (5.84 acre) tract that is part of, Section 26, T-18-N, R-13-E, Lot-1, Block 1, The Vineyard on Memorial a subdivision in the City of Tulsa, west of South Memorial Drive at the intersection of East 106th Street South; CZM 57; Atlas 2673; CD-8

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a commercial center as permitted in PUD 619-C.

PERMITTED USES:

The following uses are permitted in this development area: Uses permitted as a matter of right in the CS – Commercial Shopping Center District, Use Unit 19, Hotel, Motel and Recreation for a Health Club/Spa and an enclosed swimming pool use only; Use Unit 20- Recreation: Intensive for an unenclosed swimming pool only; and uses customarily accessory to permitted uses but shall exclude use unit 12-a.

The requested use is Use Unit 14; Shopping Goods and Services, and is allowed by right in the CS district defined in the City of Tulsa Zoning Code.

DIMENSIONAL REQUIREMENTS:

The new building is shown on the plan is a 49,786 square foot structure and is below the 116,000 square feet allowed in PUD minor amendment 619-C-4. The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved PUD dimensional requirements are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the PUD however the conceptual plans provided in the PUD match the design of the site plans included in this request.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan provides more parking spaces than the required minimum defined in the Tulsa Zoning Code and in the PUD.

LIGHTING:

Parking lot and building lighting will be directed down to help prevent light trespass into the adjacent properties. The maximum height of lighting is at or below the maximum allowed in the approved PUD.

SIGNAGE:

The site plan does not illustrate ground sign locations. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The landscape plan will be submitted to staff for separate review as allowed in the Planned Unit Development Section of the Zoning Code. The site plan satisfies the 10% requirement for landscape islands and green space opportunities.

The trash screening enclosure meets the minimum screening standards defined in the PUD and is located appropriately on this site.

During the original PUD a screening wall adjacent to the west property line of the PUD was required and never constructed except on one parcel at the northwest corner of the PUD. Staff has been in contact with the developer who is reluctant to build the required wall at this time.

PEDESTRIAN ACCESS AND CIRCULATION:

Sidewalks have not been included in the site circulation system except in the area immediately surrounding the building however the PUD is silent regarding any additional sidewalk requirement.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this lot as it relates to the terrain modifications.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Planned Unit Development 619-C. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development 619-C, and the stated purposes of the Planned Unit Development of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new commercial project however this site plan should include discussion in a public hearing requiring construction of the required screening wall along the west boundary of the Planned Unit Development.

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

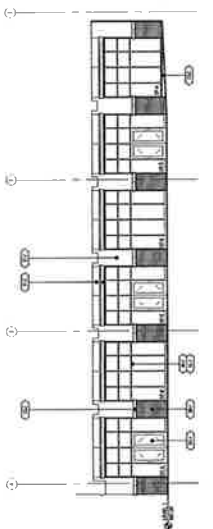
The Vineyards - Building X

A Mixed-Use Retail Development
 South Memorial Drive & 10th Street
 Tulsa, Oklahoma

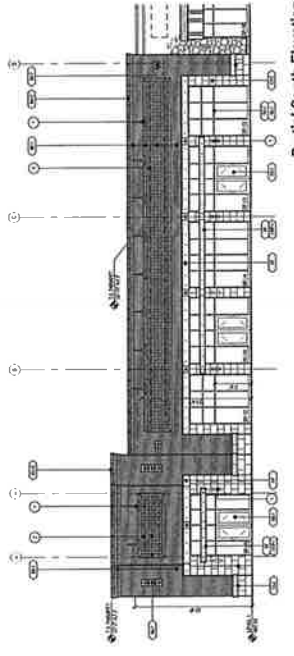
A-201
 Exterior Elevations

Project # 100000
 Date: February 2010

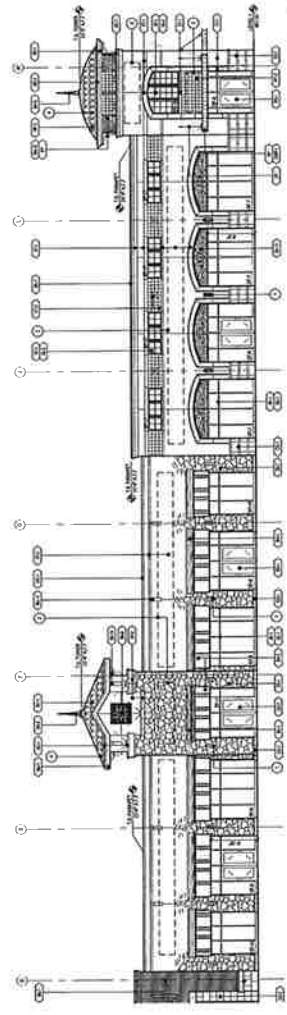
- KEYNOTES**
- 1. REFER TO EXISTING CONDITIONS
 - 2. REFER TO EXISTING CONDITIONS
 - 3. REFER TO EXISTING CONDITIONS
 - 4. REFER TO EXISTING CONDITIONS
 - 5. REFER TO EXISTING CONDITIONS



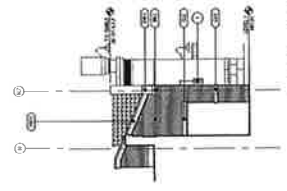
Partial East Elevation
 5' = 1'-0"



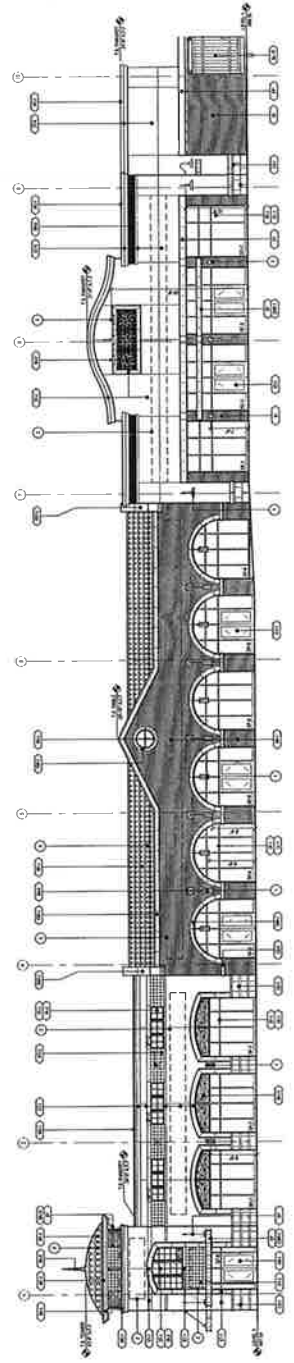
Partial South Elevation
 5' = 1'-0"



Partial South Elevation
 5' = 1'-0"



Partial South Elevation
 5' = 1'-0"



East Elevation
 5' = 1'-0"

EXTERIOR MATERIALS LEGEND

- 1. REFER TO EXISTING CONDITIONS
- 2. REFER TO EXISTING CONDITIONS
- 3. REFER TO EXISTING CONDITIONS
- 4. REFER TO EXISTING CONDITIONS
- 5. REFER TO EXISTING CONDITIONS

BUILDING AMENITIES

- 1. REFER TO EXISTING CONDITIONS
- 2. REFER TO EXISTING CONDITIONS
- 3. REFER TO EXISTING CONDITIONS
- 4. REFER TO EXISTING CONDITIONS
- 5. REFER TO EXISTING CONDITIONS

The Vineyards - Building X

A Mixed-Use Retail Development

South Memorial Drive & Tulin Street
Tulsa, Oklahoma

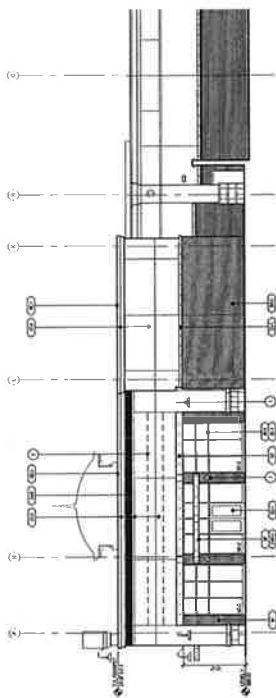
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PLUG SUBMIT

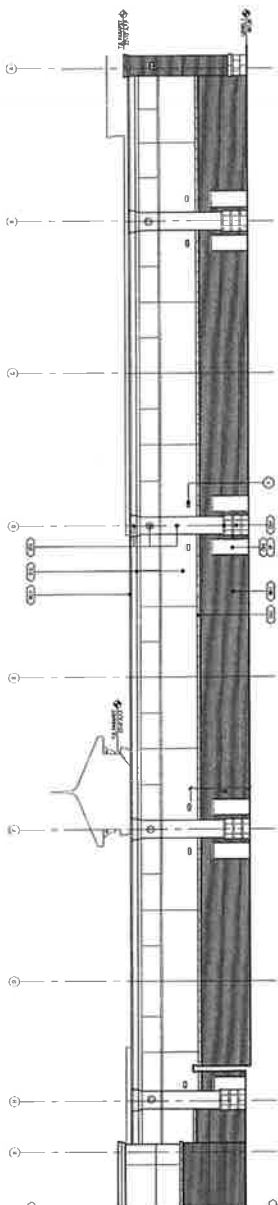
Exterior Elevations

A-202

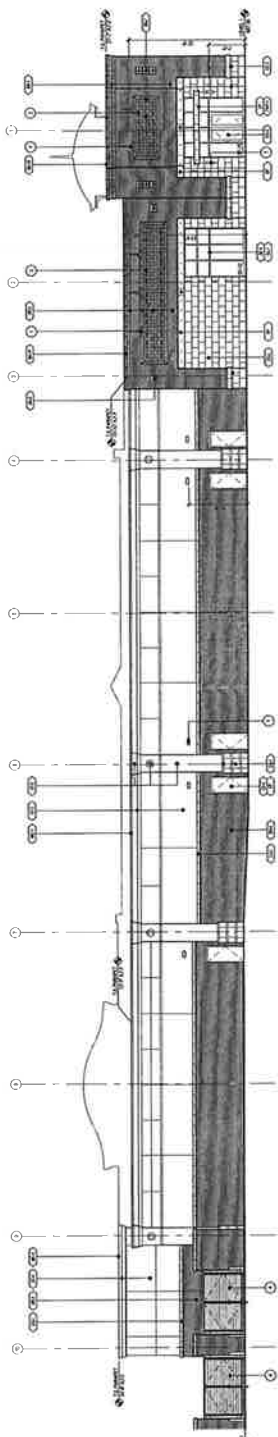
Partial North Elevation 3



Partial North Elevation 2



West Elevation 1

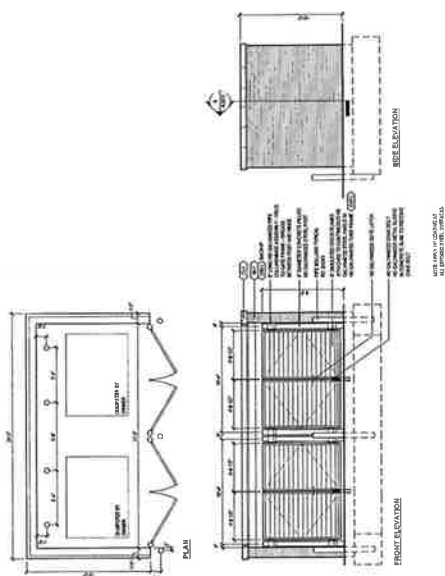


EXTERIOR MATERIALS LEGEND

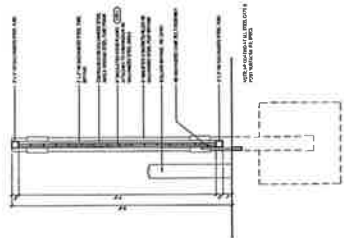
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BUILDING AMENITIES

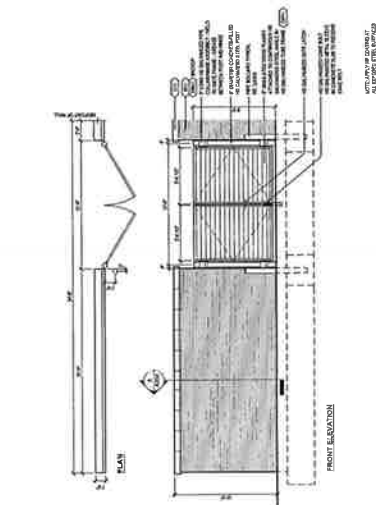
- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 |
| 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 |



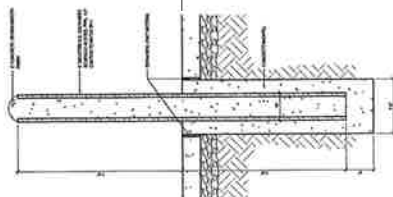
West Site Trash Enclosure



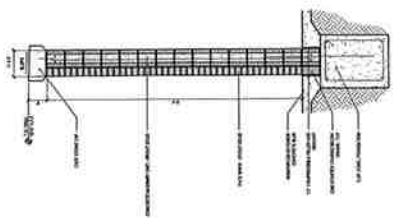
4 Service Gate Section



Service Gate Detail 1



Typical Pipe Bollard Detail



Service Wall Section 5

- [illegible]