

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2654**

**July 24, 2013, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber**

**CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

**REPORTS:**

**Chairman's Report:**

**Worksession Report:**

**Director's Report:**

Review of TMAPC Receipts for the month of June 2013

1. Minutes of July 10, 2013, Meeting No. 2653

**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-20620** (Lot-Split) (CD-4) – Location: West of the northwest corner of East 13<sup>th</sup> Place south and South Columbia Avenue
3. **LS-20622** (Lot-Split) (CD-9) – Location: West of the southwest corner of East 37<sup>th</sup> Place and South Rockford Avenue
4. **LS-20624** (Lot-Split) (County) – Location: West of the southwest corner of East 106<sup>th</sup> Street North and North Sheridan Road
5. **LS-20625** (Lot-Split) (County) – Location: East of the southeast corner of West 51<sup>st</sup> Street South and South 85<sup>th</sup> West Avenue (Related to LC-508)
6. **LC-508** (Lot-Combination) (County) – Location: East of the southeast corner of West 51<sup>st</sup> Street South and South 85<sup>th</sup> West Avenue (Related to LS-20625)
7. **LS-20626** (Lot-Split) (County) – Location: East of the southeast corner of West 51<sup>st</sup> Street South and South 85<sup>th</sup> West Avenue (Related to LC-507)



8. **LC-507** (Lot-Combination) (County) – Location: Southeast corner of West 51<sup>st</sup> Street South and South 85<sup>th</sup> West Avenue
9. **LS-20627** (Lot-Split) (County) (CD-2) – Location: West of the northwest corner of West 21<sup>st</sup> Street South and South 49<sup>th</sup> West Avenue (Related to LS-20628 & LC-509)
10. **LS-20628** (Lot-Split) (County) (CD-2) – Location: West of the northwest corner of West 21<sup>st</sup> Street South and South 49<sup>th</sup> West Avenue (Related to LS-20627 & LC-509)
11. **LC-509** (Lot-Combination) (County) (CD-2) – Location: West of the northwest corner of West 21<sup>st</sup> Street South and South 49<sup>th</sup> West Avenue (Related to LS-20627 & LS-20628)
12. **LS-20629** (Lot-Split) (CD-7) – Location: Northeast corner of East 49<sup>th</sup> Street South and South 83<sup>rd</sup> East Avenue
13. **QuikTrip 0091** – Final Plat, Location: Southeast corner of East 91<sup>st</sup> Street and South Mingo Road (8419) (CD-7)
14. **Dollar General Store 14594** – Final Plat, Location: West of northwest corner of East 46<sup>th</sup> Street North and North Peoria Avenue (0212) (CD-1)
15. **Third and Greenwood** - Reinstatement of plat – Location: East of Greenwood Avenue, North of East 3<sup>rd</sup> Street (1912) (CD-4)
16. **PUD-260-C-5 – Claude Neon Federal Sign/Ed Horkey, McNellie's Pub**, Location: North of the northeast corner of South Zurich Avenue and East 71<sup>st</sup> Street South, Requesting a **Minor Amendment** to increase the allowable height for a ground sign from eight feet to twenty feet, **CS/PUD-260-C**, (CD-9)
17. **PUD-602-5 – A-Max Sign Co., Inc./Lori Worthington/Mattress Firm**, Location: North of the northwest corner of East 71<sup>st</sup> Street South and South Garnett Road, Requesting a **Minor Amendment** to allow an additional 65.75 square foot of signage on the south-facing wall, **CS/CO/PUD-602**, (CD-7)
18. **Z-6344-SP-3b – Danny Mitchell**, Location: South of the southwest corner of East 61<sup>st</sup> Street South and South 107<sup>th</sup> East Avenue, Requesting a **Minor Amendment** to increase maximum lot coverage from 37.61% to 46.42% to permit a new addition, **CO**, (CD-7) (Related to Z-6344-SP-3b Corridor Detail Site Plan)
19. **Z-6344-SP-3b (DSP) – Danny Mitchell**, Location: South of the southwest corner of East 61<sup>st</sup> Street South and South 107<sup>th</sup> East Avenue, Requesting a **Corridor Detail Site Plan** approval for a new warehouse expansion in Fred C. Langenkamp Addition, **CO**, (CD-7) (Continued from 7/10/13) (Related to Z-6344-SP-3b Minor Amendment)

20. **PUD-329-A – Sack and Associates, Inc./EasyTEL**, Location: East of South Lewis Avenue and South of East 71<sup>st</sup> Street South, Requesting a **Detail Site Plan** to construct an equipment building to serve the EasyTEL Headquarters, **OM/PUD-329**, (CD-2)
21. **PUD-639-B – Paul Burgard**, Location: 9 East 22<sup>nd</sup> Street, Requesting a **Detail Site Plan** for new home construction, **OM/OL/PUD-639**, (CD-4)
22. **Z-7221-SP-1 – AAB Engineering/Alan Betchan**, Location: Near the northwest corner of South Harvard Avenue at Westbound Skelly Drive, Requesting a **Corridor Detail Site Plan** for a new convenience store, **CS/CO/Z-7221-SP**, (CD-9)
23. **PUD-333-B – Sisemore, Weisz & Assoc., Inc.**, Location: Southeast corner of East 56<sup>th</sup> Place South and South Lewis Avenue, Requesting a **Detail Site Plan** for an automatic teller machine (ATM) drive-through facility, **OL/PUD-33-A** (CD-2)

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

**COMPREHENSIVE PLAN PUBLIC HEARINGS**

24. **CPA-5 – Northwest Passage** - Application to consider adoption of the amendments to the Land Use Map in the Tulsa Comprehensive Plan

**PUBLIC HEARINGS:**

25. **Z-7237 – Tulsa Engineering & Planning Assoc., Inc./Tim Terral/Northwest Passage**, Location: Five parcels of land on the north and south side of the Gilcrease Parkway between North 41<sup>st</sup> West Avenue and North Osage Drive. All the parcels are in Osage County within the City Limits of Tulsa, Requesting rezoning from **AG/RS-3/RM-1 to CS**, (CD-1) (Related to Z-7238 and PUD-624-A)
26. **Z-7238 - Tulsa Engineering & Planning Assoc., Inc./Tim Terral/Northwest Passage**, Location: Southwest corner of Gilcrease Parkway and North Osage Drive, Requesting rezoning from **RM-1 to IL**, (CD-1) (Related to Z-7237 and PUD-624-A)
27. **PUD-624-A - Tulsa Engineering & Planning Assoc., Inc./Tim Terral/Northwest Passage**, Location: Between North 41<sup>st</sup> West Avenue and North Osage Drive, north of West Apache Street/West Young Street, Requesting a **Major Amendment** for proposed boundary changes due to the realignment of the Gilcrease Parkway, **AG/RS-3/RM-1/OL/CS/PUD-624**, (CD-1) (Related to Z-7237 and Z-7238)
28. **LS-20621** (Lot-Split) (County) – Location: North of the northeast corner of East 126<sup>th</sup> Street North and North 143<sup>rd</sup> East Avenue. Requesting a waiver of the Subdivision Regulations that a lot have more than three-side lot-lines. (Continue to 8/21/2013)



29. **LS-20623** (Lot-Split) (County) – Location: North of the northwest corner of East 116<sup>th</sup> Street North and North Memorial Drive. Requesting a waiver of the Subdivision Regulations that a lot have more than three-side lot-lines.
30. **TFT Industrial Addition** – Minor Subdivision Plat, Location: North of West Apache Street, West of Tisdale Parkway (2212) (CD-1)
31. **Stone Lake Phase II** – Preliminary Plat, Location: South of East 136<sup>th</sup> Street, west of North Sheridan Road (2134) (County)
32. **PUD-765-A – Kinslow, Keith & Todd/Nicole Watts/Unit Corp.**, Location: Southwest corner of West 81<sup>st</sup> Street and Highway 75, Requesting a **Major Amendment** to abandon PUD-765 to remove the previously approved commercial shopping opportunities of this site, **CS/PUD-765 to CO/PUD-765-A**, (CD-2) (Related to Z-7236 and Z-7236-SP-1/Z-7115-SP-2)
33. **Z-7236 – Kinslow, Keith & Todd/Nicole Watts/Unit Corp.**, Location: Southwest corner of West 81<sup>st</sup> Street and Highway 75, Requesting rezoning from **CS/PUD-765 to CO**, (CD-2) (Related to Z-7236-SP-1/Z-7115-SP-2 and PUD-765-A)
34. **Z-7236-SP-1/Z-7115-SP-2 - Kinslow, Keith & Todd/Nicole Watts/Unit Corp.**, Location: Southeast corner of West 81<sup>st</sup> Street and South Union Avenue, Requesting **Corridor Development Plan** to build a six-story, 170,000 square foot office building and parking associated for the new corporate headquarters, **CS/PUD-765** (CD-2) (Related to PUD-765-A and Z-7236)
35. **CZ-427 – Susie Daniels**, Location: North of northeast corner of South 33<sup>rd</sup> West Avenue and West 121<sup>st</sup> Street South, Requesting rezoning from **AG to RS**, (County)

#### **OTHER BUSINESS**

36. **Refund Request for Zoning Letter – Elisa Massey**  
The subject property was actually located in Sapulpa and not in Tulsa. Staff recommends a full refund.
37. **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](http://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.



2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | [www.TMAPC.org](http://www.TMAPC.org)

## **A G E N D A**

### **Tulsa Metropolitan Area Planning Commission**

#### **WORK SESSION**

175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber

Wednesday, July 24, 2013 – 1:45 p.m.\*

(\*Or immediately following adjournment of the TMAPC Meeting)

#### **CONSIDER AND DISCUSS:**

1. The 6<sup>th</sup> Street Infill Plan Amendment Work Items/Susan Miller (Continued to August 21, 2013 as requested by the Pearl District Business & Property Owners Association)
2. Comprehensive Plan Housekeeping Amendments/Susan Miller
3. Update on status of ordinance to replace Downtown Parking Lot Moratorium/Dawn Warrick

#### **Adjourn.**

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



Pearl District Business & Property Owners Association  
325 East Quincy  
Tulsa, Oklahoma 74120  
800-858-2651, Ext 260  
918-582-0086 facsimile

July 17, 2013

Mr. Josh Walker, Chairman  
Tulsa Metropolitan Area Planning Commission  
2 West Second Street, Suite 800  
Tulsa, Oklahoma 74103

Dear Chairman Walker:

It is our understanding the 6<sup>th</sup> Street Infill Plan and Comprehensive Plan Amendments are on the TMAPC work session agenda for July 24<sup>th</sup>. We have polled our members, and a vast majority of them will be out of town and/or getting children settled into school until later in August. We respectfully request that the Planning Commission move this item to the last meeting in August so our members are available to participate.

We will look forward to your reply.

Respectfully submitted,

PEARL DISTRICT BUSINESS  
AND PROPERTY OWNERS ASSOCIATION, INC

A handwritten signature in blue ink, appearing to read 'Brooke Hamilton', with a long horizontal flourish extending to the right.

Brooke Hamilton  
President



**TMAPC RECEIPTS**  
**Month of June 2013**

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	20	\$100.00	\$100.00	\$200.00	133	\$675.00	\$675.00	\$1,350.00
Zoning	10	8,412.40	8,412.40	16,824.80	38	\$22,812.40	\$22,812.40	45,624.80
PUDs & Plan Reviews	27	2,550.00	2,550.00	5,100.00	368	\$31,117.50	\$31,117.50	62,235.00
Refunds		0.00	0.00	0.00	0	(\$200.00)	(\$200.00)	(400.00)
Fees Waived		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
		<u>\$11,062.40</u>	<u>\$11,062.40</u>	<u>\$22,124.80</u>		<u>\$54,404.90</u>	<u>\$54,404.90</u>	<u>\$108,809.80</u>
<b>LAND DIVISION</b>								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	12	\$2,600.00	\$2,600.00	\$5,200.00
Preliminary Plats	1	450.00	450.00	900.00	26	\$13,234.23	\$13,234.23	26,468.46
Final Plats	1	330.00	330.00	660.00	11	\$4,223.35	\$4,223.35	8,446.70
Plat Waivers	2	250.00	250.00	500.00	13	\$1,625.00	\$1,625.00	3,250.00
Lot Splits	12	667.50	667.50	1,335.00	98	\$5,175.50	\$5,175.50	10,351.00
Lot Combinations	6	300.00	300.00	600.00	98	\$4,900.00	\$4,900.00	9,800.00
Access Changes	0	0.00	0.00	0.00	4	\$150.00	\$150.00	300.00
Other		0.00	0.00	0.00	0	\$100.00	\$100.00	200.00
NSF		0.00	0.00	0.00		(\$125.00)	(\$125.00)	(250.00)
Refunds			0.00	0.00	0	(\$50.00)	(\$50.00)	(100.00)
Fees Waived		0.00	0.00	0.00	0	(\$286.65)	\$0.00	(286.65)
		<u>\$2,322.50</u>	<u>\$2,322.50</u>	<u>\$4,645.00</u>		<u>\$31,833.08</u>	<u>\$31,833.08</u>	<u>\$63,666.16</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	22	\$8,000.00	\$2,150.00	\$10,150.00	186	\$68,000.00	\$18,350.00	\$86,350.00
Refunds		(250.00)	0.00	(\$250.00)	0	(\$2,000.00)	(\$550.00)	(2,550.00)
NSF Check		0.00	0.00	\$0.00	0	\$0.00	(\$500.00)	(500.00)
Fees Waived		0.00	0.00	\$0.00		(\$534.65)	\$0.00	(534.65)
		<u>\$7,750.00</u>	<u>\$2,150.00</u>	<u>\$9,900.00</u>		<u>\$66,000.00</u>	<u>\$17,300.00</u>	<u>\$83,300.00</u>
<b>TOTAL</b>		<b>\$21,134.90</b>	<b>\$15,534.90</b>	<b>\$36,669.80</b>		<b>\$152,237.98</b>	<b>\$103,537.98</b>	<b>\$255,775.96</b>
<b>LESS WAIVED FEES *</b>				\$0.00		<b>(\$2,498.49)</b>		<b>(\$2,498.49)</b>
<b>GRAND TOTALS</b>		<b>\$21,134.90</b>	<b>\$15,534.90</b>	<b>\$36,669.80</b>		<b>\$149,739.49</b>	<b>\$103,537.98</b>	<b>\$253,277.47</b>

\* 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

**Quik Trip 0091 - (8419) (CD 7)**

Southeast corner of East 91<sup>st</sup> Street and South Mingo Road

This plat consists of 1 Lot, 1 Block, on 2 acres.

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

7/16/13

13.2

# Draft Final Plat #1

A SUBDIVISION OF PART OF THE NORTH 330.00 FEET OF GOVERNMENT LOT ONE (1) IN THE NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**Owner:**  
Tulsa QT, LLC  
A Kansas Limited Liability Company  
4011 Tara Circle  
Wichita, Kansas 67226  
Phone: (316) 636-5460  
Contact: Douglas R. Maryott, Managing Member  
Email: [dholequy@aol.com](mailto:dholequy@aol.com)

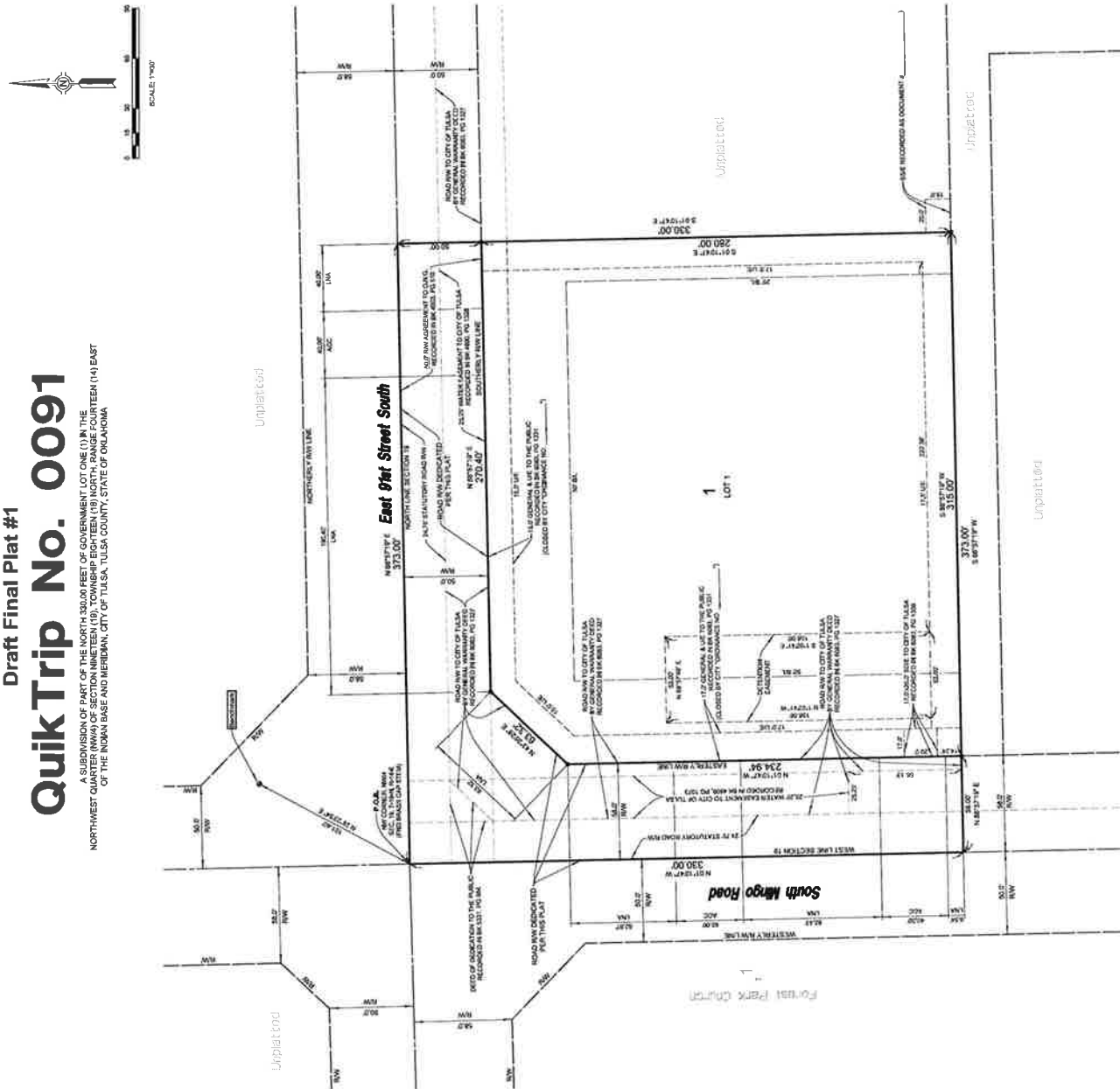
Engineer:  
AAB Engineering, LLC  
Certificate of Authorization No. 0318 Exp. June 30, 2014  
PO Box 2136  
Sand Springs, Oklahoma 74063  
Phone: (918) 514-1283  
Email: [alan@aabeng.com](mailto:alan@aabeng.com)

**Surveyor:**  
**Sisemore Weisz & Associates, Inc.**  
Certificate of Authorization No. 2421 Exp. June 30, 2015  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600  
Email: drohlfson@ew-asso.com

[illegible]

STATE OF OKLAHOMA  
COUNTY OF TULSA

Witness the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Caroline Wilson, Tulsa County Clerk



**Subdivision Statistics:**  
 SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.  
 LOT ONE (1) CONTAINS 7,032 TOTAL ACRES (87,194 SF).  
 SUBDIVISION CONTAINS 7,032 TOTAL ACRES (123,000 SF).  
 NOW BEING DECEASED BY PLAT CONTAINS 0.26 ACRES (5,961 SF).

**Legend:**

- **UTILITY EASEMENT**
- **BUILDING SETBACK LINE**
- **ACCESS**
- **LIMITS OF NO ACCESSION**
- **BANITARY SEWER EASEMENT**
- **STORM SEWER EASEMENT**
- **RIGHT-OF-WAY**
- **POINT OF BEGINNING**
- **OIL NATURAL GAS COMPANY**
- **BOOK**
- **PAGE**

**Monumentation:**  
30" SIGN PINS TO BE SET AT ALL PROPERTY CORNERS  
UNLESS OTHERWISE NOTED

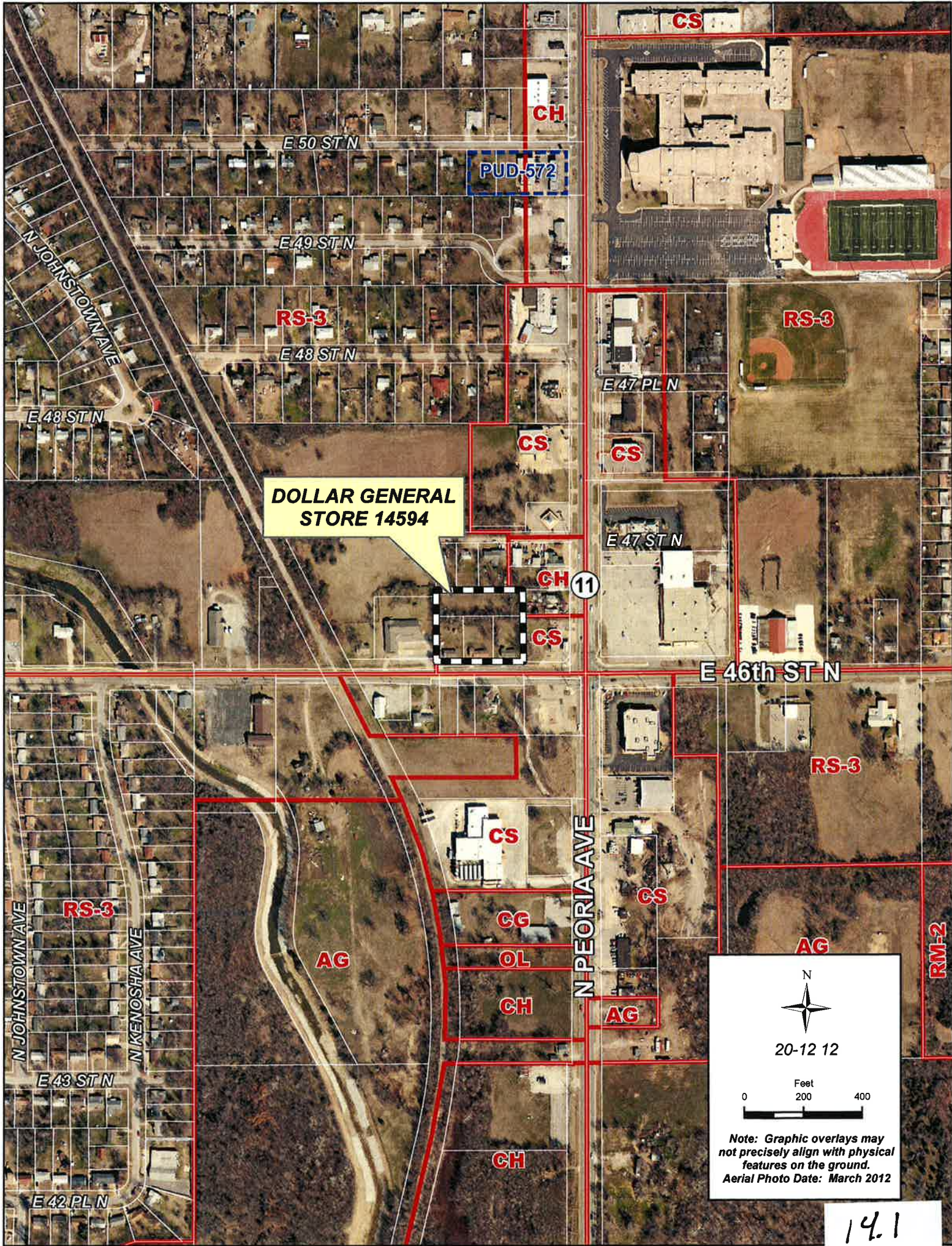
**Base of Bearing:**  
THE BEARING BASE FOR THIS SURVEY ARE GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM-NORTH ZONE-NAAD 20 11960; WITH THE BEARING ALONG THE NORTH SECTION LINE AS NORTH 89°37'18" EAST, AND THE BEARING ALONG THE WEST SECTION LINE AS NORTH 89°37'18" EAST.

**Benchmark:**  
C-UBELD SQUARE CM CONCRETE PAD  
NAVD 1988 DATUM  
ELEVATION 999.63

Draft Final Plat #1  
QuikTrip No. 0091  
Sheet 1 of 2  
July 11, 2013







N

20-12 12

Feet  
0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

14.1



## Final Subdivision Plat

**Dollar General Store 14594 - (0212) (CD 1)**

West of northwest corner of East 46<sup>th</sup> Street North and North Peoria Avenue

This plat consists of 1 Lot, 1 Block, on 1.71 acres.

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

14.2  
7/17/13

EAST 46TH STREET NORTH

EAST 47TH STREET NORTH

EAST 48TH STREET NORTH

EAST 49TH STREET NORTH

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EAST 97TH STREET NORTH

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EAST 99TH STREET NORTH

EAST 100TH STREET NORTH

UNIVERSITY OF MINNESOTA

MINNEAPOLIS CONVENTION CENTER

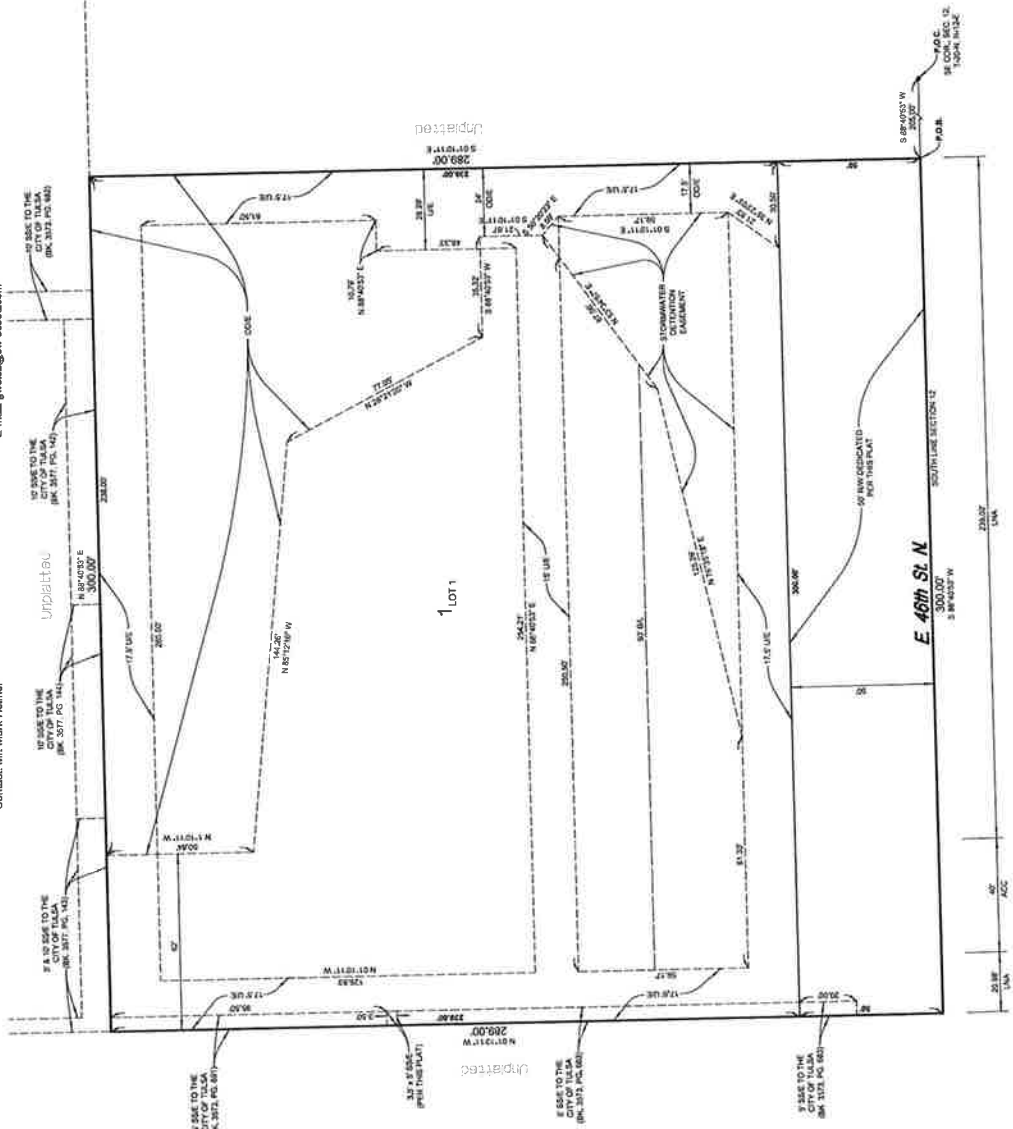
MINNEAPOLIS-ST. PAUL INTERNATIONAL AIRPORT

MINNEAPOLIS-SAINTE PAUL INTERNATIONAL AIRPORT

SCALE 1 MILE

**Owner/Developer:**  
DBTUL46, LLC  
Oklahoma United Lumber Company  
3 S. Yorktown Avenue, Suite 200  
Tulsa, Oklahoma 74136  
Phone: (918) 749-5700  
Contact: Mr. Mark Helmer

**Engineer/Surveyor:**  
Sisemore Welz & Associates, Inc.  
Certificate of Authorization No. 2421 Exp. June 30, 2015  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 965-3900  
E-mail: gtwelz@sisaassoc.com



**Subdivision Statistics**

**Legend:**

WE	UTILITY EASEMENT
BL	BUILDING SETBACK LINE
BA	RIGHT-OF-WAY
RA	RIGHT-OF-WAY
ACC	ACCESS
LNA	LIMITS OF NO ACCESS
SW	SANITARY SEWER EASEMENT
COVE	OVERLAND DRAINAGE EASEMENT
RA	RIGHT-OF-WAY
P.G.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
BOOK	BOOK
PK.	PAGE
PL.	SECTION
REC.	

Monumentation:

3/8" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

Basis of Bearing:

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE NAD83) USING THE SOUTH LINE OF SECTION 12 AS N 88° 40' 53" E.

**Benchmark:**

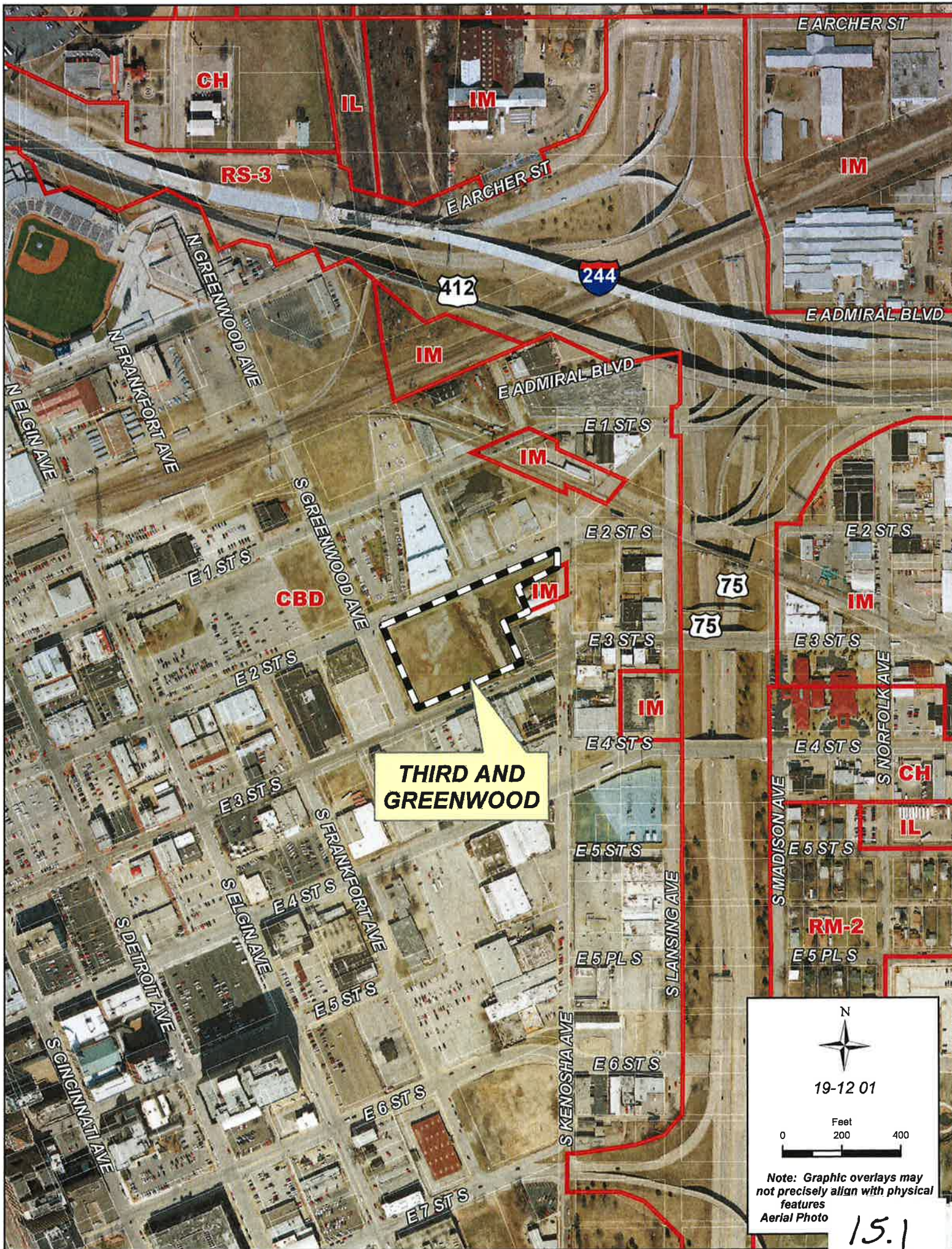
CHASED SQUARE ON TOP OF CURB LOCATED APPROXIMATELY 115' SOUTHWEST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, DOLLAR GENERAL STORE #4207.  
NAVD 1985 DATUM  
ELEVATION 42.34

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL OFFERED AND DEALER DOCUMENT.

14.3







N

19-12 01

Feet  
0 200 400

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

15.1



**Third and Greenwood Addition** – East of Greenwood Avenue, North of East 3<sup>rd</sup> Street (1912) (CD 4)

Staff can recommend the reinstatement of this plat. The draft final plat will be circulated after the plat has been reinstated.



July 17, 2013

Diane Fernandez  
INCOG  
2 West Second Street, Suite 800  
Tulsa, OK 74103

RE: Third and Greenwood Addition  
Preliminary Plat

Dear Diane:

The referenced preliminary plat was approved by the TMAPC on April 18, 2012. The subject property is currently owned by Tulsa Development Authority and will be conveyed to three separate developers who are participating together in this platting process. There have been various delays in completing the draft final plat due to coordination of the three development projects and documentation of underlying easements and right-of-way.

By this letter and the included required processing fee of \$100.00, we hereby request that approval of the referenced preliminary plat be extended for one year from the original approval date to April 18, 2014.

Please don't hesitate to contact me with any questions you or the Planning Commissioners may have.

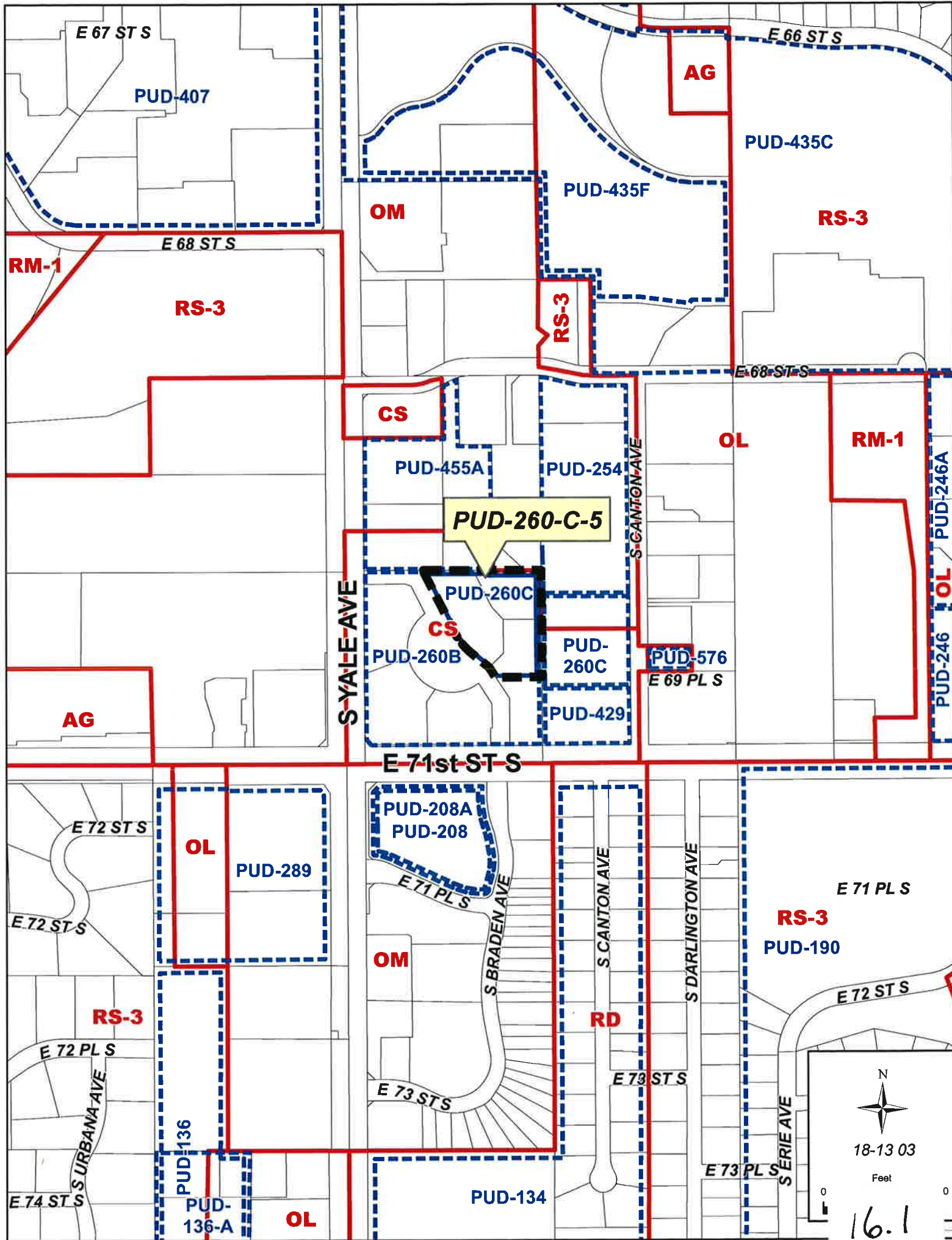
Sincerely,

WALLACE ENGINEERING • STRUCTURAL CONSULTANTS, INC.

Jim Beach  
Land Development Planner

cc: File









16.2



July 24, 2013

## STAFF RECOMMENDATION

**PUD-260-C-5:** Minor Amendment to increase the allowable height for a ground sign from 8 ft. to 20 ft. The site is located North of the Northeast corner of South Zurich Avenue and East 71<sup>st</sup> Street South at 7031 S. Zurich Ave. TRS 18-13-03; CZM 53; Atlas 1002; CD-9

The applicant is requesting a Minor Amendment to increase the allowable height for a ground sign from 8 ft. to 20 ft. The sign is proposed to be adjacent to South Zurich Avenue at the north end of Development Area 2. The proposed sign is not permitted by the current PUD-260-C standards for Development Area 2, which currently only allows an 8 ft. tall, 63 s/f ground sign.

The proposed minor amendment would increase the overall height of the allowed ground sign by 12 ft. The applicant is proposing to maintain the allowed display surface area of 64 square feet as stated in the existing PUD. The minor amendment would only change the allowed height of the ground sign located in Development Area 2, all other standards allowed in PUD-260-C and subsequent amendments would still apply.

There is significant terrain surrounding the location of this site, in addition to the lot being located away from the surrounding arterial streets. The current PUD-260-C allows Development Area 1 to have a 21 foot tall ground sign with 120 square feet of display surface area. This sign is also to be located along South Zurich Avenue and has previously been approved for the use of the existing hotel located within the development area.

With proposed location of the sign, existing terrain, and the applicant maintaining the previous display surface allowed, staff contends the height alteration will match the height of an allowed sign located within the PUD and will have little to no impact on the surrounding properties.

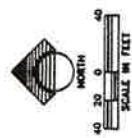
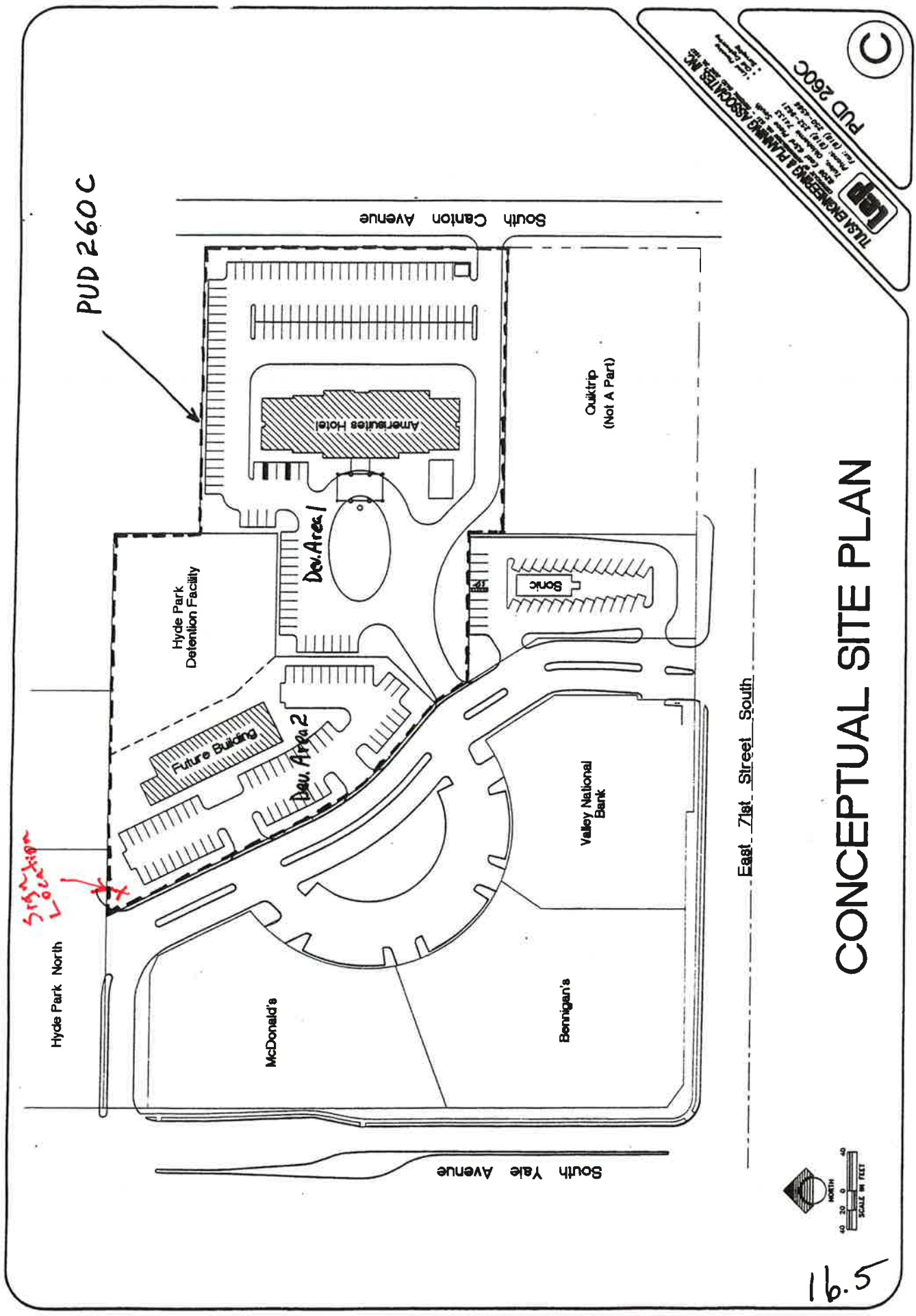
All other components of the PUD have been satisfied and the request appears to be compatible with the surrounding development and anticipated future development in the area.

Staff recommends **APPROVAL** of minor amendment PUD-260-C-5.

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







16.5

# CONCEPTUAL SITE PLAN

East 71st Street South

**TOP**  
TULSA ENGINEERING & PLANNING ASSOCIATES, INC.  
1000 N. W. 10th St., Suite 200  
Tulsa, Oklahoma 74103  
Tel: (918) 438-1111  
Fax: (918) 438-1112  
PUD 260C

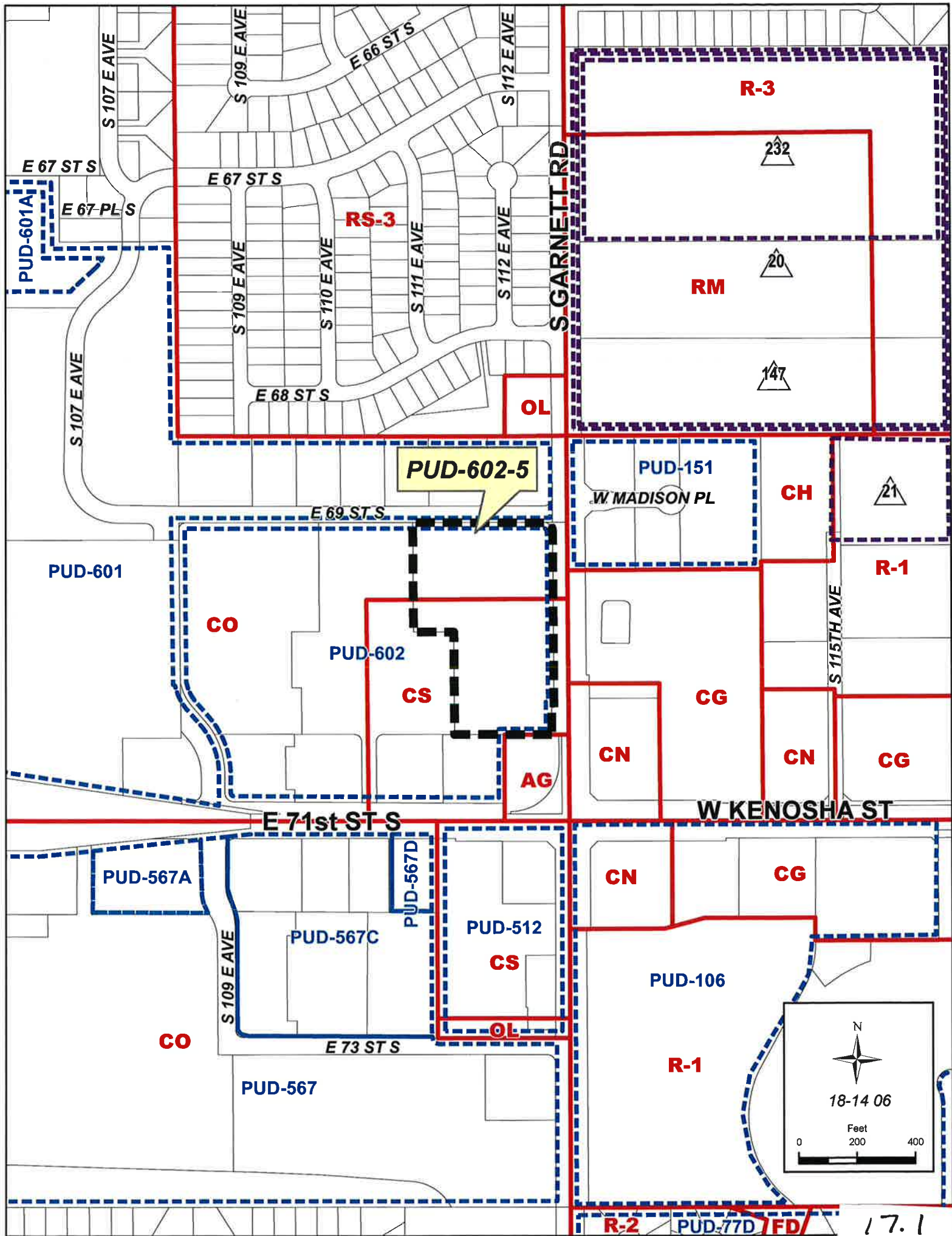


16.4













N

18-14 06

Feet  
0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

17.2



## STAFF RECOMMENDATION

**PUD-602-5:**

Minor Amendment to allow an additional 65.75 sq. ft. of signage on the south facing wall for Mattress Firm. The site is located North of the Northwest corner of East 71<sup>st</sup> Street South and South Garnett Road at 11123 E. 71st St. TRS 18-14-06; CZM 54; Atlas 995; CD-7

The applicant is requesting a Minor Amendment to allow an additional 65.75 sq. ft. of signage on the south facing wall for Mattress Firm. The proposed additional signage is not currently allowed by PUD-602 standards. The sign would be a substantial deviation nearly doubling the signage from what the PUD was approved for.

The current wall sign standards per PUD-602 are as follows:

*"Wall signs shall be permitted, not to exceed 1.5 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building. No wall signs shall be permitted on north-facing walls of buildings within the north 300 feet of the PUD."*

The proposed location is a 49.5' wide tenant space that would be allowed 72.45 s/f @ 65% wall coverage. The proposed sign would be 140 s/f @ 62% wall coverage.

The proposed minor amendment would increase the allowed amount of signage for the "Mattress Firm" tenant space significantly over previously approved signs in the development. Staff feels that this request is too much of a departure from what the PUD intended and the approval of this Minor Amendment would open the door for future retailers to request additional amendments. Staff finds the proposed increase to be inconsistent with what surrounding businesses are allowed and the direction the PUD originally envisioned for tenant signage.

With proposed amendment as stated staff believes that it will have a substantial impact on the future of signage in the development and on the surrounding businesses.

Staff recommends **Denial** of minor amendment PUD-602-5.

# SITE PLAN DWG

Sign	Page #	Description
A	4	Front Elevation Channel Letters
B	6	Sign Panel

A



**SIGN LOCATORS NOT DRAWN TO SCALE**



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All electrical signs will be wired 120 volts primary service. Other voltages are available at additional cost. All signs are subject to change without notice. Devices are not included in this presentation.

CLIENT APPROVAL

LANDLORD APPROVAL

Mattress Firm - Tulsa  
11123 E. 71st St.  
Tulsa, OK 74133  
VERSION: #1

17.4



# EASTSIDE MARKET

Tulsa, Oklahoma

17.5

Updated: 01/12/11



KEY	
<span style="color: blue;">■</span>	AVAILABLE
<span style="color: orange;">■</span>	ANCHOR
<span style="color: green;">■</span>	LEASED

Target		Lane Bryant/ Cacique	
1 Office Depot	173,484 SQ. FT.	8 Michaels	8,000 SQ. FT.
2 S1 Jewelry Galore	23,033 SQ. FT.	9 Dress Barn	21,379 SQ. FT.
3 Subway	2,500 SQ. FT.	10 St. Louis Bread Company	5,000 SQ. FT.
4 Shoe Carnival	2,000 SQ. FT.	11 Ultra Cosmetics	10,500 SQ. FT.
5 Fashion Bug	12,000 SQ. FT.	12 Starbucks	2,000 SQ. FT.
6 Diamond Nails	8,000 SQ. FT.		
7 Kohl's	2,000 SQ. FT.		
	86,584 SQ. FT.		

**SITE SUMMARY**  
361,480 SQ. FT.

CHANNEL LETTERS - RACEWAY MOUNT W/BACKPLATE

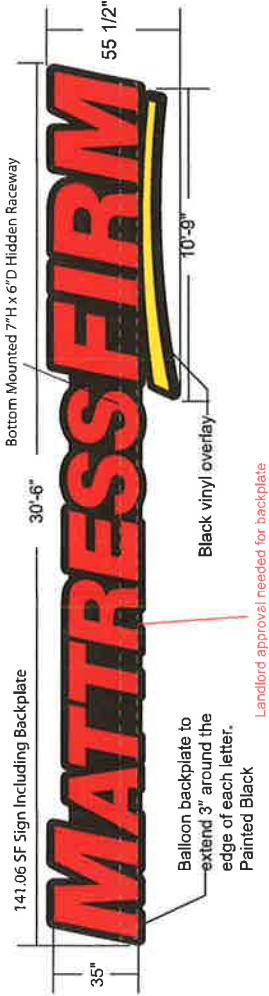
FRONT ELEVATION

MATTRESS FIRM DETAILS

LETTER FACES	3/16" Acrylic - 2793 Red
SWOOSH FACE	3/16" Acrylic - 2016 Yellow w/ black vinyl
TRIM CAP	Jewelite - Black
RETURNS	5" Aluminum - Black
BACK	Aluminum
ILLUM.	LED - Red (letters), White (swoosh)
BACKPLATE	Aluminum - Black
RACEWAY	7"H x 6"D Aluminum - Painted to match building (Mounted to bottom of sign)

- NOTES
- Any specifications not explicitly listed herein shall be determined at the sole discretion of Identity Management.
  - See "Cut Sheet Raceway Mount LED Channel Letters w/Backplate" for additional details.

SQ. FT. AS SHOWN - 141.06  
MAX SQ. FT. ALLOWED - 148.5



AREA CALCULATION  
49'6" (lineal width) x 3 sq ft = 148.5 sq ft max



Photo overlays are for illustrative purposes only.  
Final result, size of sign and scale may vary slightly.

This rendering was created at the request of the customer based on limited or no information regarding the expected structure.  
This is Identity Management's idealized mock-up of the elevation and may not actually represent what is designed or built.

Building measurements provided by customer. Field survey is required prior to fabrication.  
Size of sign may change based on final measurements & code restrictions.



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CLIENT APPROVAL

LANDLORD APPROVAL

Mattress Firm - Tulsa  
11123 E. 71st St.  
Tulsa, OK 74133  
VERSION: #1



CHANNEL LETTERS - RACEWAY MOUNT W/BACKPLATE

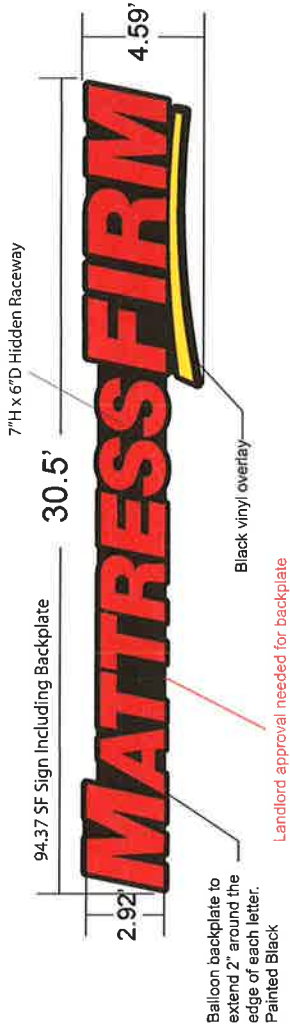
FRONT ELEVATION

MATTRESS FIRM DETAILS

LETTER FACES	3/16" Acrylic - 2793 Red
SWOOSH FACE	3/16" Acrylic - 2016 Yellow w/ black vinyl
TRIM CAP	Jewelrite - Black
RETURNS	5" Aluminum - Black
BACK	Aluminum
ILLUM.	LED - Red (letters), White (swoosh)
BACKPLATE	Aluminum - Black
RACEWAY	7"H x 6"D Aluminum - Painted to match building

NOTES

discretion of Identity Management.  
- See "Cut Sheet Raceway Mount LED Channel Letters w/Backplate"



Typical Section at Sign and Raceway

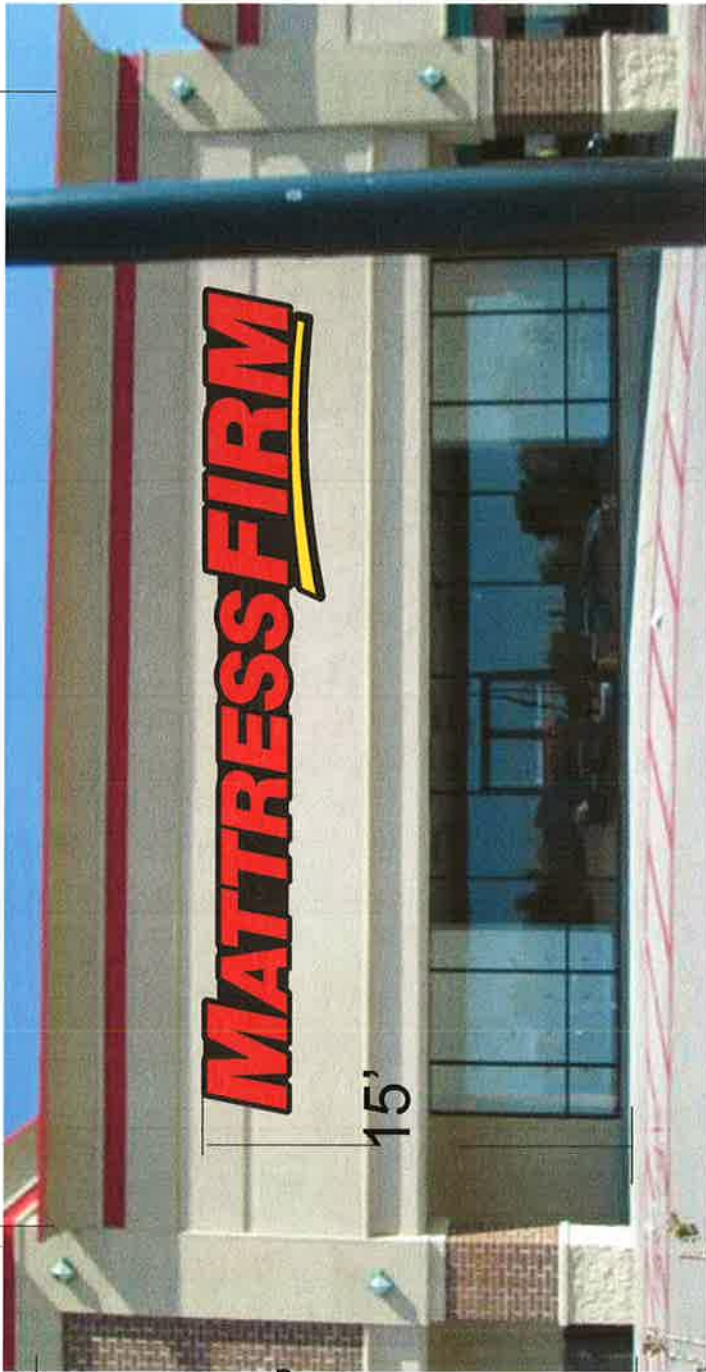
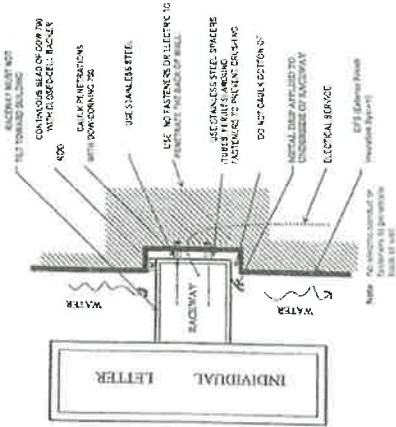


Photo overlays are for illustrative purposes only.  
Final result, size of sign and scale may vary slightly.

This rendering was created at the request of the customer based on limited or no information regarding the expected structure.  
This is Identity Management's idealized mock-up of the elevation and may not actually represent what is designed or built.

Building measurements provided by customer. Field survey is required prior to fabrication.  
Size of sign may change based on final measurements & code restrictions.

11123 E. 71st St.

# CUT SHEET RACEWAY MOUNT LED CHANNEL LETTERS W/ BACKPLATE

## ADDITIONAL SPECIFICATIONS:

- Installer is responsible for reviewing these specifications and assuring they meet local code. Installer must inform IDM in writing prior to start of fabrication of letters if any changes need to be made to meet code. Code compliance for variations or change not provided by Installer to IDM prior to the start of fabrication shall be at Installer's sole expense.
- Mount sign to fascia using corrosive resistant hardware.
- Exact mounting hardware to be determined in conjunction with site conditions & local code requirements and to be provided by Installer.
- Ground wires may be installed by IDM during fabrication at no additional cost if requested in writing by Installer prior to the start of fabrication. Ground wire installation after start of fabrication will be at Installer's expense whether provided during fabrication by IDM or in the field by Installer.
- Inside of letters to be painted white.
- Any specs not listed herein shall be determined at the sole discretion of IDM.

**INSTALLATION NOTE:**  
**DO NOT PENETRATE  
FLASHING  
CANT STRIP  
ROOF MEMBRANE**

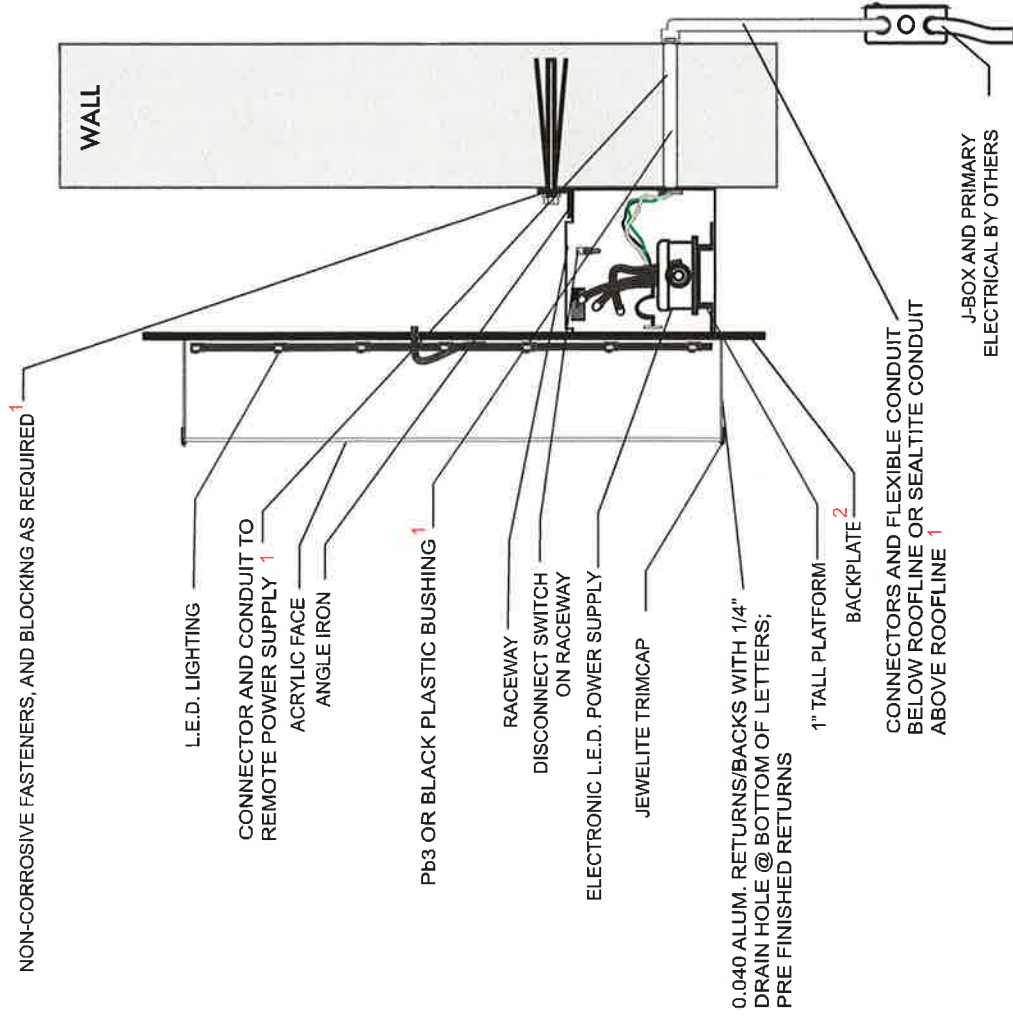
## ELECTRICAL NOTES

Primary power to sign to be provided by customer's licensed electrician, unless otherwise specified in writing. Clear access to back side of fascia is required for installation. Each sign must have:

1. Primary electrical of 120V
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

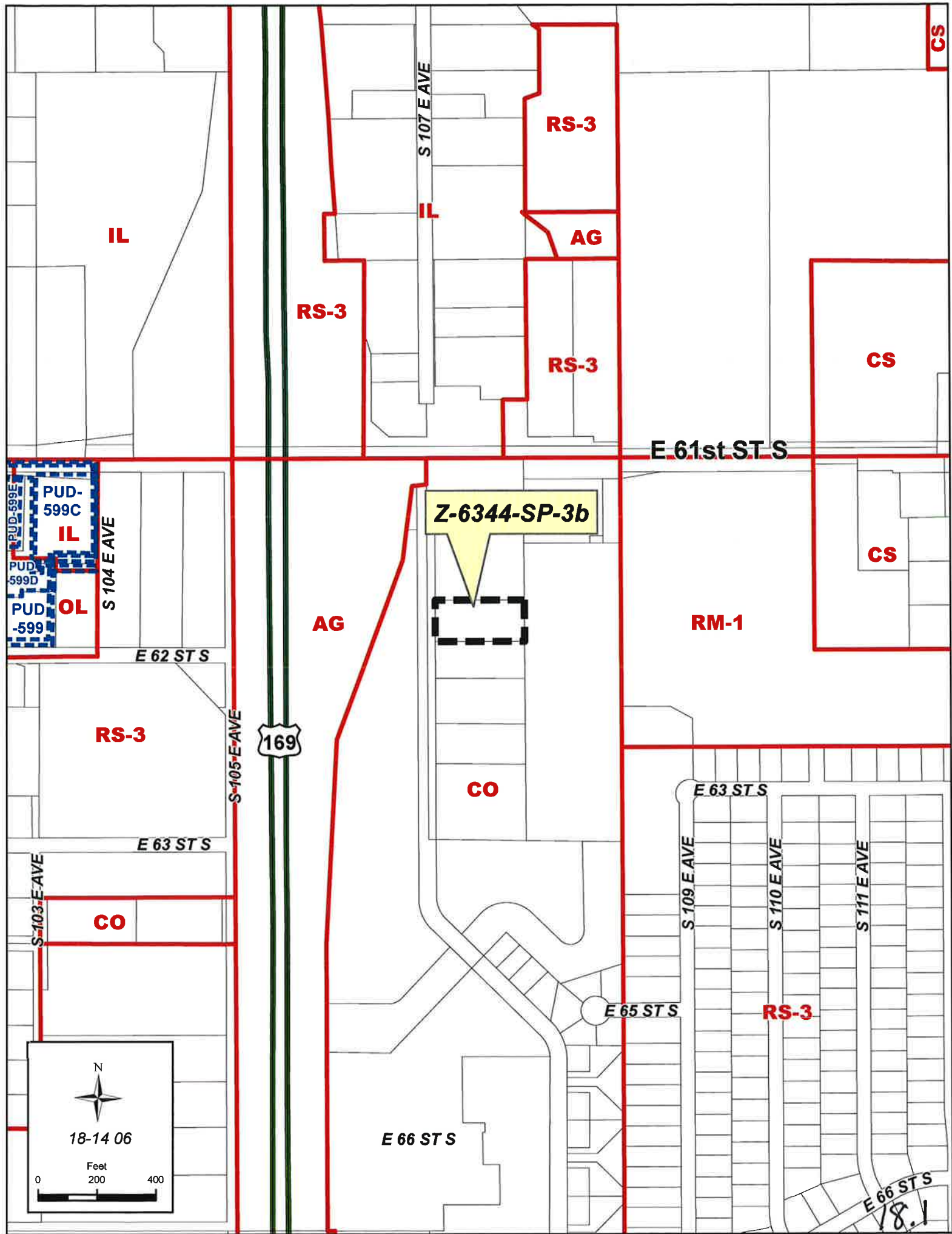
17.8

SIDE VIEW CROSS SECTION (NOT TO SCALE)  
NOT INTENDED FOR DETERMINING DIMENSIONS



**1- ITEM (OR SUBSTITUTE REQUIRED BY CODE) TO BE PROVIDED  
AND INSTALLED BY INSTALLER AS REQUIRED BY LOCAL CODE  
REQUIREMENTS**

**2-BACKPLATE SHIPS SEPARATE FROM LETTERS UNLESS REQUESTED  
IN ADVANCE TO HAVE LETTERS PRE-INSTALLED TO BACK PLATE.**







**Z-6344-SP-3b**

E 61st ST S

S 104 E AVE

E 62 ST S

169

S 105 E AVE

E 63 ST S

S 103 E AVE

E 63 ST S

S 109 E AVE

S 110 E AVE

S 111 E AVE

E 65 ST S

E 66 ST S



18-14 06

Feet  
0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

18.2



July 24, 2013

## STAFF RECOMMENDATION

### **Z-6344-SP-3b:**

Minor Amendment to increase maximum lot coverage from 37.61% to 46.42% to permit a new addition. The site is located South of the Southwest corner of East 61<sup>st</sup> Street South and South 107<sup>th</sup> East Avenue at 6209 S. 107<sup>th</sup> E. Ave. TRS 18-14-06; CZM 54; Atlas 757; CD-7

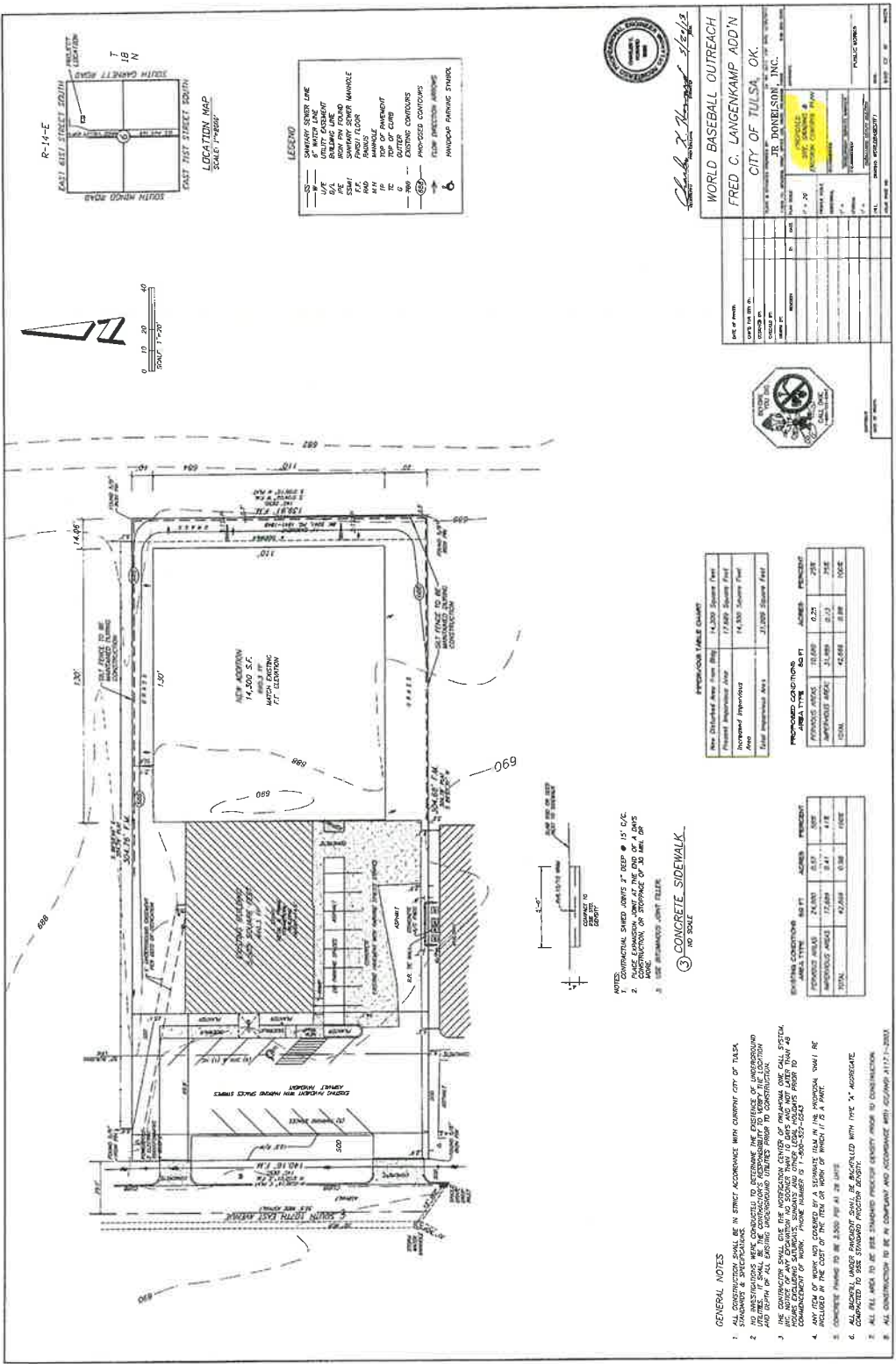
The applicant is requesting a Minor Amendment to increase maximum lot coverage from 37.61% to 46.42% to permit a new addition. The proposal is to facilitate a proposed expansion for a 14,250 square foot warehouse to be added to an existing 5,505 square foot office warehouse building.

The proposed minor amendment would increase the allowed lot coverage by 8.81%. All other standards allowed in Z-6344-SP-3 and subsequent amendments would still apply. Staff finds that the use and proposed increase in intensity is compatible with the surrounding development and anticipated future development in the area and the stated purposes of the Corridor section of the Zoning Code.

With the proposed increase in lot coverage staff believes that it will have little to no impact on the surrounding properties.

Staff recommends **APPROVAL** of minor amendment Z-6344-SP-3b.

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



Charles E. Thompson, P.E.  
 5/15/13  
 WORLD BASEBALL OUTREACH  
 FRED C. LANGENKAMP ADD'N  
 CITY OF TULSA, OK  
 J.E. THOMPSON, INC.



PROPOSED TABLE CHAIRS

New Seating Area from Bldg	14,200 Square Feet
Proposed Improvement Area	17,800 Square Feet
Increased Improvement Area	14,300 Square Feet
Total Improvement Area	32,100 Square Feet

PROPOSED COLLECTIONS

AREA TYPE	ACRES	PERCENT
PROPOSED AREAS	0.21	0.21
EXISTING AREAS	27.12	27.12
TOTAL	42.00	100.00

EXISTING CONDITIONS

AREA TYPE	ACRES	PERCENT
PROPOSED AREAS	0.21	0.21
EXISTING AREAS	27.12	27.12
TOTAL	42.00	100.00

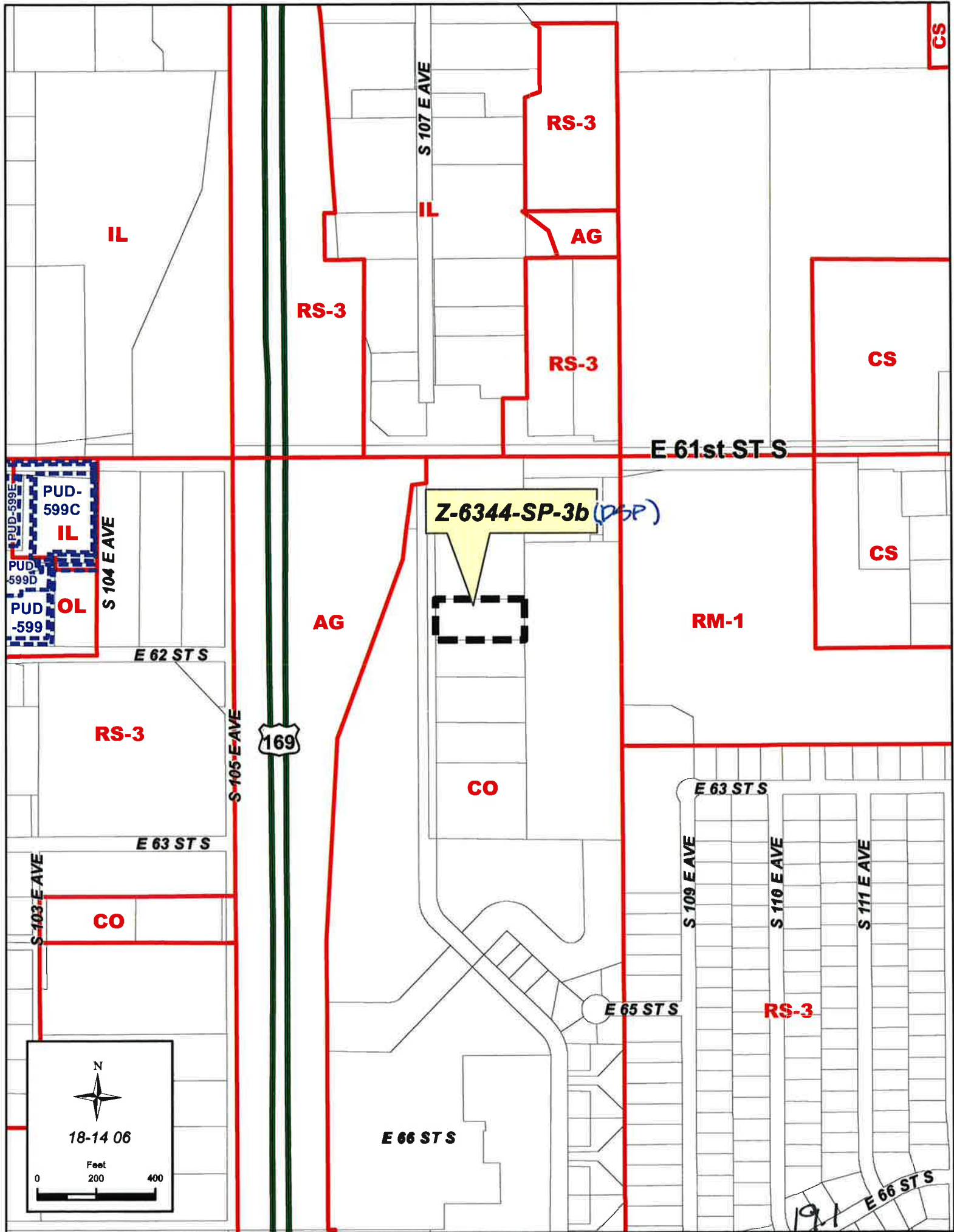
NOTES:  
 1. CONTRACTOR SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA, OK ORDINANCES.  
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OK.  
 3. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OK.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OK.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OK.

③ CONCRETE SIDEWALK

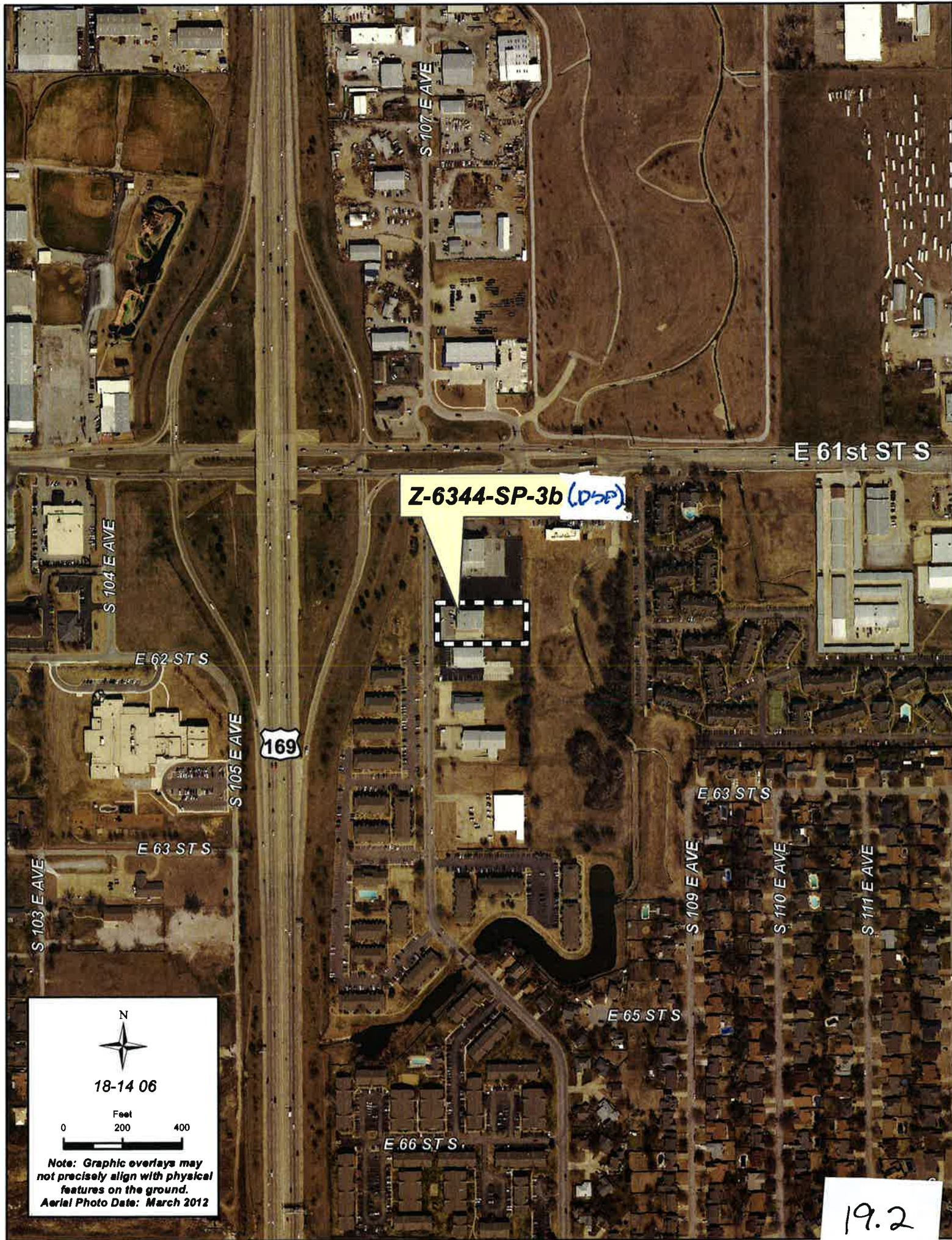
- GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA, OK ORDINANCES.
  2. NO UNNECESSARY WORK SHALL BE DONE TO DETERMINE THE EXISTENCE OF UNDERGROUND UTILITIES.
  3. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OK.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OK.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OK.
  6. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF TULSA, OK.
  7. ALL FILL AREA TO BE FILL STABILIZED AND COMPACTED WITH 95% RELATIVE DENSITY.
  8. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA, OK ORDINANCES.

18.4









Z-6344-SP-3b (DHP)



18-14 06



Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

19.2



July 24, 2013

## STAFF RECOMMENDATION

**Z-6344-SP-3.b: Corridor Detailed Site Plan** – A 42,658 sq ft (0.98acre) +/- tract that is part of, Section 6, T-18-N, R-14-E, Part of Lot-2, Block-1, Fred C. Langenkamp Addition in the City of Tulsa, South of the southwest corner of East 61<sup>st</sup> Street South and South 107<sup>th</sup> East Avenue; CZM 54; Atlas 757; CD 7

---

### CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new warehouse expansion in Fred C. Langenkamp Addition. The proposal is for a 14,250 square foot warehouse added to an existing 5,505 square foot office warehouse building.

### PERMITTED USES:

The following uses are permitted in Z-6344-SP-3:

An office and warehouse building including truck delivery.

*Staff Comment: The proposed building expansion appears to be an addition to the original plan approved 8.15.1993.*

### DIMENSIONAL REQUIREMENTS:

The new building shown on the site plan is a 14,500 square foot addition to a 5505 square foot office/warehouse and which meets the applicable building height, floor area, density, open space, and setback limitations allowed by Z-6344-SP-3b guidelines are required for approval of this site plan.

### ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Corridor Development Plan.

### OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan matches the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan.

### LIGHTING:

Site lighting plans and details are provided. The plan illustrates a design that meets the minimum standards outlined in the Corridor Development Plan and in the Zoning Code.

### SIGNAGE:

The site plan does not illustrate ground, monument or wall sign locations which require a separate permit. Any ground or monument signs placed in an



easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

#### SITE SCREENING AND LANDSCAPING:

The landscape plan and screening is consistent with the Corridor Plan requirements and it meets the minimum standards of the landscape portion of the Tulsa Zoning Code.

The trash screening enclosure meets the minimum screening standards defined in the Corridor Plan.

#### 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:

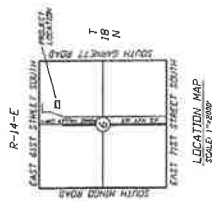
There are no concerns regarding the development of this area as it relates to the terrain modifications, but it should be noted that the property adjacent to the east property is significantly below the finished floor elevation of the proposed building. It is important to consider terrain as part of future lighting plans.

#### SUMMARY:

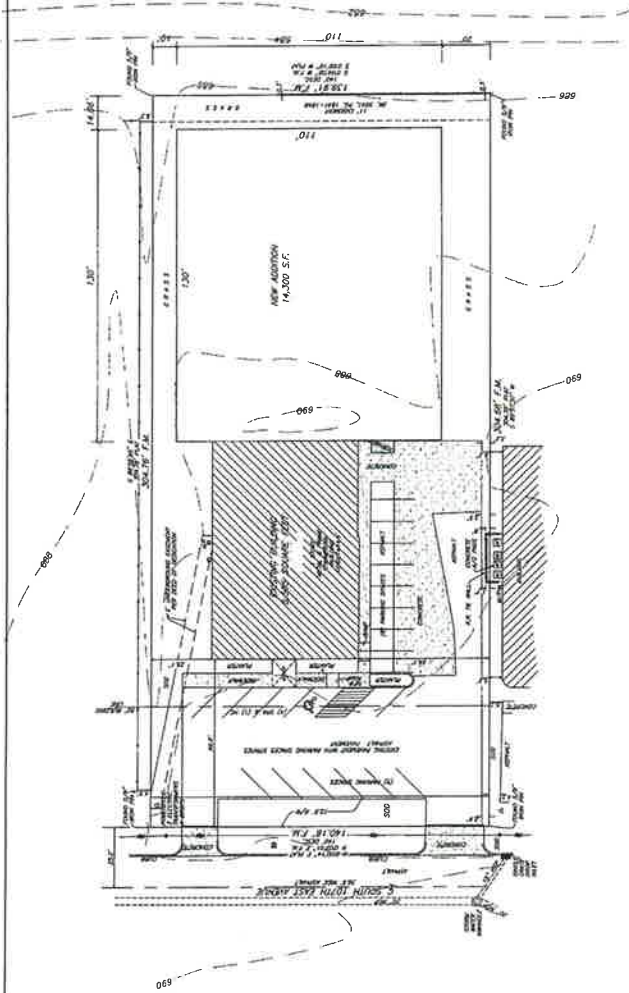
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Corridor Plan Z-6344.3b. The site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan Z-6344.3b, and the stated purposes of the Corridor section of the Zoning Code.

Therefore, staff recommends APPROVAL of the detail site plan for the proposed new warehouse construction project.

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



ENGINEER:  
JR DONELSON, INC.  
12820 SO. MEMORIAL DRIVE  
OFFICE 700  
BIXBY, OKLAHOMA 74008  
PHONE: 918-294-3030  
C.A. NO. 5611 EXP. 6-30-2013  
EMAIL: JRDON@EASTTELMAIL.COM



INDEX  
CITY OF TULSA STANDARD DRAWINGS

126 *Straw Bale Dike, Silt Fence  
& Construction Entrance*

PROPERTY DESCRIPTION:  
THE NORTH 140 FEET OF LOT TWO (2), BLOCK ONE (1),  
FRED C. LANGENHAUP ADDITION, AN ADDITION TO THE CITY  
OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING  
TO THE RECORDED PLAT NO. 4864

Property Address: 6209 S 10TH E AVE.

PROPERTY LIES IN ZONE "X" UNSHADED" FLOOD HAZARD  
AREA PER F.I.R.M. COMMUNITY PANEL NO. 405381  
05281, AS LAST REVISED APRIL 16, 2003

THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN THE REGULATORY FLOOD ZONE, AS PER THE CITY REGULATORY FLOOD PLAIN MAP ATLAS DATED MAY 2011.

## GENERAL NOTES

- [illegible]

TYPICAL TABLE DATA	
Area Dyed/Red Area from Bag	14,300 Square Feet
Product Impervious Area	17,600 Square Feet
Impervious Impervious Area	14,300 Square Feet
Total Impervious Area	21,300 Square Feet

PROPOSED CONDITIONS		
AREA TYPE	SQ. FT.	PERCENT
PERMANENT AREAS	10,660	23%
TEMPORARY AREAS	21,000	72%
TOTAL	42,000	100%

EXISTING CONDITION AREA TYPE	SQ FT	ACRES	PERCENT
PERMANENT AREAS	24,890	0.57	53%
INTERFERED AREAS	17,689	0.41	41%
TOTAL	42,579	0.98	100%

[illegible]

19.5

DANNY E MITCHELL ARCHITECT, P.C.  
 2800 SOUTH TULSA TOWER DR  
 TULSA, OKLAHOMA 74126-7403  
 (918) 433-0040 FAX  
 (918) 433-0045 FAX  
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 OR BY ANY INFORMATION STORAGE  
 AND RETRIEVAL SYSTEM, WITHOUT  
 PERMISSION IN WRITING FROM THE  
 ARCHITECT.

# WAREHOUSE ADDITION

6209 SOUTH 10TH EAST AVE.

TULSA, OK

## EXTERIOR ELEVATIONS

DATE	MAY 15, 2003
PROJECT NO.	2003-0001
REVISIONS	

SHEET NO. **A2**

DATE: MAY 15, 2003

PROJECT NO.: 2003-0001

REVISIONS:

1. 05/15/03 - 1.00 - 1.00

2. 05/15/03 - 1.00 - 1.00

3. 05/15/03 - 1.00 - 1.00

4. 05/15/03 - 1.00 - 1.00

5. 05/15/03 - 1.00 - 1.00

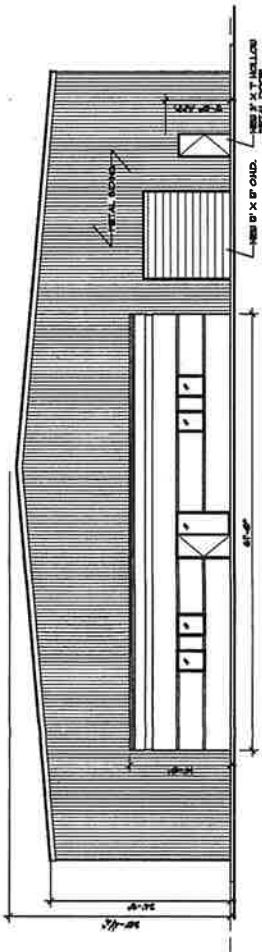
6. 05/15/03 - 1.00 - 1.00

7. 05/15/03 - 1.00 - 1.00

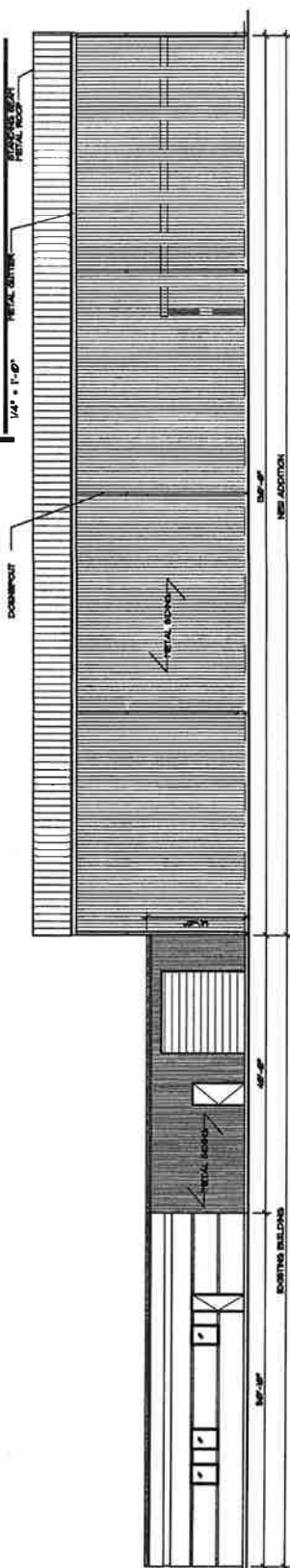
8. 05/15/03 - 1.00 - 1.00

9. 05/15/03 - 1.00 - 1.00

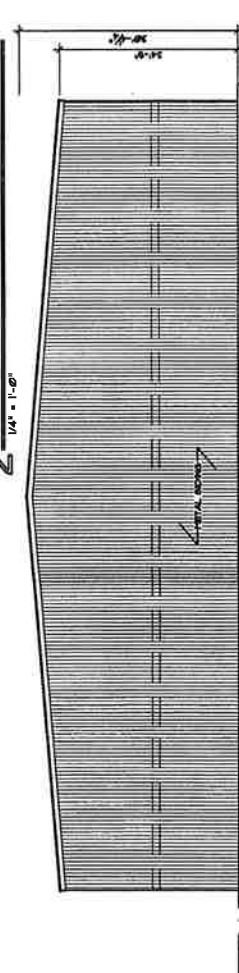
10. 05/15/03 - 1.00 - 1.00



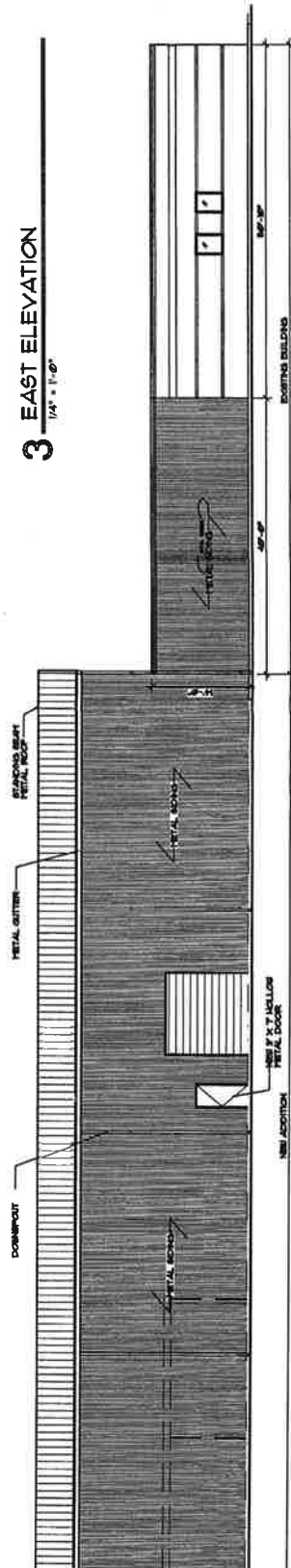
1 WEST ELEVATION



2 SOUTH ELEVATION



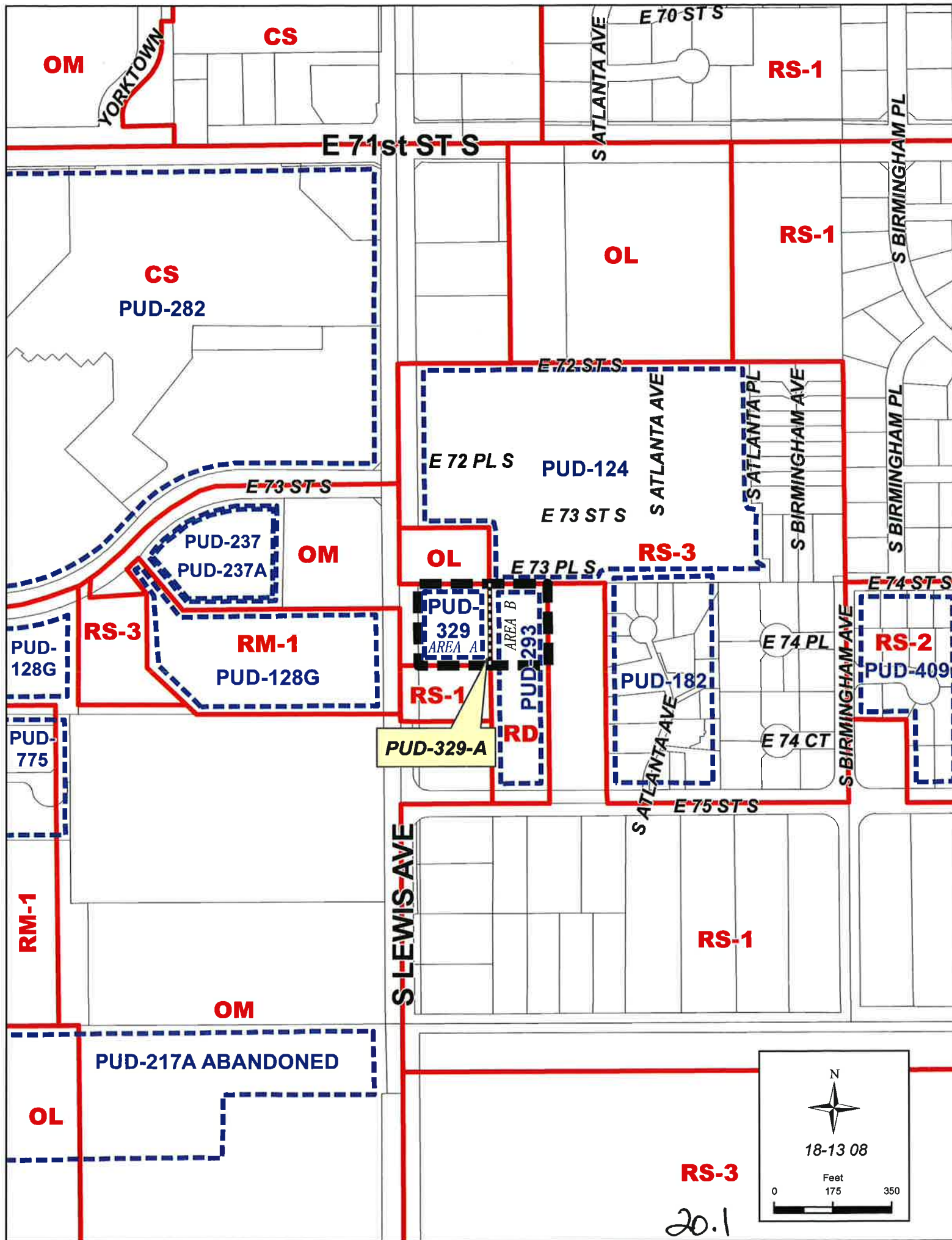
3 EAST ELEVATION



4 NORTH ELEVATION

19.4









YORKTOWN

E 71st ST S

E 70 ST S

S ATLANTA AVE

S BIRMINGHAM PL

S LEWIS AVE

E 72 ST S

E 72 PL S

S ATLANTA AVE

S ATLANTA PL

S BIRMINGHAM AVE

S BIRMINGHAM PL

E 73 ST S

E 73 ST S

E 73 PL S

E 74 ST S

E 74 PL

E 74 CT

S BIRMINGHAM AVE

E 75 ST S

S ATLANTA AVE



18-13 08

Feet  
0 175 350

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

20.2



July 24, 2013

## **STAFF RECOMMENDATION**

**PUD-329-A:**      **PUD-Detailed Site Plan:** A 42,322.50 sq ft (0.97acre) +/- tract that is part of, Section 8, T-18-N, R-13-E, Part of Lot-1, Block-1, South Lewis Plaza Amended in the City of Tulsa, located at the East of South Lewis Avenue and South of East 71<sup>st</sup> Street South; CZM 52; Atlas 1152; CD 2

---

### **CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval to construct an equipment building to serve the EasyTEL Headquarters at 7335 South Lewis. The proposal is for a 1200 square foot building east of the existing headquarters.

### **PERMITTED USES:**

The equipment use was allowed and the primary purpose for the Planned Unit Development amendment outlined in PUD-306-A:

### **DIMENSIONAL REQUIREMENTS:**

The new building shown on the site plan meet the guidelines as required for approval of this site plan.

### **ARCHITECTURAL GUIDELINES:**

The new buildings are not limited by architectural style in the Planned Unit Development.

### **OFF-STREET PARKING AND VEHICULAR CIRCULATION:**

The site plan matches the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

### **LIGHTING:**

Site lighting is not proposed for this project.

### **SIGNAGE:**

The site plan does not illustrate ground, monument or wall sign locations which require a separate permit. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

### **SITE SCREENING AND LANDSCAPING:**

The landscape plan and screening is consistent with the PUD requirements and it meets the minimum standards of the landscape portion of the Tulsa Zoning Code.



#### MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area as it relates to the terrain modifications, but it should be noted that the property adjacent to the north property line is significantly above the finished floor elevation of the proposed building.

#### SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved PUD-329-A. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD-329-A, and the stated purposes of the Planned Unit Development Section of the Zoning Code.

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

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

**FUTURE ABOVE GROUND PRECAST  
TELECOMMUNICATIONS FACILITY BUILDING  
EXHIBIT. CONSTRUCTION AND NEED FOR  
THIS FACILITY MAY BE TWO YEARS IN THE  
FUTURE.**



**BUILDING PICTURE PROVIDED BY  
VENDOR (OLD CASTLE PRECAST)**



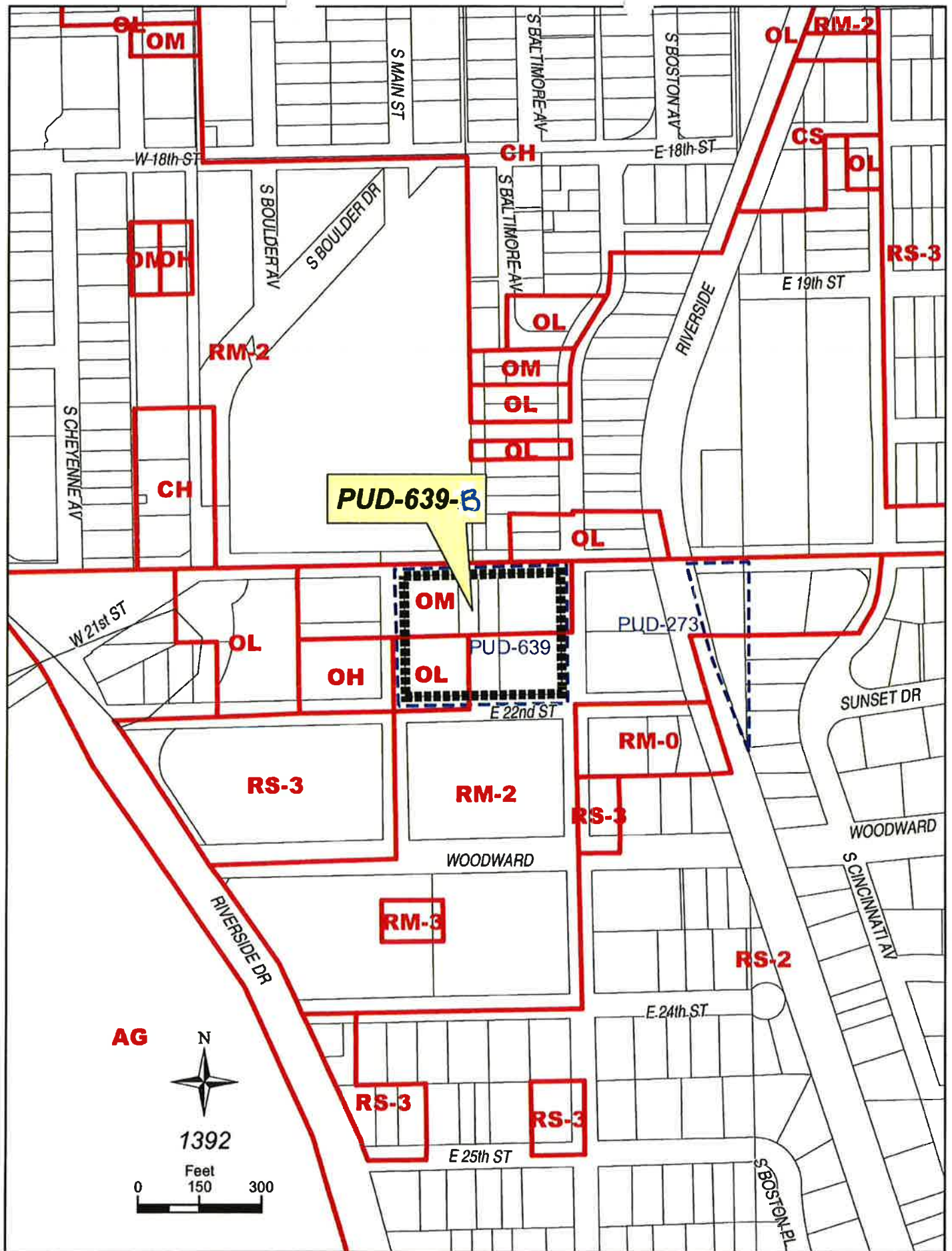
**SACK AND ASSOCIATES, INC.  
3530 East 31st Street, Suite A  
Tulsa, Oklahoma 74135-1519  
Phone: (918) 592-4111**

**EASYTEL COMMUNICATIONS  
SOUTH LEWIS PLAZA AMENDED  
7335 SOUTH LEWIS AVENUE  
DEVELOPMENT AREA "B"**

20.5







July 24, 2013

## STAFF RECOMMENDATION

**PUD 639-B:**     **PUD Detailed Site Plan** – A tract that is part of, Section 13, T-19-N, R-13-E, Lot-3, Block-1, Tudors, a subdivision in the City of Tulsa, 9 West 22<sup>nd</sup> Street; CZM 36; Atlas 35; CD 4

### CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for new home construction.

### PERMITTED USES:

Single-family residential construction as approved by a detailed site plan review.

### DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

### ARCHITECTURAL GUIDELINES:

The new buildings match the by architectural style in Development Plan.

### LIGHTING:

Site lighting is not a review component of this PUD.

### SIGNAGE:

Signage is not allowed or proposed on this project.

### SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening is consistent with the Planned Unit Development requirements and it meets the minimum standards of the Landscape portion of the Tulsa Zoning Code.

### 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 639-B. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD, and the stated purposes of the Planned Unit Development section of the Zoning Code.

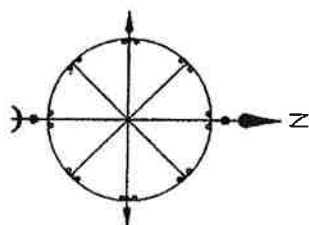
Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new single family residential construction.

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

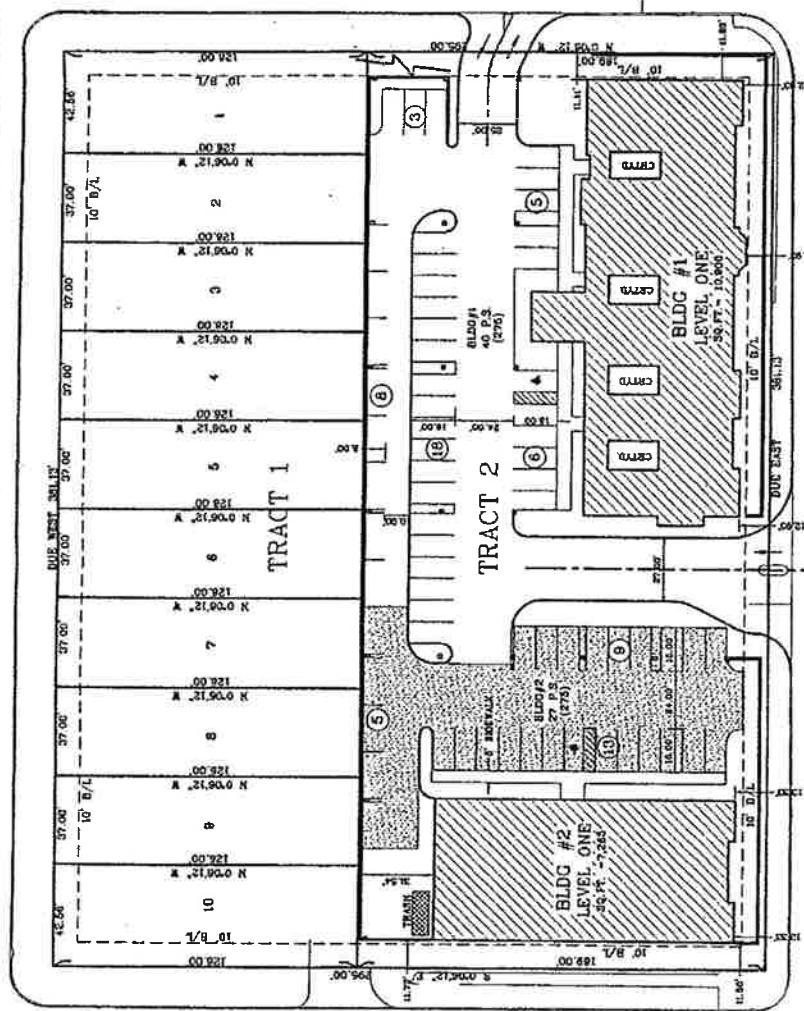
21.2

# ILLUSTRATIVE DIE PLAN BUILDING LEVEL ONE

## EXHIBIT C-1



GREEN SPACE = 6,578 SQ.FT.



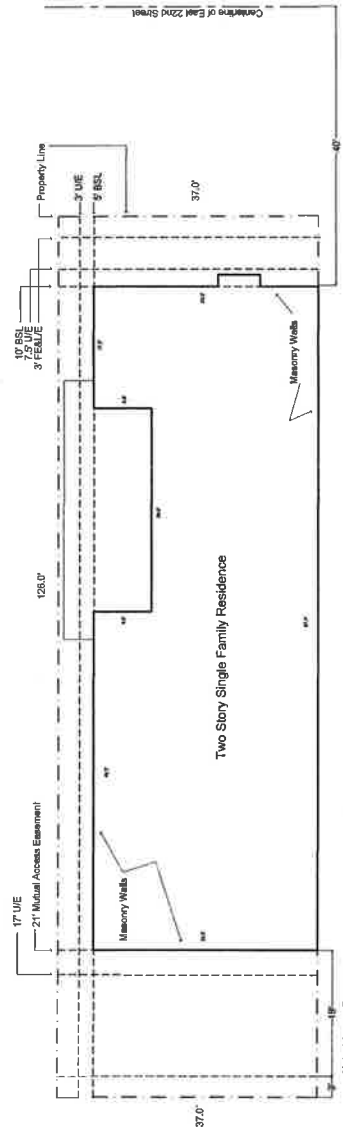
SHEET	C-1	DATE	12-22-02	REV	00000
DRAWN BY	WGL/OS	DATE	12-22-02	REV	00000
BUSCH DESIGN GROUP 1360 S. BOULDER AV. TULSA, OK 74105 (918) 749-1949 fax (918) 747-8276					
COURTY PROPERTIES 1360 S. BOULDER AV. TULSA, OK 74105 (918) 749-1949 fax (918) 747-8276					
THE TUDORS COMMERCIAL / RESIDENTIAL PROJECT TULSA, OK CADD ART BUSCH DESIGN GROUP 12/22/02					



Lot 3, Block 1, Tudors

Zoning Information

Single Family Dwellings as Included Within Tract 1	Lot 3
Minimum Number Dwelling Units	10
Minimum Lot Area	4,000 SF
Minimum Lot Width	36.0'
Minimum Building Height	20.0'
Minimum Yard	35.0'
From Centerline 22nd Street	40.0'
From Centerline of East Street	40.0'
From Centerline of Boston Avenue	N/A
From North Boundary of Tract 1	21.0'
From Interior Side Lot Line	5.0'
One Side Lot Line	5.0'
Two Side Lot Line	0.0'
Minimum Lot Area per Lot	200 SF
Minimum Lot Area	1,078 SF
Building Information	
First Floor Living Area	2,138 SF
Second Floor Living Area	1,048 SF
Total Living Area	3,178 SF
Also Future Additional Living Area	N/A
Geotechnical Area	437 SF



Index to Drawings

- 1 Site Plan
- 2 Slab Plan
- 3 First Floor Plan
- 4 Second Floor Plan
- 5 Roof Plan
- 6 East Elevation
- 7 North and South Elevations
- 8 Building Sections
- 9 Wall Sections and Details
- 10 Second Floor Framing Plan
- 11 Roof Framing Plan
- 12 Retailed Ceiling Plan
- 13 First Floor Lighting Plan
- 14 First Floor Power and Communications Plan
- 15 Second Floor Electrical and Communications Plan
- 16 First Floor Mechanical Plan

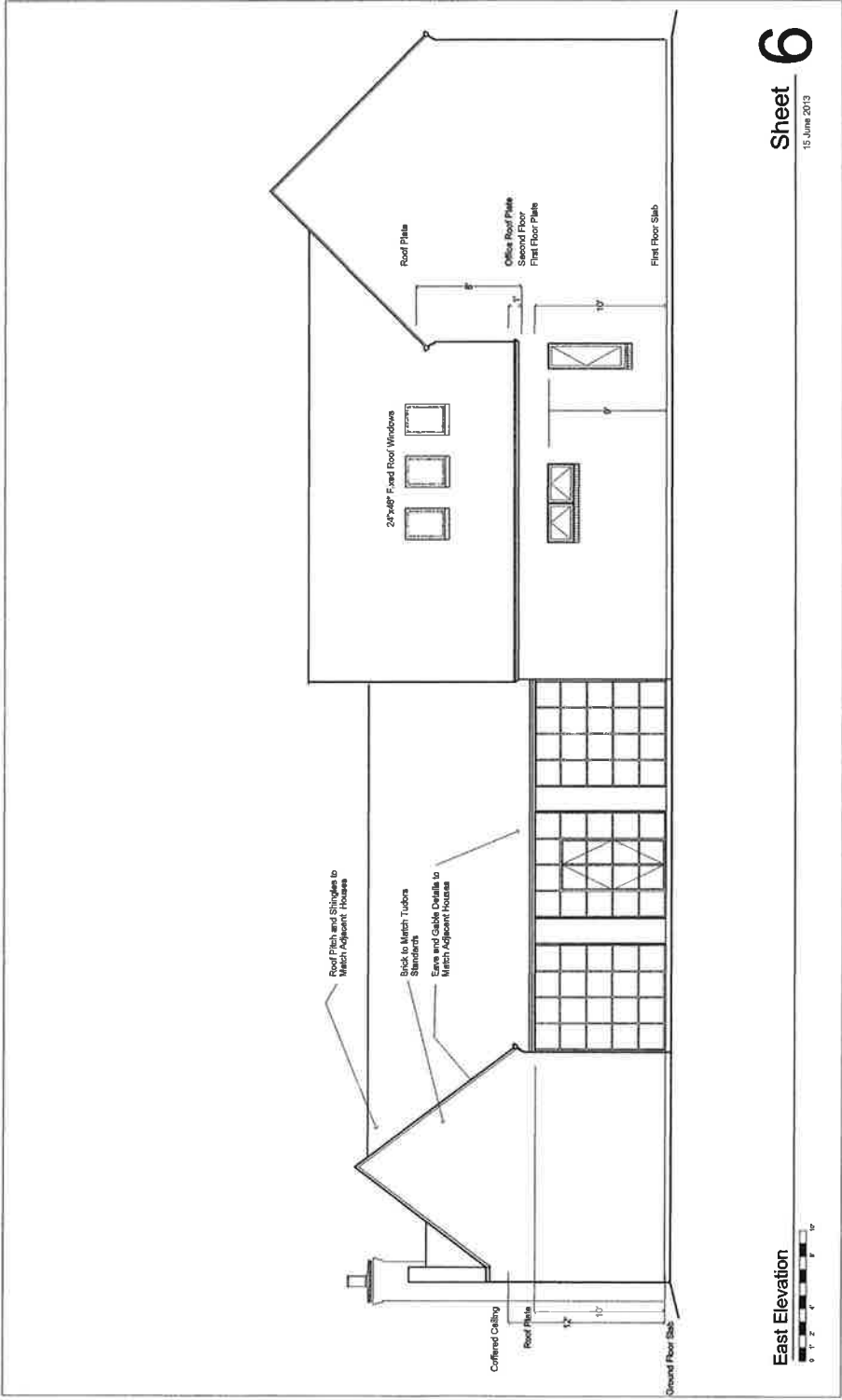
Site Plan

NORTH

Sheet 1

June 15 2013

21.4



East Elevation

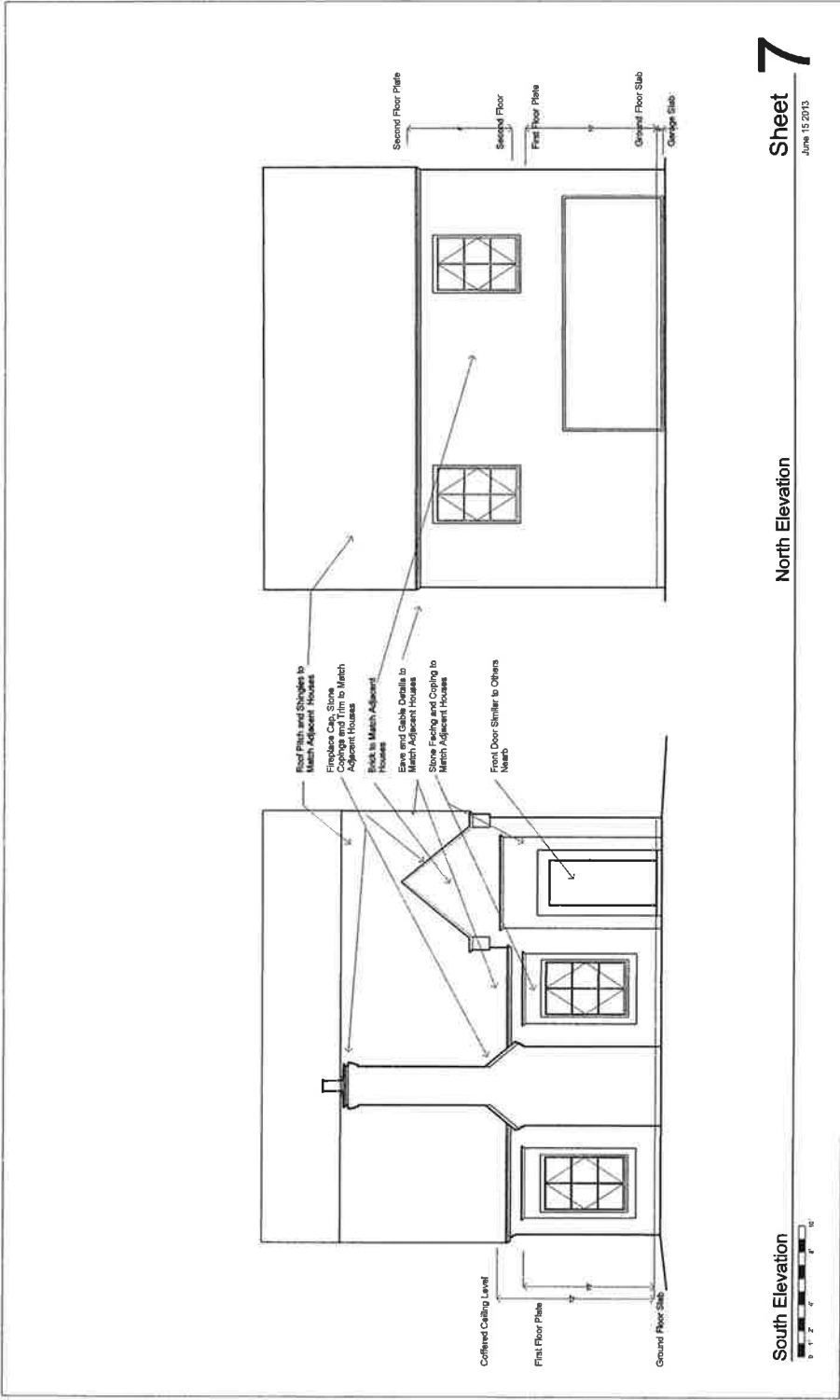


Sheet 6

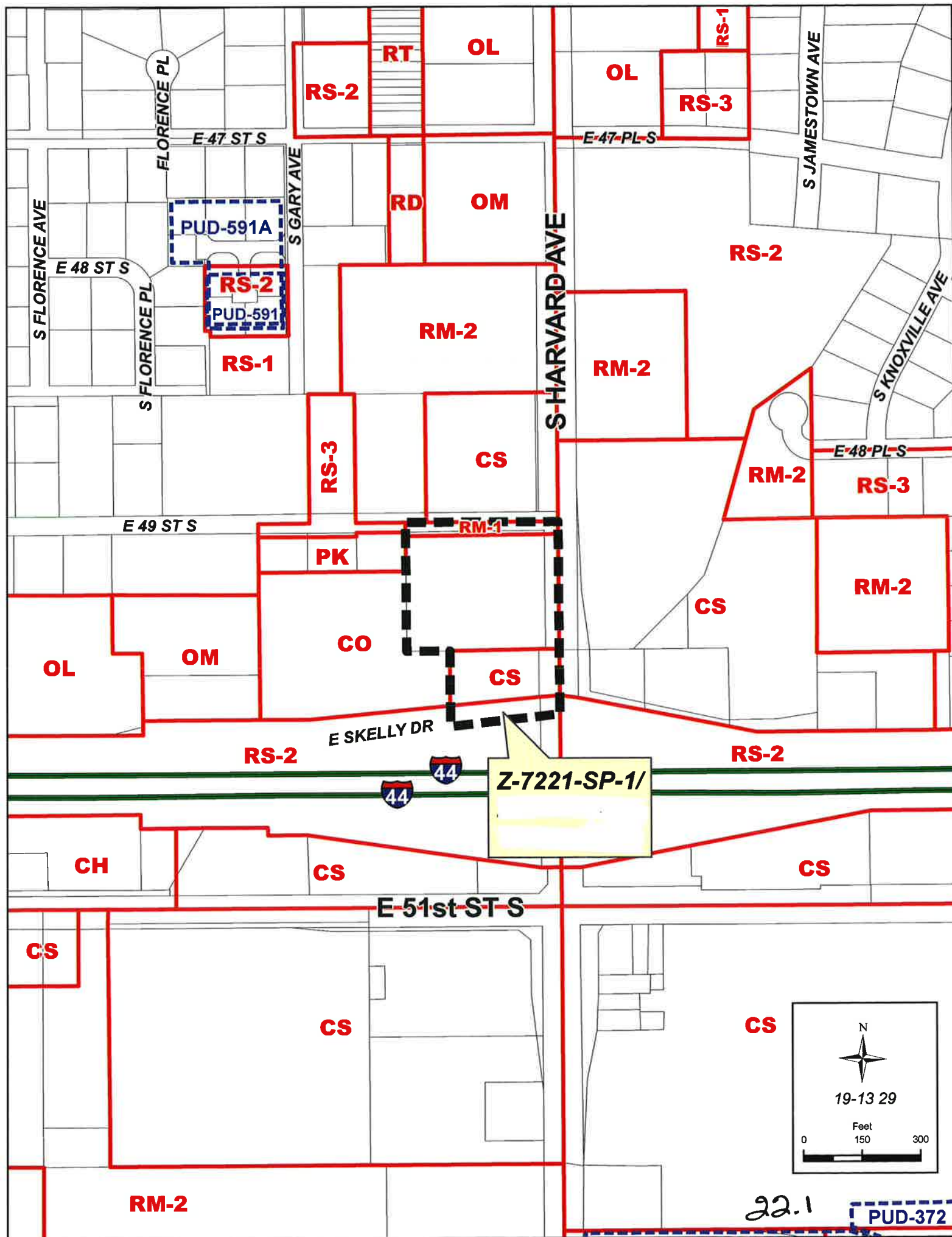
15 June 2013

21.5

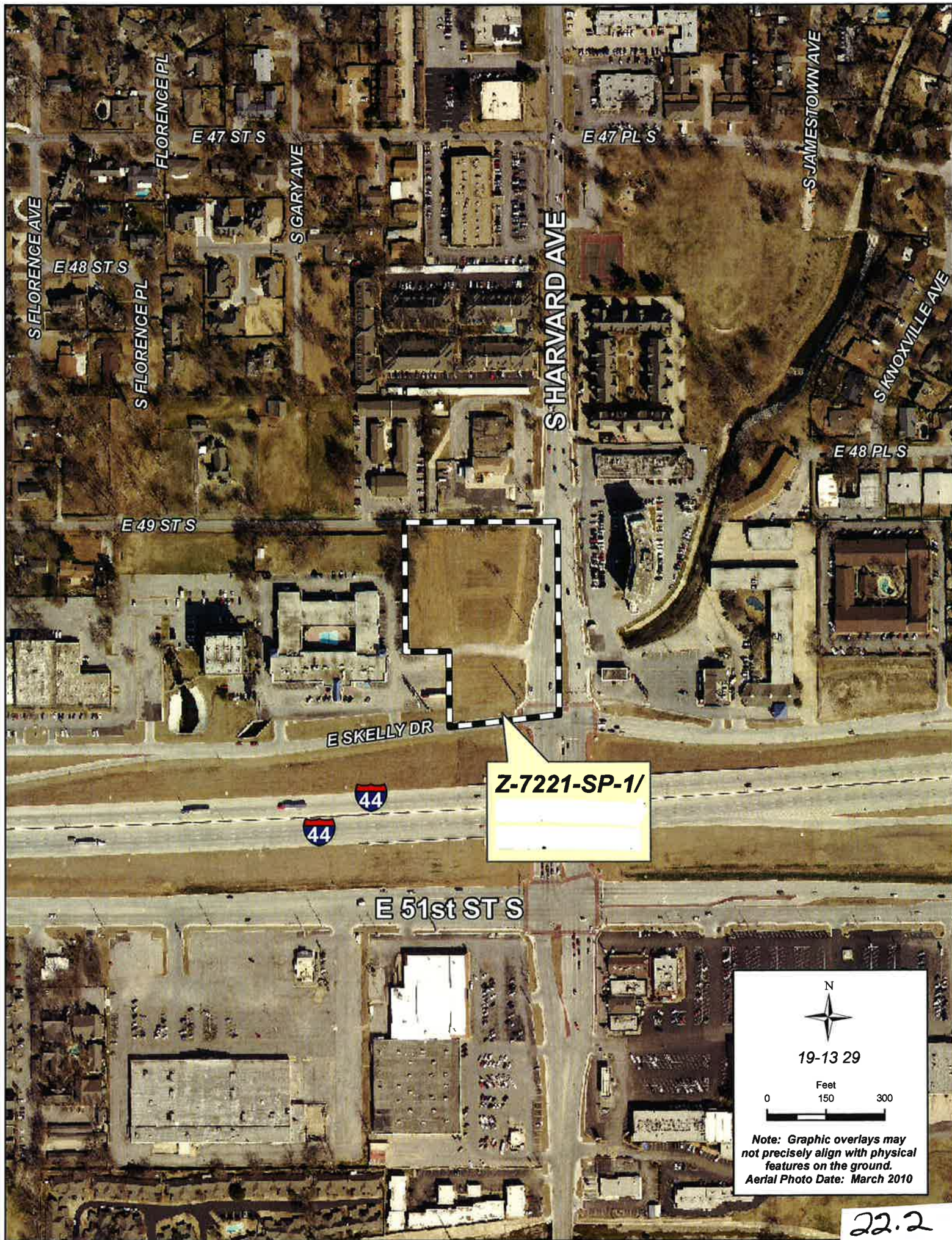
21.4











Z-7221-SP-1/



19-13 29

0 150 300  
Feet

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

22.2



July 24, 2013

## STAFF RECOMMENDATION

**Z-7221-SP-1:** **Corridor Detailed Site Plan** - A 4.18 acre tract that is part of, Section 29, T-19-N, R-13-E, Part of Block-2, Villa Grove Subdivision in the City of Tulsa, located near the northwest corner of South Harvard Avenue at westbound Skelly Drive; CZM 470; Atlas 757;CD 9

---

### CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new convenience store. The proposal is for a new 5,858 square foot store with ten fuel dispensing stations.

### PERMITTED USES:

The following uses are permitted in Z-7221-SP-1:

All CO use units except: 6, 7, 7a, 12a, 15, 16, 22, 23 and 25.

*Staff Comment: The proposed building is an allowed use and is classified as use unit 13.*

### DIMENSIONAL REQUIREMENTS:

The new site plan meets the applicable building height, floor area, density, open space, and setback limitations allowed by Z-7221-SP-1 guidelines as required for approval of this site plan.

### ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Corridor Development Plan.

### OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan matches the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan.

### LIGHTING:

Site lighting plans and details are provided. The plan illustrates a design that meets the minimum standards outlined in the Corridor Development Plan and in the Zoning Code.

### SIGNAGE:

The site plan illustrates ground, and wall sign locations which require a separate permit. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.



**SITE SCREENING AND LANDSCAPING:**

The landscape plan and screening is consistent with the Corridor Plan requirements and it meets the minimum standards of the landscape portion of the approved Corridor Development Plan Z-7221-SP-1.

The trash screening enclosure meets the minimum screening standards defined in the Corridor Plan.

**PEDESTRIAN ACCESS AND CIRCULATION:**

Appropriate sidewalk plans have been provided for sidewalks along South Harvard, Skelly Drive and East 49<sup>th</sup> Street South.

**MISCELLANEOUS SITE CONSIDERATIONS:**

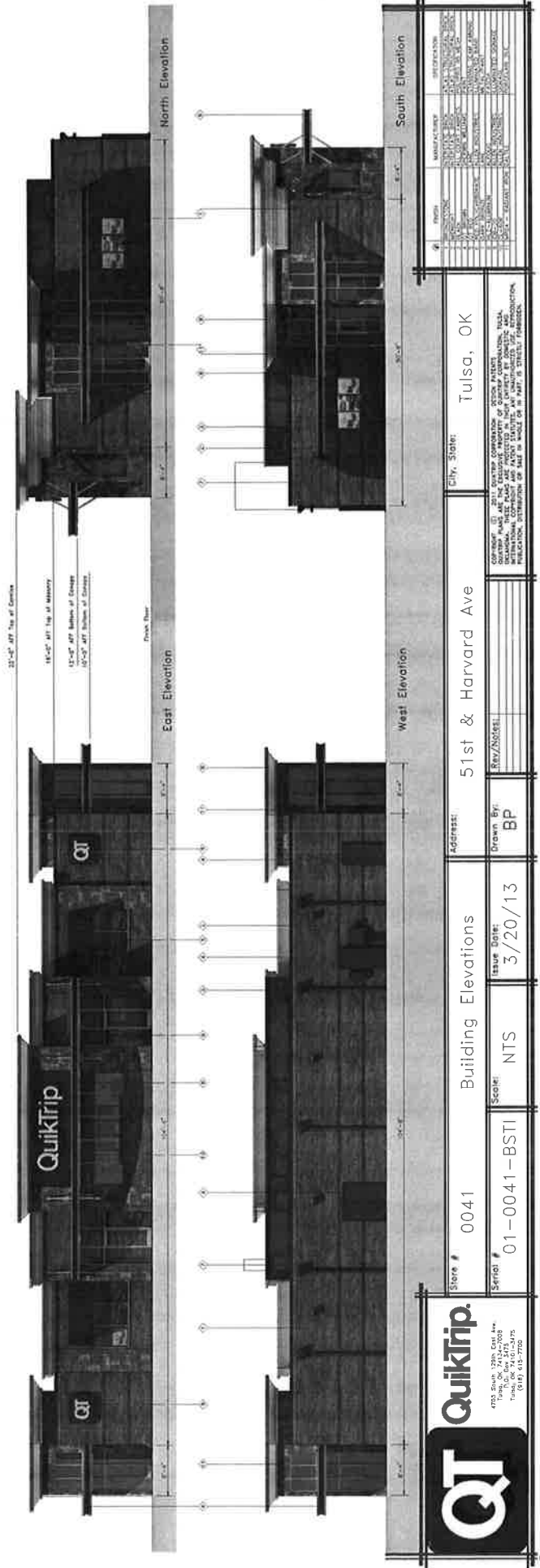
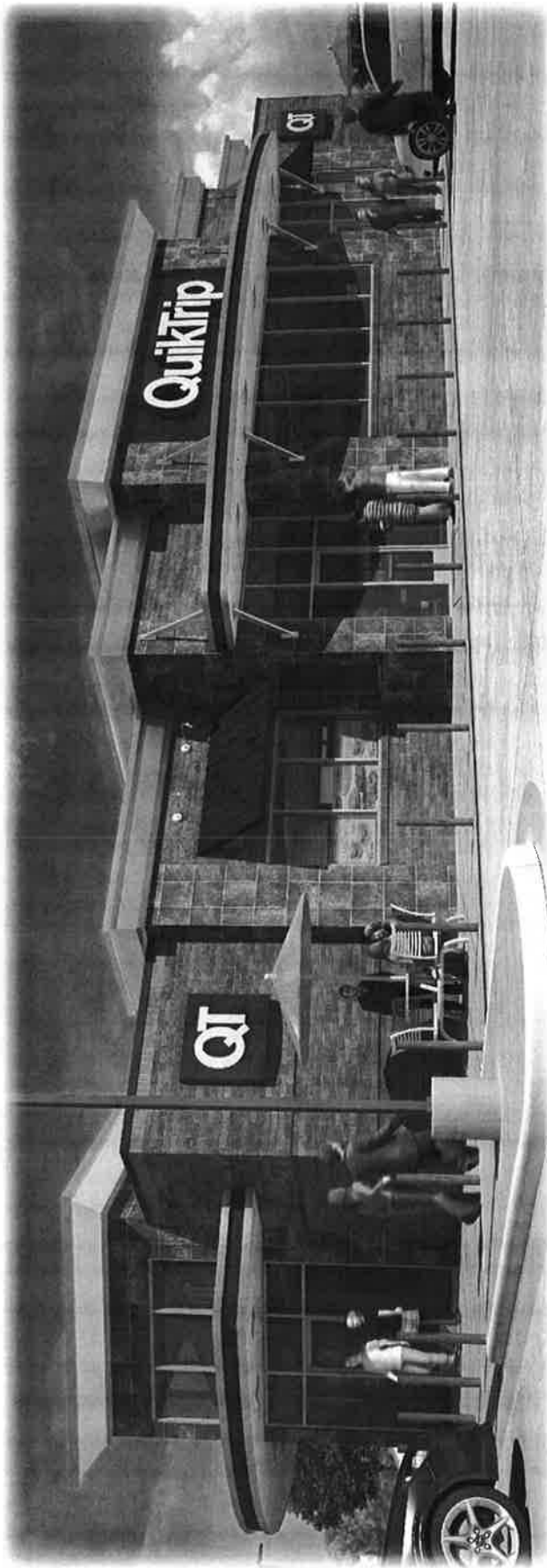
There are no concerns regarding the development of this area as it relates to the terrain modifications.

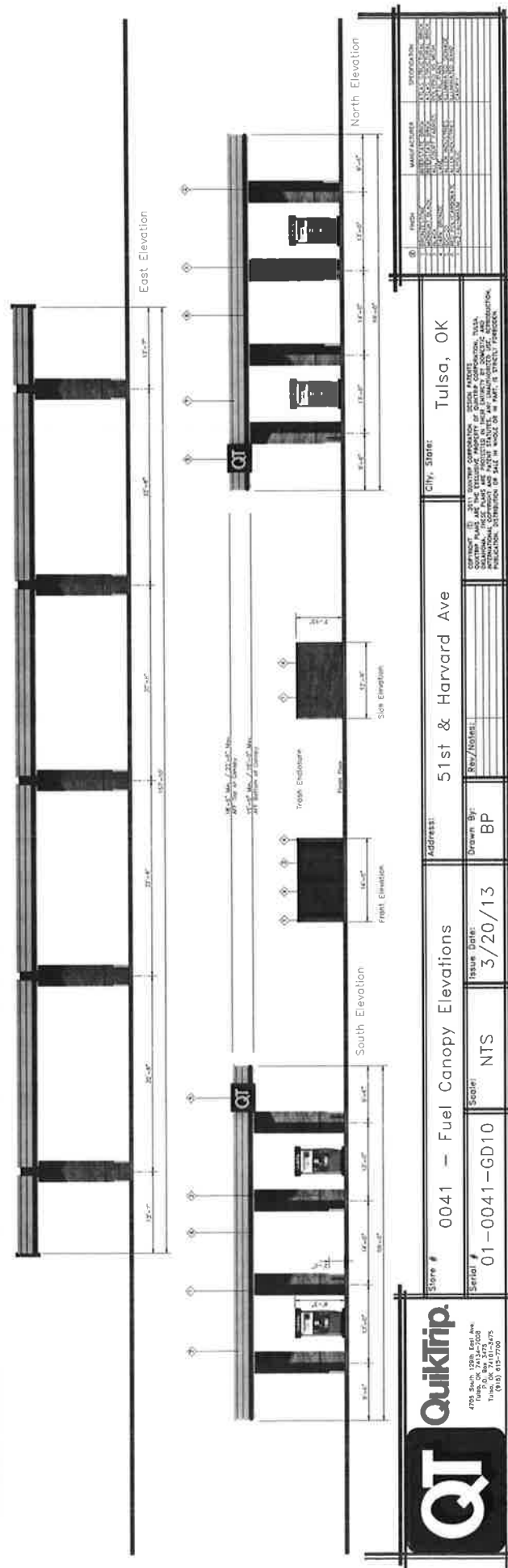
**SUMMARY:**

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Corridor Plan Z-7221-SP-1. The site plan meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan Z-7221-SP-1, and the stated purposes of the Corridor section of the Zoning Code.

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

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







## LED AMBIENT CANOPY LIGHT (CRS)



May be covered by the following: US patent D574994, 7828456, 8002428 & 8042968 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

### SMARTTEC™ ENERGY SAVING FEATURES:

**THERMAL CONTROL** - Sensor reduces drive current when ambient temperatures exceeds rated temperature.

**LEDS** - Choose from three array choices, 64, 84 and 128, which feature select high brightness LEDs; 5300°K color temperature, 70 CRI (nominal).

**DRIVE CURRENT** - Super Saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

**OPTICS / DISTRIBUTION** - Available with (SC) Standard Canopy or (AC) Asymmetric Canopy distribution.

**OPTICAL UNIT** - Featuring an ultra-slim 1" profile, housing is die-formed aluminum with a clear tempered glass lens. Unit is water-resistant, sealed to an **IP67** rating. Patented integral single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

**THE INDUSTRY'S ONLY BREATHABLE SEAL** - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

**DRIVER** - State-of-the-art driver technology provides excellent system efficiency, control and protection. Components are fully encased in potting for **IP65** moisture resistance. Complies with IEC and FCC standards.

**DRIVER HOUSING** - Wet location rated driver/electrical enclosure is elevated above canopy deck to help prevent water entry and to provide easy "knock-out" connection of primary wiring.

**FINISH** - Standard color is white. Finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F)

**ELECTRICAL** - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C

**INSTALLATION** - Installs in a 12" or 16" deck pan. Deck penetration consists of 5 drilled holes simplifying installation and water sealing. Unit is designed to retrofit into existing Scottsdale® (4") hole as well as openings for Encore® and Encore® Top Access and to reconnect wiring from the SC/ECTA without having to relocate conduit. Retrofit panels are available for existing Scottsdales and Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets).

**SHIPPING WEIGHT** - 9.2 lbs.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**WARRANTY** - Limited 5-year warranty.

**LISTING** - ETL and UL listed to UL1598, UL8750 and other U.S. and International safety standards. Suitable for wet locations.

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Petroleum Lighting or [petroleum\\_apps@lsi-industries.com](mailto:petroleum_apps@lsi-industries.com)

### LIGHT OUTPUT - CRS

Description	# of LEDS	SS - Super Saver		HO - High Output	
		Lumens	Watts	Lumens	Watts
CRS SC LED	64	8202	75	13596	155
CRS AC LED	64	7925	75	13198	155
CRS SC LED	84	10747	97	14570	147
CRS AC LED	84	10367	97	13959	147
CRS SC LED	128	16374	145	19635	189
CRS AC LED	128	16134	145	19399	189



Suitable for wet locations

IP67

RoHS



# LED AMBIENT UNIVERSAL SUPERKIT® - 2X2 (CRSK UNV)

**Crossover**  
LED LIGHTING TECHNOLOGY

2x2 housing  
not included



May be covered by the following: US patent D574994, 7828456, 8002428 & 8042968 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

Crossover SuperKits allow you to replace many existing 2x2 canopy fixtures (including LSI, Whiteway and Jet-Phillips) without having to know the dimensions of the existing fixture.

## SMARTTEC™ ENERGY SAVING FEATURES:

**THERMAL CONTROL** - Sensor reduces drive current when ambient temperatures exceeds rated temperature.

**LEDS** - Three LED array choices; 64, 84, and 128, which feature select high-brightness LEDs; 5300°K color temperature, 70 CRI (nominal).

**DRIVE CURRENT** - Super Saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

**OPTICS / DISTRIBUTION** - Available with (SC) Standard Canopy or (AC) Asymmetric Canopy distribution.

**OPTICAL UNIT** - Featuring an ultra-slim 1" profile, housing is die-formed aluminum with a clear tempered glass lens. Unit is water-resistant, sealed to an **IP67** rating. Patented integral single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

**THE INDUSTRY'S ONLY BREATHABLE SEAL** - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

**DRIVER** - Proprietary, state-of-the-art SmartTec™ driver technology provides excellent system efficiency, control and protection. Components are fully encased in potting for **IP65** moisture resistance. Complies with IEC and FCC standards.

**ADAPTOR PANEL** - Die-formed steel with powder coat finish.

**FINISH** - Standard color is white. Finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F)

**ELECTRICAL** - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C

**INSTALLATION** - Pre-assembled optical unit and mounting panel hinges and screws to existing fixture housing in place of current door assembly. Driver is pre-mounted to back of CRSK assembly.

**SHIPPING WEIGHT** - 9.2 lbs.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**WARRANTY** - Limited 5-year warranty.

**LISTING** - ETL listed to UL1598, UL8750 and other U.S. and International safety standards. Suitable for wet locations.

**PHOTOMETRICS** - Application layouts are available on request. Contact LSI Petroleum Lighting or [petroleum.apps@lsi-industries.com](mailto:petroleum.apps@lsi-industries.com)

## LIGHT OUTPUT - CRSK UNV

Description	# of LEDS	SS - Super Saver		HO - High Output	
		Lumens	Watts	Lumens	Watts
CRSK UNV SC LED	64	8202	75	13596	155
CRSK UNV AC LED	64	7925	75	13198	155
CRSK UNV SC LED	84	10747	97	14570	147
CRSK UNV AC LED	84	10367	97	13959	147
CRSK UNV SC LED	128	16374	145	19635	189
CRSK UNV AC LED	128	16134	145	19399	189



Suitable for wet locations

**IP67**

**RoHS**



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_

Catalog # \_\_\_\_\_

04/16/12

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LSI INDUSTRIES INC.

22.8

# LED AMBIENT RECESSED SUPERKIT® - (CRSK RECU)

**Crossover**  
LED LIGHTING TECHNOLOGY

May be covered by the following: US patent D574994, 7828456, 8002428 & 8042968 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending



Crossover SuperKits allow you to replace many existing recessed canopy fixtures without having to know the dimensions of the existing fixture.

## SMARTTEC™ ENERGY SAVING FEATURES:

**THERMAL CONTROL** - Sensor reduces drive current when ambient temperatures exceeds rated temperature.

**LEDS** - Three LED array choices; 64, 84, and 128, which feature select high-brightness LEDs; 5300°K color temperature, 70 CRI (nominal).

**DRIVE CURRENT** - Super Saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

**OPTICS / DISTRIBUTION** - Available with (SC) Standard Canopy or (AC) Asymmetric Canopy distribution.

**OPTICAL UNIT** - Featuring an ultra-slim 1" profile, housing is die-formed aluminum with a clear tempered glass lens. Unit is water-resistant, sealed to an **IP67** rating. Patented integral single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

**THE INDUSTRY'S ONLY BREATHABLE SEAL** - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

**DRIVER** - Proprietary, state-of-the-art SmartTec™ driver technology provides excellent system efficiency, control and protection. Components are fully encased in potting for **IP65** moisture resistance. Complies with IEC and FCC standards.

**ADAPTOR PANEL** - Die-formed steel with powder coat finish.

**FINISH** - Standard color is white. Finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F)

**ELECTRICAL** - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C

**INSTALLATION** - Tether holds pre-assembled optical unit and mounting panel during wiring for one-man installation. Driver is pre-mounted to the back of the CRSK assembly.

**SHIPPING WEIGHT** - 9.2 lbs.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**WARRANTY** - Limited 5-year warranty.

**LISTING** - ETL listed to UL1598, UL8750 and other U.S. and International safety standards. Suitable for wet locations.

**PHOTOMETRICS** - Application layouts are available on request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

## LIGHT OUTPUT - CRSK RECU

Description	# of LEDS	SS - Super Saver		HO - High Output	
		Lumens	Watts	Lumens	Watts
CRSK RECU SC LED	64	8202	75	13596	155
CRSK RECU AC LED	64	7925	75	13198	155
CRSK RECU SC LED	84	10747	97	14570	147
CRSK RECU AC LED	84	10367	97	13959	147
CRSK RECU SC LED	128	16374	145	19635	189
CRSK RECU AC LED	128	16134	145	19399	189



Suitable for wet locations

**IP67**

**RoHS**



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_

Catalog # \_\_\_\_\_

04/16/12

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22.9



# LED AMBIENT CANOPY LIGHT - DOUBLE DECK INSTALLATIONS (CRRS)

**Crossover**  
LED LIGHTING TECHNOLOGY

May be covered by the following: US patent D574994, 7828456, 8002428 & 8042968 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

## SMARTTEC™ ENERGY SAVING FEATURES:

**THERMAL CONTROL** - Sensor reduces drive current when ambient temperatures exceeds rated temperature.

Three LED array choices; 64, 84, and 128, which feature select high-brightness LEDs; 5300°K color temperature, 70 CRI (nominal).

**DRIVE CURRENT** - Super Saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

**OPTICS / DISTRIBUTION** - Available with (SC) Standard Canopy or (AC) Asymmetric Canopy distribution.

**OPTICAL UNIT** - Featuring an ultra-slim 1" profile, housing is die-formed aluminum with a clear tempered glass lens. Unit is water-resistant, sealed to an **IP67** rating. Patented integral single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

**THE INDUSTRY'S ONLY BREATHABLE SEAL** - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

**DRIVER** - State-of-the-art driver technology provides excellent system efficiency, control and protection. Components are fully encased in potting for **IP65** moisture resistance. Complies with IEC and FCC standards.

**DRIVER HOUSING** - Wet location rated driver/electrical enclosure is elevated above canopy deck to help prevent water entry and to provide easy "knock-out" connection of primary wiring.

**FINISH** - Standard color is white. Finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F)

**ELECTRICAL** - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C

**INSTALLATION** - This fixture is designed for installation on metal, double deck canopies in retrofit or new construction. Installs in a 12" or 16" deck pan. A 10.7" square canopy collar mounts through 11" square opening in canopy deck and attaches by simple screws to a unique clamp bracket system, providing solid support. Mounting bracket mounted on the back of the optical unit provides flange to attach optics to deck.

**SHIPPING WEIGHT** - 9.2 lbs.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**WARRANTY** - Limited 5-year warranty.

**LISTING** - ETL listed to UL1598, UL8750 and other U.S. and International safety standards. Suitable for wet locations.

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Petroleum Lighting or [petroleum.apps@lsi-industries.com](mailto:petroleum.apps@lsi-industries.com)



## LIGHT OUTPUT - CRRS

Description	# of LEDs	SS - Super Saver		HO - High Output	
		Lumens	Watts	Lumens	Watts
CRRS SC LED	64	8202	75	13596	155
CRRS AC LED	64	7925	75	13198	155
CRRS SC LED	84	10747	97	14570	147
CRRS AC LED	84	10367	97	13959	147
CRRS SC LED	128	16374	145	19635	189
CRRS AC LED	128	16134	145	19399	189



Suitable for wet locations

IP67

RoHS



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
Catalog # \_\_\_\_\_

22.10

04/16/12

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## GENERATION 3 LED AMBIENT CANOPY LIGHT (CRO3)

US patent D574994 & 7828456 and US & Int'l. patents pending



### SMARTTEC™ ENERGY SAVING FEATURES:

**THERMAL CONTROL** - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until recommended operating temp is reached.

**DAYLIGHT SENSING** - Eliminates day-burners (optional) by sensing daylight levels (not affected by the light coming from the LEDs). Turns fixture off at light levels approximately equal to sunrise and on at sunset.

**OCCUPANCY SENSING** - Small, built-in flush-mounted sensor (optional) detects movement in a 20-foot circle. Unit dims to 30% power when no presence is detected. Smart dim slowly lowers light level over a 15-second period.

**LEDS** - Four LED array choices; 64 and 84 (19.4" square optical unit) and 104 and 128 (21.7" square). Each feature select high-brightness LEDs; 5300°K color temperature, 70 CRI (nominal).

**DRIVE CURRENT OPTIONS** - Choose from three drive current levels; 350 mA (most energy-efficient), 450 mA or 550 mA (best first-cost value).

**OPTICS / DISTRIBUTIONS** - Ultra-high efficiency reflectors provide three distributions to meet your lighting needs. Choose from symmetric, asymmetric (for directing light toward or away from selected areas), or enhanced symmetric (for increased brightness and attraction from the road). Luminaire is rated full cutoff.

**OPTICAL UNIT** - Featuring an ultra-slim 1" profile, housing is die-formed aluminum with a clear tempered glass lens. Unit is water-resistant, sealed to an IP67 rating. Patented integral single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

**THE INDUSTRY'S ONLY BREATHABLE SEAL** - Teflon® breather allows super-tight IP67 protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components.

**DRIVER** - Proprietary, state-of-the-art SmartTec™ driver technology provides unsurpassed system efficiency, control and protection. Components are fully encased in potting for IP67 moisture resistance. Complies with IEC and FCC standards.

**DRIVER HOUSING** - Wet location rated driver/electrical enclosure is elevated above canopy deck to help prevent water entry and to provide easy "knock-out" connection of primary wiring.

**FINISH** - Standard color is white. Finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F)

**ELECTRICAL** - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. C-Medium surge protection (10KV, 5KA per ANSI C62.41)

**INSTALLATION** - Installs in a 12" or 16" deck pan. Deck penetration consists of 5 drilled holes simplifying installation and water sealing. Unit is designed to retrofit into existing Scottsdale® (4") hole as well as openings for Encore® and Encore® Top Access and to reconnect wiring from the SC/ECTA without having to relocate conduit. Retrofit panels are available for existing Scottsdales and Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets).

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**WARRANTY** - Limited 5-year warranty.

**LISTING** - ETL listed to UL1598, UL8750 and other U.S. and International safety standards. Suitable for wet locations.

**PHOTOMETRICS** - Application layouts are available on request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

### lighting facts<sup>CM</sup> A Program of the U.S. DOE

Light Output (Lumens) **11950**  
Watts **146.5**  
Lumens per Watt (Efficacy) **81**

Color Accuracy  
Color Rendering Index (CRI) **67**



All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: KGGN-6QLD1Y  
Model Number: CRO3 S LED128 350 CW UE  
Type: Canopy Light

### LIGHT OUTPUT - CRO3

	# of LEDs	Distribution / Lumens			Watts
		S	A	ES	
350 mA	64	7087	6872	6272	75
	84	8996	8899	7996	99
	104	11243	10951	10318	123
	128	13599	13237	12416	150
450 mA	64	8616	8304	7440	99
	84	10753	10639	9567	131
	104	13302	12981	12346	162
	128	16031	15687	14722	199
550 mA	64	9767	9435	8386	128
	84	12158	11939	10796	163



Suitable for wet locations

IP67

RoHS



07/20/11

Project Name \_\_\_\_\_

Fixture Type \_\_\_\_\_

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LSI INDUSTRIES INC.

Catalog # \_\_\_\_\_

LSI 22.11  
Industries  
A Company with a Smart Vision

## LED AREA LIGHTS - XPT3 LED PATRIOT

**Crossover®**  
LED LIGHTING TECHNOLOGY



US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

**SMARTTEC™ THERMAL CONTROL** - Sensors in both optical and driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Select high-brightness LEDs. 5250°K color temperature (nominal). 70 CRI (nominal).

**DISTRIBUTION/PERFORMANCE** - Type 5 and FT. Exceptional uniformity with full cutoff creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**HOUSING** - One-piece, die-cast aluminum in a multi-radiused, rectangular shape with mounting arm cast in as an integral part of the housing. All hardware is stainless steel or electro-zinc plated steel.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to die-cast aluminum door assembly. Secures to housing with stainless steel hinge bracket. Integral over-center latch allows easy tool-less access to driver. Optic provided with catch mechanism to limit door swing. One-piece extruded silicone gasket seals optical assembly against the housing.

**MOUNTING** - Use with 5" traditional drilling pattern. Integral cast mounting arm is flat for square pole applications. Use round pole adaptor (RPPC) to mount to round poles. RPPC must be ordered separately. Extruded 6" arm extension is available (but not required for 90° or 120° mounting configurations).

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002 Scenario 1, Location Category C. Available with universal voltage power supply 120-277VAC (UE-50/60Hz input) and 347-480VAC. Optional twistlock photocell receptacle is available. Photocell must be ordered separately.

**DRIVER** - Available in 350mA and 450mA drive currents. (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 RF/EMI standard.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F)

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, graphite, satin verde green, metallic silver and white. Meets requirements of ASTM B117 1000-hour salt fog and ASTM G155 1000-hour Xenon Arc UV tests (supersedes G53 UVB313).

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Applications Group at [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com)

**SHIPPING WEIGHT (in carton)** - 56 lbs /25.4 Kg

**LISTING** - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

**LIGHT OUTPUT - XPT3**

	# of LEDS	Lumens (Nominal)		
		Type 5	Type FT	Watts
350 mA	128	10490	12710	137
450 mA	128	12630	15350	180

This product, or selected versions of this product, meet the standards listed below.

Please consult factory for your specific requirements.



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_

Catalog # \_\_\_\_\_

10/08/12

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LSI INDUSTRIES INC.

22.12



**AccuLite™****ALARI™****Wall Sconce**

MAGNETIC HID AND COMPACT FLUORESCENT

Project: \_\_\_\_\_

Fixture Type: \_\_\_\_\_

Location: \_\_\_\_\_

Contact/Phone: \_\_\_\_\_

Cat. No: \_\_\_\_\_

**PRODUCT DESCRIPTION**

The Alari luminaire is a wall mounted performance sconce that provides a graceful transition from the parking lot to the building. The sweeping curves and elegant lines create a daytime appeal not normally found in a luminaire of this type. But it is the high performance optics that complete the Alari package, providing even illumination and exceptional fixture spacing. The Alari wall luminaire is available with HID or compact fluorescent light sources, with an array of emergency lighting options that meet all local and national code requirements.

**Performance** Highly engineered optics ensure industry leading light levels with superior uniformity. A full compliment of beam spreads make the Alari™ luminaire the ideal choice for elegant high performance lighting.

**PRODUCT SPECIFICATIONS**

**Optics** Precision engineered multi-faceted reflectors ensure precise light control and superior uniformity • Heat resistant tempered glass lens • Two distributions available.

**"Dark Sky" Friendly** Full cut-off precision optics.

**Tool-Less Relamping** Snap action door latch reduces maintenance time. No tools are required for access to the lamp, ballast, or wiring compartment.

**Construction** Die cast aluminum housing • Stainless steel external hardware • Hinged door • Tempered glass lens mechanically attached with lens clip to facilitate lens replacement • Silicone rubber gaskets completely seal the unit • Rubber grommet for wiring entry keeps bugs and dust out of the fixture • J-Box mounting bracket includes level for a straight fixture installation.



**"Easy-Install" Mounting** Mounts to a standard 3 1/2" or 4" junction box • Using the built-in level, align the bracket and secure it • Hang the luminaire and secure with heavy duty set screws

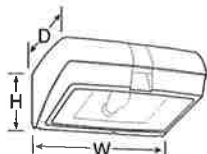
**Lampholder** HID - specification grade porcelain • CFL - 4 pin GX24Q base

**Ballasts** Low temperature starting • HPF magnetic ballast - Probe start MH -30°C, Pulse Start MH -40°C, HPS -40°C • Electronic ballast - CFL -18°C

**Certification** UL1598/CSA C22.2 250 • Suitable for wet locations

**DIMENSIONS**

D	W	H
13 1/2"	15 1/2"	8"



22.13



JUNO LIGHTING GROUP  
by Schneider Electric

## LED SOFFIT LIGHT (XSL2)



Crossover® LED Lighting

# lighting facts<sup>CM</sup>

A Program of the U.S. DOE

<b>Light Output (Lumens)</b>	<b>4957</b>
<b>Watts</b>	<b>62.2</b>
<b>Lumens per Watt (Efficacy)</b>	<b>79</b>

<b>Color Accuracy</b> Color Rendering Index (CRI)	<b>69</b>
--	-----------

**Light Color**  
Correlated Color Temperature (CCT)

5100 (Daylight)

Warm White	Bright White	Daylight
2700K	3000K	4500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results. Products qualified under the DOE ENERGY STAR® program have the ENERGY STAR mark on this label.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: KGGN-EDE2GE  
Model Number: XSL2-S-LED-50-CW-UE  
Type: Surface and pendant-mounted downlights

This "Lighting Facts Label" represents LSI's commitment, through participation in the Department of Energy's SSL Quality Advocates program, to accurately report performance criteria of our LED fixtures. **This label represents a single test of a single fixture. Input power below represents rated values for the family.** Color temperature and lumen output for each variation of this Crossover® fixture can be found in the ordering information below as well as at [www.lightingfacts.com](http://www.lightingfacts.com).

LIGHT OUTPUT - XSL2		
Fixture	Distribution	Lumens (Nominal)
XSL2	Type S	5000
Input Power of 60 watts		

**Crossover®**  
LED LIGHTING TECHNOLOGY

US patents D574994 & D595896 & 7828456 and US & Int'l. patents pending

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Select high-brightness LEDs. 5000°K color temperature (nominal).

**DISTRIBUTION/PERFORMANCE** - Type S. Excellent uniformity with full cutoff.

**HOUSING/OPTICAL UNIT** - Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Weather-tight aluminum enclosure contains factory prewired driver to ensure no water entry. Sealed optical unit containing LEDs rated IP67.

**MOUNTING** - Direct mounts with screws through the trim frame (standard). Optional channel bar kit available to suspend assembly from ceiling joists.

**ELECTRICAL** - Universal frequency power supply (50/60 Hz). Supply voltage must be specified for pre-wired thermal protectors.

**DRIVER** - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver will operate with input of 120V thru 277V (50/60 Hz). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is white.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Applications Group at [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com)

**LISTING** - Listed to U.S. and Canadian safety standards. Suitable for damp locations.

**This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.**



**IP67**



**RoHS COMPLIANT**



Suitable for damp locations

**Not all versions of this product are CE certified.**

02/11/11

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LSI INDUSTRIES INC.

Project Name \_\_\_\_\_

Fixture Type \_\_\_\_\_

Catalog # \_\_\_\_\_

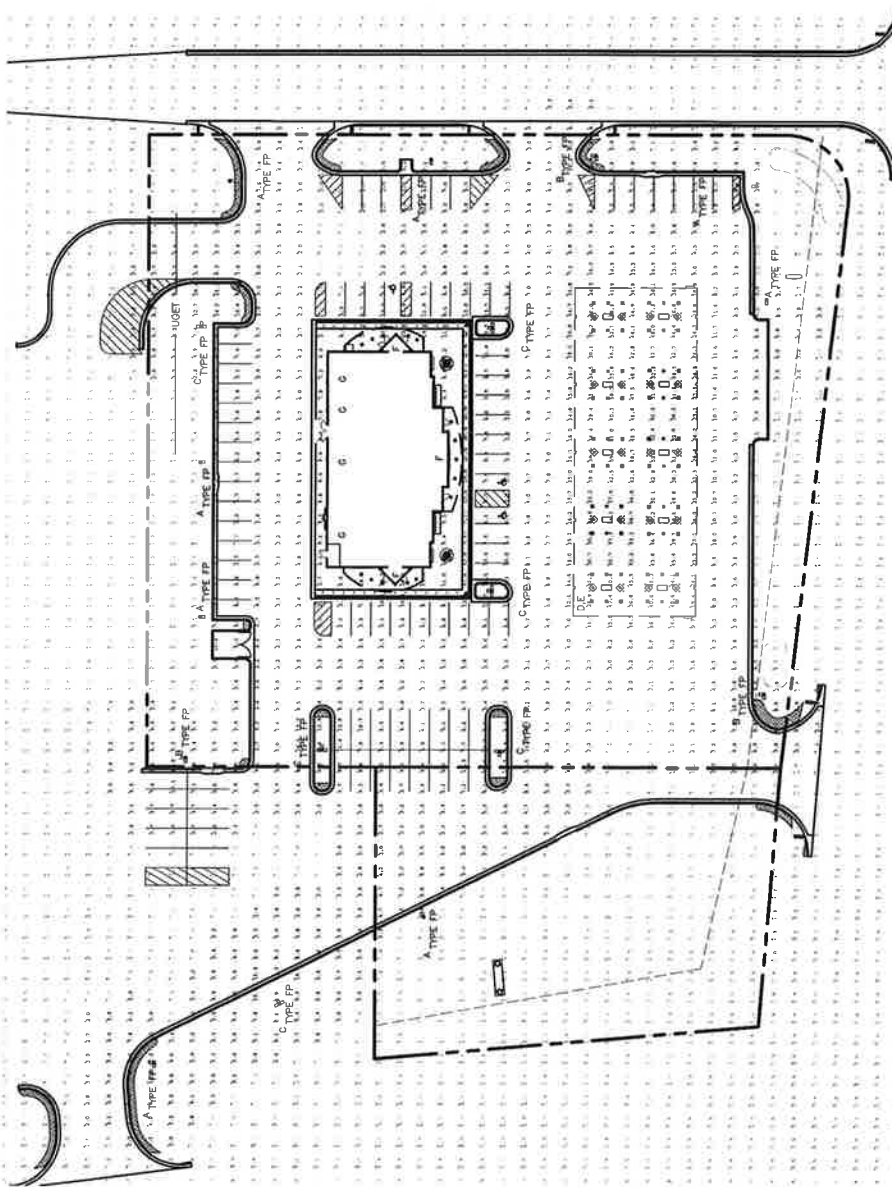
*22.14*  
**LSI**  
Industries®  
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LUMINAIRE SCHEDULE			
QTY	LABEL	ARRANGEMENT	DESCRIPTION
7	A	SINGLE	XP13-FT-LED-128-350-CW-UE
4	B	2 @ 90°	XP13-FT-LED-128-350-CW-UE
6	C	3 @ 90°	XP13-FT-LED-128-350-CW-UE

LUMINAIRE SCHEDULE			
SYMBOL	QTY	LABEL	ARRANGEMENT
□	40	D	SINGLE
□	20	E	SINGLE
□	15	F	SINGLE
□	4	G	SINGLE



PHOTOMETRIC SITE PLAN

SHEET NUMBER

1

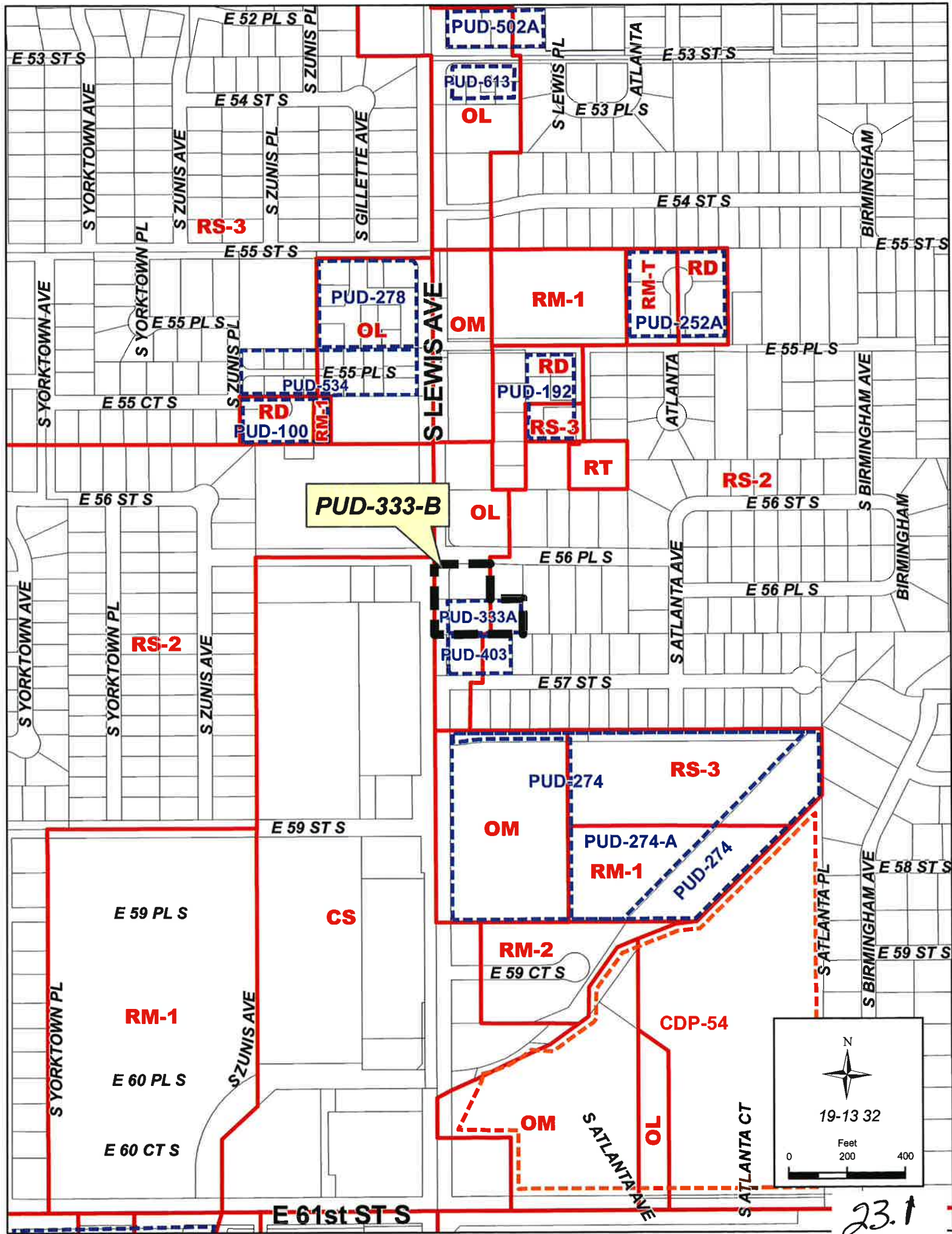
STORE NO.: 0041  
Harvard & 144  
Tulsa, OK



DATE: 06/27/2013  
VERSION: 1.0  
REVISIONS: 1.0  
REVISIONS: 1.0

REV	DATE	DESCRIPTION
1	06/27/2013	1.0

41.22









July 24, 2013

## STAFF RECOMMENDATION

**PUD-333-B:**    **PUD Detailed Site Plan** – A 1.07-acre tract that is part of, Section 32, T-19-N, R-13-E, all of Lots-1 and 2, Block-1, BancFirst 56<sup>th</sup> & Lewis Addition a subdivision in the City of Tulsa, located at the Southeast corner of East 56th Place South at South Lewis Avenue; CZM 47; Atlas 661;CD-2

---

### CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for an automatic teller machine (ATM) drive thru facility.

### PERMITTED USES:

The following uses are permitted in PUD-333-B:

Those uses permitted by right in Use Unit 10, off street parking areas; Use Unit 11, offices, studios, and support services, including but not limited to drive-in bank facilities, an automatic teller facility; Use Unit 21 Business Signs and Outdoor advertising signs, limited to business signs identifying the project and businesses and tenants within the project and directional signs and uses customarily incidental and accessory to such permitted principal uses

*Staff Comment: The proposed ATM drive thru facility is allowed by right.*

### DIMENSIONAL REQUIREMENTS:

The new drive thru structure and site plan shown on the site plan matches the concept plan illustrated in the Major Amendment PUD-333-B. The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

### ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Planned Unit Development.

### OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

23.3

#### LIGHTING:

Site lighting plans and details are provided. The plan illustrates a design that meets the minimum standards outlined in the Planned Unit Development and in the Zoning Code.

#### SIGNAGE:

The site plan illustrates ground, monument or wall sign locations which require a separate permit. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

#### SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening is consistent with the Planned Unit Development requirements and it meets the minimum standards of the Landscape portion of the Tulsa Zoning Code.

No new trash enclosures are anticipated with this phase of construction.

#### PEDESTRIAN ACCESS AND CIRCULATION:

Appropriate sidewalk improvements are shown in the street right-of-way on South Lewis and on East 56<sup>th</sup> Place South.

#### MISCELLANEOUS SITE CONSIDERATIONS:

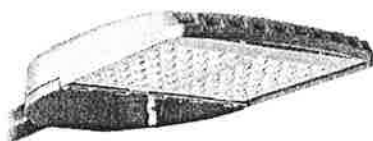
There are no concerns regarding the development of this area as it relates to the terrain modifications.

#### SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved PUD-333-B. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD, and the stated purposes of the Planned Unit Development Section of the Zoning Code.

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

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



# D-Series Size 1

## Mast Arm Mount LED Area Luminaire



DESIGNLIGHTS  
CONSORTIUM



Catalog Number **DSX1 LED 30B/700/40K SR4 MV**

Notes

Type **LED POLE HEAD PROPOSED**

d-series

### Specifications

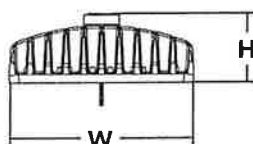
**EPA:** 0.9 ft<sup>2</sup>  
(0.08 m<sup>2</sup>)

**Length:** 27"  
(68.6 cm)

**Width:** 13"  
(33.0 cm)

**Height:** 5"  
(12.7 cm)

**Weight (max):** 26 lbs  
(11.8 kg)



### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 - 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

**EXAMPLE:** DSX1 LED 2 30B700/40K SR3 MVOLT MA DDBXD

DSX1 LED 2		30B700/40K SR4		MVOLT		HS		DDBXD	
DSX1 LED	1 One engine (30 LEDs)	530 mA options:	SR2 Type II	MVOLT <sup>2</sup>	MA	Mast arm ready	Shipped installed (blank) No NEMA twist-lock receptacle (decorative cover), wildlife shield, trigger latch, and bridge fitter. DMG 0-10V dimming driver (no controls) <sup>4</sup> PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) <sup>5</sup> HS House-side shield <sup>6</sup> WTB Utility terminal block DS Dual switching <sup>7,8</sup> BUBLVL External bubble level	DDBXD	Dark bronze
	2 Two engines (60 LEDs)	30B530/30K 3000K	SR3 Type III	120 <sup>2</sup>				DBLXD	Black
		30B530/40K 4000K	SR4 Type IV	208 <sup>2</sup>				DNAXD	Natural aluminum
		30B530/50K 5000K	SR5 Type V	240 <sup>2</sup>				DWHXD	White
			FT Forward throw	277 <sup>2</sup>				DDBTXD	Textured dark bronze
		700 mA options:		347 <sup>2</sup>				DBLBXD	Textured black
		30B700/30K 3000K		480 <sup>2</sup>				DNATXD	Textured natural aluminum
		30B700/40K 4000K						DWHGXD	Textured white
		30B700/50K 5000K							

### Accessories

Ordered and shipped separately.

	Pole-mounted motion/ambient sensor, 8-15' mounting height, MVOLT (specify finish)
	Pole-mounted motion/ambient sensor, 15-30' mounting height, MVOLT (specify finish)
DLL127F 1.5 JU	Photocell - SSL twist-lock, MVOLT*
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)*
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)*
SC U	Shorting cap*
DSX1HS U	House-side shield (one per light engine)

For more control options, visit [www.lithonia.com](#) and [www.lightingfacts.com](#) online.

Visit Lithonia Lighting's [www.lithonia.com](#) to see our wide selection of poles, accessories and educational tools.

### NOTES

- Configured with 4000K (/40K) provides the shortest lead times. Consult factory for 3000K (/30K) and 5000K (/50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60Hz).
- Not available with single board, 530 mA product (1 30B530).
- Not available with 347 or 480V.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; requires NEMA twist-lock receptacle. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: [sales@roamservices.net](mailto:sales@roamservices.net).
- Also available as a separate accessory; see Accessories information at left.
- Requires two light engines. Provides 50% dimming capability via two independent drivers, each operating half the luminaire. N/A with PER, DCR, DMG, WTB or 530mA with 347v or 480v.
- Requires an additional switched line.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

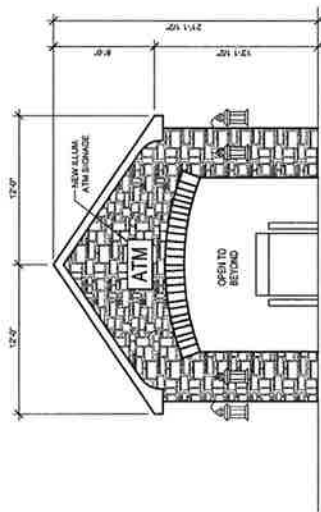


One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 •  
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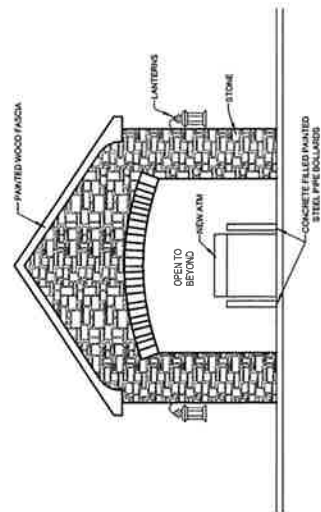
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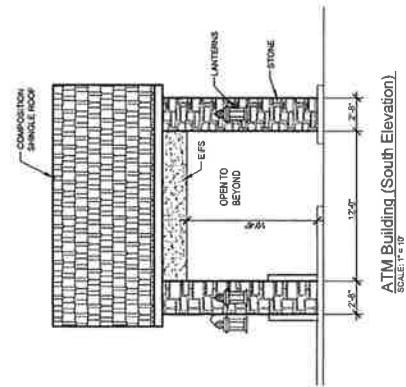




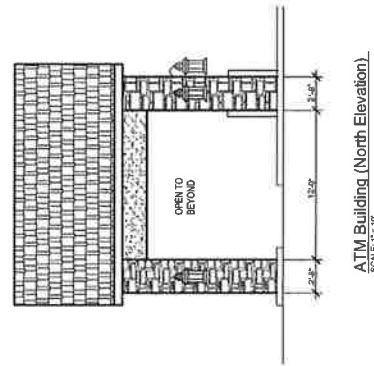
ATM Building (West Elevation)  
SCALE: 1" = 10'



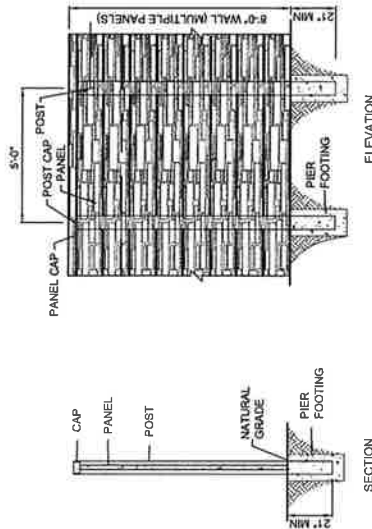
ATM Building (East Elevation)  
SCALE: 1" = 10'



ATM Building (South Elevation)  
SCALE: 1" = 10'



ATM Building (North Elevation)  
SCALE: 1" = 10'



Boundary Screening Wall  
SCALE: NONE

DSP-2  
(ATM)  
BUILDING ELEVATIONS & SCREENING FENCING  
BancFirst 56th & Lewis Addition

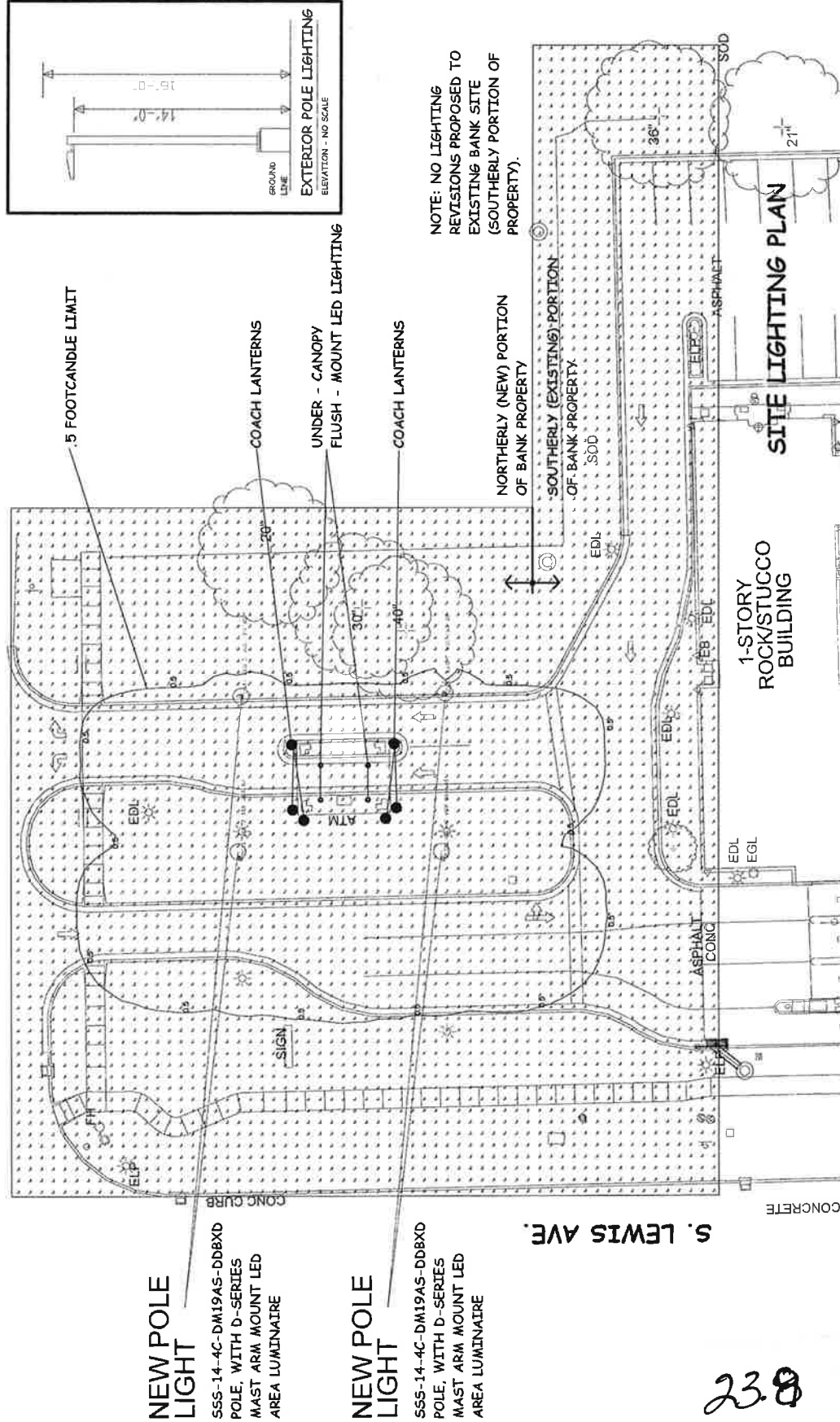
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FILE NUMBER: 1813 324  
DRAWING DATE: 7-11-13  
OWNER/DEVELOPER:  
BancFirst  
1000  
Oklahoma City, OK 73102-4465  
OWNER/ENGINEER:  
Shoreline West & Associates, Inc.  
6111 East 32nd Place  
Tulsa, Oklahoma 74133  
DESIGNER:  
Shoreline West & Associates, Inc.  
6111 East 32nd Place  
Tulsa, Oklahoma 74133  
SCALE: 1" = 10'  
NORTH

Luminaire Schedule					Description					Luminaire Data					Notes				
Symbol	Label	Qty	[MANUFAC]							Luminaire	Watts	LLF	LLD	LOD	BF	No. Lamps	[LAMP]	[BALLAST]	Lum. Eff. (%)
	DSX1 LED 2.40K SR4 HS	4	Littonia Lighting		DSX1 LED 2.308700/40K SR4 MOUNT HS MA					N.A.	142.8	0.880	1.000	1.000	1.000	1	ONE 142.8WATT LED, AIMED DOWN ROAD	LEDINTA0700C21000	N.A.

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	AngMin	MaxMin		
Ground Plane	Illuminance	Fc	0.82	5.5	0.0	N.A.	N.A.		

**BOTTOM OF FIXTURE: 14'-0" ABOVE FINISHED GRADE  
FLUSH - MOUNT AT-GRADE, POLE BASE UNIT**

**E. 56TH PL.S.**



KG

NOTES:

LITTONIA - DSX1 LED 2 308700/40K SR4 HS  
7-11-13

PROJECT NAME:

BANCRIST - TULSA



**COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUESTS**  
Northwest Passage (CPA-5)

**I. PROPERTY INFORMATION AND LAND USE REQUEST**

<b>Request 1:</b>	<b>Request 2:</b>
<b>Existing Land Use:</b> <i>New Neighborhood (25.8 ac.) and Neighborhood Center (96.94)</i>	<b>Existing Land Use:</b> <i>New Neighborhood</i>
<b>Proposed Land Use:</b> <i>Town Center</i>	<b>Proposed Land Use:</b> <i>Employment</i>
<b>Location:</b> N & S of the Gilcrease Parkway, from N. 41st W. Ave. to the SE corner of Gilcrease Parkway and N. Gilcrease Museum Rd	<b>Location:</b> SW corner of Osage Dr and Gilcrease Parkway
<b>Size:</b> approx. 122.74 acres	<b>Size:</b> approx. 23.21 acres
<b>Staff Recommendation:</b> Approval	<b>Staff Recommendation:</b> Denial

**A. Background**

The requested land use amendments are concurrent with rezoning applications Z-7237 and Z-7238, and a PUD major amendment application (PUD-624-A). There are two different land use amendment requests in this application. This staff report provides a summary of both requests and staff recommendations.

Northwest Passage (a total of approx. 661 acres) was approved for a mix of uses in PUD-624 in February, 2000 under the previous Comprehensive Plan. The PUD included various uses: single-family, multifamily, commercial, open space, sports complex, community center, daycare, senior care, and school campus. Since that time, the only development that has occurred is single family, located in the southern portion of the PUD. The portions of the PUD subject to the Comprehensive Plan amendment requests remain undeveloped.

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, this area was designated as an *Area of Growth*:

"The purpose of **Areas of Growth** is 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 general agreement exists 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."

The *Neighborhood Center* and *New Neighborhood* land use designations were assigned to the area subject to the amendment requests at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

**"Neighborhood Centers** are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations."

"The **New Neighborhood** Residential Building Block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center."

#### **B. Land Use Designations**

The applicant is proposing to introduce two new land uses on this site as part of the amendment requests: *Town Center* and *Employment*.

**"Town Centers** are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and

can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.”

“**Employment** areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.”

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.”

### C. Zoning and Surrounding Uses:

#### Request 1: *New Neighborhood and Neighborhood Center to Town Center*

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	Unincorporated Osage County	Gilcrease Parkway r-o-w, scattered residential and agricultural uses
South	AG, RS-3/PUD-624, RM-1/PUD-624, CS/PUD-624	<i>New Neighborhood, Neighborhood Center,</i>	vacant
East	RS-3/PUD-624, RM-1/PUD-624, CS/PUD-624	<i>New Neighborhood</i>	vacant/conservation area
West	AG, RS-3/PUD-624, RM-1/PUD-624	<i>Neighborhood Center, New Neighborhood</i>	scattered residential and agricultural uses



**Request 2: New Neighborhood to Employment Center**

Location	Zoning	Existing Land Use Designation	Existing Use
North	AG	Unincorporated Osage County	Gilcrease Parkway r-o-w scattered residential and agricultural uses
South	RS-3/PUD-624, RM-1/PUD-624	<i>New Neighborhood</i>	vacant
East	CS, IL	<i>New Neighborhood</i>	Osage Drive, 44 acre site under construction for an industrial use (Use Unit 25 - welding shop)
West	RS-3/PUD-624	<i>New Neighborhood</i>	vacant/conservation area

**D. Applicant's Justification:**

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. how conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. how changes have impacted the subject site to warrant the proposed amendment; and
3. how the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following justification as part of their application:

*"The proposed Comprehensive Plan Amendment has been brought about due to boundary changes to the PUD this request affects and more importantly, changes to the alignment of the Gilcrease Expressway, which bisects the northern portion of the affected PUD (Northwest Passage- PUD 624). The current alignment of the Gilcrease Expressway has shifted south from its original alignment and has created a substantial change in the amount of developable area available on the north side of the Gilcrease Expressway. The PUD now has a significant amount of frontage on both sides of the Gilcrease Expressway, which lends itself to higher intensity types of development in this area of the PUD. There is approximately 5,420 LF of frontage along the north side of the Gilcrease Expressway and over 7,280 LF of frontage on the south side. This frontage will be provided access by the proposed service roads for the expressway. The Tulsa Comprehensive Plan's "Growth and Stability Plan" shows the entire PUD as an "Area of Growth" and while the Land Use Plan designates a portion of the Gilcrease Expressway frontage area as "Neighborhood Center", and the remainder as "New*

*Neighborhood”, it is felt that a higher mixed use intensity is warranted and needed for this and the surrounding area. The Comprehensive Plan Amendment requests Town Center and Employment Land Uses along the majority of the Gilcrease Expressway frontage (see Exhibit ‘A’ – Comprehensive Plan Amendment). There are 122.74 acres, divided into four separate tracts, of “Town Center” and 23.21 acres allocated to one tract of “Employment” land uses. The remaining portion of the PUD fronting on the Gilcrease Expressway is part of a Conservation Easement and devoted to Open Spaces.*

*There are a number of benefits in developing these areas along the Gilcrease Expressway at a higher intensity use. In addition to creating a buffer for the residential uses and shifting these uses away from the Gilcrease Expressway, the economic stimulus that would be provided by these proposed higher intensity uses would have a positive impact on the immediate and surrounding areas, in terms of new jobs created and sales tax revenues and new demand for housing.”*

**E. Staff Response:**

**Request 1: New Neighborhood and Neighborhood Center to Town Center**

Conditions relating to the subject site (since the PUD was approved in 2000) have changed based on the realignment of the Gilcrease Parkway. Initially when the PUD was approved and land use designations assigned to the site, the alignment for the Gilcrease Parkway formed the northern boundary of the site. With the adoption of the Tulsa Comprehensive Plan in 2010, *Neighborhood Center* designations were assigned to the northwestern portion of the PUD, which was on the edge of the *New Neighborhood* area at that time.

The change in the alignment of the Gilcrease Parkway has impacted the northwestern portion of the subject site to warrant the amendment request from *Neighborhood Center* to *Town Center*. Once the alignment of the Gilcrease Parkway moved further south, this portion of the subject site was bisected. Because of its significant frontage to the north and south of the Gilcrease Parkway, and resulting isolated properties to the northwest, the smaller scale *Neighborhood Center* designation is no longer appropriate. The *Town Center* designation exists along and straddles many of the expressways in the City of Tulsa and would be appropriate in this situation.

The proposed amendment from “*Neighborhood Center*” to “*Town Center*” will contribute to the surrounding area by providing commercial opportunities in a location of the City where they are currently lacking. The Tulsa Comprehensive Plan supports this land use as stated in Land Use Priority 3 in the Comprehensive Plan (p. LU 81):

*“Goal 9 - Tulsa North’s economy is at least as robust, sustainable and as stable as the remainder of Tulsa’s economy”*

Comprehensive Plan Policy 9.1 (p. LU 81) states the need to focus planning and reinvestment in the Tulsa North area to provide opportunities for citizens and businesses to improve economic stability. A *Town Center* in the proposed location could support these opportunities in the area.

**Request 2: *New Neighborhood to Employment Center***

This area subject to the *Employment land use designation* request was assigned a *New Neighborhood* designation at the time of adoption of the Tulsa Comprehensive Plan in 2010. Unlike the area subject to the *Town Center* request on the northwestern portion of the PUD, the Gilcrease Parkway alignment did not change on this (the northeastern portion) of the PUD.

Several factors have been identified that do not support an *Employment* land use designation at this location. The steep terrain of this site (see photos on page 7 & 8) contributes to the natural beauty and character of the area. Comprehensive Plan Policy 9.2 (p. LU 82) states the need to enhance the quality of the built and natural environment in North Tulsa. The location of the proposed “Employment” designation would not enhance this PUD, rather it would utilize an important natural feature for industrial space, rather than for quality residential uses. Adding a component of industrial character to Northwest Passage would not enhance the economic viability and quality of life of residents and businesses in the area.

*Employment* areas, as defined in the Comprehensive Plan, require access to major arterials or interstates. The Major Street and Highway Plan (MSHP) designates the segment of Gilcrease that forms the northern boundary of the site as a Parkway. Osage Drive, which forms the eastern boundary of the site is classified as a Secondary Arterial in the MSHP. Another transportation issue related to this request is that access into the site by industrial traffic (truck traffic) could be hindered by the steep terrain.

There does not appear to be any direct relationship or resulting negative impacts of the existing *Employment* designation to the north and the IL zoning to the east to this site because of the significant separation. When the 44 acre IL zoned property to the east of the site across Osage Drive was rezoned in 2011, it was noted that an industrial use on the 44 acre site would not negatively impact the surrounding residential areas because of the separation. Therefore, there is no need to create additional employment uses on the subject site to buffer from the adjacent industrial site.



## SITE PHOTOS



**Looking south at the site  
(area subject to the Employment land use designation request)**



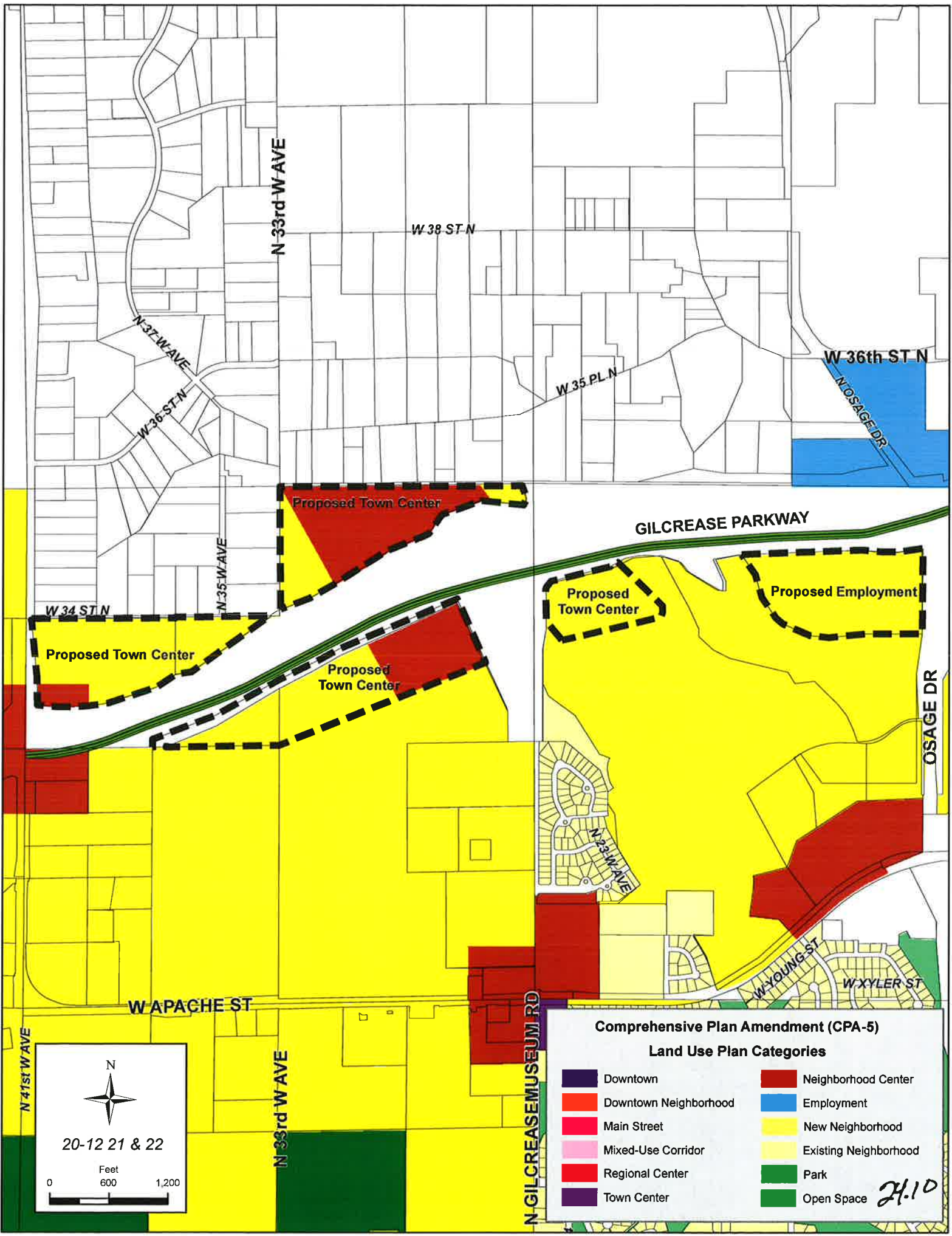
**Heading west on Gilcrease Parkway -  
subject site to the south (left)**

## II. STAFF RECOMMENDATION

Staff recommends **APPROVAL** of request 1: *New Neighborhood and Neighborhood Center to Town Center*

Staff recommends **DENIAL** of request 2: *New Neighborhood to Employment Center*



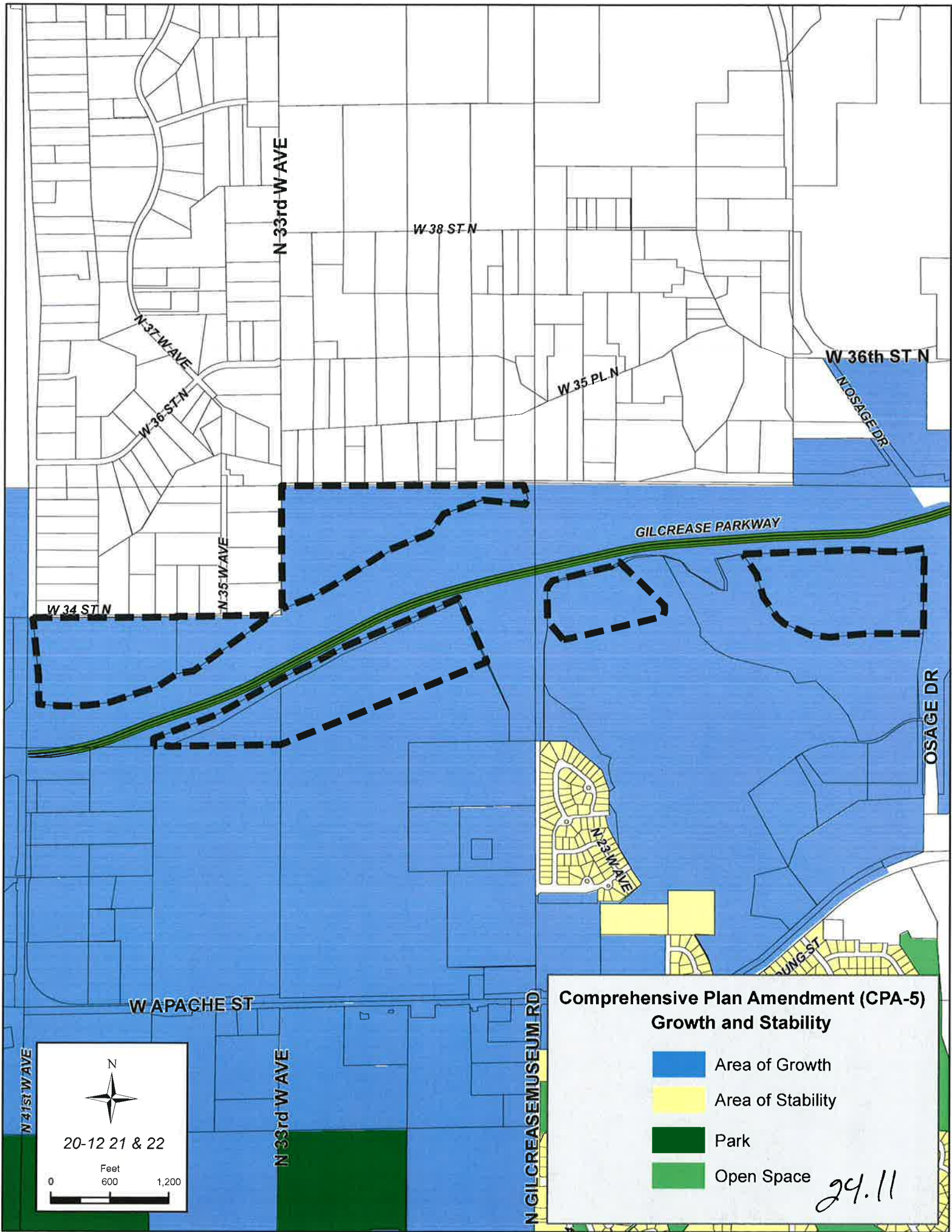


**Comprehensive Plan Amendment (CPA-5)**

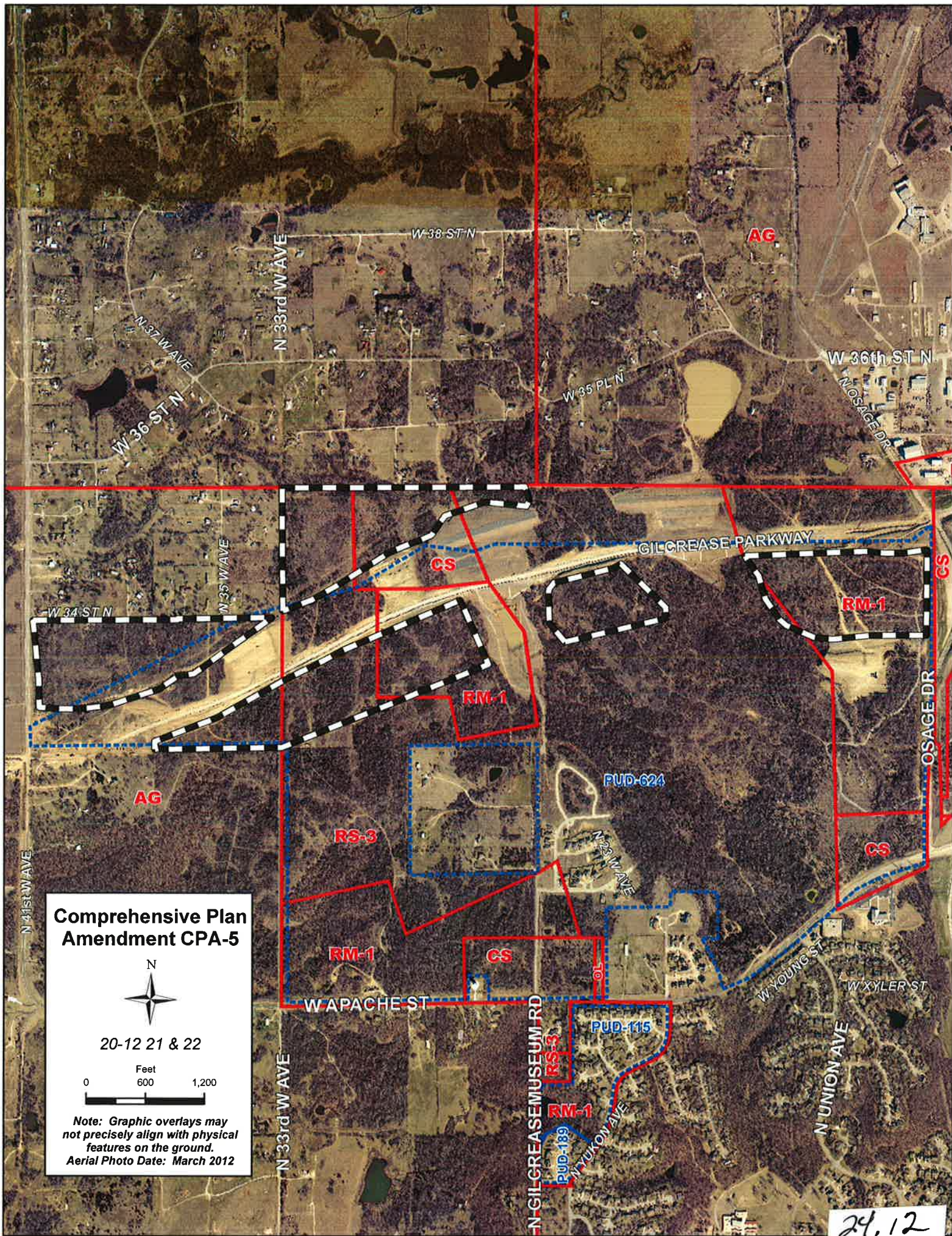
**Land Use Plan Categories**

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

24.10







**Comprehensive Plan  
Amendment CPA-5**



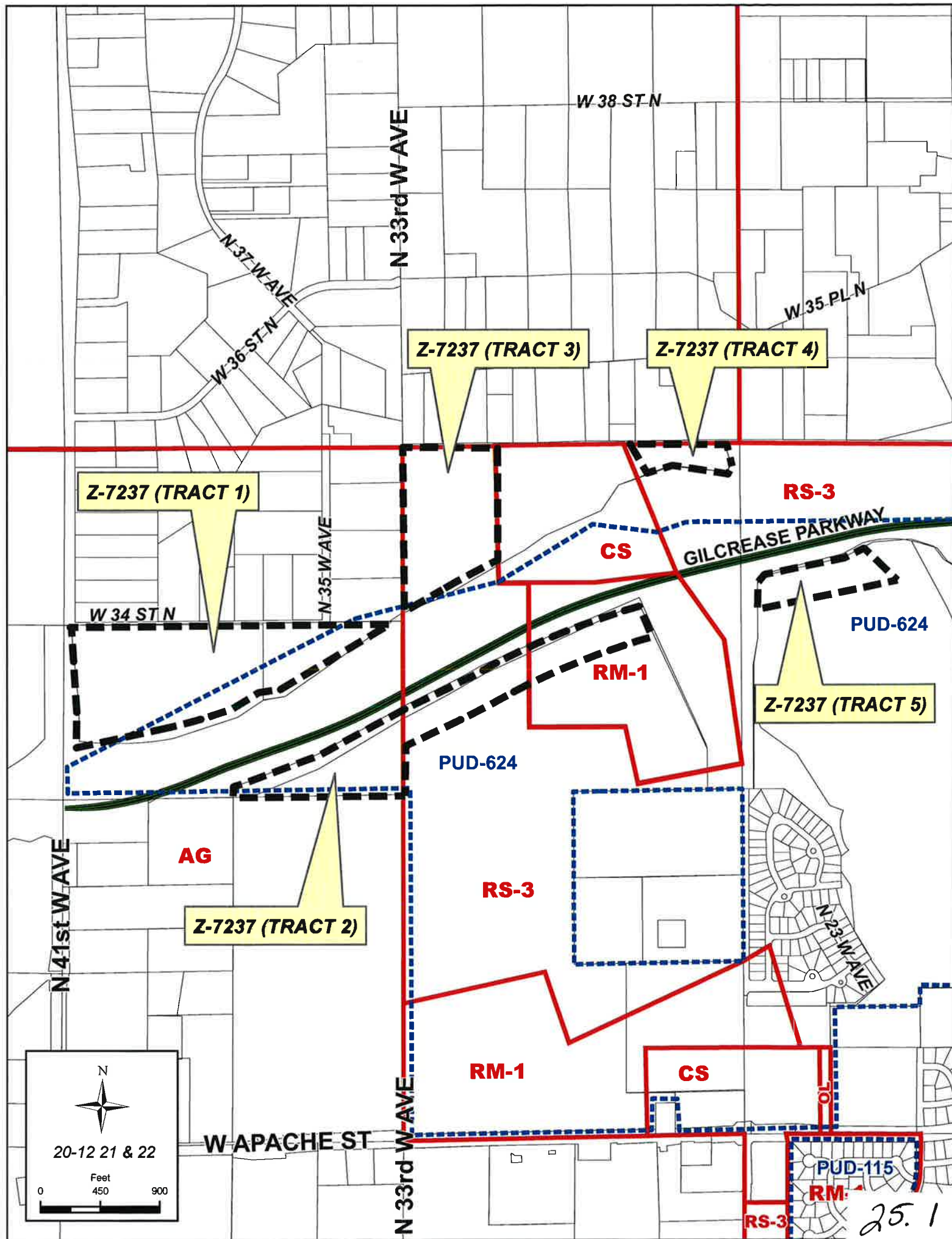
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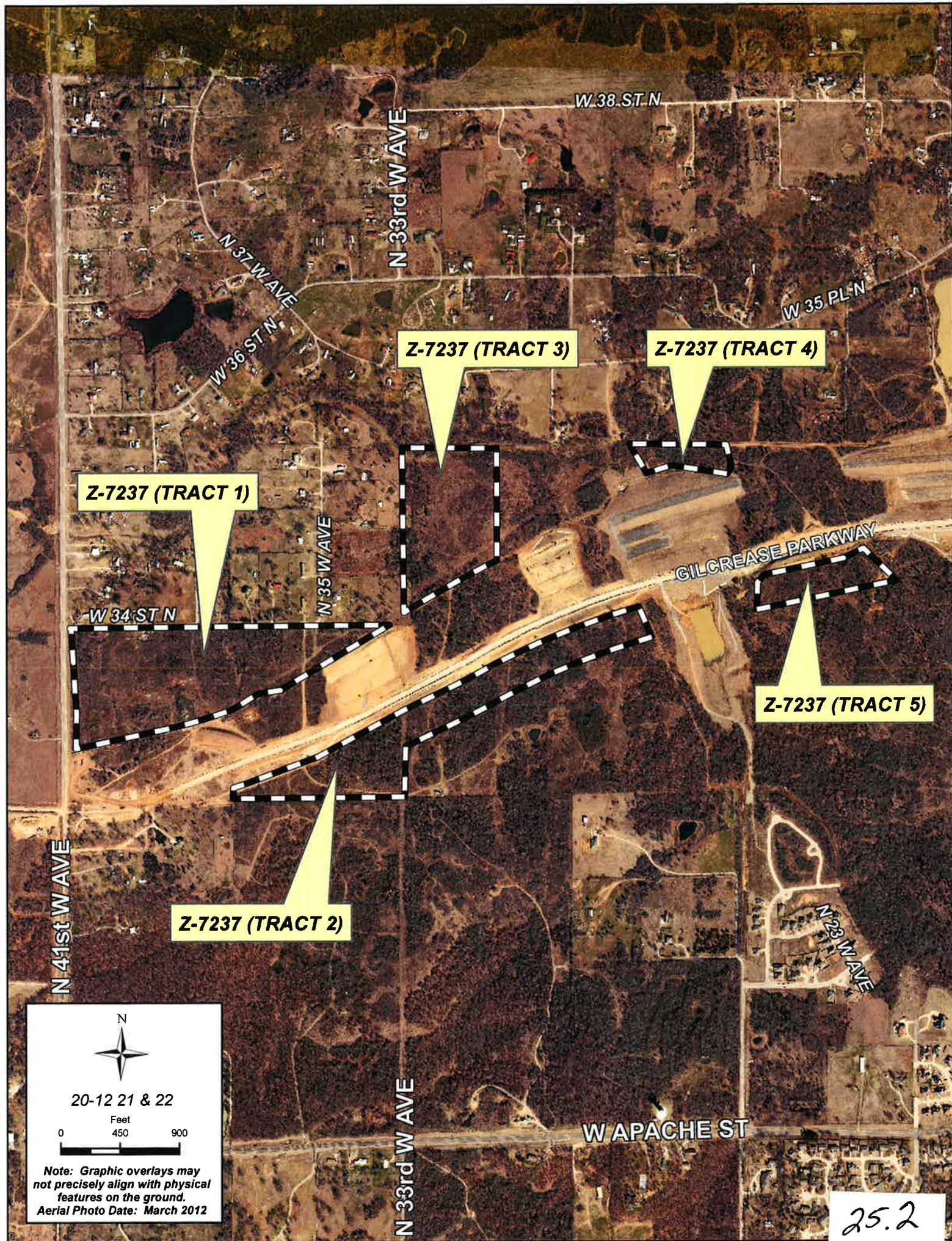
Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: March 2012

24.12











**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7237**

**TRS 0221/ 0222**

**Atlas 0**

**CZM 27/ 28**

**CD-1**

**TMAPC Hearing Date:** July 24, 2013

**Applicant:** TEP Assoc., Inc./ Tim Terral

**Tract Size:** 82± acres

**ADDRESS/GENERAL LOCATION:** 5 parcels of land on the north and south side of the Gilcrease Parkway between North 41<sup>st</sup> West Avenue and North Osage Drive. All the parcels are in Osage County within the City Limits of Tulsa.

**EXISTING ZONING:** AG/ RS-3/ RM-1

**EXISTING USE:** Vacant/ residential

**PROPOSED ZONING:** CS

**PROPOSED USE:** Commercial

**ZONING ORDINANCE:** Ordinance number 19753 dated February 18, 2000; 11918 dated September 1, 1970, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**PUD-624 February 2000:** All concurred in approval of a proposed Planned Unit Development on a 661± acre tract of land for a mixed use development including single-family, multifamily, commercial, open space, sports complex, community center, daycare, senior care, and school campus, on property located on the north side of West Apache Street, west of Osage Drive and extending north and extending west to 41<sup>st</sup> West Avenue, also known as the subject tract.

**PUD-565 July 1997:** Staff and TMAPC recommended approval of the Planned Unit Development (Northwest Passage), for a mixed use development which included single-family residential, townhomes, apartments, commercial development and a golf course, subject to conditions and the deletion of Use Unit 12A. The file was transmitted to City Council for final action; however, the applicant requested that the PUD be put on hold. After a year, of being on hold, City Council sent it back to staff and applicant withdrew the application, on the subject tract.

**BOA-14308 November 20, 1986:** The Board of Adjustment approved a Special Exception to allow for a portable ready-mix concrete batch plant, on a temporary basis in a CS district; subject to a time limit of 1 year, on property located at the northeast corner of West Apache Street and North Osage Drive.



## **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject properties total approximately 82+ acres in size and are located north and south of the Gilcrease Parkway between North 41<sup>st</sup> West Avenue and North Osage Drive. The properties are all wooded with significant terrain considerations. All are undeveloped and are currently zoned AG, RS-3 and RM-1.

**SURROUNDING AREA:** The subject parcels are generally surrounded by large lot residential properties which are zoned AG or RS-3 however at least one residential multifamily (RM-1) tract exist west of the proposed extension for Gilcrease Museum Road. A large part of the RM-1 zoning is taken by the parkway right-of-way interchange. The north edge of Tracts 1, 3 and 4 are on the boundaries of the Tulsa City Limits

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

**TRANSPORTATION VISION:** The Comprehensive Plan designates Gilcrease Parkway as a parkway with a minimum right-of- way width that is much smaller than the current ownership taken by the City of Tulsa. Ultimately the transportation vision for this area, as shown in the Comprehensive Plan, defines the "Gilcrease Expressway" as a freight corridor which will help disentangle the freight and commuter corridor systems in Tulsa.

The Transportation section of the Comprehensive plan; Goal 10, identifies the Gilcrease corridor as "an important element to the future economic growth and development of north and west Tulsa.

## **STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
North 41 <sup>st</sup> West Avenue	Secondary Arterial	100'	2
Gilcrease Parkway	Parkway	150'	2

## **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The subject tracts are a mix of Neighborhood Center and New Neighborhood areas however the Comprehensive Plan did not recognize the large parcels that were affected by the Gilcrease Parkway.

A Comprehensive Plan Amendment has been submitted concurrently with this zoning application changing the vision for all of these parcels to be considered as a Town Center.

Staff has recommended approval for the Town Center designation for these areas therefore we have analyzed this zoning request from the Town Center Perspective.

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods,

25.4

and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

*Staff Comment: The requested CS zoning can be supported as an underlying zoning designation inside a PUD. The CS zoning request is not appropriate unless the anticipated approval for Town Center designation is approved.*

All parcels are included in an area of growth:

The purpose of **Areas of Growth** is 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 general agreement exists 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: The proposed CS zoning and Comprehensive Plan revisions are all consistent with the Area of Growth Vision for the area.*

#### **STAFF RECOMMENDATION:**

The CS zoning request will be consistent with the Comprehensive Plan only if the Comprehensive Plan amendments as submitted concurrently with this request is approved.

The future vision of the Gilcrease corridor is defined in the Comprehensive Plan as an important element for growth in north and west Tulsa. CS zoning along the corridor is consistent with that vision.

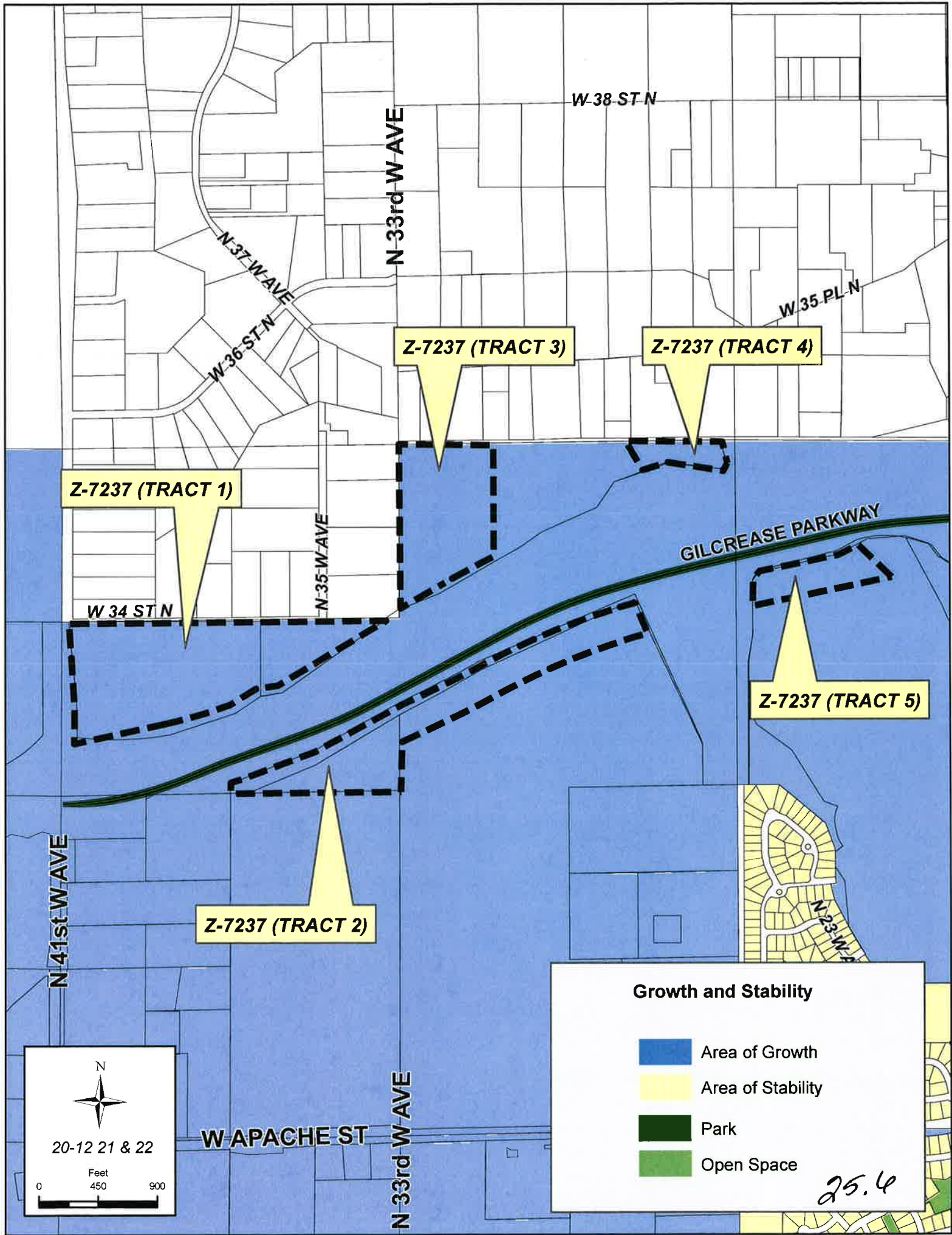
The Parkway designation is an important consideration of this CS zoning request. The requested zoning is an underlying request for a major amendment to the PUD that can enhance the environmental character of this part of Tulsa. The ultimate development of this area should be sensitive to the natural environment of this area.

The zoning request is consistent with the proposed Comprehensive Plan amendments and anticipated future development of this area.

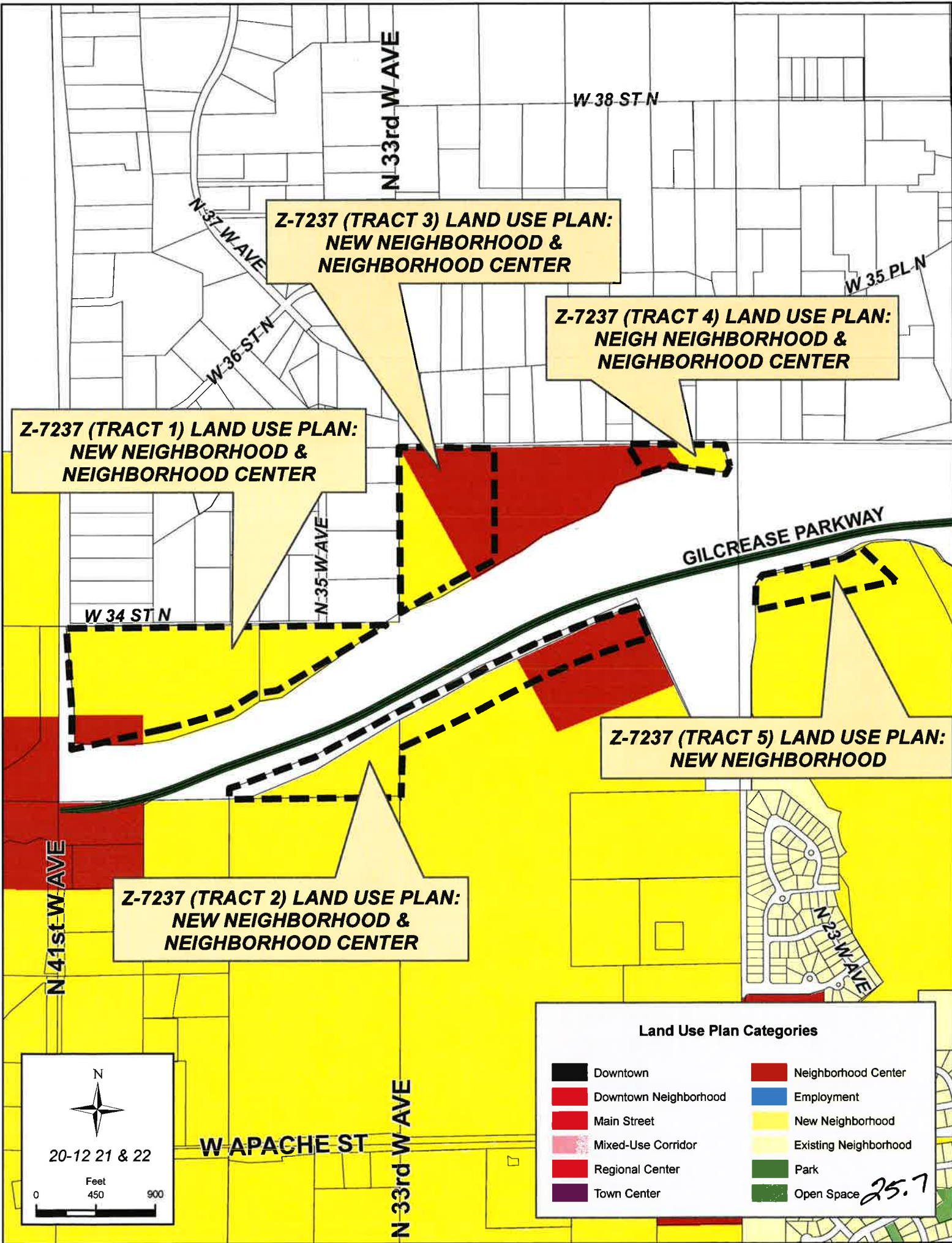
Therefore' **staff recommends approval** for CS zoning on all 5 parcels along the Gilcrease Parkway in conjunction with the PUD overlay and Comprehensive Plan amendments.

07/24/13

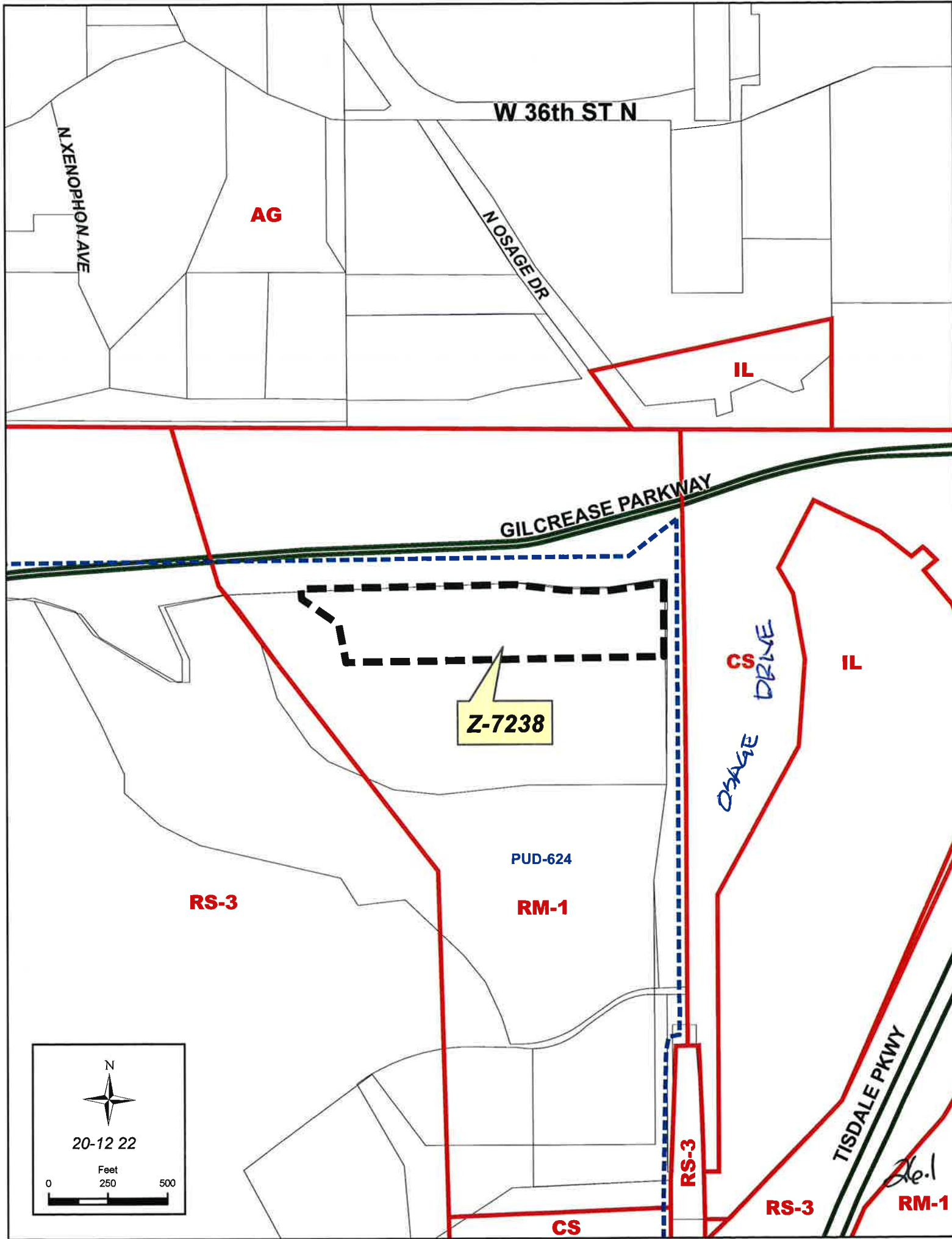
25.5















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Note: Graphic overlays may  
not precisely align with physical  
features on the ground.

Aerial Photo Date: March 2012

26.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7238**

**TRS 0222**

**Atlas 0**

**CZM 28**

**CD-1**

**TMAPC Hearing Date:** July 24, 2013

**Applicant:** TEP Assoc., Inc./ Tim Terral

**Tract Size:** 10± acres

**ADDRESS/GENERAL LOCATION:** Southwest corner of Gilcrease Parkway and North Osage Drive

**EXISTING ZONING:** RM-1

**EXISTING USE:** Vacant

**PROPOSED ZONING:** IL

**PROPOSED USE:** Industrial

**ZONING ORDINANCE:** Ordinance number 19753 dated February 18, 2000; 11918 dated September 1, 1970, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

***Subject Property:***

**PUD-624 February 2000:** All concurred in approval of a proposed Planned Unit Development on a 661± acre tract of land for a mixed use development including single-family, multifamily, commercial, open space, sports complex, community center, daycare, senior care, and school campus, on property located on the north side of West Apache Street, west of Osage Drive and extending north and extending west to 41<sup>st</sup> West Avenue, also known as the subject tract.

**PUD-565 July 1997:** Staff and TMAPC recommended approval of the Planned Unit Development (Northwest Passage), for a mixed use development which included single-family residential, townhomes, apartments, commercial development and a golf course, subject to conditions and the deletion of Use Unit 12A. The file was transmitted to City Council for final action; however, the applicant requested that the PUD be put on hold. After a year, of being on hold, City Council sent it back to staff and applicant withdrew the application, on the subject tract.

**BOA-14308 November 20, 1986:** The Board of Adjustment approved a Special Exception to allow for a portable ready-mix concrete batch plant, on a temporary basis in a CS district; subject to a time limit of 1 year, on property located at the northeast corner of West Apache Street and North Osage Drive.

*26.3*

### **Surrounding Property:**

**Z-7189 February 2012:** All concurred in denial of a request for rezoning a 44± acre tract of land from CS to IM, but approval of IL zoning for manufacturing use, on property located on the northeast corner of North Osage Drive and West Apache Street, and is east of subject property across North Osage Drive.

### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 10± acres in size and is located southwest corner of Gilcrease Parkway and North Osage Drive. The property appears to be vacant, and is zoned RM-1.

**SURROUNDING AREA:** The subject tract is abutted on the east by Osage Drive, zoned IL; on the north by the Gilcrease Parkway then across the parkway mostly undeveloped property, zoned AG; on the south by vacant land, zoned RM-1; and on the west by vacant land, zoned RS-3.

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

### **TRANSPORTATION VISION:**

The Comprehensive Plan designates Gilcrease Parkway as a parkway with a minimum right-of-way width that is much smaller than the current ownership taken by the City of Tulsa. Ultimately the transportation vision for this area, as shown in the Comprehensive Plan, defines the "Gilcrease Expressway" as a freight corridor which will help disentangle the freight and commuter corridor systems in Tulsa.

The Transportation section of the Comprehensive Plan; Goal 10, identifies the Gilcrease corridor as "an important element to the future economic growth and development of north and west Tulsa.

There are no special considerations for Osage Drive which defines the east boundary of the Industrial request.

### **STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
Gilcrease Parkway	Parkway	150	2
North Osage Drive	Secondary Arterial	100'	2

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The subject tract is located in an Area of Growth and a New Neighborhood.

The **New Neighborhood** is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can

26.4



include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

*Staff Comment: Concurrent with this re-zoning request is a PUD major amendment and a Comprehensive Plan amendment. At this time there is no immediate project planned for the area. The zoning request is a result of the Gilcrease Parkway first phase of construction that has recently opened.*

The purpose of **Areas of Growth** is 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 general agreement exists 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 RECOMMENDATION:**

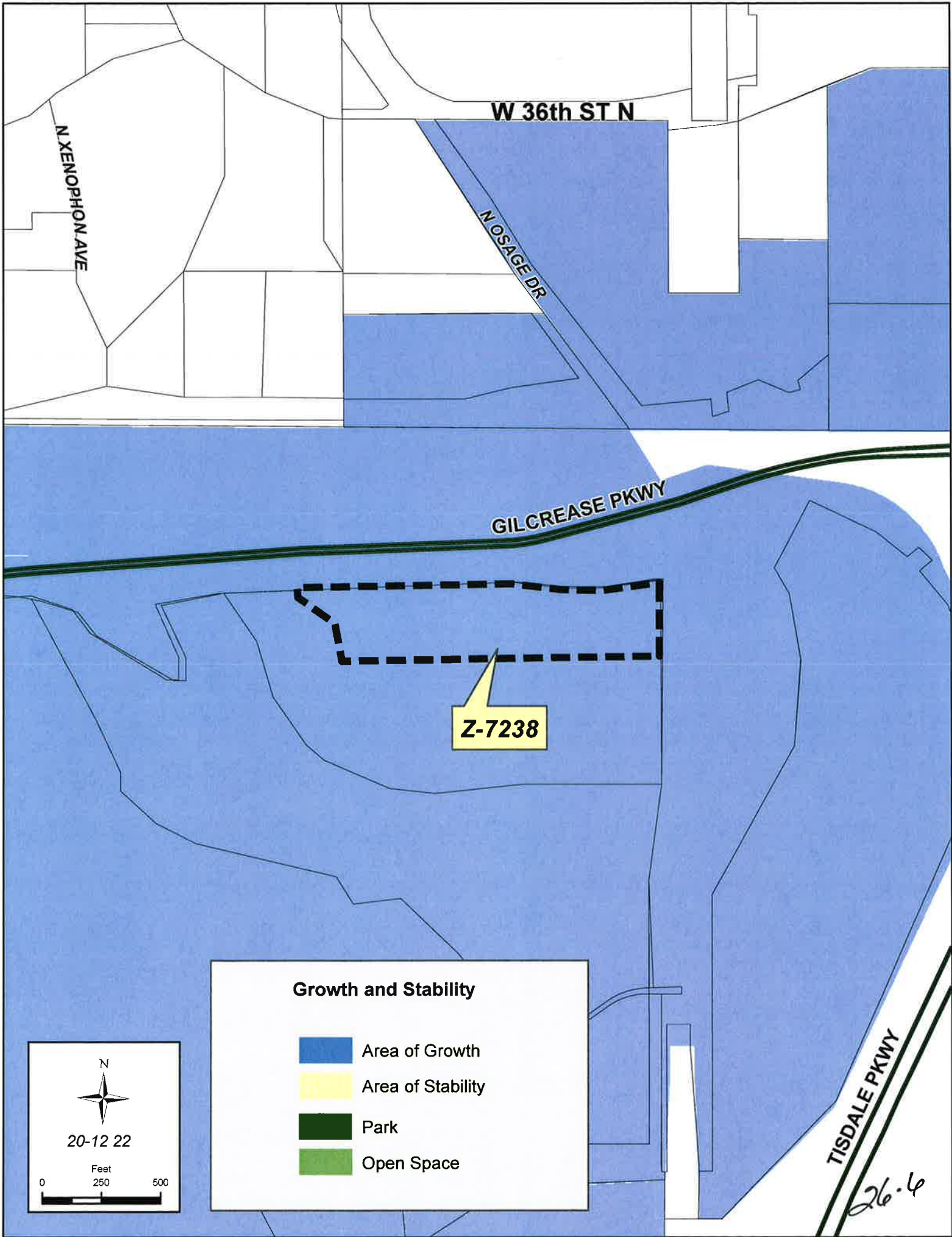
The rezoning request is not consistent with the Comprehensive Plan. A concurrent request for a revision to The Comprehensive Plan has been submitted for an employment area at this location.

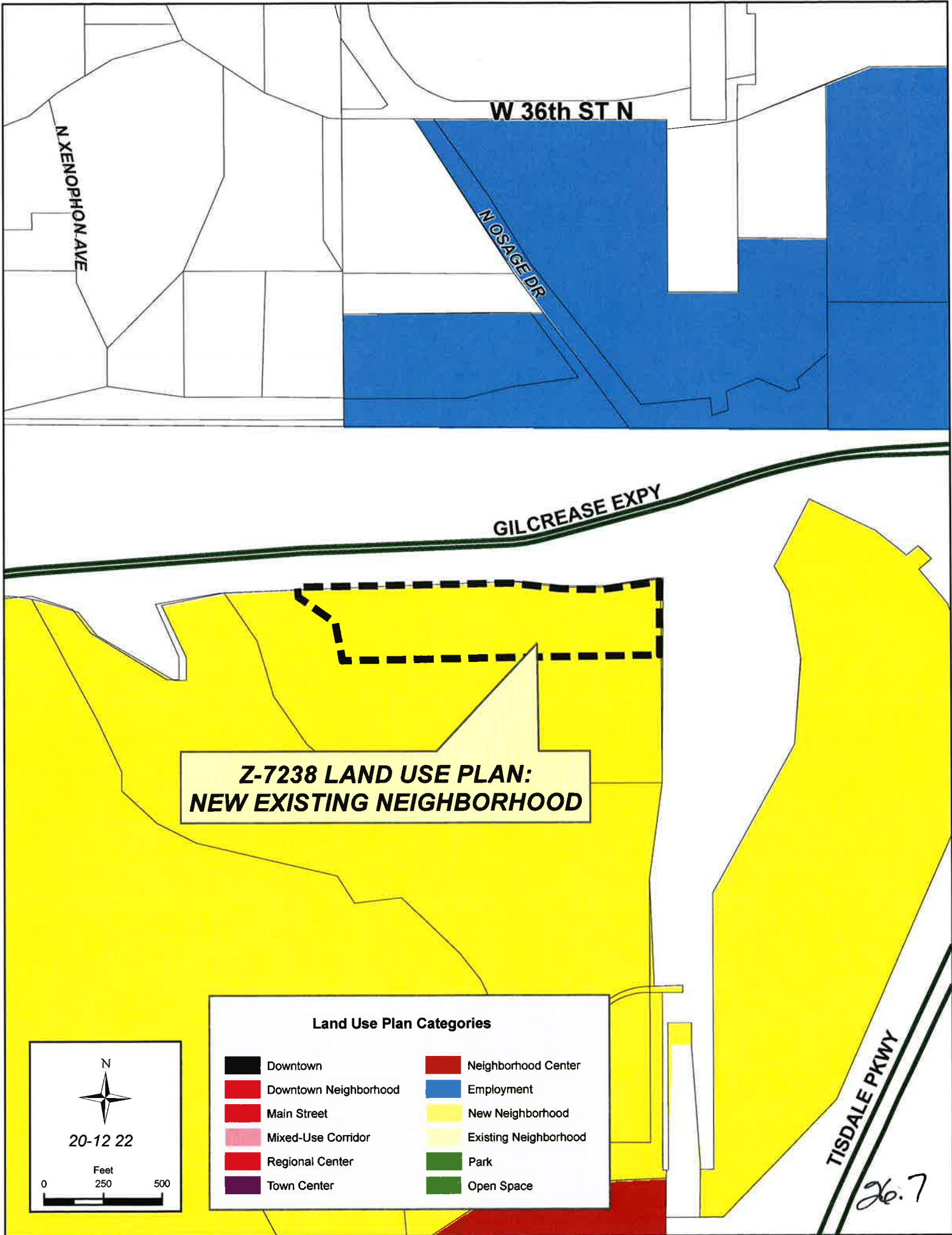
The rezoning request is not consistent with the anticipated development patterns within the PUD overlay.

The site has difficult terrain modifications or requires access through other property to access the site.

The area is a prime location to establish a less intense gateway to this new development opportunity for north and west Tulsa.

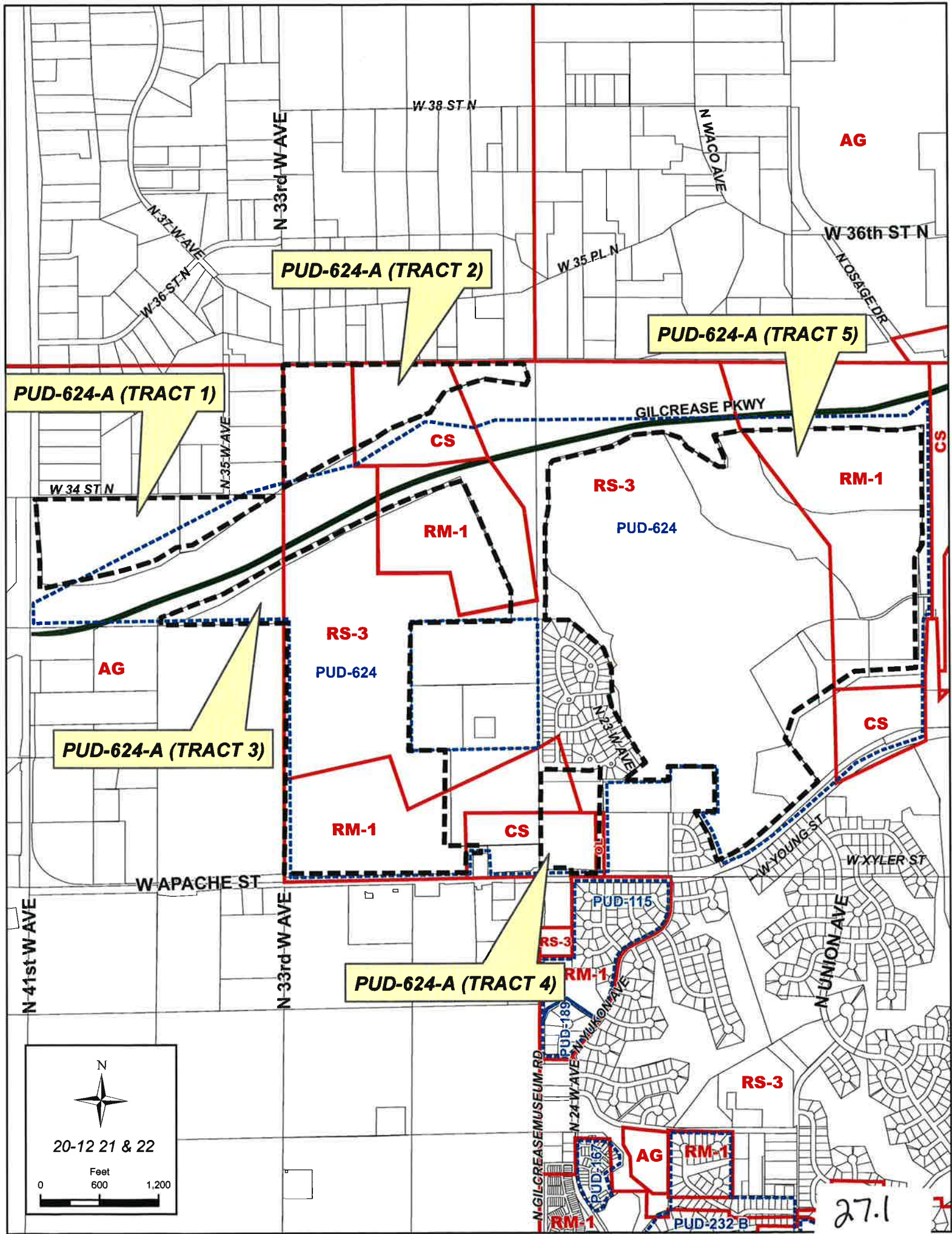
Therefore **staff recommends denial** of the request from RM-1 to IL.

















**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-624-A**

**TRS 0221/ 0222**

**Atlas 0**

**CZM 27/ 28**

**CD-1**

**TMAPC Hearing Date: July 24, 2013**

**Applicant: TEP Assoc., Inc./ Tim Terral**

**Tract Size: 500± acres**

**ADDRESS/GENERAL LOCATION:** Between North 41<sup>st</sup> West Avenue and North Osage Drive, north of West Apache Street/ W. Young St.

**EXISTING ZONING:** AG/ RS-3/ RM-1/  
OL/ CS/ PUD-624

**EXISTING USE:** Vacant/ residential

**PROPOSED ZONING:** AG/ RS-3/ RM-1/ OL/  
CS/ IL/ PUD-624-A

**PROPOSED USE:** Mixed use development

**ZONING ORDINANCE:** Ordinance number 19753 dated February 18, 2000; 11918 dated September 1, 1970, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**PUD-624 February 2000:** All concurred in approval of a proposed Planned Unit Development on a 661± acre tract of land for a mixed use development including single-family, multifamily, commercial, open space, sports complex, community center, daycare, senior care, and school campus, on property located on the north side of West Apache Street, west of Osage Drive and extending north and extending west to 41<sup>st</sup> West Avenue, also known as the subject tract.

**PUD-565 July 1997:** Staff and TMAPC recommended approval of the Planned Unit Development (Northwest Passage), for a mixed use development which included single-family residential, townhomes, apartments, commercial development and a golf course, subject to conditions and the deletion of Use Unit 12A. The file was transmitted to City Council for final action; however, the applicant requested that the PUD be put on hold. After a year, of being on hold, City Council sent it back to staff and applicant withdrew the application, on the subject tract.

**BOA-14308 November 20, 1986:** The Board of Adjustment approved a Special Exception to allow for a portable ready-mix concrete batch plant, on a temporary basis in a CS district; subject to a time limit of 1 year, on property located at the northeast corner of West Apache Street and North Osage Drive.

## **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 500± acres in size and is located between North 41<sup>st</sup> West Avenue and North Osage Drive, north of West Apache Street/ W. Young St. The property appears to be mostly vacant with some residential use, and is zoned AG/ RS-3/ RM-1/ OL/ CS/ IL/ PUD-624.

**SURROUNDING AREA:** The subject tract is abutted on the north by agricultural land with scattered single-family homes in Osage County and out of the Tulsa City limits; to the east is vacant land, with some scattered single-family homes, zoned CS; to the west by scattered single-family homes and ranches, zoned AG; and to the south by single-family homes, zoned RS-3 and vacant land, zoned AG.

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

**TRANSPORTATION VISION:** The Comprehensive Plan designates Gilcrease Parkway as a parkway with a minimum right-of-way width that is much smaller than the current ownership taken by the City of Tulsa. Ultimately the transportation vision for this area, as shown in the Comprehensive Plan, defines the "Gilcrease Expressway" as a freight corridor which will help disentangle the freight and commuter corridor systems in Tulsa.

The Transportation section of the Comprehensive plan; Goal 10, identifies the Gilcrease corridor as "an important element to the future economic growth and development of north and west Tulsa.

## **STREETS:**

<b><u>Existing Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
North 41 <sup>st</sup> West Avenue	Secondary Arterial	100'	2
North Osage Drive	Secondary Arterial	100'	2
West Apache Street/ W. Young St.	Primary Arterial	120'	2
North Gilcrease Museum Road	Secondary Arterial	100'	2
Gilcrease Parkway	Parkway	150'	2

## **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The Comprehensive Plan in this area is not consistent with the proposed development for a number of reasons however the applicant as a concurrent application for a Comprehensive Plan revision.

A large part of the project is consistent with the current Comprehensive Plan and is all New Neighborhood as defined below:

"The **New Neighborhood** Residential Building Block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center."

The proposed land use designations in the proposed Comprehensive Plan amendment are outlined below:

The applicant is proposing to introduce two new land uses on this site as part of the amendment requests: *Town Center* and *Employment*.

"**Town Centers** are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations."

"**Employment** areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity."

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use."



## **PUD TEXT SUMMARY**

The applicant request for the PUD is in general harmony with the anticipated Comprehensive Plan revision. The applicant has requested a light industrial use at the north east corner of the PUD as defined in Development Area T. The industrial use in Development Area T is not consistent with the Comprehensive Plan or the existing development pattern south of Gilcrease Parkway or west of Osage Drive.

# NORTHWEST PASSAGE

Tulsa, Oklahoma

Major Amendment PUD 624-A



Tulsa Engineering & Planning Associates

9820 East 41<sup>st</sup> Street, Suite 200

Tulsa, Oklahoma 74146

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6/7/2013

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## TABLE OF CONTENTS

	<u>Page</u>
I. Development Concept .....	1
Exhibit A - Conceptual Development Plan	
Exhibit B - Comprehensive Plan Overlay	
Exhibit C - Proposed Zoning Plan	
Exhibit D - Surrounding Zoning Plan	
Exhibit E - Conceptual Pedestrian Circulation Plan	
Exhibit F - Existing Conditions Plan	
Exhibit G - Slope Analysis	
Exhibit H - Existing Utilities Plan	
II. Statistical Summary .....	3
III. Development Standards: Single-Family Residential 'A' .....	4
IV. Development Standards: Single-Family Residential 'B' .....	5
V. Development Standards: Multi-Family .....	6
VI. Development Standards: Community Center .....	7
VII. Development Standards: Office .....	8
VIII. Development Standards: Commercial .....	9
IX. Development Standards: Light Industrial .....	10
X. Development Standards: Open Space .....	11
XI. Landscaping and Open Space .....	12
XII. Detail Site Plan Review .....	12
XIII. Platting Requirement .....	12
XIV. Expected Schedule of Development .....	12



## **I. DEVELOPMENT CONCEPT**

Northwest Passage is a 499.41 acre mixed use development located north of West Young and Apache Streets, east of 41<sup>st</sup> West Avenue and west of Osage Drive, with Gilcrease Expressway bisecting the northern portion of the PUD site. The site is characterized by rolling terrain with a number of ridge lines and drainageways located throughout the site. In addition, there is significant tree cover over much of the project area. The site lends itself well to a mixed use PUD that can aid in accommodating the site's unique features and characteristics with a variety of appropriate land uses.

Originally approved in 1999, PUD 624 reflected a community composed of an assortment of residential neighborhoods, community facilities, commercial uses and significant open space areas. Two Minor PUD Amendments have been approved since the original 1999 PUD approval. The first Minor Amendment (PUD 624-1) was approved in September 2002 and relocated several land uses on the Conceptual Master Plan and eliminated two land uses approved in the original PUD (Day Care and Sports Complex). While there was a modest increase in commercial floor area, there was a decrease in overall floor area and residential density. The second Minor Amendment (PUD 624-2) was approved in July 2006 and also relocated several land uses on the Conceptual Master Plan and adjusted the Development Standards for the smallest single-family residential lots. As in the first Minor Amendment, there was also a decrease in overall floor area and residential density. The decrease in floor area was a small decrease in the commercial and school site floor areas. These two Minor Amendments were necessitated by changing market conditions and the local economic environment.

This proposed Major Amendment to PUD 624 (PUD 624-A) reflects boundary changes that were brought about due to certain property no longer owned by the developer being removed from consideration and the realignment of the Gilcrease Expressway. The current alignment of the Gilcrease Expressway has shifted south since the last Minor PUD Amendment and created a substantial change in the amount of developable area on the north side of the Gilcrease Expressway. The PUD now has a significant amount of frontage on both sides of the Gilcrease Expressway, which lends itself to higher intensity types of development in this area of Northwest Passage. There is approximately 5,420 LF of frontage along the north side of the Gilcrease Expressway and over 7,280 LF of frontage on the south side. This frontage will be provided access by the proposed service roads for the expressway, except in areas where there might be topographic issues. The Tulsa Comprehensive Plan's "Growth and Stability Plan" shows the entire PUD as an "Area of Growth" and while the "Land Use Plan" designates a portion of the Gilcrease Expressway frontage area as a "Neighborhood Center", and the remainder as "New Neighborhood", it is felt that a higher mixed use intensity is warranted and needed for this and the surrounding area. There are a number of benefits in developing these areas along the Gilcrease Expressway at a higher intensity use. In addition to creating a buffer for the residential uses and shifting these uses away from the Gilcrease Expressway, the economic stimulus that would be provided by these proposed higher intensity uses would have a positive impact on the immediate and surrounding areas, in terms of new jobs created, higher property and sales tax revenues and new demand for housing. The remainder of the PUD remains essentially unchanged, in terms

of land uses, except that the school site, located at the northeast corner of the intersection of West Young Street and Gilcrease Museum Road, is now changed to Neighborhood Center, to reflect the current Tulsa Comprehensive Plan.

Accompanying this Major PUD Amendment request is an application for the re-zoning of 80.08 acres of CS (Commercial Shopping) zoning and 10.00 acres of IL (Light Industrial) zoning. There are currently 21.80 acres of existing underlying CS zoning, which would make for a combined total of 101.88 acres of CS zoning. There is no IL zoned property within the PUD at this time. "Exhibit 'A' - Conceptual Development Plan" illustrates the proposed locations of the new Commercial/Office and Light Industrial Development Areas. All of the proposed Commercial/Office Development Areas front onto the Gilcrease Expressway, as does the Light Industrial Development Area. The addition of the proposed Light Industrial Development Area, located at the southwest corner of the intersection of the Gilcrease Expressway and Osage Drive, would compliment the current IL zoned land located just east of Osage Drive and the IL zoned property located on the northeast corner of the intersection of the Gilcrease Expressway and Osage Drive. There is a natural buffering of this tract from the single-family residential areas of the PUD by the large central open space tract (Development Area 'S') and the multi-family tract (Development Area 'R') located immediately south of the Light Industrial Development Area.

As described in the Tulsa Comprehensive Plan, safe and meaningful interconnectivity and accessibility by both pedestrians and vehicles is very important in a development such as Northwest Passage. "Exhibit 'D' - Conceptual Pedestrian Circulation Plan" illustrates the goal of having pedestrian access between the residential development areas, open space areas, the community center and the commercial/office tracts. This will be accomplished by a combination of walking/jogging/bike trails and an internal/external system of sidewalks. Vehicular ingress and egress into the Northwest Passage will be from a variety of arterial streets and expressway service roads - 41<sup>st</sup> West Avenue, West Young and Apache Streets, Gilcrease Museum Road and Osage Drive.

It is felt that the proposed Major Amendment to Northwest Passage PUD 624 will aid in bringing the plan up to date and allow for a number of very important and exciting things to begin to happen in both the short and long term. Northwest Passage is a development that will take a number of years to complete and there is a high likelihood that other amendments will be brought forward in the years to come to address changing markets and economic conditions.

## II. STATISTICAL SUMMARY

TOTAL PROJECT AREA: ..... ±499.41 Acres

- Single-Family Residential ..... 241.27 Acres
- Multi-Family ..... 31.68 Acres
- Neighborhood Center ..... 13.24 Acres
- Commercial/Office ..... 122.74 Acres
- Light Industrial ..... 23.21 Acres
- Community Center ..... 4.00 Acres
- Open Space ..... 63.27 Acres\*

TOTAL NUMBER OF DWELLING UNITS: ..... 2,240 DUs

- Single Family Residential (6 DU/acre)\*\* ..... 1,448 DUs
- Multi-Family (25 DU/acre)\*\* ..... 792 DUs

TOTAL PROJECT FLOOR AREA: ..... 1,608,889 SF

- Neighborhood Center (FAR 0.30) ..... 173,020 SF
- Commercial/Office (FAR 0.20) ..... 1,069,311 SF
- Light Industrial (FAR 0.22) ..... 217,800 SF
- Community Center (FAR 0.10)\*\* ..... 17,424 SF

\* Excludes the open space and landscape area that will be required for the individual Development Areas, as set forth in the Development Standards in Sections III through IX.

\*\* Densities are consistent with PUD 624 and the succeeding Minor Amendments (624-1 and 624-2), other densities shown are less.



**III. DEVELOPMENT STANDARDS: SINGLE-FAMILY RESIDENTIAL 'A'**  
(Development Areas 'E', 'F', 'G', 'J', 'K', 'N', 'O' and 'P')

Permitted Uses:	Detached single-family residences and customary accessory uses (Use Unit 6).
Minimum Lot Width:	60 SF
Minimum Lot Size:	6,900 SF
Minimum Building Setbacks:	
- Front Yard	25 feet
- Rear Yard	20 feet
- Side Yards	5 ft./5ft.
- Corner Lot Side Yard	20 feet
Maximum Building Height:	35 feet
Minimum Livability Space per Lot:	3,500 SF
Other Bulk and Area Requirements:	As established within a RS-3 District

\* Livability Space as defined by the City of Tulsa Zoning Code is open space not allocated to off street parking or paved access to off-street parking areas. Livability Space per Lot may take into account and utilize common open space to satisfy this requirement, if necessary.

**IV. DEVELOPMENT STANDARDS: SINGLE-FAMILY RESIDENTIAL 'B'**  
(Development Areas 'E', 'F', 'G', 'J', 'K', 'N', 'O' and 'P')

Permitted Uses:	Detached single-family residences and customary accessory uses (Use Unit 6).
Minimum Lot Width:	50 SF
Minimum Lot Size:	5,500 SF
Minimum Building Setbacks:	
- Front Yard	20 feet
- Rear Yard	15 feet
- Side Yards	5 ft./5ft. or 0 ft./10ft.*
- Corner Lot Side Yard	15 feet
Maximum Building Height:	35 feet
Minimum Livability Space per Lot:**	2,000 SF
Other Bulk and Area Requirements: District	As established within a RS-4

\* Individual developments will have Side Yards of either 5 ft./5 ft. or 0 ft./10 ft., not a combination the two will be allowed unless approved at the Detail Site Plan/Platting stage.

\*\* Livability Space as defined by the City of Tulsa Zoning Code is open space not allocated to off street parking or paved access to off-street parking areas. Livability Space per Lot may take into account and utilize common open space to satisfy this requirement, if necessary.

**V. DEVELOPMENT STANDARDS: MULTI-FAMILY**  
(Development Areas 'Q' and 'R')

Permitted Uses: Multi-Family dwellings and customary accessory uses (Use Unit 8).

Maximum Building Height: 45 feet

Maximum Number of Stories: 3

Minimum Building Setbacks:

- From an Arterial Street right-of-way 35 feet

- From a Freeway Service Road right-of-way 35 feet

- From Non-Arterial Street right-of-way 25 feet

- From other Development Area Boundary Lines 20 feet

Minimum Livability Space per Dwelling Unit:\* 200 SF

\* Livability Space as defined by the City of Tulsa Zoning Code is open space not allocated to off street parking or paved access to off-street parking areas. Livability Space per Dwelling Unit may take into account and utilize common open space to satisfy this requirement, if necessary.

Minimum Off-Street Parking Requirements: As required by the applicable Use Unit

Other Bulk and Area Requirements: As established within a RM-1 District

Minimum Landscaped Area:

Landscaping shall meet the requirements of Chapter 10 - Landscape Requirements and Chapter 11 - Planned Unit Development, of the City of Tulsa Zoning Code.

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. No light standard shall exceed 25 feet in height. Lighting shall be so designed that the light producing elements and polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. Compliance with Section 1303-C of the City of Tulsa Zoning Code will be by application of the Kennebunkport Formula or other IESNA accepted practice and will be verified at detail site plan review by the submission of a detail lighting plan.



**VI. DEVELOPMENT STANDARDS: COMMUNITY CENTER**  
(Development Area 'L')

Permitted Uses:	Residential community center intended for noncommercial use of the residents of the development and may include a principle building and customary recreational facilities (Use Unit 5).
Maximum Building Height:	40 feet
Maximum Number of Stories:	2
Minimum Building Setbacks:	
- From Non-Arterial Street right-of-way	25 feet
- From other Development Area Boundary Lines	20 feet
- From abutting Residential Areas	30 feet
Minimum Off-Street Parking Requirements:	As required by the applicable Use Unit
Minimum Landscaped Area:	15% of net lot area

**VII. DEVELOPMENT STANDARDS: OFFICE**  
(Development Areas 'A', 'B', 'C', 'D' and 'H')

Permitted Uses:	Office, Studio and Support Services (Use Unit 11).
Maximum Building Height:	35 feet
Maximum Number of Stories:	2
Minimum Building Setbacks:	
- From an Arterial Street right-of-way	50 feet
- From a Freeway Service Road right-of-way	50 feet
- From Non-Arterial Street right-of-way	25 feet
- From other Development Area Boundary Lines	20 feet
- From abutting Residential Areas	30 feet
Minimum Off-Street Parking Requirements:	As required by the applicable Use Unit
Other Bulk and Area Requirements:	As established in the OM Zoning District
Minimum Landscaped Area:	15% of net lot area

**Lighting:**

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. Lighting shall be so designed that the light producing elements and polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. Compliance with Section 1303-C of the City of Tulsa Zoning Code will be by application of the Kennebunkport Formula or other IESNA accepted practice and will be verified at detail site plan review by the submission of a detail lighting plan.

**VIII. DEVELOPMENT STANDARDS: COMMERCIAL/NEIGHBORHOOD CENTER**  
(Development Areas 'A', 'B', 'C', 'D', 'H' and 'M')

Permitted Uses: Uses allowed by right or special exception in the CS Zoning District.

Maximum Building Height: 35 feet\*

\* All outdoor advertising shall comply with the standards set forth in the Tulsa Zoning Code under Section 1221. Use Unit 21 - Business Signs and Outdoor Advertising.

Maximum Number of Stories: 2

Minimum Building Setbacks:

- From an Arterial Street right-of-way 50 feet
- From a Freeway Service Road right-of-way 50 feet
- From Non-Arterial Street right-of-way 25 feet
- From other Development Area Boundary Lines 20 feet
- From abutting Residential Areas 50 feet

Minimum Off-Street Parking Requirements: As required by the applicable Use Unit

Other Bulk and Area Requirements: As established within the CS District

Minimum Landscaped Area: 10% of net lot area

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. Lighting shall be so designed that the light producing elements and polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. Compliance with Section 1303-C of the City of Tulsa Zoning Code will be by application of the Kennebunkport Formula or other IESNA accepted practice and will be verified at detail site plan review by the submission of a detail lighting plan.



**IX. DEVELOPMENT STANDARDS: LIGHT INDUSTRIAL**  
(Development Area 'T')

Permitted Uses: Uses allowed by right or special exception in the IL Zoning District.

Maximum Building Height: 35 feet\*

\* All outdoor advertising shall comply with the standards set forth in the Tulsa Zoning Code under Section 1221. Use Unit 21 - Business Signs and Outdoor Advertising.

Maximum Number of Stories: 2

Minimum Building Setbacks:

- From an Arterial Street right-of-way 50 feet
- From a Freeway Service Road right-of-way 50 feet
- From Non-Arterial Street right-of-way 25 feet
- From other Development Area Boundary Lines 20 feet
- From abutting Residential Areas 75 feet

Minimum Off-Street Parking Requirements: As required by the applicable Use Unit

Other Bulk and Area Requirements: As established within the IL District

Minimum Landscaped Area: 10% of net lot area

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. Lighting shall be so designed that the light producing elements and polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. Compliance with Section 1303-C of the City of Tulsa Zoning Code will be by application of the Kennebunkport Formula or other IESNA accepted practice and will be verified at detail site plan review by the submission of a detail lighting plan.

**X. DEVELOPMENT STANDARDS: OPEN SPACE**  
(Development Areas 'I', and 'S')

Permitted Uses:

Passive and active open space.

**XI. LANDSCAPING AND OPEN SPACE**

Within each Development Area landscaping and open space shall meet the requirements of Chapter 10 - Landscape Requirements and Chapter 11 - Planned Unit Development, of the City of Tulsa Zoning Code, in addition to the standards above set forth.

**XII. DETAIL SITE PLAN REVIEW**

Development Areas may be developed in phases and no building permit shall be issued until a Detail Site Plan of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development concept and development standards of this PUD. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

**XIII. PLATTING REQUIREMENT**

Development Areas may be developed in phases and no building permit shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD conceptual site plan and the City of Tulsa shall be a beneficiary thereof.

**XIV. EXPECTED SCHEDULE OF DEVELOPMENT**

Development of the project is expected to commence and be completed as market conditions permit.

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Exhibit 'A'

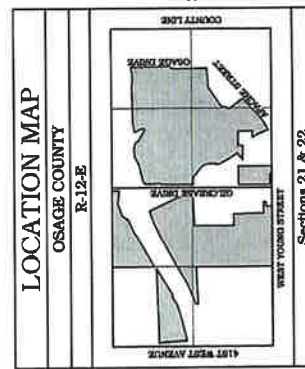
PUD No. 624-A

Conceptual Development Plan

**NORTHWEST  
PASSAGE**



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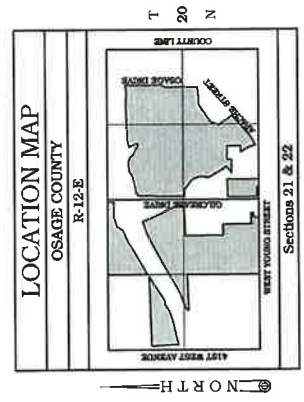
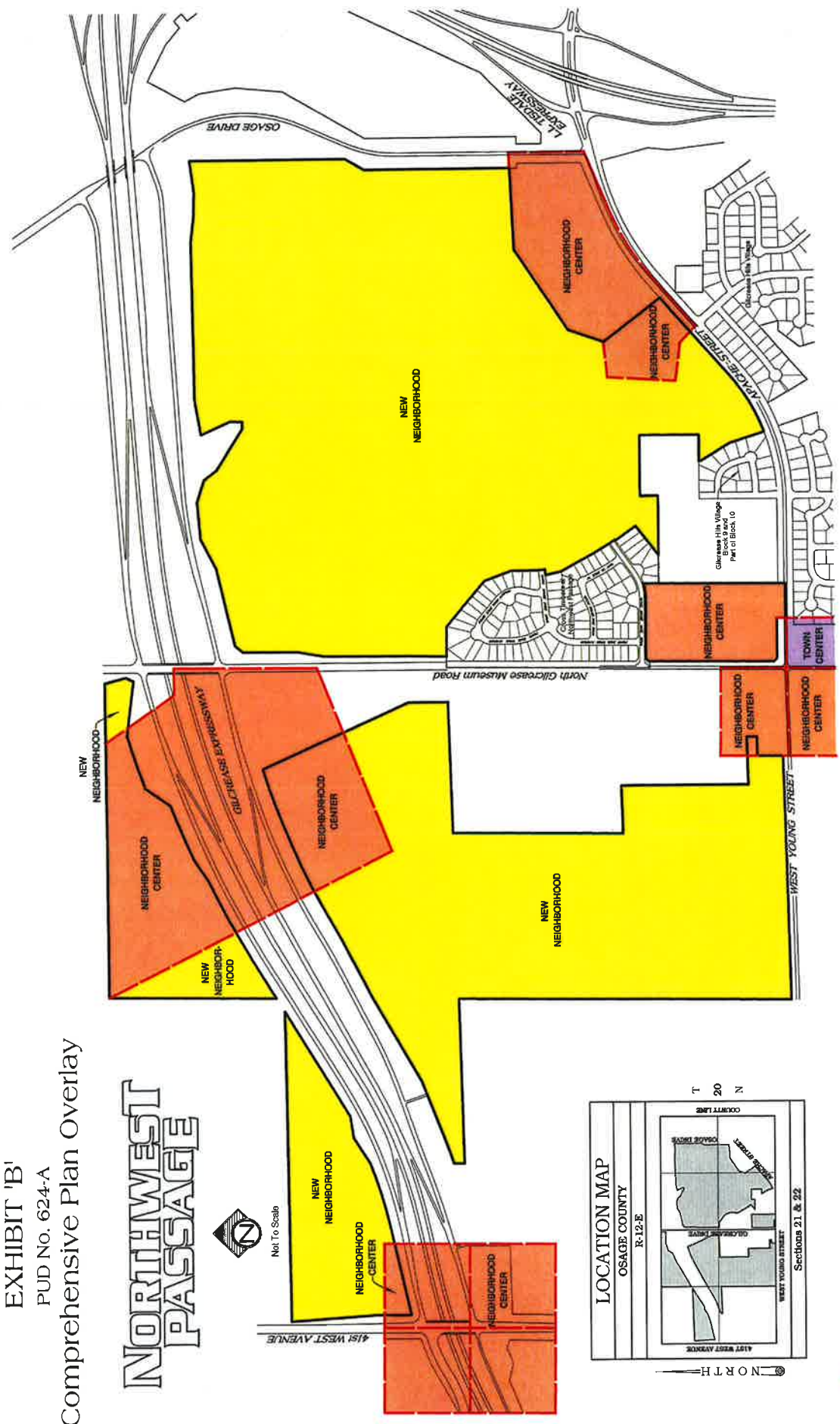


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EXHIBIT 'B'  
 PUD No. 624-A  
 Comprehensive Plan Overlay

# NORTHWEST PASSAGE



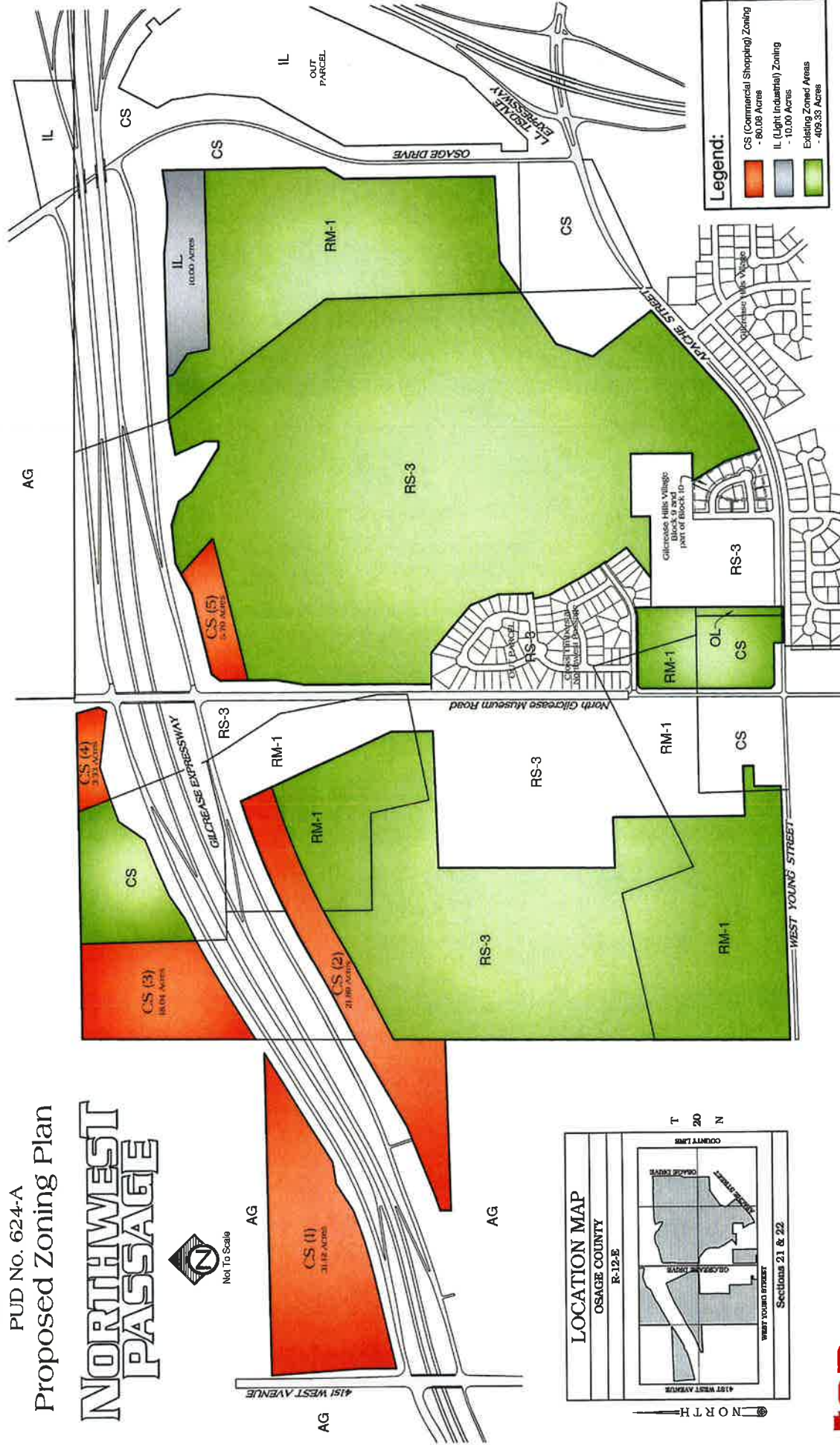
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## Proposed Zoning Plan

# NORTHWEST PASSAGE



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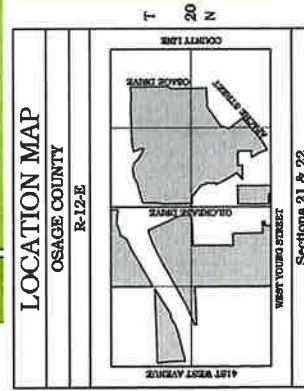


Exhibit 'D'  
PUD No. 624-A  
Surrounding Zoning Plan

# NORTHWEST PASSAGE



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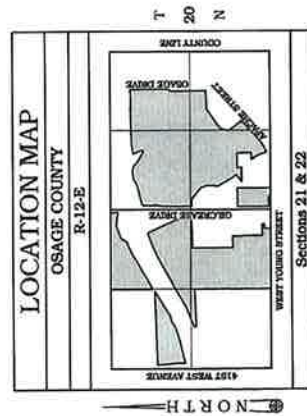


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# NORTHWEST PASSAGE



**Conceptual Pedestrian Circulation**  
(Bike/Jogging Trails, Sidewalks, etc.)

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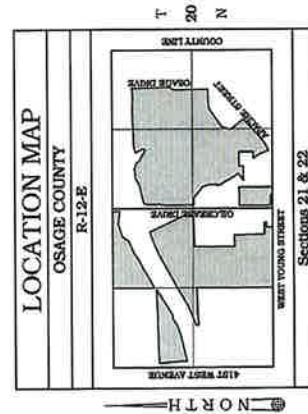
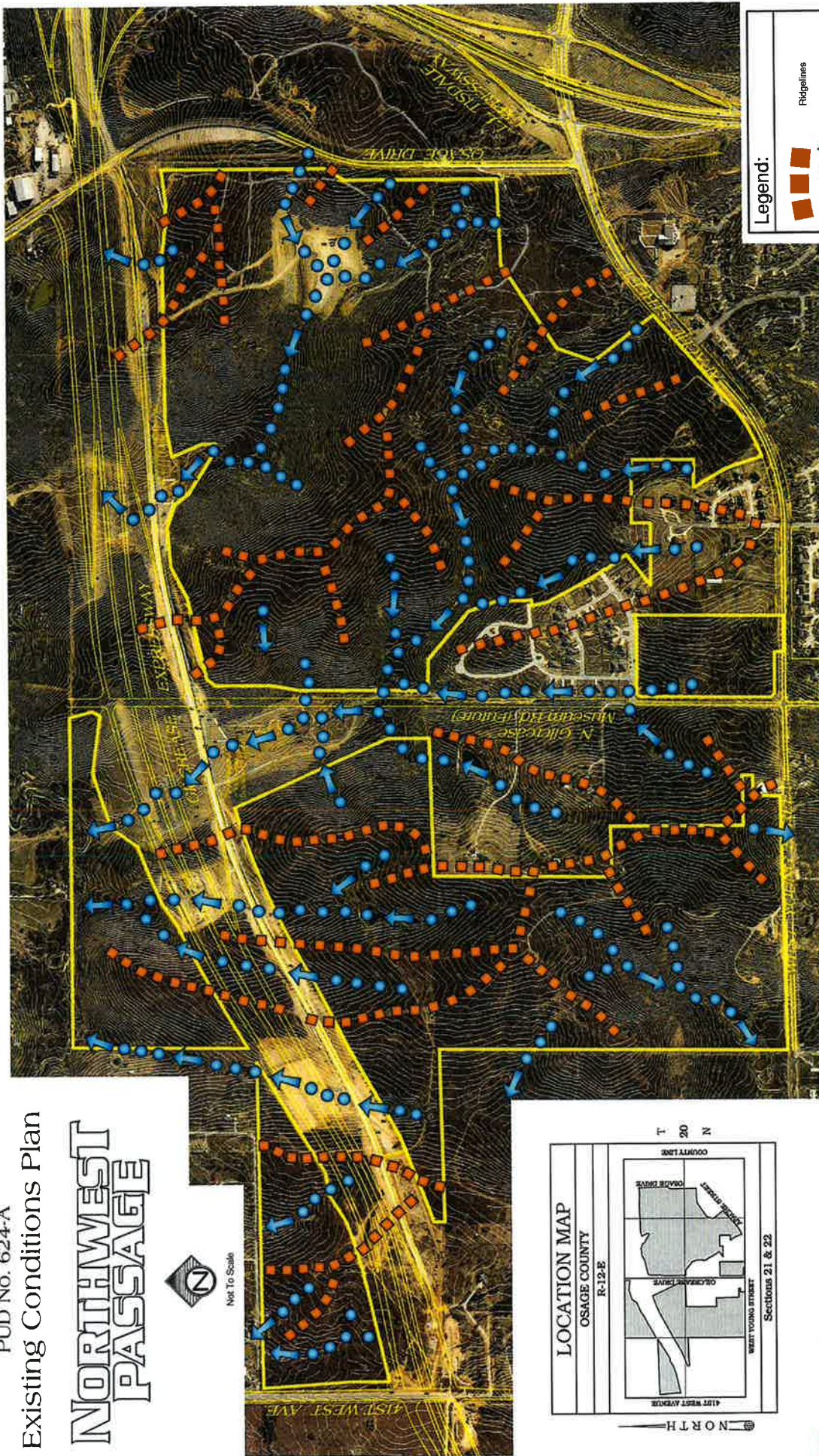


Exhibit 'F'  
PUD No. 624-A  
Existing Conditions Plan

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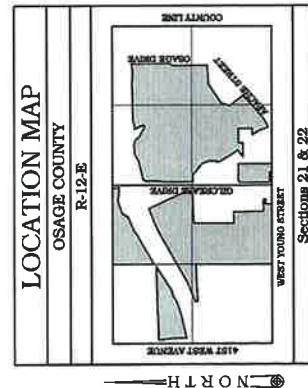
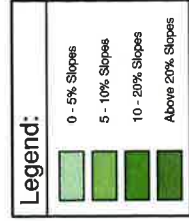


Exhibit 'G'  
PUD No. 624-A  
Slope Analysis

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# Exhibit 'H'

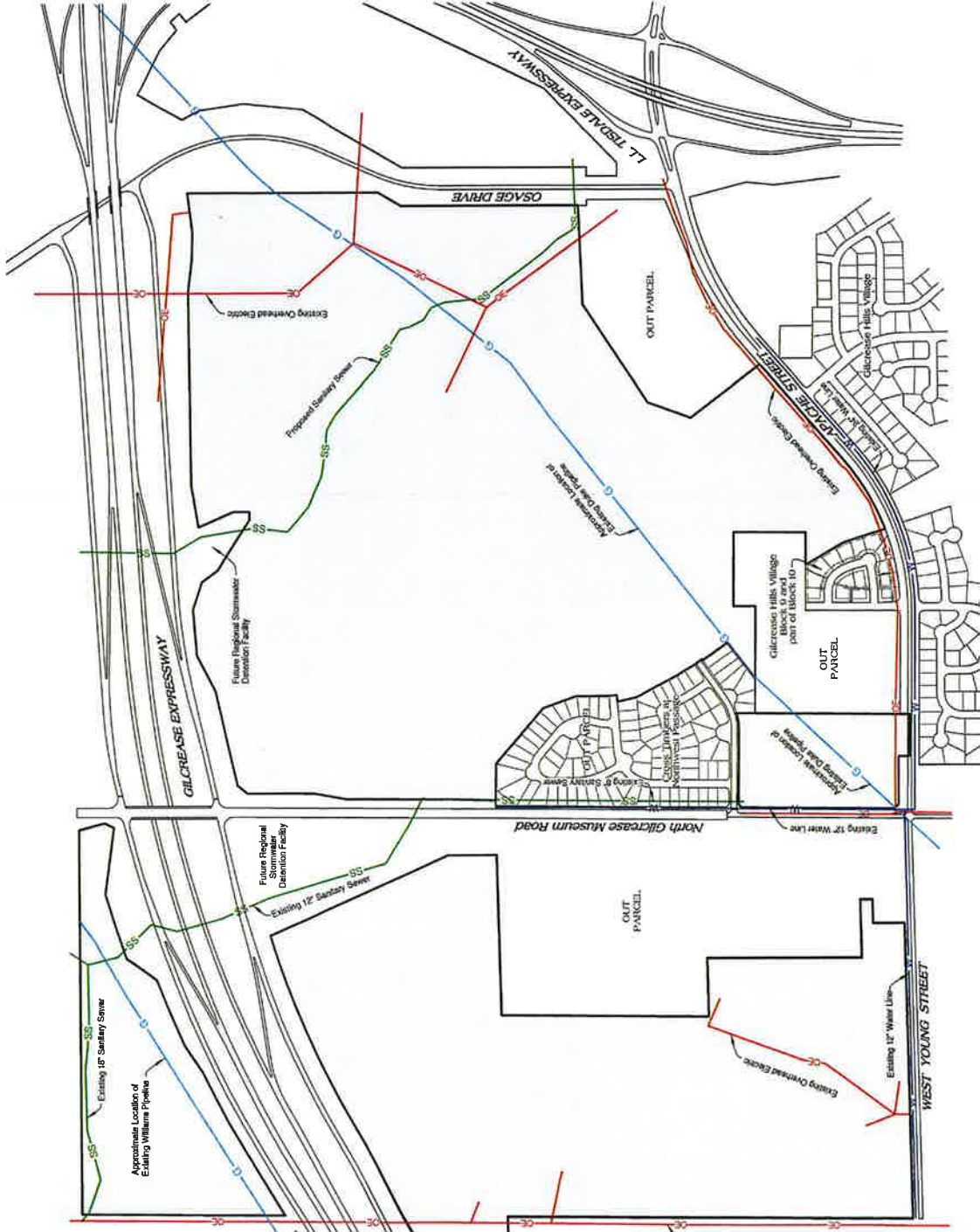
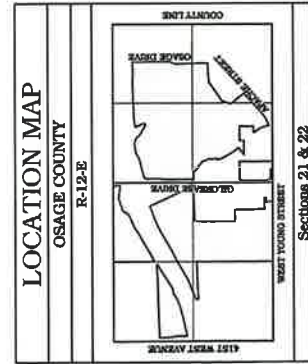
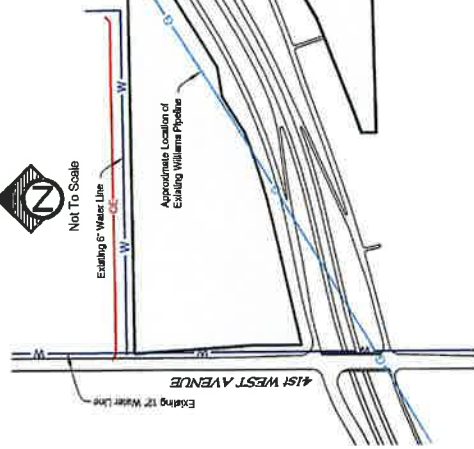
## PUD No. 624-A

### Existing Utilities Plan

# NORTHWEST PASSAGE



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**STAFF RECOMMENDATION:**

The Planned Unit Development 624-A will be consistent with the Comprehensive Plan only if the Comprehensive Plan revision as submitted concurrently with this request is approved.

The future vision of the Gilcrease corridor is defined in the Comprehensive Plan as an important element for growth in north and west Tulsa. The PUD amendment along the Gilcrease corridor is consistent with that vision with the exception of the industrial use requested.

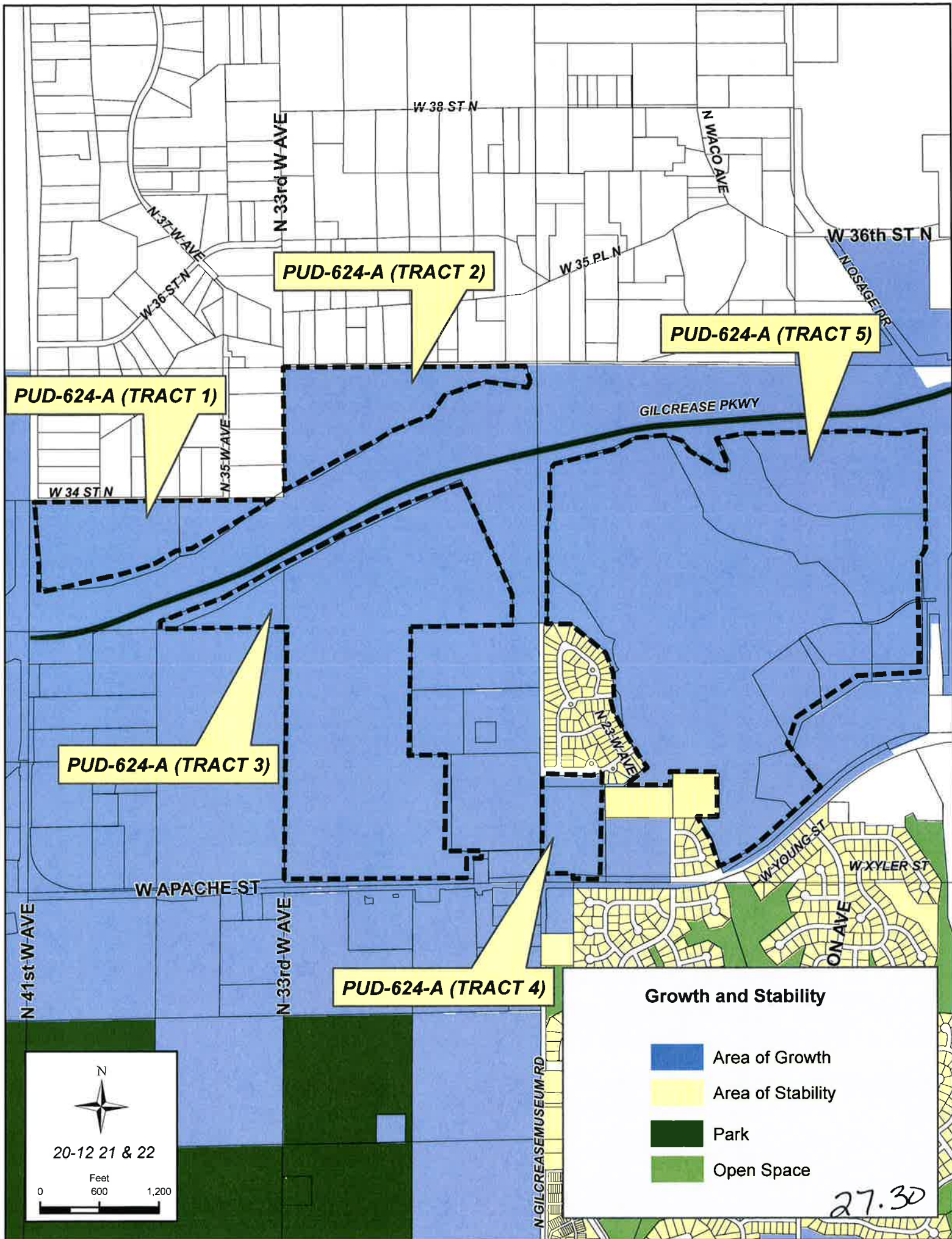
The parkway designation is an important consideration of this Planned Unit Development Major Amendment request. The requested Planned Unit Development Major Amendment should enhance the environmental and economic character of this part of Tulsa. The ultimate development of this area should be sensitive to the natural environment of this area and provide an opportunity for a development pattern that cannot be found elsewhere in Tulsa.

The PUD request is consistent with the anticipated Comprehensive Plan revisions and anticipated future development of this area with the exception of Development Area T.

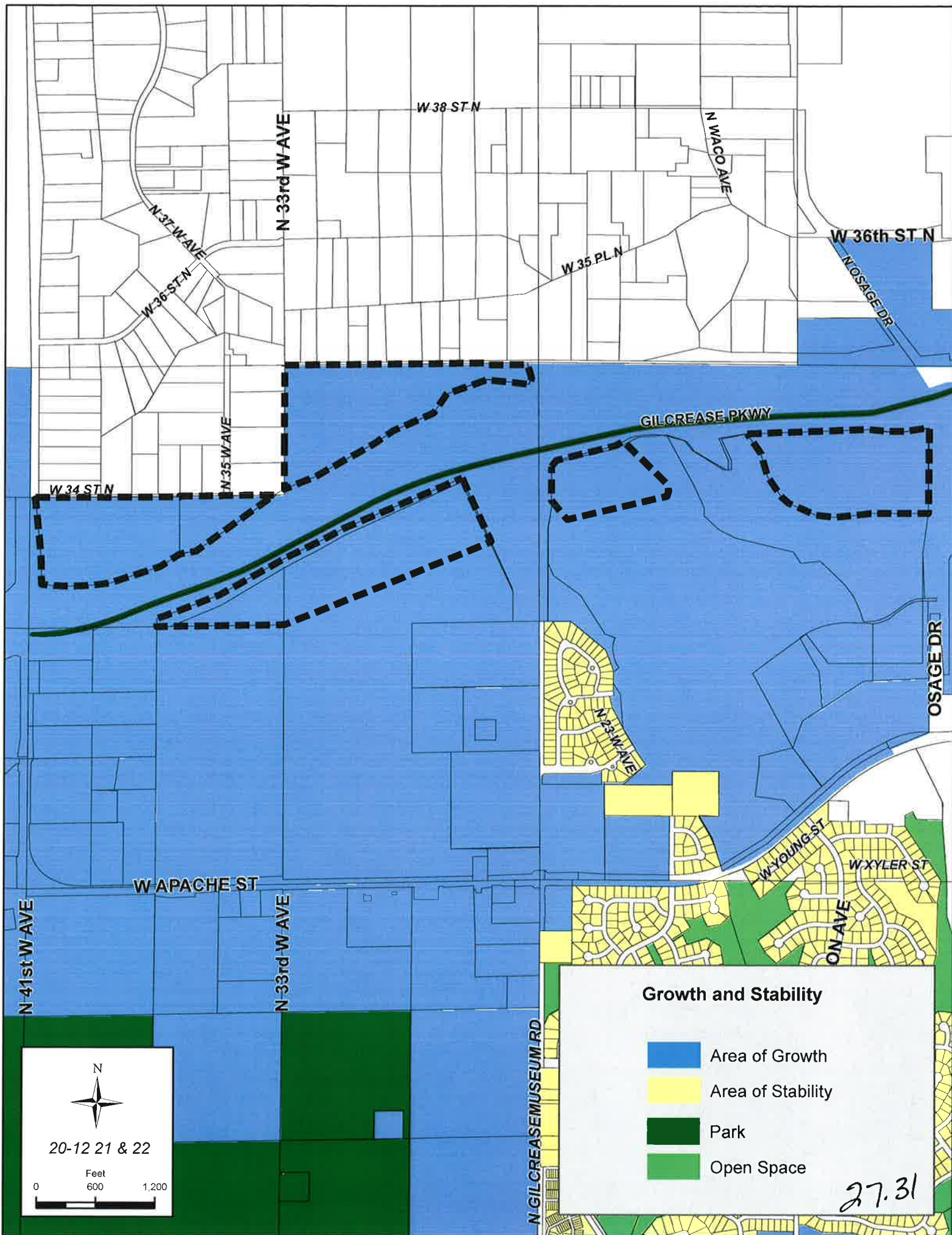
Therefore, **staff recommends approval** for the PUD with the exception that staff **recommends denial of requested standards in Development Area T for Light Industrial Uses.**

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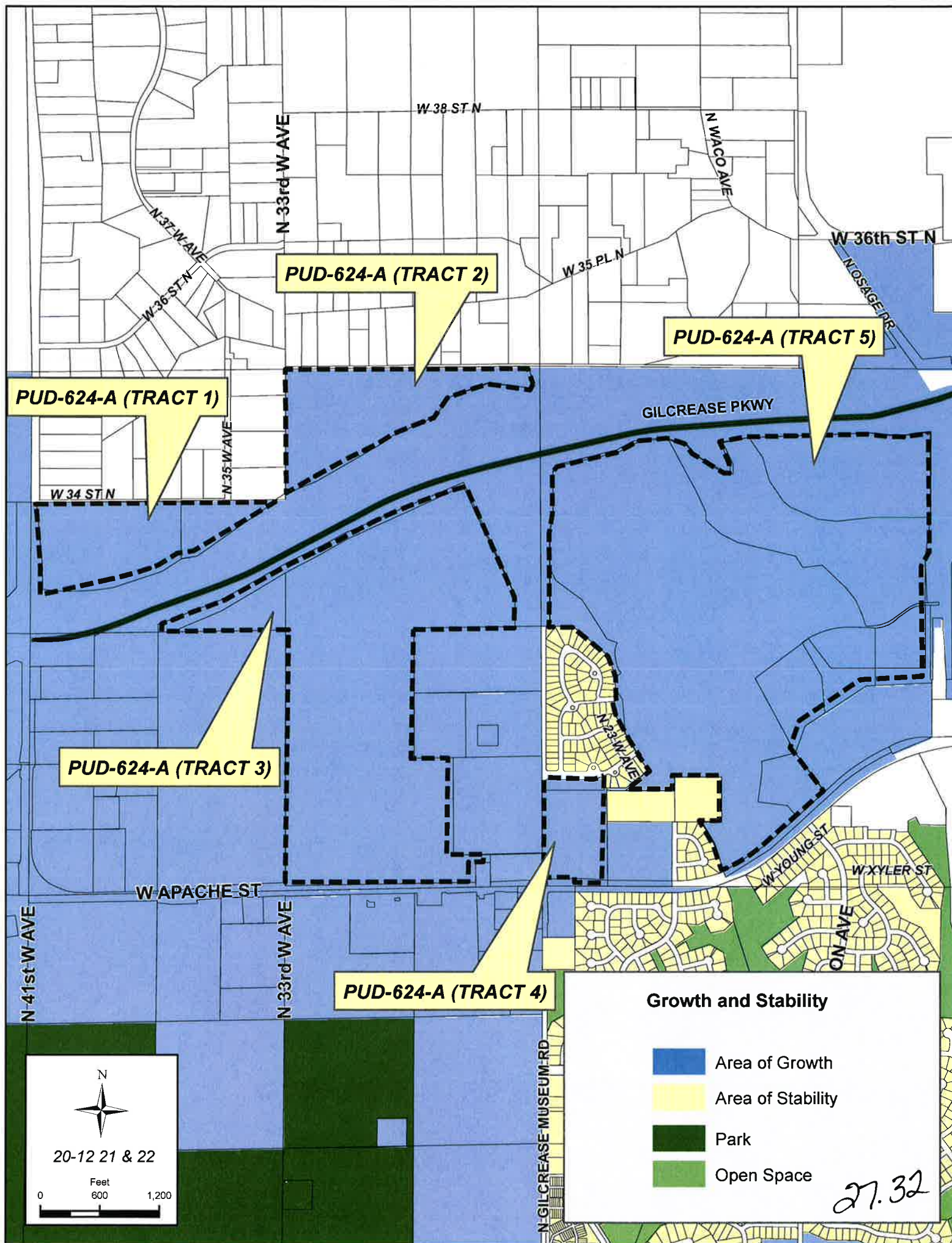




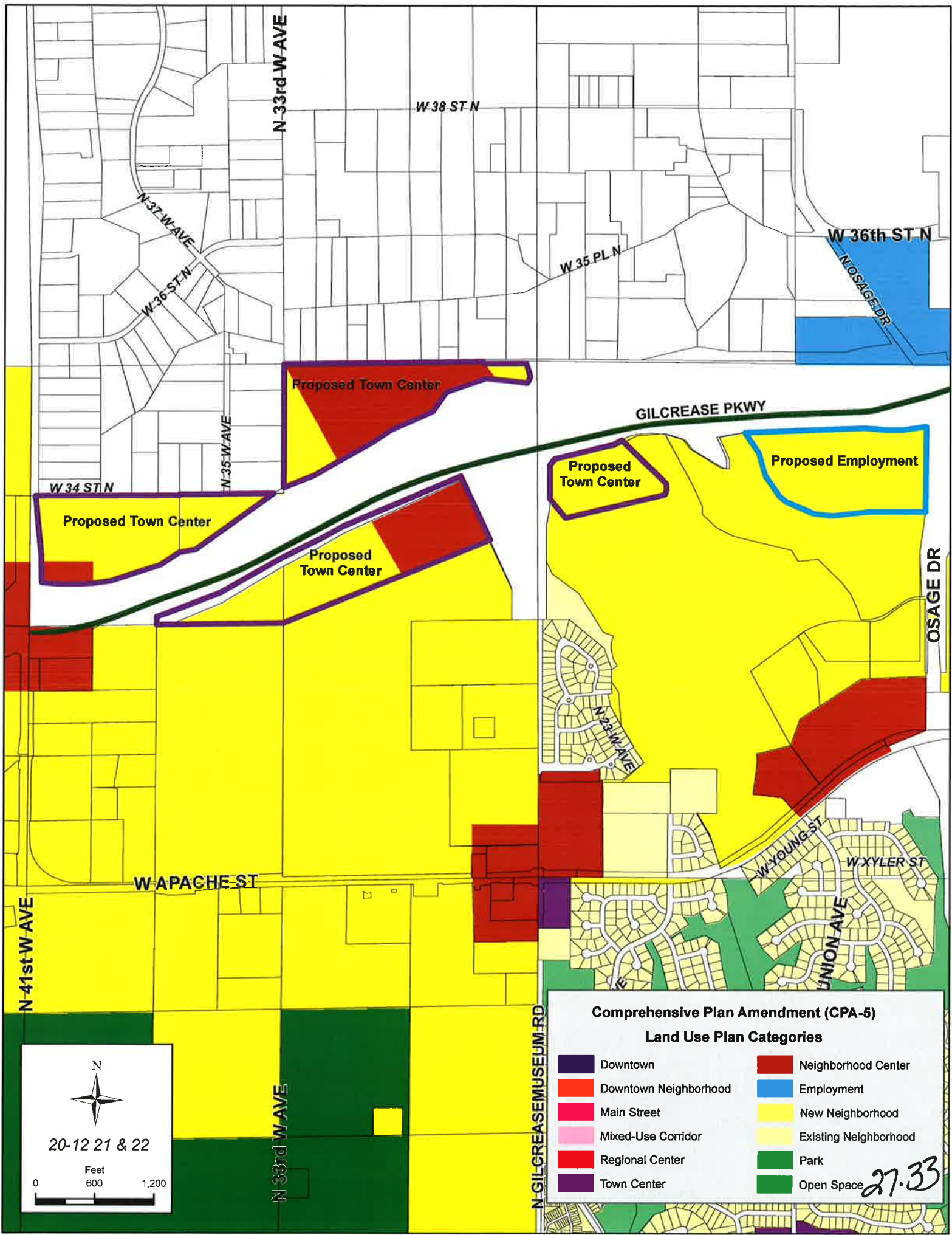












**Comprehensive Plan Amendment (CPA-5)**  
**Land Use Plan Categories**

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

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N-73-E-AVE

RE

N-75-E-AVE

N-MEMORIAL-DR

LS-20623

AG

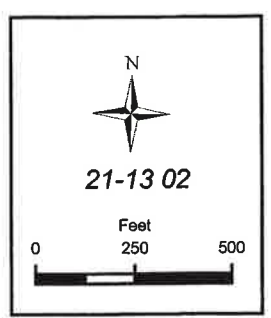
E 120 ST N



E 118 ST N

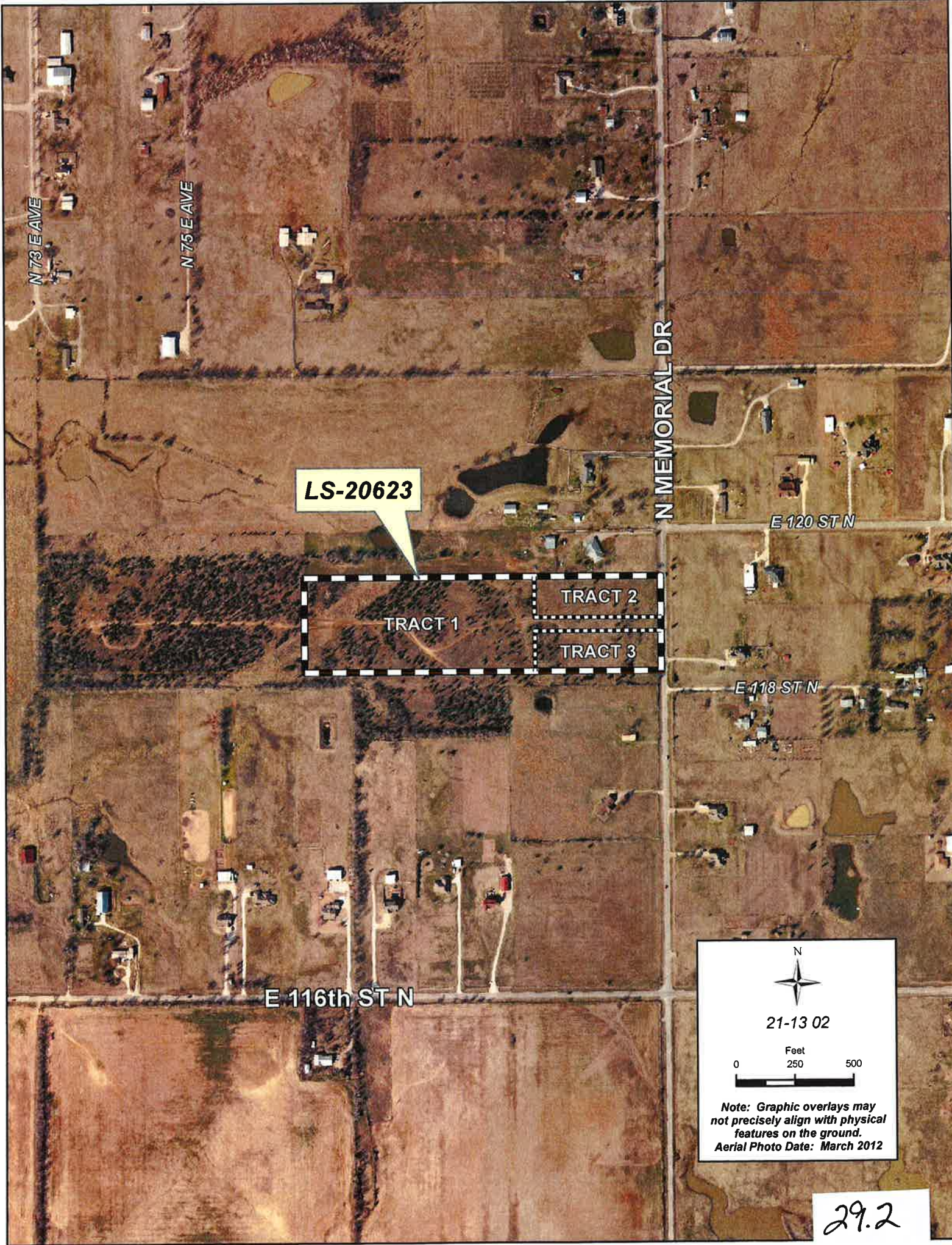
E 116th ST N

AG



29.1





LS-20623

TRACT 1

TRACT 2

TRACT 3

N MEMORIAL DR

E 120 ST N

E 118 ST N

E 116th ST N



21-13 02

Feet  
0 250 500

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

29.2



## **WAIVER OF SUBDIVISION REGULATIONS FOR A LOT-SPLIT**

**July 24, 2013**

**LS-20623**

**Rob Benzel, (1302) (AG) (County)**

**North of the Northwest corner of East 116<sup>th</sup> Street North and North Memorial Drive**

The Lot-split proposal is to split an existing AG (Agriculture) tract into three tracts. All three tracts either meet or exceed the bulk and area requirements of the Tulsa County Zoning Code.

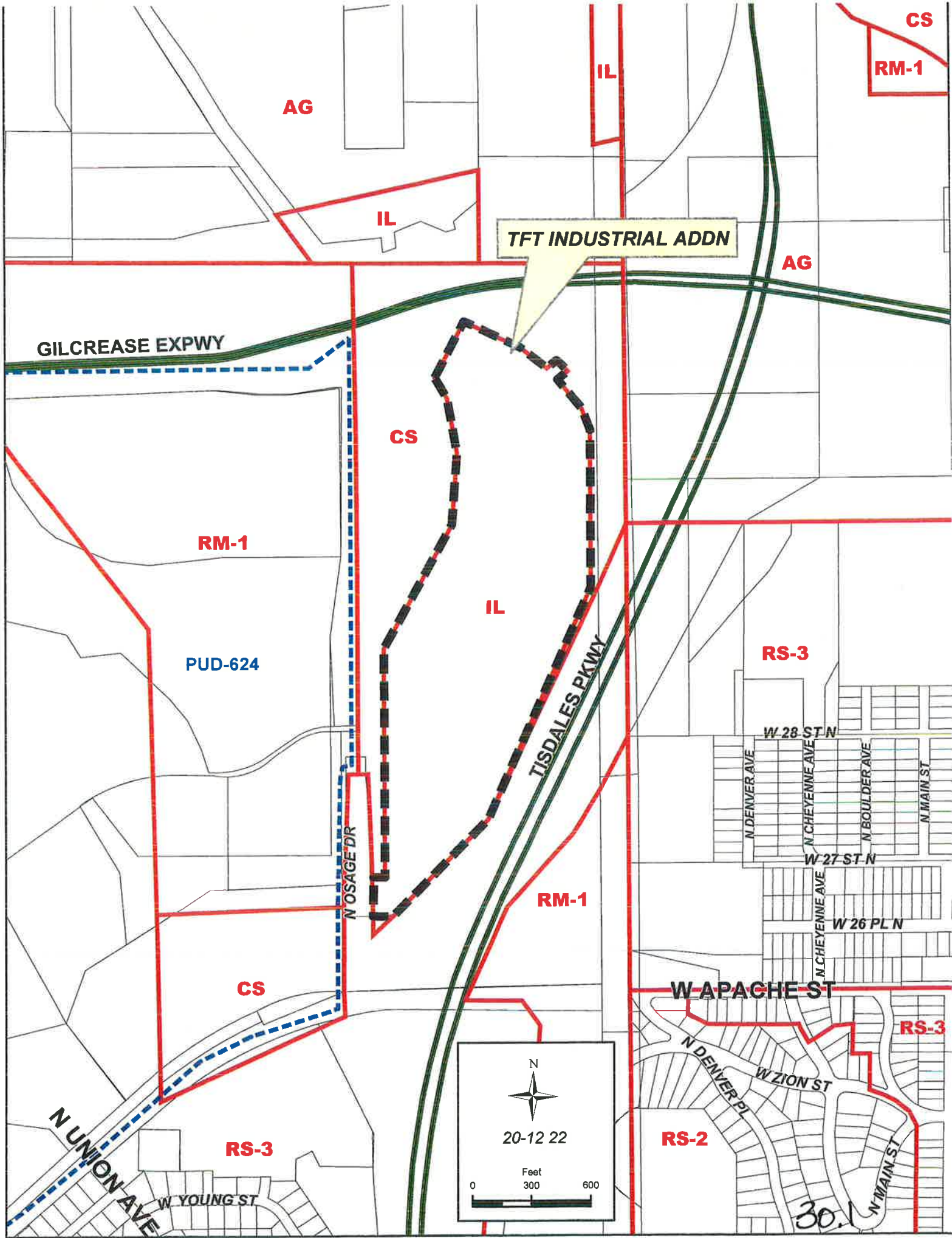
Tract "1" will have more than three side lot lines as required by the *Subdivision Regulations*. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Committee reviewed the Lot-Split information on July 11, 2013 and made the requirements of a 33.5 foot Right-Of-Way dedication and sidewalks along North Memorial Drive.

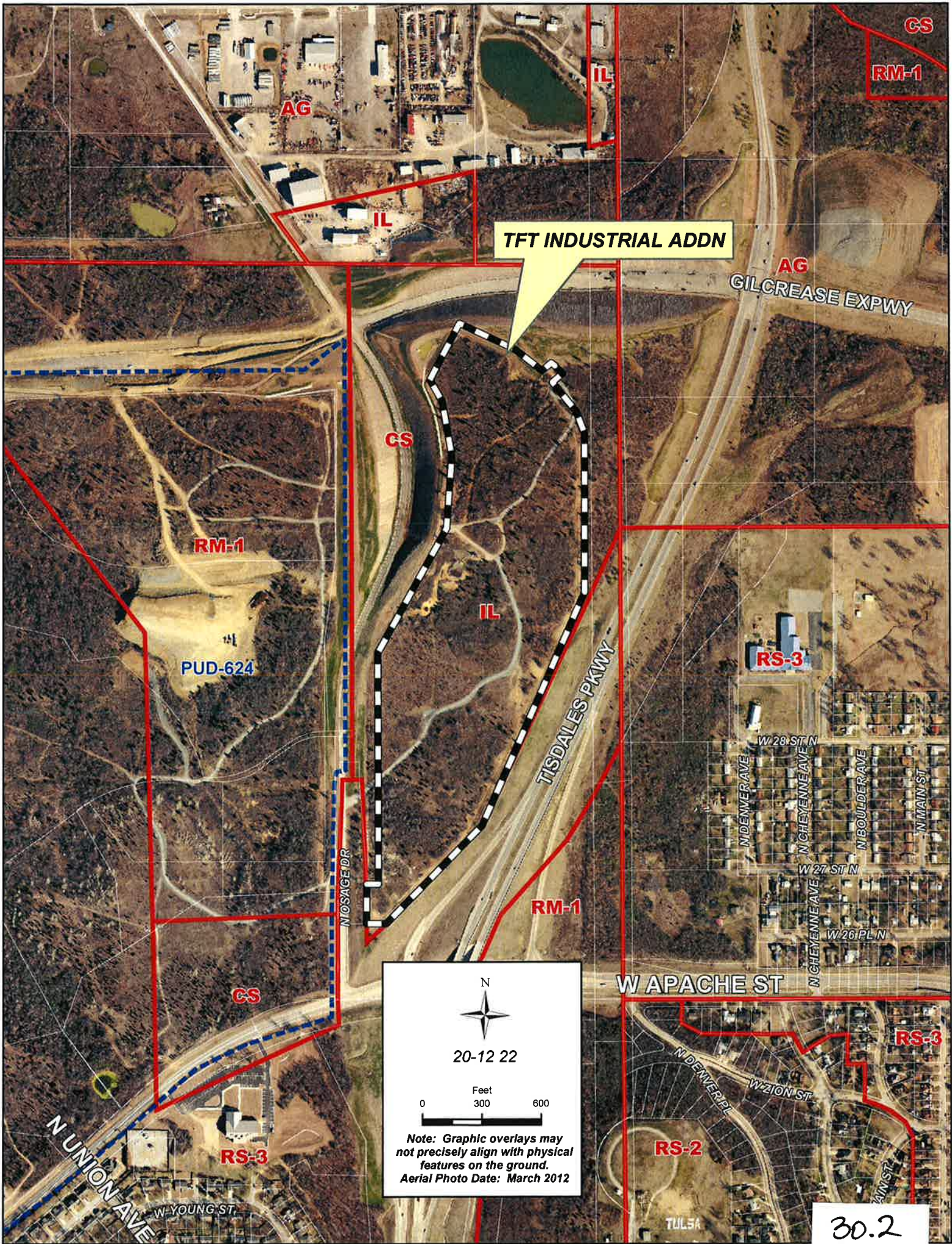
The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the waiver of *Subdivision Regulations* and the Lot-Split.











TFT INDUSTRIAL ADDN

RM-1  
PUD-624

AG  
GILCREASE EXPWY

RS-3

TISDALES PKWY

RM-1

W APACHE ST

RS-3

RS-2

30.2



## MINOR SUBDIVISION PLAT

### **TFT Industrial Addition - (2212) (CD 1)**

North of West Apache Street, West of Tisdale Parkway

This plat consists of one lot, one block, on 44.74 acres.

The following issues were discussed July 11, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light). Show LNA (limits of no access) along roadways. There are oil wells on the site.
2. **Streets:** Label street names such as Osage Drive. Show limits of no access and access along Osage Drive located at the western property line. Amend section F on limits of no access to include above comment. Include section on sidewalk. Provide key to show area being developed. Provide sidewalks and access ramps.
3. **Sewer:** No comment.
4. **Water:** Public waterlines must be placed in an easement (reference line between south and middle accesses).
5. **Storm Drainage:** Label the "Stormwater Detention Easement", as such. Place the outlet storm sewer pipe and structures in a 15-foot wide Storm Sewer Easement, between the Stormwater Detention Easement and the Utility Easement. Use City of Tulsa standard covenant language for "Water, Sanitary Sewer, and Storm Sewer Service" in section I.C. In Section I.D. and E; use standard City of Tulsa covenant language, and refer to the "TFT Industrial Addition", as such.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release
7. **Other: Fire:** Move the hydrant on south side of building further to the east to be in line with the parking area. This line shall be a looped line. Provide hydrant coverage along North Osage Drive per Appendix C of the International Fire Code.



8. **Other: GIS:** On the location map, show and label the site being platted. Also on the location map, increase the size of the Tulsa County and Osage County labels so they are legible and label major arterial streets where applicable. Identify which area is "Gilcrease Hills Village" and show its limits. The basis of bearings should be corrected. On the face of the plat, increase and standardize the size of the text to make it legible, especially the bearings and distance text around section 22. Add a leader line from the point of commencement label to the P.O.C. On the face of the plat, the metes and bounds around the property being platted does not match what is described in the legal description: the face of the plat appears to be a counter clockwise description while the legal description is clockwise. The distances match but the bearings don't. Submit a subdivision control data form. The covenants page is labeled TFT Addition while the cover page is labeled TFT Industrial Addition.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below. ***THE PLANNING COMMISSION MUST REVIEW THE INFORMATION CONCERNING THE OIL WELLS ON SITE PER THE SUBDIVISION REGULATIONS (SEE EXCERPTS FROM THE REGULATIONS FOLLOWING THIS STAFF REPORT.) AND DETERMINE THAT THEY AGREE WITH THE CONSULTING ENGINEERS' REPORT FOR THE SITE. STAFF IS IN AGREEMENT WITH THE RESEARCH SUBMITTED FOR THE SITE AS SHOWN FOLLOWING.***

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

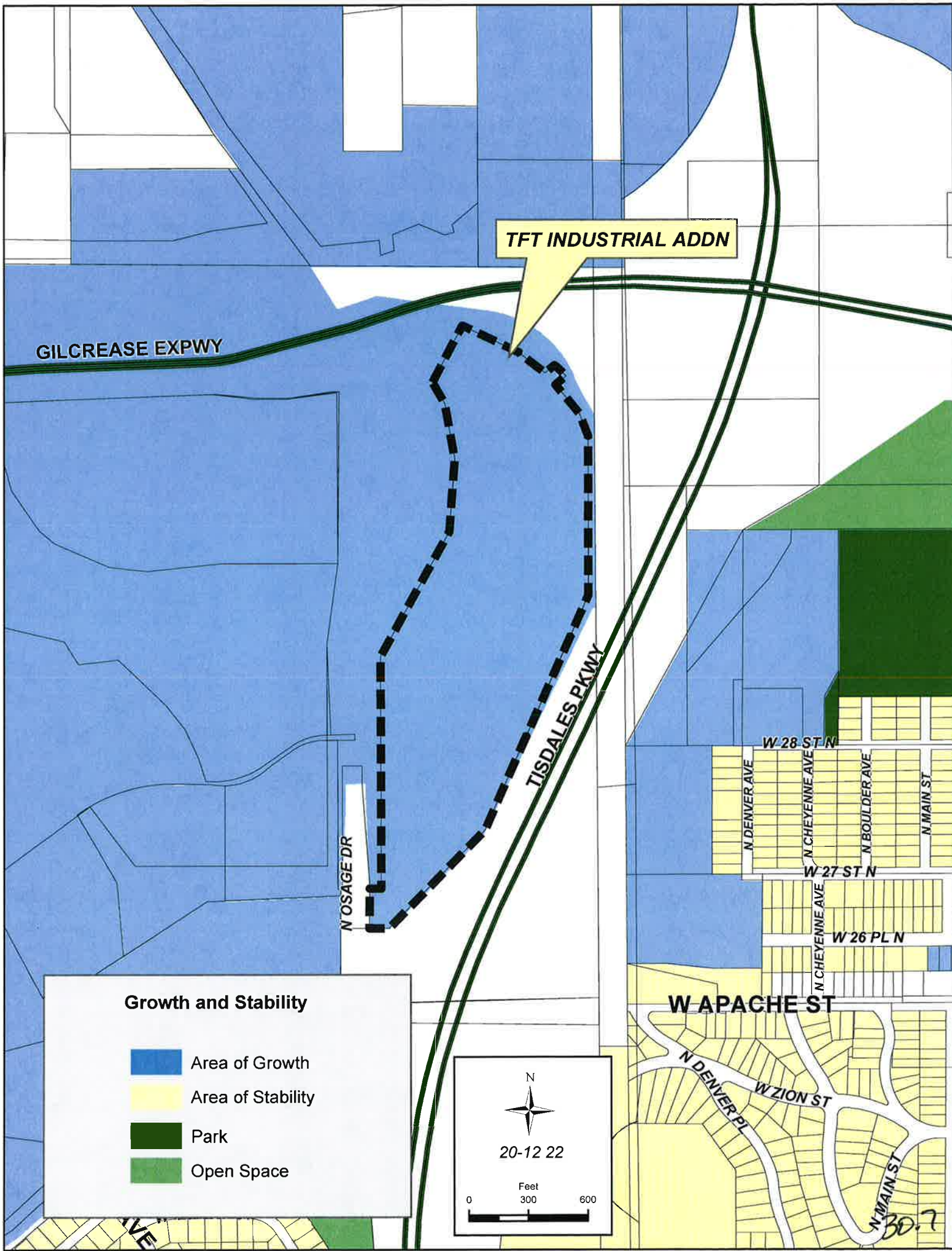
**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.





TFT INDUSTRIAL ADDN

GILCREASE EXPWY

TISDALES PKWY

N OSAGE DR

W 28 ST N

W 27 ST N

W 26 PL N

W APACHE ST

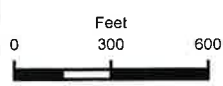
W ZION ST

Growth and Stability

- Area of Growth
- Area of Stability
- Park
- Open Space



20-12 22



30.7

**TFT INDUSTRIAL ADDN  
LAND USE PLAN:  
NEW NMEIGHBORHOOD**

**GILCREASE EXPWY**

**TISDALES PKWY**

**N OSAGE DR**

**W 28 ST N**

**N DENVER AVE**

**N CHEYENNE AVE**

**N BOULDER AVE**

**N MAIN ST**

**W 27 ST N**

**W 26 PL N**












**W APACHE ST**

**N DENVER PL**

**W ZION ST**

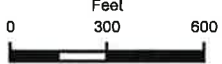
**N MAIN ST**

**Land Use Plan Categories**

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



20-12 22



**W YOUNG ST**

20.8







9936 East 55<sup>th</sup> Place  
Tulsa, OK 74146  
918-384-8086 (v) 918-664-8366 (fax)

Wednesday, July 10, 2013

Diane Fernandez  
INCOG  
2 W 2nd St # 800  
Tulsa, OK 74103

**Ref: Oil Wells in the Proximity of the proposed TFT Industrial Addition Plat**

**Dear Ms. Fernandez,**

We have made an exhausted review of all information concerning oil wells in the NE/4 and SE/4 of Section 22, T20N, R12E, Osage County, City of Tulsa, Oklahoma at the Bureau of Indian Affairs located in Pawhuska, Oklahoma. We retrieved and copied 42 well records from the agency. We also were allowed to copy the section map where the cartographer had placed the wells. Of the 42 records we were able to show the following wells:

1. Plugged wells – Four (4)
2. Active Wells – Seven (7)

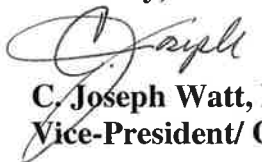
Consequently we have made a field survey of actual wells within the boundary of the subject plat. We have prepared an Exhibit for your use in this matter. The circles around the wells are 150' in radius. There are in existence 6 wells that can be seen and we located these wells using the latest in GPS surveying to determine their location.

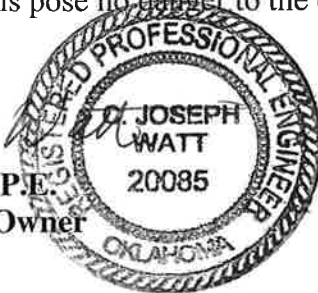
According to our research of the records, only three wells are in our proposed area of development. The records indicate that the three wells were plugged in accordance with the required standards. We have also made sub surface searches for these wells and could locate any casings or other items that would give an indication of the well's existence.

The only active well within our area of development is no closer than 280 feet from any structure on our proposed site plan.

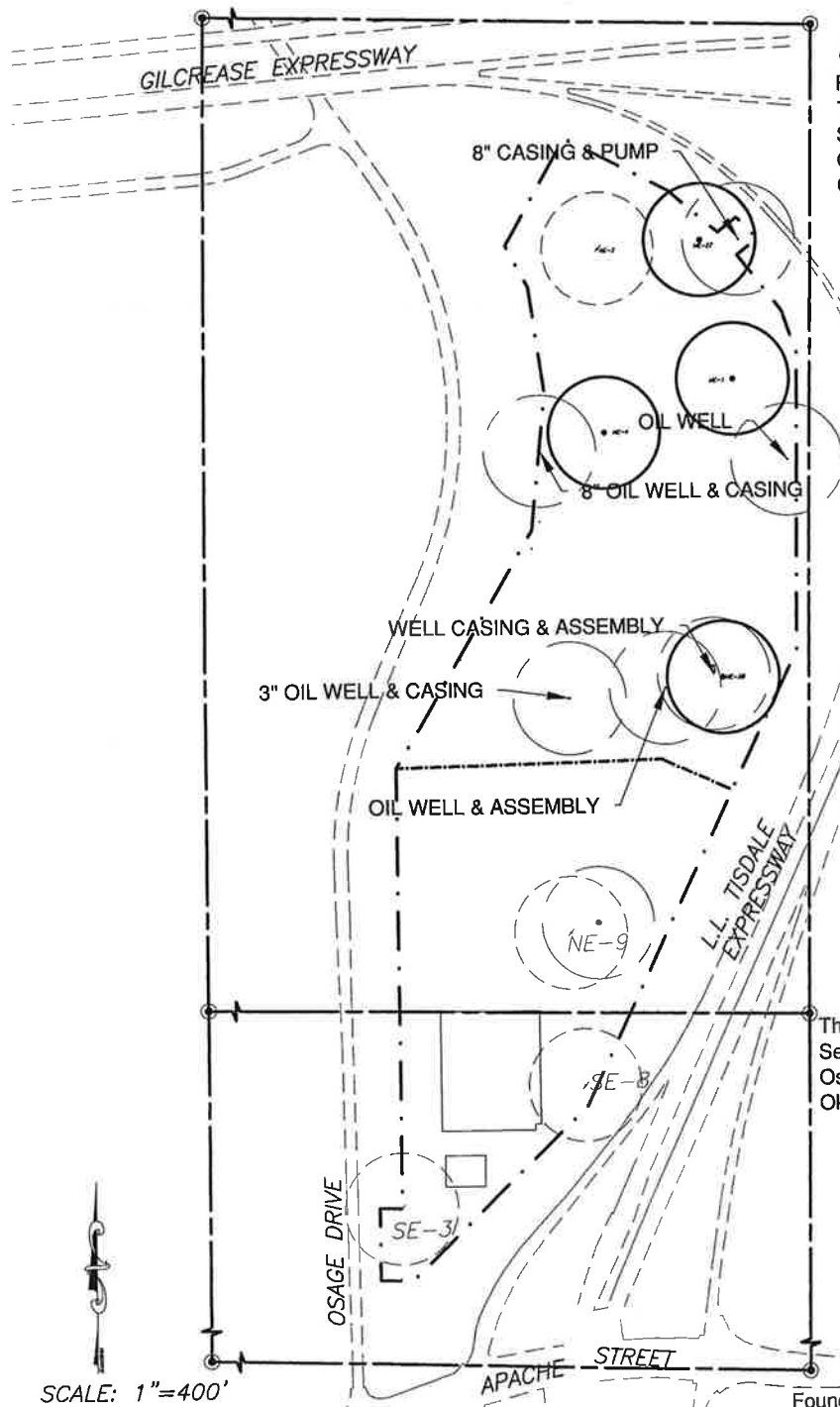
We submit this letter and the attached exhibit attesting to the fact that in our professional opinion these wells pose no danger to the development.

Sincerely,

  
C. Joseph Watt, P.E.  
Vice-President/ Owner



Attachments



"Point of Commencement"  
 Found ODOT Brass Cap  
 The Northeast Corner of  
 Section 22, T-20-N, R-12-E,  
 Osage County, State of  
 Oklahoma

- active well by record
- active well by survey
- plugged well by record

The East Quarter Corner of  
 Section 22, T-20-N, R-12-E,  
 Osage County, State of  
 Oklahoma



Found ODOT Brass Cap  
 The Southeast Corner of  
 Section 22, T-20-N, R-12-E,  
 Osage County, State of  
 Oklahoma

SCALE: 1"=400'

(TRACT 6)  
 PARCEL 21.0  
 GILCREASE WEST EXPRESSWAY  
 (BOOK 1398, PAGE 0056-0083)

CJWATT, INC.

9936 East 55th Place  
 Tulsa, OK 74146  
 918-384-8086, voice  
 918-664-8366, fax

TFT INDUSTRIAL  
 TULSA, OSAGE COUNTY  
 OKLAHOMA

DRWN	cjw	PROJECT:	SHEET NO.
CHCK:	cjw	TFT120010	EX-1
APPD:	cjw		
DATE:	06/10/13		

30.11

#### **4.7 FLOODPLAIN AREAS.**

Lands identified by the official FEMA and/or floodplain maps of the City or County of Tulsa, as appropriate, which are subject to flooding hazards and periodic inundation, shall not be subdivided into lots, tracts or parcels for any use which would be incompatible with such flooding hazards, unless:

- (a) improvements, meeting the standards and requirements of the City or County of Tulsa, Ordinances, Resolutions and Design Requirements, as appropriate, designed so as to render such land safe for residential or other uses are made, or satisfactorily guaranteed on such land meeting the City Public Works Director or County Engineer's or their designees' approval; or
- (b) the intended use of the land is permitted by adopted ordinances or resolutions of the City or County of Tulsa, as appropriate, because such use has no adverse impact and will not obstruct flood flows; or
- (c) the intended use of the land is permitted by Special Exception or Variance as outlined in ordinances or resolutions of the City or County, as appropriate, or adopted policy of the City or County of Tulsa.

#### **4.8 STORMWATER DRAINAGE AND DETENTION FACILITIES.**

- 1. The stormwater drainage system shall be designed and constructed in accordance with the Adopted Ordinances, Resolutions standards and design requirements as adopted by the City or County, as appropriate, and shall be so designed to collect and pass the runoff from a 100-year frequency flood under conditions of full urbanization. The 2, 5, 10, 50, 100 year flows shall be modeled and 500 year flow analyzed. The entire flow shall be confined within the said stormwater drainage systems.
- 2. The stormwater detention facility if required by City or County adopted standards, shall be designed and constructed in accordance with said standards.

#### **4.9 PUBLIC PARKS AND OPEN SPACES.**

Residential subdivisions should provide open spaces, suitably located and of reasonable size for parks, playgrounds, play lots, play fields, or other recreational areas sufficient to serve the subdivision. Land that is designated for public open spaces according to the City or County Park and Recreation Plan should be dedicated to the public. Applicants are encouraged to coordinate dedications with the appropriate Parks Departments.

#### **4.10 OIL AND GAS EXTRACTION SITES - RESIDENTIAL SUBDIVISIONS.**

- 1. *Existing Operative/Inoperative Wells:*
  - (a) shall be indicated on the face of the plat;
  - (b) all abandoned, inactive wells shall be properly plugged;

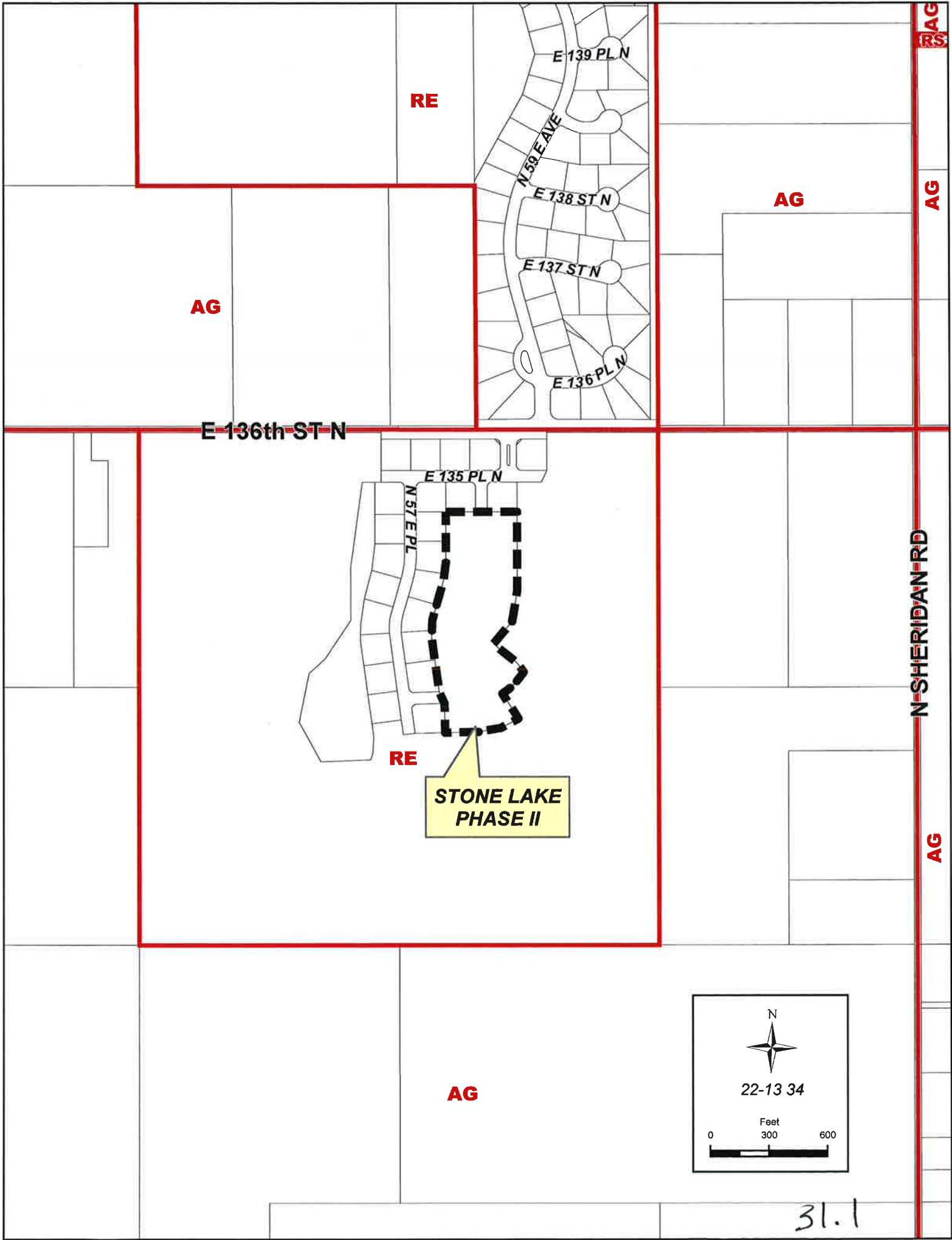


- (c) A building setback line with a radius of 125 feet shall be required from any existing active well or known well bore unless TMAPC has reduced the setback requirement after finding the reduced setback to be safe; and
- (d) access shall be provided and so indicated on the face of the plat for all unplugged wells for the purpose of maintenance and rework.

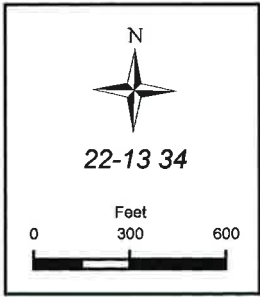
2. *Planned Well Sites - Unincorporated Areas of the County:*

- (a) Well sites shall not be permitted within residential subdivisions of less than 10 acres.
- (b) If the developer owns both the surface rights and all mineral rights he may designate future well sites, if there are no existing oil, gas or mineral leases of record.
- (c) If the developer does own all the mineral rights, or there are recorded oil and gas leases on the subject property, written notice must be sent to all parties who have an oil, gas, or mineral interest or recorded oil or gas lease, as shown by the records of the County Clerk. Said notice shall inform of the intent to subdivide said property.
- (d) Interested parties shall have 30 days from receipt of the notice to respond. Said response shall be in writing to both the developer and TMAPC of the intent to drill for oil or gas in the future.
- (e) The developer and owners of leases or owners of mineral interests have an additional 120 days to agree upon the location of the well sites.
- (f) If the parties cannot agree on the location of the well sites, the TMAPC, after Public Hearing, shall select the well sites.
- (g) All well sites shall be indicated on the face of the plat, as well as in the Restrictive Covenants.
- (h) Standards for location of well sites:
  - 1. Two (2) acres or less in size for each well site.
  - 2. Access shall be provided to the site for purposes of maintenance and service.
  - 3. There shall be no more than one well site within the boundaries of the plat for each twenty (20) acres of land covered by the plat.
  - 4. The County Engineer and City Public Works Director must approve the methods of drilling prior to the commencement of drilling operations in their respective jurisdictions.



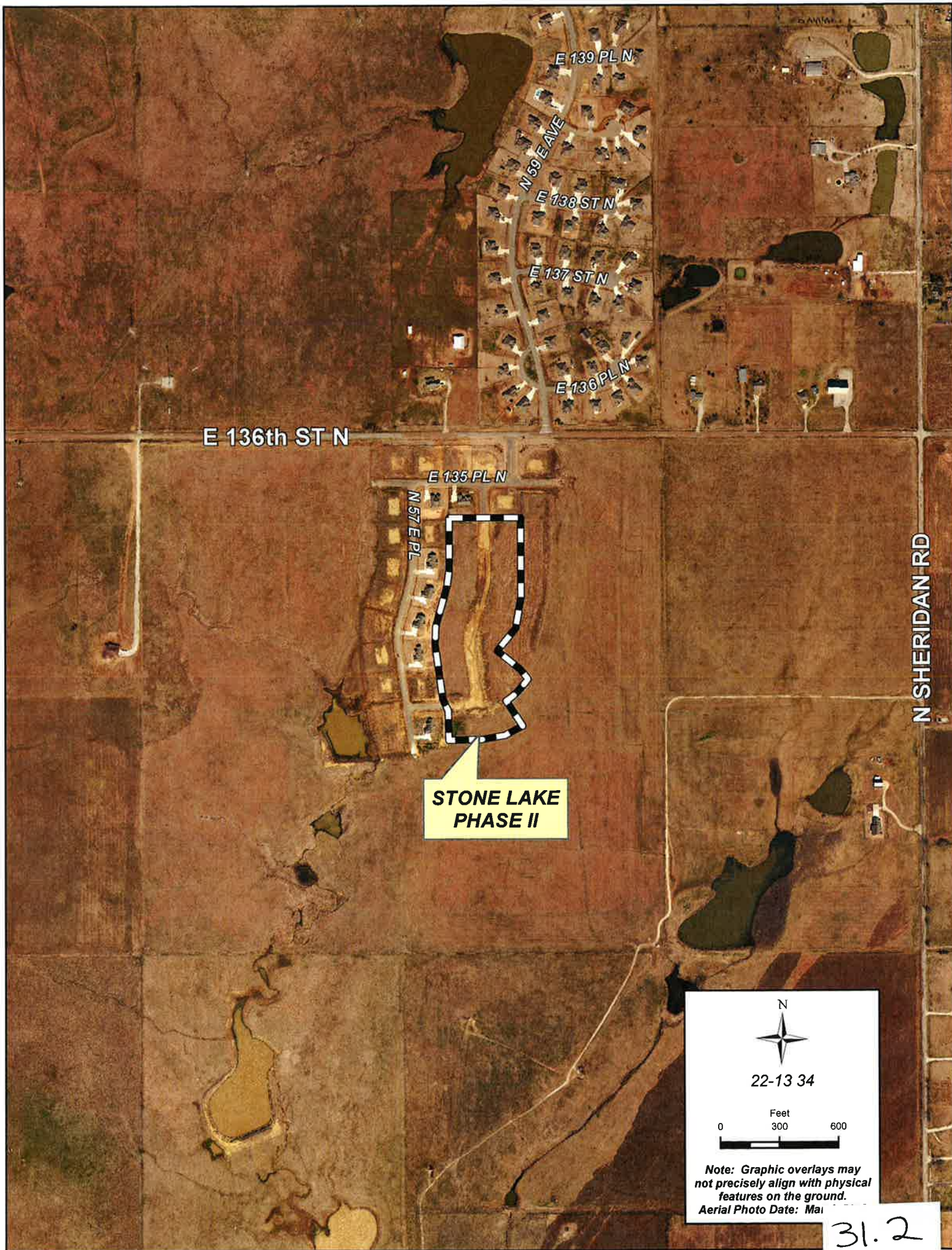


STONE LAKE  
PHASE II



31.1





N

22-13 34

Feet  
0 300 600

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

31.2



## PRELIMINARY SUBDIVISION PLAT

### **Stone Lake Phase II - (2134) (County)**

South of East 136<sup>th</sup> Street, West of North Sheridan Road

This plat consists of 13 Lots, 3 Blocks, on 9.46 acres.

The following issues were discussed July 11, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RE (residential estate). Make setbacks and standards match zoning code requirements.
2. **Streets:** Label streets as "Dedicated by this plat" or provide reference for prior dedication such as book/page number. Provide section on sidewalks.
3. **Sewer:** Aerobic systems will be used.
4. **Water:** Rural Water District No. 3, Washington County, will provide water.
5. **Storm Drainage:** It is not desirable to have an overland drainage easement and a utility easement occupy the same space. If stormwater detention for this platted area is provided off – site in the Stone Lake Phase I Stormwater Detention Facility, then that should be included in a note on the face of plat. Use standard language for item 4. Storm sewers were not addressed i.e. Lot Surface Drainage, Overland Drainage Easement, Stormwater Detention Easement, etc. If Phase II drainage is conveyed to the Phase I Stormwater Detention Facility, then what maintenance responsibilities do the Phase II Homeowners have for that facility? How is the rainfall runoff drainage from Phase II conveyed to the Phase I Stormwater Detention Facility in Phase I?
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Cox may need additional easements.
7. **Other: Fire:** A release letter must be received from the responsible fire department.
8. **Other: GIS:** State the scale of the location map. On the face of the plat, increase the size of the text describing the point of commencement. The basis of bearing should be clearly described and stated in degrees, minutes, and seconds. Please make note on the face of the plat any benchmarks and the size, location, description and identification of all monuments to be set or found in making the survey, shown to assure the reestablishment of any point or line of the survey. **County Engineer:** A drainage report is needed about the capacity to be built for Phase 2. Delete references to Rogers County standards. Clarify references to building lines versus utility easements especially on Lot 6, Block 1. If there is any flow to the east, for phase 3 account for this and for detention.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the County Engineer must be taken care of to his satisfaction.

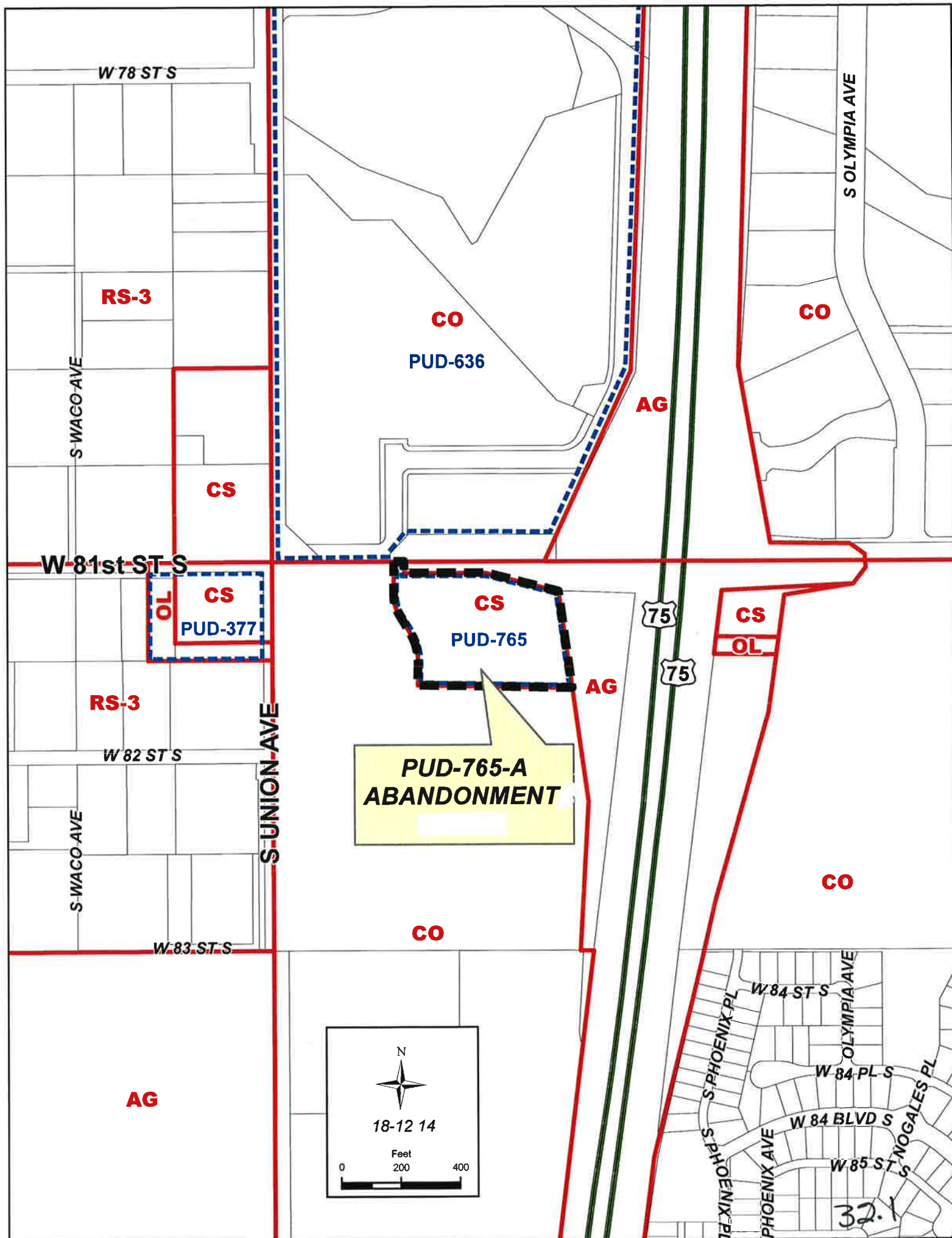
**Standard Conditions:**

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.









W 78 ST S

S OLYMPIA AVE

S WACO AVE

W 81st ST S

75

75

W 82 ST S

**PUD-765-A  
ABANDONMENT**

S WACO AVE

S UNION AVE

W 83 ST S



18-12 14

Feet  
0 200 400

Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: March 2012

S PHOENIX PL  
S PHOENIX PL  
PHOENIX AVE

W 84 ST S

S OLYMPIA AVE

W 84 PL S

W 84 BLVD S

W 85 ST S

NOGALES PL

32.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-765-A Abandonment**

**TRS 8214**

**Atlas 1584**

**CZM 51**

**CD-2**

**TMAPC Hearing Date:** July 24, 2013

**Applicant:** Kinslow, Keith & Todd/ Nicole Watts

**Tract Size:** 4.64± acres

**ADDRESS/GENERAL LOCATION:** Southwest corner of West 81<sup>st</sup> Street and Highway 75

**EXISTING ZONING:** CS/ PUD-765

**EXISTING USE:** Vacant

**PROPOSED ZONING:** CO/ PUD-765-A

**PROPOSED USE:** Office development

**ZONING ORDINANCE:** Ordinance number 22004 dated February 20, 2009, established zoning for the subject property.

**RELEVANT ZONING HISTORY:**

***Subject Property:***

**Z-7116/ PUD-765 February 2009:** All concurred in approval of request for rezoning a 4.64± acre tract of land from AG to CS/PUD and a proposed Planned Unit Development a for four commercial pad sites with a total of 50, 295 square feet, on property located southwest corner of Highway 75 South and West 81<sup>st</sup> Street South and abutting west of subject property across Highway 75.

**Z-7115/ Z-7115-SP-1 February 2009:** All concurred in approval of a request for rezoning a 25.97± acre tract of land from AG to CO and a proposed Corridor Site Plan for mixed use development with 122, 512 square feet of retail and office, 152.40 square feet of hotel and 320 multifamily dwelling units on property located on the southwest corner of Highway 75 South and West 81<sup>st</sup> Street South and west of subject property across Highway 75.

**Z-3794 October 1970:** All concurred in approval of a request for rezoning a tract of land from RMH to AG on property located south of the southwest corner of West 81<sup>st</sup> Street South and South Union Avenue and a part of the subject property.

***Surrounding Property:***

**Z-7164/ Z-7164-SP-1 April 2011:** All concurred in approval of a request for rezoning a 30± acre tract of land from AG/ OL/ CS to CO and a Corridor Development Plan for a neighborhood and pedestrian oriented office and commercial mixed use development, on property located on the southeast corner of U.S. Highway 75 and West 81<sup>st</sup> Street and east of subject property across Highway 75.

**Z-7148 March 2010:** All concurred in approval of a request for rezoning a 13± acre tract of land from RMH to CO for future sale and development on property located south of southeast corner of South Union Avenue and West 81<sup>st</sup> Street and south of subject property.

**Z-7140/ Z-7140-SP-1 December 2009:** All concurred in approval of a request for rezoning a 41± acre tract of land from AG to CO and a Corridor Site Plan for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81<sup>st</sup> Street. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22' wide with improved borrow ditch from the northern boundary of the subdivision to West 81<sup>st</sup> Street.

**Z-7008-SP-1/ Z-6966-SP-1/ Z-6967-SP-1 March 2006:** All concurred in approval of a Corridor Site Plan on 176+ acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71<sup>st</sup> and West 81<sup>st</sup> Street.

**PUD-636/Z-5457-SP/Z-4825-SP October 2000:** All concurred in approval for a proposed Planned Unit Development, on a 108+ acre tract of land for a mixed use development including, single-family, townhouse dwellings , multi-family and commercial uses subject to conditions of the PUD located on the northwest corner of West 81<sup>st</sup> Street South and South Highway 75 and north of subject property.

**Z-5993/PUD-377 November 1984:** All concurred in approval of request for rezoning a 2.06± acre tract of land from RS-3 to OL/CS/PUD and a proposed Planned Unit Development for a printing and graphic art reproduction & associated sales business on property located on the southwest corner of West 81<sup>st</sup> Street South and West Union Avenue and west of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 5± acres in size and is located Southwest corner of West 81<sup>st</sup> Street and Highway 75. The property appears to be vacant and is zoned CS/ PUD-765.

**SURROUNDING AREA:** The subject tract is abutted on the east by Highway 75, further east is property zoned CO; on the north by undeveloped property zoned CS; on the south and west by vacant property zoned CO.

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

**TRANSPORTATION VISION:**

The Comprehensive Plan designates West 81<sup>st</sup> Street South as a secondary arterial with no other special considerations.

Abandonment of this PUD will not affect the future transportation vision in this area except that a strong consideration of the large development will be to provide internal connectivity and to discourage access to West 81<sup>st</sup> Street South.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
West 81 <sup>st</sup> Street	Secondary Arterial	100 feet	2



## **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The purpose of **Areas of Growth** is 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 general agreement exists 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: The abandonment of this PUD removes the previously approved commercial shopping opportunities of this site. The underlying zoning is being changed from CS to CO. CO zoning will require a corridor development plan that will identify all of the design and use standards relevant to this site. The underlying CS or proposed CO zoning are both compatible with the Area Of Growth concept.*

**Town Centers** are medium-scale; one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations

*Staff Comment: The abandonment of this PUD and anticipated Corridor Development Plan will continue to provide many opportunities for growth inside this Town Center area. Corridor zoning will encourage development of the Town Center vision and provides an opportunity to implement design details that will encourage a more rural feel than might be expected in other parts of Tulsa. Future Corridor Development Plans should expand that concept through the details of the design and site plan process.*

## **STAFF RECOMMENDATION:**

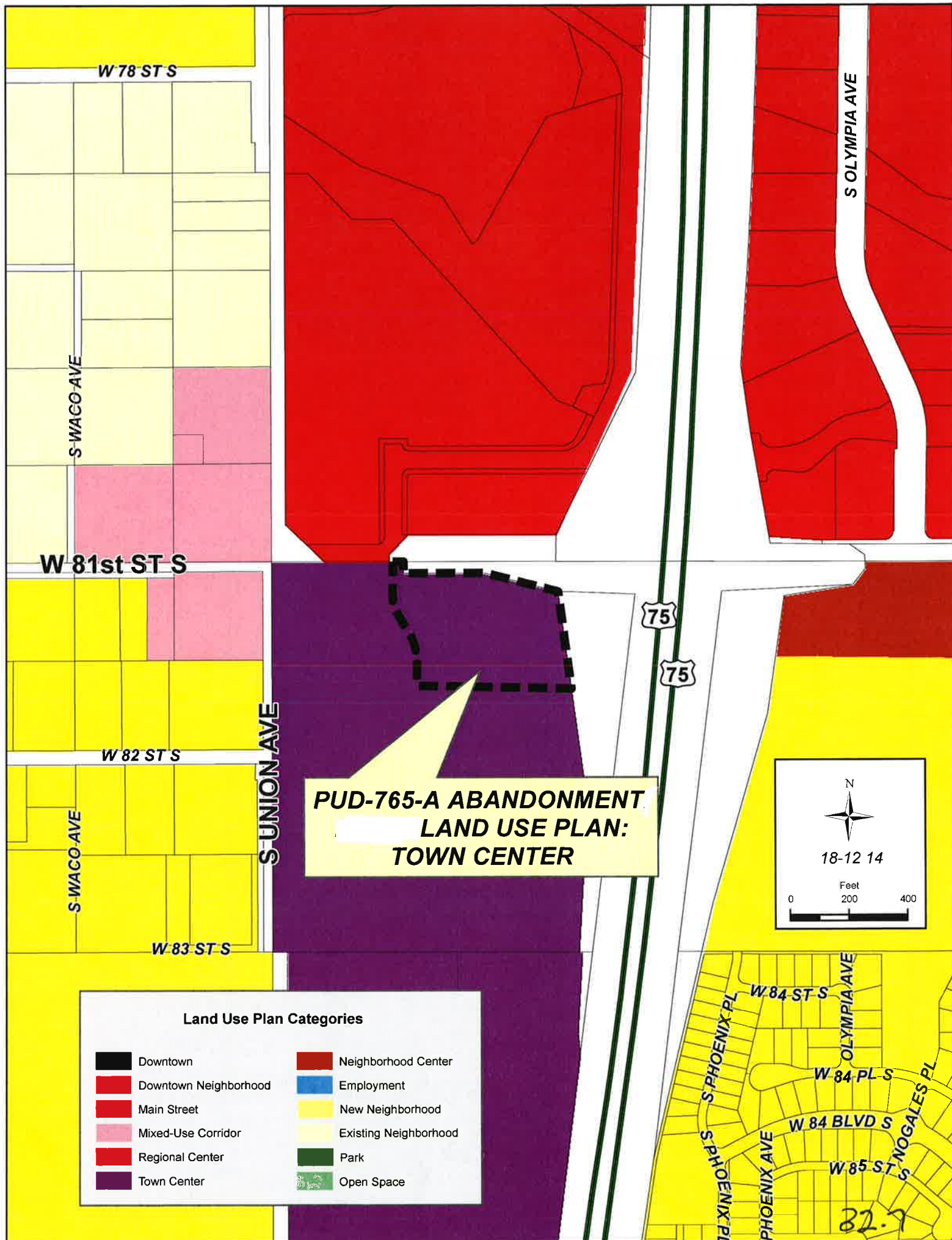
Staff finds that:

- 1) The PUD abandonment request leaves the site with CS zoning which is consistent with the Town Center designation and the Growth designation defined by The Comprehensive Plan. Concurrently with this request the applicant has asked for the site to be rezoned CO which is also consistent with the Comprehensive Plan.
- 2) Bulk and Area requirements defined by the existing CS or proposed CO zoning designation will be in harmony with the existing and anticipated development pattern of the area.

- 3) The approval of PUD-765-A will abandon the provisions of PUD 765 which was prepared in response to a request for a commercial development on the site. The underlying CS zoning was established on the site in conjunction with approval of the PUD.

Therefore, staff recommends **APPROVAL** of PUD-765-A as noted above.

07/24/13



W 78 ST S

S WACO AVE

W 81st ST S

W 82 ST S

S WACO AVE

W 83 ST S

S UNION AVE

S OLYMPIA AVE

75

75

**PUD-765-A ABANDONMENT  
LAND USE PLAN:  
TOWN CENTER**

N

18-12 14

Feet

0

200

400

#### Land Use Plan Categories

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

W 84 ST S

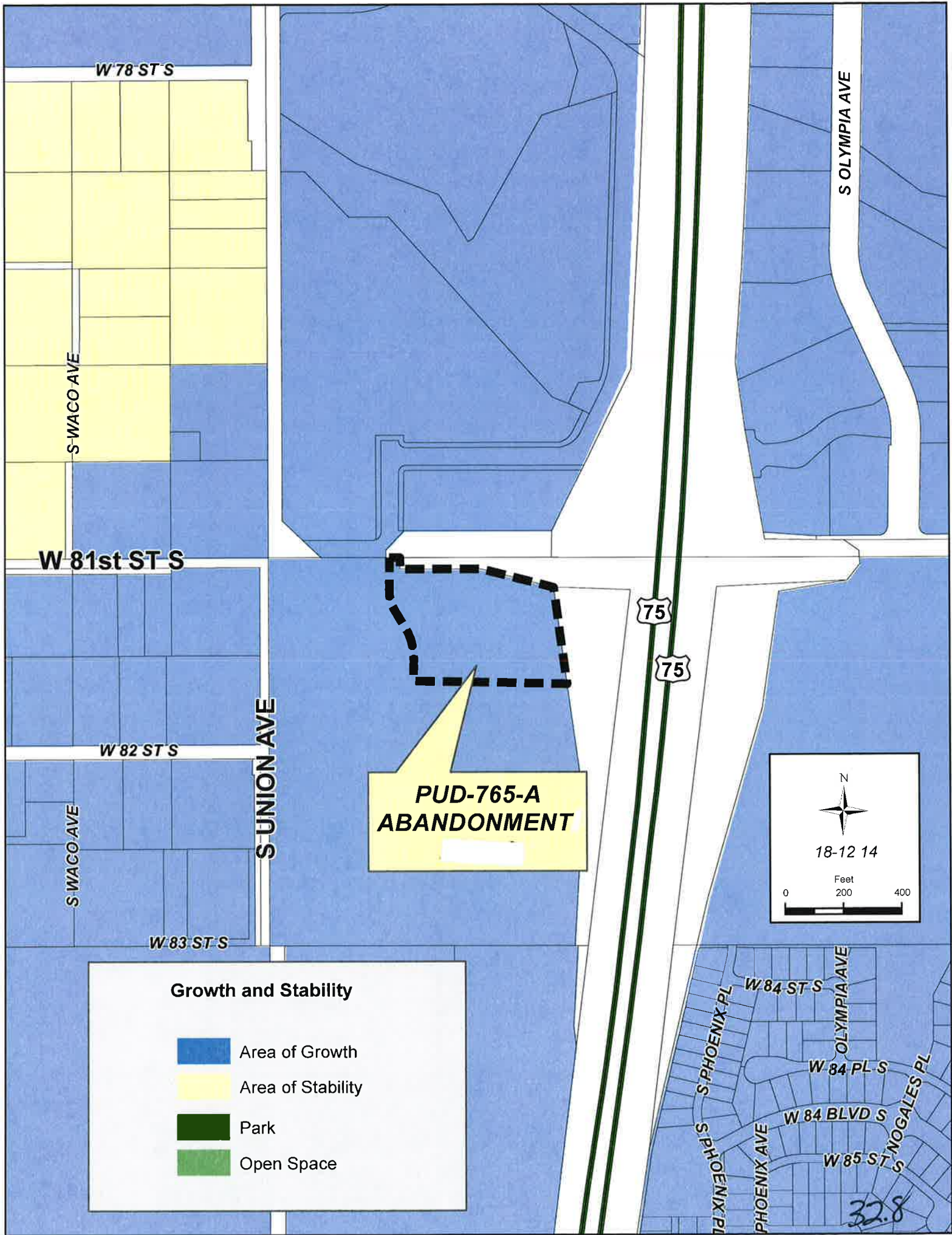
W 84 PL S

W 84 BLVD S

W 85 ST S

82.7





W 78 ST S

S OLYMPIA AVE

S WACO AVE

W 81st ST S

W 82 ST S

S UNION AVE

S WACO AVE

W 83 ST S

### Growth and Stability

- Area of Growth
- Area of Stability
- Park
- Open Space

**PUD-765-A  
ABANDONMENT**

75

75



18-12 14

Feet  
0 200 400

W 84 ST S

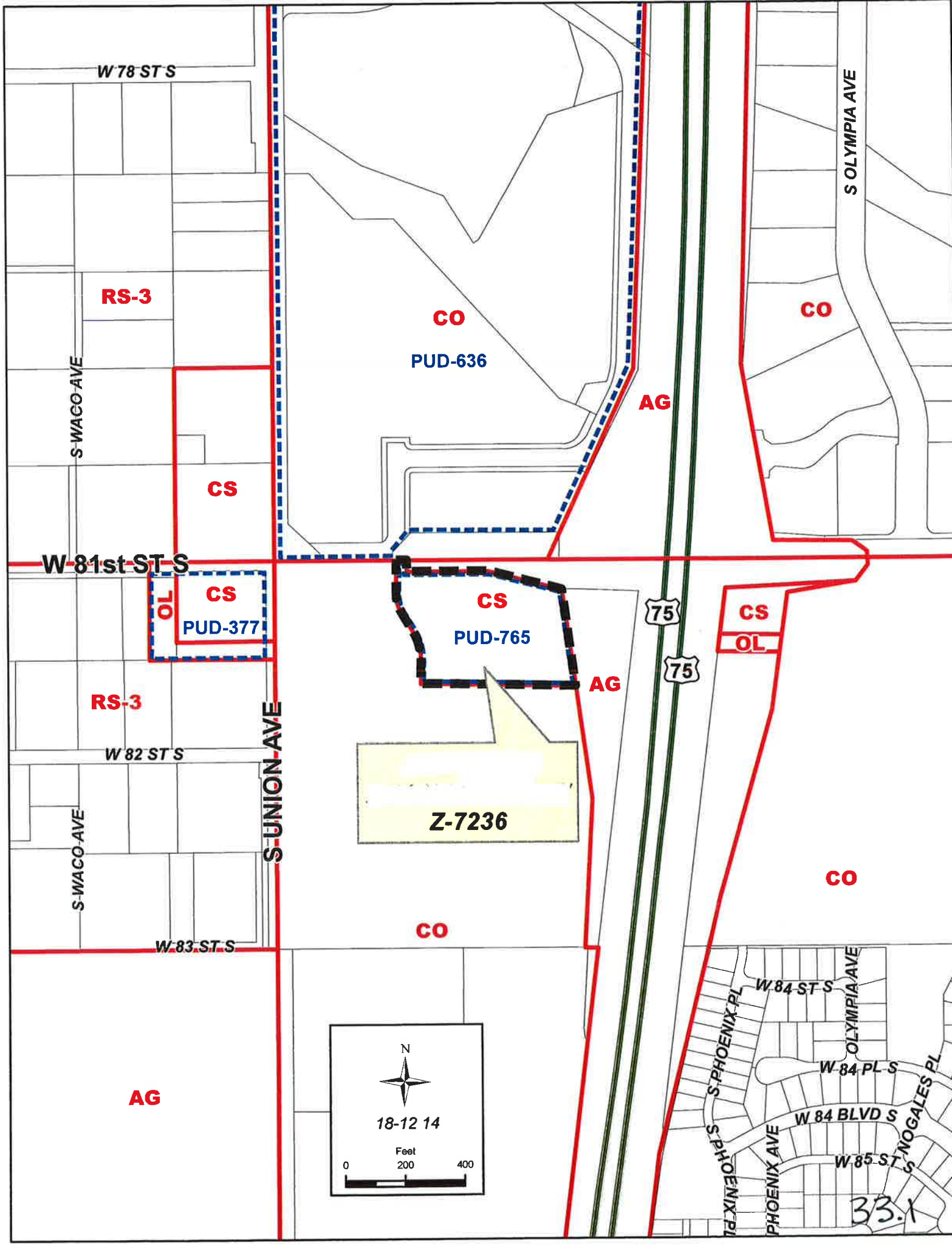
W 84 PL S

W 84 BLVD S

W 85 ST S

NOGALES PL

32.8



W 78 ST S

RS-3

S WACO AVE

CO

PUD-636

CO

S OLYMPIA AVE

AG

CS

W 81st ST S

CS

PUD-377

OL

CS

PUD-765

AG

CS

OL

RS-3

W 82 ST S

S UNION AVE

S WACO AVE

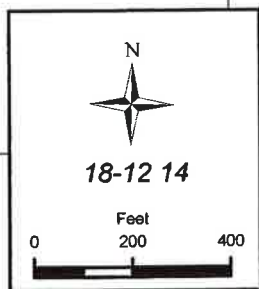
Z-7236

CO

W 83 ST S

AG

CO



S PHOENIX PL

W 84 ST S

S OLYMPIA AVE

W 84 PL S

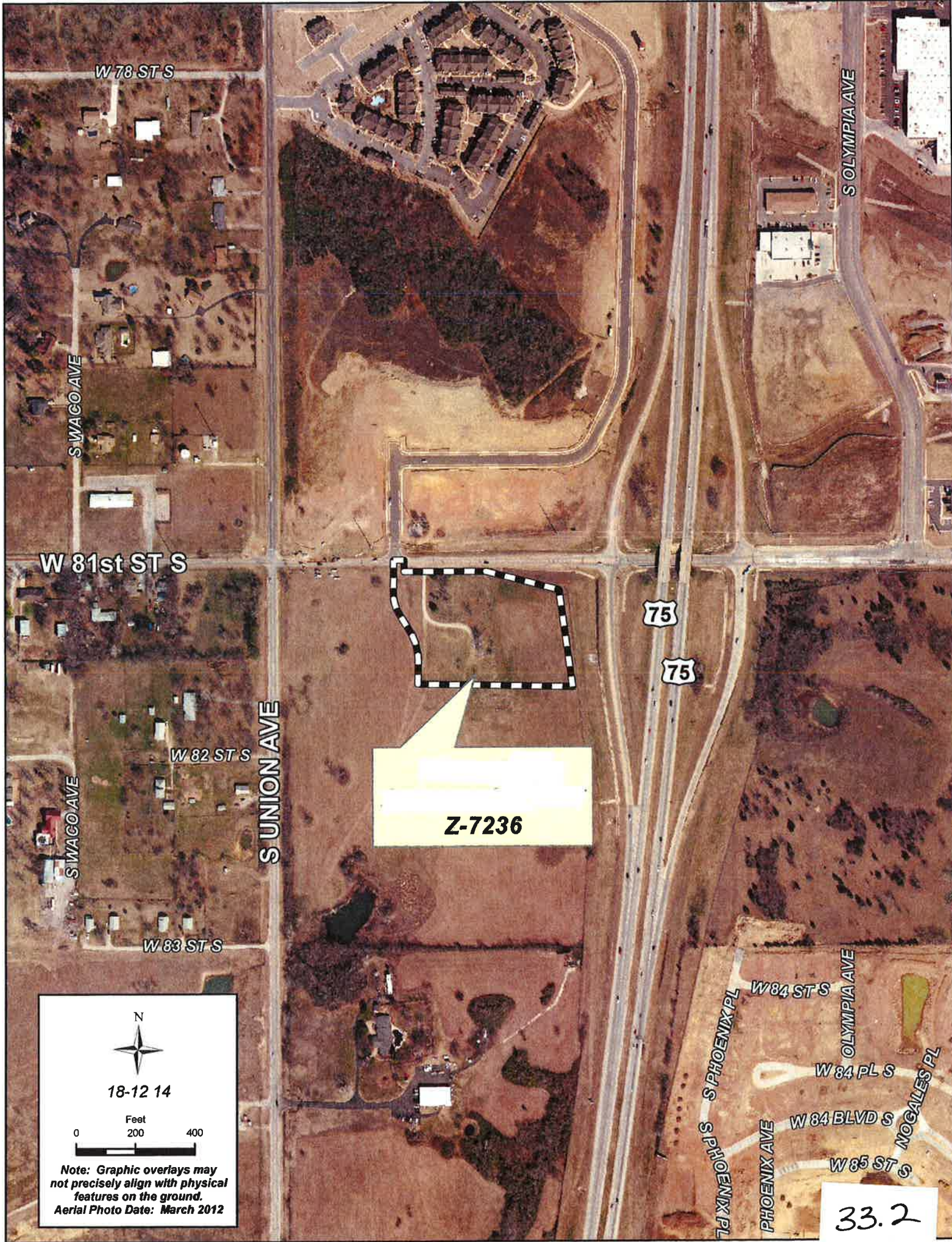
W 84 BLVD S

W 85 ST S

NOGALES PL

33.1





W 78 ST S

SWACO AVE

W 81st ST S

W 82 ST S

W 83 ST S

S UNION AVE

75

75

S OLYMPIA AVE

S PHOENIX PL

W 84 ST S

OLYMPIA AVE

W 84 PL S

W 84 BLVD S

W 85 ST S

NOGALES PL



18-12 14

0 200 400  
Feet

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

33.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7236**

**TRS 8214**

**Atlas 1584**

**CZM 51**

**CD-2**

**TMAPC Hearing Date:** July 24, 2013

**Applicant:** Kinslow, Keith & Todd/ Nicole Watts

**Tract Size:** 4.64± acres

**ADDRESS/GENERAL LOCATION:** Southwest corner of West 81<sup>st</sup> Street and Highway 75

**EXISTING ZONING:** CS/ PUD-765

**EXISTING USE:** Vacant

**PROPOSED ZONING:** CO

**PROPOSED USE:** Office development

**ZONING ORDINANCE:** Ordinance number 22004 dated February 20, 2009, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

***Subject Property:***

**Z-7116/ PUD-765 February 2009:** All concurred in approval of request for rezoning a 4.64± acre tract of land from AG to CS/PUD and a proposed Planned Unit Development a for four commercial pad sites with a total of 50, 295 square feet, on property located southwest corner of Highway 75 South and West 81<sup>st</sup> Street South and abutting west of subject property across Highway 75.

**Z-7115/ Z-7115-SP-1 February 2009:** All concurred in approval of a request for rezoning a 25.97± acre tract of land from AG to CO and a proposed Corridor Site Plan for mixed use development with 122, 512 square feet of retail and office, 152.40 square feet of hotel and 320 multifamily dwelling units on property located on the southwest corner of Highway 75 South and West 81<sup>st</sup> Street South and west of subject property across Highway 75.

**Z-3794 October 1970:** All concurred in approval of a request for rezoning a tract of land from RMH to AG on property located south of the southwest corner of West 81<sup>st</sup> Street South and South Union Avenue and a part of the subject property.

***Surrounding Property:***

**Z-7164/ Z-7164-SP-1 April 2011:** All concurred in approval of a request for rezoning a 30± acre tract of land from AG/ OL/ CS to CO and a Corridor Development Plan for a neighborhood and pedestrian oriented office and commercial mixed use development, on property located on the southeast corner of U.S. Highway 75 and West 81<sup>st</sup> Street and east of subject property across Highway 75.

**Z-7148 March 2010:** All concurred in approval of a request for rezoning a 13± acre tract of land from RMH to CO for future sale and development on property located south of southeast corner of South Union Avenue and West 81<sup>st</sup> Street and south of subject property.

**Z-7140/ Z-7140-SP-1 December 2009:** All concurred in approval of a request for rezoning a 41± acre tract of land from AG to CO and a Corridor Site Plan for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81<sup>st</sup> Street. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22' wide with improved borrow ditch from the northern boundary of the subdivision to West 81<sup>st</sup> Street.

**Z-7008-SP-1/ Z-6966-SP-1/ Z-6967-SP-1 March 2006:** All concurred in approval of a Corridor Site Plan on 176+ acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71<sup>st</sup> and West 81<sup>st</sup> Street.

**PUD-636/Z-5457-SP/Z-4825-SP October 2000:** All concurred in approval for a proposed Planned Unit Development, on a 108+ acre tract of land for a mixed use development including, single-family, townhouse dwellings , multi-family and commercial uses subject to conditions of the PUD located on the northwest corner of West 81<sup>st</sup> Street South and South Highway 75 and north of subject property.

**Z-5993/PUD-377 November 1984:** All concurred in approval of request for rezoning a 2.06± acre tract of land from RS-3 to OL/CS/PUD and a proposed Planned Unit Development for a printing and graphic art reproduction & associated sales business on property located on the southwest corner of West 81<sup>st</sup> Street South and West Union Avenue and west of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 5± acres in size and is located Southwest corner of West 81<sup>st</sup> Street and Highway 75. The property appears to be vacant and is zoned CS/ PUD-765.

**SURROUNDING AREA:** The subject tract is abutted on the east by Highway 75, further east is property zoned CO; on the north by undeveloped property zoned CS; on the south and west by vacant property zoned CO.

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

**TRANSPORTATION VISION:**

The Comprehensive Plan designates west 81<sup>st</sup> at a Secondary Arterial. There is not multi modal overlay identified at this location.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
West 81 <sup>st</sup> Street	Secondary Arterial	100 feet	2

## **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The purpose of **Areas of Growth** is 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 general agreement exists 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: This site is currently underlying PUD 765 which is concurrently being abandoned. The zoning is request will be part of a larger CO district that is proposed for the new Unit Headquarters Building. The zoning will require a Corridor Development plan that will identify all of the design and use standards relevant to this site. The underlying CS or proposed CO zoning are both compatible with the Area of Growth concept.*

**Town Centers** are medium-scale; one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations

*Staff Comment: The rezoning request from CS to CO will require a Corridor Development Plan that will continue provide many opportunities for growth inside this Town Center area. Corridor zoning will encourage development of the Town Center vision and provides an opportunity to implement design details that will encourage a more rural feel than might be expected in other parts of Tulsa. Future Corridor Development Plans should expand that concept through the details of the design and site plan process.*



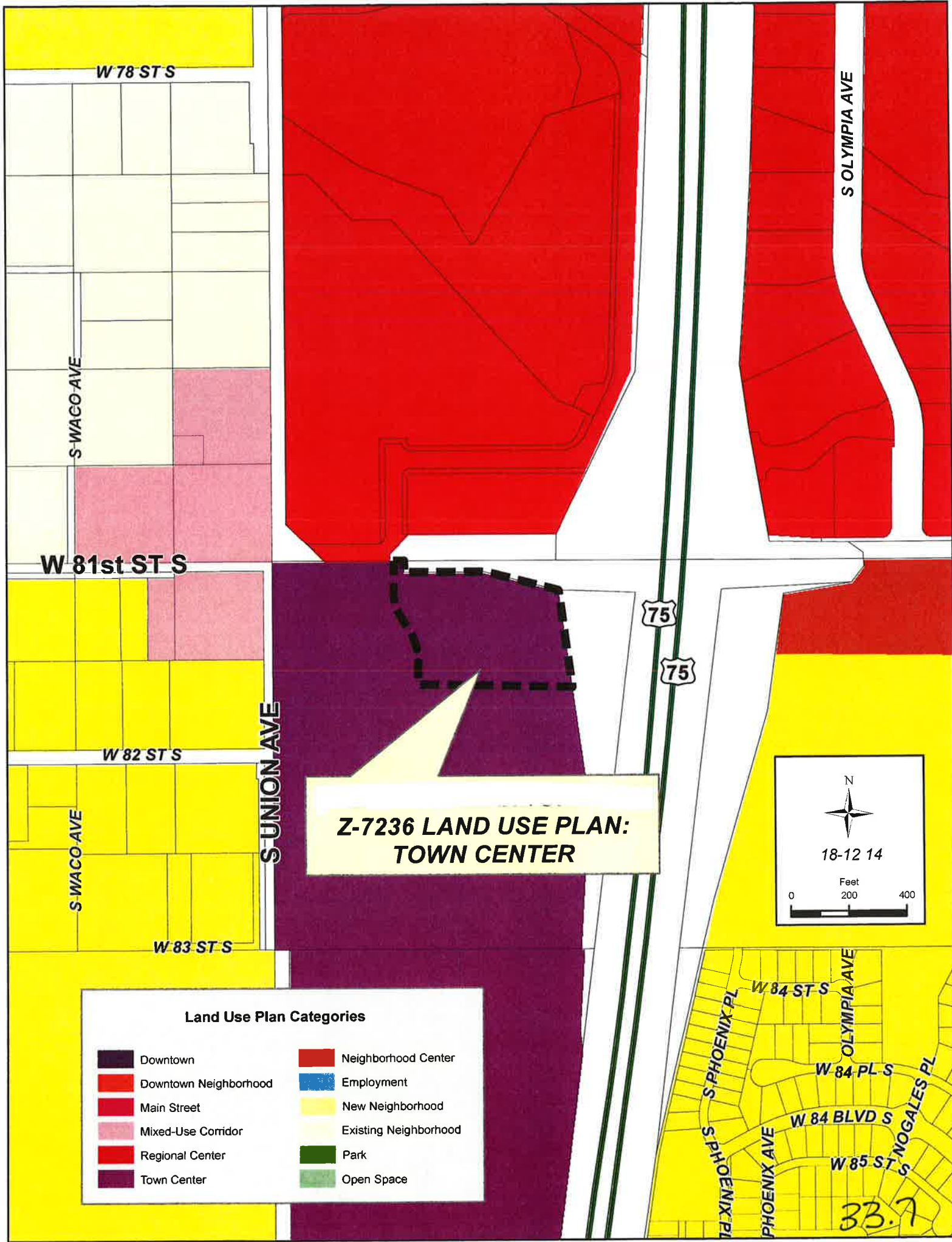
## **STAFF RECOMMENDATION:**

Staff finds that:

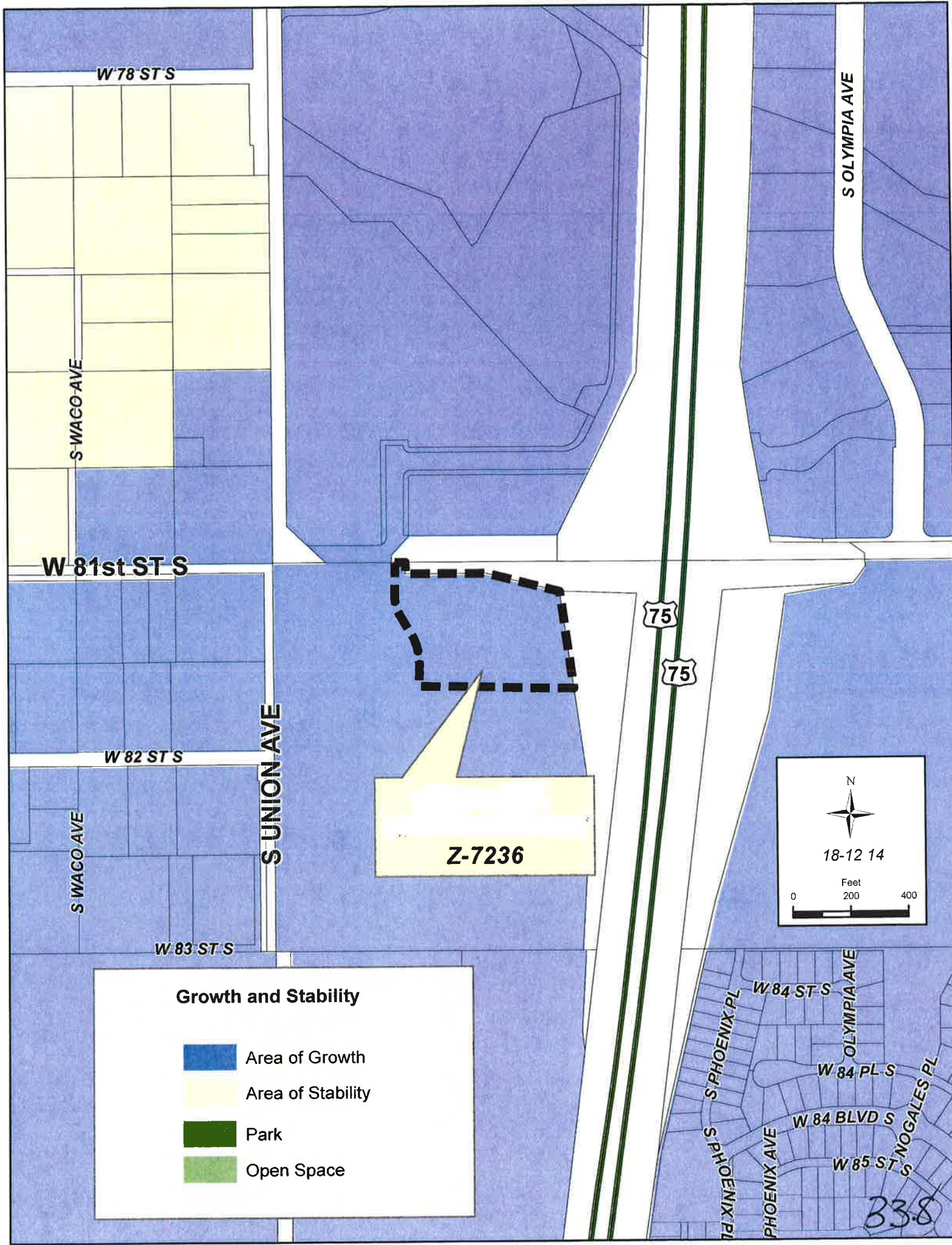
- 1) The requested CO zoning is consistent with the Town Center and Growth designation defined by The Comprehensive Plan.
- 2) Bulk and Area requirements defined by proposed CO zoning will be in harmony with the existing and anticipated development pattern of the area. The site is surrounded by CO zoning in all directions.
- 3) The requested CO zoning will be part of a larger Corridor Development Plan for the Unit Corporation. The Corridor Development Plan is expected to provide an opportunity to provide development standards consistent with the expected vision of the West Highlands Small Area Plan.

Therefore **staff recommends approval** for the rezoning request from CS to CO.

07/24/13







W 78 ST S

S WAGO AVE

S OLYMPIA AVE

W 81st ST S

W 82 ST S

S UNION AVE

S WAGO AVE

W 83 ST S

75

75

Z-7236

**Growth and Stability**



Area of Growth



Area of Stability



Park



Open Space



18-12 14

Feet  
0 200 400

W 84 ST S

W 84 PL S

W 84 BLVD S

W 85 ST S

NOGALES PL

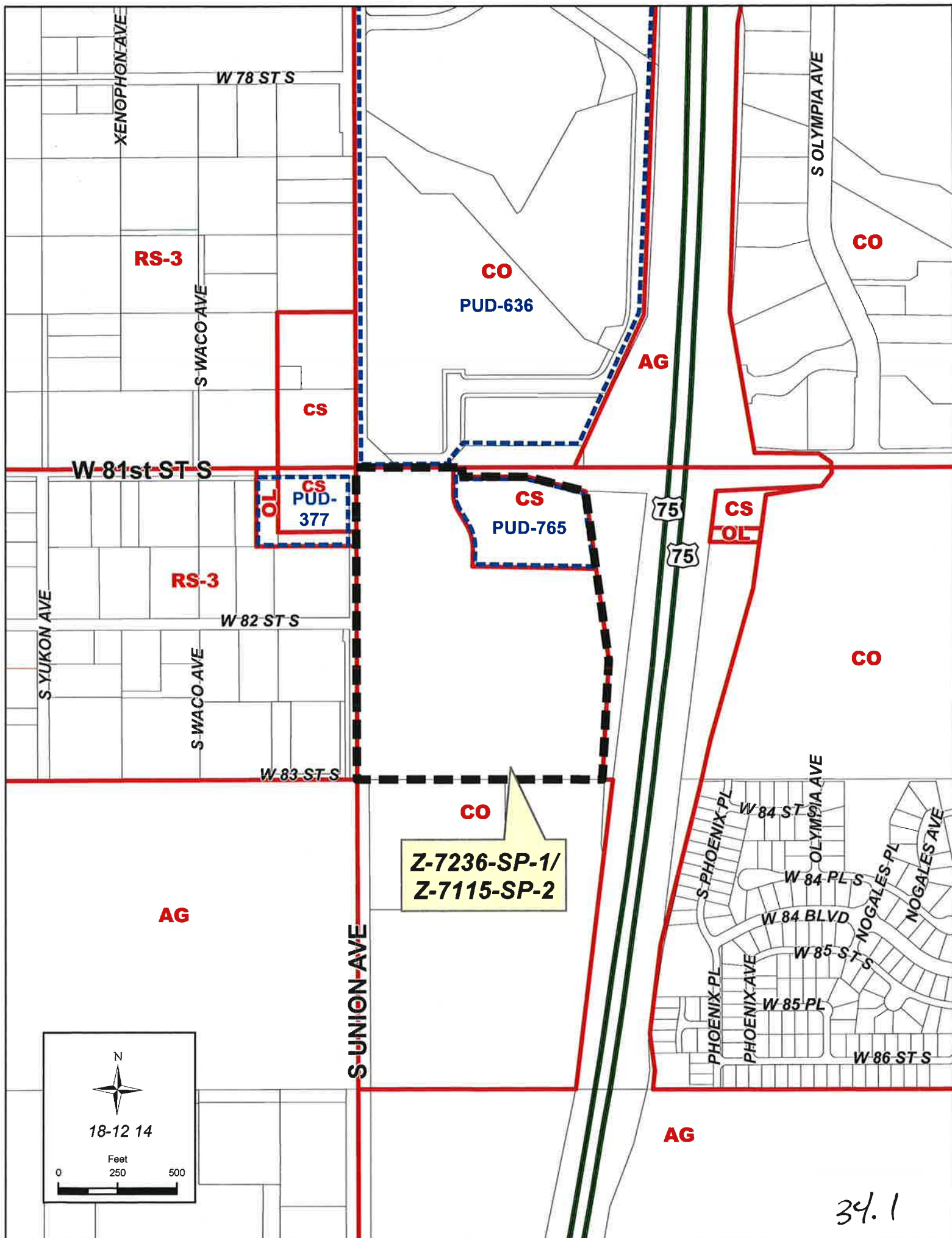
S PHOENIX PL

PHOENIX AVE

S OLYMPIA AVE

338









XENOPHON AVE

W 78 ST S

S WACO AVE

S OLYMPIA AVE

W 81st ST S

75

75

W 82 ST S

S YUKON AVE

S WACO AVE

W 83 ST S

S UNION AVE

**Z-7236-SP-1/  
Z-7115-SP-2**

S PHOENIX PL

W 84 ST

OLYMPIA AVE

W 84 PL S

W 84 BLVD

W 85 ST S

PHOENIX PL

PHOENIX AVE

W 85 PL

W 86 ST S

NOGALES PL

NOGALES AVE



18-12 14

0 Feet 250 500

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

34.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7236-SP-1/ Z-7115-SP-2**

**TRS 8214**

**Atlas 1584**

**CZM 51**

**CD-2**

**TMAPC Hearing Date:** July 24, 2013

**Applicant:** Kinslow, Keith & Todd/ Nicole Watts

**Tract Size:** 31± acres

**ADDRESS/GENERAL LOCATION:** Southeast corner of West 81<sup>st</sup> Street and South Union Avenue

**EXISTING ZONING:** CS/ PUD-765

**EXISTING USE:** Vacant

**PROPOSED ZONING:** CO

**PROPOSED USE:** Office development

**ZONING ORDINANCE:** Ordinance number 22004 dated February 20, 2009; and 22005 dated February 20, 2009 established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

***Subject Property:***

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***Surrounding Property:***

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**Z-7140/ Z-7140-SP-1 December 2009:** All concurred in approval of a request for rezoning a 41± acre tract of land from AG to CO and a Corridor Site Plan for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81<sup>st</sup> Street. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22' wide with improved borrow ditch from the northern boundary of the subdivision to West 81<sup>st</sup> Street.

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**Z-5993/PUD-377 November 1984:** All concurred in approval of request for rezoning a 2.06± acre tract of land from RS-3 to OL/CS/PUD and a proposed Planned Unit Development for a printing and graphic art reproduction & associated sales business on property located on the southwest corner of West 81<sup>st</sup> Street South and West Union Avenue and west of subject property.

#### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 31± acres in size and is located on the southeast corner of West 81<sup>st</sup> Street and South Union Avenue. The property appears to be vacant and is zoned CS/ PUD-765.

**SURROUNDING AREA:** : The subject tract is abutted on the east by US 75, zoned AG; on the north by a developing multifamily residential use, zoned PUD-636/CO; on the south by office/industrial uses, zoned CO; and on the west by vacant land, mixed uses and large-lot single-family residential uses, zoned CS/OL/PUD-377 and RS-3.

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

#### **TRANSPORTATION VISION:**

The Comprehensive Plan designates South Union Avenue as a Multi Modal Secondary Arterial Street. West 81<sup>st</sup> is only classified as a secondary arterial with no other considerations.

The South Union Multi-modal street concept emphasizes 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.

*Staff Comment: The future vision of the comprehensive plan is years away from implementation. This project will require street right-of-way dedication and will encourage interior connectivity consistent with the Corridor District vision defined in the Zoning Code. The West Highlands Small Area Plan for this area is currently being developed. Landscaping and sign limitations adjacent to the secondary arterial streets should be a significant component of new development. This landscape edge will encourage a "rural" feel consistent with the existing development pattern west of South Union Avenue.*

## **STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
West 81 <sup>st</sup> Street	Secondary Arterial	100 feet	2
South Union Avenue	Multi Modal Secondary Arterial	100 feet	2

## **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The purpose of **Areas of Growth** is 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 general agreement exists 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.

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*Staff Comment: The abandonment of this PUD removes the previously approved commercial shopping opportunities of this site. The underlying zoning is being changed from CS to CO. CO zoning will require a corridor development plan that will identify all*

*of the design and use standards relevant to this site. The underlying CS or proposed CO zoning are both compatible with the Area Of Growth concept.*

**Town Centers** are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations

*Staff Comment: The Corridor Development Plan will provide many opportunities for growth inside this Town Center area. Corridor zoning will encourage development of the Town Center vision and provides an opportunity to implement design details that will encourage a more rural feel than might be expected in other parts of Tulsa. Future Corridor Development Plans should expand that concept through the details of the design and site plan process. The anticipated height of the structure is slightly higher than the maximum height visualized in the plan however at this location staff is confident that the general concept of a Town Center is appropriate with this development.*

### **Corridor Development Plan Staff Summary:**

#### **I. APPLICANT DEVELOPMENT CONCEPT**

Unit Corporation is a diversified energy company engaged through its subsidiaries in the exploration for and production of oil and natural gas, the acquisition of producing oil and natural gas properties, the contract drilling of onshore oil and natural gas wells, and the gathering and processing of natural gas. Unit Corporation is a publicly traded company on the New York Stock Exchange and celebrating their 50 year anniversary this year. Unit's subsidiaries are Unit Drilling Company, Unit Petroleum Company and Superior Pipeline Company.

Unit Corporation is proposing to build their new corporate headquarters on tract of property located on the southwest corner of U.S. Highway 75 and West 81<sup>st</sup> Street. There is an existing PUD-765 and Corridor Development Plan (Z-7115) for this property that will be vacated and replaced with this new Corridor Development Plan.

The Tulsa Comprehensive Plan recognizes this area as important to development and quality of life issues for Tulsa and the West Tulsa area. The Comprehensive Land Use Plan component depicts a Town Center for the Project and indicates it as an area of growth. Development patterns adjacent to US 75 are generally high activity in character. There is a regional shopping center (Tulsa Hills) north and east across 81<sup>st</sup> Street from the Project; the same Regional Center designation for Tulsa Hills is depicted on the west side of the expressway north of 81<sup>st</sup> Street. There is a new residential subdivision immediately south and east across US 75 from this site and a large lot residential development located west of Union Avenue. The Project is aligned with the jobs-per-acre criteria of a Town Center.



The Project is comprised of approximately 30.61 acres with approximately 25.97 acres zoned CO and 4.64 acres located on the northeast corner of the Project, zoned PUD 765 and CS. This Corridor Development Plan is also accompanied with a PUD Major Amendment application to abandon PUD 765 and a Rezoning application to rezone the CS property to CO. There is an existing Corridor Development

Plan already approved for this tract of land that allows for 320 apartment units and roughly 275,000 square feet of commercial uses including a hotel.

On May 22, 2013, Kinslow, Keith and Todd on behalf of Unit Corporation sent letters to all of Unit's neighbors within a minimum of 300 feet of the Project inviting them to a meeting about the Project and necessary re-zoning. The meeting was held on June 5, 2013 at Zarrow Library at 2224 W. 51<sup>st</sup> Street.

Phase One of the Project consists of a six-story 170,000 square foot office building and associated parking for Unit Corporation's new headquarters. The Corridor Development Plan includes avenues of future growth for Unit including a 170,000 square foot building addition and parking garage. The Corridor Development Plan also includes a master plan for the remaining property which allows commercial or office pad sites along West 81<sup>st</sup> Street and another office building off of Union Avenue. The Conceptual Site Plan for the Project is shown on Exhibit 'A1' and the Conceptual Site Plan for Phase One is shown on Exhibit 'A2'.

Some main conceptual components of the Phase One development include:

- Covered structures for all parking spaces
- Bicycle parking for a minimum of 10 bicycles
- Various artwork and landscape treatments throughout the property

Exhibit 'B1' is an Area Aerial Photograph of the Area Land Uses around the Project.

The Development is broken into two (2) Development Areas. Development Area A only allows Office Use. Development area A is the first phase of the project. Development Area B Allows Commercial and Office Use and was provided at INCOG request to illustrate what could happen with future development. At this time there is not proposed construction activity in Area B. The development standards are laid out later in this document and they are shown on Exhibit 'C'.

Access to the Project will be limited to two (2) drives – one (1) off of West 81<sup>st</sup> Street South and one (1) off of South Union Avenue. All remaining access will be provided through a private collector drive to provide internal vehicular circulation. If any additional access is requested for future development opportunities the site plan must be modified in a public hearing at the regularly scheduled Planning Commission meetings.

Sidewalks will be provided along Union Avenue and West 81<sup>st</sup> Street between the two drives and along the entire length of the private collector drive on the west side. The Access and Circulation Plan is shown on Exhibit 'D'.

The existing zoning is shown on the Zoning Map attached as Exhibit 'E'.

Because the Project is located adjacent to Highway 75, the development should be expected to have, and the proposed Development Standards will assure, the compatibility necessary to protect and enhance the neighboring residential lots and the new commercial development.

Finally, the Detailed Site Plan review will ensure continued compliance with the approved Development Standards.

## II. CORRIDOR DEVELOPMENT STANDARDS

### DEVELOPMENT AREA A (Unit Headquarters Site)

NET LAND AREA: 1,013,028.33 SF / 23.26 ACRES (GROSS)  
963,685.79 SF / 22.12 ACRES (NET)

#### LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NW/4 OF THE NW/4 OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN; THENCE S 01°10'30" E ALONG THE WEST LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 346.24 FEET TO THE 'POINT OF BEGINNING';

THENCE S 90°00'00" E A DISTANCE OF 1004.68 FEET; THENCE S 08°54'44" E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 459.14 FEET; THENCE S 02°01'38" E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 507.19 FEET; THENCE S 88°56'53" W ALONG THE SOUTH LINE OF THE NW/4 OF THE NW/4 OF SECTION 14 A DISTANCE OF 1037.95 FEET TO THE WEST LINE OF THE NW/4 OF SECTION 14; THENCE N 01°10'30" E ALONG THE WEST LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 979.73 FEET TO THE 'POINT OF BEGINNING'.

PERMITTED USE: OFFICE USES PERMITTED BY RIGHT WITHIN USE UNIT 10 AND 11

MAXIMUM BUILDING SF: 565,000 SF  
0.59 FAR

MAXIMUM STRUCTURE HEIGHT: 846 FEET ABOVE MEAN SEA LEVEL (AMSL).  
Note: This restriction is an airport consideration and is true for any structure on site.

MAXIMUM BUILDING STORIES: 6

34.8

MAXIMUM PARKING GARAGE  
HEIGHT:

4 STORIES (1 – GROUND LEVEL & 3 –  
STRUCTURAL LEVELS)

MINIMUM OFF-STREET PARKING  
SPACES:

AS REQUIRED BY THE APPLICABLE USE UNIT

A BIKE RACK OR RACKS SUITABLE FOR 10  
BICYCLES SHALL BE PROVIDED NEAR THE  
BUILDING ENTRANCE

MINIMUM PRINCIPAL BUILDING SETBACKS:

FROM HIGHWAY U.S. 75 ROW	100'
FROM SOUTH UNION AVENUE ROW-	50'
FROM CENTERLINE OF CORRIDOR COLLECTOR DRIVE	50'

FROM NORTH BOUNDARY OF AREA A	30'
FROM SOUTH BOUNDARY OF AREA A	30'
FROM INTERIOR LOT LINE-	0'

MINIMUM ACCESSORY GARAGE SETBACKS:

FROM HIGHWAY U.S. 75 ROW	100'
FROM SOUTH UNION AVENUE ROW	50'
FROM CENTERLINE OF CORRIDOR COLLECTOR STREET	50'
FROM NORTH BOUNDARY OF AREA A	20'
FROM SOUTH BOUNDARY OF AREA A	20'
FROM INTERIOR LOT LINE	0'

MINIMUM PAVEMENT SETBACKS:

WEST OFFSET FROM CENTERLINE OF PRIVATE CORRIDOR COLLECTOR DRIVE-	50'
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NORTH OFFSET FROM CENTERLINE OF PRIVATE CORRDIOR COLELCTOR DRIVE-	50'
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LIGHTING:

EXTERIOR AREA LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES  
DESIGNED TO DIRECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL  
PROPERTIES. LIGHTING SHALL BE SO DESIGNED THAT THE LIGHT  
PRODUCING ELEMENTS AND THE POLISHED LIGHT REFLECTING ELEMENTS  
OF EXTERIOR LIGHTING FIXTURES SHALL NOT BE VISIBLE TO A PERSON  
STANDING WITHIN AN ADJACENT RESIDENTIAL AREA , STREET OR HIGHWAY  
RIGHT OF WAY. NO LIGHT STANDARD SHALL EXCEED 25 FEET IN HEIGHT. A  
PHOTOMETRIC PLAN SHALL BE PROVIDED AS PART OF THE SITE PLAN  
ILLUSTRATING THAT NO LIGHT TRESPASS EXTENDS BEYOND THE PROPERTY  
LINE IN ANY DIRECTION

SIGNS:

SIGNS SHALL BE LIMITED TO:



(A) WALL OR CANOPY SIGNS NOT EXCEEDING 1 SQUARE FOOT OF DISPLAY SURFACE AREA PER LINEAL FOOT OF THE MAIN BUILDING WALL TO WHICH AFFIXED, PROVIDED HOWEVER, THE AGGREGATE LENGTH OF WALL SIGNS SHALL NOT EXCEED 75% OF THE WALL OR CANOPY TO WHICH AFFIXED. A WALL OR CANOPY SIGN MAY BE AFFIXED TO EVERY SIDE OF THE BUILDING.

(B) ONE (1) PROJECT IDENTIFICATION SIGN MAY BE LOCATED ALONG THE HIGHWAY 75 FRONTAGE NOT EXCEEDING 35 IN HEIGHT AND 500 SQUARE FEET OF DISPLAY SURFACE AREA. NO OFF-SITE ADVERTISEMENT WILL BE ALLOWED.

(C) FOUR (4) CENTER TENANT DIRECTIONAL SIGNS ALONG THE FRONTAGE OF THE PRIVATE CORRIDOR COLLECTOR DRIVE NOT EXCEEDING 5 FEET IN HEIGHT AND 3 SQUARE FEET OF DISPLAY SURFACE AREA.

(D) ONE (1) IDENTIFICATION SIGN FOR EACH ARTERIAL STREET FRONTAGE NOT EXCEEDING 8 FEET IN HEIGHT AND 64 SQUARE FEET OF DISPLAY SURFACE AREA.

(E) ONE (1) GROUND SIGN WITHIN 100 FEET OF THE ENTRANCE OFF OF SOUTH UNION AVENUE IDENTIFYING A TENANT OR TENANTS WITHIN DEVELOPMENT AREA A NOT EXCEEDING 12 FEET IN HEIGHT AND 96 SQUARE FEET OF DISPLAY SURFACE AREA.

(F) ONE (1) GROUND MOUNTED SIGN AT THE MAIN ENTRANCE OF UNIT'S CAMPUS SOUTH OF DEVELOPMENT AREA B NOT EXCEEDING 8 FEET IN HEIGHT AND 64 SQUARE FEET OF DISPLAY SURFACE AREA.

(G) ANY SIGN LIGHTING MUST BE CONSTANT LIGHT.

(H) ONLY ONE SIDE OF A DOUBLE-FACED SIGN TO BE INCLUDED IN THE COMPUTATION OF DISPLAY SURFACE AREA.

#### LANDSCAPE AREA:

IN ADDITION TO THE 15' LANDSCAPE BUFFER AND HIGHWAY STREET YARD AREA A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL NET LAND AREA OF THE PROJECT SHALL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE.

ANY PARKING PROPOSED WITHIN 50 FEET OF ANY STREET OR HIGHWAY RIGHT OF WAY SHALL BE SCREENED WITH SHRUBERY, ORNAMENTAL GRASSES, 3' TALL BERMS OR A COMBINATION OF ALL.

THE PRIVATE COLLECTOR DRIVE HAS NO STREET YARD REQUIREMENTS HOWEVER TREES ALONG THE COLLECTOR DRIVE SIMILAR IN ARRANGEMENT TO THE CONCEPTUAL LANDSCAPE PLAN WILL BE PROVIDED.

#### TRASH AND MECHANICAL EQUIPMENT AREAS:

34.10

ALL TRASH AND MECHANICAL EQUIPEMENT AREAS (EXCLUDING UTILTIY SERVICE TRANSFORMERS, PEDESTALS OR EQUIPMENT PROVIDED BY FRANCHISE UTILITY PROVIDERS) INCLUDING BUILDING MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE AREAS CANNOT BE SEEN BY A PERSON STANDING AT GROUND LEVEL IN PROXIMITY OF THE EQUIPMENT.

**NO OUTSIDE STORAGE:**

THERE SHALL BE NO OUTSIDE STORAGE OF RECYCLABLE MATERIAL, TRASH OR SIMILAR MATERIALS OUTSIDE OF A SCREENING RECEPTABLE, NOR SHALL TRUCKS OR TRAILER TRUCKS BE PARKED UNLESS THEY ARE ACTIVELY BEING LOADED OR UNLOADED. TRUCK TRAILERS AND SHIPPING CONTAINERS SHALL NOT BE USED FOR STORAGE.

**DEVELOPMENT AREA B**

NET LAND AREA: 320,122.44 SF / 7.35 ACRES (GROSS)  
277,619.04 SF / 6.37 ACRES (NET)

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE NW/4 OF THE NW/4 OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN; THENCE S 88°56'38" E ALONG THE NORTH LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 446.92 FEET TO THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75; THENCE S 01°03'22" W ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF

40.00 FEET; THENCE S 89°56'38" E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 275.00 FEET; THENCE S 76°47'22" E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 255.03 FEET; THENCE S 08°54'44" E ALONG THE

WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 264.39 FEET; THENCE S 90°00'00" W FOR A DISTANCE OF 1004.68 FEET; THENCE NORTH 01°10'30" E ALONG THE WEST LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 346.24 FEET TO THE 'POINT OF BEGINNING'.

PERMITTED USES: USE UNIT 10 – OFF STREET PARKING  
USE UNIT 11 - OFFICES, STUDIOS AND SUPPORT  
SERVICES INCLUDING DRIVE THRU BANK  
FACILITIES

USE UNIT 12 – EATING ESTABLISHMENTS OTHER THAN  
DRIVE INS  
USE UNIT 13 – CONVENIENCE GOODS AND SERVICES  
USE UNIT 14 – SHOPPING GOODS AND SERVICES  
USE UNIT 18 – DRIVE IN RESTAURANT

MAXIMUM BUILDING SF: 100,000 SF  
0.36 FAR

MAXIMUM BUILDING HEIGHT:\* 40' ABOVE FINISHED GROUND PLAN  
\*ARCHITECTURAL FEATURES, SUCH AS  
PARAPETS, SHALL BE PERMITTED TO EXCEED  
THE MAXIMUM HEIGHT AT DETAILED SITE PLAN  
APPROVAL. BUT SHALL NOT EXCEED 800 FEET  
ABOVE MEAN SEA LEVEL (AMSL)

MAXIMUM STORIES: 2

MINIMUM OFF-STREET PARKING SPACES:  
AS REQUIRED BY THE APPLICABLE USE UNIT

A BIKE RACK OR RACKS WITH CAPACITY MATCHING  
2.5 % OF THE VEHICULAR PARKING SPACES SHALL BE  
PROVIDED NEAR THE BUILDING ENTRANCE

MINIMUM BUILDING SETBACKS:  
FROM HIGHWAY U.S. 75 ROW - 100'  
FROM WEST 81<sup>ST</sup> STREET ROW- 50'  
FROM SOUTH UNION AVENUE ROW - 50'  
FROM CENTERLINE OF CORRIDOR COLLECTOR DRIVE- 50'  
FROM SOUTH BOUNDARY OF AREA B- 30'  
FROM INTERIOR LOT LINE- 0'

MINIMUM PAVEMENT SETBACKS:  
WEST OFFSET FROM CENTERLINE OF PRIVATE  
CORRIDOR COLLECTOR DRIVE- 50'  
EAST OFFSET FROM CENTERLINE OF PRIVATE  
CORRIDOR COLELCTOR DRIVE- 50'

LIGHTING:  
EXTERIOR AREA LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES  
DESIGNED TO DIRECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL  
PROPERTIES. LIGHTING SHALL BE SO DESIGNED THAT THE LIGHT  
PRODUCING ELEMENTS AND THE POLISHED LIGHT REFLECTING ELEMENTS  
OF EXTERIOR LIGHTING FIXTURES SHALL NOT BE VISIBLE TO A PERSON  
STANDING WITHIN AN ADJACENT RESIDENTIAL AREA OR STREET RIGHT OF  
WAY. NO LIGHT STANDARD SHALL EXCEED 25 FEET IN HEIGHT. A  
PHOTOMETRIC PLAN SHALL BE PROVIDED AS PART OF THE SITE PLAN



ILLUSTRATING THAT NO LIGHT TRESPASS EXTENDS BEYOND THE PROPERTY LINE IN ANY DIRECTION.

**SIGNS:**

SIGNS SHALL BE LIMITED TO:

(A) WALL OR CANOPY SIGNS NOT EXCEEDING 2 SQUARE FEET OF DISPLAY SURFACE AREA PER LINEAL FOOT OF THE MAIN BUILDING WALL TO WHICH AFFIXED, PROVIDED HOWEVER, THE AGGREGATE LENGTH OF WALL SIGNS SHALL NOT EXCEED 75% OF THE WALL OR CANOPY TO WHICH AFFIXED. WALL SIGNS SHALL FACE ARTERIAL STREET FRONTAGE ONLY.

(B) ONE (1) PROJECT IDENTIFICATION POLE SIGN TO BE LOCATED ALONG THE HIGHWAY 75 FRONTAGE NOT EXCEEDING 35 IN HEIGHT AND 500 SQUARE FEET OF DISPLAY SURFACE AREA.

(C) THREE (3) CENTER TENANT DIRECTIONAL SIGNS ALONG THE FRONTAGE OF THE PRIVATE CORRIDOR COLLECTOR DRIVE NOT EXCEEDING 5 FEET IN HEIGHT AND 3 SQUARE FEET OF DISPLAY SURFACE AREA.

(D) ONE (1) IDENTIFICATION SIGN FOR EACH ARTERIAL STREET FRONTAGE NOT EXCEEDING 8 FEET IN HEIGHT AND 64 SQUARE FEET OF DISPLAY SURFACE AREA.

(E) ONE (1) GROUND SIGN AT THE ENTRANCE OFF OF WEST 81<sup>ST</sup> STREET IDENTIFYING A TENANT OR TENANTS WITHIN DEVELOPMENT AREA A NOT EXCEEDING 12 FEET IN HEIGHT AND 96 SQUARE FEET OF DISPLAY SURFACE AREA.

SIGN LIGHTING IF INCLUDED MUST BE CONSTANT LIGHT.

ONLY ONE SIDE OF A DOUBLE-FACED SIGN TO BE INCLUDED IN THE COMPUTATION OF DISPLAY SURFACE AREA

**LANDSCAPE AREA:**

IN ADDITION TO THE 15' LANDSCAPE BUFFER AND HIGHWAY STREET YARD AREA A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL NET LAND AREA OF THE PROJECT SHALL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE.

ANY PARKING PROPOSED WITHIN 50 FEET OF ANY STREET OR HIGHWAY RIGHT OF WAY SHALL BE SCREENED WITH SHRUBERY, ORNAMENTAL GRASSES, 3' TALL BERMS OR A COMBINATION OF ALL.

THE PRIVATE COLLECTOR DRIVE HAS NO STREET YARD REQUIREMENTS HOWEVER TREES ALONG THE COLLECTOR DRIVE SIMILAR IN ARRANGEMENT TO THE CONCEPTUAL LANDSCAPE PLAN WILL BE PROVIDED.

**TRASH AND MECHANICAL EQUIPEMENT AREAS:**

ALL TRASH AND MECHANICAL EQUIPEMENT AREAS (EXCLUDING UTILTIY SERVICE TRANSFORMERS, PEDESTALS OR EQUIPMENT PROVIDED BY FRANCHISE UTILITY PROVIDERS) INCLUDING BUILDING MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE AREAS CANNOT BE SEEN BY A PERSON STANDING AT GROUND LEVEL IN PROXIMITY OF THE EQUIPMENT.

A 6' MASONRY ENCLOSURE SHALL BE PROVIDED FOR TRASH ENCLOSURES.

NO OUTSIDE STORAGE:

THERE SHALL BE NO OUTSIDE STORGAE OF RECYCLABLE MATERIAL, TRASH OR SIMILAR MATERIALS OUTSIDE OF A SCREENING RECEPTABLE, NOR SHALL TRUCKS OR TRAILER TRUCKS BE PARKED UNLESS THEY ARE ACTIVELY BEING LOADED OR UNLOADED. TRUCK TRAILERS AND SHIPPING CONTAINERS SHALL NOT BE USED FOR STORAGE.

III. LANDSCAPING AND SCREENING DETAILS

THE PROJECT LANDSCAPING AND SCREENING DETAILS WILL COMPLY WITH THE REQUIREMENTS OF THE TULSA ZONING CODE FOR STREET FRONTAGE AND PARKING AREA LANDSCAPING AND WILL EASTABLISH A NEW MINIMUM 15 FOOT LANDSCAPE BUFFER ALONG THE ARTERIAL STREET FRONTAGES AND THE SOUTH BOUNDARY OF THE SITE, EXCEPTING POINTS OF ACCESS (SEE EXHIBIT 'F' - - CONCEPUTAL LANDSCAPE PLAN).

THE LANDSCAPE PLAN WILL MEET OR EXCEED THE REQUIREMENTS OF THE LANDSCAPE CHAPTER OF THE TULSA ZONING CODE.

ADDITIONALLY THE PROJECT WILL REQUIRE TREES MEETING THE SIZE REQUIREMENTS FOR STREET YARD TREES IN THE CODE AT THE DENSITY DEFINED BELOW:

ALONG THE HIGHWAY 75 RIGHT OF WAY A 50 STREET YARD IS REQUIRED INSIDE THE STREET YARD ONE TREE FOR EACH 1500 SQUARE FEET.

FENCING OR GATES ARE NOT REQUIRED EXCEPT AS MAY BE REQUIRED BY PRIVATE AGREEMENT AND ARE NOT ENFORCEABLE BY THE CITY OF TULSA.

THE AREA AT THE FIRST ROUND-A-BOUT WILL BE LANDSCAPED AS A MAJOR ENTRANCE INTO UNIT CORPORATION. THIS AREA COULD INCLUDE FLOWER BEDS, LOW WALLS AND A SIGN. THE SECOND ROUND-A-BOUT IN FRONT OF THE BUILDING WILL BE LANDSCAPED AND MAY INLCUDE A LARGE PIECE OF ARTWORK.

LANDSCAPING OF THE PROJECT IS SHOWN ON EXHIBIT 'F' - CONCEPTUAL LANDSCAPE PLAN. THIS LANDSCAPING WILL INCORPORATE, TO THE EXTENT FEASIBLE, THE HEALTHY EXISTING TREES IN THE SOUTHWEST CORNER OF THE PROPERTY.

#### IV. ACCESS AND CIRCULATION

ACCESS FOR THE PROJECT WILL BE FROM ONE ACCESS POINT OFF OF WEST 81<sup>ST</sup> STREET AND ONE ACCESS POINT OFF OF UNION AVENUE AS SHOWN ON EXHIBIT 'D' – SITE ACCESS AND CIRCULATION PLAN. INTERNAL CIRCULATION WILL BE DERIVED FROM AN INTERIOR PRIVATE COLLECTOR DRIVE SYSTEM. ALL DEVELOPMENTS WITHIN THE PROJECT WILL HAVE ALL OF THEIR ACCESS POINTS OFF OF THIS PRIVATE COLLECTOR DRIVE AND THERE WILL BE LIMITS OF NO ACCESS ALONG THE ENTIRE LENGTHS OF WEST 81<sup>ST</sup> STREET AND UNION AVENUE EXCEPT FOR THE TWO (2) ACCESS POINTS.

THE COMPREHENSIVE PLAN REQUIRES FOR THE PRIVATE COLLECTOR ROAD TO BE BUILT TO THE SOUTH PROPERTY LINE. THE DRIVE THROUGH THIS CORRIDOR DEVELOPMENT PLAN WILL BE PROVIDED TO A POINT TO SERVE THE CURRENT DEVELOPMENT.

SIDEWALKS WILL BE PROVIDED ALONG WEST 81<sup>ST</sup> STREET AND UNION AVENUE AS REQUIRED IN THE SUBDIVISION REGULATIONS.

SIDEWALKS WILL ALSO BE PROVIDED ALONG THE WEST SIDE OF THE PRIVATE DRIVE FROM WEST 81<sup>ST</sup> STREET TO UNION AVENUE. SIDEWALKS WILL BE REQUIRED FROM ANY BUILDING TO THE PRIVATE DRIVE SIDEWALK TO PROVIDE PEDESTRIAN ACCESS.

#### V. SITE PLAN REVIEW

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY BUILDING WITHIN THE PROJECT UNTIL A CORRIDOR DEVELOPMENT DETAILED SITE PLAN HAS BEEN SUBMITTED TO THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED CORRIDOR DEVELOPMENT PLAN.

#### VI. SCHEDULE OF DEVELOPMENT

DEVELOPMENT WILL BEGIN UPON FINAL APPROVAL OF THE CORRIDOR DEVELOPMENT PLAN, PLATTING OF THE PROPERTY AND DETAILED SITE PLAN APPROVAL. THE ANTICIPATED CONSTRUCTION START DATE IS THE FIRST QUARTER OF 2014.



**STAFF RECOMMENDATION:**

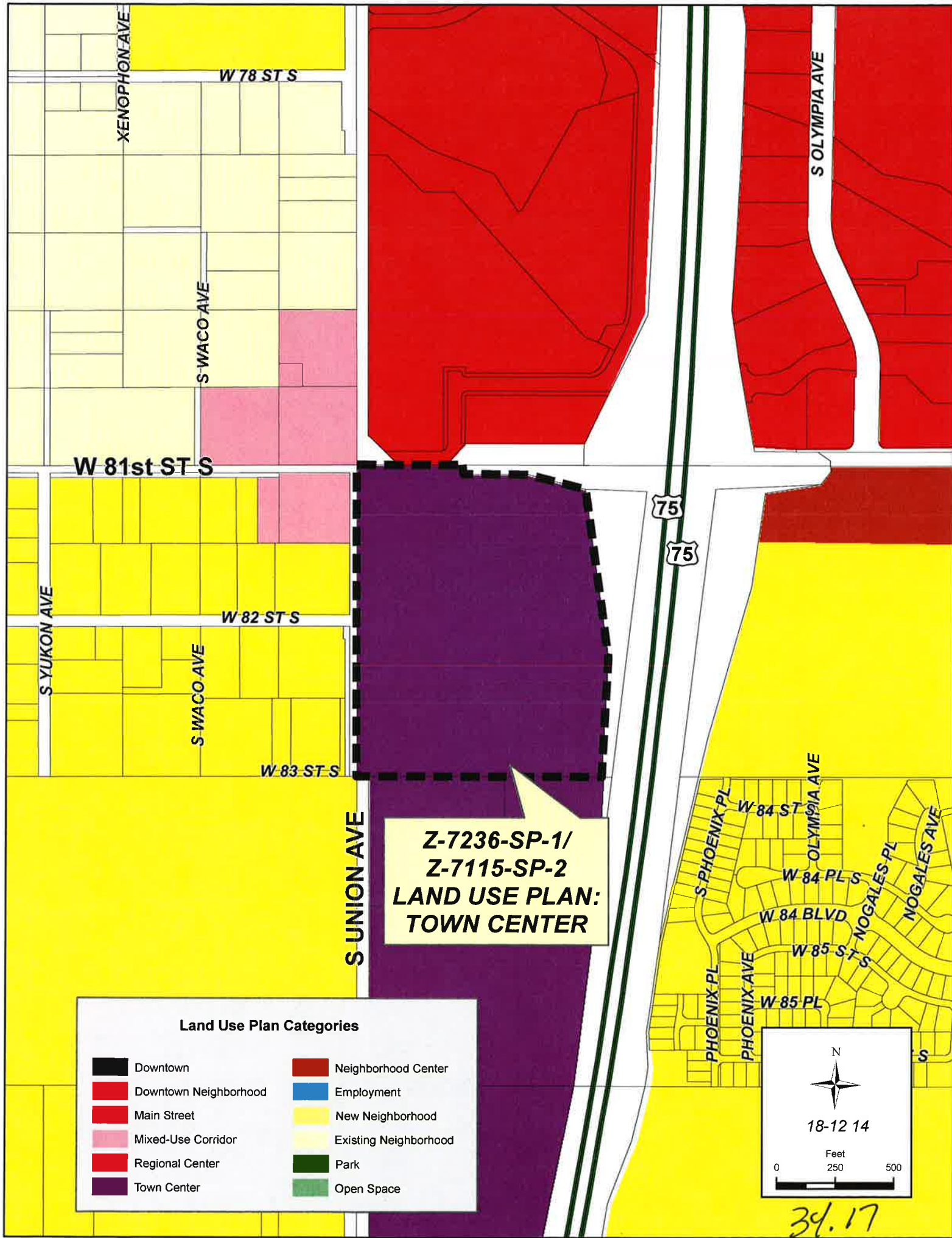
The proposed development for plan presented for Z-7236-SP-1 is consistent with The Comprehensive Plan.

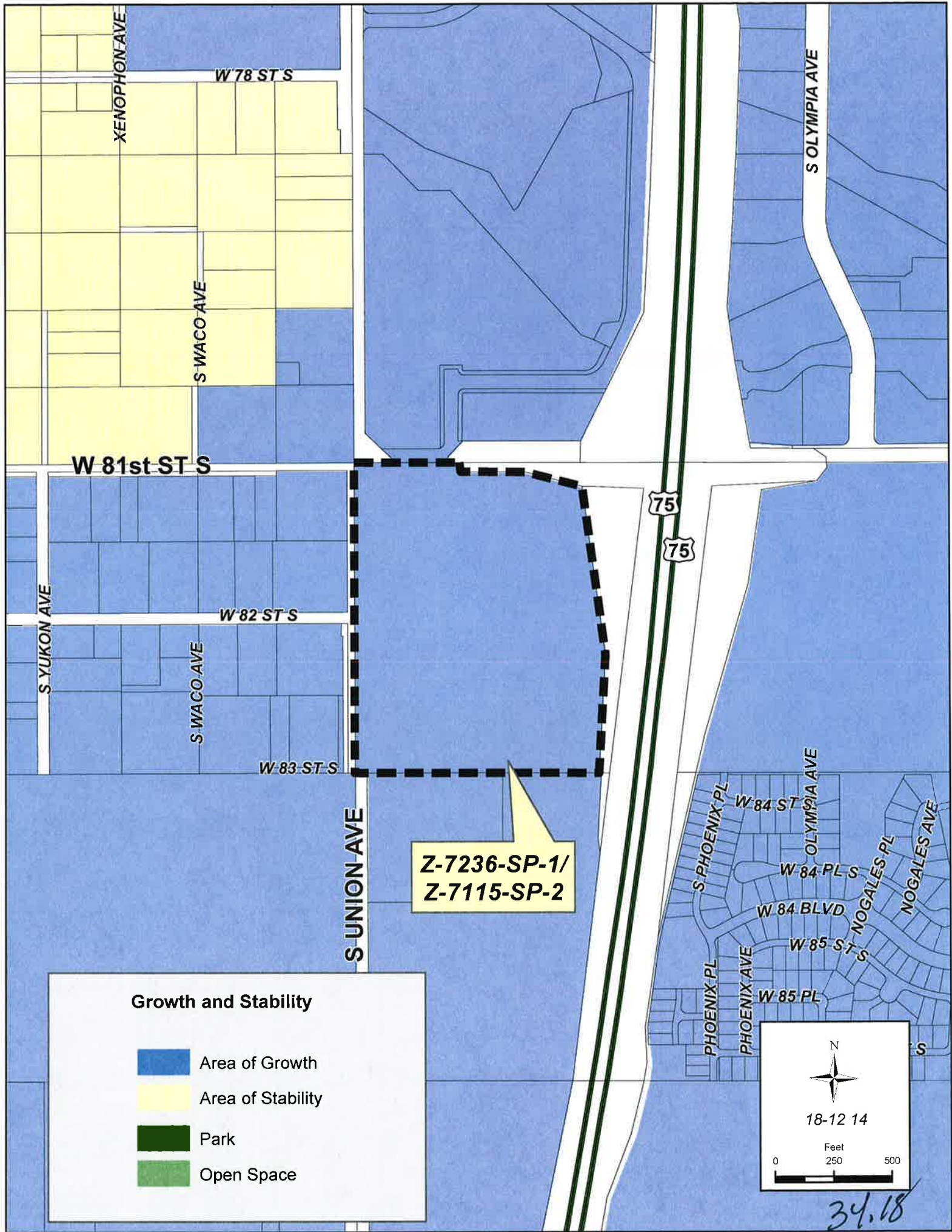
Landscape and site plan considerations will provide a landscape edge creating an image consistent with the West Highlands Small Area plan being developed in this area.

The internal vehicular circulation system is consistent with the vision of a Corridor Zoned property and will limit multiple access for future development.

The project is consistent with the expected development pattern of the surrounding area. Therefore staff recommends **APPROVAL** of Corridor Development Plan Z-7236-SP-1 as outlined in the development standards above.

07/24/13









**Kindow, Keith & Todd, Inc.**  
architecture | interiors | engineering  
tel 918.744.4270  
fax 918.744.7849  
2200 south ulica place, suite 200  
tulsa, oklahoma 74114  
www.kktarchitects.com  
CERTIFICATE OF AUTHORIZATION  
NO. CA 5305 EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE  
WITH CURRENT CITY OF TULSA STANDARDS AND  
SPECIFICATIONS (INCLUDING O.D. 1.2009 EDITION)



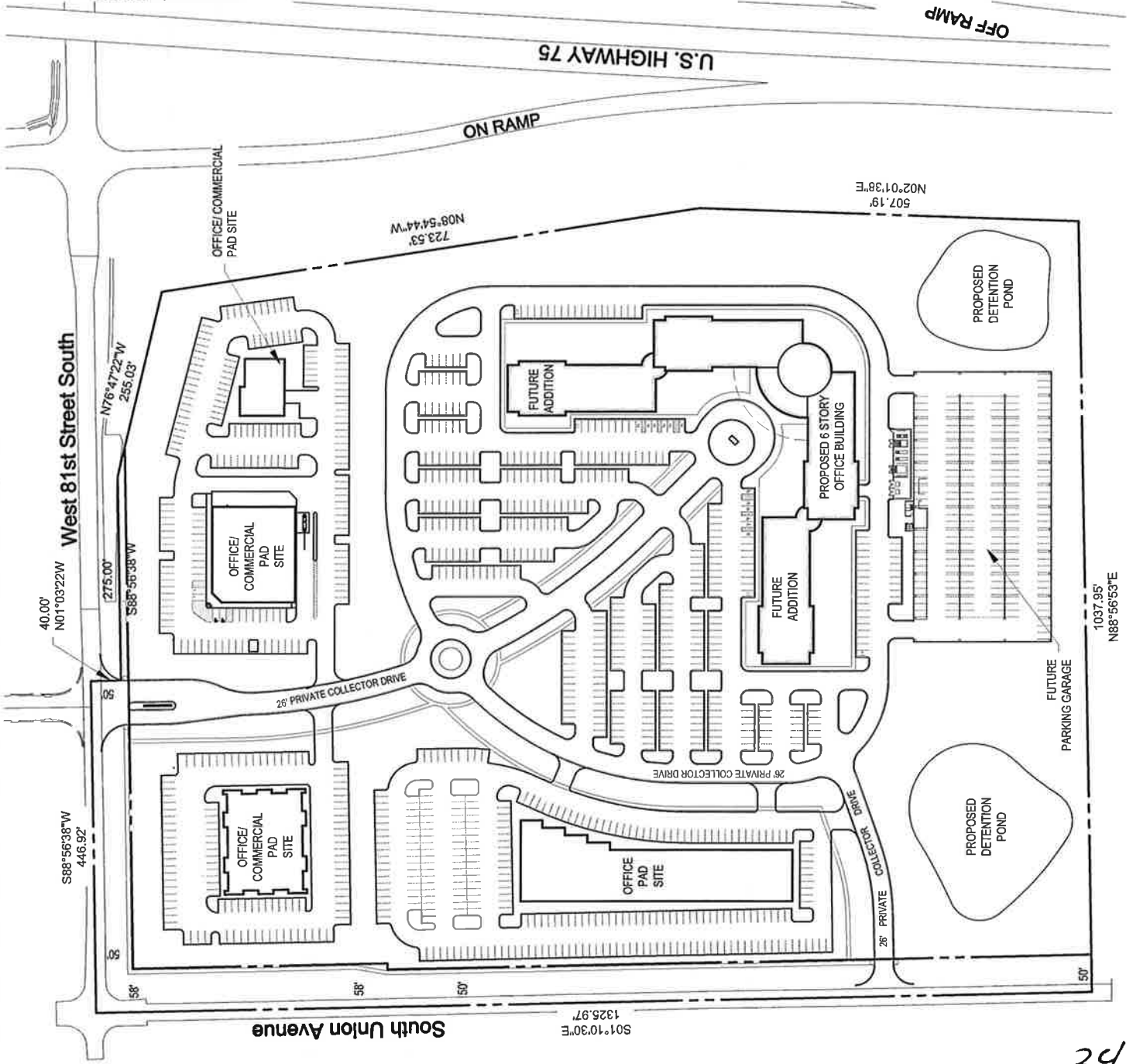
# UNIT CORPORATION NEW HEADQUARTERS

1548 WEST 81st  
STREET  
TULSA,  
OKLAHOMA

SCALE	1"=200'
IDP NO.	6407
ATLAS PAGE NO.	1576
MANAGER	ANW
DRAWN BY	ANW
DATE	6/12/2013

CONCEPTUAL  
CORRIDOR MASTER  
SITE PLAN

EXHIBIT A1



34.19



**Kinslow, Keith & Todd, Inc.**  
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2200 south ulfca place, suite 200  
tulsa, oklahoma 74114  
www.kktarchitects.com  
CERTIFICATE OF AUTHORIZATION  
NO. CA 5305 EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE  
WITH CURRENT CITY OF TULSA STANDARDS AND  
SPECIFICATIONS INCLUDING O.D. 01.209 (EDITION)

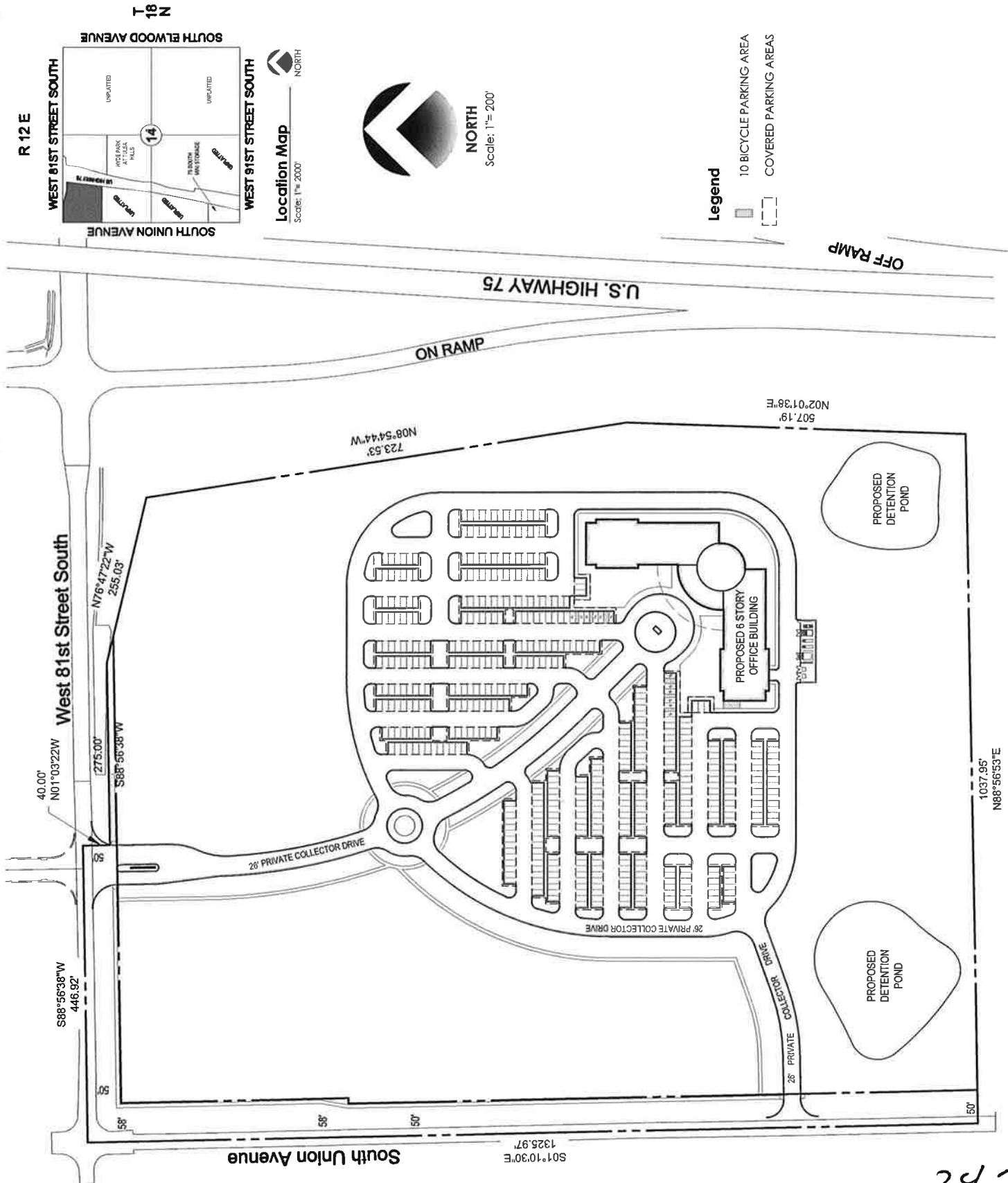


# UNIT CORPORATION NEW HEADQUARTERS

1548 WEST 81st  
STREET  
TULSA,  
OKLAHOMA

SCALE	1"=200'
IDP NO.	6407
ATLAS PAGE NO.	1576
MANAGER	ANW
DRAWN BY	ANW
DATE	6/12/2013

CONCEPTUAL  
CORRIDOR PHASE I  
SITE PLAN  
EXHIBIT A2



34.20





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www.kharchitects.com  
CERTIFICATE OF AUTHORIZATION  
NO. CA 5305 EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE  
WITH CURRENT CITY OF TULSA STANDARDS AND  
SPECIFICATIONS (INCLUDING 03.01.2009 EDITION)



# UNIT CORPORATION NEW HEADQUARTERS

1548 WEST 81st  
STREET  
TULSA,  
OKLAHOMA

SCALE	N/A
IDP NO.	6407
ATLAS PAGE NO.	1576
MANAGER	ANW
DRAWN BY	ANW
DATE	6/12/2013

SURROUNDING  
AREA AERIAL

EXHIBIT B1



39.21





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2200 south union place, suite 200  
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NO. CA 5305 EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE  
WITH CURRENT CITY OF TULSA STANDARDS AND  
SPECIFICATIONS (INCLUDING OLD 11-2009 EDITION)

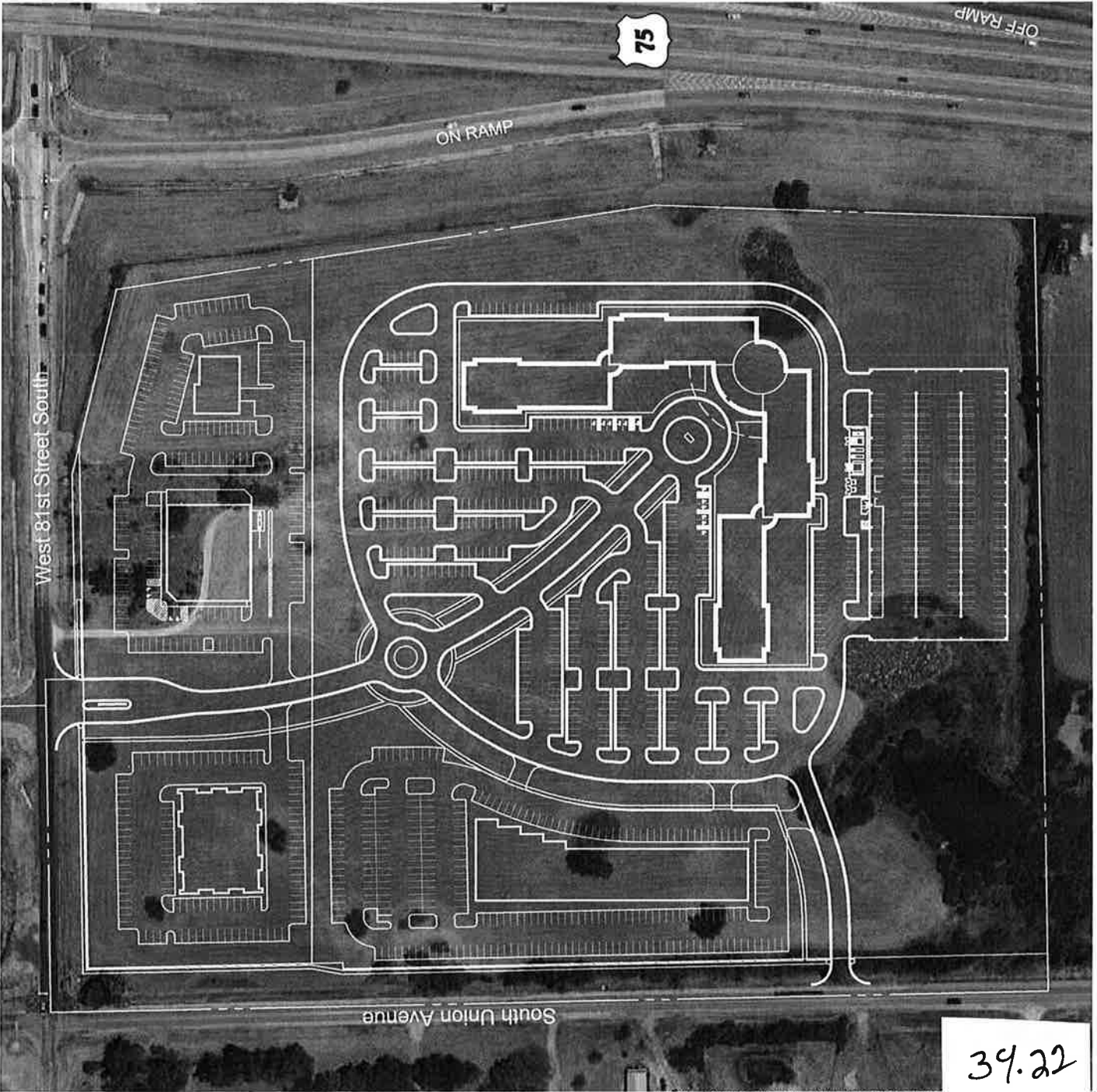
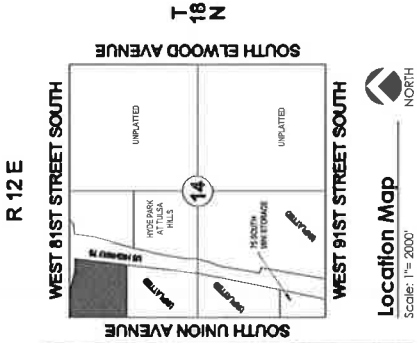


**UNIT  
CORPORATION  
NEW  
HEADQUARTERS**

1548 WEST 81st  
STREET  
TULSA,  
OKLAHOMA

SCALE	1"=200'
IDP NO.	6407
ATLAS PAGE NO.	1576
MANAGER	ANW
DRAWN BY	ANW
DATE	6/12/2013

SITE AERIAL WITH  
CONCEPTUAL  
SITE PLAN  
**EXHIBIT B2**



NORTHWEST CORNER OF  
SECTION 14, T-18-N, R-12-E

N88°56'38"E

446.92'

N88°56'38"E

275.00'

S76°47'22"E

255.03'

214.45'

40.58'

S08°54'44"E

264.39'

S08°54'44"E

459.14'

S02°01'38"W

607.19'

S02°01'38"W

987.95'

1037.95'

S88°56'53"W

987.95'

937.87'

N01°10'30"W

979.73'

S01°10'30"E

346.24'

297.31'

40.69'

N90°00'00"E

1004.68'

S08°54'44"E

264.39'

S08°54'44"E

459.14'

S02°01'38"W

607.19'

S02°01'38"W

987.95'

1037.95'

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459.14'

S02°01'38"W

607.19'

S02°01'38"W

987.95'

1037.95'

S88°56'53"W

987.95'

R 12 E



Location Map  
Scale: 1" = 200'



**Keadow, Keith & Todd, Inc.**  
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fax 918.744.7849  
2200 south ulica place, suite 200  
tulsa, oklahoma 74114  
www.kktarchitects.com  
CERTIFICATE OF AUTHORIZATION  
NO. CA 5305  
EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE  
WITH CURRENT CITY OF TULSA STANDARDS AND  
SPECIFICATIONS (INCLUDING 0.01, 2007 EDITION)



**UNIT  
CORPORATION  
NEW  
HEADQUARTERS**

1548 WEST 81st  
STREET  
TULSA,  
OKLAHOMA

SCALE	1"=200'
IDP NO.	6407
ATLAS PAGE NO.	1576
MANAGER	ANW
DRAWN BY	ANW
DATE	6/12/2013

DEVELOPMENT  
AREAS

EXHIBIT C

34.23



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NO. CA 5305 EXP. 06/30/2013



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WITH CURRENT CITY OF TULSA STANDARDS AND  
SPECIFICATIONS INCLUDING C.D. 11.2007 EDITION



# UNIT CORPORATION NEW HEADQUARTERS

1548 WEST 81st  
STREET  
TULSA,  
OKLAHOMA

SCALE	1"=200'
IDP NO.	6407
ATLAS PAGE NO.	1576
MANAGER	ANW
DRAWN BY	ANW
DATE	6/12/2013

ACCESS &  
CIRCULATION  
PLAN  
**EXHIBIT D**



U.S. HIGHWAY 75

West 81st Street South

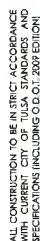
NO SIDEWALK  
FEE IN LIEU

NO SIDEWALK  
FEE IN LIEU

PEDESTRIAN TRAFFIC FLOW  
AUTOMOBILE TRAFFIC FLOW

361.24



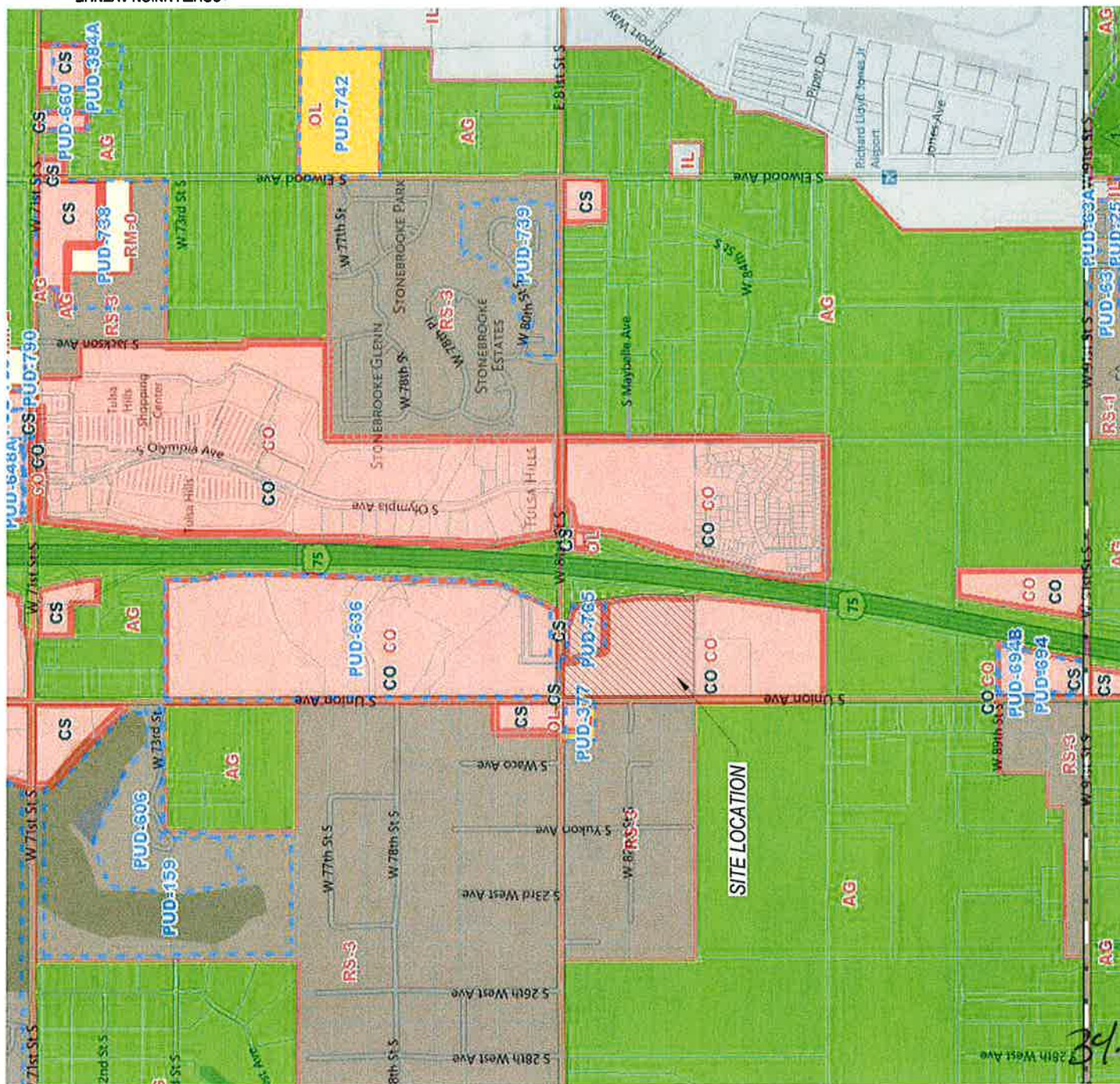
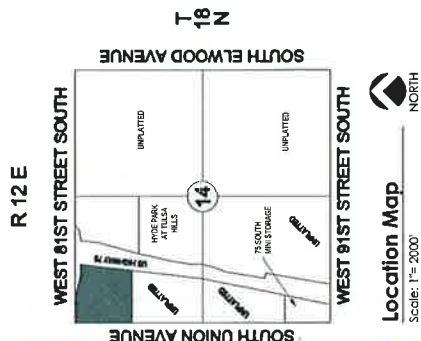


1548 WEST 81st  
STREET  
TULSA,  
OKLAHOMA

SCALE	•	6407
IDP NO.	•	1576
ATLAS PAGE NO.	•	ANW
MANAGER	•	ANW
DRAWN BY	•	6/12/2013
DATE	•	

## EXISTING ZONING

**EXHIBIT E**







ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF JULIA STANDARDS AND SPECIFICATIONS INCLUDING C.O.J. 2009 LITTON



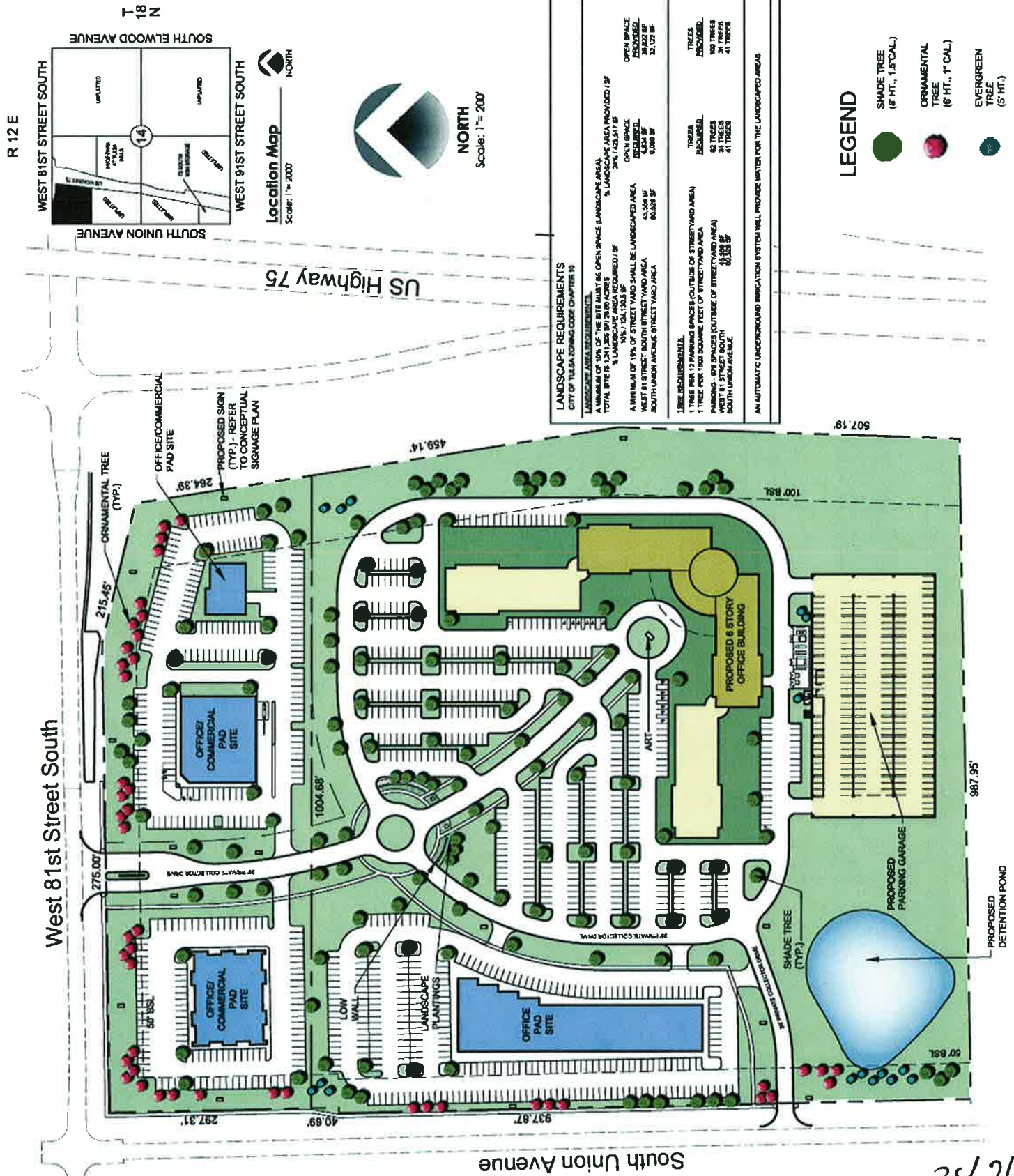
**UNIT  
CORPORATION  
NEW  
HEADQUARTERS**

1548 WEST 81st  
STREET  
TULSA,  
OKLAHOMA

SCALE	1"=200'
DP NO.	4407
ATLAS PAGE NO.	1576
MANAGER	
DRAWN BY	
DATE	4/12/2013

# CONCEPTUAL LANDSCAPE PLAN

**EXHIBIT F**



34.26



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NO. CA 5305 EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE  
WITH CURRENT CITY OF TULSA STANDARDS AND  
SPECIFICATIONS INCLUDING O.D. 01.2009 EDITION

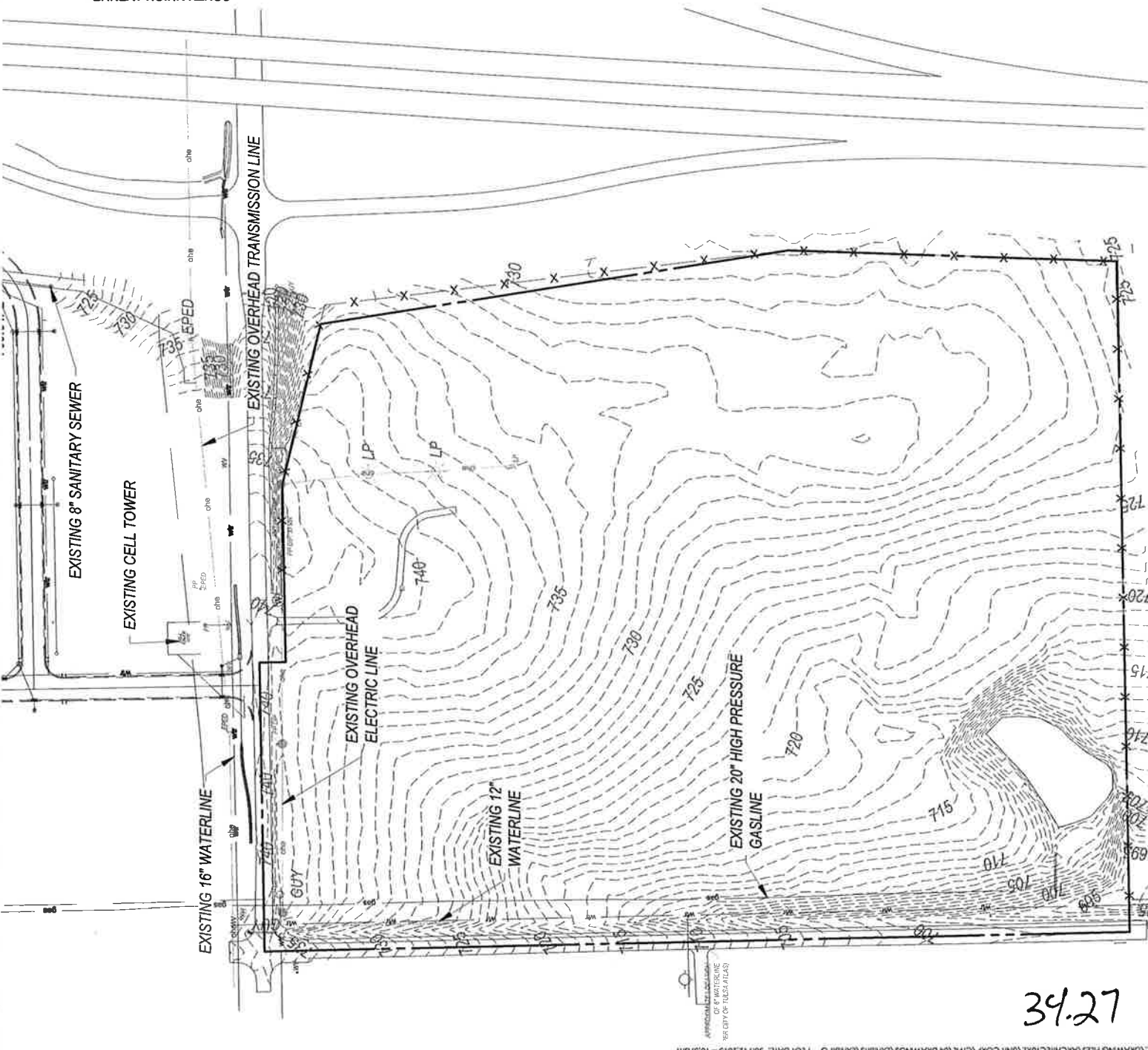


# UNIT CORPORATION NEW HEADQUARTERS

1548 WEST 81st  
STREET  
TULSA,  
OKLAHOMA

SCALE	N/A
IDP NO.	6407
ATLAS PAGE NO.	1576
MANAGER	ANW
DRAWN BY	ANW
DATE	6/12/2013

EXISTING UTILITIES  
AND  
TOPOGRAPHY  
**EXHIBIT G**



34.27





**Kinslow, Keith & Todd, Inc.**  
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EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE  
WITH CURRENT CITY OF TULSA STANDARDS AND  
SPECIFICATIONS (INCLUDING OLD CITY 2009 EDITION)



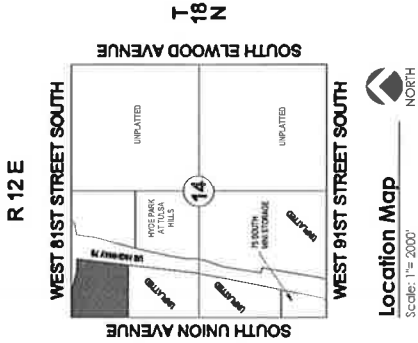
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1548 WEST 81st  
STREET  
TULSA,  
OKLAHOMA

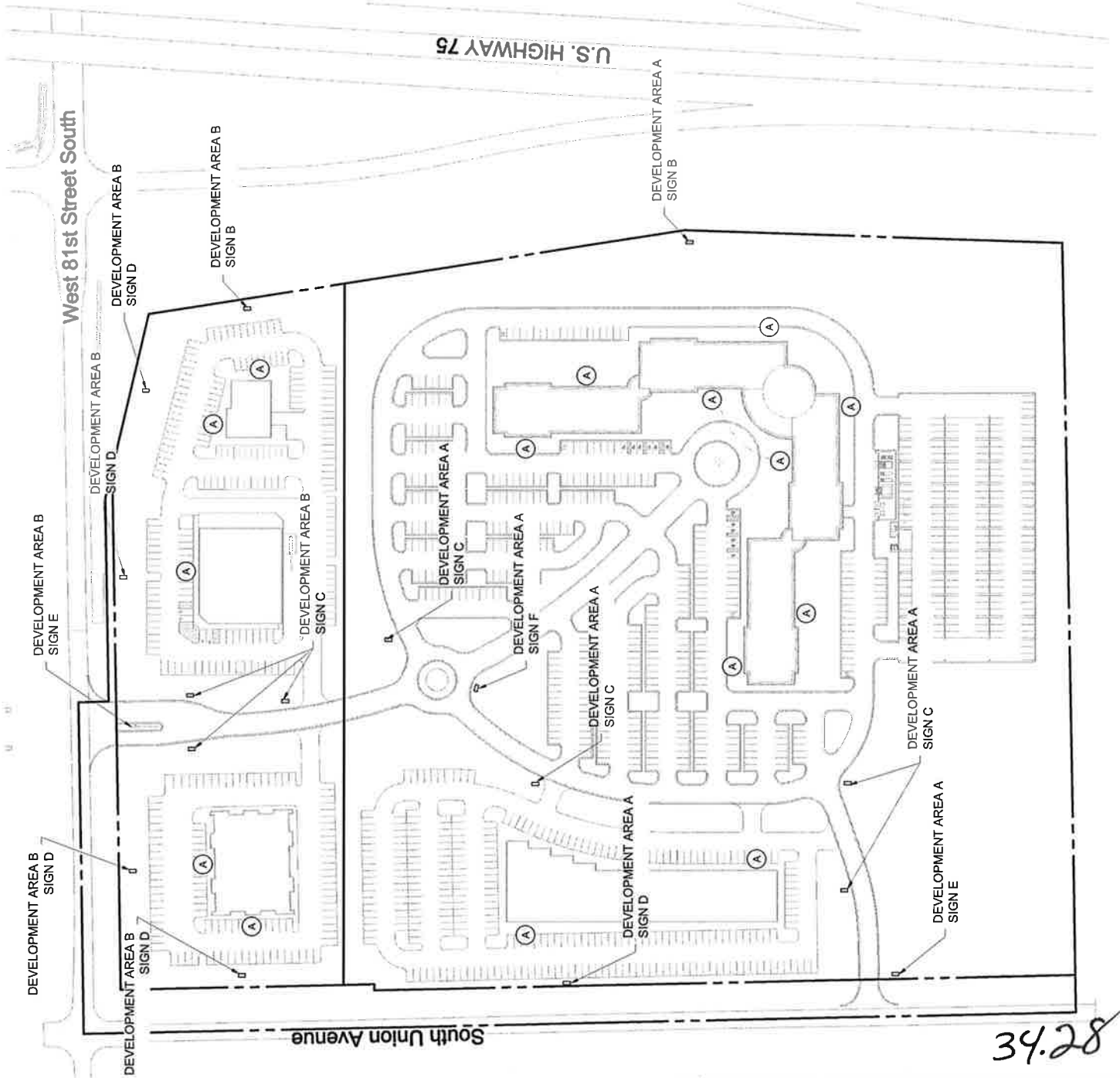
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ATLAS PAGE NO.	1576
MANAGER	ANW
DRAWN BY	ANW
DATE	6/12/2013

CONCEPTUAL  
SIGNAGE PLAN

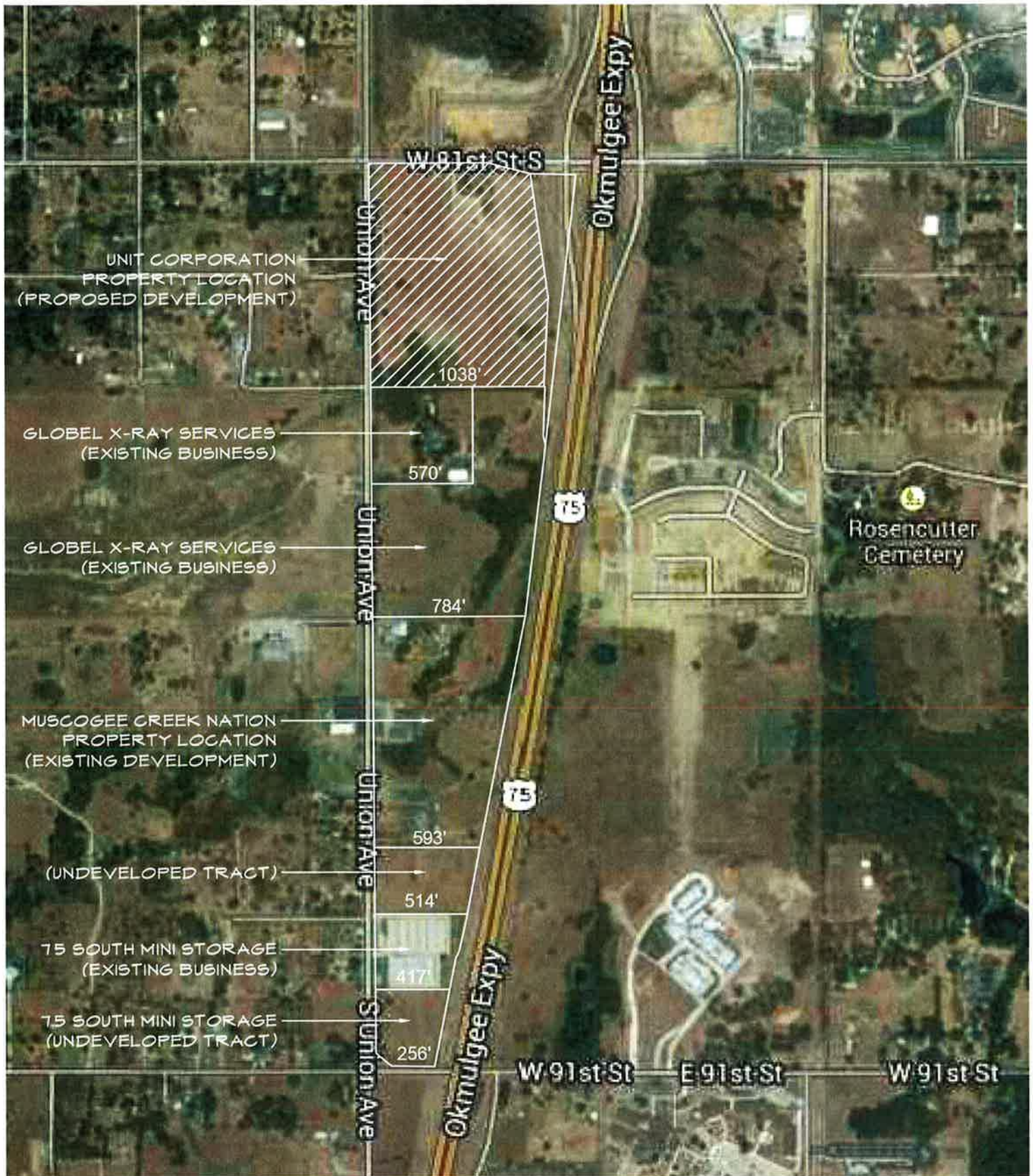
EXHIBIT H



- SIGNAGE TABLE**
- SIGN A: WALL OR CANOPY SIGNS:
  - SIGN B: PROJECT POLE SIGN
  - SIGN C: TENANT DIRECTIONAL SIGN
  - SIGN D: MONUMENT SIGN
  - SIGN E: TENANT MONUMENT SIGN
  - SIGN F: MONUMENT SIGN



34.28



# UNIT CORPORATION

## EXISTING MILE CORRIDOR EXHIBIT



**kinslow, keith & todd, inc.**  
architecture | interiors | engineering











**CZ-427**



18-12 34

Feet  
0 250 500

Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: March 2012

117

35.2



S 33rd W AVE

CZ-427



18-12 34



Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

35.3



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-427**

**TRS 8234**

**Atlas 0**

**CZM 55**

**County**

**TMAPC Hearing Date:** July 24, 2013

**Applicant:** Susie Daniels

**Tract Size:** 1± acres

**ADDRESS/GENERAL LOCATION:** North of northeast corner of South 33<sup>rd</sup> West Avenue  
and West 121<sup>st</sup> Street South

**EXISTING ZONING:** AG

**EXISTING USE:** Vacant

**PROPOSED ZONING:** RS

**PROPOSED USE:** Residential

**ZONING ORDINANCE:** Ordinance number 98524 dated September 15, 1980, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**CZ-24 July 1981:** All concurred in denial of a request for rezoning a 34± acre tract of land from AG to RMH and approval of RS zoning, on property located north of northeast corner of South 33<sup>rd</sup> West Avenue and West 121<sup>st</sup> Street South and abutting subject property to the east and south.

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 1± acre in size and is located north of northeast corner of South 33<sup>rd</sup> West Avenue and West 121<sup>st</sup> Street. The property appears to be vacant land and is zoned AG.

**SURROUNDING AREA:** The subject tract is abutted on the east by undeveloped land, zoned RS-3; on the north by single family residence, zone AG; on the south by undeveloped property, zoned AG; and on the west by undeveloped property in Creek County, zoned A-2.

**UTILITIES:** The subject tract is adjacent to municipal water; however public sanitary sewer service is not available.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
South 33 <sup>rd</sup> West Avenue	Secondary Arterial	100 feet	2

35.4

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

This site is outside the limits of the Comprehensive Plan in the City of Tulsa and was not included in the Tulsa Metropolitan Area Vision 2000 Comprehensive Plan.

**STAFF RECOMMENDATION:**

The proposed rezoning application is for a small tract of land that is adjacent to residentially zoned property south and east of the site.

Staff finds the uses and intensities of the proposed rezoning request from AG (Agricultural) to RS (Residential Single Family) to be:

- 1) In harmony with the spirit and intent of the Tulsa County Zoning Code;
- 2) In harmony with the existing and expected development of the surrounding areas.

Therefore, staff recommends **APPROVAL** of the rezoning request from AG to RS:

07/24/13

