TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2657
September 4, 2013, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work Session Report:
Work Session to be held on September 18, 2013

Director's Report:
Review TMAPC Receipts for the month of July 2013

1. Minutes of August 21, 2013, Meeting No. 2656

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-20636** (Lot-Split) (County) – Location: South of the Southeast corner of East 191st Street South and South Harvard Avenue

3. **LC-517** (Lot-Combination) (CD-5) – Location: West of the Southwest corner of East 15th Street South and South Sheridan Road (Related to: LC-518 & LS-20637)

4. **LS-20637** (Lot-Split) (CD-5) - Location: West of the Southwest corner of East 15th Street South and South Sheridan Road (Related to: LC-517 & LC-518)

5. **LC-518** (Lot-Combination) (CD-5) - Location: West of the Southwest corner of East 15th Street South and South Sheridan Road (Related to: LC-517 & LS-20637)

6. **LS-20638** (Lot-Split) (County) – Location: South of the Southwest corner of East 131st Street South and South Lewis Avenue

7. **LS-20639** (Lot-Split) (CD-4) – Location: East of the Southeast corner of East Admiral Place and North Harvard Avenue (Related to: LC-519)
8. **LC-519** (Lot-Combination) (CD-4) - Location: East of the Southeast corner of East Admiral Place and North Harvard Avenue (Related to: LS-20639)

9. **LC-520** (Lot-Combination) (CD-9) – Location: South of the Southwest corner of East 61st street South and South Sheridan Road

10. **LC-521** (Lot-Combination) (CD-2) – Location: North of the Northwest corner of West 81st Street South and South 33rd West Avenue

11. **LC-522** (Lot-Combination) (CD-9) – Location: North of the Northeast corner of West 36th Street South and South Yorktown Avenue

12. **PUD-531-2/Z-6034-SP-1b – Roy D. Johnsen**, Location: Southwest corner of East 79th Street South and South Mingo Road., Requesting a Minor Amendment to adjust development area boundaries to establish one development area to be identified as Revised Development Area C and to increase permitted dwelling units by 15% from 375 to 431 dwelling units, (CD-7)

13. **PUD-531-2/Z-6034-SP-1b – Sisemore Weisz & Associates, Mark B. Capron**, Location: Northeast corner of South Mingo Road and East 81st Street South, Requesting a Requesting a Detail Site Plan approval for a retail commercial development containing 2 new buildings, (CD-7)

14. **PUD-196-A – Vasquez Engineering, LLC, Discount Tire**, Location: South of the Southwest corner of South Memorial Drive and East 71st Street South, 7188 South Memorial Drive, Requesting a Detail Site Plan approval for a proposed Tire Store, (CD-8)

15. **Dirty Butter-Heritage Hills Extension** – Final Plat, Location: Southwest corner of East Virgin Street and North Hartford Avenue, (0225) (CD-1)

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

**PUBLIC HEARINGS:**

16. **The Estates at Chelsea Pond** – Preliminary Plat, Location: South of East 101st Street South, east of South Harvard Avenue (8328) (CD-2)

**OTHER BUSINESS**

17. **TMAPC 2014 Meeting Schedule**

18. **Resolutions to adopt new/revised Land Development Fees**

19. **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 pagers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
## TMAPC RECEIPTS
### Month of July 2013

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<tr>
<th>ZONING</th>
<th>ITEM</th>
<th>CITY</th>
<th>COUNTY</th>
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<td><strong>$8,922.50</strong></td>
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<td><strong>$4,461.25</strong></td>
<td><strong>$8,922.50</strong></td>
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### LAND DIVISION

| Minor Subdivisions      | 0           | $0.00    | $0.00     | $0.00          | 0           | $0.00    | $0.00     | $0.00          |
| Preliminary Plats       | 4           | 1,550.75 | 1,550.75  | 3,101.50       | 4           | 1,550.75 | 1,550.75  | 3,101.50       |
| Final Plats             | 3           | 1,245.00 | 1,245.00  | 2,490.00       | 3           | 1,245.00 | 1,245.00  | 2,490.00       |
| Plat Waivers            | 2           | 250.00   | 250.00    | 500.00         | 2           | 250.00   | 250.00    | 500.00         |
| Lot Splits              | 5           | 241.50   | 241.50    | 483.00         | 5           | 241.50   | 241.50    | 483.00         |
| Lot Combinations        | 6           | 300.00   | 300.00    | 600.00         | 6           | 300.00   | 300.00    | 600.00         |
| Access Changes          | 0           | 0.00     | 0.00      | 0.00           | 0           | 0.00     | 0.00      | 0.00           |
| Other                   | 0.00        | 0.00     | 0.00      | 0.00           | 0.00        | 0.00     | 0.00      | 0.00           |
| NSF                     | 0.00        | 0.00     | 0.00      | 0.00           | 0.00        | 0.00     | 0.00      | 0.00           |
| Refunds                 | (5.00)      | (5.00)   | (10.00)   | 0.00           | (5.00)      | (5.00)   | (10.00)   | 0.00           |
| Fees Waived             | $0.00       | $0.00    | $0.00     | 0.00           | $0.00       | $0.00    | $0.00     | 0.00           |
| **Total**               | **$3,582.25**| **$3,582.25**| **$7,164.50**| **$3,582.25**| **$3,582.25**| **$7,164.50**| **$3,582.25**| **$7,164.50** |

### BOARDS OF ADJUSTMENT

| Fees                    | 23          | 7,650.00 | 150.00    | 7,800.00       | 0           | 7,650.00 | 150.00    | 7,800.00       |
| Refunds                 | (50.00)     | 0.00     | (50.00)   | (50.00)        | 23          | ($50.00) | 0.00      | (50.00)        |
| NSF Check               | $0.00       | $0.00    | $0.00     | 0.00           | $0.00       | $0.00    | $0.00     | 0.00           |
| Fees Waived             | $0.00       | $0.00    | $0.00     | 0.00           | $0.00       | $0.00    | $0.00     | 0.00           |
| **Total**               | **$7,600.00**| **$150.00**| **$7,750.00**| **$7,600.00**| **$150.00**| **$7,750.00**| **$150.00**| **$7,750.00** |

### TOTAL

| $15,643.50 | $8,193.50 | $23,837.00 | $15,643.50 | $8,193.50 | $23,837.00 |

### LESS WAIVED FEES *

| ($65.14) | ($65.14) | ($65.14) | ($65.14) |

### GRAND TOTALS

| $15,578.36 | $0.00 | $23,771.86 | $15,578.36 | $8,193.50 | $23,771.86 |

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* 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
STAFF RECOMMENDATION

PUD-531-2/Z-6034-SP-1b: Minor Amendment to adjust development area boundaries to establish one development area to be identified as Revised Development Area C and to increase permitted dwelling units by 15% from 375 to 431 dwelling units. The site is located at the Southwest corner of East 79th Street South and South Mingo Road. TRS 18-14-07; CZM 54; Atlas 1413; CD-7

The applicant is requesting a Minor Amendment to adjust development area boundaries to establish one development area by combining Development Areas C-1 (Lot-1) and C-2 (Lot-2) into one Revised Development Area C and increase the permitted dwelling units by 15% from 375 to 431 dwelling units. The proposed amendment would put the development areas back together as the initial PUD-531 had originally intended.

Between the existing development areas 375 dwelling units are currently allowed. Through the Minor Amendment process an increase in dwelling units is allowed provided that the approved number of dwelling units is permitted by the underlying zoning and the density is not increased by more than 15%.

As part of the request to modify the development area boundaries there will be the deletion of building setbacks applicable to the common boundaries of Lot 1, Block1 and Lot 2, Block 1 Meadowbrook Chase.

Below are the new development area standards.

**Development Standards for Revised Development Area C**

**Lot 1, Block 1 Meadowbrook Chase**

- **Land Area Net:** 5.208 acres
- **Permitted Uses:** Use Unit 8 - Multifamily Dwellings and customary accessory uses.
- **Maximum Dwelling Units:** 145 dwelling units (DUs)
- **Minimum Livability Space:** 600 sf / DU
- **Maximum Building Height:** 3 stories not to exceed 45 ft.
- **Minimum Building Setbacks:**
  - From centerline of Mingo Road: 85 ft.
  - From centerline of 79th Street:
    - two-story buildings - 47.5 ft.
    - three-story buildings - 80 ft.
  - From east boundary of Lot 1, Block 1: None
  - From south boundary of Lot 1, Block 1: None
Ground signs: One monument sign identifying the multifamily project located within Lot 1, Block 1, Meadowbrook Chase shall be permitted. Additionally, one monument sign is allowed to identify the multifamily project in Lot 2, Block 1, Meadowbrook along Mingo Road and within a Lot 1, Block 1, Meadowbrook Chase, shall not exceed 10 feet in height nor 35 square feet in display surface area. Additional signage shall be determined by subsequent minor or major amendment.

Wall Signs: Per the Planned Unit Development chapter of the City of Tulsa Zoning Code

Lot 2, Block 1 Meadowbrook Chase

Land Area Net: 12.6 acres

Permitted Uses: Use Unit 8 - Multifamily Dwellings and customary accessory uses.

Maximum Dwelling Units: 286 dwelling units (DUs)

Minimum Livability Space: 600 sf / DU

Maximum Building Height: 3 stories not to exceed 45 ft.

Minimum Building Setbacks:
- From centerline of Mingo Road: 85 ft.
- From centerline of 79th Street:
  - Two-story buildings: 47.5 ft.
  - Three-story buildings: 80 ft.
- From east boundary of Lot 2, Block 1:
  - Two-story buildings: 11 ft.
  - Three story buildings: 50 ft.
- From south boundary of Lot 2, Block 1: 35 ft.

* Within the east 75' of Area Lot-2, buildings shall be limited to 2-stories not exceeding 30' in height.

Screening: A 6-foot screening fence shall be erected and maintained along the east boundary of Area Lot-2.

Ground Signs: Ground signs shall be limited to one monument-style sign located along Mingo Rd. within Lot 1, Block 1, Meadowbrook Chase identifying the multi-family project located within Lot 2, Block 1, Meadowbrook Chase. The monument sign shall not exceed 10-feet in height nor 35 s/f in display area.

Wall Signs: Per the Planned Unit Development chapter of the City of Tulsa Zoning Code
The minor amendment request is consistent with the PUD Section of the Zoning Code as defined in Section 1107.H.1 and 1107.4.3.

The minor amendment request is consistent with the existing and anticipated development pattern of the surrounding area and is in harmony with the original Planned Unit Development and underlying zoning.

Therefore, Staff recommends **Approval** of minor amendment PUD-531-2/Z-6034-SP-1b.
PUD-531/Z-6034-SP-1
Detail Site Plan
STAFF RECOMMENDATION

PUD-531/Z-6034-SP-1: PUD Detailed Site Plan – A 3.25-acre tract that is part of, Section 07, T-18-N, R-14-E, Part of Lot 3, Block 1, Meadowbrook Chase a subdivision in the City of Tulsa, located at the Northeast corner of South Mingo Road and East 81st Street South. CZM 54; Atlas 1413; CD-7

CONCEPT STATEMENT:
The applicant is requesting detail site plan approval for a retail commercial development containing 2 new buildings. The proposed development is located in Development Area A of PUD-531.

PERMITTED USES:
Allowed uses are per the CS district section of the City of Tulsa Zoning Code (Section 701). Any additional uses that are not allowed within the CS district would require an amendment to the PUD to be allowed.

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 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.

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 does not illustrate ground, monument or wall sign locations which require a separate permit. All signage will be required to be per the PUD Standards for Development Area A. 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. All trash, mechanical and
equipment areas shall be screened from public view by persons standing at
ground level in Development area A and B. This staff report does not remove the
requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:
Appropriate sidewalk improvements are shown in the street right-of-way on East
81st Street South and on South Mingo Road. Additionally, the site plan displays
adequate pedestrian circulation interior to the development.

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-531/Z-6034-SP-1. 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
retail commercial development containing 2 new buildings.

(Note: Detail site plan approval does not constitute sign plan or landscape plan
approval.)
CS2 LED
LED Area Luminaire

Specifications

EPA: 1.2 ft²
(0.11 m²)
Length: 35-3/8" (89.7 cm)
Width: 18-1/2" (46.9 cm)
Height: 5-7/8" (14.9 cm)
Weight: 59 lbs (26.8 kg)

Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The CS2 combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: CSX2 LED 4 30B700/40K SR5 MVOLT SPA DDBXD

Table:

<table>
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<tr>
<th>Series</th>
<th>Light Engines</th>
<th>Performance Package</th>
<th>Distribution</th>
<th>Voltage</th>
<th>Mounting</th>
<th>Options</th>
<th>Finish (required)</th>
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<tbody>
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<td>3 Three engines (50 LED)</td>
<td>530 mA options:</td>
<td>SR2 Type II</td>
<td>MVOLT 2</td>
<td>SPA Square pole mounting</td>
<td>Shipped separately</td>
<td>DDBXD Dark bronze</td>
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<td>CSX2 LED</td>
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<td>RPA Round pole mounting</td>
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<td>DDBXD Dark bronze</td>
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Accessories

- OSS24N 1.5TLE U Photocell - SSL twist-lock (120-277V) ²
- DLL47 1.5 CU L U Photocell - SSL twist-lock (120V) ²
- DLL480 1.5 CU L U Photocell - SSL twist-lock (460V) ²
- SC U Shunting cap ²
- SPA/39MV 2 DDBXD U Square pole DM19 to DM19AS adapter (specify finish)
- RPM2/3MV 2 DDBXD U Round pole DM19 to DM19AS adapter (specify finish)
- CSR5 U House-side shield (one per light engine)
- CS2WG U Vandal-guard accessory
- CS2BS U Bird-deterrent spikes accessory

Drilling

- CSX2 shares a unique drilling pattern with the ACX2™ family. Specify the drilling pattern when specifying poles.

Tenon Mounting Slipfitter *

NOTES
1. Configured with 4000K (4000) provides the shortest load times. Consult factory for 3000K (3000) and 5000K (5000) load times.
2. MVOLT driver operates on any line voltage from 120-277V (5601 V), ² Specify 120, 208, 240 or 277 options only when ordering with fixture (SP, DF options).
3. Specifies a ROMAP™ enabled luminaire with 0.10v dimming capability. PER option required. Not available with 347 or 480V. Additional hardware and services required for ROMAP deployment; must be purchased separately. Call 1-800-442-5745 or email sales@lithonia.com for additional information.
4. Not available with 347 or 480V.
5. Also available as a separate accessory; see Accessories information at left.
6. Single-fuse (DF) requires 120, 277 or 480 volt option. Double-fuse (DFP) requires 208, 240 or 480 volt option.
7. Provides 50% dimming capability via two independent drivers, each operating half the luminaire. N/A with PER, DCR, DMX or WTB.
8. Requires an additional switch. 
9. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

* For round pole mounting (RPM) only.
Performance Data

**Lumen Output**
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 5% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

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<tr>
<th>Light Engine</th>
<th>Drive Current (mA)</th>
<th>Performance Package</th>
<th>System Watts</th>
<th>EUC- Type</th>
<th>AHI (000K, 50% CB)</th>
<th>Lumen</th>
<th>B</th>
<th>G</th>
<th>C</th>
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**Lumen Ambient Temperature (LAT) Multipliers**
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

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**Projected LED Lumen Maintenance**
Data references the extrapolated performance projections for the CSX2 LED 4 360700 platform in a 40°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L.I.T. use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

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**Electrical Load**

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<th>Current (A)</th>
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**Photometric Diagrams**
To see complete photometric reports or download files for this product, visit Lithonia Lighting's CSX2 homepage.

Isocandela plots for the CSX2 LED 4 36070040K. Distances are in units of mounting height (20).

**FEATURES & SPECIFICATIONS**

**INTENDED USE**
The Contour Series LED area luminaire is ideal for streets, walkways, parking lots, and surrounding areas that call for high-performance LED lighting in a transitional day/night.

**CONSTRUCTION**
Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A metallic screen covers the top of the housing, preventing debris build-up while allowing natural cleaning of the heat sinks. Module design allows for ease of maintenance and future light engine upgrades. The LED driver(s) and electronics are thermally isolated from the light engines, ensuring long life. Housing is completely sealed against moisture and environmental contaminants.

**FINISH**
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

**OPTICS**
Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (67 CB) or optional 3000K (80 CB) or 5000K (67 CB) configurations. The CSX2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes® criteria for eliminating wasteful uplift.

**ELECTRICAL**
Light engines consist of 30 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (100,000 hrs at 40°C L80). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41).

**INSTALLATION**
Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 2.0 G vibration load rating per ANSI C136.31. The CSX2 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options.

**LISTINGS**

**WARRANTY**

Note: Specifications subject to change without notice.
CONCEPT STATEMENT:
The applicant is requesting detail site plan approval for a proposed Tire Store. The proposed development is located in Development Area C-3 of PUD-196-A.

PERMITTED USES:
Those uses permitted by right within a CS District and Use Unit 17: In Use Unit 17 the only use allowed will be a Tire Store providing sales, service of automobile tires. Minor vehicular repair such as oil changes, brakes, batteries replacement is not allowed in this request. All work performed on vehicles will be conducted inside the building.

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 front of the building shall be facing north or east with all access drives located on the north side of the building.

All service doors will be limited to the north side of the building. Pedestrian access doors are the only doors allowed on the South, West or East side of the building.

All mechanical equipment will either be roof mounted or ground mounted on the north, west or east side of the building.

All building walls shall be masonry construction except at door openings and glass store front.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.
LIGHTING:
Site lighting plans and details are provided. Wall mounted lighting on the south and east side of the building shall be directed down and the light element shall be shielded so that it cannot be seen from the adjacent residential properties south of this site. Parking lot pole lighting is not allowed. The plan illustrates a design that meets the minimum standards outlined in the Planned Unit Development and in the Zoning Code. All lighting shall be wall mounted.

SIGNAGE:
The site plan does illustrate ground, monument or wall sign locations which require a separate permit. Display surface area of wall signage shall not exceed 1.5 square feet per each lineal foot of the building wall to which the sign is affixed. No wall signage is allowed on the south or west side of the building. 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. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:
Appropriate sidewalk improvements are shown in the street right-of-way on South Memorial Drive. Additionally, the site plan displays adequate pedestrian circulation interior to the development.

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 PUD-196-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, 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 Tire Store, subject to City Council Approval of PUD-196-A.

(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)
Dirty Butter-Heritage Hills Extension - (0225) (CD 1)
Southwest corner of East Virgin Street and North Hartford Avenue

This plat consists of 15 Lots, 4 Blocks, on 6.17 acres.

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

The Estates at Chelsea Pond - (8328) (CD 2)
South of East 101st Street South, East of South Harvard Avenue

This plat consists of 5 Lots, 1 Block, on 4.4 acres.

The following issues were discussed September 5, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 426.

2. **Streets:** With dimension lines show right-of-way on Knoxville Avenue and provide reference such as plat number and book and page number. Why is the property line shown extending into the roadway/roadway easement in the southeast corner of lot 1? Provide section on sidewalks.

3. **Sewer:** The 15 foot utility easement between lots 3 and 4 should be increased to a total width of 22 feet or make it a 15 foot sanitary sewer easement, with the sewer pipe centered within the easement.

4. **Water:** The waterline is only 2 feet off the back of curb so we would recommend 4 feet off back of curb to allow for constructability. Instead of 8 feet between waterline and RWE (restricted waterline easement) would recommend 6 feet between waterline and RWE. Recommend adding an inline gate valve next to the fire hydrant. Also placing valves on the branch of the tees would allow for the loop to be isolated in the future. Show the development calculations for restraining pipe. Where the waterline crosses the storm sewer twice why are you switching from DIP (ductile iron pipe) to PVC instead of making the entire length DIP?

5. **Storm Drainage:** Storm sewer system in lot 3 should be in a storm sewer easement and not a 15 foot utility easement. It appears that the developer is planning on using Chelsea Pond for detention. Document that the pond was designed to serve this development. If detention is being proposed, the additional drainage should be conveyed to a detention facility that is placed in a reserve, unless the owners of lot 3 intend to maintain the pond themselves. Overland drainage easements are required to convey the runoff from the back of lots 1, 2, 4, and 5 to the detention pond. Use standard covenant language for stormwater detention easement in a reserve for Section I.1.7. All references to the “Department of Public works of the City of Tulsa” must be changed to “City of Tulsa” only. Add standard language for the maintenance of the overland drainage easement. Building lines and utility easements cannot be located within the detention easements.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment. The PSO easement running through the lots is planned to be moved (per consulting engineer).

7. **Other:** Fire: No comment.
8. **Other: GIS:** South Lewis Avenue is mislabeled. Show project location. Dimension lines and show bearings properly. Show all property pins. Submit subdivision control data sheet. Complete legal description properly. Add standard language for Certificate of Occupancy Restrictions and easement dedication.

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 Development Services and Engineering Services staffs 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.
THE ESTATES AT CHELSEA POND
LAND USE PLAN:
EXISTING NEIGHBORHOOD

Land Use Plan Categories:
- Downtown
- Neighborhood Center
- Downtown Neighborhood
- Employment
- Main Street
- Mixed-Use Corridor
- Regional Center
- New Neighborhood
- Existing Neighborhood
- Town Center
- Park
- Open Space

Scale: 0 - 600 Feet

18-13 28
2014 SCHEDULE

Tulsa Metropolitan Area Planning Commission (TMAPC)

Regular meetings of the TMAPC are held on the first and third Wednesday of each month at 1:30 p.m. in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma.

Work sessions of the TMAPC are held, as necessary, on the third Wednesday of each month following regular TMAPC business in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma.

*TMAPC Meetings for the months of January and July have been moved to the 2nd and 4th Wednesday at 1:30 p.m. in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma due to the Holidays.

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09-04-13
RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

Resolution No.: 2657:910

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, ADOPTING AN AMENDED FEE SCHEDULE TO ESTABLISH NEW FEES AND REVISE EXISTING FEES IN THE CITY OF TULSA.

WHEREAS, the Tulsa Zoning Code (Title 42, Tulsa Revised Ordinances, Section 1703) provides for the establishment of filing and processing fees, the amount of which shall be established by Resolution adopted by the Tulsa Metropolitan Area Planning Commission and approved by the Tulsa City Council; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission, after due study and deliberation did review and adopt on September 4, 2013, the schedule of fees attached hereto as Exhibit A.

NOW THEREFORE, BE IT RESOLVED, pursuant to the authorization set forth in the Tulsa Zoning Code (Title 42, Tulsa Revised Ordinances, Section 1703) that the schedule of fees as shown in Exhibit A, attached hereto and made a part hereof shall be paid by persons submitting the specified applications, and

BE IT FURTHER RESOLVED THAT this Resolution shall take effect immediately upon its adoption by the Tulsa Metropolitan Area Planning Commission and Tulsa City Council.

ADOPTED on this 4th day of September, 2013, by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its ex officio members.

Joshua Walker, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:

Michael Covey, Secretary
Tulsa Metropolitan Area Planning Commission
ATTESTATION AND CERTIFICATION
TULSA METROPOLITAN AREA PLANNING COMMISSION

STATE OF OKLAHOMA )

) ss.

COUNTY OF TULSA )

To The City Clerk of the City of Tulsa and the County Clerk of Tulsa County:

I, Joshua Walker, Chairman of the Tulsa Metropolitan Area Planning Commission, certify on this 4th day of September, 2013 that the foregoing Resolution was adopted, with a schedule of fees as shown in Exhibit A, by the Tulsa Metropolitan Area Planning Commission.

Joshua Walker, Chairman
Tulsa Metropolitan Area Planning Commission

Subscribed and sworn to before me on this ______ day of ____________ 2013.

________________________
Notary Public

My Commission Expires: ____________________

Commission No.: ________________________
### New Fee

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### Revised Fees

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<td>Zoning Letter</td>
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<tr>
<td>Zoning Letter within a PUD or CO</td>
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RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

Resolution No.: 2657:911

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, ADOPTING AN AMENDED FEE SCHEDULE TO ESTABLISH NEW FEES AND REVISE EXISTING FEES IN THE UNINCORPORATED AREAS OF TULSA COUNTY.

WHEREAS, the Tulsa County Zoning Code provides for the establishment of filing and processing fees, the amount of which shall be established by Resolution adopted by the Tulsa Metropolitan Area Planning Commission and approved by the Tulsa County Board of Commissioners; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission, after due study and deliberation did review and adopt on September 4, 2013, the schedule of fees attached hereto as Exhibit A.

NOW THEREFORE, BE IT RESOLVED, pursuant to the authorization set forth in the Tulsa County Zoning Code that the schedule of fees as shown in Exhibit A, attached hereto and made a part hereof shall be paid by persons submitting the specified applications, and

BE IT FURTHER RESOLVED THAT this Resolution shall take effect immediately upon its adoption by the Tulsa Metropolitan Area Planning Commission and the Board of County Commissioners.

ADOPTED on this 4th day of September, 2013, by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its ex officio members.

Joshua Walker, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:

Michael Covey, Secretary
Tulsa Metropolitan Area Planning Commission
ATTESTATION AND CERTIFICATION
TULSA METROPOLITAN AREA PLANNING COMMISSION

STATE OF OKLAHOMA )
COUNTY OF TULSA ) ss.

To The City Clerk of the City of Tulsa and the County Clerk of Tulsa County:

I, Joshua Walker, Chairman of the Tulsa Metropolitan Area Planning Commission, certify on this 4th day of September, 2013 that the foregoing Resolution was adopted, with a schedule of fees as shown in Exhibit A, by the Tulsa Metropolitan Area Planning Commission.

_____________________________________
Joshua Walker, Chairman
Tulsa Metropolitan Area Planning Commission

Subscribed and sworn to before me on this ______ day of ____________ 2013.

_____________________________________
Notary Public

My Commission Expires: _______________________

Commission No.: _________________________
APPROVAL OF THE TULSA COUNTY BOARD OF COUNTY COMMISSIONERS

APPROVED by the Board of County Commissioners of Tulsa County, Oklahoma on this ______ day of ________________ 2013.

Board of County Commissioners of
Tulsa County, Oklahoma

__________________________________________
Karen Keith, Chair

APPROVED AS TO FORM:

__________________________________________
County Clerk

__________________________________________

ATTESTATION AND CERTIFICATION
BOARD OF COUNTY COMMISSIONERS OF TULSA COUNTY

STATE OF OKLAHOMA )
) ss.
COUNTY OF TULSA )

To The County Clerk of Tulsa County:

I, Karen Keith, Chair of Board of County Commissioners of Tulsa County, Oklahoma certify on this ______ day of ________________ 2013 that the foregoing Resolution was approved, with a schedule of fees as shown in Exhibit A, by the Board of County Commissioners of Tulsa County.

__________________________________________
Karen Keith
Chair of Board of County Commissioners

Subscribed and sworn to before me on this ______ day of ________________ 2013.

__________________________________________
Notary Public

My Commission Expires: ______________________

Commission No.: ______________________
**New Fee**

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