TULSA METROPOLITAN AREA PLANNING
COMMISSION
Meeting No. 2649
May 1, 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:
Director's Report:
Zoning Code Update Report:

1. Minutes of April 17, 2013, Meeting No. 2648

CONSENT AGENDA:

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

2. **LC-475** (Lot-Combination) (County) – West of the northwest corner of East 186th Street South and South Sheridan Road

3. **LS-20596** (Lot-Split) (County) – South of the southwest corner East 141st Street South and South 193rd East Avenue (Related to: LC-480)

4. **LC-480** (Lot-Combination) (County) - South of the southwest corner East 141st Street South and South 193rd East Avenue (Related to: LS-20596)

5. **LC-481** (Lot-Combination) (CD-4) – Southeast corner of East 4th Street South and South Elgin Avenue

6. **LC-482** (Lot-Combination) (CD-4) – Southwest corner of West 13th Street South and South Denver Avenue

7. **LC-483** (Lot-Combination) (CD-4) – Southwest corner of East 4th Street South and South Frankfort Avenue
8. **LS-20599** (Lot-Split) (CD-9) – North of the northwest corner of East 33rd Street South and South Florence Place (Related to: LC-484)

9. **LC-484** (Lot-Combination) (CD-9) – North of the northwest corner of East 33rd Street South and South Florence Place (Related to: LS-20599)

10. **LS-20600** (Lot-Split) (CD-2) – Southwest corner of West 81st Street South and South Yukon Avenue (Related to: LC-485)

11. **LC-485** (Lot-Combination) (CD-2) – West of the southwest corner of West 81st Street South and South Yukon Avenue (Related to: LS-20600)

12. **LS-20601** (Lot-Split) (County) – East of the northeast corner of West 39th Street South and South 55th West Avenue

13. **PUD-792 – Tulsa Engineering and Planning Associates, Inc./Tim Terral.** Location: Southeast corner of North 33rd West Avenue at West Edison Street, Requesting a Detail Site Plan for a new community building, CS/PUD-792, (CD-1)

14. **PUD-794 – Kinslow, Keith & Todd/Nicole Watts.** Location: Southwest corner of South 85th East Avenue and East 21st Street, Requesting a Detail Site Plan for a new off-street parking lot and walking trail, RD/PUD-794, (CD-5)

15. **AC-120 – Kinslow, Keith & Todd/Nicole Watts.** Location: 3111 East 56th Street South, Requesting an Alternative Compliance Landscape Plan for a school renovation, RS-2, (CD-9)

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

**PUBLIC HEARINGS:**

16. **Ameristar** – Preliminary Plat, Location: Northeast corner of East Pine Street and North Mingo Road (0430) (CD-3)

17. **Sheridan Crossing Phase 1** – Preliminary Plat, Location: Northeast corner of East 86th Street and North Sheridan Road (1323) (County)

18. **BOA – 21544** – Plat Waiver, Location: 4955 South Memorial Drive, (9325) (CD-5)

20. **PUD-269-C – Sisemore Weisz & Associates, Inc./Darin Akerman** – Location: North of the northeast corner of East 91st Street and South Yale Avenue, Requesting a **Major Amendment** construction of a four-story office building near the center of the site, parking garage and site improvements, **OL/RS-3/PUD-269-B to OL/PUD-269-C**, (CD-8)

**OTHER BUSINESS**

21. TMAPC’s Appointee to the River Parks Authority

22. 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](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.
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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-792: Detailed Site Plan – A 31,816 sq ft (0.7304 acres) tract that is part of Section 3, T-19-N, R-12-E, Lots 1-4, Block 1, Easton Heights 2nd Addition a subdivision in the City of Tulsa, East of the southeast corner of North 33rd West Avenue at West Edison Street; CZM 36; Atlas 108; CD 1

CONCEPT STATEMENT:
The applicant is requesting detail site plan approval for a new community building in PUD-792.

PERMITTED USES:
The following uses are permitted in PUD-792:
   Those uses permitted by right in Use Unit 5 (Community Services)

DIMENSIONAL REQUIREMENTS:
The new building shown on the plan is an 8,000 square foot single-story structure and is slightly smaller than the 8400 square foot two-story structure allowed by PUD-792. The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved PUD guidelines are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:
The new buildings are not limited by architectural style in the PUD.

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:
The site does not propose pole lighting; however, the building-mounted lighting does provide site lighting. All wall packs on the building will be directed down and away from the property boundary. Lighting trespass will occur in the Edison Street right-of-way, but the directional nature of the fixtures are not expected to create a hazard for drivers.

SIGNAGE:
The site plan does not illustrate ground sign locations. This staff report does not remove the requirement for a separate sign plan review process.
SITE SCREENING AND LANDSCAPING:
The landscape plan will be submitted to staff for separate review as allowed in the Planned Unit Development Section of the Zoning Code. The site plan is similar to the PUD concept drawings and satisfies requirements for landscape islands and green space opportunities.

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

PEDESTRIAN ACCESS AND CIRCULATION:
Appropriate sidewalk plans have been provided on the site plan connecting to the building entrances from the street sidewalk system.

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

SUMMARY:
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Planned Unit Development 792. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development 792, and the stated purposes of the Planned Unit Development of the Zoning Code.

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

(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)
### FEATURES & SPECIFICATIONS

**INTENDED USE** — For building and wall mounted applications.

**CONSTRUCTION** — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has impact resistant, tempered, glass lens. Doorframe is fully sealed with one-piece closed silicone gasket.

**Finish** — Standard finish is textured dark bronze (DD80) polyester powder finish, with other architectural colors available.

**OPTICS** — High-performance segmented reflectors provide superior uniformity and control. Specialty anodized aluminum spot and grazer optics are also available. Reflectors are interchangeable and have field degree aiming capability up to 10° without tools. Reflectors allow for toolless access to electrical components. All optics meet IESNA full cutoff criteria in less down orientation.

**ELECTRICAL** — Ballast: Constant wattage autotransformer. Metal Halide: Super CWA (pulse start ballast). 88% efficient and ESA-117-2000 (SCWA option) for US shipments only. CSA, NOM, or INTEL required for probe start shipments outside of the US. Pulse start ballast (CWA) required for 280W, 320W, or 350W. Ballast is 100% field-tested. Quick-disconnect plugs easily disconnect reflector from ballast.

**Socket** — Porcelain, mogul-base socket with copper alloy, nickel-plated screw shell and center contact.

**INSTALLATION** — Universal mounting plate with integral mounting bolts supports the fixture for easy one person installation.


**WARRANTY** — 1-year limited warranty. Complete warranty terms located at [www.aerislighting.com/CustomerResources/Terms_and_Conditions.aspx](http://www.aerislighting.com/CustomerResources/Terms_and_Conditions.aspx)

*Note: Specifications subject to change without notice.*

### ORDERING INFORMATION

For shortest lead times, configure products using standard options (shown in bold).

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#### ASW2 250M SR3 TB SCWA

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<th>Wattage</th>
<th>Distribution</th>
<th>Voltage</th>
<th>Ballast</th>
<th>Mounting</th>
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**NOTES:**

1. These wattages do not comply with California Title 20 regulations.
2. May be ordered with SCWA.
4. These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance.
5. Not available with SCWA.
6. OLS, ORSTO, SE or SP units cannot be ordered together.
7. Not available with HPS.
8. May be ordered as a separate part.
9. Maximum allowable wattage lamp included.
10. May be ordered as a separate part; cannot be field installed.
11. Available only with SR4, SR8 and SRW distributions.
12. See www.aerislighting.com for additional color options.
13. Must be specified.

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[^1]: Dry.
[^2]: Optional.
[^3]: Wet.

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<td>LPI</td>
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<td>L/LP</td>
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*All dimensions are inches (centimeters) unless otherwise indicated.

*Weight as configured in example below.*

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*Example: ASW2 400M SR3 120 SCWA LPI*
May 1, 2013

STAFF RECOMMENDATION

PUD-794: Detailed Site Plan – A 64,401 sq ft (1.50 acre) tract that is part of, Section 13, T-19-N, R-13-E, and also part of Lot 3 O'Connor Park 2nd, a subdivision in the City of Tulsa, South of the southwest corner of South 85th East Avenue and East 21st Street; CZM 58; Atlas 456/457; CD 5

CONCEPT STATEMENT:
The applicant is requesting detail site plan approval for a new off-street parking lot and walking trail in PUD-794.

PERMITTED USES:
The following uses are permitted in PUD-794:
1) Those uses permitted by right in Use Unit 10 (PK Parking District)
2) Those uses permitted by right in Use Unit 5 (Community Services) as allowed by right in the RD district but limited to the public park shown on the PUD concept plan.

DIMENSIONAL REQUIREMENTS:
The parking dimensional requirements, fencing and berm requirements as defined in the Planned Unit Development are accurately provided on the site plan. No modifications of the previously approved PUD guidelines are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:
No architectural standards are required for this PUD.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The site plan provides the parking spaces allocated in the Planned Unit Development.

LIGHTING:
The lighting is directed down and away from adjacent properties in the neighborhood. The photometric plan illustrates no light trespass from the site. The maximum pole height provided in the PUD is 12' which is also the pole height defined on the site plan

SIGNAGE:
The site plan illustrates one ground sign in an appropriate location. This staff report does not remove the requirement for a separate sign plan review process.
SITE SCREENING AND LANDSCAPING:
The landscape plan will be submitted to staff for separate review as allowed in the Planned Unit Development Section of the Zoning Code. The site plan is similar to the PUD concept drawings and satisfies requirements for landscape islands and green space opportunities.

There is no trash collection or enclosure provided for this project.

PEDESTRIAN ACCESS AND CIRCULATION:
Appropriate sidewalk plans have been provided on the site plan connecting the park area to the alley north of the site. A drainage ditch and required berm construction provide pedestrian barriers from the South 85th Street side; however, there is adequate access from the parking provided.

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 794. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development 794, and the stated purposes of the Planned Unit Development of the Zoning Code.

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

(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)
May 1, 2013

STAFF RECOMMENDATION

AC-118: Alternative Compliance Landscape Plan located at Eisenhower Elementary School at Nimitz 3111 East 56th Street South; TRS 19-13-32; CZM 47; Atlas (660); CD 9;

The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan for school renovation. The Tulsa Public School System is requesting relief from the irrigation requirement for required trees in the renovation area.

Staff Analysis:
The landscape plan submitted does not meet the technical requirements of Chapter 10 of the Tulsa Zoning Code for the following reasons:

1) The new parking areas in front of the building meet all components of the landscape plan with the exception that they are not irrigated.

2) The applicant has provided a landscape plan that exceeds the number of trees required for this construction project. The project only requires 5 trees. The landscape plan provides 10 new trees with hose bib attachments at convenient locations. Existing trees will be preserved or moved to a new location.

Staff Recommendation:
The overall landscape concept includes significant additional green space and tree plantings typical for a school environment. Staff is confident that the maintenance of these trees can be provided within the normal grounds maintenance of the public school.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan “be equivalent or better than” the technical requirements of Chapter 10 of the code and recommends APPROVAL of Alternative Compliance Landscape Plan AC-120
PRELIMINARY SUBDIVISION PLAT

Ameristar North - (0430) (CD 3)
Northeast corner of East Pine Street and North Mingo Road

This plat consists of one lot, one block, on 90.7 acres.

The following issues were discussed April 18, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL. A trail easement will need to be dedicated at the southeast corner of the plat to tie into the existing trail and per the conceptual drawing of the trail master plan. The trail will need to be a minimum of 14 feet in width and meet with approval of the public works coordinator (Glen Sams) for the trails.

2. **Streets:** Right-of-way on Mingo and Pine appears to have been already dedicated. Please provide reference such as plat # and book/page #. No need to rededicate. Provide additional eight feet right-of-way on Pine at the intersection of Pine and North Mingo for a distance of 388 feet from section line. Provide 30-foot radius at the intersection of Pine and Mingo. Show sidewalks along Pine and Mingo. The platted access points do not follow the existing drives consistently. Review the access plan and remove any platted access that does not match an existing drive or where the existing drive is not being utilized. The number of drives serving the site appears excessive. Some do not appear to be used or serve the same purpose as a nearby drive. Review driveways and comments for plat and revise plan accordingly.

3. **Sewer:** No comment.

4. **Water:** No comment.

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

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Old existing utility easements will be vacated. Underlying plat will be vacated.

7. **Other:** Fire: Provide fire hydrants on new water main extension. A Code Compliance Plan should be processed.

**GIS:** Provide a north arrow for the location map. Under basis of bearings change the bearing to read in degrees, minutes and seconds. On the face of the plat at the tie from the southeast corner of SW/4 Section 30 show a distance and bearing leading to the corner of the plat. Label adjacent subdivision Wolf Point Industrial Parkway West on the face of the plat. Add a leading zero to all single digit degree descriptions on the face of the plat to match what is shown in the legal description. Submit a subdivision control data form.
AIRPORT: An air study and avigation easement and language are needed for the plat.

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 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.
SHERIDAN CROSSING PHASE I

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

Sheridan Crossing Phase 1 - (1323) (County)
Northeast corner of East 86th Street and North Sheridan Road

This plat consists of 44 lots, four blocks, on 38.82 acres.

The following issues were discussed April 18, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RE (pending). A greenbelt near the arterial streets was suggested.

2. **Streets:** Call out right-of-way as "dedicated by this plat" or provide reference such as plat #, book/page #. Include section on sidewalks. Show sidewalks and access ramps. The County Engineer needs 50-foot right-of-way dedication along Sheridan and right-of-way for a turn lane along 86th Street.

3. **Sewer:** Aerobic systems will be used.

4. **Water:** Rural Water District # 3, Washington County, will service water.

5. **Storm Drainage:** The County Engineer needs additional hydrology reports and drainage information for the site. A conceptual plan for the whole area needs to be shown for drainage and detention.

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

7. **Other:** Fire: A release letter will be needed from the Owasso Fire Department.

   **GIS:** Provide the e-mail address for the Surveyor and Engineer. Correct spelling, and provide basis of bearing for legal description.

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 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.
PRELIMINARY PLAT
SHERIDAN CROSSING PHASE I
PART OF THE SW/4 OF SECTION 23, T-21-N, R-13-E I.B.M.
TULSA COUNTY, OKLAHOMA
RECORD: Bk 87, p 80
ADDITION HAS 44 LOTS IN 8 RACKS, & 3 RESERVE AREAS
ALL CONTAINED IN 1.22 ACRES MORE OR LESS

LEGEND:

BENCHMARK:

OWNER/DEVELOPER:
EIGHTY-SIXTH PROPERTIES LLC
P.O. BOX 130095
TACOMA, WASHINGTON 98413
PHONE: (253) 778-5400
FAX: (253) 778-5433

SURVEYOR:
BENCHMARK SURVEYING AND LAND SERVICES, INC.
P.O. BOX 1758
TUCKER, ARKANSAS 72475
PHONE: (850) 606-2818
FAX: (850) 606-2807
CERT. OF AUTHORIZATION NO. 2162
RENEWAL DATE: JUNE 30, 2014

ENGINEER:
KELLOGG ENGINEERING, INC.
6700 SOUTH 4120 ROAD
TULSA, OKLAHOMA 74120
PHONE: (918) 777-6805
FAX: (918) 777-7117
CERT. OF AUTHORIZATION NO. 2788
RENEWAL DATE: JUNE 30, 2013
PLAT WAIVER

May 1, 2013

BOA-21544, Location: 4955 South Memorial Drive (9325) (CD 5)

The platting requirement is being triggered by Special Exception for an event center for a three-year time period.

Staff provides the following information from TAC for their April 18, 2013 meeting:

ZONING: TMAPC Staff: The applicant is leasing the property for a three-year period and was approved for a Special Exception through the Board of Adjustment.

STREETS: Provide sidewalks along Memorial.

SEWER: No comments.

WATER: No comments.

STORMWATER: No comments.

FIRE: No comments.

UTILITIES: No comments.

Staff recommends APPROVAL of the plat waiver for the property.

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

1. Has Property previously been platted? X
2. Are there restrictive covenants contained in a previously filed plat? X
3. Is property adequately described by surrounding platted properties or street right-of-way? X

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

4. Is right-of-way dedication required to comply with Major Street and Highway Plan? X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? X
6. Infrastructure requirements:
   a) Water
      i. Is a main line water extension required? X
      ii. Is an internal system or fire line required? X
      iii. Are additional easements required? X
   b) Sanitary Sewer
      i. Is a main line extension required? X
      ii. Is an internal system required? X
      iii. Are additional easements required? X
   c) Storm Sewer
      i. Is a P.F.P.I. required? X
      ii. Is an Overland Drainage Easement required? X
      iii. Is on site detention required? X
      iv. Are additional easements required? X

7. Floodplain
   a) Does the property contain a City of Tulsa (Regulatory) Floodplain? X
   b) Does the property contain a F.E.M.A. (Federal) Floodplain? X

8. Change of Access
   a) Are revisions to existing access locations necessary? X

   a) If yes, was plat recorded for the original P.U.D.

10. Is this a Major Amendment to a P.U.D.? X
    a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?

11. Are mutual access easements needed to assure adequate access to the site? X

12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? X

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

APPLICATION: Z-7225

TRS 8315
CZM 53

Atlas 1737
CD-8

TMAPC Hearing Date: May 1, 2013

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

Tract Size: 4.47 ± acres

ADDRESS/GENERAL LOCATION: North of northeast corner of East 91st Street and South
Yale Avenue

EXISTING ZONING: RS-3/ PUD-269-B
EXISTING USE: Partially developed
office tract

PROPOSED ZONING: OL/ PUD-269-C
PROPOSED USE: Office use

ZONING ORDINANCE: Ordinance number 19995 dated January 4, 2001, established zoning
for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

Z-6791/PUD-269-B January 2001: All concurred in approval of a request for rezoning a tract
of land from RS-3 to OL and a proposed Major Amendment to a Planned Unit Development to
add a 30,000 square foot/3-story office building on property located north and east of East 89th
Street South and South Yale Avenue.

PUD-269-A September 1982: All concurred in approval of a Major Amendment to PUD to
reduce the number of office buildings allowed on property; increasing the height of buildings
from two story to five stories and increasing the open space from approximately 58% to 65%
which would allow for a park-like setting for the building, on property located north and east of
East 89th Street South and South Yale Avenue.

Z-5633/PUD-269 November 1981: All concurred in approval of a request to rezone a tract of
land from RS-3 to OL/PUD and a proposed Planned Unit Development for office use subject
to reducing the amount of OL zoning allowed to approximately 279.4 feet by 880.7 feet along
South Yale Avenue with the balance of the tract remaining RS-3, on property located north
and east of East 89th Street South and South Yale Avenue.

Surrounding Property:

PUD-747-A July 2009: All concurred in approval of a Major Amendment to PUD on a 6.5±
acre tract of land to add property to the PUD and establish new standards for Development
Areas B on property located north of northeast corner of East 91st Street and South Yale Avenue.

**PUD-747 February 2008:** All concurred in approval of a proposed Planned Unit Development on a 5± acre tract of land for office and commercial use on property located north of the northeast corner of East 91st Street and South Yale Avenue and a part of the subject property. The City Council approved it per conditions that the trees to be located along the east lot line they shall be of such type, size and number of trees as agreed to between the developer and the representative for the abutting property owners, who is designated as Mr. Logan Jones. The agreement will be submitted to the City Council Secretary and signed by both parties. Any amendment to the type, size and number of trees along the east lot line shall be considered a major amendment to be approved by the City Council.

**Z-6878 December 2002:** All concurred in approval for a request to rezone a 200’ x 330’ tract of land from RS-3/OL to OL for office use located north of the northwest corner of East 89th Street South and South Yale Avenue.

**PUD-355-C June 2001:** All concurred in approval of a proposed Major Amendment to PUD on a 10+ acre tract of land to add property to Development Area B, for office use, on property located northwest corner of East 91st Street South and South Yale Avenue.

**PUD-355-B August 2000:** All concurred in approval of a request for a Major Amendment to the PUD to establish new Development Areas, decrease the landscaped areas, increase the access points and increase the maximum building floor area on property located west of the northwest corner of East 91st Street and South Yale.

**Z-6765 June 2000:** All concurred in approval of a request to rezone a .5+ acre tract from RS-3 to OL for office use, on property located south of the southwest corner of East 87th Place South and South Yale Avenue.

**PUD-355-A December 1999:** All concurred in approval of a proposed Major Amendment to add uses permitted by right in a CS district to the east 195’ of the south 299’ of Phase II tract of the original PUD property and which consisted of five acres west of the northwest corner of East 91st Street and South Yale. The request was to also delete the commercial uses previously approved for the remainder of Phase II.

**Z-6715 October 1999:** All concurred in approval of a request to rezone a 135’ x 305’ tract of land from RS-3 to OL, located on the northwest corner of East 89th Street South and South Yale Avenue.

**Z-6684 March 1999:** All concurred in approval of a request to rezone a tract of land from RS-3 to OL for office use, located north of the northwest corner of East 89th Street and South Yale Avenue.

**PUD-354 May 1984:** All concurred in approval of a proposed Planned Unit Development on a 14.45+ acre tract of land for single-family subdivision with private streets, on property located east of northeast corner of East 91st Street South and Yale Avenue and abutting subject property to the east.

**Z-5929/PUD-355 March 1984:** A request was filed to rezone a tract of land from RD, RS-3, and CS to OM for an office park development. The tract consisted of four separate lots, and to avoid nonresidential zoning on the property abutting the residential uses on the north and west, staff recommended OL zoning on the lot in the northeast corner and OL zoning on the lot along the north boundary. Both tracts would provide an OL buffer to the residential uses. All concurred in denial of the rezoning on the remainder of the property and approval of the request for a proposed PUD to build an office park within the RS-3, OL, OM and CS underlying zoning.
AREA DESCRIPTION:

SITE ANALYSIS: The subject property is a 4.47 acre tract and is part of a larger 12± acre Planned Unit Development (PUD 269-B). The site is developed as the world headquarters for the Society of Exploration Geophysics and was originally constructed in 1982. An existing multi story office building and surface parking is on the site along with a large natural green area north of the entrance road and a detention facility on the west side of the building.

SURROUNDING AREA: The subject tract is abutted on the east by single family residential property, zoned RM-1/PUD-354; on the north by single family residential property, zoned RS-3; on the south by recently developed mixed use commercial property, zoned CS and PUD 747; and on the west across South Yale Avenue an office area, zoned OL.

UTILITIES: The subject tract has municipal water and sewer on site.

TRANSPORTATION VISION:

The Comprehensive Plan designates South Yale Avenue as a multi modal primary arterial street. The street is not currently constructed to meet the standards outlined in the Comprehensive Plan.

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

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

STREETS:

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RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Map:

The zoning request is part of a Neighborhood Center defined in the Tulsa Comprehensive Plan. The vision for the Neighborhood Center is outlined as follows:

...."a 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".

Staff Comment: The Tulsa Comprehensive Plan does not accurately represent the existing character of this area regarding several office style buildings on both sides of South Yale Avenue. The proposed re-zoning is in conjunction with a Planned Unit Development and can only be supported in that context. The existing site was approved in a Planned Unit Development in 1982 and has been a good example of a suburban office park development.

This portion of the Neighborhood Center should be evaluated as one the yearly maintenance updates of the Tulsa Comprehensive Plan.

Growth and Stability Map:

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 a general agreement exist that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Staff Comment: This re-zoning request creates an employment opportunity and will continue to channel growth to this area.

STAFF RECOMMENDATION:

This zoning request for OL (Light office) is appropriate as a base zoning designation for the Society of Exploration Geophysics expansion project (reference PUD 269-B). Standard bulk
and area requirements for this zoning would not provide sufficient protection buffering for the surrounding neighborhood.

Staff finds that the uses and intensities of the proposed rezoning request from RS-3 to OL can only be an acceptable zoning pattern in this neighborhood with a Planned Unit Development overlay. In conjunction with the Planned Unit Development overlay staff finds that this zoning request is:

1) In harmony with the spirit and intent of the Tulsa Zoning Code;

2) Not Consistent with the City of Tulsa Comprehensive Plan. However, in this instance the Tulsa Comprehensive Plan does not appear to consider the existing conditions of several multi story properties in this area. Staff will consider modifying the Tulsa Comprehensive Plan as part of the yearly maintenance of the plan; and

3) In harmony with the existing site development and the expected development of surrounding areas.

Therefore, staff recommends APPROVAL of the rezoning request from RS-3 to OL.

05/01/13
TRS 8315
CZM 53

TMAPC Hearing Date: May 1, 2013

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

Tract Size: 12+ acres

ADDRESS/GENERAL LOCATION: North of northeast corner of East 91st Street and South Yale Avenue

EXISTING ZONING: OL/RS-3/PUD-269-B
EXISTING USE: Partially developed office tract

PROPOSED ZONING: OL/PUD-269-C
PROPOSED USE: Office use; new 4-story office building, parking garage, site improvements

ZONING ORDINANCE: Ordinance number 19995 dated January 4, 2001, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:
Z-6791/PUD-269-B January 2001: All concurred in approval of a request for rezoning a tract of land from RS-3 to OL and a proposed Major Amendment to a Planned Unit Development to add a 30,000 square foot/3-story office building on property located north and east of East 89th Street South and South Yale Avenue.

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AREA DESCRIPTION:
SITE ANALYSIS: The subject property is an existing 12+ acre Planned Unit Development (PUD 269-B). The site is developed as the world headquarters for the Society of Exploration Geophysics and was originally constructed in 1982. An existing five story office building and surface parking is on the site and surrounded by large natural green area north of the entrance road and west of the existing detention pond.

SURROUNDING AREA: The subject tract is abutted on the east by single family residential property, zoned RM-1/PUD-354; on the north by single family residential property, zoned RS-3; on the south by recently developed mixed use commercial property, zoned CS and PUD 747; and on the west across South Yale Avenue an office area, zoned OL.

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

TRANSPORTATION VISION:
The Comprehensive Plan designates

STREETS:

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RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Map:
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...."a 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".

Staff Comment: The Tulsa Comprehensive Plan does not accurately represent the existing character of this area regarding several office style buildings on both sides of South Yale Avenue. The PUD and can be supported in context with the existing development pattern of the area and of this site.

The existing site was approved as a Planned Unit Development in 1982 and has been a good example of a suburban office park development a significant landscape buffer was part of the original design and continues to be a strong vision of the new expansion.

This area of the Tulsa Comprehensive Plan specifically this Neighborhood Center should be evaluated as one the items in the yearly maintenance updates.
Growth and Stability Map:
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 a general agreement exist that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Staff Comment: This Planned Unit Development request creates an employment opportunity and will continue to channel growth to this area.

PUD STAFF SUMMARY:

CONCEPT STATEMENT:

Geophysical Resource Center is an office park developed by the Society of Exploration Geophysicists (SEG) and used primarily for its international offices. Additional professional organizations also use this space. The existing facility is set in a park-like setting which is north of the northeast corner of East 91st Street South and South Yale Ave. in Tulsa. Currently, the Center is zoned RS-3 / OL and PUD 269-B. Accompanying this Application is a Rezoning request to change the zoning classification for the entire office park to OL.

The existing five-story office building contains approximately 97,071 square feet of office space. The PUD currently permits the construction of an additional three-story office building consisting of 35,200 square feet, with substantial setbacks from the residential neighbors to the north and the east. The existing landscaping requirement is substantial at 55%.

The area of 91st Street South and Yale Ave. has undergone extensive development in recent years. The commercial corner has almost entirely developed. Yale Ave. has been improved at the intersection and is now planned for improvement along its entire length from 81st Street South to 91st Street South. Office development has also occurred west of the Center, on the opposite side of Yale Ave.

SEG has outgrown the existing building and is planning for future growth. This plan includes the construction of a first class, four story office building near the center of site with approximately 85,000 square feet of office space. This location is lower in elevation from the residential neighbors to the north and substantially concealed by the large, mature trees located throughout the northerly portion of the site. The setbacks from the neighborhoods to
the north and the east will be preserved as will all of the trees and associated landscaping in the area north of the entrance road.

Vehicular circulation will be modified with the main, circular drive being relocated to provide access to Yale Ave. where a planned median cut will allow southbound left turn access. A second access to Yale Ave. will also be provided near the southwest corner of the site.

The need for a large area of surface parking will be limited with the proposed construction of a low profile structured parking facility. Sensitivity to the retention of the park-like environment and a large landscaping requirement of 45% will result in a beautiful, new addition to this part of Tulsa.

LAND AREA SUMMARY:
- Land area (Gross): 11.967 Acres (521,310 SF)
- Land area (Net): 11.152 Acres (485,797 SF)

DEVELOPMENT STANDARDS:

PERMITTED USES:
- Principle and Accessory Uses permitted as a matter of right in the OL district except that the following uses are prohibited:
  - Use Unit 6 (Single Family Dwelling)
  - Use Unit 7 Duplex Dwelling and
  - Use unit 7a Townhouse Dwellings
  - Use Unit 10 Off-Street Parking is not allowed.

MAXIMUM BUILDING FLOOR AREA:
- Existing Office Building: 98,453 Square Feet (per previous PUD approval)
- Proposed Office Building: 85,000 Square Feet
- Total Office Floor Area Allowed: 183,453 Square Feet

MAXIMUM BUILDING HEIGHTS:
- Existing Office Building: Five stories
- Proposed Office Building: Four stories (The maximum building height shall not exceed the existing five story structure). All rooftop mechanical systems shall be screened from view so that the neighborhood north of this project cannot see the mechanical systems from second story windows. The screening and mechanical systems shall be below the height of the existing five story building.
- Proposed Structured Parking: Three stories (The maximum structure height shall be below the top of the four story proposed office building.

MINIMUM BUILDING SETBACKS:
- From west line of Lot-1 Block-1 Geophysical Resource Center: 50 feet
- (West line of section 15, Township 18 North, Range 13 East): 110 feet
- From northerly boundary limits of PUD: 150 feet
From southerly boundary limits of PUD: 60 feet
From easterly boundary limits of PUD: 200 feet

MINIMUM OPEN SPACE: 45% of net lot area

OFF-STREET PARKING:
Vehicular Parking: Minimum of 406 stalls total (256 existing + min. 150 new)
Bicycle Storage: Provisions will be made for at least one bicycle rack providing secure storage for 6 bicycles near the proposed new building.

SIGNAGE:
Business signs as may be permitted in an OL district provided that the maximum display surface area (only one side of a double-faced sign to be included in the computation) shall be limited to a total of 118.37 square feet.

The number of business signs along Yale Ave. frontage shall be limited to two and shall be limited to 12 foot height.

Sign lighting must be by constant light.

No wall signs shall be permitted on the north or east facing walls of any building.

LIGHTING:
Additional exterior lighting or building-mounted lights shall not exceed 30’ in height and shall be hooded and directed downward and away from the east and north boundaries of the PUD. Within 100’ from the north and east boundaries, proposed new lighting shall not exceed ten feet in height and there shall be no lighting within the north 50’ of the planned unit development. (Note: Existing lighting on the site may exceed this height limitation, the detailed site plan shall illustrate the existing lighting that may remain in place and show proposed lighting conforming to height limitations.

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. Modifications to existing light fixtures may be required to meet this requirement.

LANDSCAPE AND SCREENING:
Landscaping shall meet or exceed the minimum standards of the Landscape Chapter of the Tulsa zoning Code except that one tree shall be provided in the street yard area for each 750 square feet of street yard. Existing trees may be counted on a one to one ratio additional consideration for the size of the existing tree.

The wooded green space between the north property line and the north entrance road as illustrated on the Conceptual Plan is a significant component of the PUD 269-C. The buffer is a significant transition between the office use and residential properties north of this site and shall remain in place. The existing trees or any newly planted trees in this area cannot be used as part of the calculations for required trees in parking areas.

Screening of trash enclosures and loading docks shall be masonry construction complimentary to the building design with a minimum height of 6’.

20.8
PEDESTRIAN ACCESS:
A hard surface pedestrian access shall be provided from the South Yale sidewalk to the main building entrances.

STAFF RECOMMENDATION:
Staff finds that the uses and intensities of the proposed Planned Unit Development are:

1) In harmony with the spirit and intent of the Tulsa Zoning Code;

2) Not Consistent with the City of Tulsa Comprehensive Plan. However, in this instance the Tulsa Comprehensive Plan does not appear to consider the existing conditions of several multi story properties in this area. Staff will consider modifying the comprehensive plan as part of the yearly maintenance of the plan; and

3) In harmony with the existing and expected development of surrounding areas.

Therefore, staff recommends APPROVAL of PUD 269-C as outlined in the staff summary above and attached Exhibits A,B and C as provided by the applicant.

05/01/13
To: BARBARA HUNTSINGER  
TMAPE Recording Sec'y  

From: Paul Gallahar  

RE: Protest Petition  

Date: 4/25/2013  

Please distribute and file per our discussion and I will present the original at the May 1st hearing per your instruction.  

Thank you,  

[Signature]  

Six pages including this cover.  

4 pages of petition  
1 page lot map of properties affected in Southern Point
We, the undersigned, protest the re-zoning of the properties legally described in Case Number: Z-7225 and Case Number: PUD - 269-C, Scheduled for hearing on Wednesday, May 1, 2013 by the Tulsa Metropolitan Area Planning Commission.

<table>
<thead>
<tr>
<th>Address</th>
<th>Owner(s) Name</th>
<th>Owner(s) Signature</th>
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<tbody>
<tr>
<td>4902 E 88th Pl</td>
<td>Gagan Jairamani</td>
<td>Jagat Jairamani</td>
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<td>5206 E 88th Pl</td>
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<tr>
<td>4901 E 88th Pl</td>
<td>Ramona Miller</td>
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20.18
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<th>Owner(s) Signature</th>
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<tr>
<td>5107 E. 88th St.</td>
<td>Stephanie Keester</td>
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<td>5115 E. 88th St.</td>
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<td>8834 S. Braden Ave</td>
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<tr>
<td>8822 S. Braden</td>
<td>Rebecca Green</td>
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</tbody>
</table>

Date: 20.19
We, the undersigned, protest the re-zoning of the properties legally described in case number: Z-7225 and case number: PUD - 269-C, scheduled for hearing on Wednesday, May 1, 2013 by the Tulsa Metropolitan Area Planning Commission.

Address
Owner(s) Name (Print)
8842 S. Braden Ave. E. David Gorrell

Owner(s) Signature
David Gorrell
DATE: May 1, 2013

ITEM: Consideration of Appointment to River Trust Authority, Cason P. Carter

Biography of Cason P. Carter
Cason Carter serves as Vice President of Public Affairs and Corporate Counsel for Alliance Resource Partners, L.P. Mr. Carter oversees public policy matters and corporate communications for Alliance and represents Alliance through participation in business groups such as the U.S. Chamber of Commerce, the National Mining Association, and the American Coalition for Clean Coal Electricity. In addition to his Public Affairs responsibilities, Mr. Carter advises Alliance management on regulatory and legal compliance and serves as an advisor to Alliance’s Political Action Committee. Mr. Carter previously worked as corporate counsel for Alliance’s finance and marketing departments, advising on supply agreements, contract legal strategies, and the resolution of disputes. Prior to joining Alliance in 2009, Mr. Carter was an attorney with the law firm of GableGotwals where he practiced in the area of business litigation. In addition to practicing law, Mr. Carter served as a City Councilor for the City of Tulsa from 2006 through 2008.

Mr. Carter graduated from Duke University in 2000, with a B.A. in Public Policy and Economics, and from Georgetown University Law Center with a J.D. in 2003.

Mr. Carter serves on the board of directors for the Tulsa Boys Home, the advisory board for the Tulsa Area Salvation Army, the board of directors for the John Hope Franklin Center for Reconciliation, and the administrative board and advisory board for First United Methodist Church in Tulsa. He is also a representative of the Scott Carter Foundation, a non-profit organization that raises funds for children’s cancer research.