

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2649**

**May 1, 2013, 1:30 PM**

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

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

Call to Order:

**REPORTS:**

**Chairman's Report:**

**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 186<sup>th</sup> Street South and South Sheridan Road
3. **LS-20596** (Lot-Split) (County) – South of the southwest corner East 141<sup>st</sup> Street South and South 193<sup>rd</sup> East Avenue (Related to: LC-480)
4. **LC-480** (Lot-Combination) (County) - South of the southwest corner East 141<sup>st</sup> Street South and South 193<sup>rd</sup> East Avenue (Related to: LS-20596)
5. **LC-481** (Lot-Combination) (CD-4) – Southeast corner of East 4<sup>th</sup> Street South and South Elgin Avenue
6. **LC-482** (Lot-Combination) (CD-4) – Southwest corner of West 13<sup>th</sup> Street South and South Denver Avenue
7. **LC-483** (Lot-Combination) (CD-4) – Southwest corner of East 4<sup>th</sup> Street South and South Frankfort Avenue



8. **LS-20599** (Lot-Split) (CD-9) – North of the northwest corner of East 33<sup>rd</sup> Street South and South Florence Place (Related to: LC-484)
9. **LC-484** (Lot-Combination) (CD-9) – North of the northwest corner of East 33<sup>rd</sup> Street South and South Florence Place (Related to:LS-20599)
10. **LS-20600** (Lot-Split) (CD-2) – Southwest corner of West 81<sup>st</sup> Street South and South Yukon Avenue (Related to: LC-485)
11. **LC-485** (Lot-Combination) (CD-2) – West of the southwest corner of West 81<sup>st</sup> Street South and South Yukon Avenue (Related to: LS-20600)
12. **LS-20601** (Lot-Split) (County) – East of the northeast corner of West 39<sup>th</sup> Street South and South 55<sup>th</sup> West Avenue
13. **PUD-792 – Tulsa Engineering and Planning Associates, Inc./Tim Terral**, Location: Southeast corner of North 33<sup>rd</sup> 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 85<sup>th</sup> East Avenue and East 21<sup>st</sup> 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 56<sup>th</sup> 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 86<sup>th</sup> Street and North Sheridan Road (1323) (County)
18. **BOA – 21544** – Plat Waiver, Location: 4955 South Memorial Drive, (9325) (CD-5)
19. **Z-7225 – Sisemore Weisz & Associates, Inc./Darin Akerman** – Location: North of the northeast corner of East 91<sup>st</sup> Street and South Yale Avenue, Requesting rezoning from **RS-3/PUD-269-B to OL/PUD-269-C**, (CD-8)

20. **PUD-269-C – Sisemore Weisz & Associates, Inc./Darin Akerman** – Location: North of the northeast corner of East 91<sup>st</sup> 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 paggers must be turned off during the Planning Commission.**

Visit our website at [www.tmapc.org](http://www.tmapc.org)

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

**TMAPC RECEIPTS**  
**Month of March 2013**

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	15	\$75.00	\$75.00	\$150.00	84	\$430.00	\$430.00	\$860.00
Zoning	6	2,832.50	2,832.50	5,665.00	26	13,600.00	13,600.00	27,200.00
PUDs & Plan Reviews	25	2,477.50	2,477.50	4,955.00	268	23,615.00	23,615.00	47,230.00
Refunds		0.00	0.00	0.00	0	(200.00)	(200.00)	(400.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,385.00</u>	<u>\$5,385.00</u>	<u>\$10,770.00</u>		<u>\$37,445.00</u>	<u>\$37,445.00</u>	<u>\$74,890.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	10	\$1,950.00	\$1,950.00	\$3,900.00
Preliminary Plats	2	952.50	952.50	1,905.00	17	\$8,532.48	\$8,532.48	17,064.96
Final Plats	1	330.00	330.00	660.00	10	\$3,893.35	\$3,893.35	7,786.70
Plat Waivers	0	0.00	0.00	0.00	5	\$625.00	\$625.00	1,250.00
Lot Splits	9	462.50	462.50	925.00	66	\$3,412.00	\$3,412.00	6,824.00
Lot Combinations	8	400.00	400.00	800.00	67	\$3,350.00	\$3,350.00	6,700.00
Access Changes	1	25.00	25.00	50.00	2	\$75.00	\$75.00	150.00
Other		0.00	0.00	0.00	0	\$100.00	\$100.00	200.00
Refunds		0.00	0.00	0.00	1	(\$50.00)	(\$50.00)	(100.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>(286.65)</u>	<u>0.00</u>	<u>(286.65)</u>
		<u>\$2,170.00</u>	<u>\$2,170.00</u>	<u>\$4,340.00</u>		<u>\$21,887.83</u>	<u>\$21,887.83</u>	<u>\$43,775.66</u>
BOARDS OF ADJUSTMENT								
Fees	10	\$2,550.00	\$900.00	\$3,450.00	134	\$47,950.00	\$12,700.00	\$60,650.00
Refunds			0.00	\$0.00	0	(\$600.00)	(\$550.00)	(1,150.00)
NSF Check		500.00	0.00	\$500.00	<u>0</u>	\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>(534.65)</u>	<u>0.00</u>	<u>(534.65)</u>
		<u>\$3,050.00</u>	<u>\$900.00</u>	<u>\$3,950.00</u>		<u>\$47,350.00</u>	<u>\$12,150.00</u>	<u>\$59,500.00</u>
TOTAL		\$10,605.00	\$8,455.00	\$19,060.00		\$106,682.83	\$71,482.83	\$178,165.66
LESS WAIVED FEES *				\$0.00		(\$2,280.07)		(\$2,280.07)
GRAND TOTALS		\$10,605.00	\$8,455.00	\$19,060.00		\$104,402.76	\$71,482.83	\$175,885.59

\* 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









19-12 03

0 200 400  
Feet

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

13.2



May 1, 2013

## **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 2<sup>nd</sup> Addition a subdivision in the City of Tulsa, East of the southeast corner of North 33<sup>rd</sup> West Avenue at West Edison Street; CZM 36; Atlas 108; CD 1

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### **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 (DDBT) 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 tool-less access to electrical components. All optics meet IESNA full cutoff criteria in lens down orientation.

**ELECTRICAL** — Ballast: Constant wattage autotransformer. Metal Halide: Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for 175-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-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.

**LISTINGS** — UL listed suitable for wet locations in up or down orientation. UL Listed to US and Canadian safety standards (see Options). NOM Certified (see Options). **IP65 rated**. US Patent No. D500,569. Canadian Patent No. 107561.

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at

[www.acuitybrands.com/CustomerResources/terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx)

Note: Specifications subject to change without notice.

Catalog Number **ASW2 250M SR3 TB SCWA LPI**

Notes

Type **WP1**



Lens-down orientation



Lens-up orientation

**AERIS™**

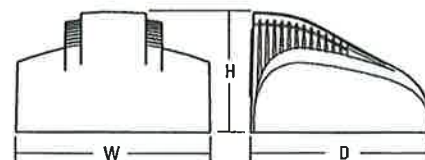
Architectural Area & Roadway Luminaires

**ASW2**

METAL HALIDE  
HIGH PRESSURE SODIUM

### Specifications

Length: 20-1/4 (51.4)  
Depth: 18-3/4 (47.6)  
Overall Height: 12-1/2 (31.8)  
\*Max. Weight: 49lbs (22.23kg)




All dimensions are inches (centimeters) unless otherwise indicated.

\*Weight as configured in example below.

### ORDERING INFORMATION

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

**Example: ASW2 400M SR3 120 SCWA LPI**

ASW2	250M	SR3	TB	SCWA				LPI
Series	Wattage	Distribution	Voltage	Ballast	Mounting	Options	Finish*	Lamp <sup>17</sup>
<b>ASW2</b>	<b>Metal halide</b>	SR2 Segmented type II, roadway	<b>120</b>	(blank) Magnetic ballast	<b>Shipped installed</b>	<b>Shipped installed in fixture</b>	(blank) Dark bronze, textured	LPI Lamp included
	175M <sup>1</sup>		208 <sup>8</sup>	CWI Constant wattage isolated	(blank) Surface mount	SF Single fuse (120, 277, 347V n/a TB)	DSST Sandstone, textured	L/LP Less lamp
	200M <sup>2</sup>	SR3 Segmented type III, asymmetric	240 <sup>8</sup>		<b>Shipped separately</b> <sup>11, 12</sup>	DF Double fuse (208, 240, 480V n/a TB)	DNAT Natural aluminum, textured	
	<b>250M<sup>1</sup></b>		<b>277</b>	<b>Pulse Start</b> 	BBW Surface mount back box	EC Emergency circuit <sup>6, 13</sup>	DWHG White, textured	
	320M <sup>2</sup>	SR4SC Segmented type IV, forward throw, sharp cutoff	347	<b>SCWA</b> Super CWA pulse start ballast		QRS Quartz restrike system <sup>6, 13</sup>	DBLB Black, textured	
	350M <sup>1, 2</sup>		480 <sup>8</sup>			QRSTD QRS time delay <sup>6, 13</sup>	CRT Non-stick protective coating (black only)	
	<b>400M<sup>3, 4</sup></b>	SR4W Segmented type IV, forward throw, sharp cutoff	<b>TB<sup>9</sup></b>			PE Photoelectric cell-button type (n/a TB or 480V) <sup>14</sup>	<b>Super Durable Finishes</b>	
	<b>High pressure sodium<sup>5</sup></b>		<b>23050HZ<sup>14</sup></b>			HS Houseside shield <sup>15</sup>	DDBXD Dark bronze	
	200S	GZ Wall grazing				CSA CSA certified	DBLXD Black	
	250S	SP Tight spot <sup>6, 7</sup>				NOM NOM certified <sup>10</sup>	DNAXD Natural aluminum	
	400S					INTL Available for MH probe start shipping outside the U.S.	DWHXD White	
						REGC1 California Title 20 effective 1/1/2020	DDBTXD Textured dark bronze	
						<b>Shipped separately</b> <sup>11</sup>	DBLBXD Textured black	
						WG Wire guard <sup>12</sup>	DNATXD Textured natural aluminum	
						VG Vandal guard	DWHGXD Textured white	

### NOTES:

- These wattages do not comply with California Title 20 regulations.
- Must be ordered with SCWA.
- Requires ED28 reduced jacket lamp.
- These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance.
- Not available with SCWA.
- QRS, QRSTD, EC or SP optic cannot be ordered together.
- Not available with HPS.
- Must specify CWI ballast for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V). In Canada: 120,

- 277, 347V; ships as 120/347.
- Consult factory for available wattages.
- May be ordered as an accessory. Prefix with ASW2.
- Must specify finish when ordered as an accessory.
- Maximum allowable wattage lamp included.
- Must be ordered with fixture; cannot be field installed.
- Available only with SR2, SR3 and SR4W distributions.
- See [www.lithonia.com/archcolors](http://www.lithonia.com/archcolors) for additional color options.
- Must be specified.

13.5

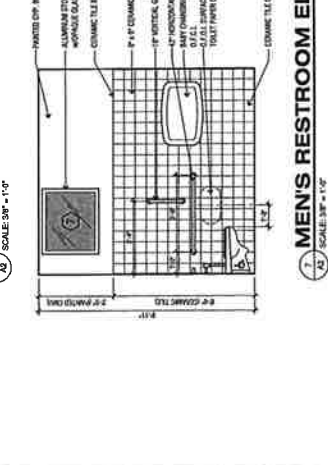
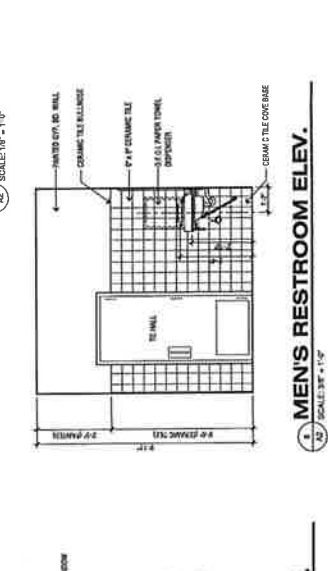
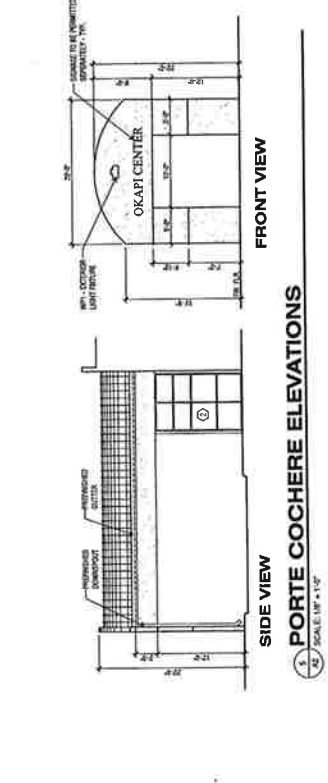
Technical drawings of a trash enclosure detail. The left drawing is a cross-section showing a 2x4 vertical stud, a 2x4 horizontal stud, and a 2x4 vertical stud. It also shows a 2x4 vertical stud, a 2x4 horizontal stud, and a 2x4 vertical stud. The right drawing is a side elevation showing a 2x4 vertical stud, a 2x4 horizontal stud, and a 2x4 vertical stud. It also shows a 2x4 vertical stud, a 2x4 horizontal stud, and a 2x4 vertical stud. The drawings are labeled with dimensions and materials.



13.4

[illegible]







PLANS & ESTIMATES PREPARED BY:  
**tep**  
Tulua Engineering & Planning Associates  
1410 E. 1st Street, Suite 200  
Honolulu, HI 96813  
Certificate of Professional No. 311, Renewed June 30, 2013

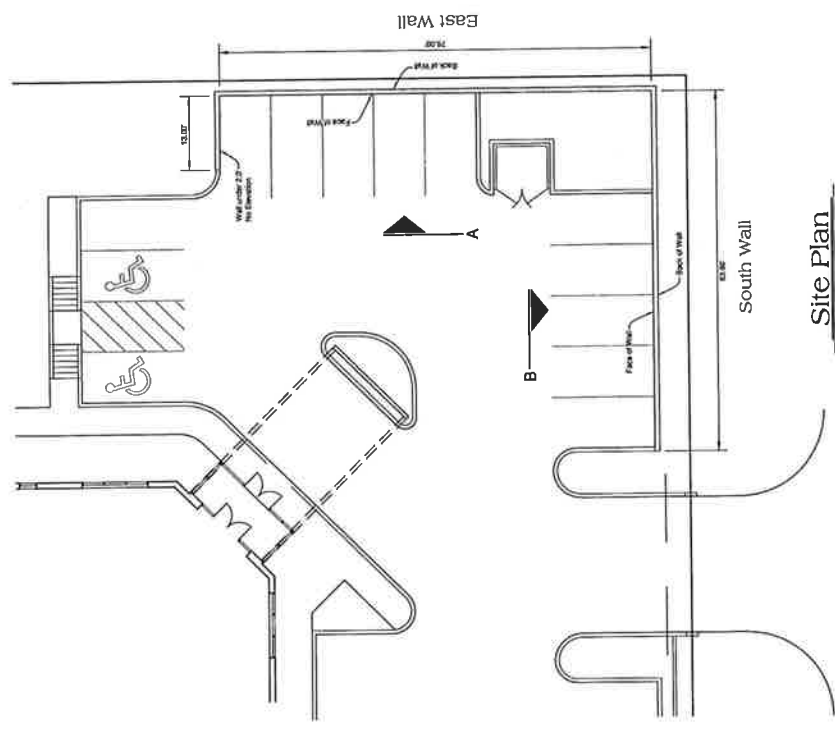
REVIEW SET

These Plans are Submitted to the Regulatory Agency. They are not to be used for construction without the signed approval of the Engineer of Record.

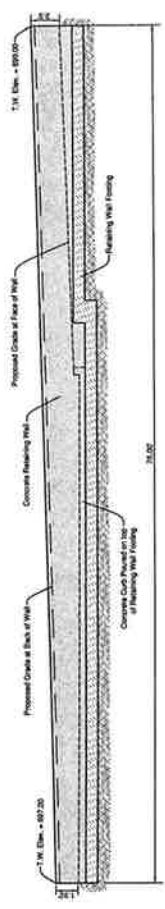
DATE: 2/15/2013



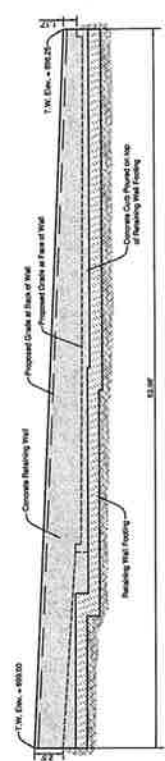
**Site Plan**  
Scale: 1"=10'



**East Wall Viewing East**  
Scale: 1" = 3'



**South wall Viewing South**  
Scale: 1" = 3'



Retaining Wall Elevations

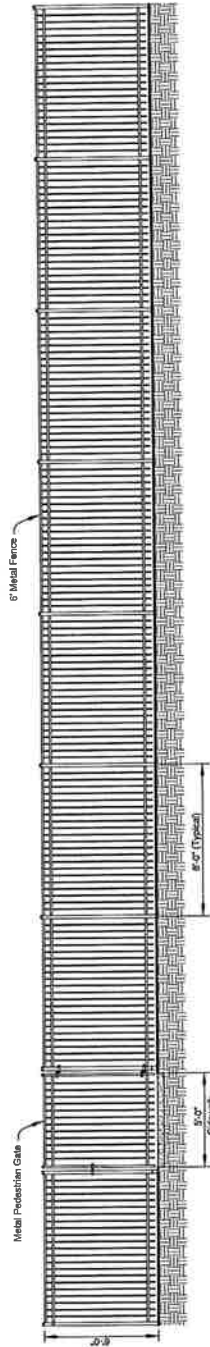
A New 8,000 sq.ft. Event Center:  
Okapi Center

**B.R. HUTTON, INC.**  
Building Since 1962  
1809 W. Yalwood Ave., Broken Arrow, Oklahoma 74012 • (918) 250-1188

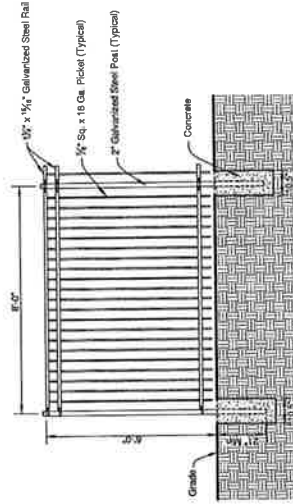


REVIEW SET
These Plans are Submitted to Obtain Review Comments from the Regulatory Agency. They are not to be signed and sealed until approved by the Regulatory Agency.
DATE: 2/28/13
DATE: 2/28/13
DATE: 2/28/13

PLANS & ESTIMATES PREPARED BY:  
**tep** Tulsa Engineering & Planning Associates  
1112 E. 4th Street, Suite 100, Tulsa, Oklahoma 74104  
Tel: (918) 252-1428 Fax: (918) 252-1429  
Email: info@tepinc.com Website: www.tepinc.com  
Professional Seal: (Seal of the State of Oklahoma, No. 31) Renewal Date: June 30, 2013



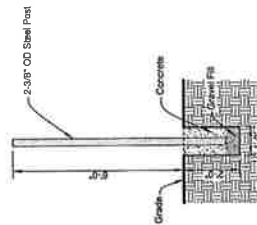
North Elevation  
6' Metal Fence



Typical Metal Fence Panel Detail  
Scale: 1"=4'



Typical Wood Panel Detail  
(Top View)  
Scale: 1"=4'



Typical Steel Post Detail  
(Wood Fence)  
Scale: 1"=4'



13.9

# LUMINAIRE SCHEDULE

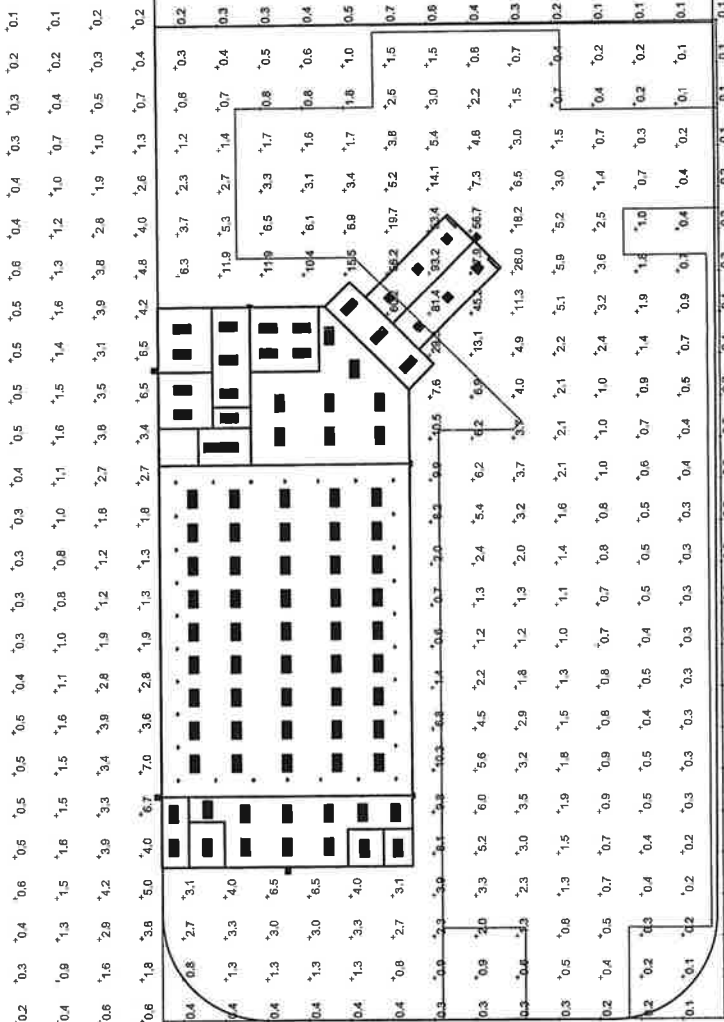
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
■	WP1	4	ASW2 250M SR3 (PULSE START)	AERIS ARCH BUILDING MTD LUMINAIRE, TYPE III PULSE START METAL DISTRIBUTION	ONE 250-WATT ED28 HORIZONTAL POS.	22500	0.80	296
■	WP2	3	TWH 250M (PULSE START)	GENERAL PURPOSE BLDG MTD LUMINAIRE, METAL HALIDE, 250W MH	(1) 250W PULSE START HORIZONTAL POS.	25000	0.80	288
■	F	6	GV2 250M TT3 (PULSE START)	2X2 250 MH VERTICAL LAMP W/ TEMPERED GLASS LENS VERTICAL BASE-UP	(1) 250W COATED BT-37 METAL HALIDE	25000	0.80	458

## STATISTICS

Description	Symbol	Avg	Max	Min
Outdoor	+	3.7 fc	93.2 fc	0.1 fc



West Edison Street



North 27th West Avenue



West Edison Court

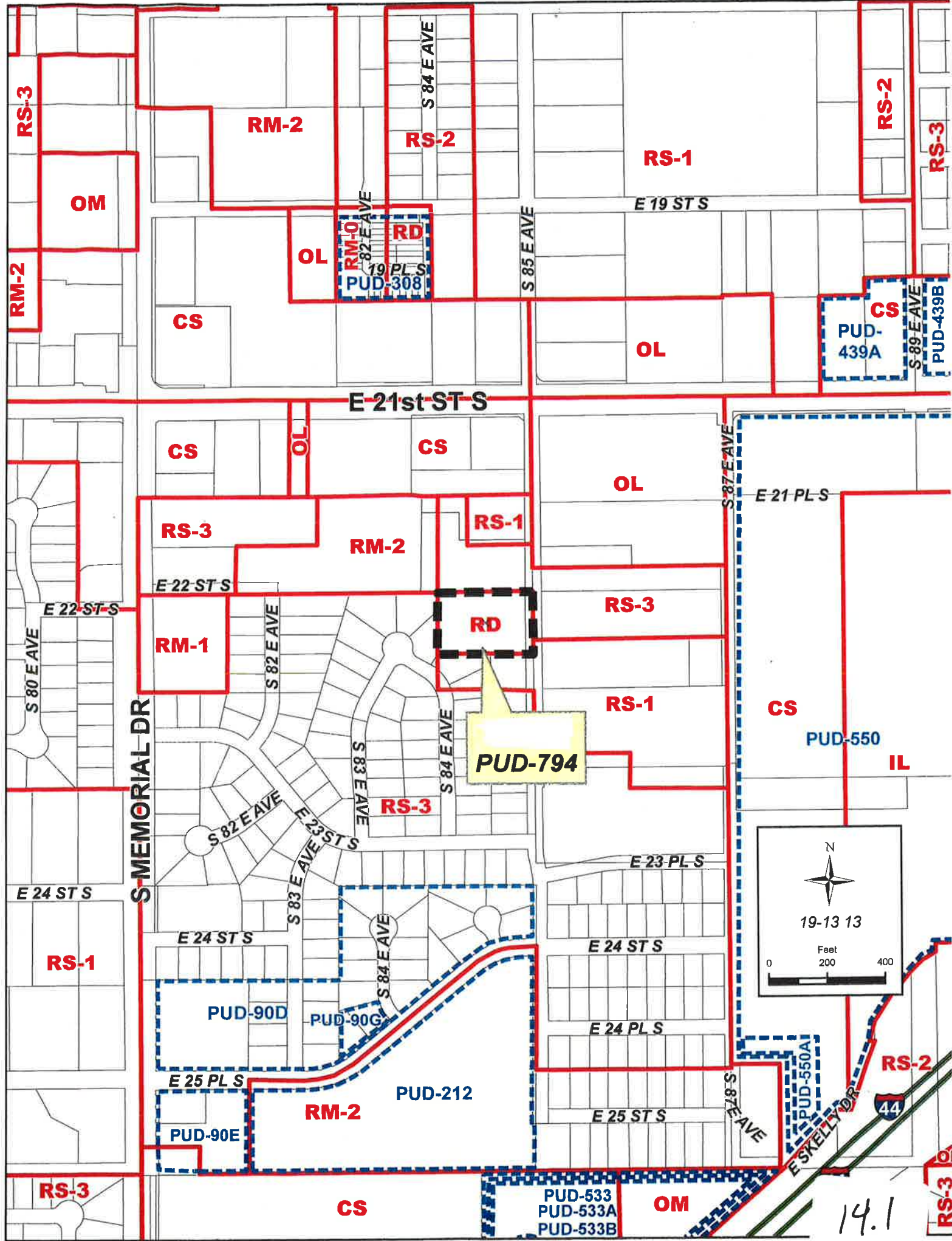
PLANS & ESTIMATES PREPARED BY:  
**tep** Tulsa Engineering & Planning Associates  
 7120 E 11th Street, Suite 100, Tulsa, Oklahoma 74114  
 Phone: 918-252-4421 Fax: 918-252-4424  
 Certificate of Authorization No. 211 Renewal Date: June 30, 2015

Okapi Community Center Photometric Plan

B.B.R. HUTSON, INC.  
 Building Tulsa Since 1982  
 1900 N. Westwood Way, Broken Arrow, Oklahoma 74012 918-252-4425

11/13/2014 10:10 AM 11/13/2014 10:10 AM 11/13/2014 10:10 AM 11/13/2014 10:10 AM 11/13/2014 10:10 AM





14.1



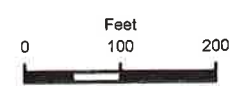


E 21st ST S

/PUD-794



19-13 13



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

E 23 PLS

14.2



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 2<sup>nd</sup>, a subdivision in the City of Tulsa, South of the southwest corner of South 85<sup>th</sup> East Avenue and East 21<sup>st</sup> Street; CZM 58; Atlas 456/457; CD 5

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### **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.

14.3

#### 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 85<sup>th</sup> 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.)*





**kinlaw, keth & todd, inc.**  
 architecture | interiors | engineering  
 tel 918.744.4270  
 fax 918.744.7849  
 2200 south ulsa place, suite 200  
 tulsa, oklahoma 74114  
 www.kktarchitects.com



ALL CONSTRUCTION TO BE IN ACCORDANCE  
 WITH CURRENT CITY OF TULSA STANDARDS AND  
 SPECIFICATIONS FOR UTILITY CONSTRUCTION.

Gold Medallion

# LEISURE VILLAGE PARKING LOT ADDITION

2218 S. 85TH E. AVE.  
TULSA, OKLAHOMA

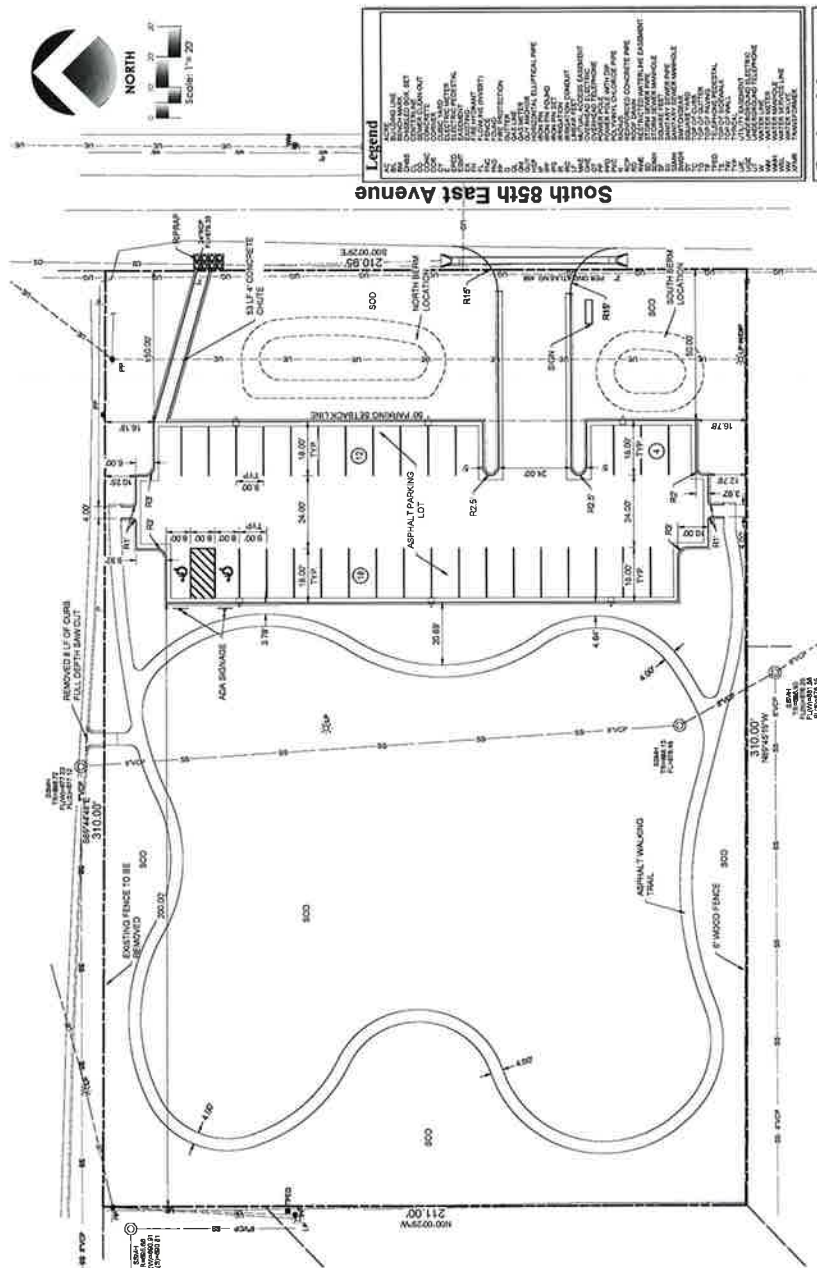


LN 203

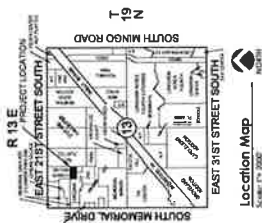
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DATE	11/19/19
DESIGNED BY	ANW
DRAWN BY	BJJ
CHECKED BY	4/24/2013

PUD SITE PLAN

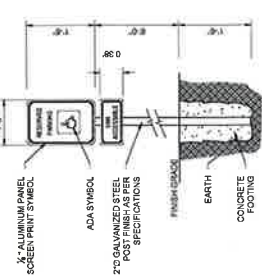
SP1



**Benchmark I**  
 SET 3/9/19 BY KINLAW, KETH & TODD, INC.  
 CORNER OF 2218 S. 85TH E. AVE. & EAST 31ST STREET SOUTH  
 (418550.48 N, 26595.19 E)  
 ELEVATION = 700.00 (NAVD83)



**B Berm Detail**



**NOTE:**  
 1. SEE CITY OF TULSA STANDARD SPECIFICATIONS FOR CONSTRUCTION.  
 2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) SHALL BE PLACED ON THE SIGN.  
 3. THE SIGN SHALL BE PLACED AT THE BEGINNING OF THE PARKING SPACE.

**Site Plan Notes:**

- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
- THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE CURB AND THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CURBS PRIOR TO PAVING WHETHER OR NOT SHOWN ON PLANS.
- BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
- CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
- COORDINATE ALL BUILDING CONNECTIONS AND UNMETER SIZING WITH THE UTILITY SUPPLIER.
- UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
- ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAV), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" PVC SCH40 (WHITE).
- HANDICAP PARKING SPACES SHALL BE CRATERED ON THE HANGAR PARKING SPACES. SPACES SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT "HANDICAP PARKING" BELOW THE SYMBOL. THE OTHER SIGN SHALL BE A MINIMUM OF 2' ABOVE THE SIDEWALK AND A MAXIMUM OF 7' ABOVE THE SIDEWALK.
- THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED BY THE CITY. PUBLIC WORKS DEPARTMENT AT 1115 S. W. 4TH STREET, TULSA, OK 74103.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- THE VERTICAL DATUM IS BASED ON GPS DATA (NAVD83).
- HORIZONTAL DATUM IS BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
- FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.

**Site Data: PUD 794**

NET LAND AREA	65.47 SF (1.50 AC)
PLANNED UNIT DEVELOPMENT	754

**Parking Lot Subsets Requirements:**

FROM EAST BOUNDARY LINE ALONG S 85TH E AVE. NOW	50'
FROM WEST BOUNDARY LINE	100'
FROM SOUTH BOUNDARY LINE	10'

**Off-Street Parking Requirements**

PROVIDED	50'
FROM EAST BOUNDARY LINE ALONG S 85TH E AVE. NOW	200'
FROM WEST BOUNDARY LINE	200'
FROM SOUTH BOUNDARY LINE	12.75'

**Impervious Area**

TOTAL	24 PARKING SPACES
TOTAL SITE AREA	24 PARKING SPACES
TOTAL DISTURBED AREA	65.47 SF (1.50 AC)
TOTAL IMPERVIOUS AREA	3,707 SF (0.08 AC)
NET INCREASE	16,048.44 SF
	7,552.52 SF

**Legal Description**  
 THE EAST 31.00 FEET OF THE NORTH 20.00 FEET OF LOT 3 CORNER PARK 2ND AN 1ST ST. TULSA, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF PLAT NO. 1247

**Exterior Lighting:**  
 SEE PHOTOGRAPHIC PLAN FOR EXTERIOR LIGHTING  
 MAXIMUM HEIGHT PERMITTED  
 PROPOSED HEIGHT

**PUD Landscape Requirements**

REQUIRED LANDSCAPE AREA (TOTAL AREA 65.47 SF)	18,020 SF (0.41 AC)
REQUIRED STREET YARD (15% TOTAL STREET YARD)	48,326 SF (1.10 AC)
REQUIRED OFF-STREET PARKING (15% TOTAL OFF-STREET PARKING)	1,992.20 SF (0.04 AC)
PROPOSED STREET YARD	1 TREES
PROPOSED OFF-STREET PARKING	1 TREES
PROPOSED OFF-STREET PARKING (1 TREES/2 PARKING SPACES)	3 TREES

**C ADA Parking Sign Detail**  
 Scale: NONE

14.5



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ALL CONSTRUCTION TO BE IN STRICT ACCORD  
WITH CURRENT CITY OF JULIA STANDARDS /  
SPECIFICATIONS INCLUDING O.D.T. 2009 EDITION

**LEISURE  
VILLAGE  
PARKING LC  
ADDITION**

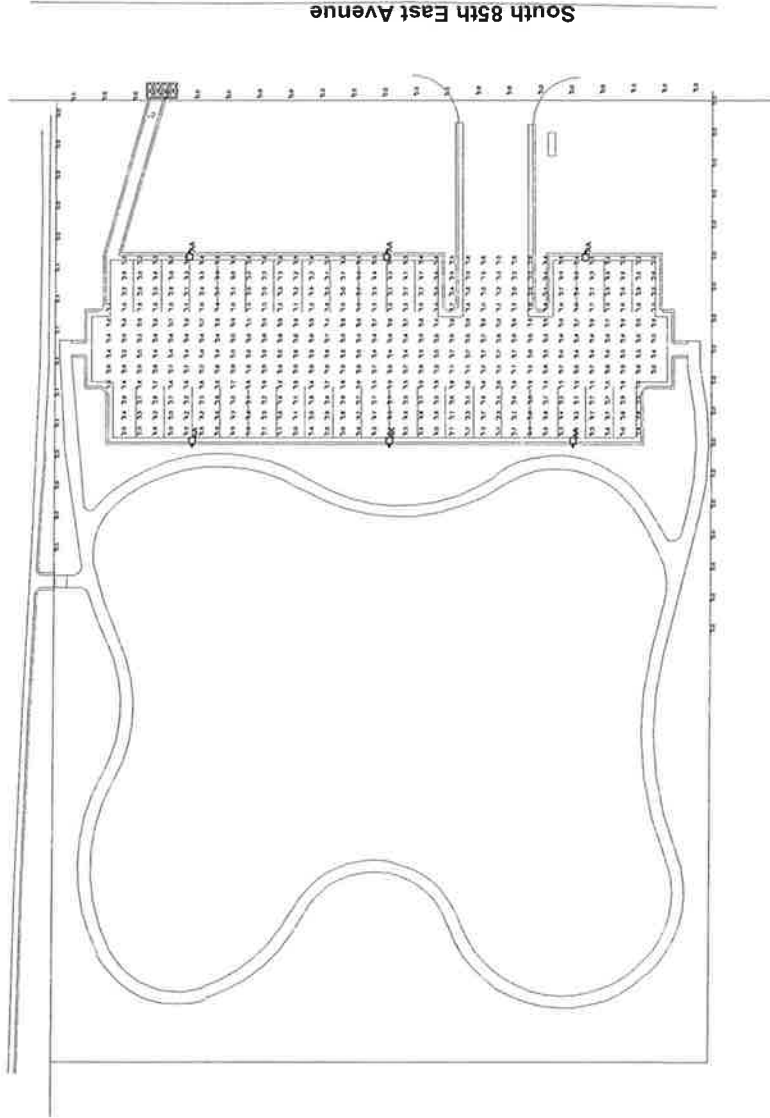
2218 S. 85TH E. AV  
TULSA, OKLAHOMA

SCALE	1"
IDP NO.	RA
ATLAS PAGE NO.	A
MANAGER	
DRAWN BY	
DATE	4/18/2

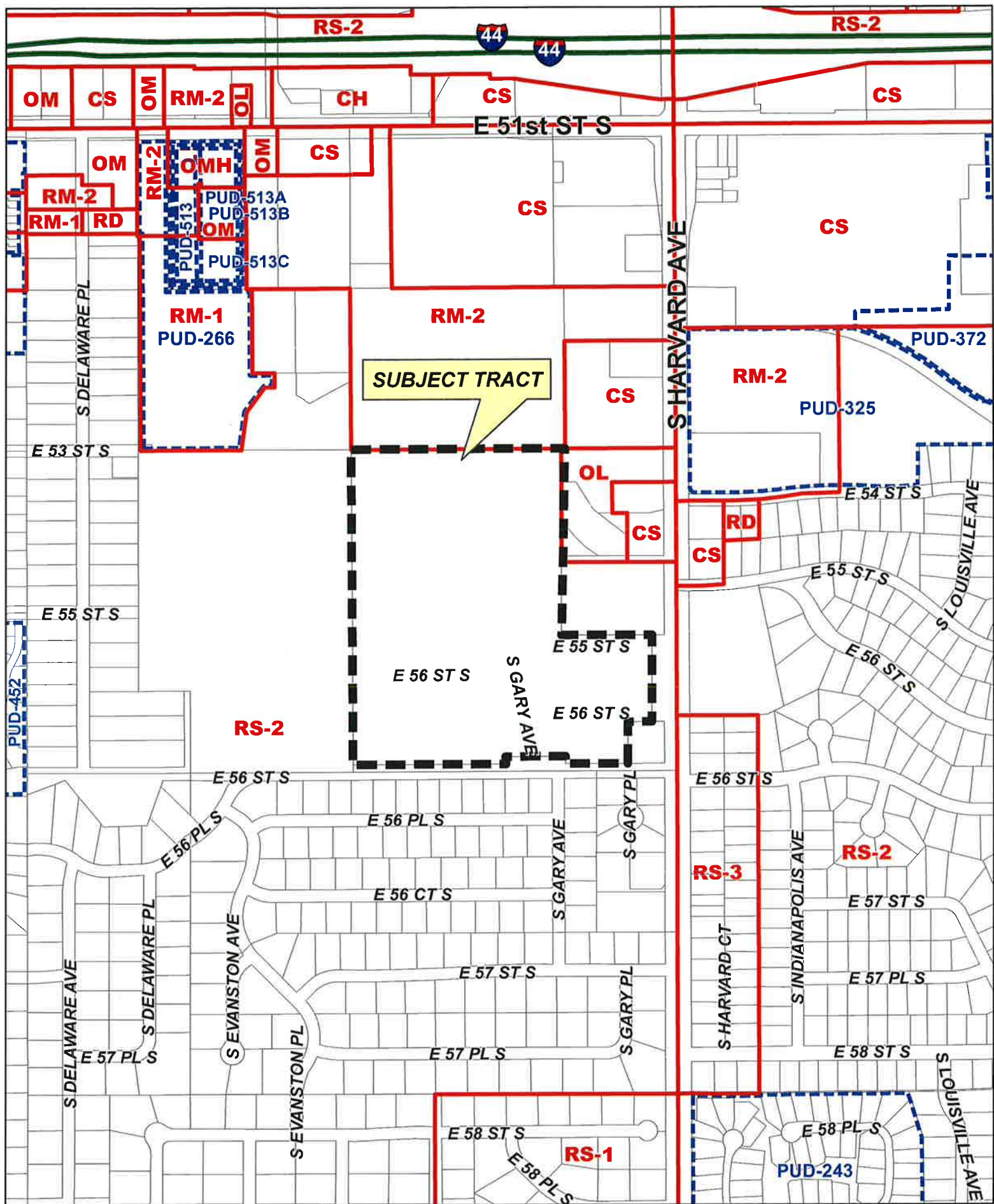
**PMT**

30

Statistics						
Description	Symbol	Ang	Mass	Mass	MassRate	AngMin
PARKING AT GRADE	+	2.1%	6716	0.04%	16.51	5.31
PROPERTY LINE AT GRADE	+	0.0%	0.1%	0.0%	N/A	N/A



19.6



**ALTERNATIVE COMPLIANCE  
PLAN NO. 120**

15.1  
19-13 32







**ALTERNATIVE COMPLIANCE  
PLAN NO. 120**

15.2  
19-13 32





May 1, 2013

## **STAFF RECOMMENDATION**

**AC-118:** Alternative Compliance Landscape Plan located at Eisenhower Elementary School at Nimitz 3111 East 56<sup>th</sup> 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

15.3



**kinslow, kelth & todd, inc.**  
architecture | interiors | engineering  
tel 918.744.4270  
fax 918.744.7849  
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tulsa, oklahoma 74114  
[www.kktarchitects.com](http://www.kktarchitects.com)



**TULSA  
PUBLIC  
SCHOOLS**

EISENHOWER  
ELEMENTARY  
SCHOOL AT  
NIMITZ

## RENOVATION




3111 East 56th St.  
Tulsa, OK 74105

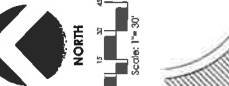


SCALE	1"=30'
GP NO.	0000
ATLAS PAGE NO.	0000
ANALYZER	ANW
DRAWN BY	ANW, JAV
CONSTRUCTION DOCS +	APPENDIX

LANDSCAPE  
ALTERNATIVE  
COMPLIANCE  
PLAN

LS1

SYMBOL and Location	COMMON NAME Botanical name	MINIMUM SIZE/ HEIGHT/SPREAD	QTY	SPACING	COMMENTS
	OKLAHOMA REDBUD <i>Cercis canadensis</i>	2" CALIPER 6' HT	6		VERIFY TREE TYPE, LOCATION, SIZE HEIGHT, AND SPREAD WITH CHURCH REPRESENTATIVE PRIOR TO INSTALLATION
	LACEBARK ELM <i>Ulmus parviflorus</i>	2" CALIPER 8' HT	4		
	Torii Grape Hydrangea <i>Ligustrum japonicum</i>	2" CALIPER 6' HT	1		
EXISTING 500'	BERMUDA				
NEW 500'					

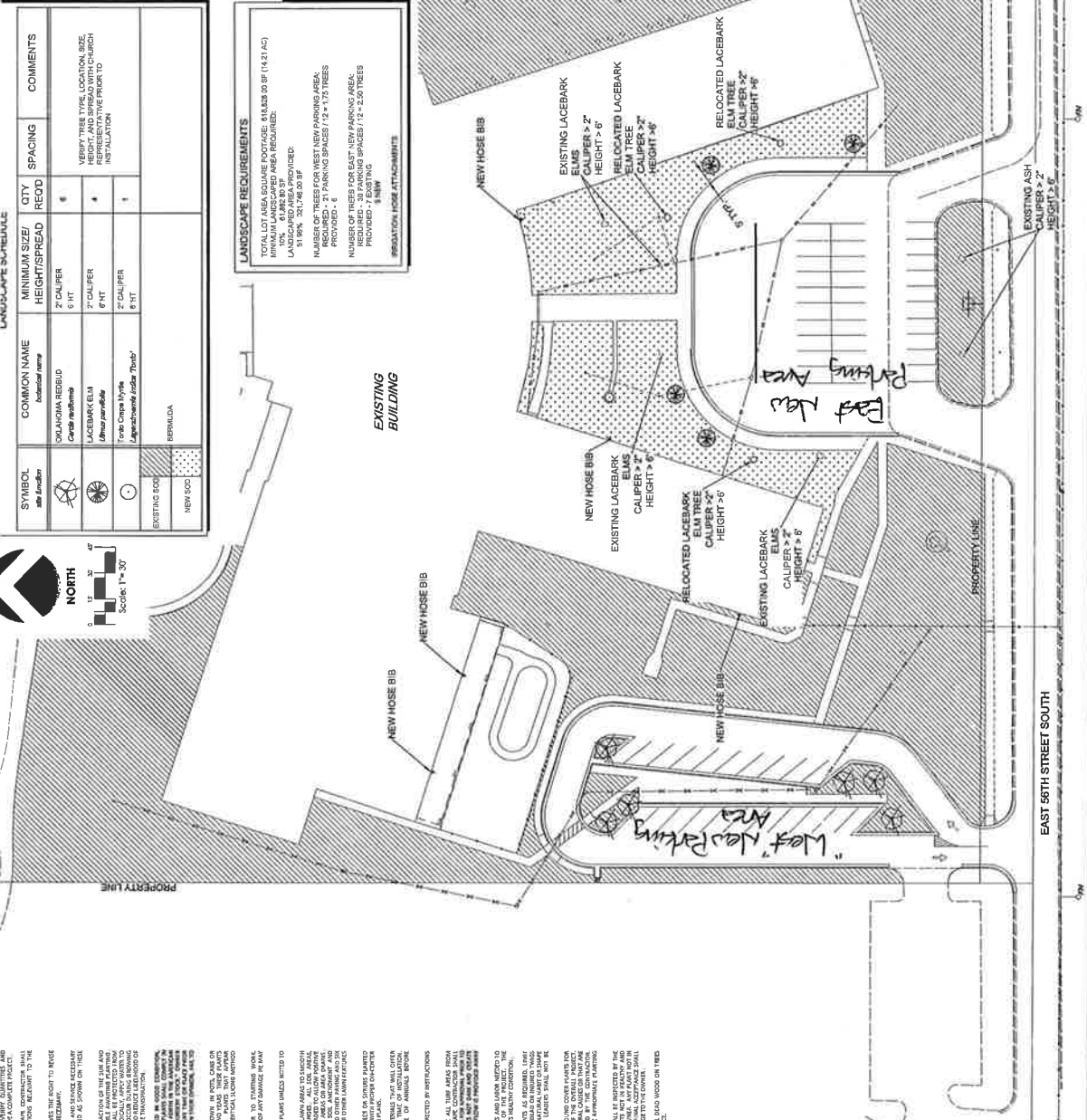


**LANDSCAPE REQUIREMENTS**

TOTAL LOT AREA: SQUARE FOOTAGE: 616,028.00 SF (14.21 AC)  
MINIMUM LOT AREA REQUIRED: 616,028.00 SF  
MINIMUM LOT AREA: 10% 61,602.80 SF  
LANDSCAPE AREA PROVIDED: 51.99% 32,174.00 SF  
NUMBER OF TREES FOR WEST NEW PARKING AREA:  
REQUIRED - 21 PARKING SPACES / 12 - 1.75 TREES  
PROVIDED - 6  
NUMBER OF TREES FOR EAST NEW PARKING AREA:  
REQUIRED - 30 PARKING SPACES / 12 - 2.50 TREES  
PROVIDED - 30 PARKING SPACES / 12 - 2.50 TREES  
MINIMUM 1 INCH

IRRIGATION HOSE ATTACHMENTS

**EXISTING  
BUILDING**



EAST 56TH STREET SOUTH

[illegible]

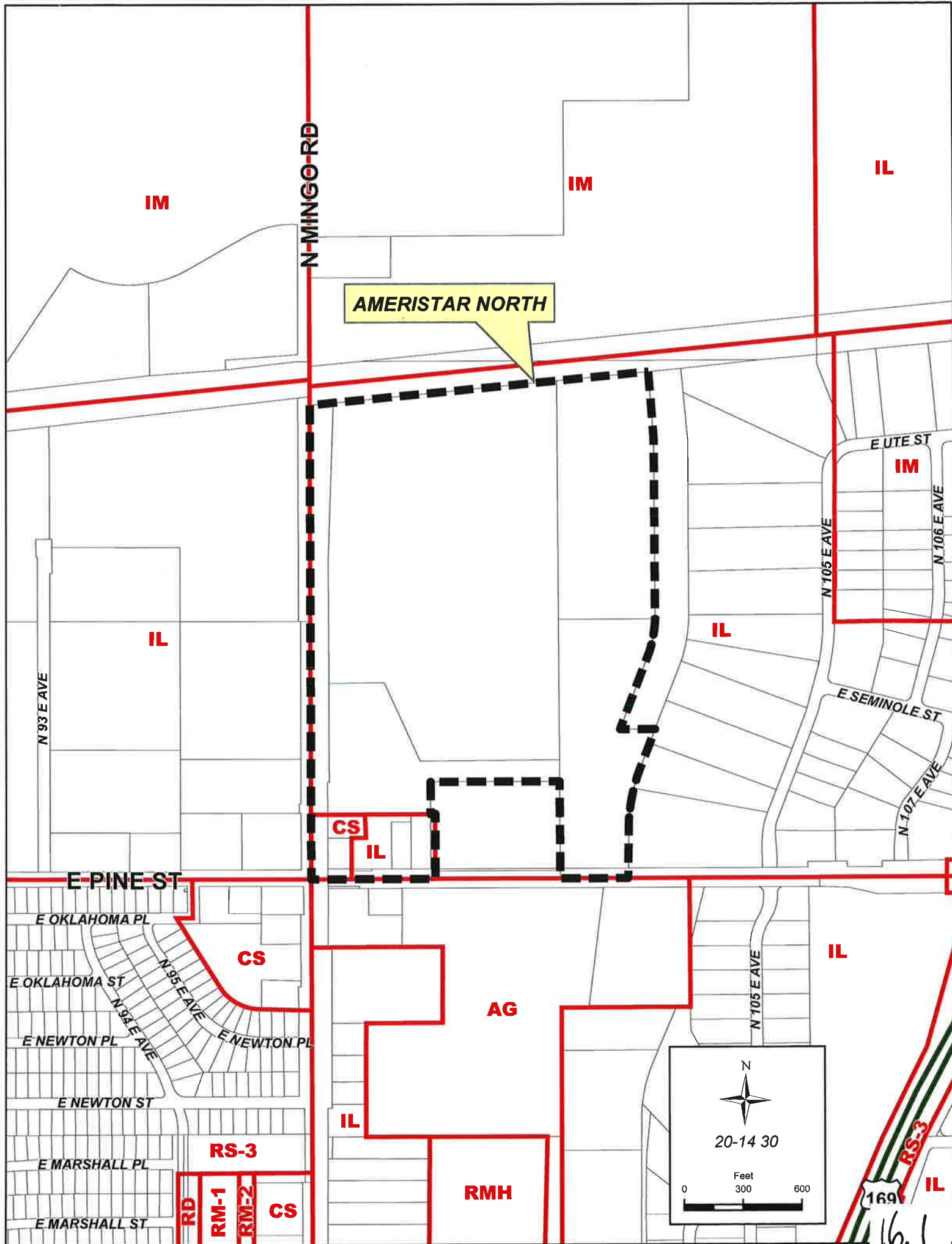
**Note:** ALL SODDED GRADES AREAS, & PLANTING BEDS SHOULD SLOPE AWAY FROM ALL STRUCTURES AT A MINIMUM OF 2% SLOPE FOR POSITIVE DRAINAGE. CONTRACTOR TO ENSURE STEEL BEDDING DOES NOT DAM WATER IN PLANTING BEDS.

I, A NICOLE WATTE, HEREBY CERTIFY THIS SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 11, SECTION 1102 OF THE CITY OF TULSA ZONING CODE.

*Nicole Watte*  
\_\_\_\_\_  
SIGNATURE

Legend	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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15.4







AMERISTAR NORTH

N MINGO RD

IM

IM

IL

IM

IL

IL

CS

IL

E PINE ST

E OKLAHOMA PL

E OKLAHOMA ST

E NEWTON PL

E NEWTON ST

E MARSHALL PL

E MARSHALL ST

CS

RS-3

RD

RM-1

RM-2

CS

AG

IL

RMH

IL

RS-3

IL



20-14 30



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

169

16.2



## 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.

A REPLAT OF LOT 1, BLOCK 1, PINE BRIDGE ADDITION, AND A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW¼) OF SECTION THIRTY (30), TOWNSHIP TWENTY (20), RANGE FOURTEEN (14) EAST, CITY OF TULSA, TULSA COUNTY, OKLAHOMA

**Owner:**  
Edward L. Gibbs Trust, dated April, 1986  
1555 N. Mingo Road  
Tulsa, Oklahoma 74416  
Phone: (918) 879-6006  
Contact: Dennis Patrick

**Engineer/Surveyor:**  
**Sisemore Weisz & Associates, Inc.**  
Certificate of Authorization No. 2421 Exp. June 30, 2013  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600  
E-mail: gweisz@sw-assoc.com



**Subdivision Statistics:**  
 SUBDIVISION CONTAINING ONE (1) LOT IN ONE (1) BLOCK  
 SUBDIVISION CONTAINING 36 TOTAL ACRES (3,581,128 SF)  
 LOT ONE (1) CONTAINS 84.478 ACRES (3,678,922 SF)

[illegible]

FND \* FOUND  
 IP \* ROM PIN  
 CB \* CHORD BLANKING  
 CD \* CORD LENGTH  
 L \* LENGTH  
 R \* RADUS  
 BK \* BOOK  
 PG \* PAGE  
 \* STOREY ADDRESS

Notes:

1. ADDRESSES SHOWN ON THIS PLAN WERE ACCURATE AT THE TIME THIS PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.
2. DEVELOPERS ARE TO BE CONSTRUCTED ALONGSIDE ALL TRIBUTARIES OF THE SUBDIVISION AS REQUIRED BY SUBDIVISION REGULATIONS. CONSTRUCTION OF SUCH SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER ON EACH OF THOSE LOTS.

**Monumentation:**  
 1/8" BURNING SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**Basis of Bearing:**  
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE OKLAHOMA  
STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83 (1983) WITH  
THE SOUTH LINE OF THE SW1/4 AS NORTH 89°46'27" EAST

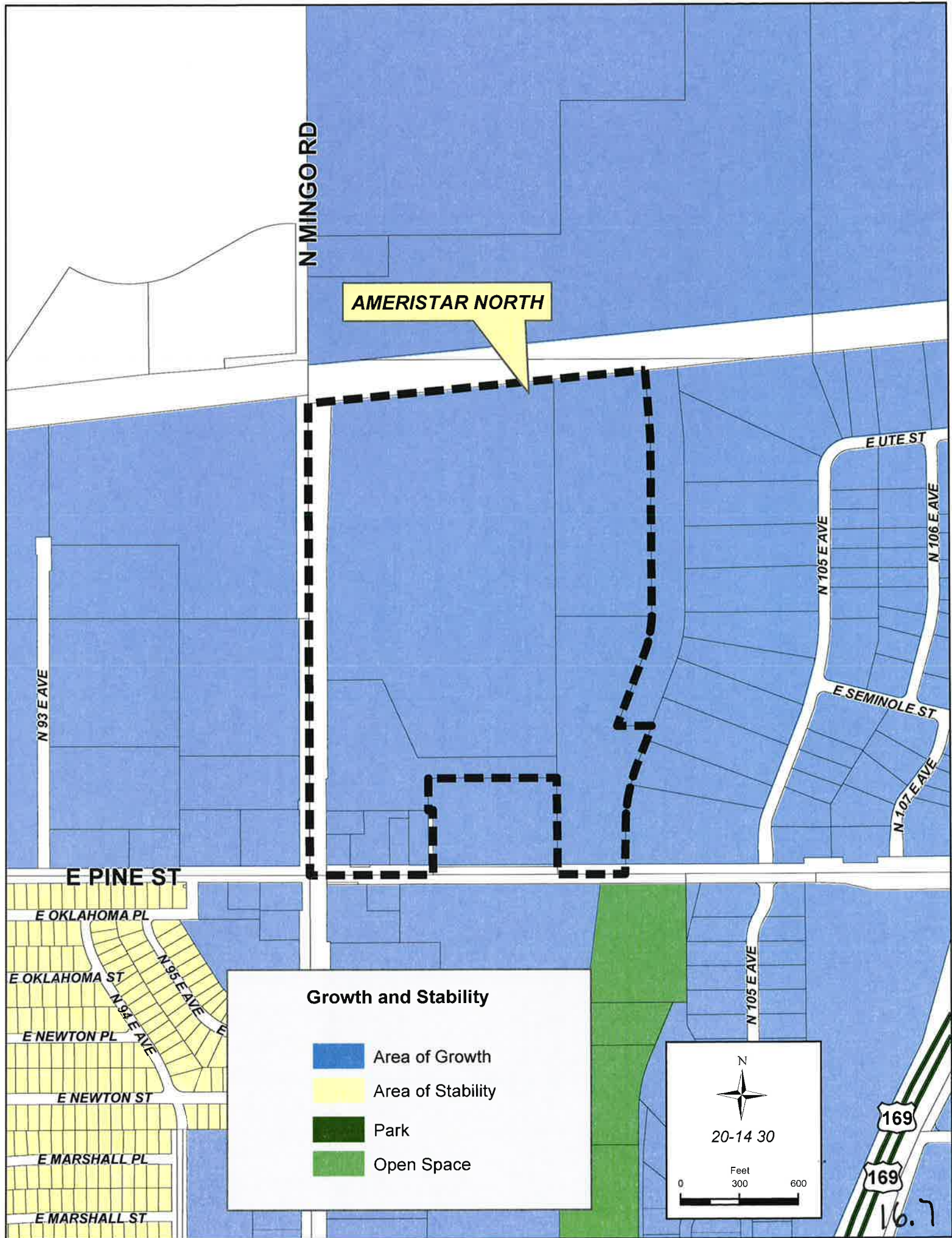
Benchmark:  
ROADS CAP LOCATED AT THE SW CORNER OF THE SOUTHWEST QUARTER  
OF SECTION 30  
NAVD 1885 DATUM  
ELEVATION 19.42

SEE SHEETS 2 & 3 FOR ALL INTERIOR DIMENSIONS,  
EASEMENTS & EASEMENT INFORMATION

Preliminary Plan  
Ameristar North  
Sheet 1 of 4

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND, OF COURSE, MEATY

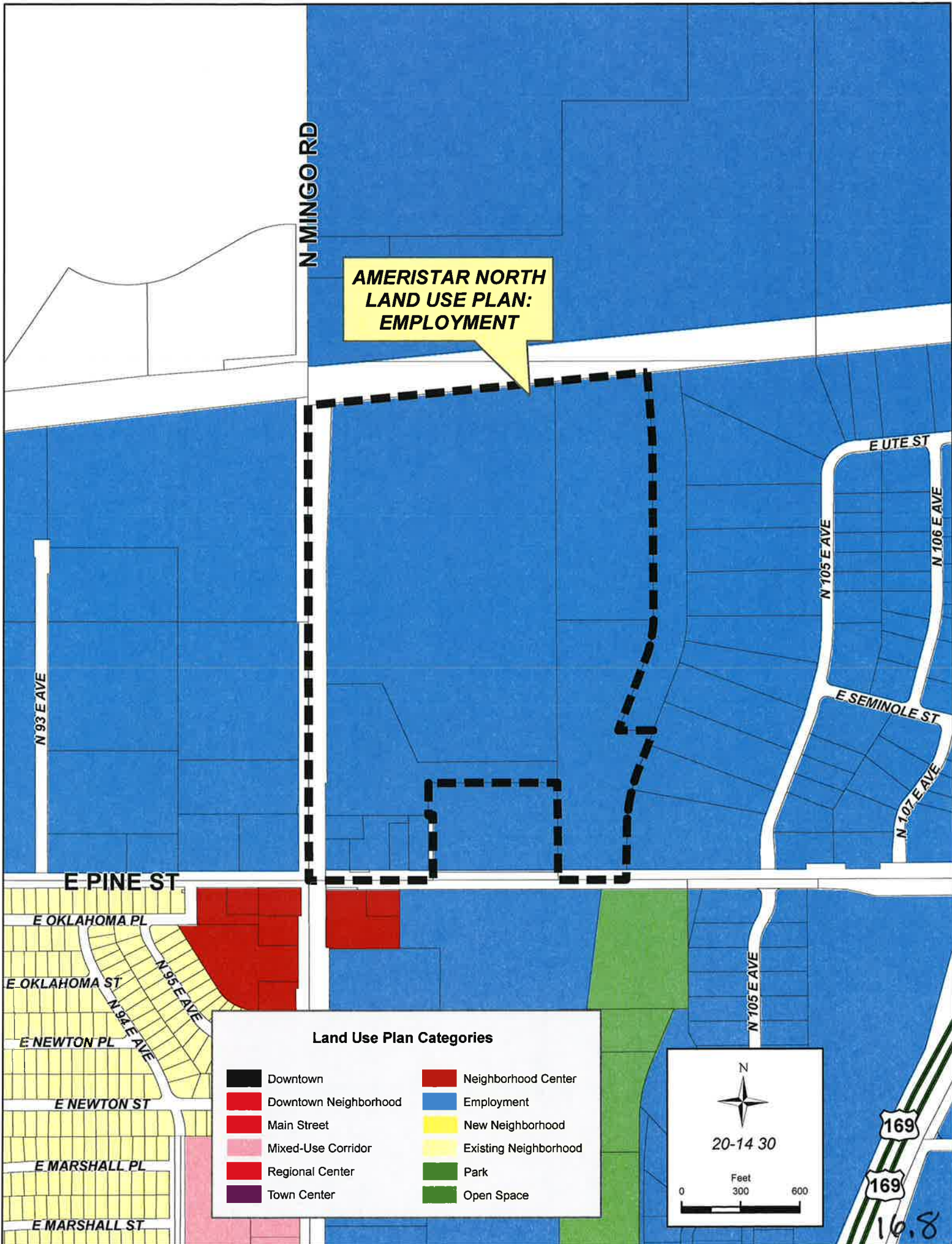
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N MINGO RD

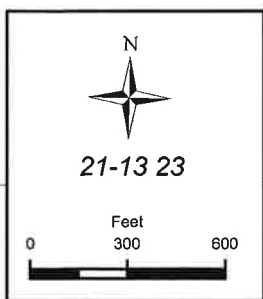
AMERISTAR NORTH  
LAND USE PLAN:  
EMPLOYMENT



SHERIDAN CROSSING PHASE I

AG

AG



N-SHERIDAN RD

N 66 E AVE

N 67 E AVE

N 67 E AVE

N 68 E AVE

N 69 E AVE

E 85 ST N

N 70 E AVE

N 70 E CT

N 72 E AVE

E 83 ST N

N 68 E PL

E 83 ST N

N 70 E AVE

N 74 E AVE

AG

RS-2

E 86th ST N

E 84 ST N

N 76 E AVE

17.1

RE



N SHERIDAN RD

SHERIDAN CROSSING PHASE I

AG

AG



21-13 23

0 300 600  
Feet

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

E 86th ST N

AG

RS-2

E 84 ST N

17.2



## PRELIMINARY SUBDIVISION PLAT

### **Sheridan Crossing Phase 1** - (1323) (County)

Northeast corner of East 86<sup>th</sup> 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 86<sup>th</sup> 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.



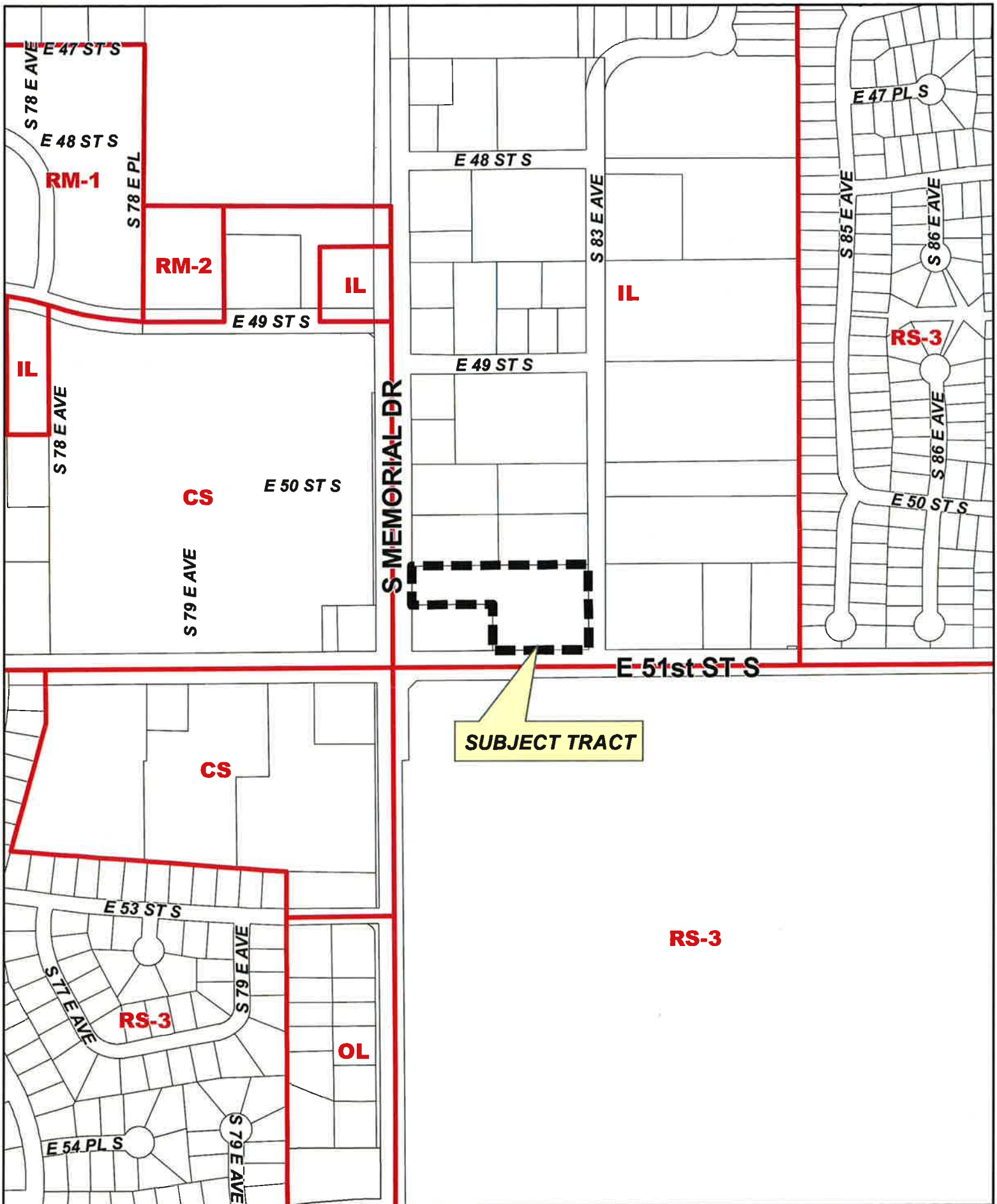
**Standard Conditions:**

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.







**BOA-21544**

19-13 25

18.1







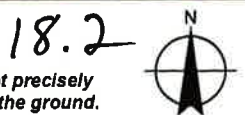
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Aerial Photo Date: March 2012

**BOA-21544**

19-13 25

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





## 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:***

- |   | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted?  | X   |    |
| 2. Are there restrictive covenants contained in a previously filed plat?                      | X   |    |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X   |    |

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

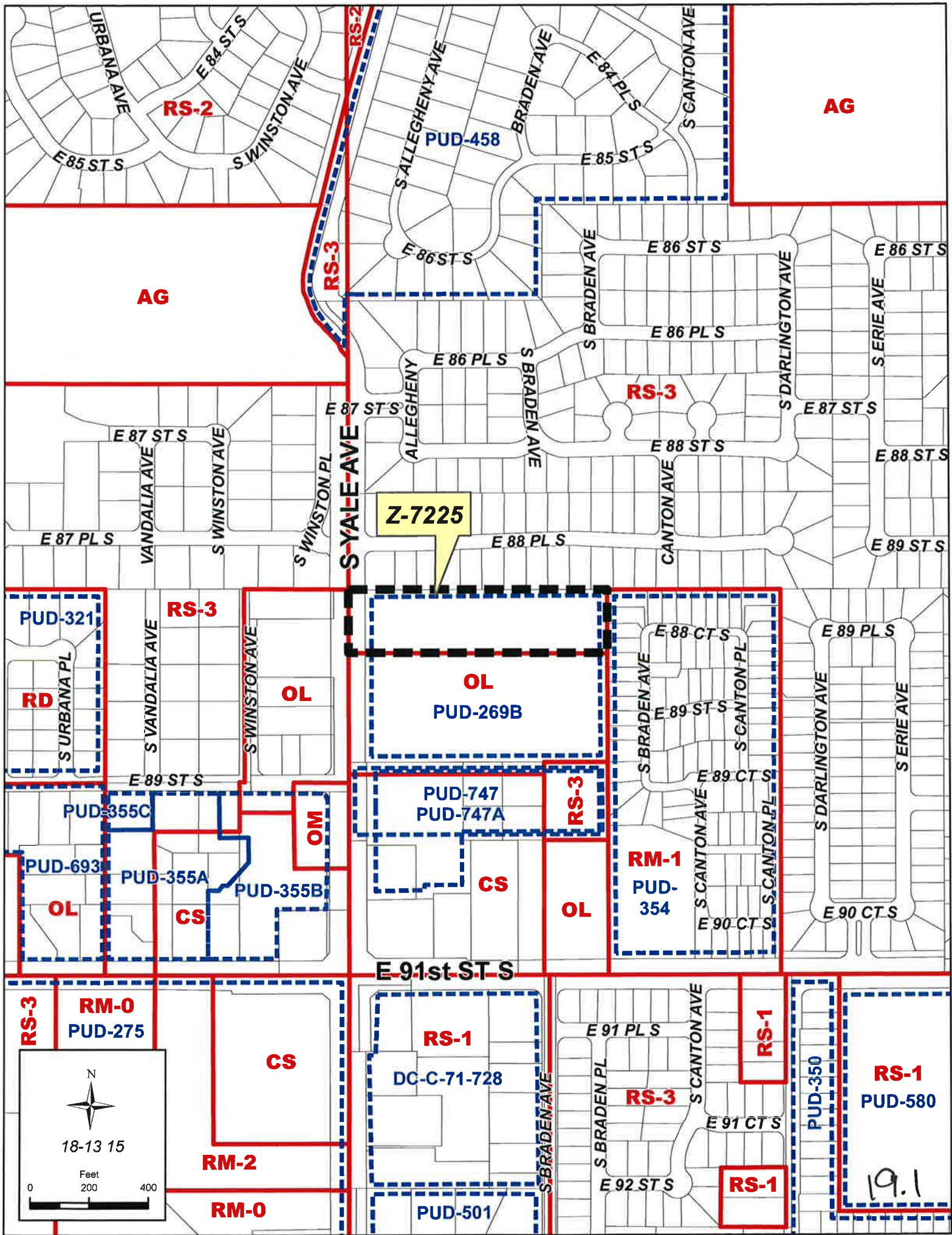
- |  | YES | NO |
|--|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan?                   |     | X  |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? |     | X  |

18.3



- |     |   |   |
|-----|---|---|
| 6.  | Infrastructure requirements:  |   |
|     | a) Water  |   |
|     | i. Is a main line water extension required?   | X |
|     | ii. Is an internal system or fire line required?  | X |
|     | iii. Are additional easements required?   | X |
|     | b) Sanitary Sewer   |   |
|     | i. Is a main line extension required?   | X |
|     | ii. Is an internal system required?   | X |
|     | iii. Are additional easements required?   | X |
|     | c) Storm Sewer  |   |
|     | i. Is a P.F.P.I. required?  | X |
|     | ii. Is an Overland Drainage Easement required?  | X |
|     | iii. Is on site detention required?   | X |
|     | iv. Are additional easements required?  | X |
| 7.  | Floodplain  |   |
|     | a) Does the property contain a City of Tulsa (Regulatory) Floodplain?   | X |
|     | b) Does the property contain a F.E.M.A. (Federal) Floodplain?   | X |
| 8.  | Change of Access  |   |
|     | a) Are revisions to existing access locations necessary?  | X |
| 9.  | Is the property in a P.U.D.?  | X |
|     | a) If yes, was plat recorded for the original P.U.D.  |   |
| 10. | Is this a Major Amendment to a P.U.D.?  | X |
|     | a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?  |   |
| 11. | Are mutual access easements needed to assure adequate access to the site?   | X |
| 12. | Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | X |

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









**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7225**

**TRS 8315**

**Atlas 1737**

**CZM 53**

**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 91<sup>st</sup> 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 89<sup>th</sup> 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 89<sup>th</sup> 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 89<sup>th</sup> 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

19.3

Areas B on property located north of northeast corner of East 91<sup>st</sup> 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 91<sup>st</sup> 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 89<sup>th</sup> 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 91<sup>st</sup> 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 91<sup>st</sup> 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 87<sup>th</sup> 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 91<sup>st</sup> 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 89<sup>th</sup> 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 89<sup>th</sup> 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 91<sup>st</sup> 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.

19.4

## **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:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
South Yale Avenue	Primary Arterial	120 feet	2 north frontage 4+ south frontage



## **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.

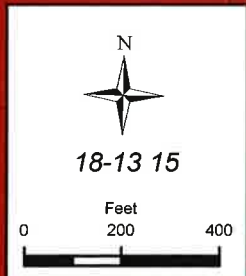
Staff finds that the uses and intensities of the proposed rezoning request from RS-3 to OL can only be an acceptable zoning pattern in this neighborhood with a Planned Unit Development overlay. In conjunction with the Planned Unit Development overlay staff finds that this zoning request is:

- 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

**Z-7225 LAND USE PLAN:  
NEIGHBORHOOD CENTER**



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

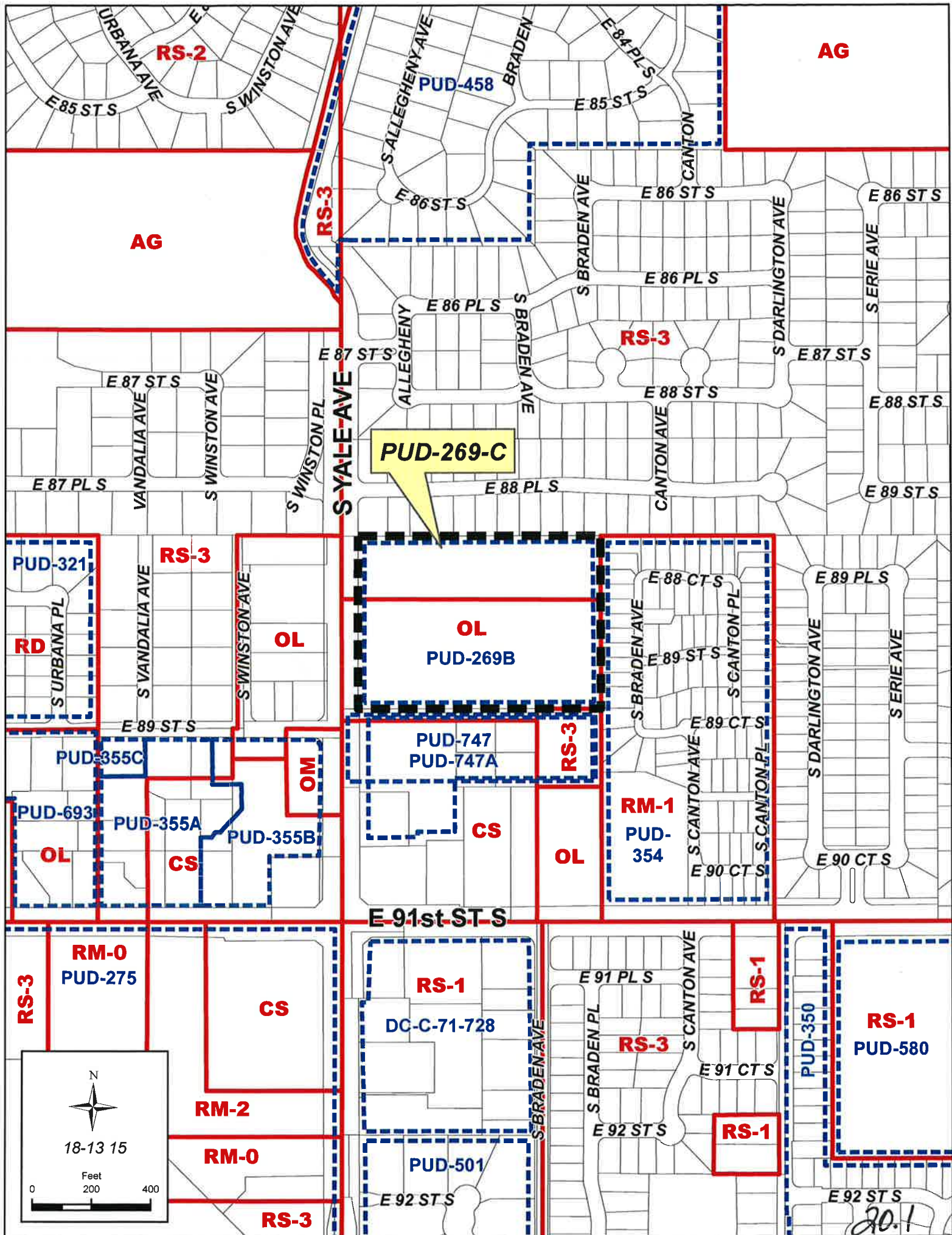
19.8

















**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-269-C**

**TRS 8315**

**Atlas 1737**

**CZM 53**

**CD-8**

**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 91<sup>st</sup> 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 89<sup>th</sup> Street South and South Yale Avenue.

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**Surrounding Property:**

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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:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
South Yale Avenue	Primary Arterial	120 feet	2 north frontage 4+ south frontage

**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 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.*

20.5

### *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 91<sup>st</sup> 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 91<sup>st</sup> 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 81<sup>st</sup> Street South to 91<sup>st</sup> 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
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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.
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Proposed Structured Parking:	Three stories (The maximum structure height shall be below the top of the four story proposed office building.
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##### 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'.

**PEDESTRIAN ACCESS:**

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

**STAFF RECOMMENDATION:**

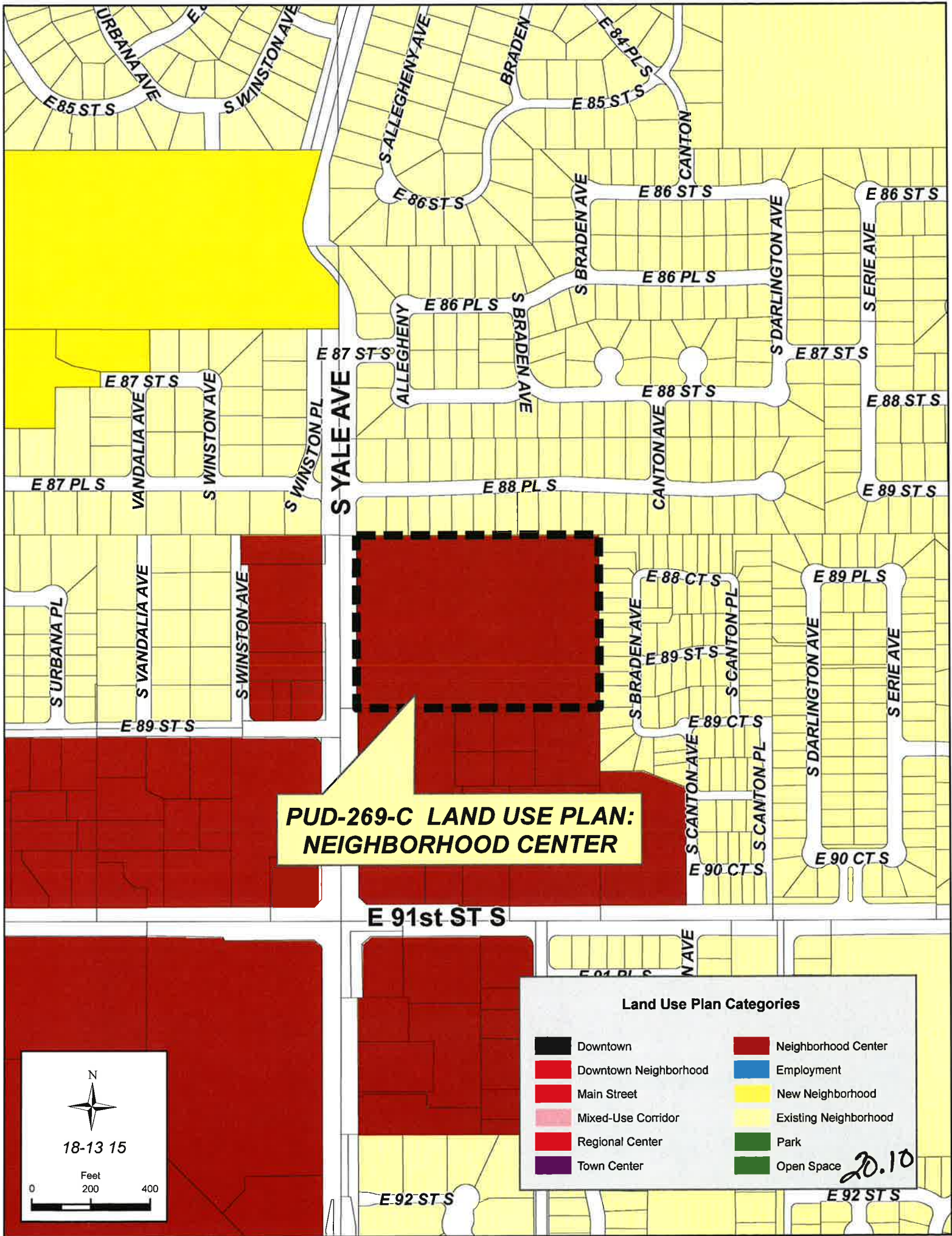
Staff finds that the uses and intensities of the proposed Planned Unit Development are:

- 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.

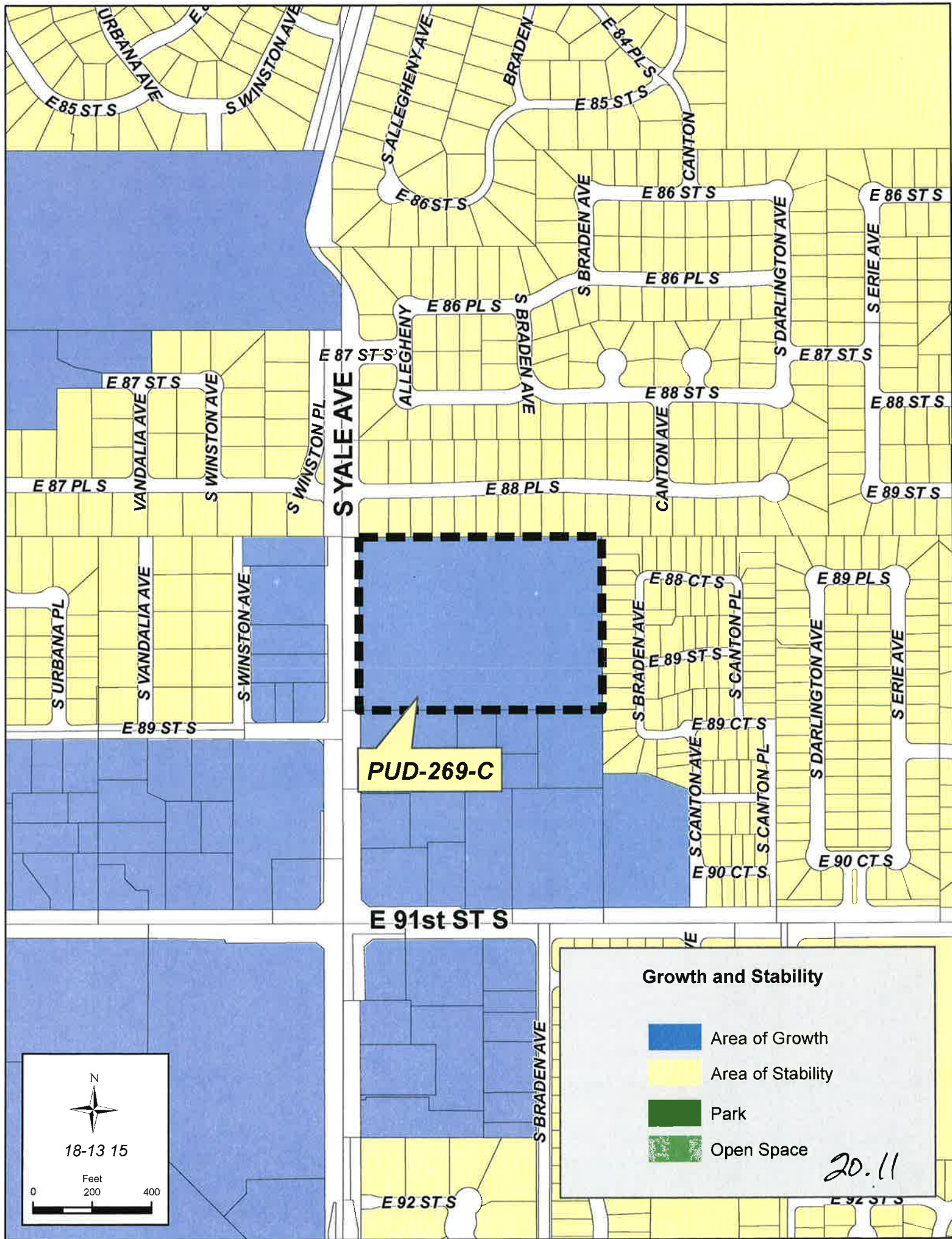
Therefore, staff recommends **APPROVAL** of PUD 269-C as outlined in the staff summary above and attached Exhibits A,B and C as provided by the applicant.

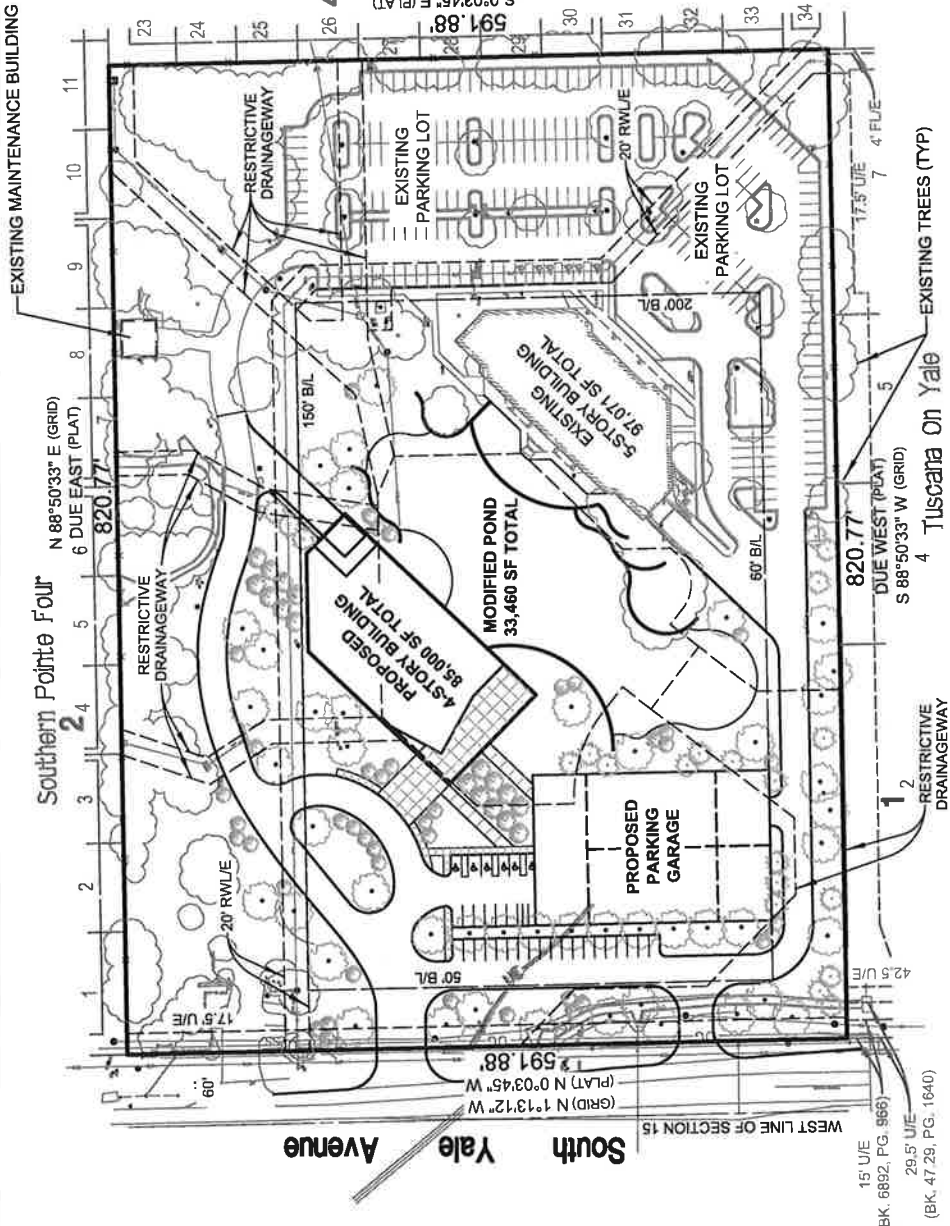
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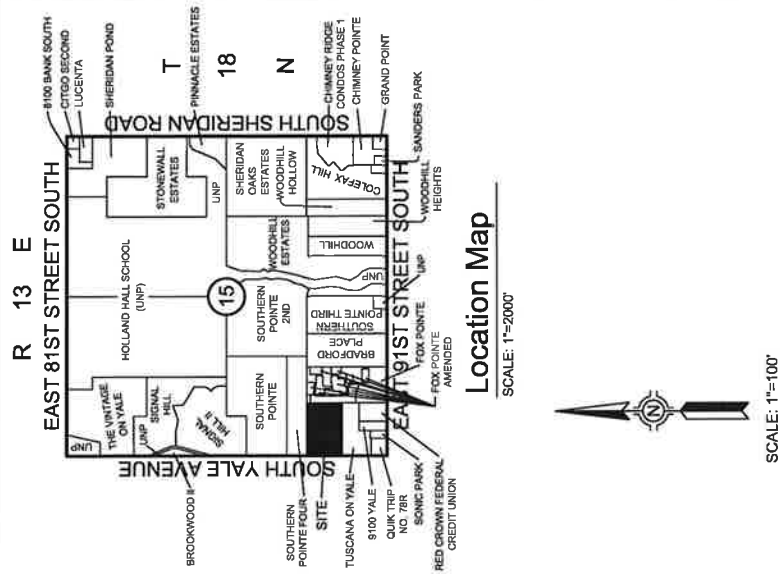


#### Notes:

- EASEMENTS INTERNAL TO THIS SITE, AS SHOWN, ARE PER THE "GEOGRAPHICAL RESOURCE CENTER PLAT" (PLAT NO. 4384), A SUBDIVISION REPLAT FOR THE SUBJECT PROPERTY MAY BE PROCESSED UNDER SEPARATE APPLICATION, OR, ALTERNATIVELY, A PLAT WAIVER APPLICATION MAY BE SOUGHT FOR POTENTIAL APPROVAL THROUGH THE TMAPC.

#### Legend

- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- RW/L = RESTRICTED WATER LINE EASEMENT
- F/L = FENCE & LANDSCAPE EASEMENT



#### Location Map

SCALE: 1"=2000'

SCALE: 1"=100'

SEG

## Conceptual Site Plan

DATE PREPARED: MARCH 21, 2013

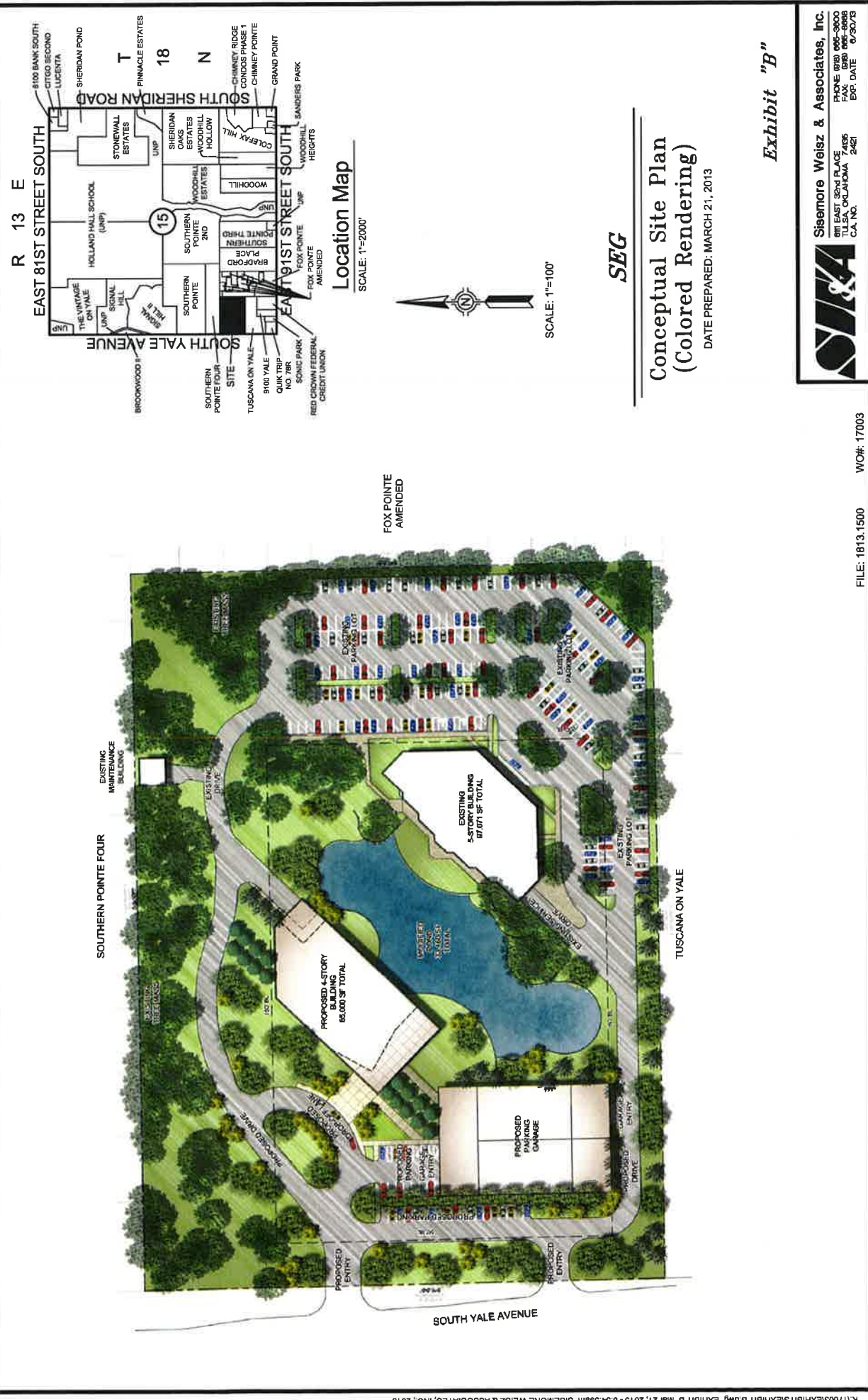
Exhibit "A"

**Sisemore Weisz & Associates, Inc.**  
 811 EAST 82ND PLACE  
 TULSA, OKLAHOMA 74106  
 PHONE (918) 686-9900  
 FAX (918) 686-9908  
 E-MAIL DATE 8/20/13

FILE: 1813.1500 WO#: 17003

20.12





FOX POINTE  
AMENDED

**Location Map**  
SCALE: 1"=2000'

SCALE: 1"=100'

**SEG**

**Conceptual Site Plan  
(Colored Rendering)**

DATE PREPARED: MARCH 21, 2013

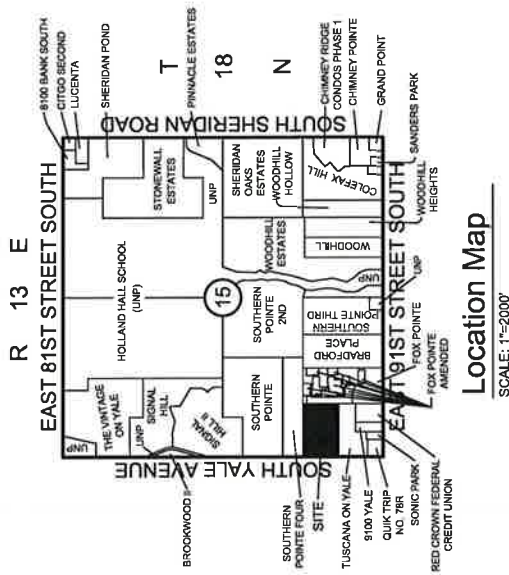
**Exhibit "B"**

**Sisemore Weisz & Associates, Inc.**  
 811 EAST 32ND PLACE  
 TULSA, OKLAHOMA 74106  
 CA. NO. 2421  
 PHONE (918) 665-3600  
 FAX (918) 665-8888  
 BCI: DATE 0/30/75

FILE: 1813.1500 WOF: 17003

20.13







***Exhibit "D"***

FILE: 1813,1500 WO#: 17003



TO: BARBARA HUNTSINGER  
TMA PC 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,

Paul Gallahar

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.

Address	Owner (s) Name	Owner (s) Signature
4902 E 88th Pl	Gagan Jairamani Veena Jairamani	<i>Gagan Jairamani</i>
4906 E 88th Pl	Richard Howard Jackie Howard	<i>Richard Howard</i> <i>Jackie Howard</i>
4910 E 88th Pl	<del>Henny Overgaard</del> <i>ARTHUR MOORE</i> <del>Erling Overgaard</del> <i>LINDA MOORE</i>	<i>Arthur Moore</i> <i>Linda Moore</i>
4914 E 88th Pl	Tom Byrd Debbie Byrd	<i>Tom Byrd</i> <i>Debbie Byrd</i>
4918 E 88th Pl	Greg Fairclough Teresa Fairclough	<i>Greg Fairclough</i> <i>Teresa Fairclough</i>
4922 E 88th Pl	Paul T. Gallahar Kaye Driscoll Gallahar	<i>Paul T. Gallahar</i> <i>Kaye Driscoll Gallahar</i>
4926 E 88th Pl	William Grant, III <i>WAG</i>	<i>William Grant, III</i>
4930 E 88th Pl	Burt Fenimore Willie Fenimore	<i>Burt Fenimore</i> <i>Willie Fenimore</i>
4934 E 88th PL	John Cattaneo Mickey Cattaneo	<i>John Cattaneo</i> <i>Mickey Cattaneo</i>
4938 E 88th Pl	Samir Awad Rima Saad <del>Awad</del>	<i>Samir Awad</i> <i>Rima Saad</i>
4942 E 88th Pl	Harvey Gaspar Phyllis Gaspar	<i>Harvey Gaspar</i> <i>Phyllis Gaspar</i>
4946 E 88th Pl	David Parrack Rebecca Parrack	<i>David Parrack</i> <i>Rebecca Parrack</i>
4950 E 88th Pl	<del>Ronnie Holder</del> <i>deceased</i> Linda Holder	<i>Linda Holder</i>
5202 E 88th Pl	Joshua Showman Leanne Showman	<i>Joshua Showman</i> <i>Leanne Showman</i>

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Address	Owner (s) Name	Owner (s) Signature
5206 E 88th Pl	Ronnie Pope Debbie Pope	Ronnie Pope Debbie Pope
5205 E 88th Pl	Steve Bell DONALD STEPHAN BELL Kyra Bell KYRA C. BELL	Donald Stephan Bell Kyra C. Bell
4949 E 88th Pl	Bill Beams Janet Beams	Bill E. Beams Janet Beams
4945 E 88th Pl	Wayne Wallace Rebecca Wallace	Wayne Wallace Rebecca Wallace
4941 E 88th Pl	Jeff Wengley STEPHANIE WENGLEY	Jeff Wengley Stephanie Wengley
4937 E 88th Pl	Richard Hamm Mary Hamm	Richard Hamm Mary A. Hamm
4933 E 88th Pl	Kyle Whiteis Roxanne Whiteis	Kyle Whiteis Roxanne S. Whiteis
4929 E 88th Pl	Thad Wilson Stephanie Wilson	Thad Wilson Stephanie Wilson
4925 E 88th Pl	Tim Maclin Christie Maclin	Tim Maclin Christie Maclin
4921 E 88th Pl	Lee White Jamie White	Lee White Jamie White
4917 E 88th Pl	Vicky Courtney	Vicky Courtney
4913 E 88th Pl	Jeremy Fair Kimberly Fair	Jeremy Fair Kimberly Fair
4909 E 88th Pl	Brooks Martin Dawn M Martin	Brooks Martin Dawn M Martin
4905 E 88th Pl	Art Burrow Elvie Burrow	Art Burrow Elvie Burrow
4901 E 88th Pl	Larry Miller Ramona Miller	Larry Miller Ramona Miller

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Address	Owner (s) Name (Print)	Owner (s) Signature
5107 E. 88 <sup>th</sup>	Stephanie Keester	Stephanie Keester
5115 E. 88 <sup>th</sup> Court	MAXINE Noble	Maxine A. Noble
5166 E 88 <sup>th</sup> COURT	CLAUDE TAUCHER DONNA TAUCHER	Claude Taucher Donna Taucher
5103 E. 88 <sup>th</sup> Ct.	Curtis Neal Christi Neal	Curtis Neal Christi Neal
5101 East 88 <sup>th</sup> Ct	Adele Doming Paul Doming	Adele Doming Paul Doming
8834 S. BRADEN AVE	RICHARD LAUZON	Richard Lauzon
X	REBEKAH LAUZON	Rebekah Lauzon
X	Eric Samuelson	Eric Samuelson
8833 J. Braden	Eric Samuelson	SARAH SAMUELSON
8835 S Braden	JAMES E LOWELL Jennifer A. Lowell Barbara Lowell	James E Lowell Jennifer A Lowell Barbara Lowell
8832 S. BRADEN	REBECCA GREEN	Rebecca Green



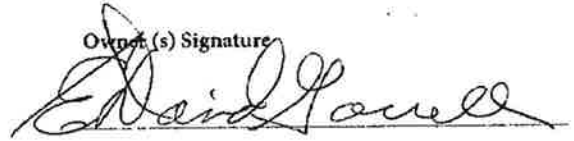
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Address

Owner (s) Name (Print)

Owner (s) Signature

8842 S BRADEN AVE E. DAVID GORRELL



20.20

# South <sup>LS</sup> Yale

SOUTHERN POINTE FOUR



4901	4905	4909	4913	4917	4921	4925	4929	4933	4937	4941	4945	4949	5205	5209	5213	5217	5221	5225	5229
EAST													SOUTH						
4902	4906	4910	4914	4918	4922	4926	4930	4934	4938	4942	4946	4950	5202	5206	5210	5214	5218	5222	5226
PLACE													SOUTH						





DATE: May 1, 2013

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

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**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 Gable Gotwals 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.

