

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2665

January 8, 2014, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work Session Report:

Work Session will be held after the January 22, 2014 Meeting

Director's Report:

Review TMAPC Receipts for the month of November 2013

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.

1. **LC-544** (Lot-Combination) (CD 5) – Location: Southwest corner of East 14th Street South and South 89th East Avenue
2. **LC-545** (Lot-Combination) (CD 4) – Location: West of the southwest corner of South Utica Avenue and East 8th Street South
3. **LS-20663** (Lot-Split) (County) – Location: East of the southeast corner of West 30th Street South and South 49th West Avenue (Related to LC-546)
4. **LC-546** (Lot-Combination) (County) – Location: East of the southeast corner of West 30th Street South and South 49th West Avenue (Related to LS-20663)
5. **LC-547** (Lot-Combination) (CD 2) – Location: Northeast corner of West 51st Street South and South 63rd West Avenue
6. **LC-549** (Lot-Combination) (CD 3) – Location: Northeast corner of I-244 and North Sheridan Road

7. **LS-20665** (Lot-Split) (County) – Location: West of the southwest corner of West 166th Street South and Highway 75 (Related to: LC-548)
8. **LC-548** (Lot-Combination) (County) – Location: West of the northwest corner of West 166th Street South and Highway 75 (Related to: LS-20665)
9. **LS-20668** (Lot-Split) (CD 1) – Location: North of the northwest corner of West Pine Street and North Martin Luther King Jr. Boulevard (North Cincinnati Avenue)
10. **DVIS** – Final Plat, Location: 2424 North Harvard Avenue, south of East Apache Street, west of North Harvard Avenue (0329) (CD 3)
11. **Third and Greenwood Addition** – Final Plat, Location: East of Greenwood Avenue, north of East 3rd Street (1912) (CD 4)
12. **11400 Yale Center** – Final Plat, Location: South of southwest corner of East 116th Street North and North Yale Avenue (2309) (County)
13. **PUD-136-A-3 – Impact Engineering & Planning**, Location: Southwest corner of East 74th Street South and South Yale Avenue, Requesting a **Minor Amendment** to reduce the building setback line along the east property line of Lot 2, Block 1, Silver Ridge Addition from 80 feet to 78 feet, **OL/PUD-136-A** (CD-8)
14. **PUD-800 – AAB Engineering, LLC/Alan Betchan**, Location: East of the southeast corner of South Garnett Road at East 21st Street South, Requesting a **Detail Site Plan** for a new retail building, **OL/PUD-800** (CD-6)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

15. **LS-20662** (Lot-Split) (CD 6) – Location: North of the northwest corner of East 31st Street South and South 129th East Avenue
16. **LS-20664** (Lot-Split) (County) – Location: East of the southeast corner of West 31st Street South and South 177th West Avenue
17. **Olson Industrial No. 1** – Preliminary Plat, East of the southeast corner of East Pine Street and Garnett Road (0432) (CD 3)
18. **Z-7251 – AAB Engineering, LLC/Alan Betchan**, Location: Southwest corner of North 129th East Avenue and East Pine Street, Requesting rezoning from **AG TO IL**, (CD-3) (Related to Olson Industrial No. 2 Preliminary Plat)
19. **Olson Industrial No. 2** – Preliminary Plat, Southwest corner of East Pine Street and 129th East Avenue (0432) (CD 3) (Related to Z-7251)

20. **Plat Waiver, Z-7241** – West of the southwest corner of East 8th Street and South Utica Avenue (9306) (CD 4)
21. **PUD-550-4 – Sisemore Weisz & Assoc., Inc./Darin Akerman**, Location: Southwest of southwest corner of East 22nd Place and South 91st East Avenue, Requesting a **Minor Amendment**, (CD-5) (**Applicant is requesting a continuance to January 22, 2014**)
22. **PUD-215-15 – James Newell**, Location: Northwest corner of East 87th Street South and South 73rd East Avenue, Requesting a **Minor Amendment** to reduce the building setback line along the south property line of Lots 5, Block 19, Chimney Hills Estates from 15 feet to 10 feet, **RS-3/PUD-215**, (CD-8) (Continued from December 18, 2013)
23. **Z-7250 – Bruce Robbins, Jr.**, Location: East of southeast corner of East 11th Street and South 177th East Avenue, Requesting rezoning from **AG TO IL**, (CD-6) (**Staff is requesting a continuance to January 22, 2014 for further review**)
24. **Z-4900-SP-9 – Continental 302 Fund, LLC**, Location: Southeast corner of Mingo Road and East 75th Street, Requesting Corridor Development Plan, (CD-7) (**Staff is requesting a continuance to January 22, 2014 for further review**)
25. **Z-5636-SP-3 – Khoury Engineering, Inc.**, Location: Southwest corner of East 45th Street and South Garnett Road, Requesting a **Corridor Development Plan** for a mixed-use project for a hotel site and office building, (CD-7)

OTHER BUSINESS

26. **Election of TMAPC Officers for 2014**

27. **Commissioners' Comments**

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

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

TMAPC RECEIPTS
Month of November 2013

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	11	\$55.00	\$55.00	\$110.00	62	\$375.00	\$375.00	\$750.00
Zoning	3	1,490.00	1,490.00	2,980.00	20	8,995.00	8,995.00	17,990.00
PUDs & Plan Reviews	21	1,412.50	1,412.50	2,825.00	135	14,881.75	14,881.75	29,763.50
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$2,957.50</u>	<u>\$2,957.50</u>	<u>\$5,915.00</u>		<u>\$24,251.75</u>	<u>\$24,251.75</u>	<u>\$48,503.50</u>
LAND DIVISION								
Minor Subdivisions	4	\$337.50	\$337.50	\$675.00	6	\$662.50	\$662.50	\$1,325.00
Preliminary Plats	4	2,333.65	2,333.65	4,667.30	13	6,777.05	6,777.05	13,554.10
Final Plats	2	980.00	980.00	1,960.00	6	2,560.00	2,560.00	5,120.00
Plat Waivers	0	0.00	0.00	0.00	2	250.00	250.00	500.00
Lot Splits	3	132.75	132.75	265.50	32	1,541.25	1,541.25	3,082.50
Lot Combinations	4	200.00	200.00	400.00	33	1,650.00	1,650.00	3,300.00
Access Changes	0	0.00	0.00	0.00	3	75.00	75.00	150.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
Refunds		0.00	0.00	0.00	0	(5.00)	(5.00)	(10.00)
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>\$3,983.90</u>	<u>\$3,983.90</u>	<u>\$7,967.80</u>		<u>\$13,510.80</u>	<u>\$13,510.80</u>	<u>\$27,021.60</u>
BOARDS OF ADJUSTMENT								
Fees	7	\$1,250.00	\$900.00	\$2,150.00	59	\$25,600.00	\$4,750.00	\$30,350.00
Refunds		0.00	0.00	\$0.00	44	(1,150.00)	0.00	(1,150.00)
NSF Check		0.00	0.00	\$0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$1,250.00</u>	<u>\$900.00</u>	<u>\$2,150.00</u>		<u>\$24,450.00</u>	<u>\$4,750.00</u>	<u>\$29,200.00</u>
TOTAL		\$8,191.40	\$7,841.40	\$16,032.80		\$62,212.55	\$42,512.55	\$104,725.10
LESS WAIVED FEES *		(\$455.18)		(\$455.18)		(\$520.32)		(\$520.32)
GRAND TOTALS		\$7,736.22	\$7,841.40	\$15,577.62		\$61,692.23	\$42,512.55	\$104,204.78

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

Final Subdivision Plat

DVIS - (0329) (CD 3)

2424 North Harvard Avenue, South of East Apache Street, West of North Harvard Avenue

This plat consists of 1 Lot, 1 Block, on 4.46 acres.

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

10.1

12/30/13

Final Subdivision Plat

Third and Greenwood Addition - (1912) (CD 4)
East of Greenwood Avenue, North of East 3rd Street

This plat consists of 10 Lots, 2 Blocks, on 3.1 acres.

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

Final Subdivision Plat

11400 Yale Center - (2309) (County)

South of southwest corner of East 116th Street North and North Yale Avenue

This plat consists of 1 Lots, 1 Block, on 12 acres.

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

12.1

12/30/13

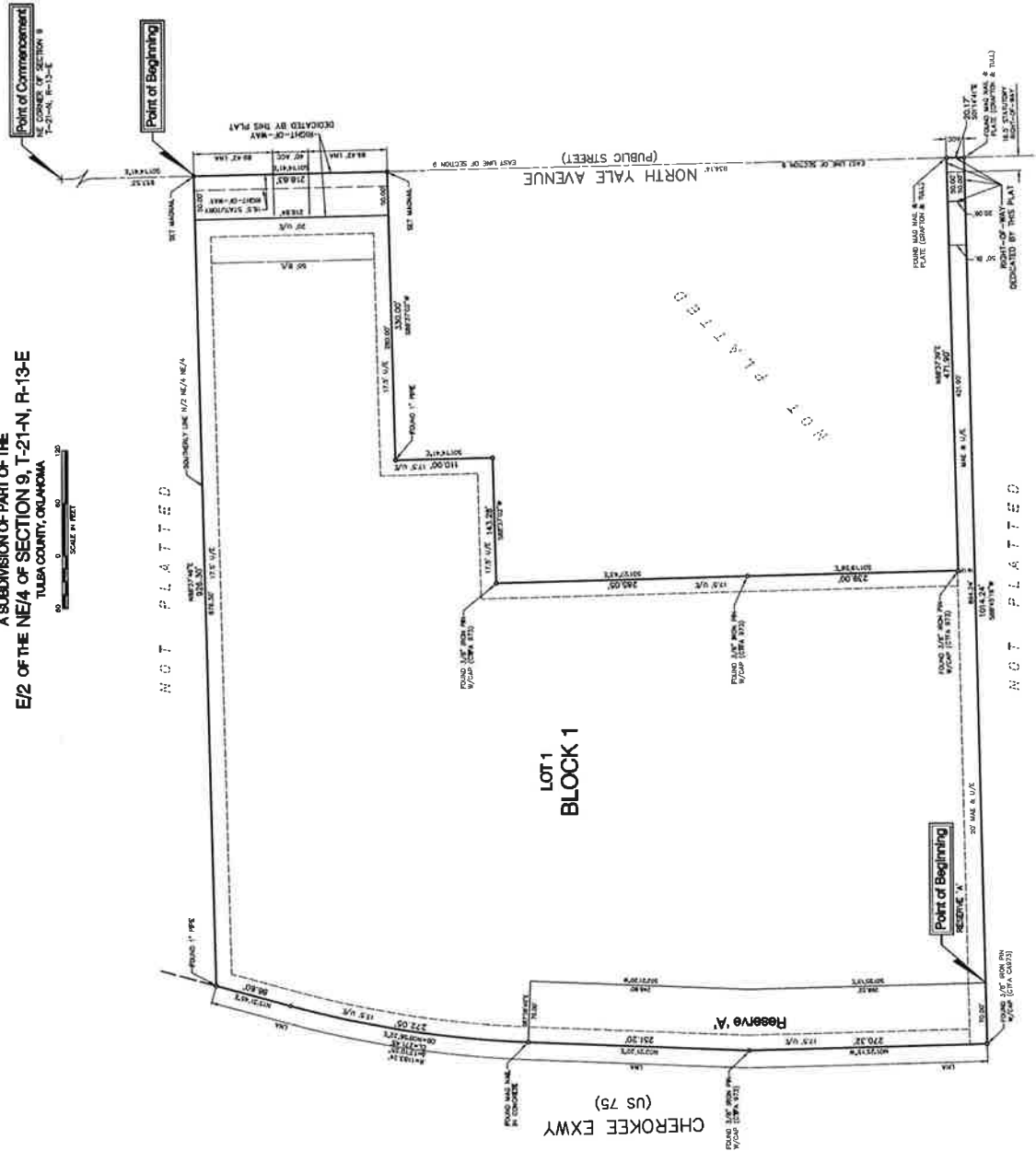
A SUBDIVISION OF PART OF THE
E/2 OF THE NE/4 OF SECTION 9, T-21-N, R-13-E
TULSA COUNTY, OKLAHOMA



TREASURER'S STAMP
DO NOT USE THIS SPACE

COUNTY CLERK STAMP
DO NOT USE THIS SPACE

PLAT No.	
FRILL PLAT	
CERTIFICATE OF APPROVAL	
(This plat is hereby approved by the Texas Land Office)	
After Planning Commission and	
Transcript	
This plat is to be added to the plat and	
not used in the office of the	
County Clerk or in the	
County Clerk's Office	



Owners:
TULSA COUNTY
ATTN: MR. TOM RAINES P.E.
500 SOUTH DENVER
TULSA, OKLAHOMA 74103
PHONE: (918) 598-3736

AND

GREEN RESOURCES OF OKLAHOMA
4205 RICHARDSON RANCH RD
FORT WORTH, TX 76128
PHONE: (818) 828-9956

Engineer / Surveyor
SACK AND ASSOCIATES, INC.
3330 EAST 31ST STREET SOUTH, SUITE 100
TULSA, OKLAHOMA 74139-1519
PHONE: (918) 592-4111
FAX: (918) 592-4111
E-MAIL: SACK@SACKANDASSOCIATES.COM
C.A. No. 1763 (EXP. JUNE 30, 2000)

Basis of Bearings

Documentation

ALL CORNERS SHOWN ON THIS FLAT WERE SET USING A 3/8" x 18" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1139". OR CA NUMBER 1783. UNLESS OTHERWISE NOTED.

Statistica

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
AND RESERVE 'A'

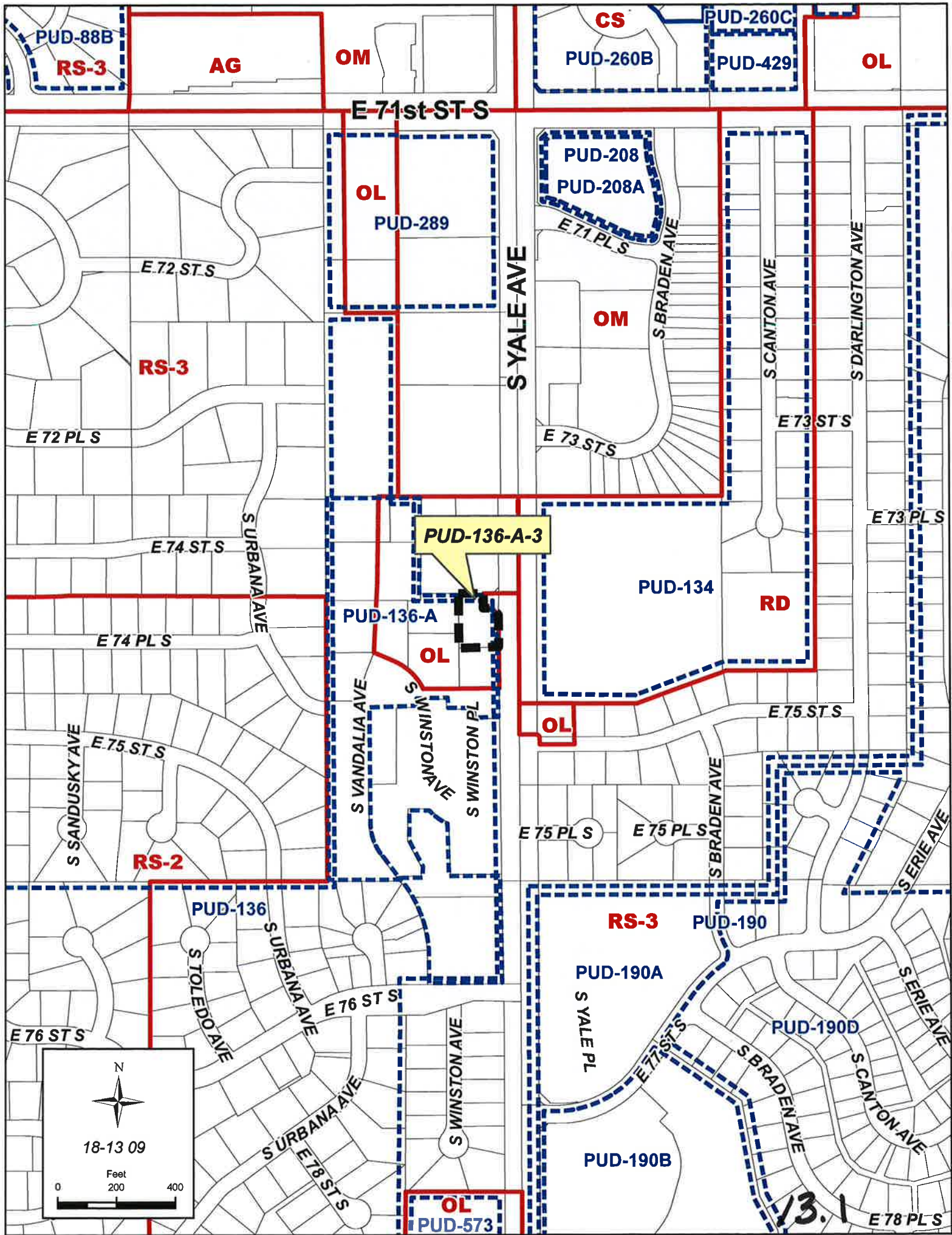
LOT 1 BLOCK 1 CONTAINS 12.2900 ACRES (535,353 SF)
RESERVE 'A' CONTAINS 0.8345 ACRES (36,352 SF)

Legend

ACC = ACCESS PERMITTED
B/L = BUILDING LINE
LNA = LIMITS OF NO ACCESS
MAE = MUTUAL ACCESS EASEMENT
U/E = UTILITY EASEMENT

Survivor Note

THE LAST SITE VISIT WAS MADE ON JANUARY 3, 2013.





E 71st ST S

E 72 ST S

E 71 PLS

S BRADEN AVE

S CANTON AVE

S DARLINGTON AVE

E 72 PLS

E 73 ST S

E 73 ST S

E 73 PLS

E 74 ST S

PUD-136-A-3

E 74 ST S

S YALE AVE

E 74 PLS

E 75 ST S

S SANDUSKY AVE

E 75 ST S

S VANDALIA AVE

S WINSTON AVE

S WINSTON PL

E 75 PLS

E 75 PLS

S BRADEN AVE

S ERIE AVE

S STOLE AVE

S URBANA AVE

E 76 ST S

S WINSTON AVE

S URBANA AVE

E 78 ST S

S YALE PL

E 77 ST S

S BRADEN AVE

S CANTON AVE

S ERIE AVE

E 78 PLS



18-13 09

Feet
0 200 400

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



PUD-136-A-3

E 74 ST S

S YALE AVE

S VANDALIA AVE

S WINSTON AVE

S WINSTON PL

E 75 ST S



18-13 09

Feet
0 50 100

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

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STAFF RECOMMENDATION

PUD-136-A

Minor Amendment to reduce the building setback line along the East property line of Lot 2, Block 1 Silver Ridge Addition from 80' feet to 78'. The site is located at Southwest Corner of East 74th Street South (Private) and South Yale Avenue. TRS 18-13-09; CZM 52; Atlas 1134; CD-8

The applicant is requesting a minor amendment to reduce the building setback for a building that has been constructed over the building setback line. This request is for a single lot.

This request can be considered a Minor Amendment as outlined by Section 1007.H.9 PUD Section of the City of Tulsa Zoning Code.

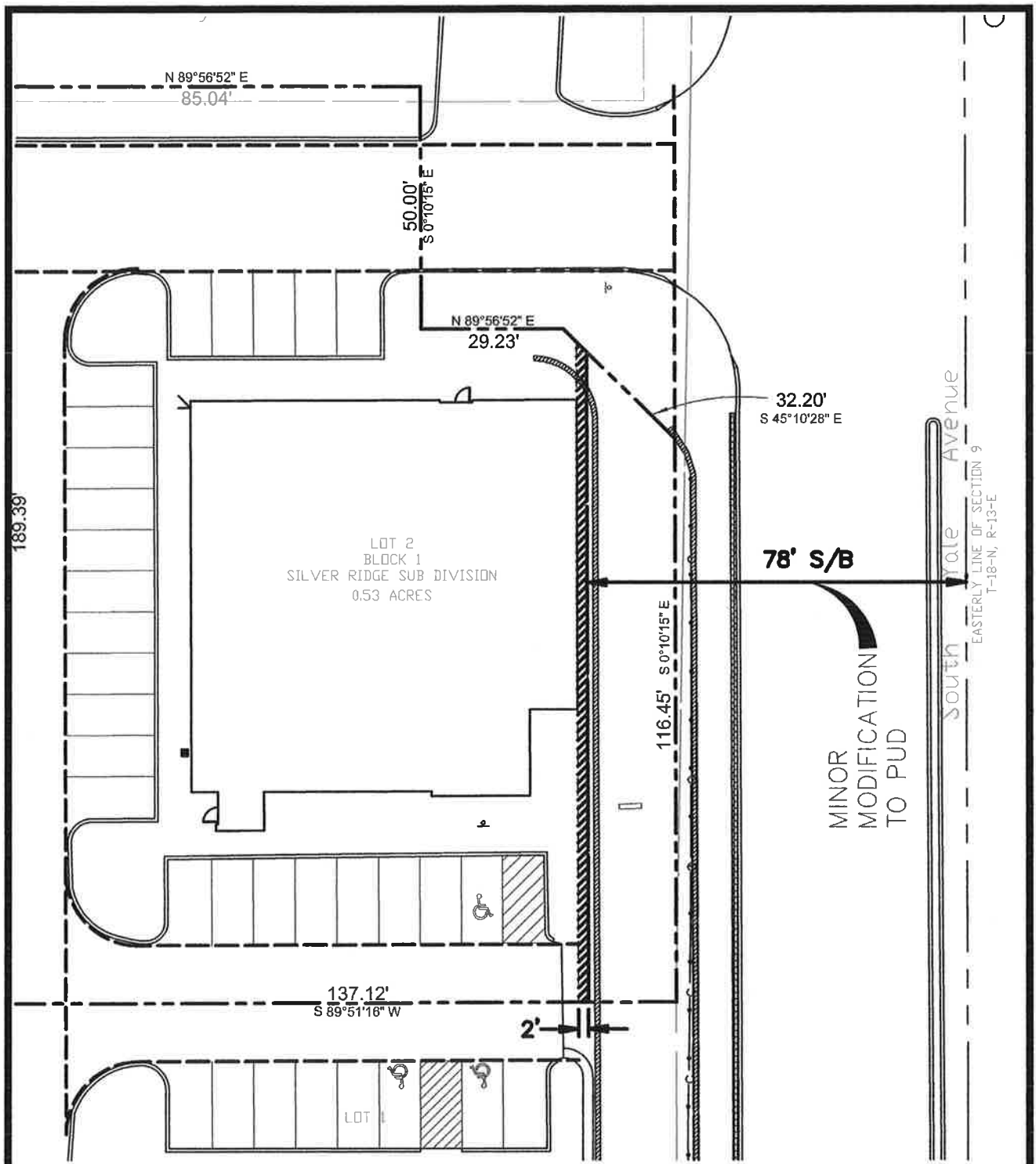
"Changes in structure heights, building setbacks, yards open space, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."

The requested amendment to reduce the east building setback by two feet is not significant at this location. The face of the building is hidden from South Yale by an existing retaining wall.

Staff has reviewed the request and determined:

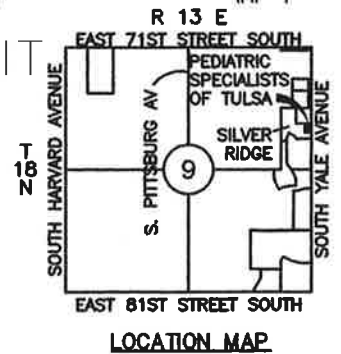
- 1) The two foot reduction in the building setback line at this location that it is not injurious to the proximate properties.
- 2) Does not change the character of the original Planned Unit Development
- 3) The request is consistent with the Planned Unit Development Chapter of the Zoning Code.

Therefore staff recommends approval of the request for a side yard reduction as outlined at the location above from 80 to 78 feet.



30 15 0 30 60
SCALE: 1"=30'

PUD MODIFICATION EXHIBIT
PEDIATRIC SPECIALISTS OF TULSA
DOUG HUBER, ARCHITECT
7412 SOUTH YALE AVE.
TULSA, OK 74136
(918) 523-5437



DESCRIPTION

A tract of land located in the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) of Section Nine (9) of Township Eighteen (18) North and Range Thirteen (13) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Tulsa County, State of Oklahoma; said tract being more particularly described as follows:

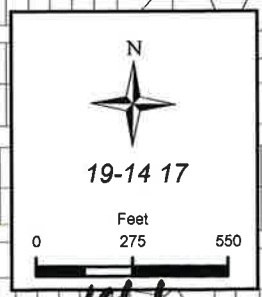
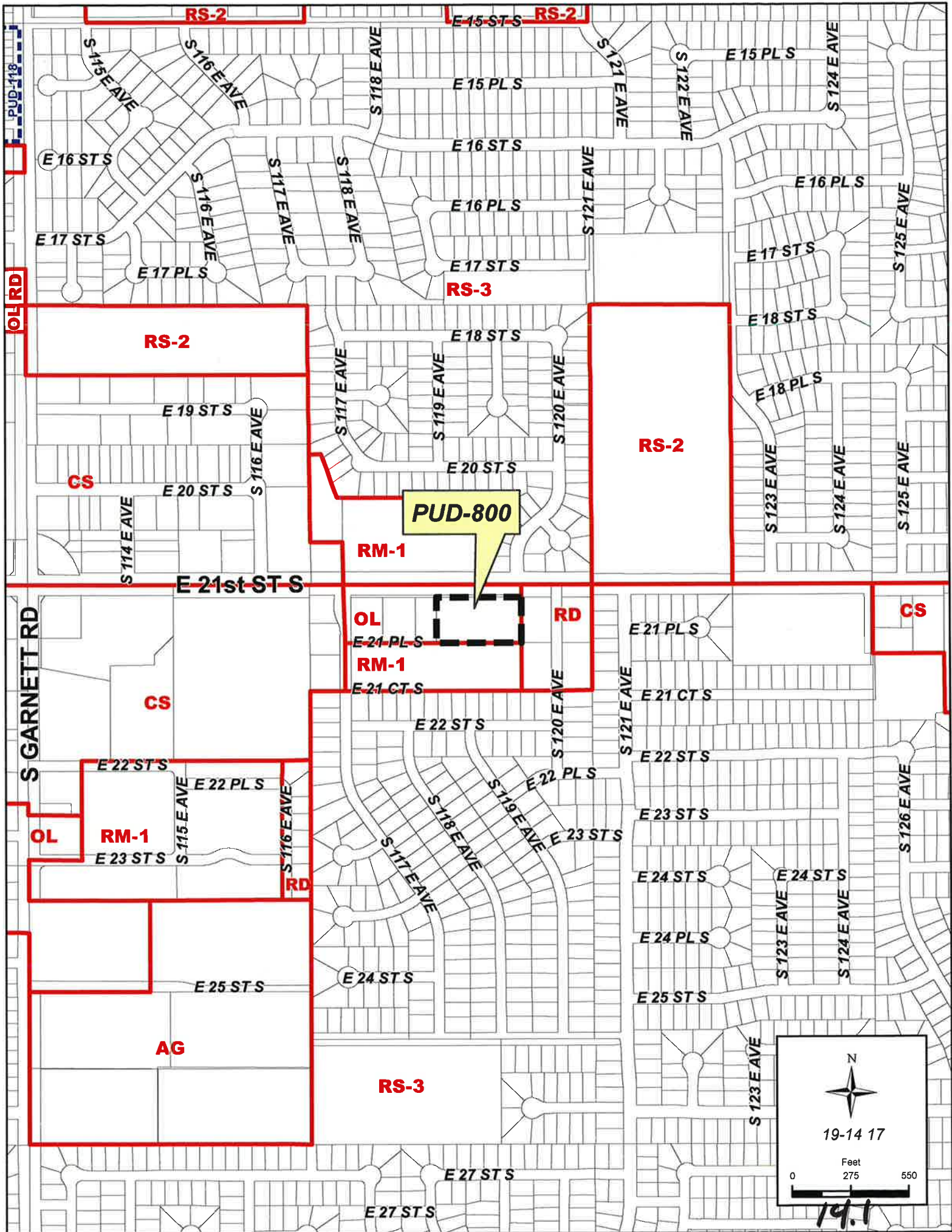
The West 2 feet the East 80 feet of Lot 2 Block 1 of Silver Ridge Sub-Division.



Kevin Vanover, PE
Impact Engineering and Planning, PLC
Oklahoma Certificate of Authorization No. CA 5798
Expiration Date: 6/30/15

12/9/13
Date





E 21st ST S

PUD-800

S 120 E AVE

E 21 PL S

E 21 CT S

E 22 ST S



19-14 17

Feet
0 50 100

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

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January 8, 2014

STAFF RECOMMENDATION

PUD-800:

PUD Detailed Site Plan – A 1.97 acre tract that is part of, Section 06, T-18-N, R-14-E, Part of Lot 1, Block 2, Briana Ann Addition a subdivision in the City of Tulsa, located East of the Southeast corner of South Garnett Road at East 21st Street South. CZM 39; Atlas 859; CD-6

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new retail building. The proposed development is located in PUD 800 for this facility.

PERMITTED USES:

Allowed uses are principal and accessory uses permitted in PUD 1,4,5,6,7,7A,10,11,12,13,14 and 19 (Section 701). Any additional uses will require an amendment to the PUD. This project is classified as a Use Unit 14 (Shopping Goods and Services)

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development. Access to South Mingo Road from the north of the subject property is being processed through a change of access and will need to be approved prior to construction. Additionally, a Mutual Access Easement needs to be dedicated along the north property line of the subject tract to facilitate access.

LIGHTING:

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

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening is consistent with the Planned Unit Development requirements and it meets the minimum standards of the Landscape portion of the Tulsa Zoning Code. All trash, mechanical and equipment areas shall be screened from public view. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

Additional sidewalk improvements are not needed along South Mingo Road. The plan displays pedestrian connectivity to already constructed sidewalks along South Mingo Road. Furthermore, the site plan displays adequate pedestrian circulation interior to the development.

MISCELLANEOUS SITE CONSIDERATIONS:

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

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-800**. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD, and the stated purposes of the Planned Unit Development Section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new retail building.

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

Submitted by Lumenation, Inc


Job Name:
TULSA, OK DOL GEN

Catalog Number:
PGL-350P-128-1-LP

Notes: LAMP INCL

Type:**J**

LUMENATION13-41098

PERIMALITER® WALLPACK PGL GLASS SERIES

Cat. #		Approvals
Job	Type	

**APPLICATIONS**

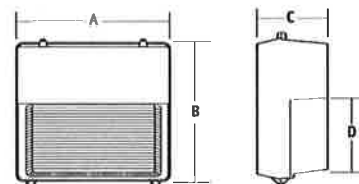
- Perimeter lighting for safety and security. High performance with wide lateral spread. Typical mounting heights 18-25ft

SPECIFICATIONS

- Cast aluminum door frame with prismatic glass refractor. Door seals to housing gasket with twin Hubbell Gard® captive fasteners
- Die cast aluminum housing allows firm mounting over recessed junction boxes or on flat surfaces for 1/2" surface conduit Casting dissipates ballast heat for long life. Side hub supplied for field installation of button photo control, ordered separately
- Specular aluminum reflector with kicker panels drive maximum lamp lumens to the refractor prisms. Vertical socket position with these optics provide six to one spacing to mounting height ratio for maximum spacing or greater lumens and lamp life
- PGL is available in wattages show below. All sockets are mogul base
- LP units include lamp in fixture carton for contractor convenience
- Dark bronze 800 Series powder paint finish standard on frame and housing. For optional finishes, black, gray, and white consult factory

LISTINGS

- Listed to UL1598 for use in wet locations



	A	B	C	D
PGM3	147/8"	15"	9 7/8"	6 13/16"
	378 mm	381 mm	251 mm	173 mm

ORDERING INFORMATION

PGL	-	350		P	-	1		2		8	-	1	-	LP
Series		Wattage		Source		Ballast Type		Version		Voltage		Finish		Option

Catalog Number	Wattage	Lamp Type	Voltage	Ballast	Lamp Included	Weight lbs. (kg)
Pulse Start Metal Halide						
PGL-250P-128-1-LP	250	PSMH	Quad Tap	CWA-HPF	Yes	30 (13.6)
PGL-320P-128-1	320	PSMH	Quad Tap	CWA-HPF	No	25 (14.5)
PGL-350P-128-1	350	PSMH	Quad Tap	CWA-HPF	No	25 (15.0)
PGL-350P-128-1-LP	350	PSMH	Quad Tap	CWA-HPF	Yes	27 (15.0)
High Pressure Sodium						
PGL-250S-128-1	250	HPS	Quad Tap	CWA-HPF	No	32 (14.5)
PGL-400S-128-1	400	HPS	Quad Tap	CWA-HPF	No	36 (16.3)
PGL-400S-128-1-LP	400	HPS	Quad Tap	CWA-HPF	Yes	36 (16.3)

- Notes:
- LP - Indicates lamp included with the fixture.
 - Above units are Quad Tap (120,208,240,277V For ED28 lamps are required
 - For Tri-Tap Canadian ballast (120,277,347 volt) change 8 to 6
 - Dark Bronze finish (-1) is standard; For alternate finish (2- Black, 3- Gray, 4- White) - consult factory for price adder and availability
 - 50Hz ballastry is available - Consult factory

ACCESSORIES - Order Separately

Catalog Number	Description
PBT-1	Photocontrol, button type, 120V
PBT-234	Photocontrol, button type, 208, 240, 277V
PTA-8	Photocontrol, external, weather tight, 208, 240, 277V
PG-PS¹	Polycarbonate shield for refractor
PG-WG¹	Wire guard for refractor
PVL3V	Full cut-off visor, formed aluminum, bronze finish

¹ Guard and shield can be used on the same fixture

OPTIONS - Add Suffix

Catalog Number	Description
-EM	Double contact socket for remote power (less lamp) all units
-QSS	Quartz restrike system including relay (less lamp) all units (Double contact bayonet socket)
-UST	Substantially transformed version in the U.S. meeting level 2 of the Buy American Act

REPLACEMENT PART

Catalog Number	Description
80033990104	Lens door assembly, bronze

14.5

CIMARRON SERIES

Cat. #	Approvals
Job	Type

**SPAULDING
LIGHTING**
APPLICATIONS

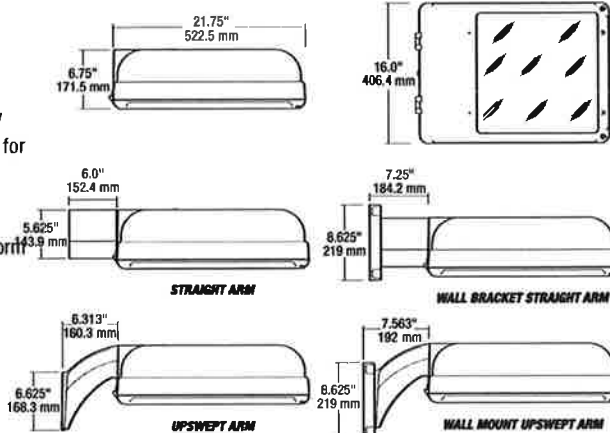
- Area and site lighting.

FEATURES

- Complements 'Southwest Series'
- IES Type II, III, V (square) and forward throw light distributions
- Flat lens design
- Electronic ballast for 150w, 250w, 350w and 400w PSMH with 0-10V dimming capability (control system by others). Ballast programmed for automatic dimming also available (consult factory).
- 100w to 400w lamps in HPS, and Pulse Start MH for design flexibility
- All distributions are field-rotatable
- Mounts on upswept, straight arms for poles or on wall bracket for a uniform project look
- 5 standard, 2 premium, and custom colors are available

LISTINGS/CERTIFICATIONS

- Title 20 compliant
- UL 1598 listed and CSA certified for outdoor use in wet locations
- U.S. Patent No. D556,935
- IDA fixture seal of approval

EPA = 1.2 f1' (single unit with arm)

ORDERING INFORMATION

CR1	-	A	-	P32	-	H4	-	F	-	Q	-	DB	-	HS-L
SERIES				SOURCE/WATTAGE		LAMP ORIENT./DISTR.		LENS		COLOR		OPTIONS		
➔ CR1 Cimarron				ELECTRONIC PULSE START METAL HALIDE		H2 Horiz. II - hydroformed H3 Horiz. III - hydroformed H3P Horiz. III - High Performance Series (segmented) H4 Horiz. IV - multi-piece H4P Horiz. IV - High Performance Series (segmented) H5 Horiz. V (square) - hydroformed H5P Horiz. V - High Performance Series (segmented)		F Flat		DB Dark Bronze BL Black WH White GR Gray PS Platinum Silver RD Red (premium color) FG Forest Green (premium color) CC Custom Color (consult factory)		WBAD Substitutes decorative upswept arm when WB wall bracket mounting is chosen RPA2 Round pole adapter (2 3/4-3 1/8") RPA3 Round pole adapter (3 1/4-3 3/4") RPA4 Round pole adapter (3 7/8-4 1/2") RPA5 Round pole adapter (5") RPA6 Round pole adapter (6") F(X) Fusing (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347) P(X) Photo button (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 6-347) PR(X) Photo cell receptacle (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347) QZ Quartz RS with lamp HS Internal house side shield (available for H2, H3 & H4 distributions) VG Polycarbonate vandal guard L Lamp		
MOUNTING								VOLTAGE						
➔ A Arm mount construction (6" straight rigid arm included & acceptable for 90° configurations)				PULSE START METAL HALIDE				Q1 Quad-Tap® 120/208/240/277V V1 Five-Tap 120/208/240/277/480V (250 & 400w PSMH & HPS only) 5 480V T1 Tri-Tap® 120/277/347V E 50Hz, 220/240V (250 & 400w PSMH & HPS only) 0 No Ballast						
AD Decorative arm mount const. (6" decorative upswept arm incl. & acceptable for 90° configurations)				P10 100w (ED-17 Med base) P12 125w (ED-17 Med base) P15 150w (ED-28 Mog base) P17 175w (ED-28 Mog base) P20 200w (T-15 Mog base) P25 250w (ED-28 Mog base) P32 320w (ED-28 Mog base) P35 350w (ED- Mog base) P40 400w (ED-28 Mog base)										
WB Wall bracket const. (includes wall bracket & 6" straight arm unless WBAD option is chosen which substitutes decorative upswept arm)				HIGH PRESSURE SODIUM										
0 No arm or wall bracket (only order without arm or wall bracket when they are ordered as an accessory)				S10 100w (ED-23.5 Mog base) S15 150w (ED-23.5 Mog base) S25 250w (ED-18 Mog base) S40 400w (ED-18 Mog base)										
EASY ORDER FIXTURE AND POLE COMBINATIONS														
Catalog Number	Description													
CRPC-1-P25-H3-20	20ft 250w PMH, Type III													
CRPC-1-P40-H3-20	20ft 400w PMH, Type III													
CRPC-1-P40-H3-25	25ft 400w PMH, Type III													
CRPC-1-P40-H4-20	20ft 400w PMH, Type IV													
CRPC-1-P40-H4-25	25ft 400w PMH, Type IV													
Twin Configurations														

1 Factory wired for highest voltage unless specified.
Note: Mounting A and AD acceptable for 90 degree configurations

NOTE: All poles to be drilled with #2 pattern
SELECT UNITS ARE STOCKED FOR IMMEDIATE SHIPMENT.
EASY ORDER FIXTURE AND POLE COMBINATIONS

Catalog Number	Description
CRPC-1-P25-H3-20	20ft 250w PMH, Type III
CRPC-1-P40-H3-20	20ft 400w PMH, Type III
CRPC-1-P40-H3-25	25ft 400w PMH, Type III
CRPC-1-P40-H4-20	20ft 400w PMH, Type IV
CRPC-1-P40-H4-25	25ft 400w PMH, Type IV
Twin Configurations	
CRPC-2-P25-H3-20	20ft 250w PMH, Type III
CRPC-2-P40-H3-20	20ft 400w PMH, Type III
CRPC-2-P40-H3-25	25ft 400w PMH, Type III
CRPC-2-P40-H4-20	20ft 400w PMH, Type IV
CRPC-2-P40-H4-25	25ft 400w PMH, Type IV

All Combos include lamp, anchor bolts, poles and fixtures, color is Dark Bronze

ACCESSORIES**CRIMARRON ACCESSORIES**

CATALOG #	DESCRIPTION
ARM-CR-6-S-XX ^{1,2}	6" Rigid Straight Arm
ARM-CRD-6-S-XX ^{1,2}	6½" Rigid Upswept Arm
ARM-CR-K-TA-XX ¹	Tenon Arm (single) adjustable
ARM-CR-TK-TA-XX ¹	Tenon Arm (double 180°) adjustable
ARM-CR-K-S-XX ^{1,2}	Adjustable Arm
CR1-PVG	Polycarbonate Vandal Guard
CR1-HS-23	Internal House Side Shield (H2 & H3 distributions)
CR1-HS-4	Internal House Side Shield (H4 distribution)
CR-RPA2-XX ¹	Round Pole Adapter for Straight Arm (2¾ - 3½")
CR-RPA3-XX ¹	Round Pole Adapter for Straight Arm (3¼ - 3¾")
CR-RPA4-XX ¹	Round Pole Adapter for Straight Arm (3½ - 4½")
CR-RPA5-XX ¹	Round Pole Adapter for Straight Arm (5")
CR-RPA6-XX ¹	Round Pole Adapter for Straight Arm (6")
CRD-RPA2-XX ¹	Round Pole Adapter for Upswept Arm (2¾ - 3½")
CRD-RPA3-XX ¹	Round Pole Adapter for Upswept Arm (3¼ - 3¾")
CRD-RPA4-XX ¹	Round Pole Adapter for Upswept Arm (3½ - 4½")
CRD-RPA5-XX ¹	Round Pole Adapter for Upswept Arm (5")
CRD-RPA6-XX ¹	Round Pole Adapter for Upswept Arm (6")
WB-CR-XX ¹	Wall Bracket
TPLB-XX ¹	Twin Parallel Luminaire Bracket
CR1-EHS-XX ¹	External 3 Sided Glare Shield (not rotatable)

1 Replace XX with color choice, eg: DB for Dark Bronze

2 When ordering poles, specify Pole Drill Pattern #2

TENON TOP POLE BRACKET ACCESSORIES (2½" OD tenon)
(RSS version requires 4" round pole adapter)

CATALOG #	DESCRIPTION
SETA-XX ¹	Square Pole Tenon Adapter (4 at 90 degrees)
RETA-XX ¹	Round Pole Tenon Adapter (4 at 90 degrees)
TETA-XX ¹	Hexagonal Pole Tenon Adapter (3 at 120 degrees)

1 Replace XX with color choice, eg: DB for Dark Bronze

PHOTOCONTROL EQUIPMENT

CATALOG #	DESCRIPTION
PTL-1	Photocontrol - Twist-Lock Cell (120V)
PTL-8	Photocontrol - Twist-Lock Cell (120-277V)
PTL-5	Photocontrol - Twist-Lock Cell (480V)
PTL-6	Photocontrol - Twist-Lock Cell (347V)
PSC	Shorting Cap - Twist-Lock

SPECIFICATIONS

HOUSING Architecturally styled, one piece die-cast aluminum housing with nominal .125" wall thickness. Low profile design reduces the overall wind loading while providing a sleek, unobtrusive look which complements most building architectural styles.

DOOR Die-cast aluminum door hinges to housing and secures with two captive screws providing four points on contact ensuring a clean lens and optical assembly. Both the flat tempered glass and door are sealed with one-piece silicone gaskets.

OPTICS Multiple levels of photometric performance to be achieved via tiered optic offering ranging from fully segmented to hydroformed reflectors. All optical assemblies to field rotate in 90° increments. All distributions to be IES full cutoff classification. House side shielding available as either factory installed options or field installed accessories.

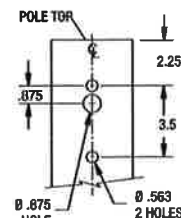
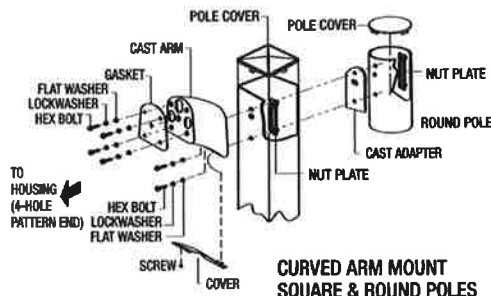
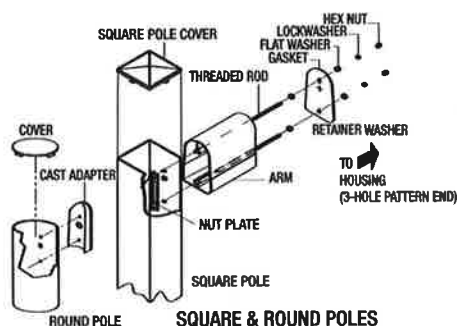
MOUNT Two arm designs are available providing maximum design flexibility. The die-cast aluminum arm offers a sleek upswept look while the extruded straight arm includes the housings contoured lines for continuity of style. A wall bracket and pole/tenon accessories are also available allowing easy mounting for virtually any application.

ELECTRICAL Energy efficient HID lamps up to 400w. Pulse rated porcelain sockets have spring loaded, nickel plated center contact. All units offer factory or field-installable photocell options and fusing.

BALLAST HPF ballast circuit, starting rated at -20 deg F (-40 deg F for HPS). Ballast and other electrical components mounted directly to housing for excellent heat dissipation and long life.

FINISH TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness. Prior to painting all luminaires and mounting accessories should be thoroughly cleaned with acid and alkaline cleaners followed by the application of a chromate conversion coating.

LISTING UL 1598 listed and CSA certified for outdoor wet location applications.



#2 DRILL PATTERN FOR POLES

CURVED ARM MOUNT
SQUARE & ROUND POLES

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

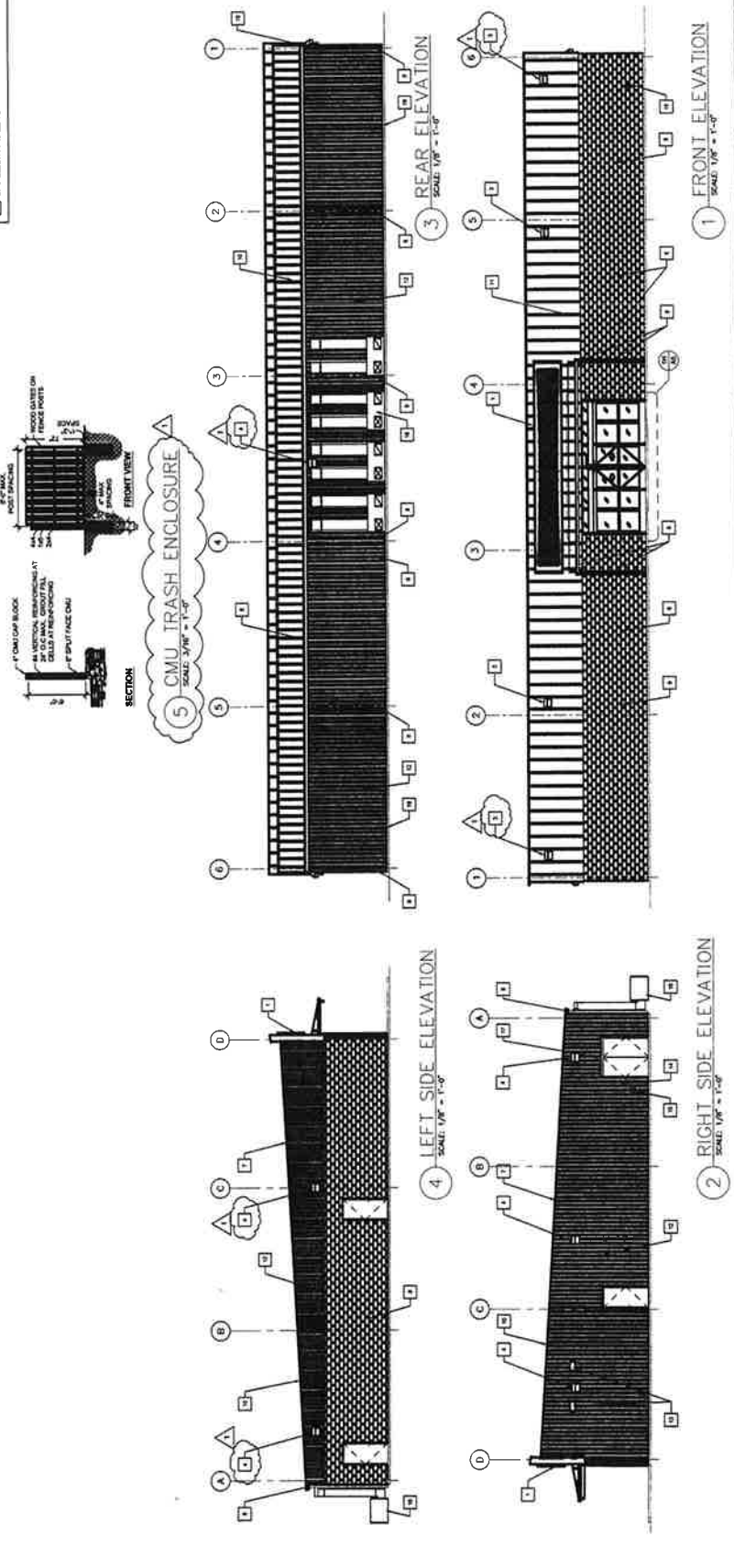
SPAULDING
LIGHTING

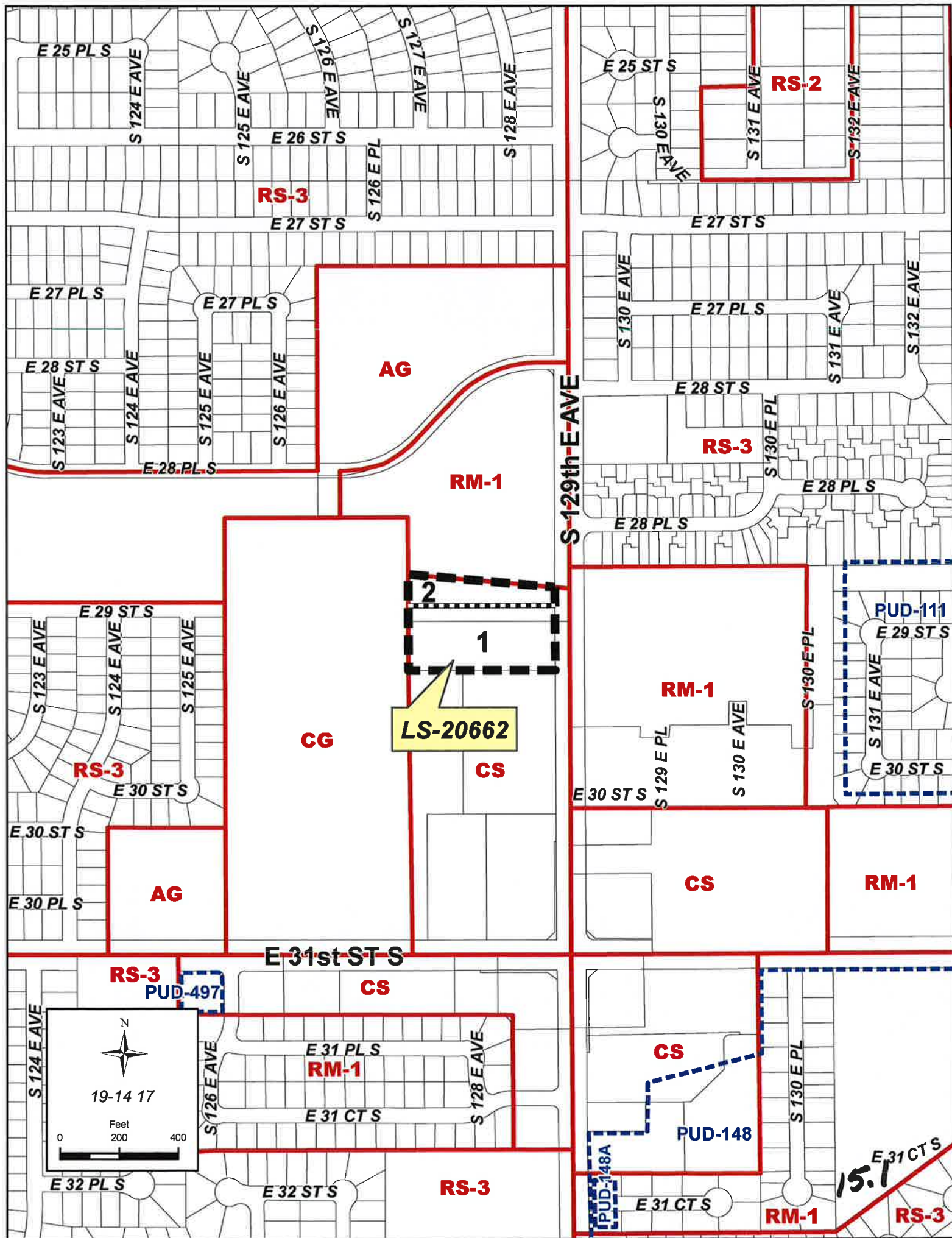
Spaulding Lighting • 701 Millennium Drive • Greenville, SC 29607 • PHONE: 864-678-1000

 For more information visit our web site: www.spauldinglighting.com

	VP BUILDINGS FURNISH VENDOR	STAR BUILDINGS SYSTEMS	NUCOR BUILDING SYSTEMS	BIG BEE STEEL BUILDINGS, INC.
	ATTN: DAVID ENGLISH (607) 746-8103	ATTN: JEFF HORN 866-664-8099	ATTN: BOB BARRY 315-622-4440 or 500-837-7861	ATTN: KEVIN BUSLER 800-633-3378
DOWN SPOLITS				
SIDE AND REAR METAL WALL PANELS & TRIM RECEIVING & EMERGENCY EXIT DOORS.				
SIXTH CITY BRICK COLOR - SMOKEY MOUNTAIN.				
FLAT METAL ROOF WITH STOREFRONT VESTIBULE CEILING				
BUILDING PARAPET WALL AND CANOPY				
STOREFRONT SYSTEM				
STANDARD METAL ROOF PANELS				

- [illegible]







LS-20662

19-14 17

Feet
0 200 400

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

LOT-SPLIT

January 8, 2014

LS-20662

Sanders Engineering, Inc., (9417) (CS) (CD-6)

North of the Northwest corner of East 31st Street South and South 129th East avenue

The Lot-split proposal is to split an existing CS (Commercial Shopping Center) tract into two tracts. Tract one received a Variance of the frontage requirement from 150 feet to 61.76 from the Board of Adjustment on November 12, 2013. Tract two exceeds all of the Bulk and area requirements of the City of Tulsa Zoning Code.

The Technical Advisory Committee met on December 13, 2013. Development Services is requiring language, approved by City legal, on the deed to establish that the owner is responsible for maintenance of the floodplain located in Tract 1. Floodplain must be placed in an ODE (Overland drainage Easement). Also, should the extension of a water main be required then a 20' restrictive waterline easement is needed. During the building permit application additional fire department apparatus access drives and fire hydrants may be required depending on placement and size of the buildings. Both proposed tracts appear to have access to an 8" sanitary sewer main for service. However, no service connections will be allowed on the 18" sewer main.

South 129th East Avenue, between E. 21st Street South and E. 31st Street South is existing four lanes. Per Subdivision Regulations, sidewalks should be constructed if non-existing or maintained if existing.

This property is currently in the platting process. A Preliminary Plat for "Brookhollow Landing" was approved on November 20, 2013.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the lot-split with the maintenance of the floodplain located in Tract 1 on the deed.

LTS 3 & 4 & E10 VAC ALLEY ADJ ON W BLK 5, MORNINGSIDE ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Mr. Henke left the meeting at 2:19 p.m.

FILE COPY

21652—Sanders Engineering

Action Requested:

Variance of the frontage requirement in a CS District from 150 feet to 61.76 feet to permit a Lot-Split (Section 703, Table 2). **LOCATION:** North of the NW/c of East 31st Street on the West side of South 129th East Avenue **(CD 6)**

Presentation:

Dave Sanders, Sanders Engineering, 11502 South 66th East Avenue, Bixby, OK; stated the property was purchased in two pieces. The south parcel was part of an existing plat, the Blue Rob Addition. The north parcel was unplatted. Both parcels are in the CS zoning district. The purchaser would like to build an age restricted, 62 years and older, apartment complex. The plans are for a two-story 40 unit building, and will require approximately 220 feet of width. The sight needs to be combined into one parcel. The property has undergone a lot combination to combine the two parcels into one parcel. The east side of the property is 129th East Avenue, the south portion of the property will have the apartment building and the parking lot, and the north portion is the portion the owner would like to plat as Lot Two. Subsequently, the purchaser would like to sell or deed that to an entity that will maintain that piece of property in an undeveloped condition for conservation purposes. When the lot was purchased it was 110 feet wide making it a non-conforming lot, and would have come before the Board of Adjustment if there had been a desire to develop the lot. Approximately 50% of the north lot is flood plain.

Mr. Henke re-entered the meeting at 2:22 p.m.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 4-0-0 (Henke, Snyder, Tidwell, White "aye"; no "nays"; no "abstentions"; Van De Wiele absent) to **APPROVE** the request for a Variance of the frontage requirement in a CS District from 150 feet to 61.76 feet to permit a Lot-

BOA-21652

FILE COPY

Split (Section 703, Table 2). Finding that this is necessary to have a build area on the one lot, and the balance of the property will be going into an undeveloped and natural state. The approval is per plan 9.7. Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

PRT LT 1 BLK 1 BLUE-ROBB ADDN BEG NEC TH S166.70 W 497.52 N166.70 E497.52 POB SEC 17 19 14 1.91 ACS, PRT E/2 SE BEG 1391.56S NEC SE TH S110 W547.52 N160 SELY549.80 POB LESS E50 THEREOF SEC 17 19 14 1.57 ACS., CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

21519-B—Eller & Detrich – Lou Reynolds

Action Requested:

Variance to utilize an existing structure for a Special Exception law office use in the RM-2 District (Section 404.G). **LOCATION:** 244 West 16th Street (CD 4)

Presentation:

Lou Reynolds, 2727 East 21st Street, Tulsa, OK; stated this case is back before the Board because the responder and the interveners presented a novel argument in court that Section 404.G prohibits the Special Exception use of an office without a Variance. That is an interpretation that has never been made of the ordinance by this Board or by the City, to his knowledge. The Court determined that complete relief could not be granted until this issue is resolved, so today the trial is held in abeyance pending the Board's determination.

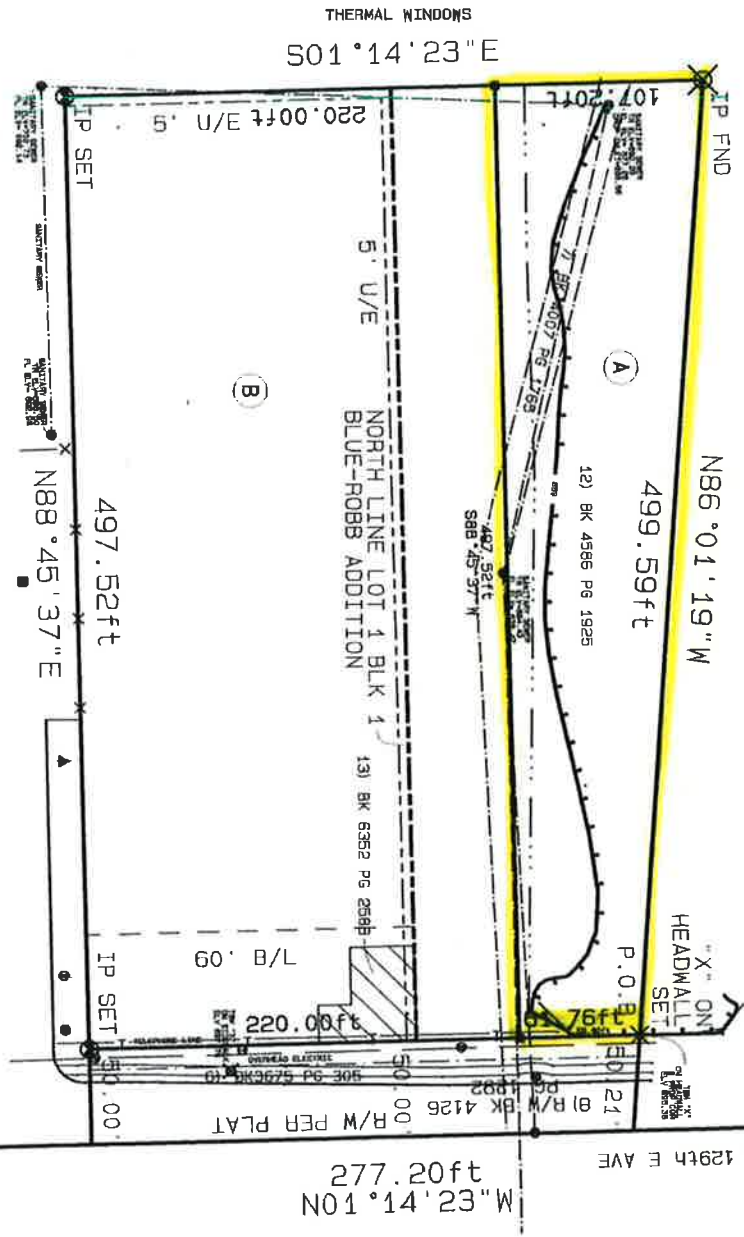
At this point Mr. Reynolds had Ms. Back display several exhibits that were in the Board's agenda packet, and reiterated information from the packet and what had been discussed in previous Board hearings.

Section 404.G in the Zoning Code speaks to the prohibition of Special Exception for an office use in the RM zone for structures exceeding two stories in height. That is why the applicant is before the Board today. The code does not define stories and height. There is no limitation.

Mr. Henke asked if the subject building was taller than 35 feet in height. Mr. Reynolds stated this building is not taller than 35 feet. The historic qualifying language in 404.G has been interpreted as limited to new construction, it has not applied to existing structures. The subject building has two floors and an attic, which the attic is finished. If the attic needs to be unfinished the floor can be taken out. Mr. Reynolds stated that several houses that contain two stories with an attic have been approved for an office,

NE/C SE/4
17-19-14
MAG NAIL FND

TULSA FIRST FOURSQUARE CHURCH



15.6

AG

AG

LS-20664

W 31st ST S

W 32 ST S

1

2

AG

AG

W 35 ST S

RE



19-11 19

0 Feet 250 500

16.1



19-11 19

0 250 500
Feet

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

16.2

WAIVER OF SUBDIVISION REGULATIONS FOR A LOT-SPLIT

January 8, 2014

LS-20664

Pamela Guenther, (9119) (AG) (County)

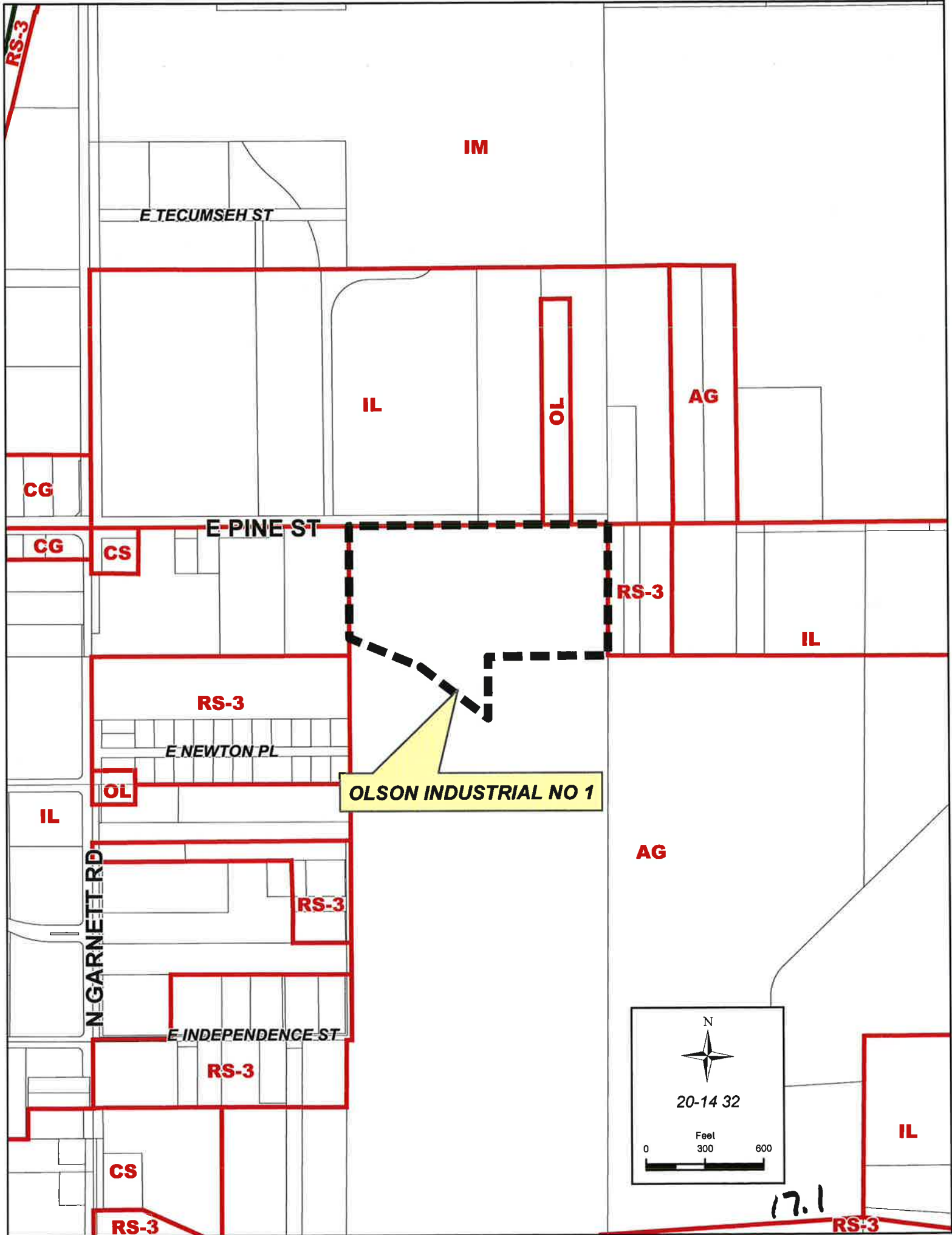
East of the Southeast corner of West 31st Street South and South 177th West Avenue

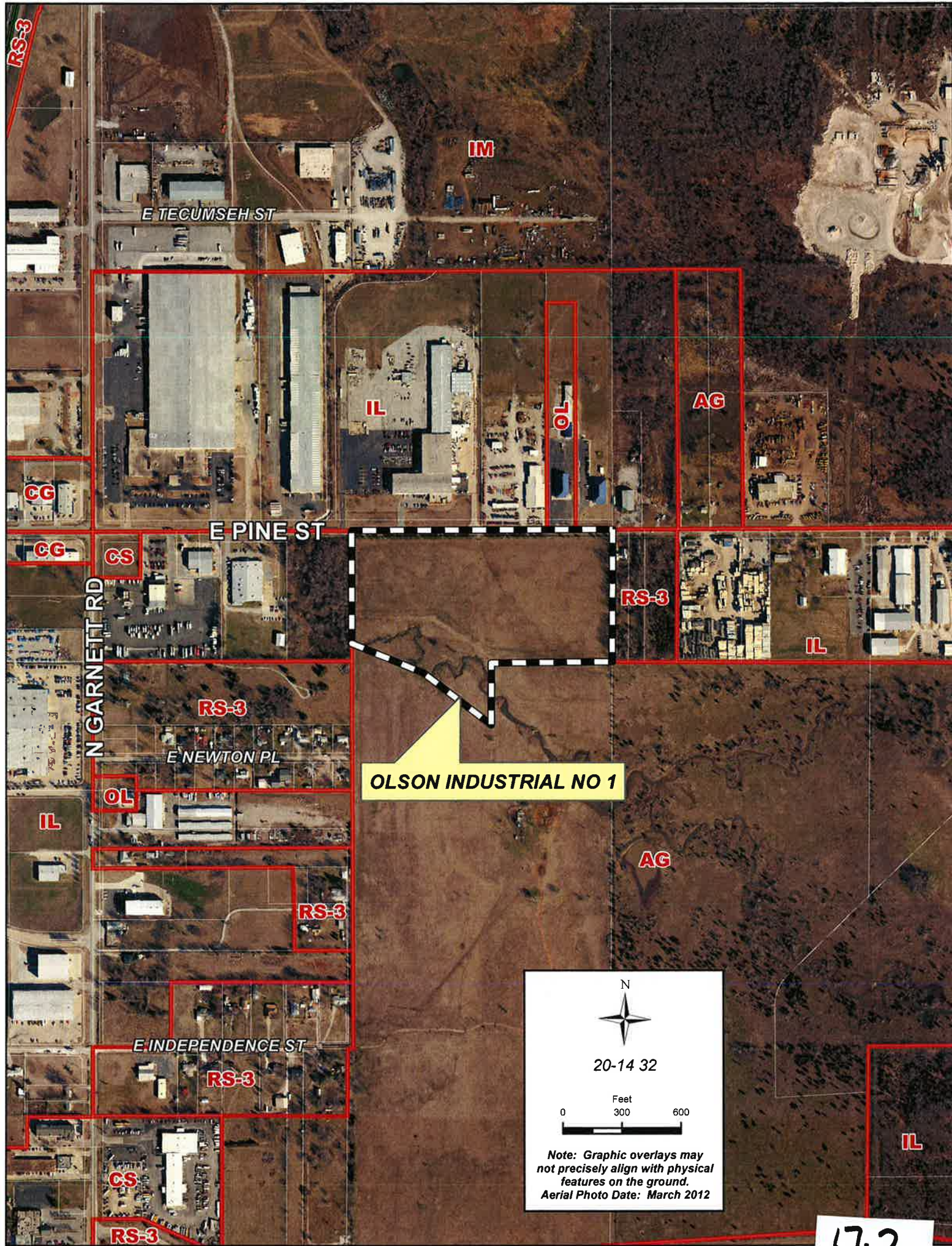
The Lot-Split proposal is to split an existing AG (Agriculture) tract into two tracts. Both of the resulting tracts will exceed the Bulk and Area Requirements of the Tulsa County Zoning Code.

One of the resulting tracts will have more than three side lot lines as required by the *Subdivision Regulations*. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract has more than three side lot lines.

The County Engineer reviewed the Lot-Split and has no comments or Right-of-Way requirements.

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





PRELIMINARY SUBDIVISION PLAT

Olson Industrial No. 1 - (0432) (CD 3)

East of the Southeast corner of East Pine Street and Garnett Road

This plat consists of 7 Lots, 1 Block, on 21 acres.

The following issues were discussed December 19, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG (agricultural) with IL (industrial light) pending.
2. **Streets:** Show limits of no access along Pine Street. A 60 foot right-of-way dedication will be required across Lot 7.
3. **Sewer:** No sanitary sewer service connections are allowed on main lines over 12 inches in diameter without written permission from sanitary sewer operations and maintenance (SOM) staff. Lot 7 would have service access to the existing 12 inch sewer line. However, Lots 1 – 6 would need an 8 inch mainline extension to provide service, if SOM does not permit direct connection to the larger sewer pipe.
4. **Water:** Should the extension of a water main line be required then a 20 foot restrictive waterline easement is needed.
5. **Storm Drainage:** Label the floodplain as Eagle Creek. Since floodplain is present on some of the lots, provide the minimum finished floor elevation for each affected lot. The overland drainage easement extends over multiple lots. Recommend placing it in a reserve for maintenance purposes and adding the appropriate standard language. No storm system is provided. Detention appears to be needed.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No buildings shown on the conceptual drawings. Because of the size of the lots additional fire department apparatus access drives and fire hydrants may be required.
8. **Other: GIS:** Basis of Bearing should not be assumed since the basis of bearing is the line between two known monuments or corners which serve as the reference and is the basis for the survey. Both bearings that state "due west" or "due east" should read 90 degrees instead of 00 degrees. Show all subdivisions in location map. Project location hatch covers subdivision text. Drawing does not scale properly. Show symbols for "set pin" at all corners. Submit control data sheet. Show lot square footages.

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

Waivers of Subdivision Regulations:

1. None requested.

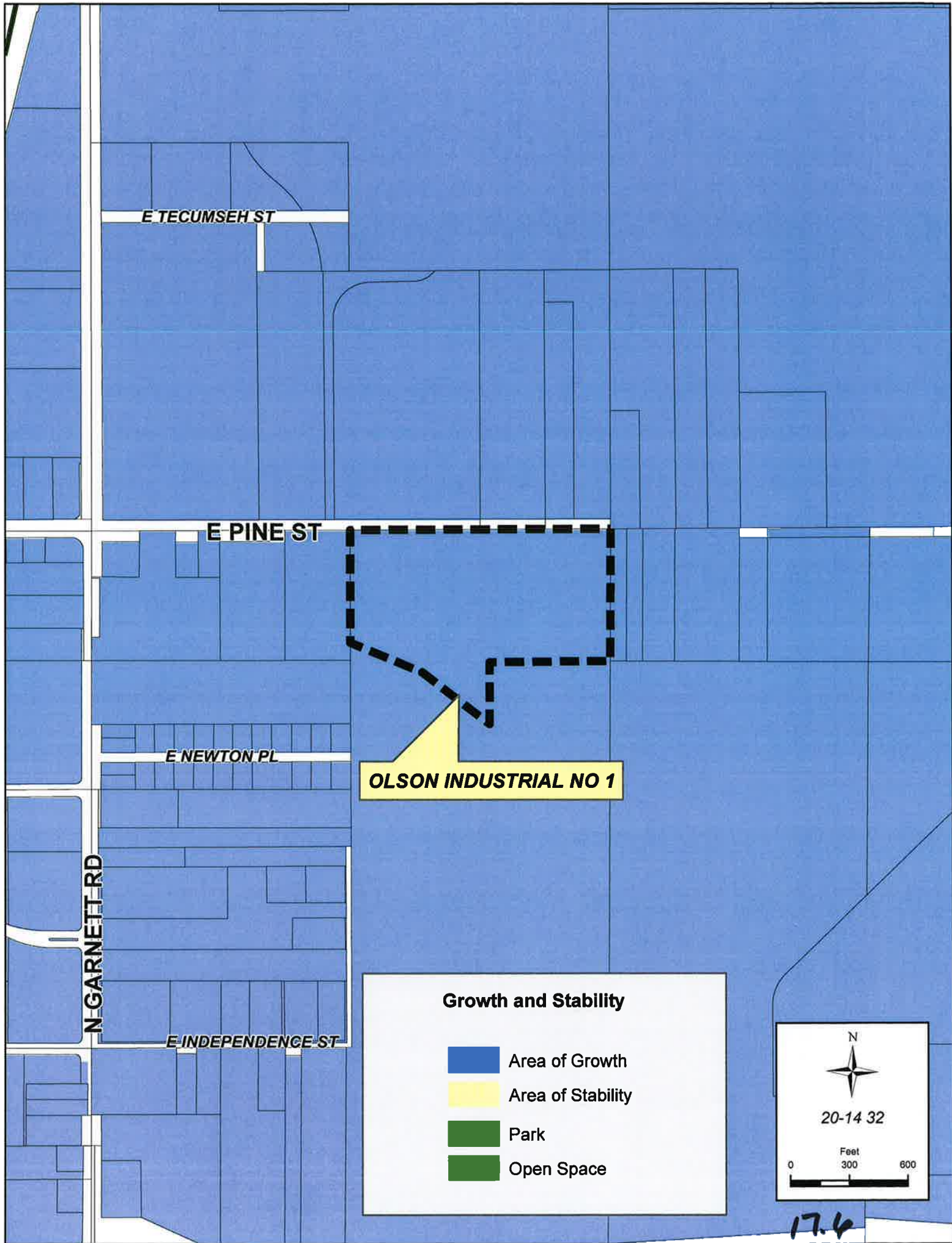
Special Conditions:

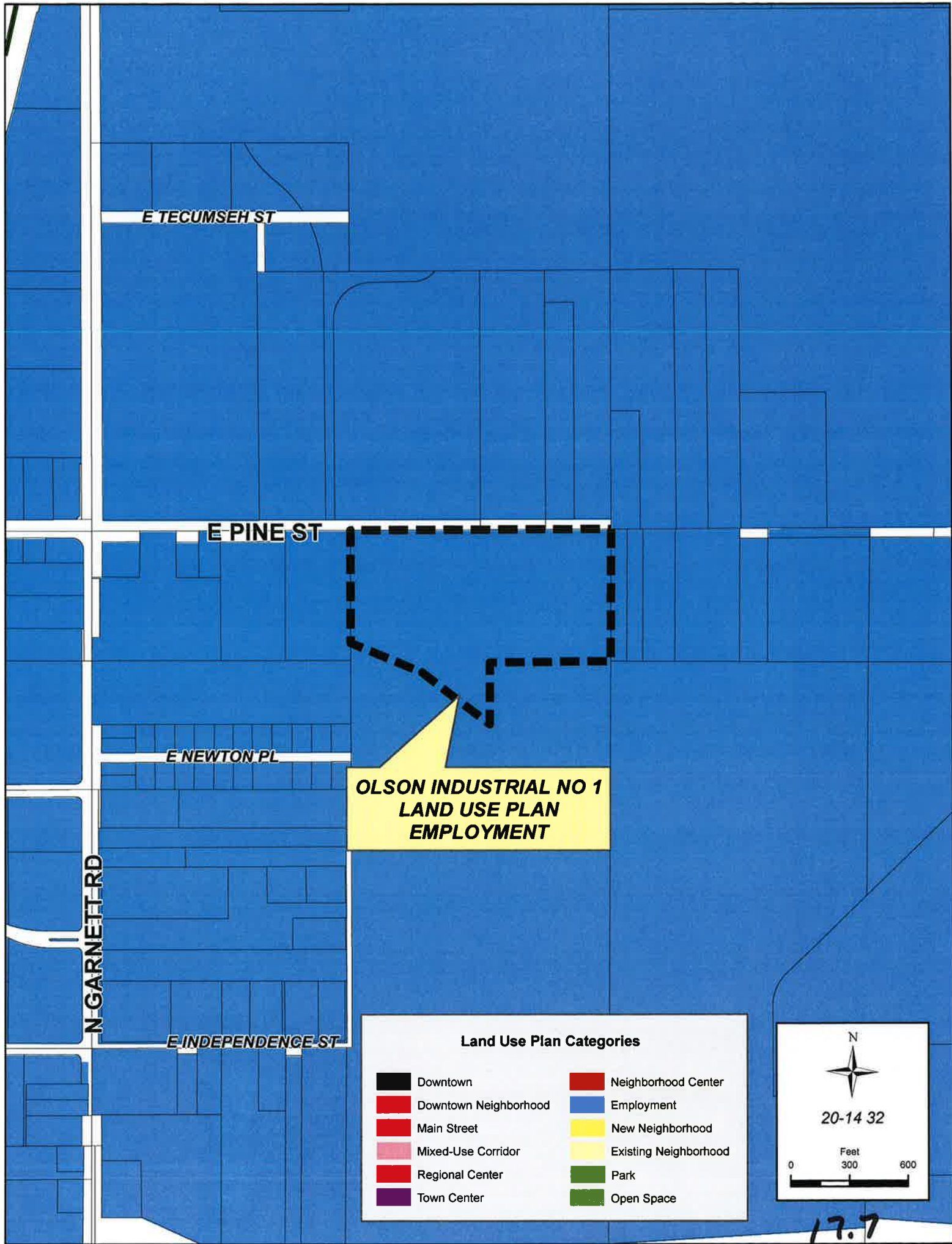
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

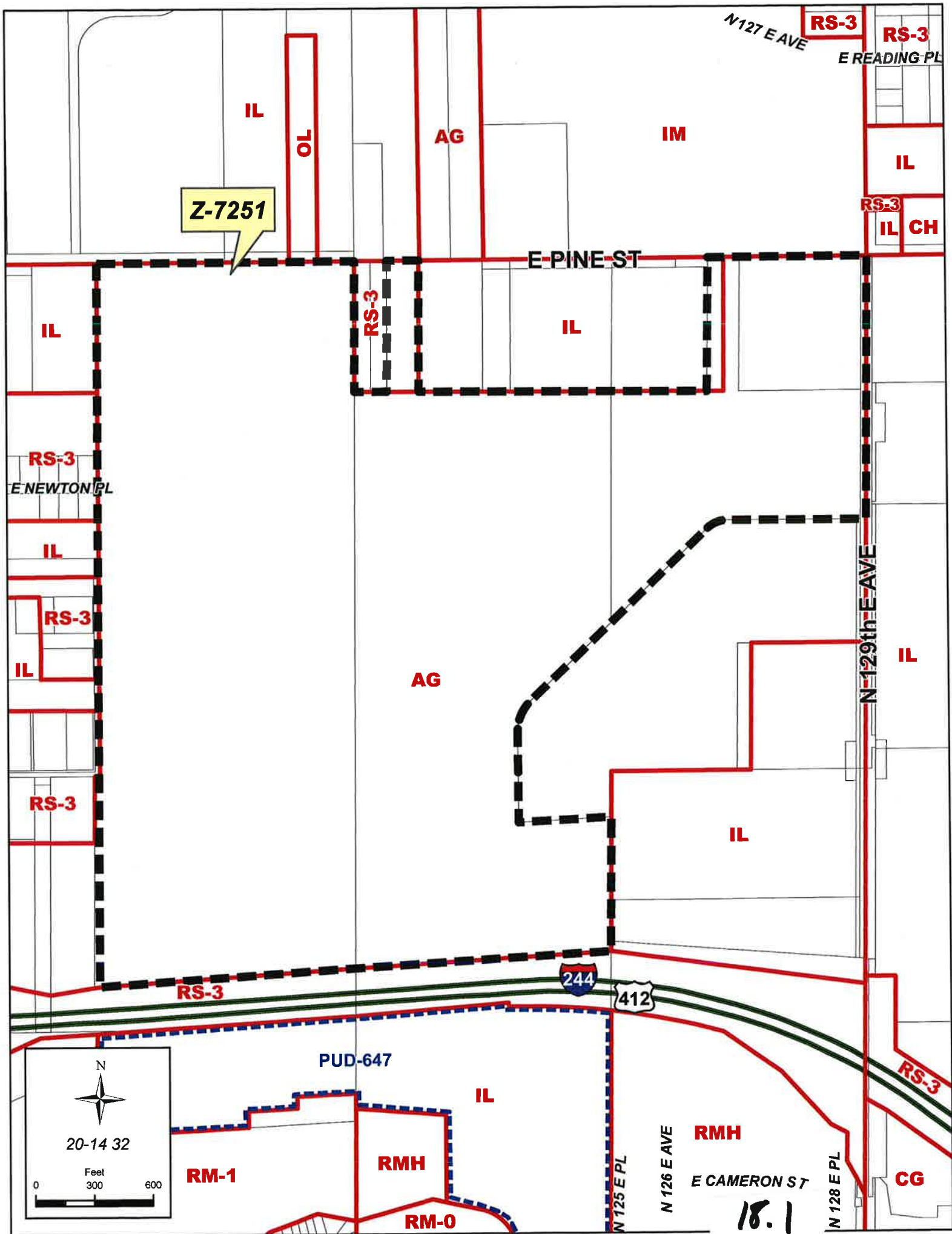
Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.







Z-7251

E PINE ST

N 127 E AVE

E READING PL

E NEWTON PL

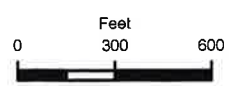
N 129th E AVE

244

412



20-14 32



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

N 125 E PL

N 126 E AVE

E CAMERON ST

8 E PL

18.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7251

TRS 0432

Atlas 972, 851, 852, 853

CZM 31

CD-3

TMAPC Hearing Date: January 8, 2014

Applicant: AAB Engineering, Inc./ Alan Betchan

Tract Size: 230± acres

ADDRESS/GENERAL LOCATION: Southwest corner of North 129th East Avenue and East Pine Street

PRESENT ZONING: AG

PRESENT USE: Vacant

PROPOSED ZONING: IL

PROPOSED USE: Light Industrial

ZONING ORDINANCE: Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

BOA-17355 April 23, 1996: The Board of Adjustment approved a Special Exception to permit 100 ft. free standing tower for cellular telephone antenna in an AG district, per plan submitted, subject to the auxiliary equipment being contained on the 50' x 50' lot, on property located at 11366 East Independence and also known as part of the subject property.

Surrounding Property:

Z-7117 January 2009: All concurred in approval of a request for rezoning a 2.5± acre tract of land from RS-3 to IL on property for machine parts processing, located west of southwest corner of East Pine Street and North 129th East Avenue.

Z-6917 January 2004: All concurred in approval of a request for rezoning a 2.25± acre tract of land from RS-3 to IL for storage of portable mini storages on property located west of the southwest corner of East Pine Street and North 129th East Avenue.

PUD-647 May 2001: All concurred in approval of a proposed Planned Unit Development on a 43± acre tract of land for a manufactured home park development, on property located south side of I-244 between North Garnett Road and North 129th East Avenue.

Z-6808 March 2001: All concurred in approval of a request to rezone a 7.3± acre tract from RS-3 to IL located in the northeast corner of East Independence and North Garnett Road extending from North Garnett Road to North 177th East Avenue.

Z-6764 June 2000: All concurred in approval of a request for rezoning a 5.5+ acre tract from RS-3 to IL for a machine shop located west of southwest corner of East Pine Street and North 129th East Avenue.

Z-6229 February 1989: All concurred in approval of a request for rezoning a 5± acre tract from RS-3 to IL on property located north of the subject tract.

Z-5676 April 1982: All concurred in approval of a request to rezone a 2.3-acre tract from RS-3 to IL located west of the southwest corner of East Pine and North 129th East Avenue.

Z-4192 September 1972: All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located west of the southwest corner of East Pine Street and North 129th East Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 230± acres in size and is located Southwest corner of North 129th East Avenue and East Pine Street. The property appears to be vacant and is zoned AG.

SURROUNDING AREA: The subject tract is abutted on the east by North 129th East Avenue, further east across the street property is a large church and school site, zoned IL; on the north by a broad mix of developed and undeveloped property zoned IL, OL, AG, RS-3 and IL, on the south by Interstate 244 and on the west by a neighborhood in transition with a mix sites zoned RS-3 and IL.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates East Pine as a Multi Modal Street.

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.

***Staff Comment:** There are no immediate plans for significant street widening or other improvements to East Pine or North 129th that affect the vision of this project. The Major Street and Highway Plan illustrates an east-west and a north-south collector street in this area. Collector street construction will be required during the plat process. Future development will require a subdivision plat for future development opportunities.*

During that process the street right of way will be required to satisfy future Secondary Arterial and Multi Modal Street requirements. Collector Streets improvements will be required by the developer during the subdivision plat process.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Pine Street	Secondary Arterial	100	2
North 129 th East Avenue	Secondary Arterial	100	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Employment Area:

The entire site is designated an Employment Area on the Land Use Maps inside the Comprehensive Plan. Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

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

Area of Growth:

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

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

Staff Comment: The entire parcel included in the rezoning request is included in an Employment Area and an Area of Growth. The IL zoning request is consistent with the vision of both components of the Comprehensive Plan. The City infrastructure for arterial streets, water and sanitary sewer are in place. Additional development using existing infrastructure is an important component of City Growth opportunities. This rezoning request will encourage future development opportunities in this part of Tulsa.

STAFF RECOMMENDATION:

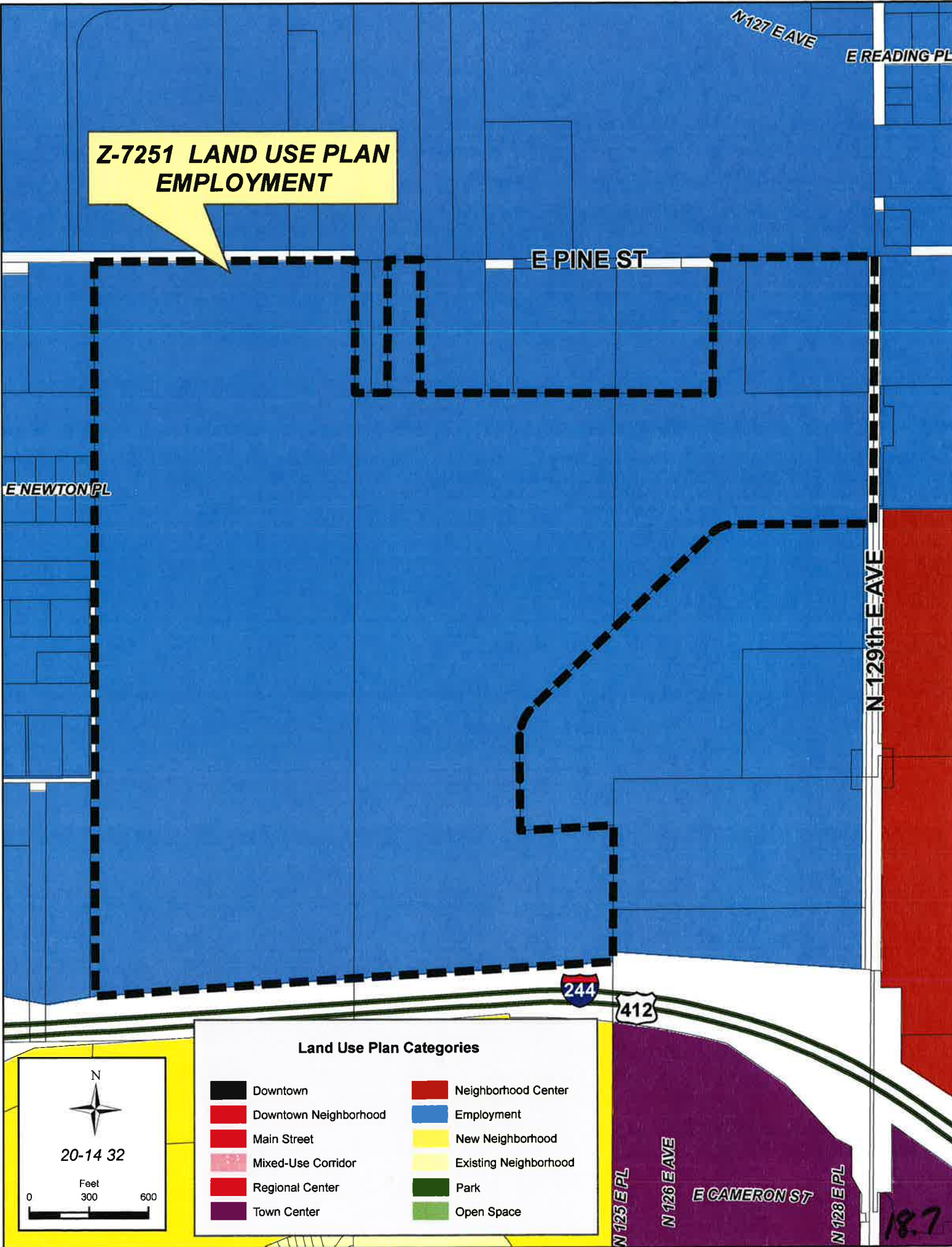
The requested rezoning is not injurious to the surrounding property.

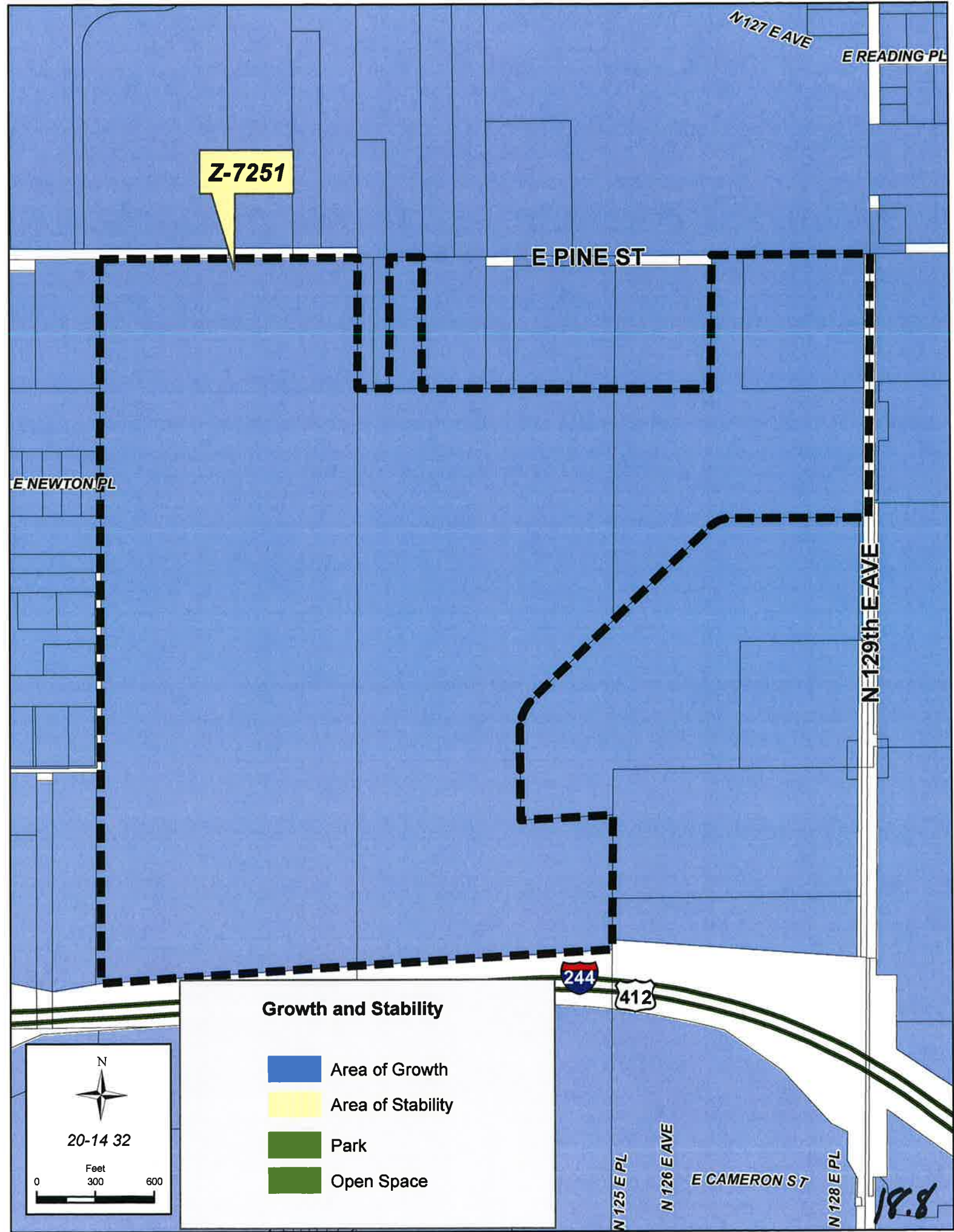
Z-7251 request for IL zoning is consistent with the Comprehensive Plan and the expected development pattern in this area

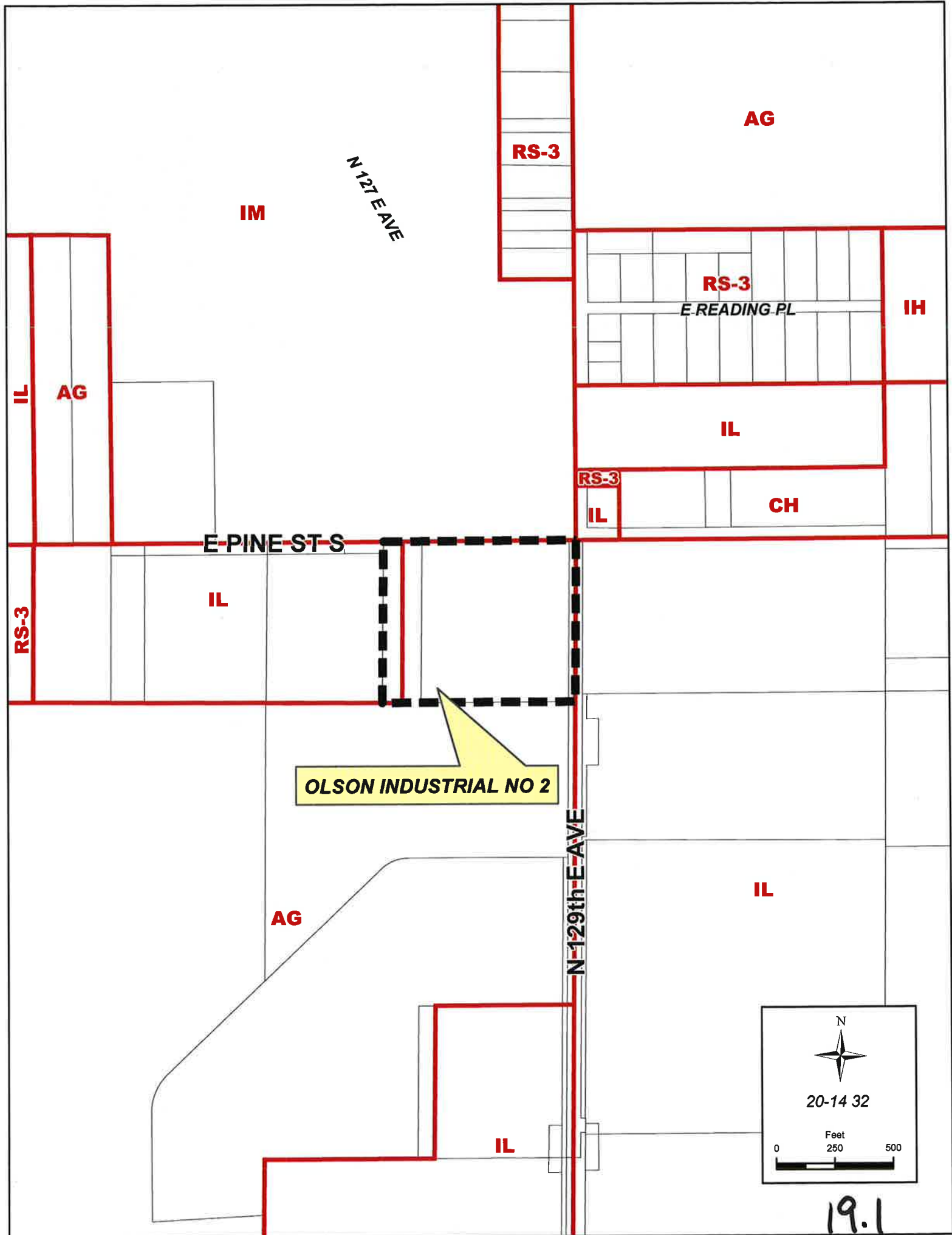
Therefore **staff recommends approval of Z-7251** for a rezoning request from AG to IL.

01/08/14

**Z-7251 LAND USE PLAN
EMPLOYMENT**









OLSON INDUSTRIAL NO 2



20-14 32

Feet
0 250 500

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

19.2

PRELIMINARY SUBDIVISION PLAT

Olson Industrial No. 2 - (0432) (CD 3)

Southwest corner of East Pine Street and 129th East Avenue

This plat consists of 1 Lot, 1 Block, on 12 acres.

The following issues were discussed December 19, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG (agricultural) with IL (industrial light) pending.
2. **Streets:** Show limits of no access along Pine Street and 129th East Avenue. Provide appropriate corner clip. Include section on LNA. Right-of-way dedication/acquisition should be coordinated with City of Tulsa street project.
3. **Sewer:** The street name should be North 129th East Avenue. The existing sewer is a 12 inch instead of the 8 inch line shown. The required mainline extension to serve the proposed plat must be designed to serve the entire basin, which means a 12 inch extension, deep enough to extend to the rest of the basin, is required. Due to the depth of the line a 20 foot sanitary sewer easement will be required.
4. **Water:** Should the extension of a water main line be required then a 20 foot restrictive waterline easement is needed. There are future plans for upgrading the 6 inch waterline along East Pine Street to a 12 inch line; how soon this happens has not yet been determined.
5. **Storm Drainage:** Label the floodplain as Tributary to Eagle Creek and place it in an overland drainage easement. No storm system is provided. Detention appears to be needed.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No buildings shown on the conceptual drawings. Because of the size of the lot additional fire department apparatus access drives and fire hydrants may be required.
8. **Other: GIS:** Basis of bearing should not be assumed since the basis of bearing is the line between two known monuments of corners which serve as the reference and is the basis for the survey. Nearings for the north line that states "due east" should read 90 degrees instead of 00 degrees.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste

disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

N 127 E AVE

E READING PL

E PINE ST S

OLSON INDUSTRIAL NO 2

N 129th E AVE

Growth and Stability

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



20-14 32

Feet
0 250 500

19.6

N 127 E AVE













E READING PL

E PINE ST S

OLSON INDUSTRIAL NO 2
LAND USE PLAN
EMPLOYMENT

N 129th E AVE

Land Use Plan Categories

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



20-14 32



19.7

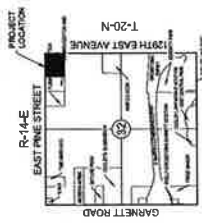
PLAT No.

19.8

FLOODPLAIN
PORTIONS OF THE PROPERTY ARE CONTAINED WITHIN "ZONE A," "ZONE X," AND THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS SHOWN ON FORM PANEL "401AS002B," DATE OCTOBER 15, 2012 AS WELL AS THE CITY OF TULSA REGULATORY

ENGINEER:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 8316, EXP. JUNE 30, 2015
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 814-6235
EMAIL: ALAN@AABENG.COM
PO BOX 2126

SURVEYOR:
TULSA LAND SURVEYING LLC
CERTIFICATE OF AUTHORIZATION NO. 6036, EXP. JUNE 30, 2015
1903 SOUTH BOSTON AVENUE
TULSA, OKLAHOMA 74119
PHONE: (918) 904-4589
EMAIL: JOSH@TULSALANDSURVEYING.COM



LOCATION MAP
SCALE: 1"=2000'

SITE DATA

BENCHMARK
XXXX

(99.0444) 207000 = NO.147111

BASIS OF BEARINGS
ASSUMED BEARING BEING THE NORTHERLY LINE OF SECTION 32
T-20-N. R-14-E. HAVING AN ASSUMED NOW ASTRONOMICAL
BEARING OF DUE EAST

LAND AREA
625,600 S.F. / 12.02 ACRES

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

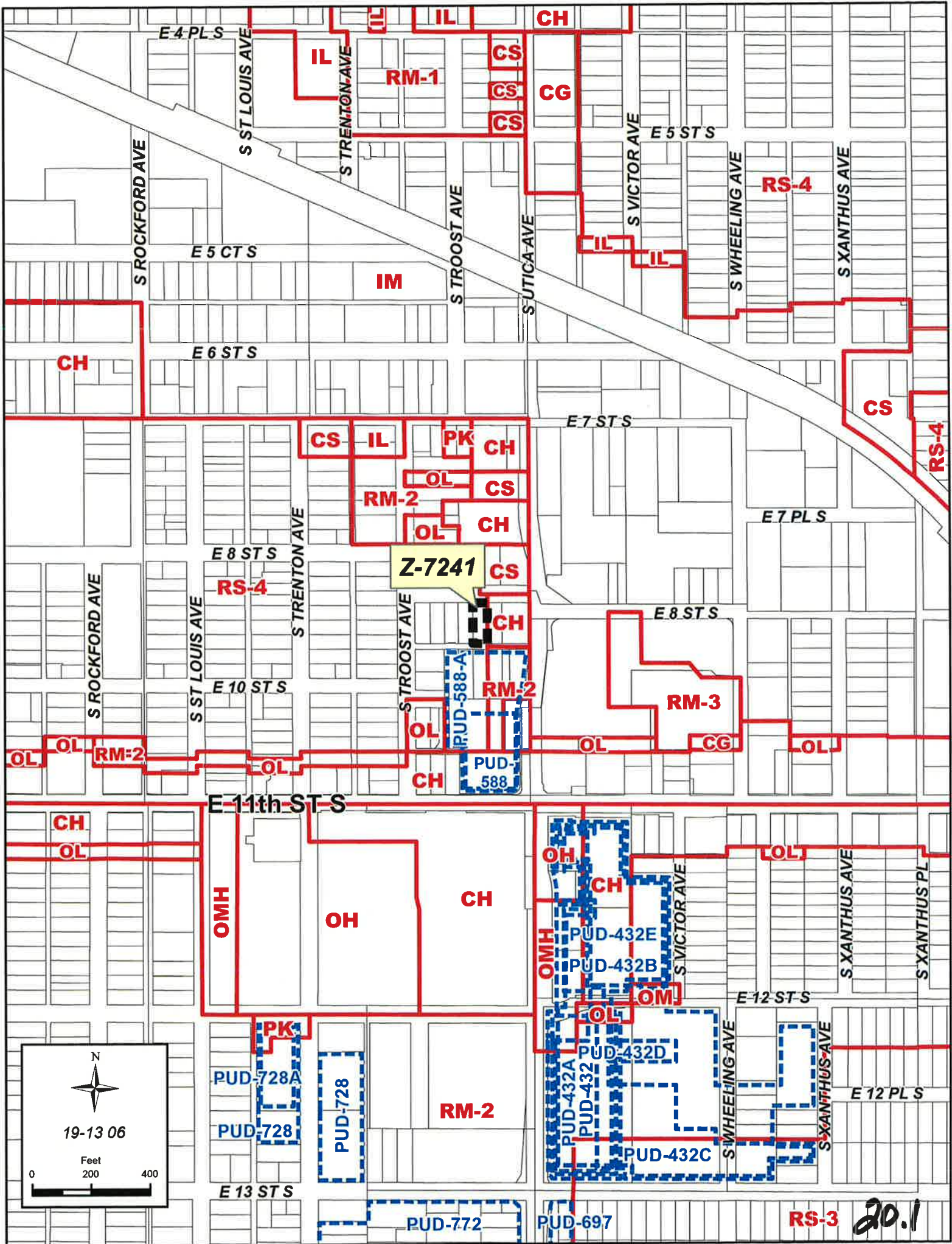
SUBDIVISION STATISTICS

APPROVED BY THE CITY OF TULSA
OKLAHOMA

MAYOR _____

ATTEST: CITY CLERK _____

DILGON INDUSTRIAL NO. 2
Sheet 1 of 2





19-13 06

Feet
0 200 400

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

20.2



E 8 ST S

STROOST AVE

E 8 ST S

S UTICA AVE

E 8 ST S

Z-7241

E 10 ST S

E 10 ST S



19-13 06

Feet

0 50 100

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

20.3

PLAT WAIVER

January 8, 2014

Z-7241 – West of the southwest corner of East 8th Street and South Utica Avenue (9306) (CD 4)

The platting requirement is being triggered by a rezoning from RS-4 to CH for a commercial kitchen.

Staff provides the following information from TAC for their December 19, 2013 meeting:

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

STREETS: Sidewalk rehab should be addressed as the sidewalk along this frontage appears to be overgrown and in poor shape.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

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

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

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

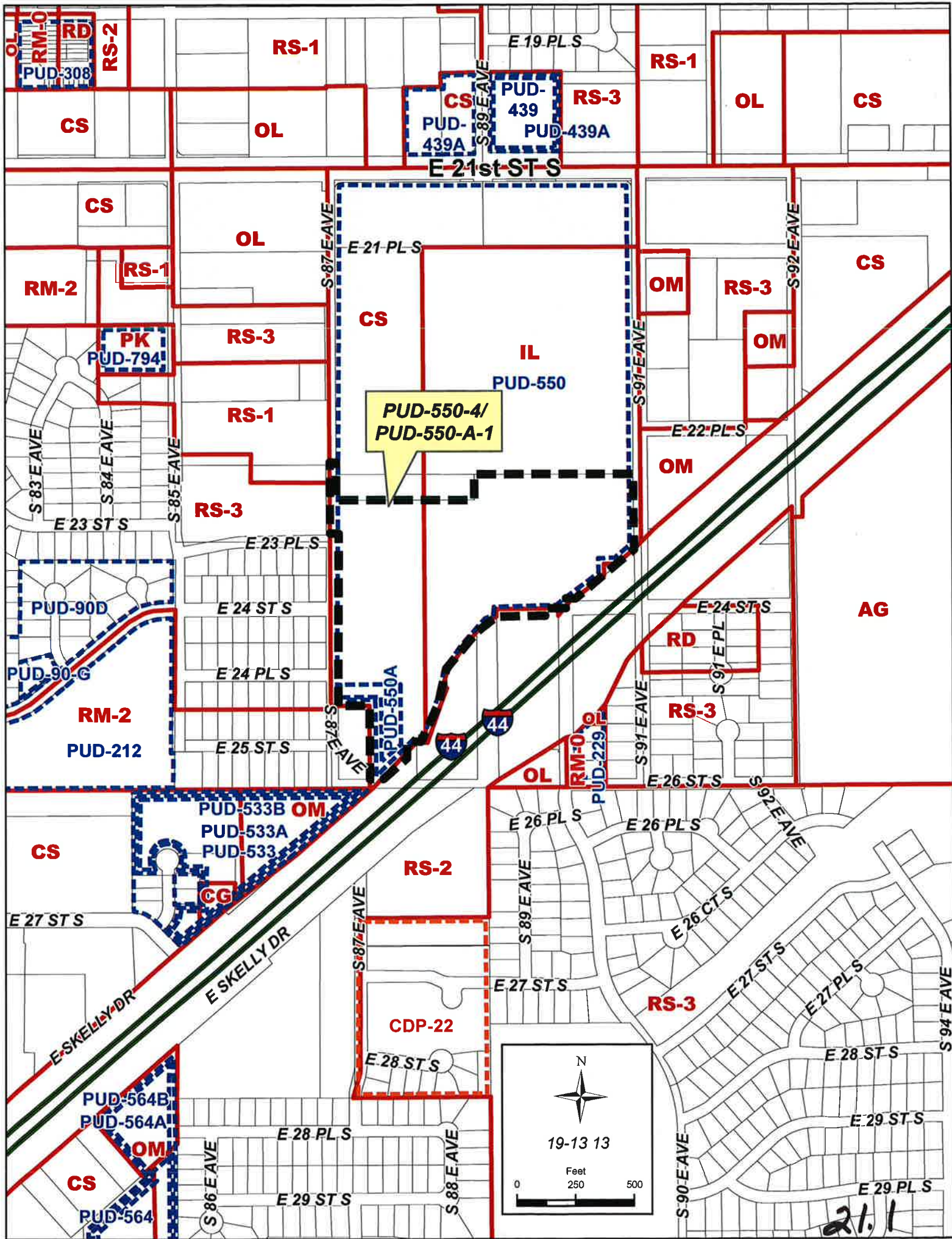
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

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

20.4

- | | | |
|-----|---|---|
| 6. | Infrastructure requirements: | |
| | a) Water | X |
| | i. Is a main line water extension required? | X |
| | ii. Is an internal system or fire line required? | X |
| | iii. Are additional easements required? | |
| | 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.



Huntsinger, Barbara

Subject: FW: PUD No. 550-4 [IWOV-Active.FID317377]

From: Darin Akerman [<mailto:dakerman@sw-assoc.com>]

Sent: Thursday, January 02, 2014 9:20 AM

To: Wilkerson, Dwayne

Cc: kcoutant@dsda.com; Christensen, Matthew L. (mchristensen@dsda.com); 'rcoy@deansrv.com'

Subject: FW: PUD No. 550-4 [IWOV-Active.FID317377]

Dwayne: As discussed, below is the e-mail correspondence from Kevin Coutant regarding continuance of the Dean's RV Superstore PUD Minor Amendment application (PUD 550-4) to the 1/22/14 TMAPC meeting. As suggested in my voice mail message to you earlier this morning, we will be meeting with area residents to discuss the application on Monday, 1/13/14, 5:30 p.m., at the Martin Regional Library, 2601 S. Garnett Rd. Should you have any questions or require anything further, please advise. Regards,

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

From: R COY [<mailto:rcoy@deansrv.com>]

Sent: Thursday, December 26, 2013 4:43 PM

To: Coutant, Kevin C.

Cc: Darin Akerman; Christensen, Matthew L.

Subject: Re: PUD No. 550-4 [IWOV-Active.FID317377]

Hey, Kevin. I am in agreement with your approach. Please proceed.

Randy

Sent from my iPad

On Dec 26, 2013, at 3:03 PM, "Coutant, Kevin C." <kcoutant@dsda.com> wrote:

Randy: We have not been able to identify neighborhood leadership in the adjoining neighborhoods. Accordingly, we have not succeeded in scheduling a meeting with them. My thought is (as we have discussed) that it is important to be able to show the TMAPC that we have made a substantial effort to meet with the neighbors and to discuss their concerns. Accordingly, I suggest that we send a letter similar to the following to all of the property owners who are to receive the official Notice of the hearing. In order to have enough time to get this done, we need to continue the TMAPC hearing for two weeks. I have discussed this with Darin and indicates that the two week continuance would not impact the critical path of your project and concurs that such a meeting is appropriate. Before we send the letter, I am wanting to assure that this approach works for you.

Kevin

Dear Neighbor:

Dean's RV Superstore has filed a zoning applications with the City of Tulsa for a Minor Amendment to the Planned Unit Development (PUD No. 550-4) which covers the area shown on the attached conceptual drawing. We represent Dean's RV. The application, if granted, would permit the use of the property for recreational vehicle sales and service, subject to the development standards and limitation contained in the application. The planned use which is generally displayed in the conceptual drawing attached to this letter was prepared with considerable attention to its potential impact on the neighbors. We hope that you will be supportive of this application.

The application is currently on the agenda of the Tulsa Metropolitan Area Planning Commission for its meeting on January 8, 2014. In order to allow additional time for the consideration of the issues related to this application and for a meeting with you (as described below), we have asked that the matter be continued from January 8 to the meeting scheduled for January 22, 2014. A single application for continuance is commonly granted by the TMAPC and we expect it to be granted in this matter, but we cannot speak for the TMAPC. You are, of course, welcome to come to the January 8 meeting and offer comment, as directed by the TMAPC. We are advising you of our request for continuance in order to save you what we believe would be a fruitless trip downtown on January 8.

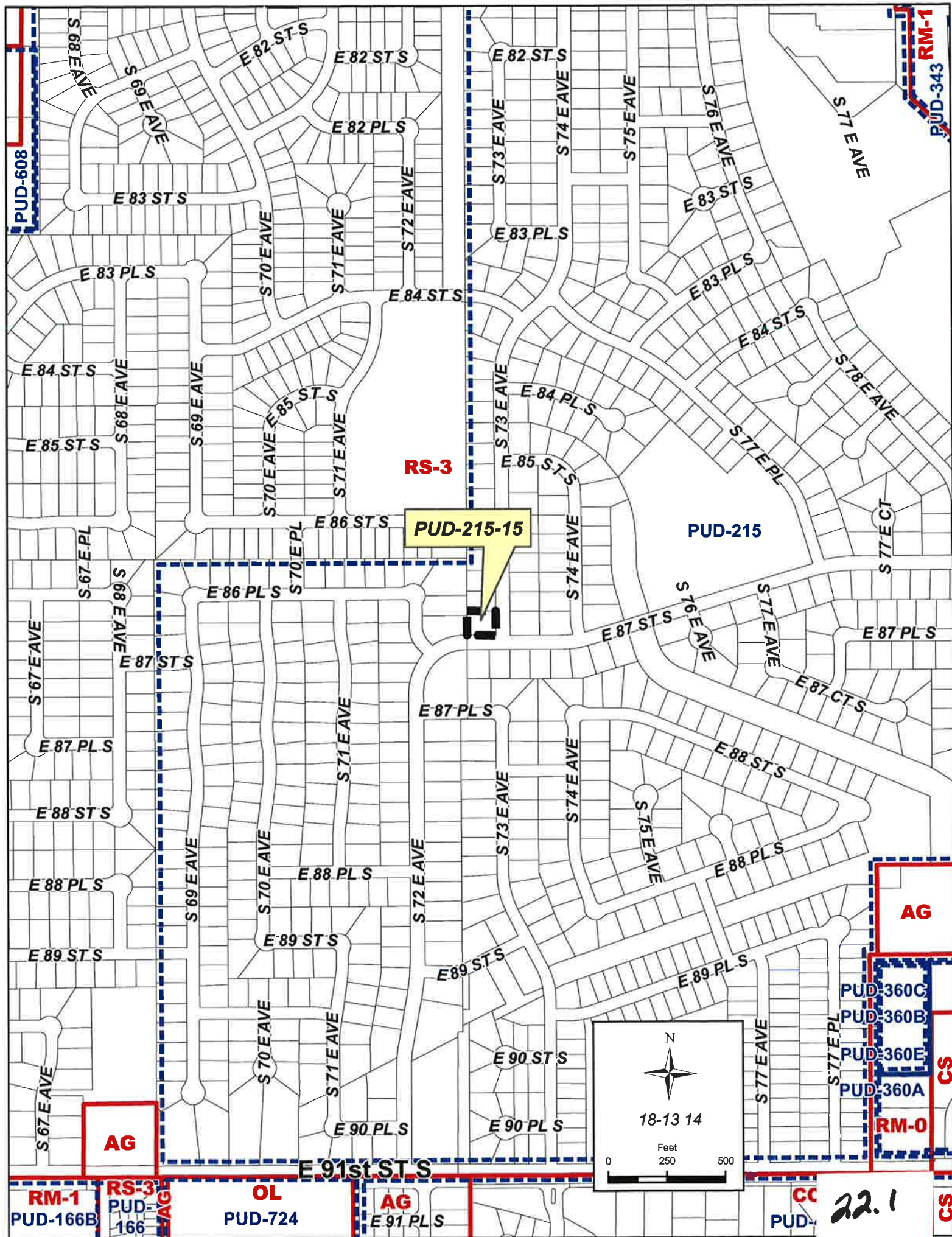
Further, you are invited to an informational meeting on the evening of Monday, January 13, 2014. This meeting is scheduled for the Martin Regional Library, 2601 S. Garnett Rd., Tulsa, Oklahoma beginning at 5:30 PM. We will take whatever time is required to answer your questions. However, we do not expect this meeting to last more than an hour. Please feel free to invite your neighbors to attend with you. This letter is being sent to those who received the initial zoning Notice. Others in the neighborhood might not have received the Notice due to the fact that they live farther away from the property.

 **Kevin C. Coutant**

Two West Second Street, Suite 700 | Tulsa, OK 74103-3117 | p: 918.591.5221 | f: 918.925.5221
kcoutant@dsda.com | www.dsda.com

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TAX NOTICE: This communication may contain federal tax advice. IRS regulations require us to advise you that unless expressly stated otherwise, nothing in this communication was intended or written to be used and cannot be used or relied upon by any taxpayer to avoid any penalty under federal tax law or to promote, market or recommend any transaction or matter addressed herein. Only formal, written tax opinions meeting IRS requirements may be relied upon for the purpose of avoiding tax-related penalties. Please contact one of the firm's tax attorneys if you have any questions regarding federal tax advice.





18-13 14

Feet
0 50 100

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

22.2



STAFF RECOMMENDATION

PUD-215-15 Minor Amendment to reduce the building setback line along the South property line of Lot 5, Block 19 Chimney Hills Estates from 15' feet to 10'. The site is located: at the Northwest corner of East 87th Street South and South 73rd East Avenue (North of 91st between S. Sheridan Rd and S. Memorial Drive) TRS 18-13-14; CZM 53; Atlas 1571; CD-8

The applicant is requesting a minor amendment to reduce the building setback from 15 feet, as required in the PUD, to 10 feet along the south property line of the residence located at 8638 South 73rd East Avenue. This request is for a single lot.

This request can be considered a Minor Amendment as outlined by Section 1007.H.9 PUD Section of the City of Tulsa Zoning Code.

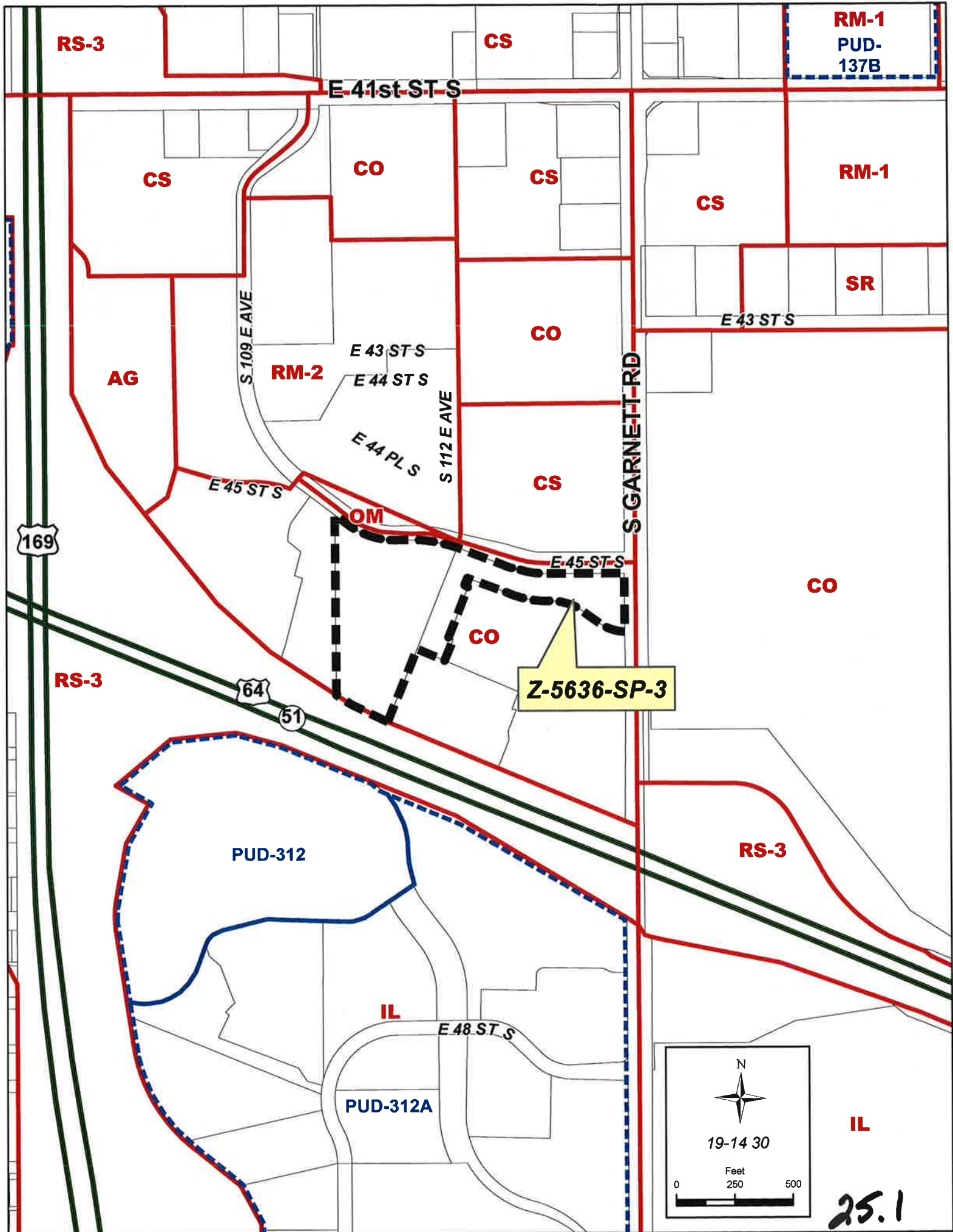
"Changes in structure heights, building setbacks, yards open space, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."

The requested amendment to the south building setback would change the character of the street edge on East 87th Street South by placing a building 5 feet beyond the standards provided in the original PUD. The PUD standards for a side yard on a non-arterial street are consistent and the building setback defined in the RS-3 standards of the Zoning Code.

Staff has researched the area and determined the following:

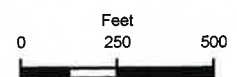
- 1) There are no significant encroachments into the street side yard along East 87th Street South.
- 2) The requested 5 foot encroachment into the right of way is not consistent with the approved development standards that have been implemented since the 1978 approval date.
- 3) All the single family residential lots in this neighborhood have been developed meeting the front and side yard standards with one minor amendment PUD 215-4 for a similar request allowing a lot to be developed with a porte-cochere . That amendment was approved in 1982.

The consistency of the neighborhood form throughout its development should be respected **therefore staff recommends denial** of the request for a side yard reduction from 15 to 10 feet.





19-14 30



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

25.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-5636-SP-3

TRS 9430

Atlas 753/ 752

CZM 49

CD-7

TMAPC Hearing Date: January 8, 2014

Applicant: Khoury Engineering, Inc.

Tract Size: 10± acres

ADDRESS/GENERAL LOCATION: Southwest corner of East 45th Street and South Garnett Road

PRESENT ZONING: CO

PRESENT USE: Vacant/ billboard

PROPOSED USE: Hotel/ office/ Use Unit 21

ZONING ORDINANCE: Ordinance number 15263 dated January 25, 1982, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-20803 November 25, 2008: The Board of Adjustment accepted a Verification of Spacing Requirement for an outdoor advertising sign from another outdoor advertising sign on the same side of the highway (Section 1221.G.9), based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign, on property located at 10903 East Broken Arrow Expressway and also known as part of the subject property.

Z-7101/ Z-7101-SP-1 October 2008: All concurred in approval of a request for rezoning a 10± acre tract of land from OM to CO for offices, commercial and outdoor advertising sign on property located south of southeast corner of East 41st Street South and South 109th East Avenue.

BOA-20702 June 24, 2008: The Board of Adjustment accept a Verification of the spacing requirement for an outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.F.2), based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign, on property located at 10903 East Broken Arrow Expressway and also known as part of the subject property.

Z-5636-SP-2 October 1994: All concurred in approval of a proposed Corridor Site Plan on a 7± acre tract of land for an outdoor advertising sign which is 40 feet high and 10 feet from the south and east property lines of Lot 1, Block 2, Towne Centre II, on property located east of the northeast corner of the Broken Arrow Expressway and the Mingo Valley Expressway and abutting east of subject property.

25.3

Z-5636 January 1982: All concurred in approval of a request for rezoning a 20± acre tract of land from OM/CS to CO to add additional buildings with multiple uses on property that had several new high-rise office buildings on property located west of the South Garnett Road and the Broken Arrow Expressway and abutting east of subject property.

Z-5048 February 1978: All concurred in approval of a request for rezoning a tract of land from RM-3/OM/CS to AG/RM-2/OM/CS on property located on the southeast corner of East 41st Street South and U.S. Highway 169 South and a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10± acres in size and is located Southwest corner of East 45th Street and South Garnett Road. The property appears to be vacant with a billboard on the property, and is zoned CO.

SURROUNDING AREA: The subject tract is abutted on the east by a multi story office building, zoned CO on the north by an apartment complex zoned RM-2 and CS; on the south by the Broken Arrow Expressway, further south across the expressway multi story office buildings and a regional detention pond are all included in PUD 312 with an underlying IL zoning; and on the west by multi story office buildings zoned CO.

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

TRANSPORTATION VISION:

The Comprehensive Plan Transportation vision does not have an impact on this parcel. The east end of the panhandle included in this request is all part of an open channel stormwater drainage system and is not developable at this time. South Garnett is planned to have a multi modal component in the future and is years away from implementation.

Staff Comment: The multimodal system on Garnett will not be affected with this development.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Garnett Road	Secondary Arterial	100	4
East 45 th Street	Collector	60 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Employment Area:

The entire site is designated an Employment Area on the Land Use Maps inside the Comprehensive Plan. Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

25.4

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

Area of Growth:

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

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

Staff Comment: The entire parcel included in the rezoning request is included in an Employment Area and an Area of Growth. The Corridor Development Plan request is consistent with the vision of both components of the Comprehensive Plan. The City infrastructure for arterial streets, water and sanitary sewer are in place. Additional development using existing infrastructure is an important component of City Growth opportunities. This Corridor Development Plan request will encourage future development opportunities in this part of Tulsa.

Z 5636- SP-3 Development Standards:

Development Concept:

The development will be a mixed use project for a hotel site and office building and is prepared as a Corridor Development Plan pursuant to the provision of the Tulsa Zoning Code. The site is approximately 10.1 acre parcel of land located near East 45th Street at South Garnett Road.

The proposed use consists of a 4 story hotel and outdoor advertising in Development Area A and a multistory office building in Development Area B. A conceptual Development Plan for the project is shown on Exhibit "A". The existing outdoor advertising sign adjacent to the Highway 51 (Broken Arrow Expressway) will remain on this property.

25.5

Development Standards:

Development Area A:

Permitted Uses: Use Unit 19 and 21

Net Development Area 3.16 Acres (137,685 square feet)

Maximum floor Area Ratio: 0.50

Minimum Building Setback:

From East Boundary	17.5 feet
From West Boundary	17.5 feet
From the South Boundary	25 feet
From the North Boundary	0 feet
From internal lot lines	15 feet

Maximum Building Height: 65 feet

Parking Ratio: As required by Use Unit 19 of the Tulsa Zoning Code

Landscape:

Landscape areas shall not be less than 15% of the net land area and shall meet or exceed the minimum standards outlined in the Landscape Chapter of the Zoning Code.

Trees shall be placed along the Broken Arrow Expressway meeting a street yard calculation equaling or exceeding one tree for each 1500 square feet assuming a 25' street yard. Trees shall be placed within 50 feet of the highway right of way and may be spaced evenly or grouped. These trees cannot be counted as part of any other tree requirement.

Lighting:

Parking lot and building mounted lighting shall not exceed 30 feet in height and shall be pointed downward.

Trash Enclosures:

Outside Trash containers shall be screened with masonry construction not less than 6' tall. Gates shall be steel frame with a minimum opacity of not less than 85%.

Signs:

All signage accessory to use unit 19 shall comply with the standards of the Tulsa Zoning Code as defined in Section 802.B.3.

25.4

Outdoor advertising signs are subject to the use conditions for outdoor advertising signs in section 1221.F and section 804 of the Tulsa Zoning Code. .

Detail Site Plan Review:

A detailed site Plan Shall be approved by TMAPC prior to the issuance of a Building Permit.

Development Area B:

Permitted Uses:	Use Unit 11
Net Development Area	6.93 Acres (302,024 square feet)
Maximum floor Area Ratio:	0.50
Minimum Building Setback:	
From East Boundary	17.5 feet
From West Boundary	17.5 feet
From the South Boundary	10 feet
From the North Boundary	200 feet
From internal lot lines	15 feet
Maximum Building Height:	65 feet
Parking Ratio:	As required by Use Unit 11 of the Tulsa Zoning Code

Landscape::

Landscape areas shall not be less than 15% of the net land area and shall meet or exceed the minimum standards outlined in the Landscape Chapter of the Zoning Code.

Trees shall be placed along South Boundary of the mutual access meeting a street yard calculation equaling or exceeding one tree for each 1500 square feet assuming a 25' street yard. Trees shall be placed within 50 feet of the highway right of way and may be spaced evenly or grouped. These trees cannot be counted as part of any other tree requirement.

Lighting:

Parking lot and building mounted lighting shall not exceed 30 feet in height and shall be pointed downward.

Trash Enclosures:

25.7

Outside Trash containers shall be screened with masonry construction not less than 6' tall. Gates shall be steel frame with a minimum opacity of not less than 85%.

Signs:

All signage accessory to use unit 19 shall comply with the standards of the Tulsa Zoning Code as defined in Section 802.B.3.

Outdoor advertising signs are subject to the use conditions for outdoor advertising signs in section 1221.F and section 804 of the Tulsa Zoning Code. .

Detail Site Plan Review:

A detailed site Plan Shall be approved by TMAPC prior to the issuance of a Building Permit.

Applicant Exhibits:

Conceptual Site Plan Exhibit
Development Area A Building Exhibits
Wall Signage Exhibits
Pylon Sign Exhibits

STAFF RECOMMENDATION:

The proposed Corridor Development Plan is consistent with the Comprehensive Plan.

The Corridor Development plan is in harmony with the existing and expected development of surrounding areas.

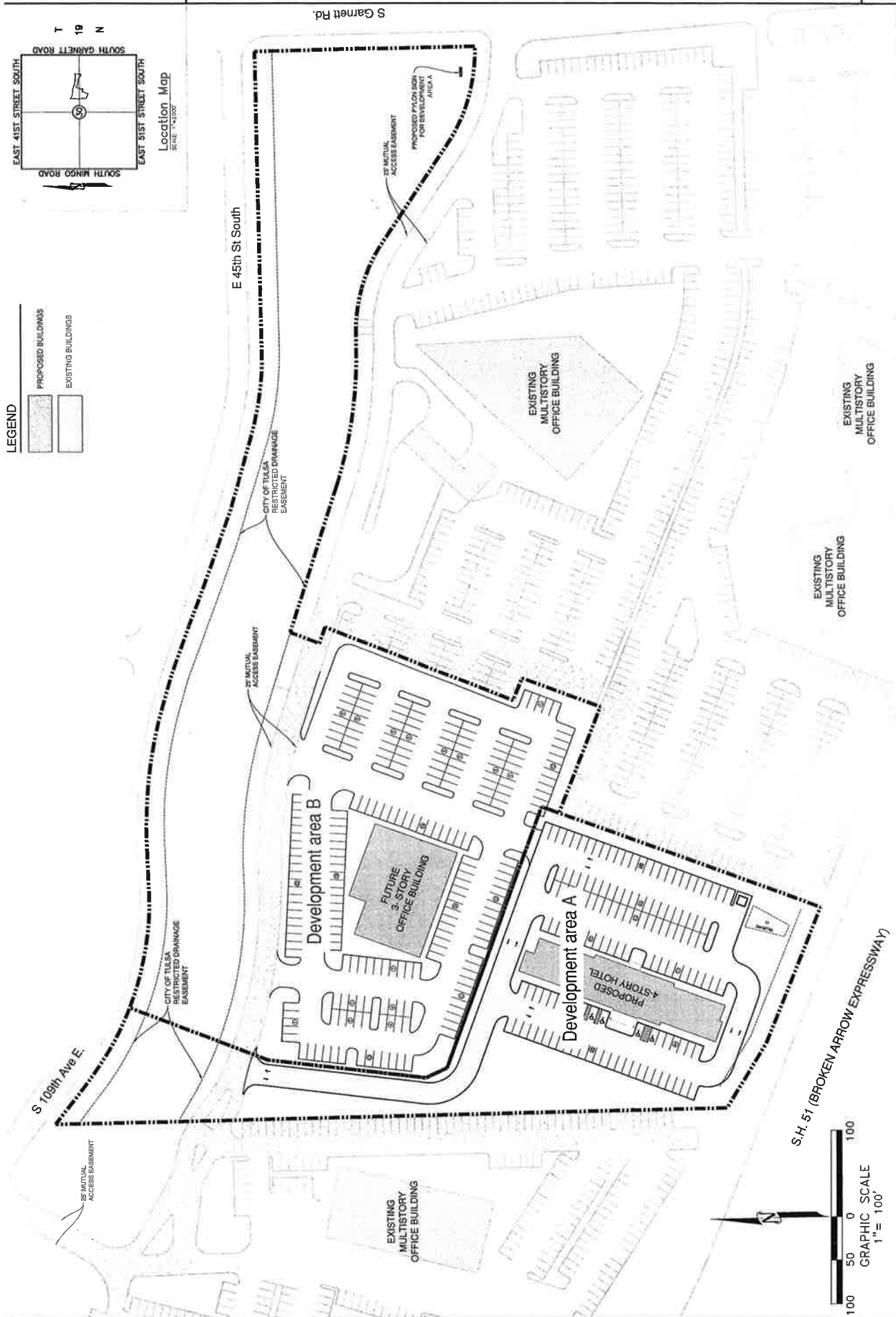
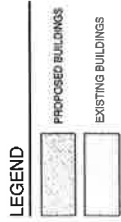
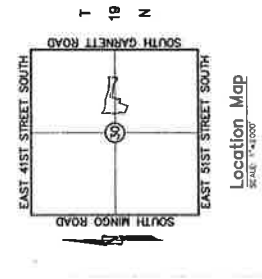
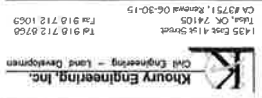
The Corridor Development plan provides a unified treatment of the development possibilities of the project site.

The Corridor Development Plan is consistent with the stated purposes and standards of Corridor Chapter of the Tulsa Zoning Code.

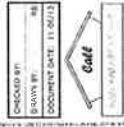
Therefore **staff recommends approval of Z-5636-SP-3** as outlined in the Development Standards referenced above and further represented in concept as shown in the applicant exhibits included.

01/08/14

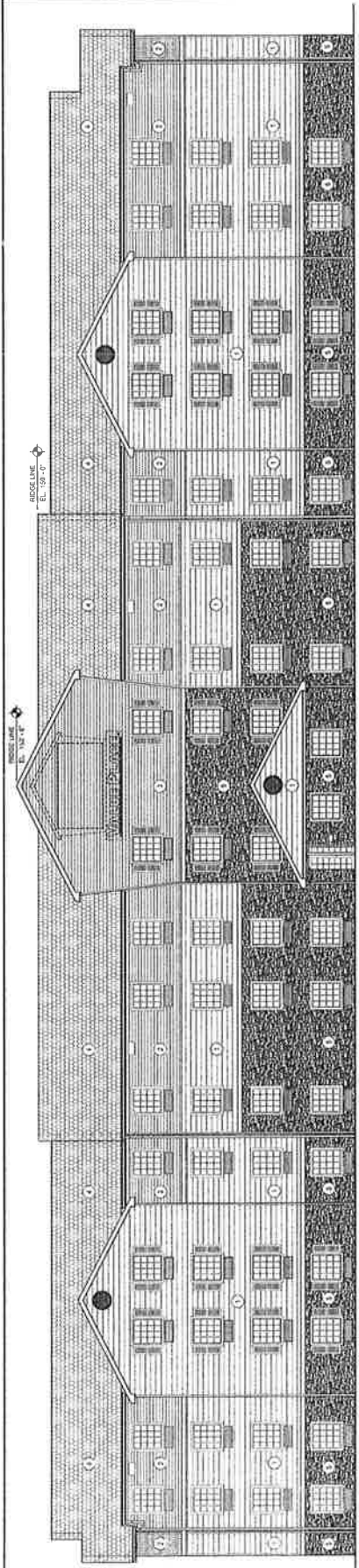
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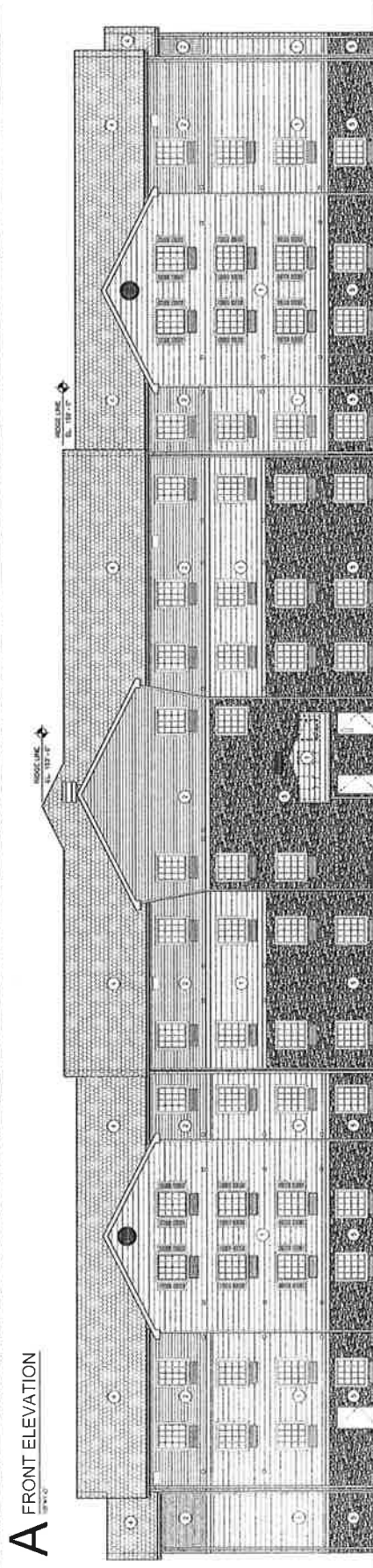
PROJECT NUMBER: 30000287	Tulsa, OK
VALUE PLACE HOTEL	EXTERIOR ELEVATIONS
DATE: 11/04/17	PROJECT: A2.1
ARCHITECT: B R R	
OWNER: VALUE PLACE	
DESIGNER: B R R	
DATE: 11/04/17	
PROJECT: A2.1	
OWNER: VALUE PLACE	
DESIGNER: B R R	
DATE: 11/04/17	



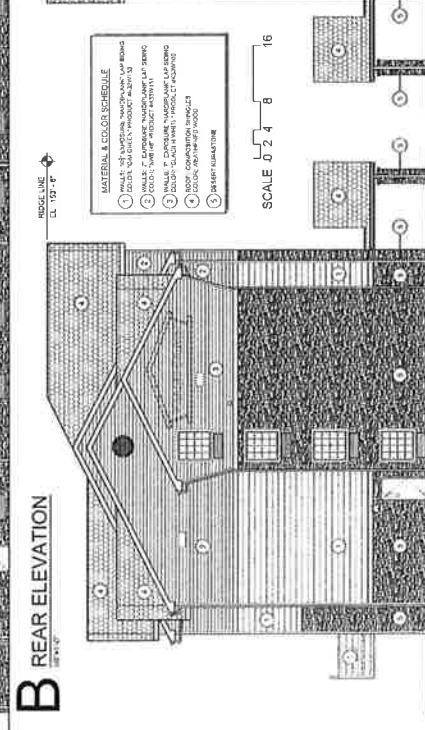
A FRONT ELEVATION



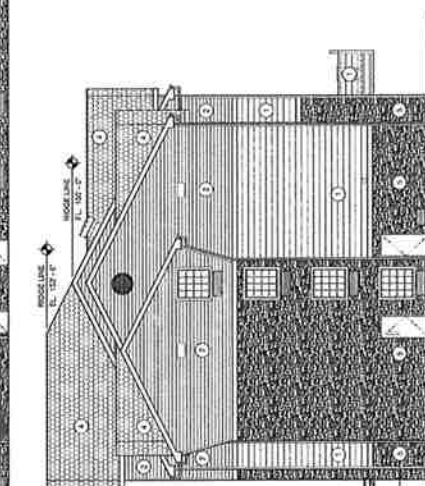
B REAR ELEVATION



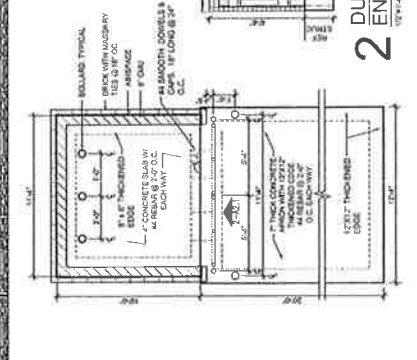
C LEFT SIDE ELEVATION



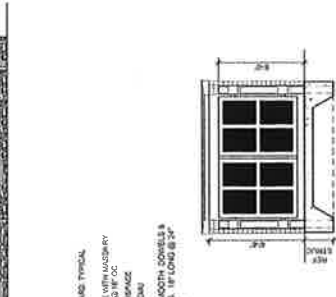
D RIGHT SIDE ELEVATION



1 DUMPSTER ENCLOSURE PLAN



2 DUMPSTER ENCLOSURE ELEVATION



25.10

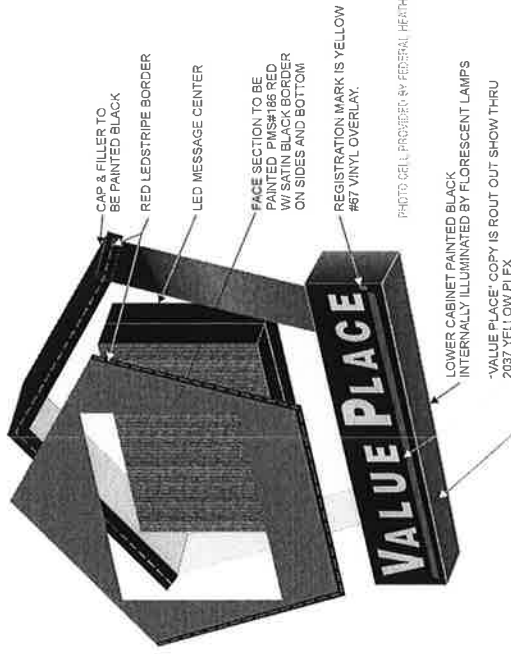
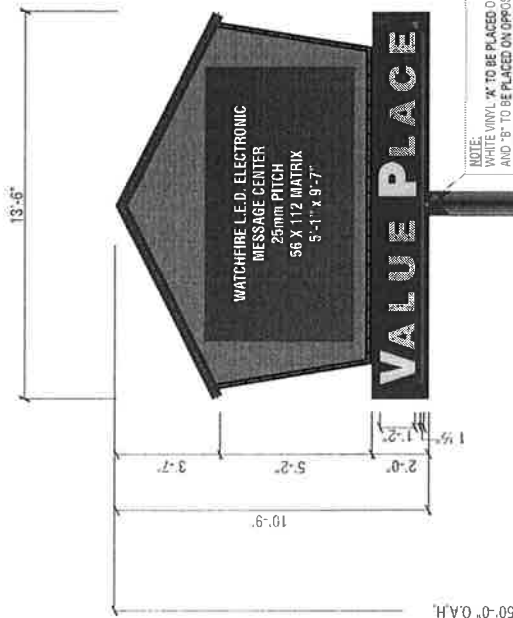


PHOTO CELL PROVIDED BY FEDERAL HEALTH

RULE TO BE ROUT OUT SHOW THRU CLEAR PLEX BACKED BY 83 REGAL RED VINYL & #70 DIFFUSER

ELECTRICAL REQUIREMENTS

SIGN - Amps	10
Circuits	1
E.M.C. - Amps	40
Circuits	4
TOTAL - Amps	50
Circuits	5, 120V-50amps

ELECTRICAL PRIMARY TO WITHIN 5'-0" OF SIGN LOCATION THE FINAL HOOK-UP TO BE BY THE CUSTOMER'S CERTIFIED ELECTRICIAN.

ALL BRANCH CIRCUITS, INCLUDING GROUND AND NEUTRAL, TO BE DEDICATED TO SIGNS ONLY AND NOT SHARED WITH OTHER LOADS

E.M.C. Sq Ft = 48.7
Total Sign Geo Sq Ft = 121.0

#150 D/F PYLON SIGN W/ LED MESSAGE CENTER

APPROX WEIGHT - lb

SCALE: 1/4" = 1'-0"

FEDERAL HEALTH

SIGN COMPANY

2300 North Highway 121 - Dallas, Texas 76039
(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities

International Co. - Dallas, TX
Globe Signs - Dallas, TX
Globe Signs - Dallas, TX
Globe Signs - Dallas, TX
Globe Signs - Dallas, TX
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Globe Signs - Dallas, TX
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Globe Signs - Dallas, TX

Building Quality Signage Since 1991

Project / Location

Account Rep: DENISE WALLACE
Project Manager: AMY POTTER
Drawn By: JULIE RELY
Check: APPROVED
Date: 11/11/13

Job Number: 23-22377-10

Date: November 5, 2013

Sheet Number: 6 of 6

Design Number: 23-22377-10-R1

Design Number: 23-22377-10-R1

Design Number: 23-22377-10-R1

Design Number: 23-22377-10-R1

Design Number: 23-22377-10-R1

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25.14