

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2676

June 18, 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:

Worksession Report:

Director's Report:

1. Minutes of June 4, 2014, Meeting No. 2675

CONSENT AGENDA:

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

2. **LC-580** (Lot-Combination) (CD-4) – Location: Northeast corner of East 8th Street South and South Lewis Avenue
3. **LC-581** (Lot-Combination) (CD-4) – Location: South of West 1st Street South and South Lawton Avenue
4. **LC-582** (Lot-Combination) (CD-4) – Location: Southwest corner of West Easton Street and North Boulder Avenue
5. **LS-20694** (Lot-Split) (County) – Location: East of the southeast corner of West 151st Street South and Highway 75
6. **LS-20695** (Lot-Split) (CD-2) – Location: Northeast corner of West 78th Street South and South 24th West Avenue
7. **LS-20697** (Lot-Split) (County) – Location: South of the southeast corner of East 161st Street South and South 185th East Avenue (related to: LC-583)
8. **LC-583** (Lot-Combination) (County) – Location: South of the southeast corner of East 161st Street South and South 185th East Avenue (related to: LS-20697)

9. **Stonegate IV** – Final Plat , Location: East of the northeast corner of East 51st Street and South 177th East Avenue, (CD-6)
10. **Dean's RV Superstore** – Final Plat, Location: East of South Memorial Drive and south of East 21st Street South, (CD 5)
11. **Z-7164-SP-1b – Lou Reynolds**, Location: South and east of the intersection of U.S. Highway 75 and West 81st Street, requesting a Corridor Minor Amendment to modify the landscaping and screening requirements included in the development standards, CO (CD-2)
12. **Z-6051-SP-2 – Danny R. Mitchell**, Location: South of the southeast corner of East 81st Street and South Mingo Road, requesting a Corridor Detail Site Plan for a new office building in a Corridor District, CO (CD-7)
13. **PUD-527-B – Ron Boyd**, Location: Northeast of the intersection of South Yale Avenue and East 21st Street South, requesting a PUD Detail Site Plan for a new single-family dwelling within the PUD, RS-3/PUD-527-B (CD-8)
14. **PUD-550 – Sisemore Weisz & Assoc., Inc./Darin Akerman**, Location: Adjacent to the North boundary of I-44, East of South Memorial Drive at South 87th East Avenue, requesting a PUD Detail Site Plan for a new recreational vehicle sales facility within the PUD, IL/PUD-550 (CD-5)
15. **PUD-495 – Pan American Engineers-Alexandria, Inc.**, Location: North of the northwest corner of East 81st Street South and South Lewis Avenue, requesting a PUD Detail Site Plan for a fueling station in a PUD to replace an existing fueling station, CS/PUD-495 (CD-2)
16. **PUD-309-A-1 – CEI Eng. Assoc., Inc./Kofi Addo**, Location: East of the northeast corner of South Memorial Drive and East 68th Street South, requesting **PUD Minor Amendment** to reallocate floor area to permit a lot-split for a gas service station, CS/PUD-309-A, (CD-7) (Continued from 6/4/14)
17. **PUD-309-A – CEI Eng. Assoc., Inc./Kofi Addo**, Location: East of the northeast corner of South Memorial Drive and East 68th Street South, requesting **PUD Detail Site Plan** for a fueling station, CS/PUD-309-A (CD-7)
18. **PUD-802 – Walter P. Moore**, Location: Northeast corner of East 41st Place and South Peoria Avenue, requesting a **PUD Detail Site Plan** for a new drive-in bank, CH/CS/RM-2/PUD-802 (CD-9)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

19. **PUD 810** – Plat Waiver, Location: Northeast corner of East 12th Street South and South Lewis Avenue, (CD 4)
20. **New Paul** – Minor Subdivision Plat, Location: 15202 East Admiral Place, south of East Admiral Place, east of 145th East Avenue, (CD 6) (Continued from 6/4/2014 meeting)
21. **Z-7264 – CBC Builds, LLC/Harry D. Grande Sr.**, Location: East of South Madison Avenue between 38th Place and East 39th Street, Requesting rezoning from **RS-3 to RS-4**, (CD-9), related to 39th and Madison Preliminary Plat, (Continued from 5/21/14) **(Applicant has requested a continuance to August 20, 2014)**
22. **39th and Madison** – Preliminary Plat, Location: West of South Peoria Avenue, between East 38th Place and East 39th Street (CD-9), related to Z-7264 (Continued from 6/4/15) **(Staff is requesting a continuance to August 20, 2014, in order to hear the related rezoning case first.)**
23. **Z-7270 – 120 Development Group, LLC**, Location: Northwest corner of West Haskell Place and North Cheyenne Avenue, Requesting rezoning from **RS-4 to RM-2**, (CD-1), **(Applicant is requesting a continuance to July 23, 2014 in order to file a PUD.)**
24. **Z-7269 – Costco Wholesale/Michael Okuma**, Location: Northwest corner of East 103rd Street and South Memorial Drive, requesting rezoning from **AG to CS**, (CD-8) **(Applicant has requested a continuance to July 9, 2014)**
25. **PUD-815 – Costco Wholesale/Michael Okuma**, Location: Northwest corner of East 103rd Street and South Memorial Drive, requesting a PUD, (CD-8) **(Applicant has requested a continuance to July 9, 2014)**
26. **PUD-595-B-7 – Andrew A. Shank**, Location: 6611 South 101st East Avenue, requesting a PUD Minor Amendment (CD-7) **(Applicant has requested a continuance to July 9, 2014.)**
27. **Z-7265 – Good Day Properties**, Location: South of southeast corner of South Peoria Avenue and East 6th Street, requesting rezoning from **CH to FBC** and amending Regulating Plan to include this site in Urban General Frontage, (CD-4)

OTHER BUSINESS

28. Applicant is requesting a Motion to reconsider **PUD-813**, specifically regarding development standards for three-car driveway. Applicant: **Roy D. Johnsen**, Location: West of southwest corner of East 41st Street and South 177th East Avenue, **RS-4 to RS-4/PUD-813**, (CD-6)
29. **Commissioners' Comments**

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.

Final Subdivision Plat

Stonegate IV - (CD 6)

East of the northeast corner of East 51st Street and South 177th East Avenue

This plat consists of 74 Lots, 4 Blocks, on 19 acres.

Staff has received release letters for this plat and can recommend **APPROVAL** of the Final Plat.

9.1

6/9/14

Final Subdivision Plat

Dean's RV Superstore - (CD 5)

East of South Memorial Drive and South of East 21st Street South

This plat consists of 1 Lot, 1 Block, on 20 acres.

Staff has received release letters for this plat and can recommend **APPROVAL** of the Final Plat.

10.1

6/10/14



Tulsa Metropolitan Area
Planning Commission

Case Number: **Z-7164-SP-1b**
Minor Amendment

Hearing Date: **June 18, 2014**

Case Report Prepared by:

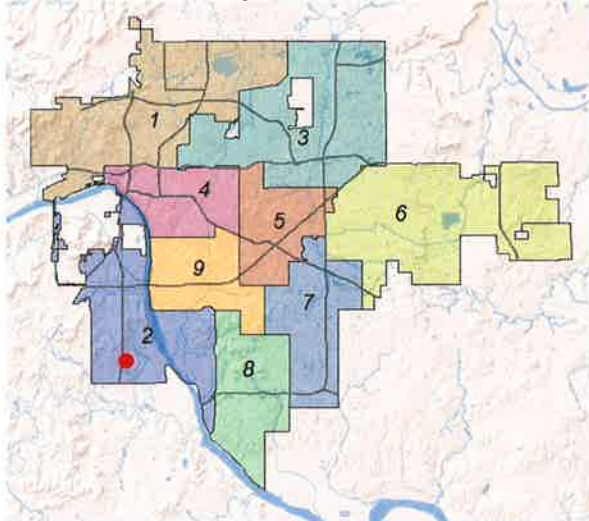
Jay Hoyt

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: 81 BeeVest LLC – Allen E Barrow, Jr.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: CO minor amendment to modify the Landscaping and Screening requirements included in the Development Standards

Gross Land Area:
30+ Acres

Location:
South and East of the intersection of US Highway 75 and West 81st Street.

Zoning:

Existing Zoning: CO

Proposed Zoning: CO

Comprehensive Plan:

Land Use Map: New Neighborhood

Areas of Stability and Growth Map: Growth

Staff Recommendation:

Staff recommends **approval**.

This minor amendment does not represent a significant departure from the approved development standards in the original Corridor Development Plan or the previous amendments.

Staff Data:

TRS: 18-12-14

CZM: 51

Atlas: 0/1584

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

11.1

SECTION I: DEVELOPMENT CONCEPT:

The applicant has requested a minor amendment to modify the Landscaping and Screening requirements included in the Development Standards.

MINOR AMENDMENT REQUEST:

Modify the Landscaping and Screening Standards as follows:

1. Landscaping and Screening Plan will not include rainwater cisterns.
2. Landscaping and Screening Plan will not include a landscaped median.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 806.C of the Corridor District Provisions of the City of Tulsa Zoning Code.

“Minor changes in the proposed corridor development plan may be authorized by the Planning Commission, which shall direct the processing of an amended site plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved sit plan and the purposes and standards of this chapter. “

- 1) The requested amendment does not represent a significant departure from the approved development standards in the original Corridor Development Plan or the previous amendments.
- 2) All remaining development standards defined in Z-7164-SP-1 shall remain in effect.

With considerations listed above and outlined in Section 1, staff recommends **approval** of Z-7164-SP-1b.

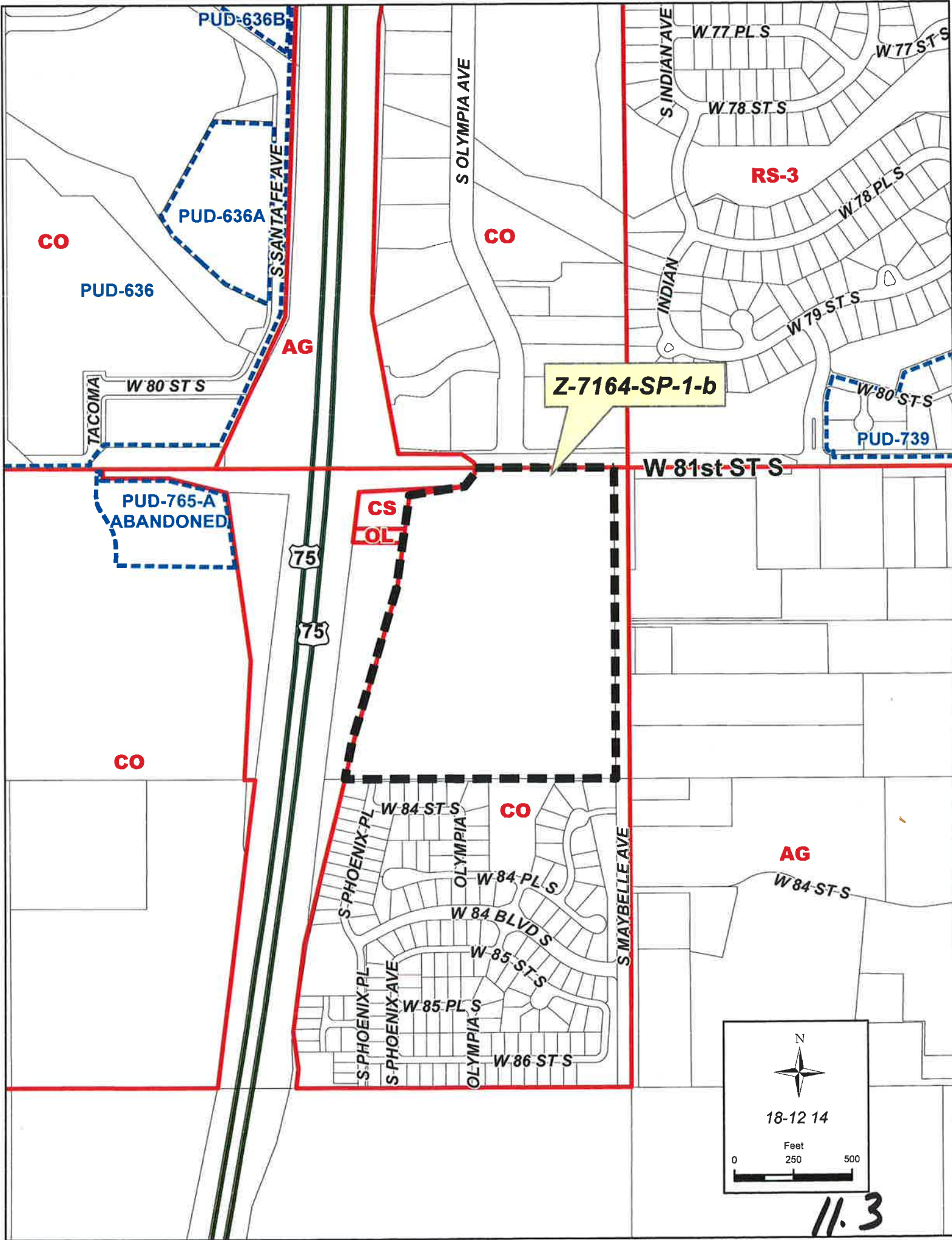
SECTION II: SUPPORTING DOCUMENTATION

INCOG EXHIBITS:

Case map
Aerial

APPLICANT EXHIBITS:

Exhibit “A”
Exhibit “B”
Conceptual Landscape Plan





N

18-12 14

0 250 500

Feet

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014

11.9

EXHIBIT "A"
THE WALK AT TULSA HILLS
CORRIDOR DISTRICT SITE PLAN
Z-7164-SP-16

LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter of Section 14, Township 18 North, Range 12 East of the Indian Meridian, Tulsa County, Oklahoma being more particularly described as follows:

COMMENCING at the northeast corner of said Northwest Quarter;

THENCE South $88^{\circ}56'47''$ West, along the north line of said Northwest Quarter, a distance of 60.00 feet to the POINT OF BEGINNING;

THENCE South $01^{\circ}05'09''$ East, parallel with and 60.00 feet distant from the east line of said Northwest Quarter, a distance of 1,326.13 feet to a point on the south line of the Northeast Quarter of the Northwest Quarter;

THENCE South $88^{\circ}57'30''$ West, along the south line of said Northeast Quarter of the Northwest Quarter, a distance of 1,149.23 feet to a point on the east right of way line of U.S. Highway 75 as established in Warranty Deed recorded in Book 7089, Page 1134, Tulsa County Records;

THENCE along said east right of way line, the following Four (4) courses:

1. North $11^{\circ}58'18''$ East a distance of 167.43 feet;
2. North $14^{\circ}47'14''$ East a distance of 671.72 feet;
3. North $06^{\circ}41'53''$ East a distance of 402.59 feet;
4. North $79^{\circ}50'59''$ East a distance of 238.53 feet to a point on the east right of way line as established by Highway Easement recorded in Book 3513, Page 471, Tulsa County Records;

THENCE along said east right of way line, the following Two (2) courses:

1. North $43^{\circ}59'00''$ East a distance of 78.10 feet;
2. North $00^{\circ}00'00''$ East a distance of 24.75 feet to a point on the north line of said Northwest Quarter;

THENCE North $88^{\circ}56'47''$ East, along said north line, a distance of 581.84 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,279,089 square feet or 29.3638 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (North Zone) using South $01^{\circ}05'09''$ East as the east line of the Northwest Quarter of Section 14, Township 18 North, Range 12 East, Indian Meridian.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613
Dodson-Thompson-Mansfield PLLC
20 N.E. 38th Street
OKC, OK 73105

August 21, 2013

11.5

EXHIBIT "B"

THE WALK AT TULSA HILLS CORRIDOR DISTRICT SITE PLAN Z-7164-SP-1b

Z-7164-SP-1b proposes a Minor Amendment to the Corridor District Site Plan for The Walk at Tulsa Hills.

The Conceptual Landscape Plan for this Minor Amendment is attached hereto as "Exhibit 1".

The primary differences between Z-7164-SP-1.a and Z-7164-SP-1b are:

1. Landscaping and Screening Plan will not include rainwater cisterns;
2. Landscaping and Screening Plan will not include a landscape median.

The Conceptual Landscape Plan for the Project is shown on "Exhibit 1" attached hereto. This Minor Amendment will remove the requirement that Rainwater cisterns be utilized to aid in irrigation and to further limit water run-off. Additionally, this Minor Amendment will remove the requirement that collector streets within the Project will have an excessive landscaped median.

PROPOSED AMENDMENT

to Z-7164-SP-1.a:

Landscaping and Screening:

A minimum of 10% of the net land area shall be improved as internal landscaped open space.

Landscaping provided at The Walk will promote the beautification of the development and the surrounding community. Long-life trees and other landscape materials of native and other environmentally appropriate species will be provided to aid water recharge and water runoff retardation and provide a meaningful urban forest. ~~Rainwater cisterns will be utilized to aid in irrigation and to further limit water run-off.~~ Landscape material will also be utilized to screen parking and service areas. ~~The tree lined collector will have an excessive landscaped median creating a meaningful streetscape.~~

Screening along the south boundary of the property will be provided by the construction of a 6' masonry style wall, excepting at pedestrian and restricted vehicular access points. Street yard and parking area landscaping will substantially conform to the conceptual landscape plan as shown in attached Exhibit A.

11.6



Case #: Z-6051-SP-2
Detailed Site Plan

Hearing Date: June 18, 2014

Case Report Prepared by:

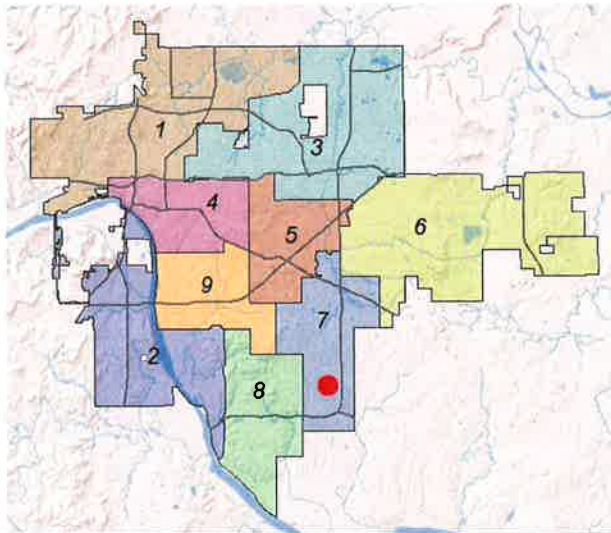
Jay Hoyt

Owner and Applicant Information:

Applicant: Danny R. Mitchell
 Property Owner: Office On Mingo, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a new office building in a Corridor District.

Gross Land Area:
 7.61 Acres

Location: South of the southeast corner of
 E. 81st Street and S. Mingo Road
 (8165 South Mingo Road)

Zoning:

Existing Zoning: CO: Z-6051-SP-2
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project conforms with the development standards defined in the Corridor Development Plan

Staff Data:

TRS: 8418
 CZM: 54 Atlas: 1413/1568

City Council District: 7

Councilor Name: Arianna Moore

County Commission District: 3

Commissioner Name: Ron Peters

June 18, 2014

SECTION I: Z-6051-SP-2 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for one new two story office building on a 7.61 acre site in a Corridor District.

PERMITTED USES:

Uses permitted as a matter of right are Use Units 10, Off Street Parking; 11, Offices and Studies and Support Services; 12, Entertainment and Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; uses customarily incidental thereto. The Office proposed for this project is allowed by right.

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 Corridor Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans have not been provided. All lighting shall be limited to 25 ft in total height. All lighting, including building mounted, shall be hooded and directed downward and away from the boundaries of the Corridor District. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography shall be included in the calculations.

SIGNAGE:

The site plan illustrated a ground sign location, but does not illustrate wall sign locations. All signs will require a separate permit. All signage will be required to meet the Corridor Plan 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.

12.2

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Corridor Plan Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along the full length of frontage of South Mingo Road and an existing private drive. The development standards of the Corridor Plan state that, where practical, pedestrian walkways through parking lots and between buildings are to be provided. The inclusion of a pedestrian walkway connecting to the sidewalk along South Mingo Road should be considered.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

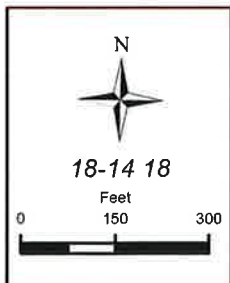
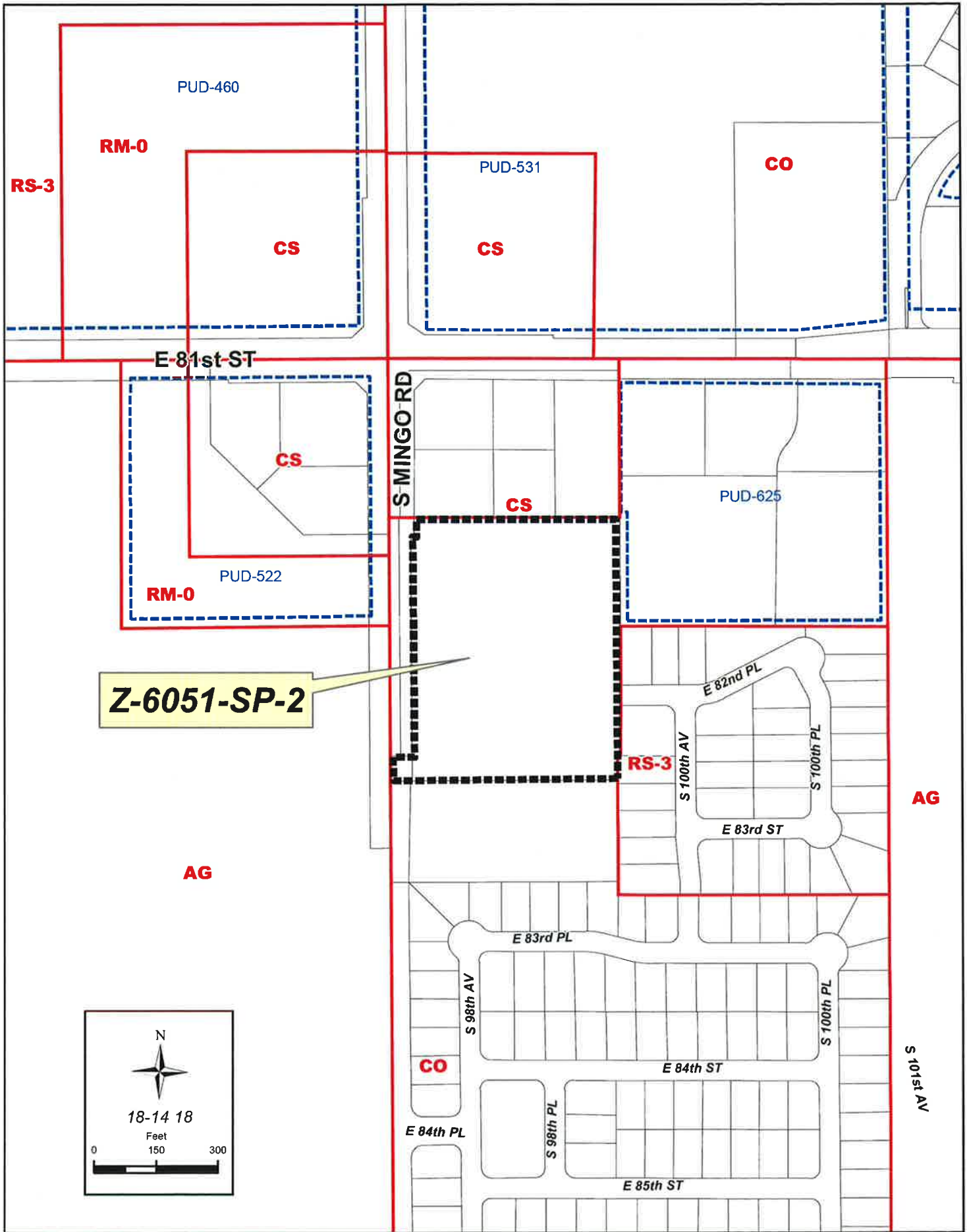
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-6051-SP-2**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan, and the stated purposes of the Corridor District section of the Zoning Code.

Exhibits included with staff recommendation:

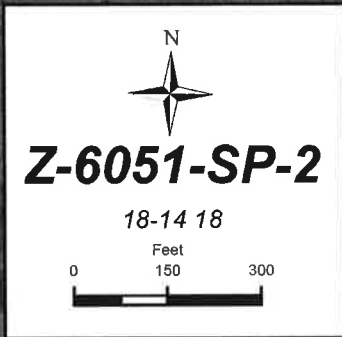
- INCOG zoning case aerial map
- INCOG aerial photo
- Applicants Overall Site Plan
- Applicants Enlarged Site Plan
- Applicants Landscape Plan
- Applicants Exterior Elevations

Staff recommends **APPROVAL** of the detail site plan for the proposed new Office Building.

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



12.4



12.5

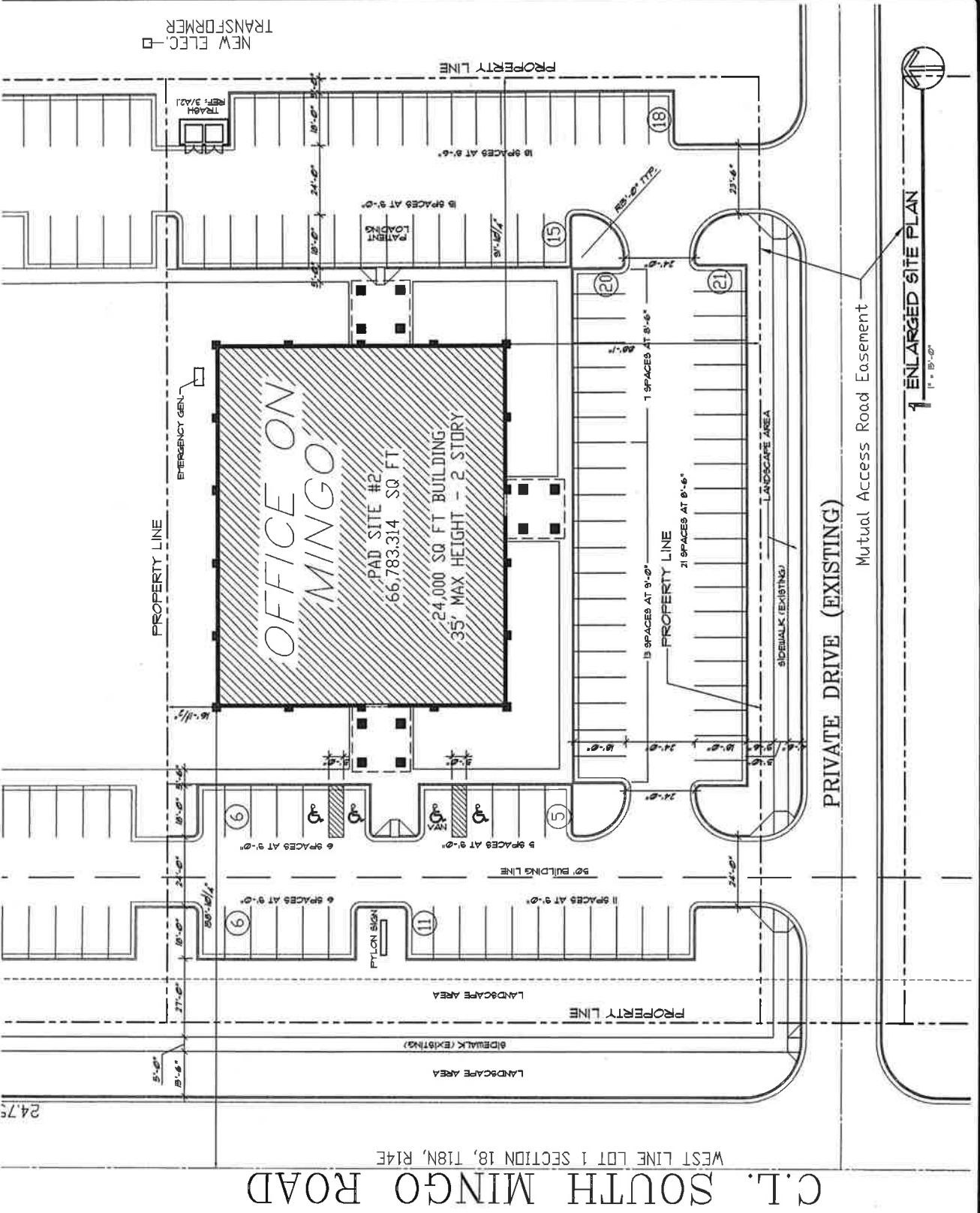
DANNY L MITCHELL ARCHITECT, P.C.
 810 SOUTH YALE, SUITE 200
 TULSA, OKLAHOMA 74106-7408
 (918) 583-0040 TEL
 (918) 583-0050 FAX
 © DANNY L MITCHELL ARCHITECT, P.C.
 OKLAHOMA LICENSE NO. 1315
 CONTRACT NO. 2014-009
 DATE OF THIS DOCUMENT: 05/28/2014
 KNOWLEDGE AND WRITTEN PERMISSION
 OF THE ARCHITECT IS REQUIRED.

OFFICE ON MINGO
 8165 S MINGO ROAD
 TULSA, OK

ENLARGED SITE PLAN

DATE:	MAY 28, 2014
PROJECT NO.:	2014-009
REVISIONS:	

SHEET NO. **C1.1** OF 2 SHEETS



1 ENLARGED SITE PLAN
 1" = 8'-0"

12.7

DANNY R. MITCHELL ARCHITECT, P.C.
 800 SOUTH YALE, SUITE 800
 TULSA, OKLAHOMA 74106-7408
 918 635-0040 TEL
 918 635-4552 FAX

© DANNY R. MITCHELL ARCHITECT, P.C.
 OKLAHOMA LICENSING NO. 1213
 CORPORATION AUTHORITY NO. 0486
 REUSE OF THIS DOCUMENT WITHOUT
 WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

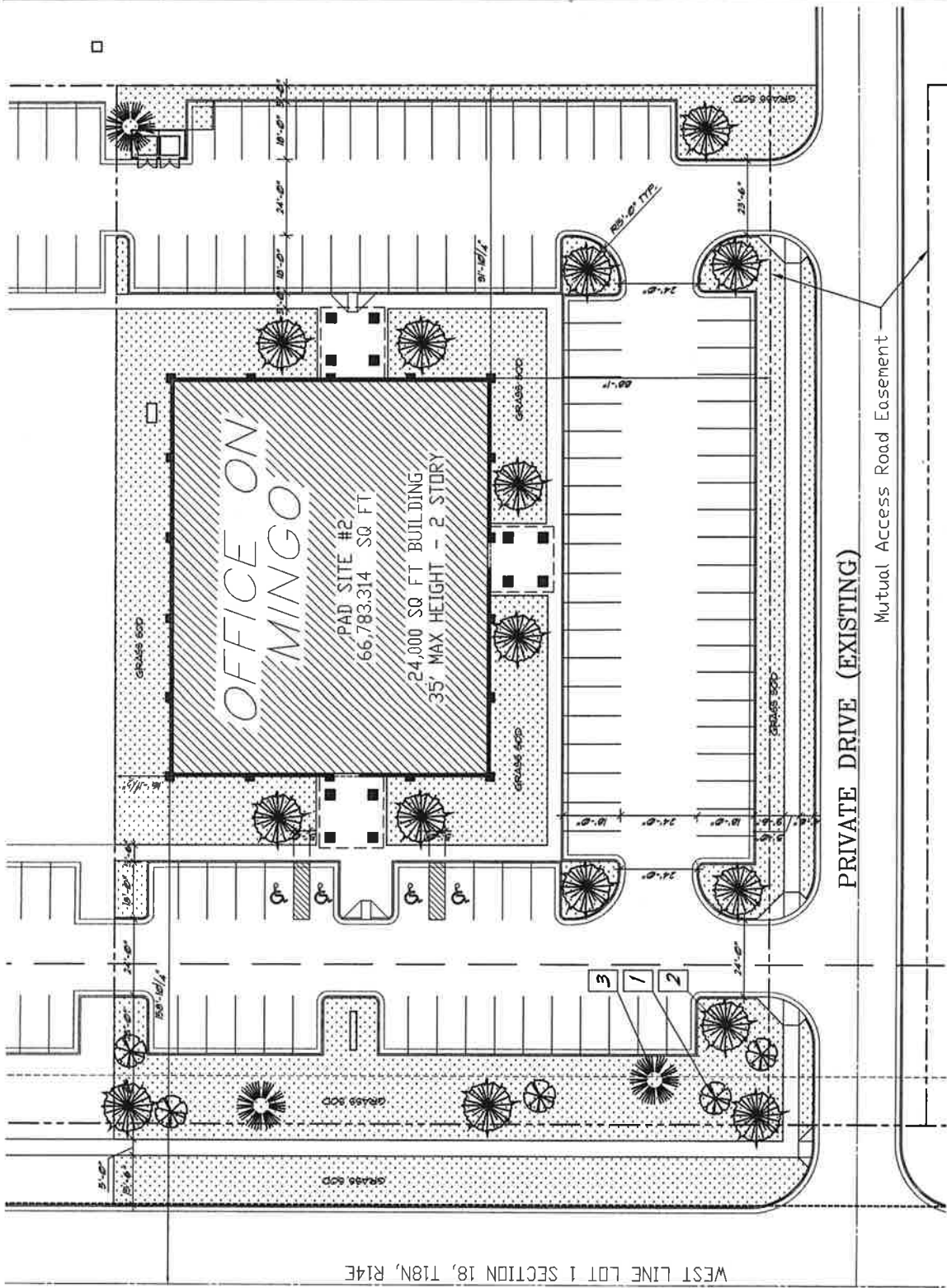
TULSA, OK

OFFICE ON MINGO
 615 9 MINGO ROAD

LANDSCAPE PLAN

DATE: MAY 21, 2014
 PROJECT NO.: 2014-0075
 REVISIONS:

SEET NO.
LS1.0
 OF 2 SEETS



1 LANDSCAPE PLAN
 1" = 10'-0"

PLANT LIST

MARK	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	21	PNUS TAEDA	LOBLOLLY PINE	2" CAL. 5-6
2	10	JANPERUS SCOTCAL CUT	ROCKY MOUNTAIN JUNIPER	2" CAL. 5-6
3	14	PNUS STLYESTIS	SCOTCH PINE	2" CAL. 5-6
AB TOTAL TREES				

C.T. SOUTH MINGO ROAD
 WEST LINE LOT 1 SECTION 18, T18N, R14E

12.8

DANNY R. MITCHELL, ARCHITECT, P.C.
 800 SOUTH YALE, SUITE 800
 TULSA, OKLAHOMA 74106-7408
 918-583-0040 TEL
 918-583-8882 FAX
 © DANNY R. MITCHELL, ARCHITECT, P.C.
 OKLAHOMA LICENSE NO. 1293
 CORPORATION AUTHORITY NO. CARS
 USE OF THIS DOCUMENT WITHOUT
 THE SIGNATURE OF THE ARCHITECT IS PROHIBITED.

TULSA, OK

MEDICAL OFFICE ON MINGO

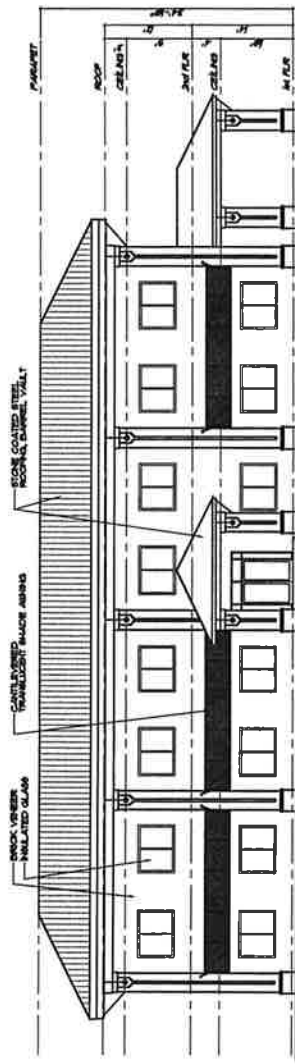
8100 S MINGO ROAD

ELEVATIONS

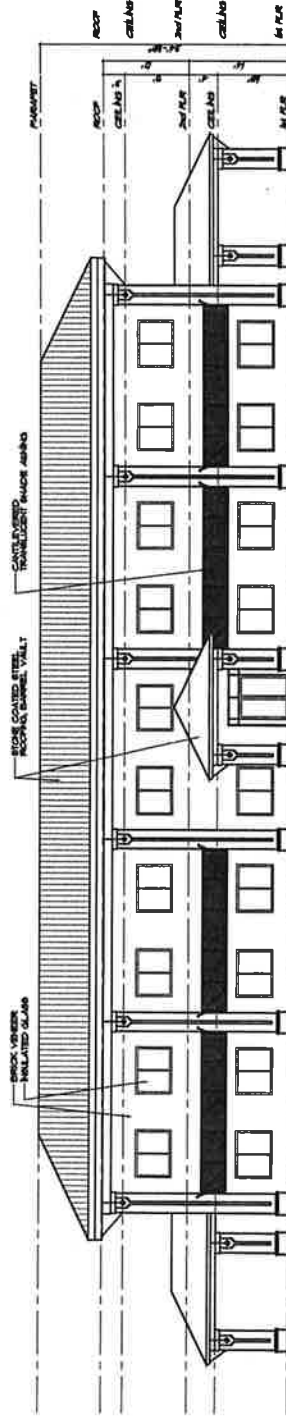
DATE: MAY 25, 2004
 PROJECT NO.: 2004-0003
 REVISIONS:



SHEET NO.
A2.0

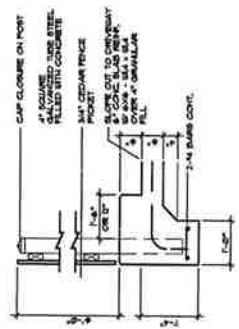


2 WEST ELEVATION
 1/8" = 1'-0"

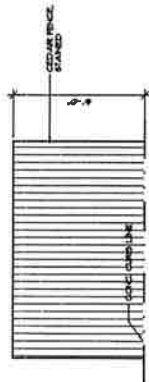
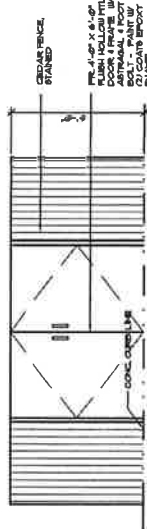


1 SOUTH ELEVATION
 1/8" = 1'-0"

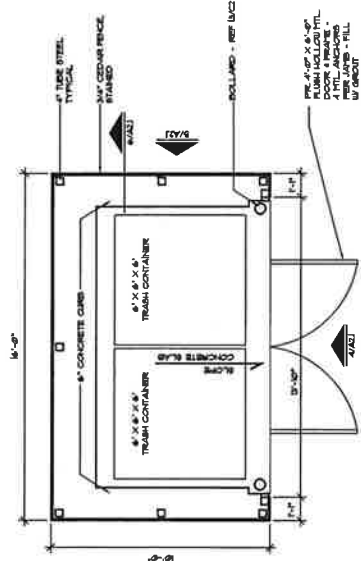
DANNY R. MITCHELL ARCHITECT, P.C.
 800 SOUTH VALE BLVD. SUITE 800
 TULSA, OKLAHOMA 74106-7408
 PHONE 582-0040 TEL.
 FAX 582-0052 FAX
 © DANNY R. MITCHELL ARCHITECT, P.C.
 OKLAHOMA LICENSE NO. 235
 CORPORATION AUTHORITY NO. 0348
 USE OF THIS DOCUMENT WITHOUT
 WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.



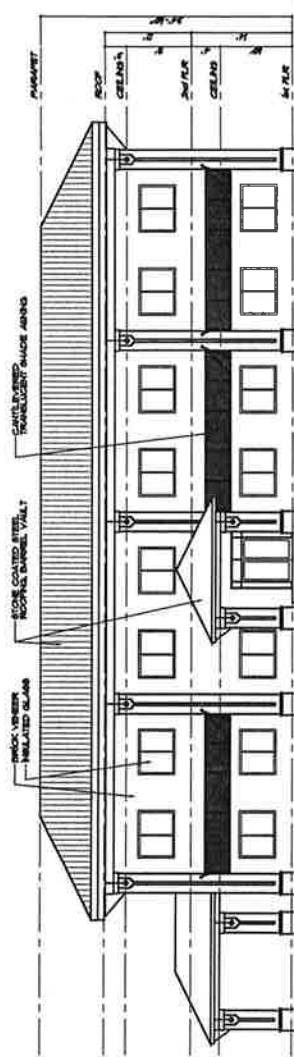
4 TRASH ENCLOSURE ELEVATION
 3/8" = 1'-0"



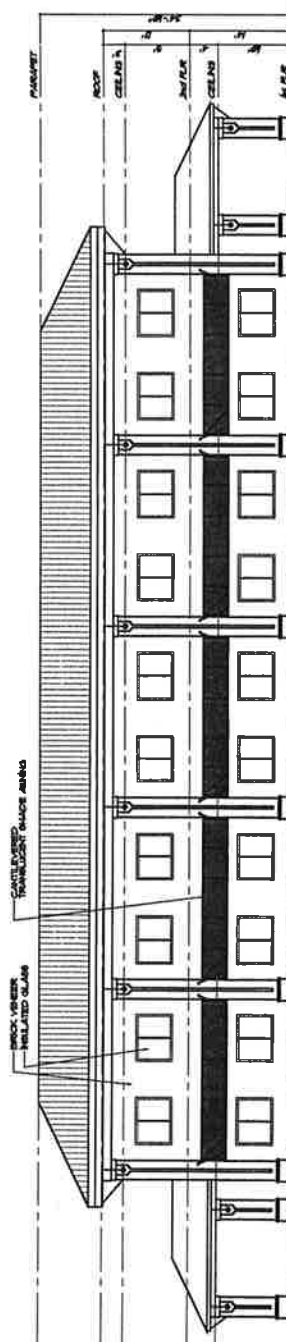
3 TRASH ENCLOSURE PLAN
 3/8" = 1'-0"



6 TRASH ENCLOSURE SECTION
 3/4" = 1'-0"



2 EAST ELEVATION
 1/8" = 1'-0"



1 NORTH ELEVATION
 1/8" = 1'-0"

MEDICAL OFFICE ON MINGO

515 S MINGO ROAD

TULSA, OK

ELEVATIONS

DATE: MAY 24, 2004
 PROJECT NO.: 2004-0005
 SHEET NO.: A2.1
 OF 100

SEAL: DANNY R. MITCHELL ARCHITECT, P.C.
 2004

12.10



Case #: PUD-527-B
Detailed Site Plan

Hearing Date: June 18, 2014

Case Report Prepared by:

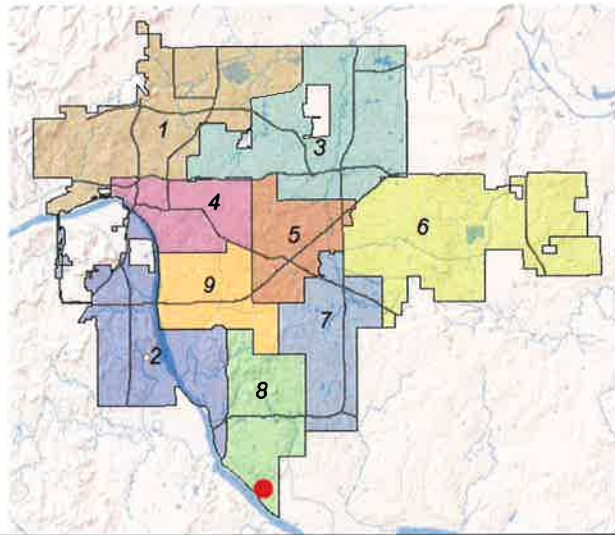
Jay Hoyt

Owner and Applicant Information:

Applicant: Ron Boyd
 Property Owner: Ron Boyd

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for new single-family dwelling within the PUD.

Gross Land Area:
 0.19 Acres

Location: Northeast of the intersection of S. Yale Ave. and E. 21st St. S.

(12014 South Braden Avenue East)

Lot 4, Block 3, Villas of Tuscany

Zoning:

Existing Zoning: RS-3;PUD-527-B
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Existing Neighborhood
 Growth and Stability Map: Stability

Staff Recommendation:

Staff recommends **approval**. The project conforms with the development standards defined in the Planned Unit Development

Staff Data:

TRS: 8334
 CZM: 57

Atlas: N/A

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

June 18, 2014

SECTION I: PUD-527-B Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 0.19 acre site in a Planned Unit Development for one single-family dwelling.

PERMITTED USES:

Uses permitted as a matter of right within Development Area B-1 is Use Unit 6 – Detached Single-Family Dwellings and customary accessory uses. The proposed single-family dwelling is permitted as a matter of right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space limitations. The front and side setbacks meet the minimum building setback requirements. The rear yard is required to be 20 ft, however the design standards do allow this distance to be modified through TMAPC site plan approval limited to a minimum rear yard of 5 ft or the width of the utility easement, whichever is greater. 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. The plat for the subject property establishes a review by an architectural committee, separate from the requirements of the Planned Unit Development that the proposed single-family dwelling will be subject to.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are not provided. Lighting will be required to meet the standards of PUD-527-B and the City of Tulsa Zoning Code.

SIGNAGE:

No signage is permitted or shown.

SITE SCREENING AND LANDSCAPING:

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

13.2

PEDESTRIAN ACCESS AND CIRCULATION:

Sidewalks are not required, per the Planned Unit Development Standards and none are shown.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

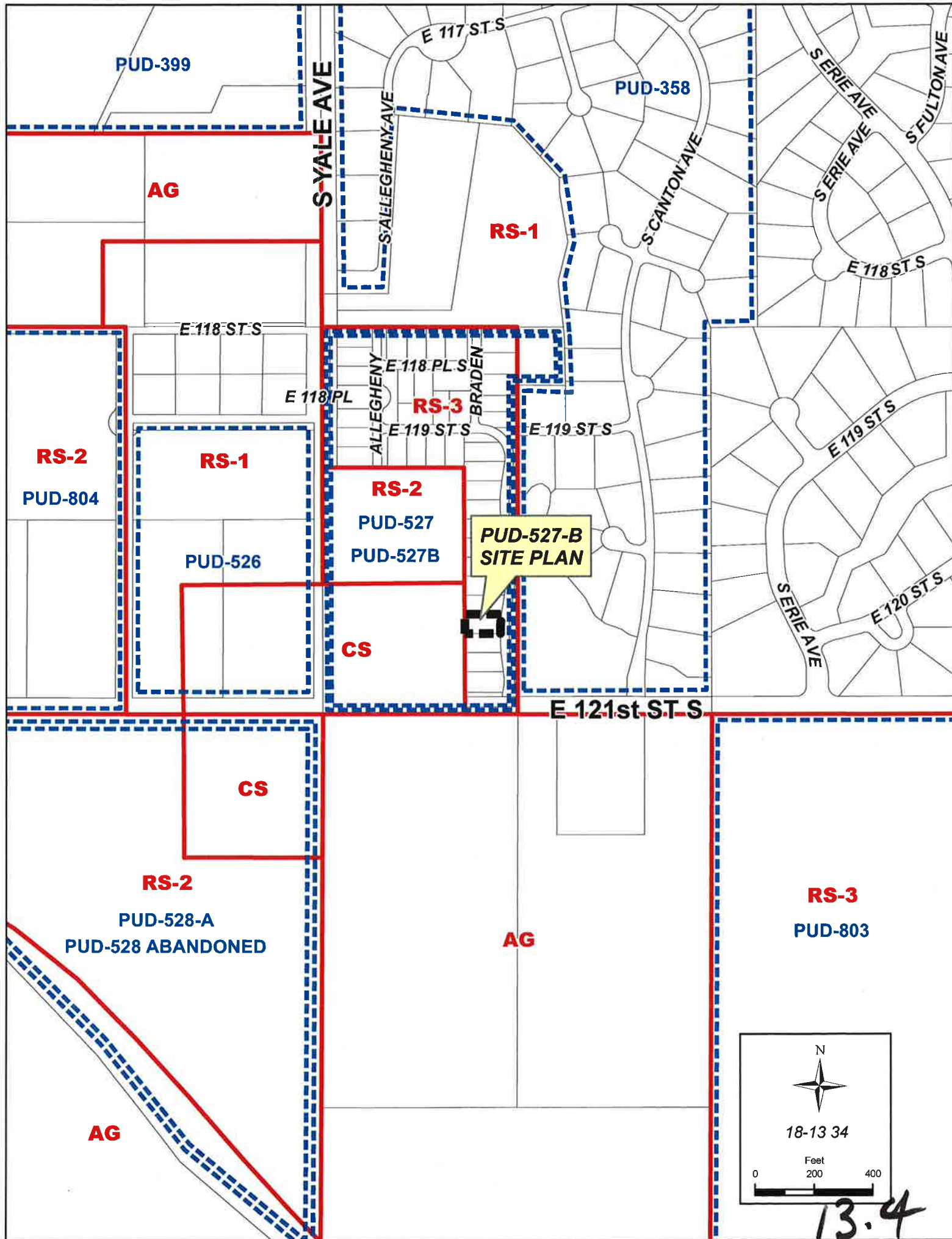
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-527-B**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

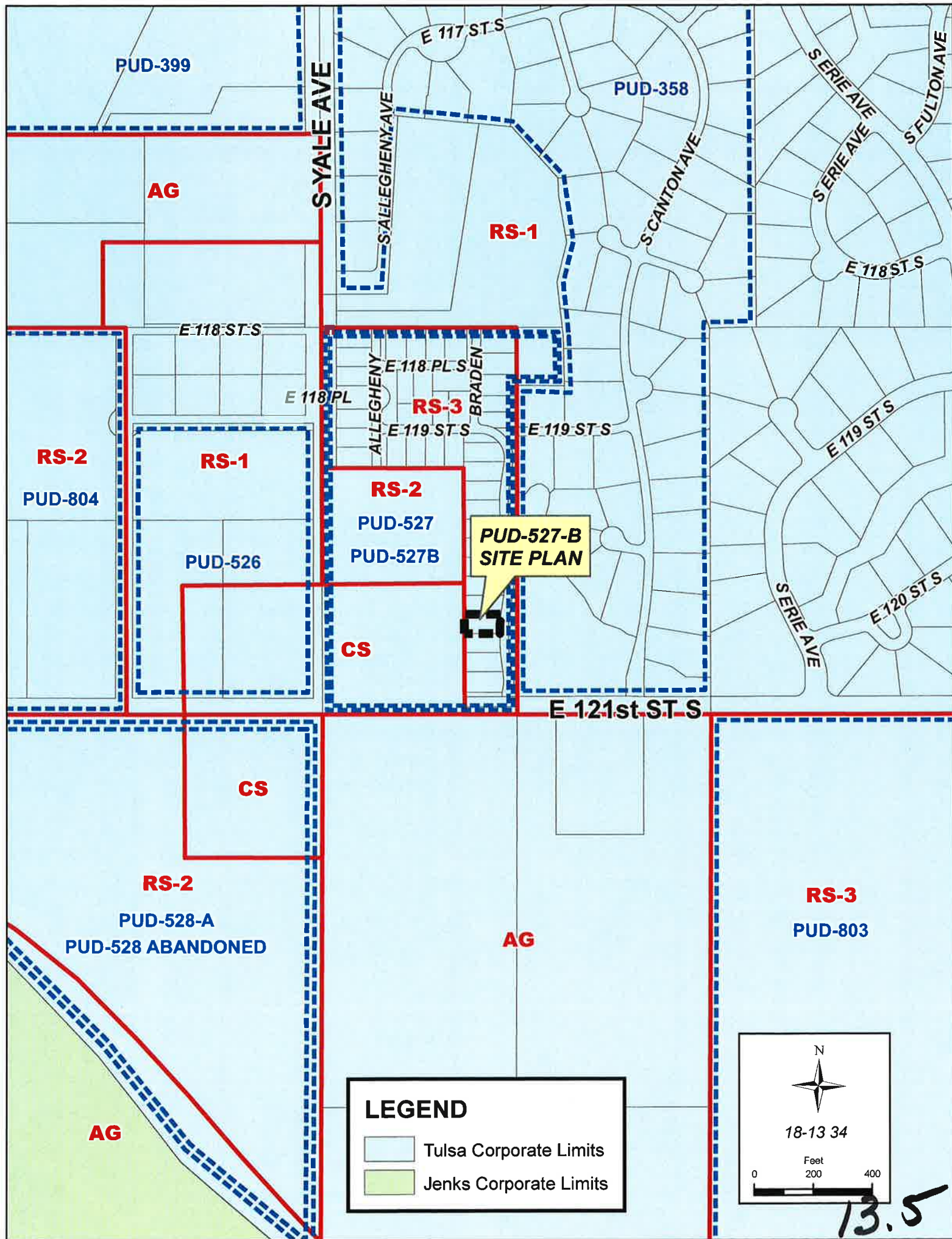
Exhibits included with staff recommendation:

INCOG zoning case aerial map
INCOG aerial photo
Applicants Plat Plan
Applicants Floor Plan



Staff recommends **APPROVAL** of the detail site plan for the proposed new single-family dwelling.

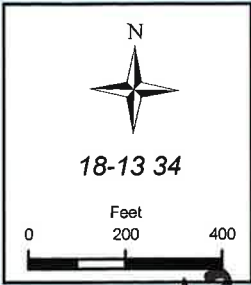
(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)





LEGEND

-  Tulsa Corporate Limits
-  Jenks Corporate Limits



13.5



**PUD-527-B
SITE PLAN**



18-13 34

0 200 400
Feet

Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2014

13.4

**PUD-527-B
SITE PLAN**

S BRADEN AVE

E 121st ST S



18-13 34



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2017

1317

THE VILLAS OF TUSCANY

A PART OF THE SW/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF TULSA, OKLAHOMA

P.U.D. No. 527

DEVELOPMENT AREA B-1

5666

SECTION 1. PURPOSE AND SCOPE

A. THE PURPOSE OF THIS ORDINANCE IS TO ESTABLISH A FRAMEWORK FOR THE DEVELOPMENT OF THE VILLAS OF TUSCANY, AN ADDITION TO THE CITY OF TULSA, OKLAHOMA. THE PURPOSE IS TO PROVIDE A FRAMEWORK FOR THE DEVELOPMENT OF THE VILLAS OF TUSCANY, AN ADDITION TO THE CITY OF TULSA, OKLAHOMA.

SECTION 2. DEFINITIONS

A. THE WORDS AND PHRASES USED IN THIS ORDINANCE SHALL HAVE THE SAME MEANING AS THEY HAVE IN THE CITY CHARTER OF TULSA, OKLAHOMA.

SECTION 3. GENERAL PRINCIPLES

A. THE DEVELOPMENT OF THE VILLAS OF TUSCANY SHALL BE SUBORDINATE TO THE CITY CHARTER OF TULSA, OKLAHOMA.

SECTION 4. ZONING

A. THE VILLAS OF TUSCANY SHALL BE ZONED AS RESIDENTIAL SINGLE-FAMILY.

SECTION 5. PLANNED UNIT DEVELOPMENT

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 6. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 7. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 8. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 9. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 10. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 11. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 12. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 13. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 14. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 15. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 16. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 17. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 18. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 19. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 20. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 21. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 22. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 23. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 24. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 25. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 26. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 27. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 28. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 29. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 30. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 31. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 32. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 33. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 34. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 35. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 36. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 37. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 38. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

SECTION 39. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. THE VILLAS OF TUSCANY SHALL BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT.

The Villas of Tuscany

Page 12 of 20

13.10



Case #: PUD-550
Detailed Site Plan

Hearing Date: June 18, 2014

Case Report Prepared by:

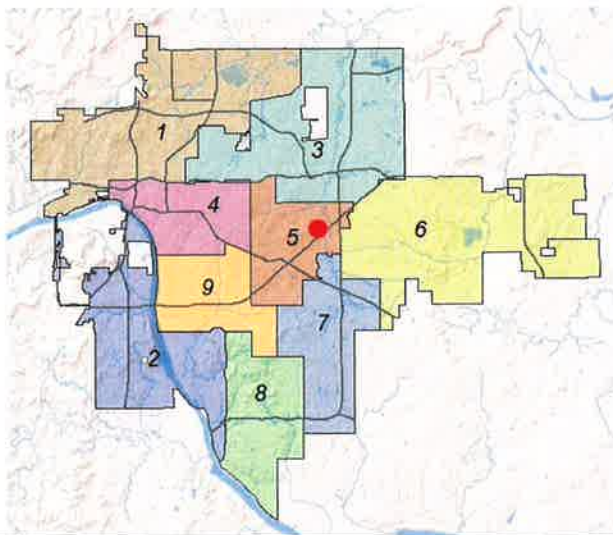
Jay Hoyt

Owner and Applicant Information:

Applicant: Sisemore Weisz & Associates, Inc.
 Property Owner: OLT I-44, LLC (c/o Brian Beam – Owasso Land Trust)

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a new RV Sales Facility within the PUD.

Gross Land Area:
 9.178 Acres

Location: Adjacent to North boundary of I-44
 East of South Memorial Drive at South 87th
 East Avenue

Lot 1, Block 1, Dean's RV Superstore
 Development Area C-1

Zoning:

Existing Zoning: IL/PUD-550
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Employment
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project conforms with the development standards defined in the Planned Unit Development

Staff Data:

TRS: 19-13-13
 CZM: 53
 Atlas: 1571

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 2

Commissioner Name: Karen Keith

June 18, 2014

SECTION I: PUD-550 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 9.178 acre site in a Planned Unit Development for a new RV sales facility including one, one story sales building and RV parking stalls.

PERMITTED USES:

Uses permitted as a matter of right within Development Area C-1 are Use Unit 17 – RV Sales & Service facility with attendant uses including, but not limited to an RV detail wash building, an RV paint booth building and maximum 10-stall temporary overnight-stay RV area (Limited to a 3 night maximum stay, to be located within the easterly 600 ft of the subject development area). Such temporary overnight-stay RV parking stalls shall be limited to patrons of the RV sales & service facility during maintenance of RV's under the patron's ownership. (Generator use will not be allowed with this temporary overnight facility) The proposed RV service facility is permitted as a matter of right.

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 meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans are provided. The plan illustrates a design that will meet the minimum standards outlined in the Planned Unit Development and in the Zoning Code. Light standards within the western 100 ft of the development area shall not exceed 25 ft in height. All exterior lighting fixtures shall be hooded and direct light downward and away from the properties to the west. No light standards are permitted within the west 100 ft of the development area.

SIGNAGE:

The site plan does not illustrate ground and wall sign location. Any new signage will require a separate permit. All signage will be required to meet the Planned

14.2

Unit 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 are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along the entire frontage of South 91st East Avenue as well as along East Skelly Drive.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

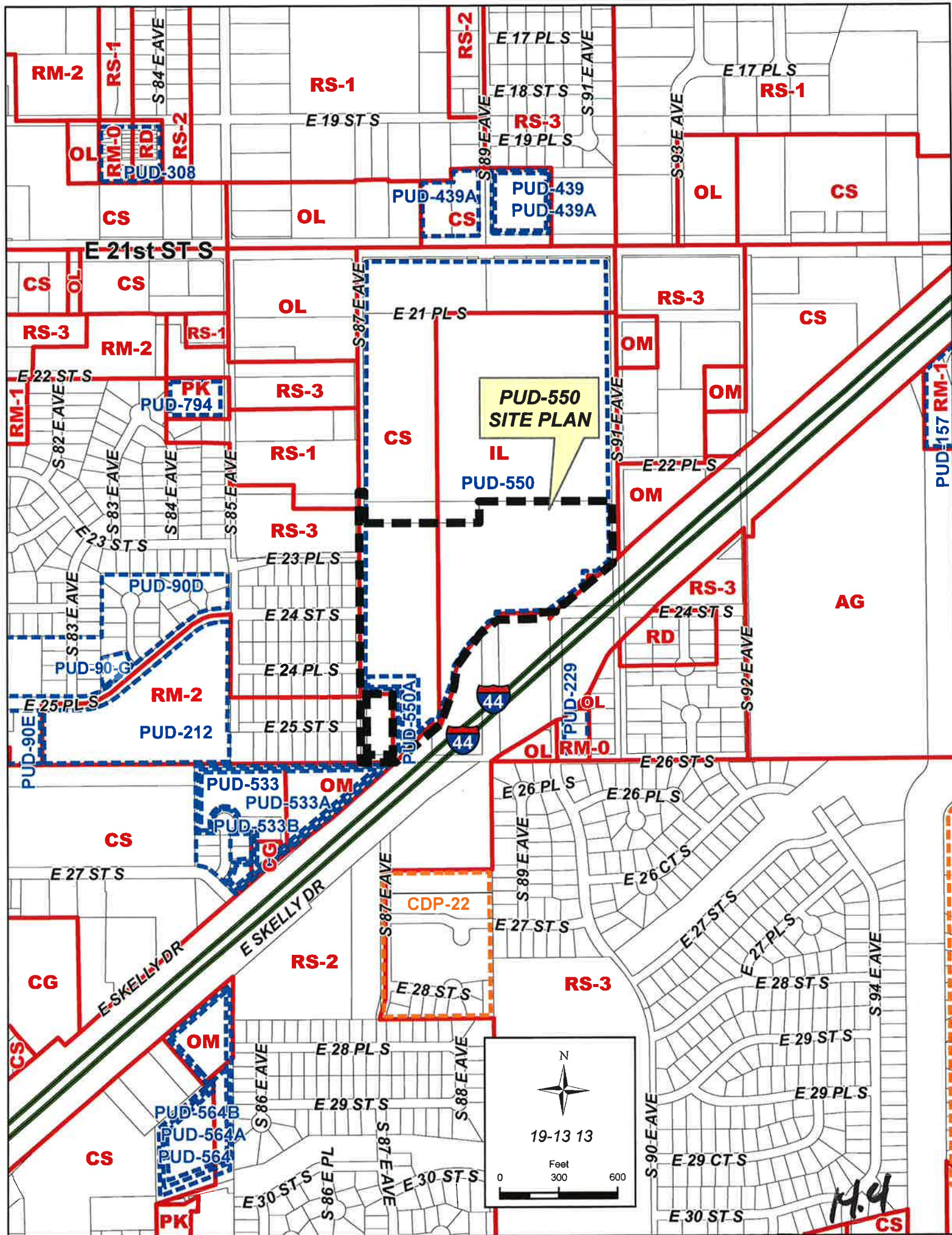
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-550**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

- INCOG zoning case aerial map
- INCOG aerial photo
- Applicants Site Plan
- Applicants Exterior Elevations
- Applicants Lighting Plan
- Applicants Lighting Details

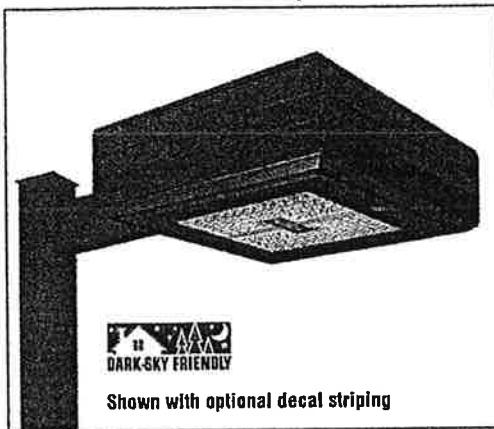
Staff recommends **APPROVAL** of the detail site plan for the proposed new RV sales facility.

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





LED AREA LIGHTS - (XGBM)



LED lighting facts
A Program of the U.S. DOE

Light Output (Lumens)	25464
Watts	300
Lumens per Watt (Efficacy)	85
Color Accuracy Color Rendering Index (CRI)	66

Light Color
Correlated Color Temperature (CCT)

5068 (Daylight)

Warm White 2700K Bright White 3000K Daylight 4500K 6500K

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

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: KGBM-NEWYB0X (4/23/2014)
Model Number: KGBM 5 LED HO CW
Type: Luminaire - road/roadways

LIGHT OUTPUT - XGBM		Lumens (Nominal)				Watts (Nominal)
	Type	Type 3	Type 5	Type FT	Type FTA	
Cool White	LW	14080	13840	15020	16560	140
	SS	20180	18040	20700	23030	187
	HO	26750	25460	29070	31810	300
Neutral White	LW	11450	11290	12220	13470	136
	SS	16390	15170	17230	18750	188
	HO	22240	20550	23510	25410	288

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



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 3G requirements.



Project Name PHASE I Fixture Type P1
Catalog # XGBM-3-LED-HO-CW-HSS

05/02/14
© 2014
LSI INDUSTRIES INC.



US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

OCCUPANCY SENSING (IMS) - Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection - occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

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

LEDS - Select high-brightness LEDs in Cool White (5250°K nominal) or Neutral White (4000°K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types 3, 5, FT and FTA available - field rotatable reflectors.

HOUSING - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

TOP-ACCESS COVER - Gasketed, tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90° increments. Directional arrow on optics allows alignment without the unit being energized.

MOUNTING - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets Location Category C Low. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC.

DRIVERS - Available in Low Watt (LW), Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC 47 CFR part 15 RF/EMI standard.

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

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

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

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - Fixture - 44.5 lbs (20 kg) Arm - 5 lbs. (2kg) arm

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

14.6

LED AREA LIGHTS - (XGBM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGBM 5 LED HO CW UE WHT VCM ES**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XGBM ¹ - LED Greenbriar	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type III 5 - Type V	LED	LW - Low Watt SS - Super Saver HO - High Output	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White <u>Optional Color Decals</u> 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic	<u>Virtual Wireless Network</u> (requires a Ventura controller/Matibu link) (blank) - None VCM - Standard (revenue grade) VCMH - Standard (Host) DIM - 0-10 volt dimming (required for satellite fixtures) <u>Stand-Alone Control</u> (blank) - None DIM ² - 0-10V Dimming (from external signal) BLS ³ - Bi-level Switching (from external signal - requires 120-277V controls system voltage)	<u>Sensor</u> ES ⁴ - External Sensor IMS ⁵ - Integral Motion Sensor PCI 120 - 120v Button-Type Photocell PCI 208 - 208v Button-Type Photocell PCI 240 - 240v Button-Type Photocell PCI 277 - 277v Button-Type Photocell PCI 347 - 347v Button-Type Photocell <u>Options</u> 8BK - 8" Bracket (S and D180 only) TB - Terminal Block

LUMINAIRE EPA CHART ¹ - XGBM		
	8" Bracket	12" Bracket
Single	2.3	2.4
D180°	4.7	4.8
D90°		4.7
T90°	12" Bracket	7.2
TN120°	Required	7.3
Q90°		8.8

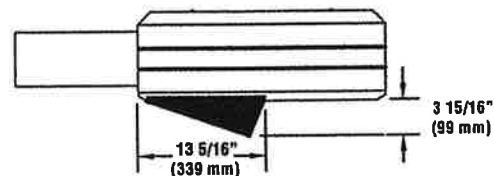
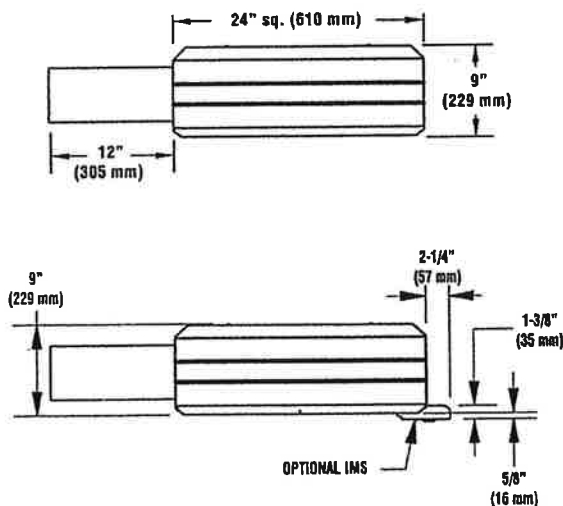
Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION		(Accessories are field installed)	
Description	Order Number	Description	Order Number
XGBM - HSS - House Side Shield (Black only)	482002 BLK ⁶	RPSB120 - Wet Location Remote Box with 120V External Photocell	C/F ⁷
RPP2 - Round Pole Plate	162914BLK	RPSB208-277 - Wet Location Remote Box with 208-277V External Photocell	C/F ⁷
BKS-BO-WM-* - CLR - Wall Mount Plate	123111CLR	PMOS120 - 120V Pole-Mount Occupancy Sensor	518030CLR ⁸
BKA-BO-RA-8-CLR - Radius Arm	169010CLR	PMOS208/240 - 208, 240V Pole-Mount Occupancy Sensor	C/F ⁷
BKU-BO-S-19-CLR - Upsweep Bracket for round or square poles	144191CLR	PMOS277 - 277V Pole-Mount Occupancy Sensor	518029CLR ⁸
ROSB120 - WL Remote Box with 120V Occupancy Sensor	C/F ⁷		
ROSB277 - WL Remote Box with 277V Occupancy Sensor	C/F ⁷		

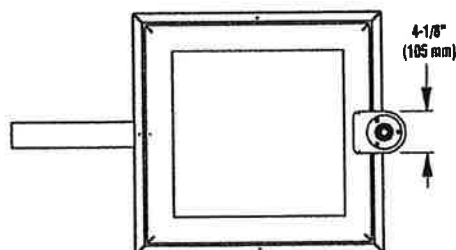
FOOTNOTES:

- 1 - Use with 5" traditional drilling pattern
- 2 - IMS, DIM and BLS are not compatible. On SS drive current with 347-480V, consult factory regarding dimming.
- 3 - IMS, DIM and BLS are not compatible.
- 4 - Do not specify for satellite units.
- 5 - Not compatible with Virtual wireless systems, DIM or BLS.
- 6 - House Side Shield adds to fixture EPA. HSS must be mounted opposite of IMS. Consult factory.
- 7 - Includes VCM. To be used in conjunction with VCM option in fixture. Consult factory.
- 8 - To be used in conjunction with any of the VCM control modules and ES sensor option in fixture. Consult factory.

DIMENSIONS



House Side Shield (482002BLK)

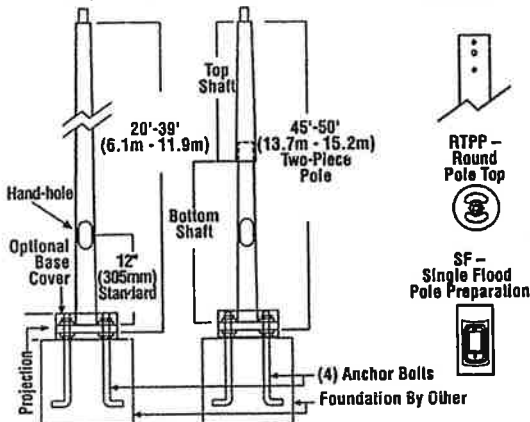


STEEL ROUND TAPERED POLES

DIMENSIONS

ONE-PIECE RTPN - TWO-PIECE RTPN -
N = 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon

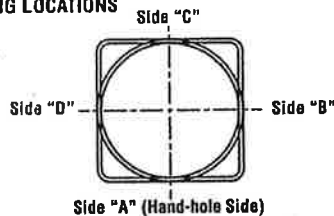
RTPB5 -
Bolt-On Mount,
2-Bolt Pattern



ONE-PIECE SHAFT		
Height	Pole Bottom	Pole Top
20' (6.1m)	5.80" (147mm) O.D.	3.0" (76mm) O.D.
25' (7.1m)	6.60" (168mm) O.D.	3.10" (79mm) O.D.
30' (9.1m)	7.50" (191mm) O.D.	3.30" (84mm) O.D.
35' (10.7m)	8.50" (216mm) O.D.	3.60" (91mm) O.D.
39' (11.9m)	9.00" (229mm) O.D.	3.54" (90mm) O.D.

TWO-PIECE SHAFT					
Height	Top	Top Shaft Bottom	Length	Bottom Shaft Bottom	Length
45' (13.7m)	3.95" O.D. (100mm)	6.88" O.D. (175mm)	21'-0" (6.4m)	6.43" O.D. (163mm)	10.00" O.D. (254mm)
50' (15.2m)	3.25" O.D. (83mm)	6.88" O.D. (175mm)	25'-0" (7.9m)	6.43" O.D. (163mm)	10.00" O.D. (254mm)

DRILLING LOCATIONS



Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180°		X		X
D90°	X			X
T90°	X	X		X
TN120°	X			
D90°	X	X	X	X
Single FBO	X			
Double FBO		X		X

*Other two locations will be 120° to the left and right of Side A.

Note: Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

SHIPPING WEIGHTS - Round Steel Tapered Poles

20' (6.1m) S11 Ga. is approximately	153 lbs. (69kg)
25' (7.6m) S11 Ga. is approximately	196 lbs. (89kg)
30' (9.1m) S11 Ga. is approximately	247 lbs. (112kg)
35' (10.7m) S11 Ga. is approximately	319 lbs. (145kg)
39' (11.9m) S11 Ga. is approximately	358 lbs. (162kg)
39' (11.9m) S07 Ga. is approximately	529 lbs. (240kg)
45' (13.7m) S07 Ga. is approximately	622 lbs. (282kg)
50' (15.2m) S07 Ga. is approximately	646 lbs. (293kg)
Anchor Bolts (1" x 36") (25mm x 914mm)	30 lbs. (14kg)/set
Anchor Bolts (1-1/4" x 42") (32mm x 1069mm)	63 lbs. (29kg)/set

POLE SHAFT - Pole shaft is electro-welded ASTM-A595 Grade A steel tubing with a minimum yield strength of 55,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

HAND-HOLE - Standard hand-hole location is 12" above pole base. Hand-hole size is 4" x 6" and reinforced.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

GROUND LUG - Ground lug is standard.

DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER - Ground fault circuit interrupter is optional.

FINISHES - Each pole is finished with DuraGrip®, LSI's baked-on polyester-powder finishing process which electrostatically applies and fuses a polyester powder to the pole. Provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling, and features a five-year limited warranty. Optional DuraGrip® Plus features the added protection of a 3.0 to 5.0 mil thickness of polyester-powder finish plus an inner coating, as well as a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed map).
- Confirm pole EPA equal to or exceeding value from note above
- Consult factory for special wind load requirements and banner brackets

POLE SELECTION CHART (steel round tapered poles)

Height	EPA				Material	Bolt Circle
	70 MPH	80 MPH	90 MPH	100 MPH		
20' (6.1m)	33.6	24.8	18.8	14.4	S11 Ga.	N
25' (7.6m)	31.4	22.9	17.0	12.8	S11 Ga.	N
30' (9.1m)	30.7	22.0	16.0	11.7	S11 Ga.	N
35' (10.7m)	30.1	21.1	14.9	10.5	S11 Ga.	Q
39' (11.9m)	27.1	18.5	12.6	8.4	S11 Ga.	Q
39' (11.9m)	51.1	36.9	27.1	20.2	S07 Ga.	S
45' (13.7m)	42.3	31.4	24.0	18.6	S07 Ga.	T
50' (15.2m)	28.9	21.0	15.6	11.7	S07 Ga.	T

EPA based on ANSI/ASCE 7-93. Refer to EPA information on next page. For applications in Canada and areas using code requirements other than ANSI/ASCE 7-93, consult factory. If luminaire weight exceeds 250 lbs. (113.4 kg), consult factory.

* 45' and 50' poles are two-piece; bottom is S07G and top is S11G.

ARRA
Funding Compliant



Project Name PHASE 1 Fixture Type P1
Catalog # RTPB5 S11G 35 S BRZ B/C ABOLTS

02/05/14

© 2014
LSI INDUSTRIES INC.

14.8

STEEL ROUND TAPERED POLES

POLE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **RTPB5 S11G 35 S PLP DGP**

Pole Series	Material	Height ¹	Mounting Configuration	Pole Finish	Options
Round Tapered Pole for Bolt-On Mount 2-Bolt Pattern RTPB5 - 5" Traditional drilling pattern	S11G - 11 Ga. Steel S07G - 07 Ga. Steel	20' 25' 30' 35' 39' 45' 50'	S - Single/Parallel D180° - Double D90° - Double DN90° - Double T90° - Triple TN120° - Triple Q90° - Quad	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	GA - Galvanized Anchor Bolts SF - Single Flood ² DF - Double Flood ² DGP - DuraGrip® Plus LAB - Less Anchor Bolts OSXX - Pole preparation for PMOS Occupancy Sensor ³
Round Tapered Pole for Pole Top Mount RTPP	Consult Pole Selection Chart on opposite page		PT - Pole Top Mount	Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.	
Round Tapered Pole for Tenon Mount RTPN			N - Tenon Mount (Standard tenon size is 2-3/8" O.D.)		

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
20 SRTBC Square Base Cover	158388CLR	50 SRTBC Square Base Cover	158578CLR
25 SRTBC Square Base Cover	158390CLR	ER2 - Weatherproof RTP Duplex Receptacle	122568CLR
30 SRTBC Square Base Cover	158392CLR	GFI - Ground Fault RTP Circuit Interrupter	122569CLR
35 SRTBC Square Base Cover	158554CLR	MHD - Mounting Hole Weatherproof Decal	340120
39 SRTBC Square Base Cover	155887CLR	PMOS120 - 120V Occupancy Sensor	518030CLR ⁴
45 SRTBC Square Base Cover	158571CLR	PMOS208/240 - 208, 240V Occupancy Sensor	C/F ⁴
		PMOS277 - 277V Occupancy Sensor	518029CLR ⁴

FOOTNOTES:





1 - Pole heights will have +/- 1/2" tolerance.

2 - See Flood Lighting Brackets Section for choice of FBO brackets.

3 - Order PMOS separately. Change "XX" to indicate height and side of pole location for pole preparation. EX: OS8A indicates preparation is to be 8ft. up from pole base on side A. Optimal distance from ground to sensor is 10ft.

4 - OSXX option required. Not for use with Metal Halide fixtures.

BOLT CIRCLE

	10-1/8" (257mm) sq.	12" (305mm) sq.	12" (305mm) sq.	13-1/2" (343mm) sq.
				
	11" (279mm) Dia. Bolt Circle	12" (305mm) Dia. Bolt Circle	12" (305mm) Dia. Bolt Circle	14" (356mm) Dia. Bolt Circle
	N	Q	S	T
Bolt Circle	Slotted 11" (279mm)	Slotted 12" (305mm)	Slotted 12" (305mm)	Slotted 14" (356mm)
Anchor Bolt Size	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)	1-1/4" x 42" (32mm x 1067mm)	1-1/4" x 42" (32mm x 1067mm)
Anchor Bolt Projection	4" (102mm)	4" (102mm)	5" (127mm)	5" (127mm)
Base Plate Dimensions	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1" thk. (305mm x 25mm)	12" sq. x 1-1/4" thk. (305mm x 32mm)	13-1/2" sq. x 1-1/4" thk. (343mm x 32mm)

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.

EPA INFORMATION

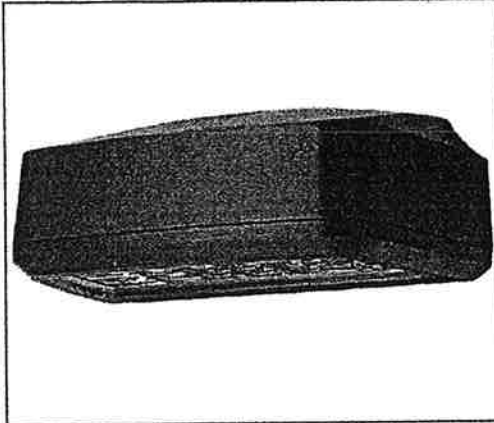
All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located. CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

LED PATRIOT® WALL SCONCE (XPWS3)

Crossover
LED LIGHTING TECHNOLOGY

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



SMARTTEC™ ENERGY SAVING FEATURES:

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

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

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

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5300°K nominal) or Neutral White (4200°K nominal) color temperature, 70 CRI (nominal).

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - One-piece die-cast aluminum housing is smoothly contoured rectangular shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP65 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMAR (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

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

FINISH - LSI's DuraGrip® polyester powder coat finishing process withstands extreme weather changes without cracking or peeling. Guaranteed for five full years.

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

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (In carton) - 30 lbs./13.6Kg

LISTING - ETL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. Optional Class 1 Division 2 (groups A, B, C & D) hazardous location rating is available. (Select HL option)

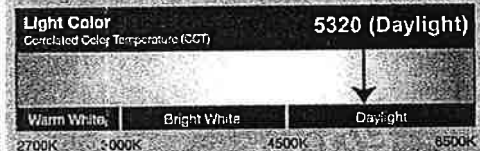
Also available in traditional light sources

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens) **4020**
Watts **53**
Lumens per Watt (Efficacy) **76**

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



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

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: KGGN-V1H7ZA
Model Number: XPWS3 FT LED 48 350 CW UE
Type: Outdoor wall pack

LIGHT OUTPUT - XPWS3

		Distribution/Lumens (Nominal)			
Milliamps	# of LEDs	Type FT	Type WT	Type WW	Watts
Cool White 350 mA	28	3100	3000	3200	34
	48	5100	5100	5200	55
	28	3700	3600	3800	44
	48	6200	6100	6300	72
Neutral White 450 mA	28	2900	2900	3100	34
	48	4900	4800	4900	55
	28	3500	3500	3700	44
	48	5800	5700	5900	72

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



ARRA
Funding Compliant

ROHS
COMPLIANT



Project Name **PHASE I**

Fixture Type **W**

Catalog # **XPWS3-FT-LED-48-450-CW-UE**

01/21/14

© 2014

LSI INDUSTRIES INC.

14.10

LED PATRIOT® WALL SCNCE (XPWS3)

Crossover
LED LIGHTING TECHNOLOGY

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPWS3 FT LED 48 450 CW UE WHT BB**

Preflx	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XPWS3 - LED Patriot Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	BB - Battery Back-up¹ CWBB - Cold Weather Battery Back-up¹ IMS - Integral Motion Sensor EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps² PCI 120 - Button Type Photocell PCI 208 - Button Type Photocell PCI 240 - Button Type Photocell PCI 277 - Button Type Photocell PCI 347 - Button Type Photocell HL - Class1, Division2, Hazardous Location Rating, ETL listed to UL844³ XPMA - Pole Mounting Adaptor w/fixture backplate for use with square poles⁴ XPMAR4 - Pole Mounting Adaptor w/fixture backplate for use with 4" O.D. round poles⁴ XPMAR5 - Pole Mounting Adaptor w/fixture backplate for use with 5" O.D. round poles⁴

ACCESSORY ORDERING INFORMATION

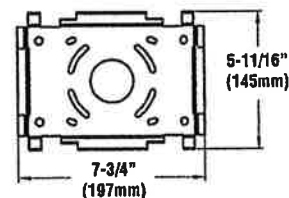
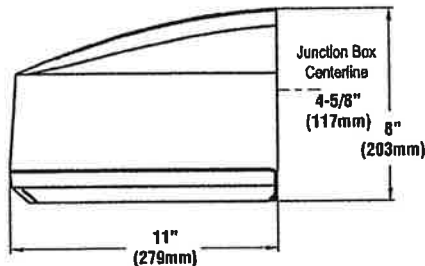
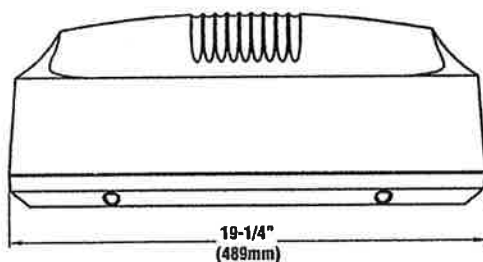
(Accessories are field installed)

Description	Order Number	Description	Order Number
XPWS3 Polycarbonate Shield	244657	DFK208, 240 - Double Fusing	DFK208,240⁵
XPWS3 SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK480 - Double Fusing	DFK480⁵
FK120 - Single Fusing	FK120⁵	FK347 - Single Fusing	FK347⁵
FK277 - Single Fusing	FK277⁵		

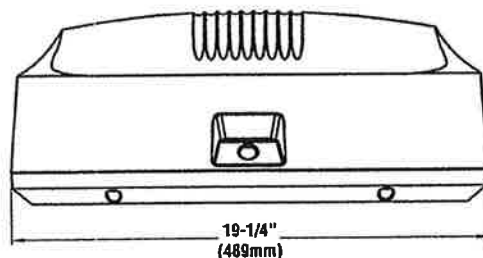
FOOTNOTES:

- 1- Available with UE voltage only.
- 2 - Utilizes GZ4 sockets. 12 volt separate circuits required. Not available with battery back-up, photocell option, HL, XPMA or XPMAR options.
- 3 - Not available with battery backup, photocell or EMR2 option.
- 4 - Not available with EMR2 option. Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.
- 5 - Fusing to be installed in a compatible junction box supplied by contractor.

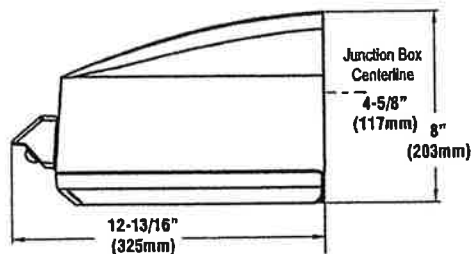
DIMENSIONS



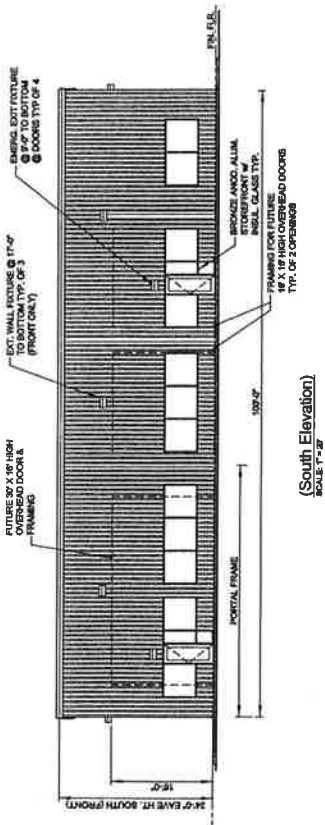
Universal Mounting Plate



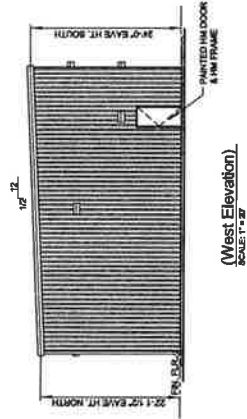
Shown with IMS Option



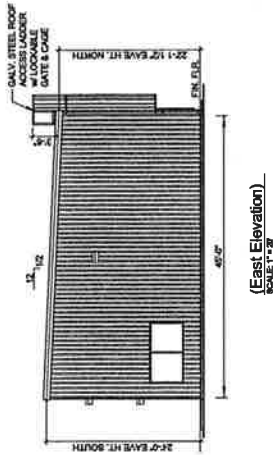
14.11



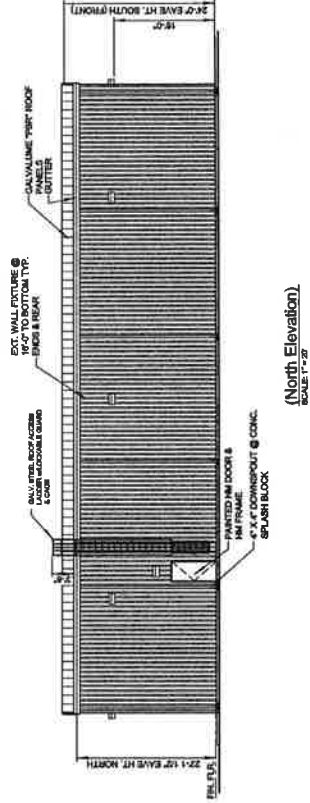
(South Elevation)
SCALE: 1" = 2'



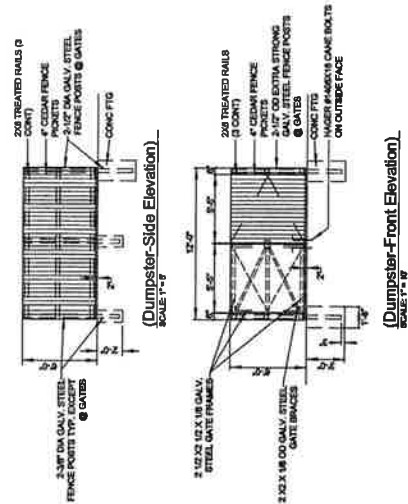
(West Elevation)
SCALE: 1" = 2'



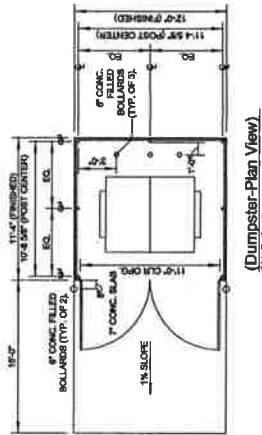
(East Elevation)
SCALE: 1" = 2'



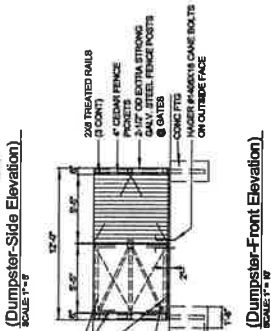
(North Elevation)
SCALE: 1" = 2'



(Dumpster-Side Elevation)
SCALE: 1" = 2'



(Dumpster-Plan View)
SCALE: 1" = 10'



(Dumpster-Front Elevation)
SCALE: 1" = 2'

Legend
 1/2" = ROOFING
 1/4" = EXHAUST
 1/4" = GALV.
 1/4" = GALVANIZED

BUILDING ELEVATIONS/DETAILS Dean's RV Superstore - Phase I

DSP-2

WORK ORDER: 1752208 FILE NUMBER: 1913.1200 DRAWING DATE: 4-14-14

OWNER: RELAPAC
 PAPER, LLC
 8000 East 21st Street
 Tulsa, Oklahoma 74129
 CIVIL ENGINEER:
 8111 East 21st Place
 Tulsa, Oklahoma 74129



Sherrill Wicks & Associates, Inc.
 1000 East 21st Street
 Tulsa, Oklahoma 74129
 CIVIL ENGINEER:
 8111 East 21st Place
 Tulsa, Oklahoma 74129



Case #: PUD-495
Detailed Site Plan

Hearing Date: June 18, 2014

Case Report Prepared by:

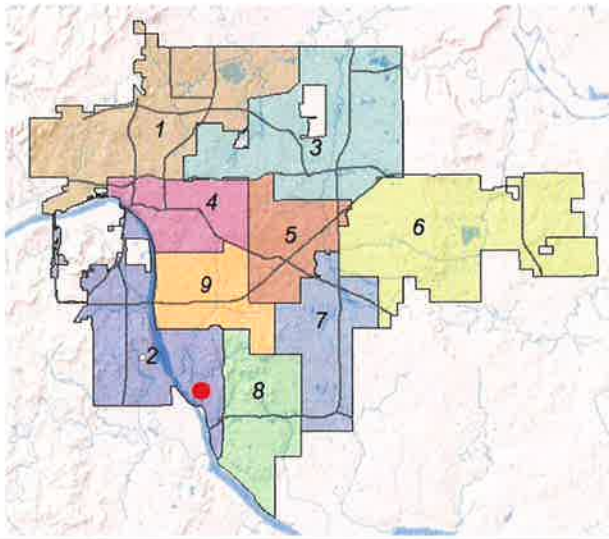
Jay Hoyt

Owner and Applicant Information:

Applicant: Pan American Engineers – Alexandria, Inc.
 Property Owner: Murphy Oil USA, Inc.

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a fueling station in a PUD to replace an existing fueling station

Gross Land Area:
 0.33 Acres

Location: North of the northwest corner of E. 81st St. S. and S. Lewis Ave.

(7932 South Lewis Avenue)

Lot: Part 1, Block 1, Parcel #73387-8307-06535

Zoning:

Existing Zoning: CS/PUD-495
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project conforms with the development standards defined in the Planned Unit Development

Staff Data:

TRS: 18N-13E-7
 CZM: 52 Atlas: 1424

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

15.1

June 18, 2014

SECTION I: PUD-495 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 0.33 Acre site in a Planned Unit Development for a new fueling facility to replace an existing fueling facility.

PERMITTED USES:

Uses permitted by right are those permitted by right in the CS district. The proposed fueling facility, Use Unit 14, is permitted as a matter of right.

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 meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans are provided. Lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 35 feet.

SIGNAGE:

The site plan illustrates ground and wall sign locations. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit 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 are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code.

15.2

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays existing sidewalks along South Lewis Avenue. Planned Unit Development Standards do not address requirements for additional sidewalks relating to the subject location.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

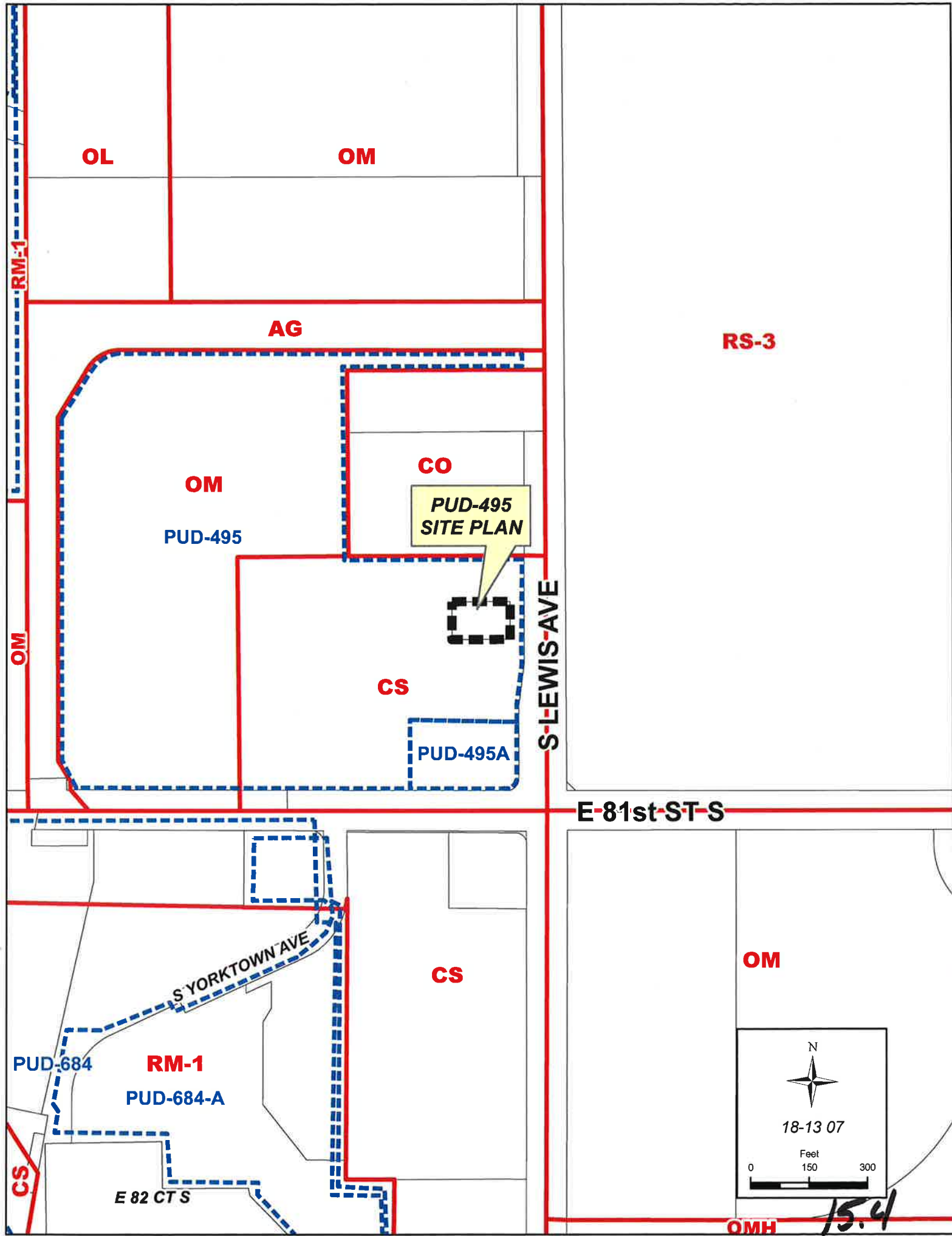
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-495**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

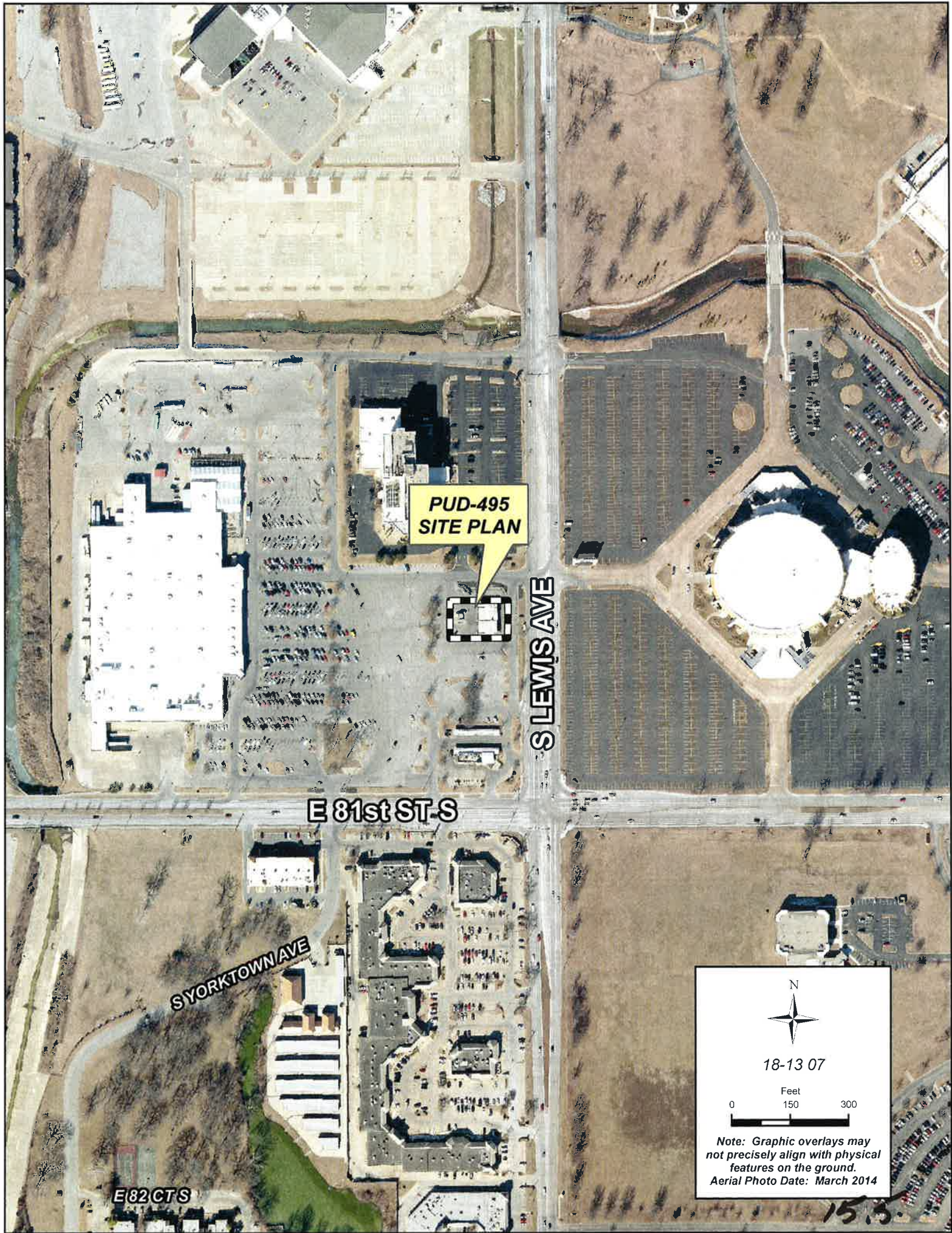
Exhibits included with staff recommendation:

- INCOG zoning case aerial map
- INCOG aerial photo
- Applicants Site Plans
- Applicants Site Details
- Applicants Lighting Plan
- Applicants Kiosk Exterior Elevations
- Applicants Kiosk Floor Plan
- Applicants Canopy Plan
- Applicants Canopy Elevation
- Applicants Rendering

Staff recommends **APPROVAL** of the detail site plan for the proposed new fueling facility.

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





**PUD-495
SITE PLAN**

S LEWIS AVE

E 81st ST-S

SYORKTOWN AVE

E 82 CTS



18-13 07



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014



PUD-495
SITE PLAN

S LEWIS AVE

E 81st ST S



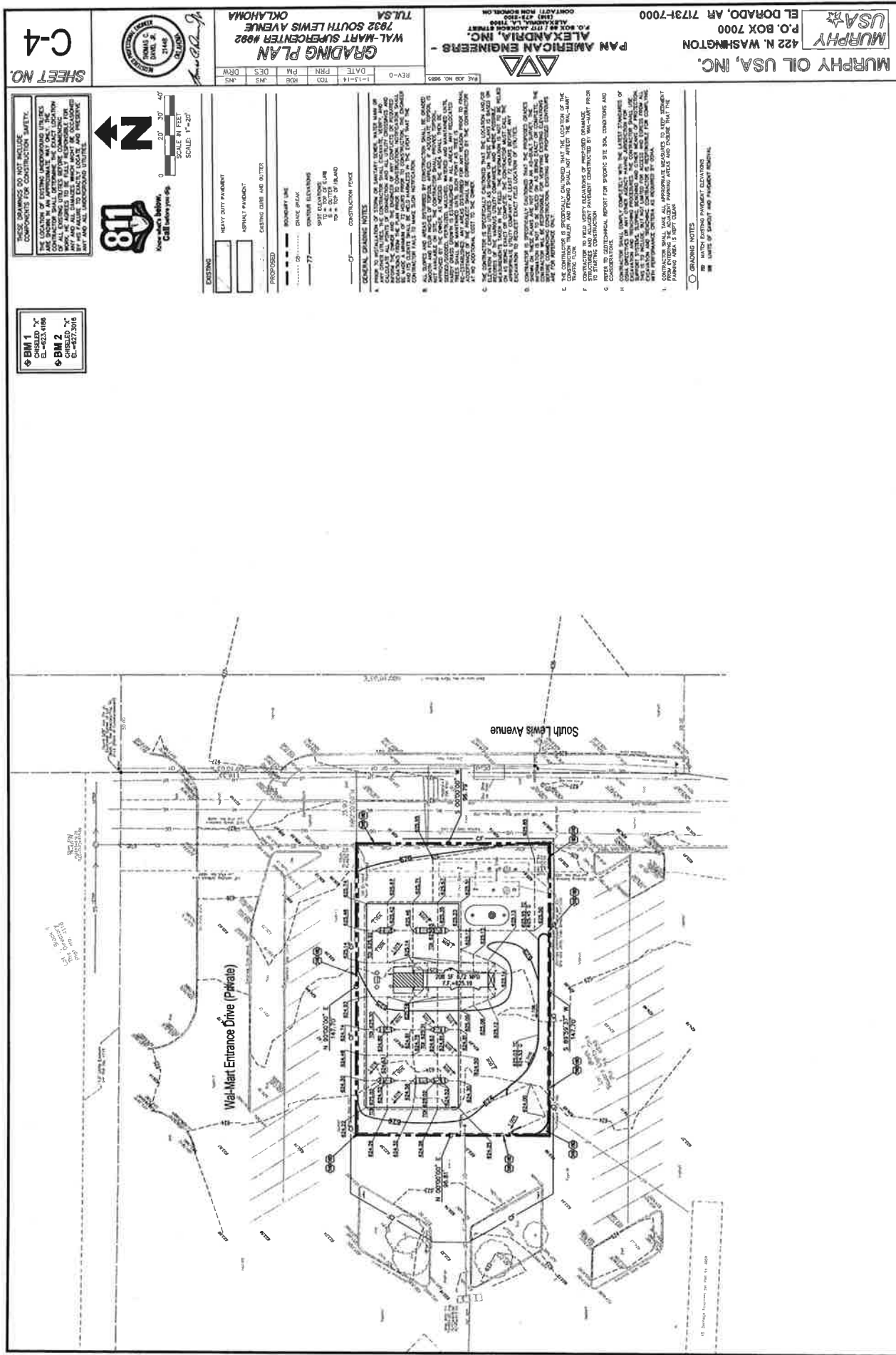
18-13 07



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014

15.6

[illegible]



BM 1
CHISELED 'X'
E.L. -423.4186

BM 2
CHISELED 'X'
E.L. -422.5010

USE DRAWING FOR CONSTRUCTION SAFETY.
THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS DRAWING IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN RISK AND WITHOUT DELAY.

811
Call before you dig.
SCALE: 1"=40'
N

EXISTING	PROPOSED
HEAVY DUTY PAVEMENT	HEAVY DUTY PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
EXISTING CURB AND GUTTER	EXISTING CURB AND GUTTER
PROPOSED	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
GRADE SPILL	GRADE SPILL
CONCRETE ELEVATIONS	CONCRETE ELEVATIONS
SPOT ELEVATIONS	SPOT ELEVATIONS
5' + 0' GUTTER	5' + 0' GUTTER
TO + 0' TOP OF ISLAND	TO + 0' TOP OF ISLAND
CONSTRUCTION POLE	CONSTRUCTION POLE

GENERAL GRADING NOTES

1. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL OBTAIN RECORD DRAWINGS AND FIELD SURVEY TO DETERMINE THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN RISK AND WITHOUT DELAY.

2. ALL DITCHES AND AREAS SETBACKS BY THE CONTRACTOR SHALL BE GRADED TO THE FINISHED GRADE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.

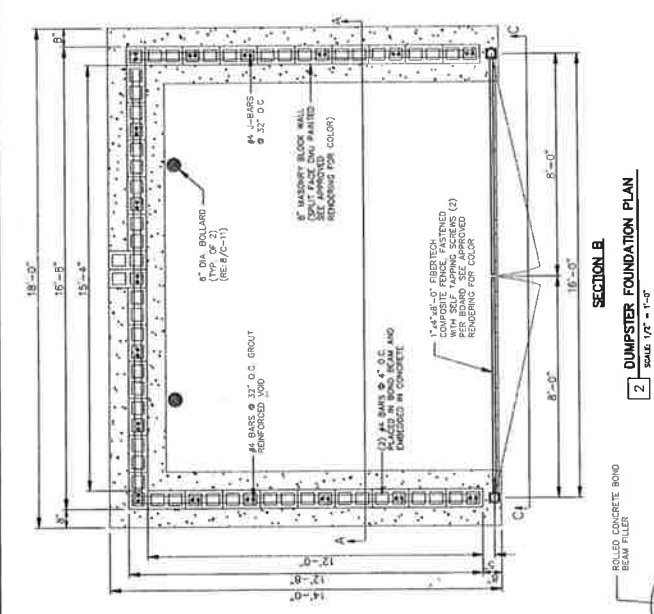
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADE THROUGHOUT THE CONSTRUCTION PROCESS.



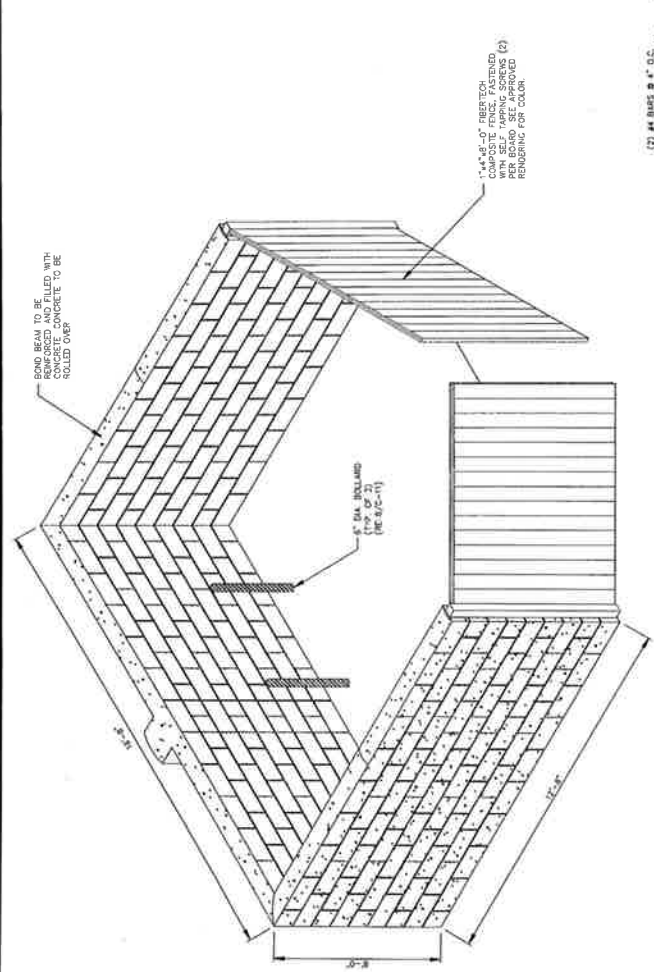
DUMPSER ENCLOSURE
 WAL-MART SUPERCENTER #892
 7832 SOUTH LEWIS AVENUE
 TULSA, OKLAHOMA

PAN AMERICAN ENGINEERS - ALEXANDRIA, INC.
 1415 WEST 10TH STREET
 ALBUQUERQUE, N.M. 87102
 (505) 471-2000
 P.O. BOX 98 / 1717 JACKSON STREET
 ALBUQUERQUE, N.M. 87103
 (505) 471-2000
 CREDIT ADVISORY: MON. BOMBOLLO

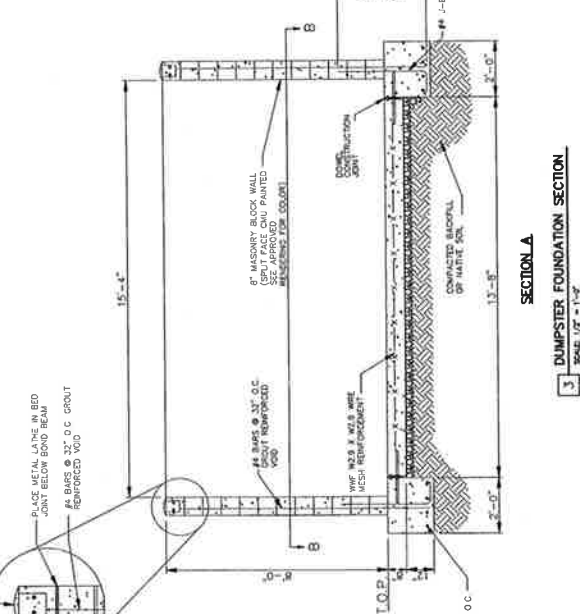
MURPHY OIL U.S.A., INC.
 122 N. WASHINGTON
 P.O. BOX 7000
 EL DORADO, AR 71734-7000



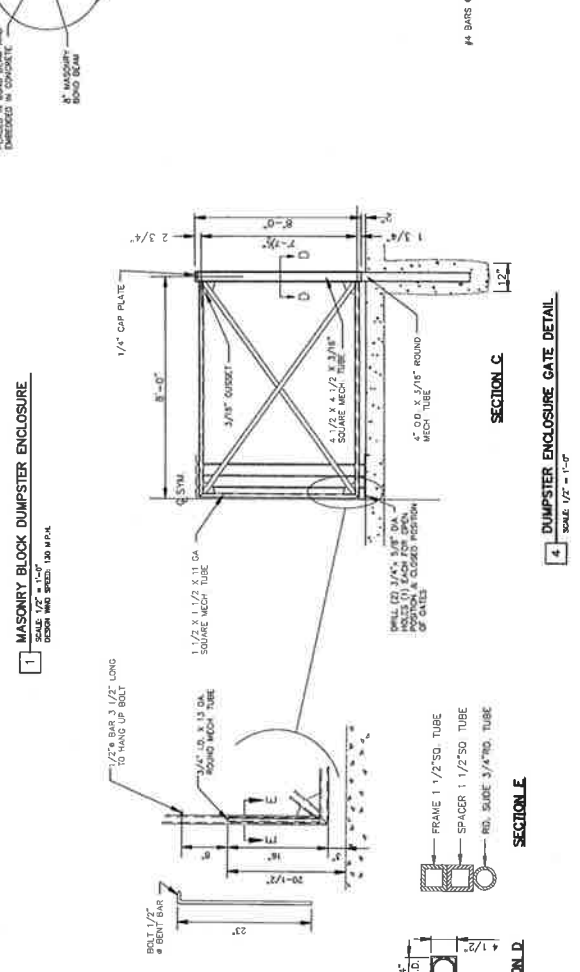
SECTION A
 DUMPSER FOUNDATION SECTION
 SCALE 1/2" = 1'-0"



SECTION B
 DUMPSER FOUNDATION PLAN
 SCALE 1/2" = 1'-0"



SECTION C
 DUMPSER ENCLOSURE GATE DETAIL
 SCALE 1/2" = 1'-0"



SECTION D
 MASONRY BLOCK DUMPSER ENCLOSURE
 SCALE 1/2" = 1'-0"



SECTION E
 MASONRY BLOCK DUMPSER ENCLOSURE
 SCALE 1/2" = 1'-0"

EXTERIOR ELEVATION
1/2" = 1'-0"

17" - 1'-0"

EXTERIOR ELEVATION
1/2" = 1'-0"

EXTERIOR ELEVATION	D
112" - 1'-0"	E2

RESTROOM SIGNAGE

BOARD: 4.12.1 = 1" x 7"

DESCRIPTION:
SIGNATURE TO BE OF CONTRASTING COLOR & COMPOSED OF 5/8" H. RAISED LETTERS AS FOLLOWS: W/1 CONTRASTING STRIP, 2 BRALLE (1 BOTTOM OF SIGN. PICTOGRAM SHALL BE MINIMUM OF 5" H. MINIMUM OF 5" H.)

FROM ZILL2 (REGARDING BRALLE)

THE BRALLE SHALL BE POSITIONED BELOW THE CONTRASTING STRIP AND SHALL BE CONTRASTING TEXT AND SHALL BE PREPARED 3/4" FROM ANY OTHER TACTILE CHARACTERS AND 3/4" MINIMUM FROM THE CONTRASTING STRIP AND 3/4" MINIMUM FROM THE CONTRASTING ELEMENTS.

C.H. MOORE, P.E.
P.O. BOX 28
CONSTITUTION, GA 30605

DRAWN BY: Bill Ross
 DATE: 04-12-13
 CHECKED BY: _____
 DATE: _____

Murphy Oil Corporation
7'-2" x 30'-4" Modular Kiosk
Exterior Elevations

Toll-free: (800) 246-4263
Fax: (770) 483-9037

www.jerry-mc.com
info@jerry-mc.com

FREY MOSS
STRUCTURES

891 Rockledge Industrial Blvd.
Cary, Georgia 30012

[illegible]

© 2000 Free Press Books, Inc. All rights reserved.

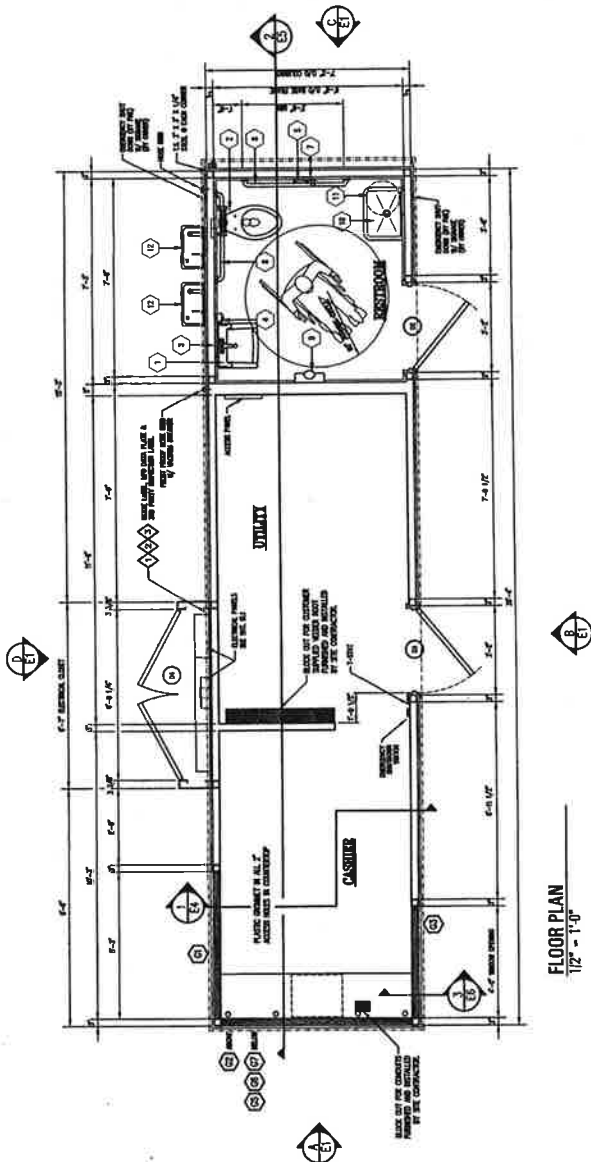
E1 1 of 10

15.13



EQUIPMENT SCHEDULE			
MARK	DESCRIPTION	FURNISHED BY	INSTALLED BY
1	LAVATORY - ZUMB #300 18" x 17" CHINA WALL MOUNTED W/ NO BACK-SPASH FACET - ZUMB 2815 - AUTOMATIC SANITARY POWERED	PWP	PWP
2	WATER CLOSET - ROLLER HINGE/FLOT #4-AWS FLUSHVALVE WITH ZERO-SHOCK-WAVE SENSORS #110/11TES-5 AND JEL-16A TRANSFORMER	PWP	PWP
3	MIRROR - B-1506 18" x 36" FRAMELESS OR EQUAL - 40" AFF TO BOTTOM	PMS	PMS
4	SOAP DISPENSER - FPM SOAP DISPENSER TSM 3540506	OTHERS	PMS
5	TOILET TISSUE DISPENSER - TSM 30314	OTHERS	PMS
6	1 1/2" ROUND GRAB BAR 42" LONG 34" A.F.F. TO E - BOBROCK B-6906	PMS	PMS
7	1 1/2" VERTICAL ROUND GRAB BAR 18" LONG - BOBROCK B-6906	PMS	PMS
8	1 1/2" ROUND GRAB BAR 36" LONG 34" A.F.F. TO E - BOBROCK B-6906	PMS	PMS
9	ELECTRIC HAND DRYER - KLEVERTER MODEL #AL-DPW THENOSGET RESIN	PMS	PME
10	SERVICE WOP SIGN - MICHTEL UTIL-100	PWP	PWP
11	WATER HEATER - PREM HYDRIC 6-GALLON TANK 120V SINGLE PHASE, 2000 WATTS	PWP	PWP
12	CORNING FOUNTAIN - HALSEY TAYLOR IN-LINE	PWP	PWP

ROOM FINISHED SCHEDULE					
ROOM	FLOORING	INTERIOR WALLS	CEILING	CEILING HEIGHT	REMARKS
CASHIER	ARMSTRONG GRANT WALLS PLYTHA GRANCE 12" X 12" WHITE BLACK RUBBER COLE BASE	20 GA. STEEL PRE-FINISHED ENAMELLED WHITE ACRYLIC PANELS	ARMOR CEILING "CELANAST" 2' X 4' LUMIN. CEILING TILE WHITE GPO	8'-0"	
REST ROOM	20" X 30" M.C. "OCEAN" FLOOR TILE W/ "TOASTED ALUMINUM" SPOT GRANT (NO COLE BASE AS TILE RUNS UP WALL)	20 GA. STEEL PRE-FINISHED ENAMELLED WHITE ACRYLIC PANELS W/ 4" X 13" X 13" "OCEAN" TILE & 6" X "TOASTED ALUMINUM" SPOT GRANT UP TO 30" WFT.	ARMOR CEILING "CELANAST" 2' X 4' LUMIN. CEILING TILE WHITE GPO	8'-0"	
UTILITY	ARMSTRONG GRANT WALLS PLYTHA GRANCE 12" X 12" WHITE BLACK RUBBER COLE BASE	20 GA. STEEL PRE-FINISHED ENAMELLED WHITE ACRYLIC PANELS	ARMOR CEILING "CELANAST" 2' X 4' LUMIN. CEILING TILE WHITE GPO	8'-3"	

[illegible]

FLOOR PLAN
1/2" = 1'-0"

GLASS SCHEDULE					
MARK	OPENING SIZE		DESCRIPTION	QTY.	
	WIDTH	HEIGHT			
C1	5'-3"	3'-7 1/2"	1" GLAY TINTED, TEMPERED SAFETY GLASS 9/16" x 2 1/2" CLEAR AND ALUMINUM SASH - Uls = 0.72, SHGC = 0.80	1	
C2	6'-6"	3'-10 1/2"	1" GLAY TINTED, TEMPERED SAFETY GLASS 9/16" x 2 1/2" CLEAR AND ALUMINUM SASH - Uls = 0.72, SHGC = 0.80	1	
C3	6'-6"	3'-7 1/2"	1" GLAY TINTED, TEMPERED SAFETY GLASS 9/16" x 2 1/2" CLEAR AND ALUMINUM SASH - Uls = 0.72, SHGC = 0.80	1	
C5	2'-7 1/4"	1'-11 1/2"	1" GLAY TINTED, TEMPERED SAFETY GLASS 9/16" x 2 1/2" CLEAR AND ALUMINUM SASH - Uls = 0.72, SHGC = 0.80	1	
C8	1'-8 9/16"	1'-11 1/2"	1" GLAY TINTED, TEMPERED SAFETY GLASS 9/16" x 2 1/2" CLEAR AND ALUMINUM SASH - Uls = 0.72, SHGC = 0.80	1	
C7	2'-6 3/4"	1'-11 1/2"	CLG LAMPHOS COMPACT SODIUM SEALS (2-5' x 5' = 1-11) 1/2" ROUNDOVER 1/4" GALT TRUCK UNDER SLIPS, CLEAR ANGLE ALUMINUM FRAME 1/4" GALT TRUCK UNDER SLIPS 1/4" GALT TRUCK, TEMPERED SAFETY GLASS	1	
	CLASS OF P.E.				

[illegible]

TITLE: 317202013
 DTG:

E2
 2 of 10

JOB # 04062003
 PROJECT S. Lumbis Ave.
 Location Toluca, MX 74135

SCALE: 1:75 = 1" = 0'
 1" = 30.48 M

Murphy Oil Corporation
7'-2" x 30'-4" Modular Kiosk
Floor Plan

181) **Freight Industrial Bldg.**
Company Sample 2012

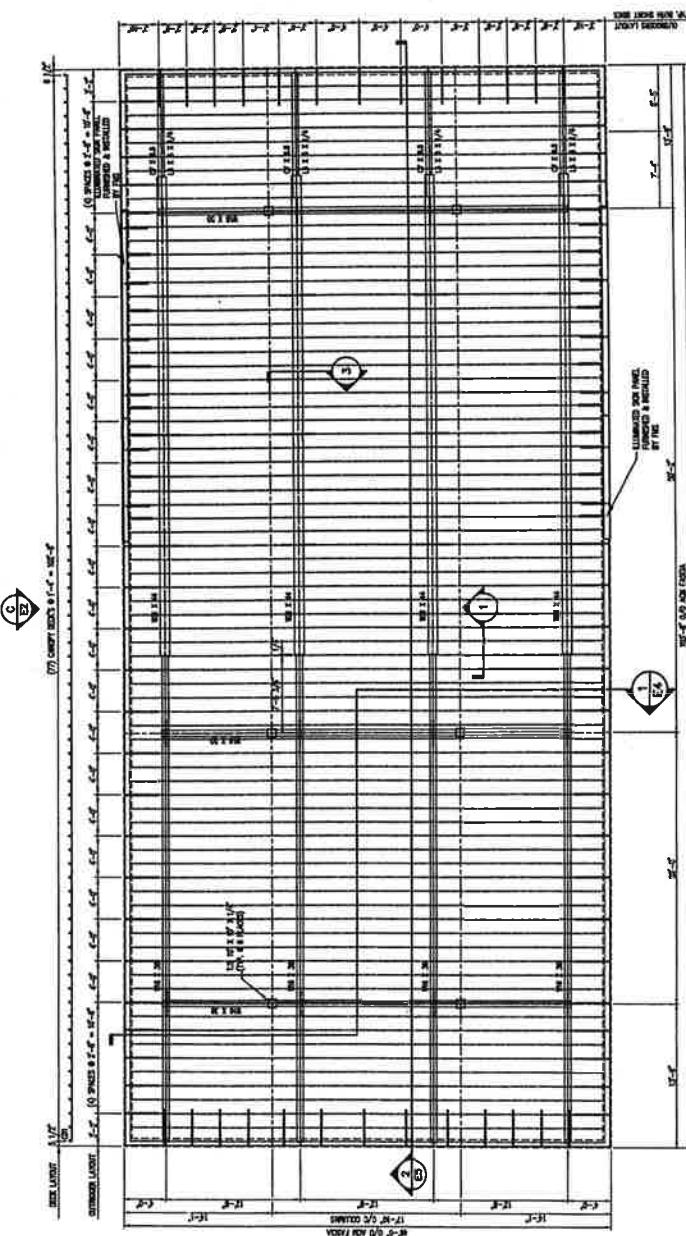
FREY MOSS
©

Value: (800) 394-5305
Fax: (770) 442-8657
www.frey-moss.com
info@frey-moss.com

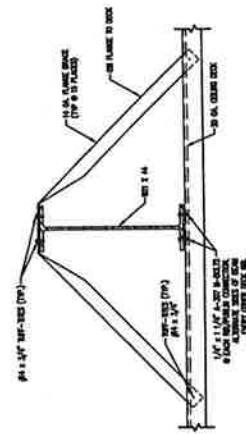
1302 Cobb Way
Marietta, GA 30066



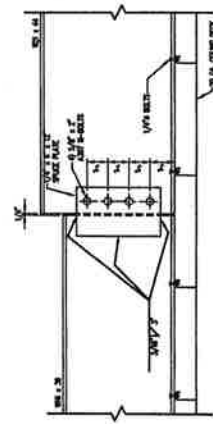
-- SOUTH LEWIS AVE --



FRAMING PLAN
SCALE: 3/16" = 1'-0"



3 BEAM BRACE DETAIL
SCALE: 1/2" = 4'-0"



1 PURLIN SPLICE DETAIL
SCALE: 1/2" = 4'-0"

- SECTION'S SCOPE OF WORK:**
1. INSTALL STEEL COLUMNS, BEAMS AND PURLINS
 2. INSTALL CANOPY CEILING DECK AND LIGHTS
 3. INSTALL COLUMN TRIM, SCUPPER, & OUTLETING
 4. INSTALL OUTRIGGERS AND FASCIA PANELS
 5. INSTALL 1/2" X 1/2" X 1/2" ALUMINUM EXTERIOR TRIM
 6. REMOVE ALL THIS DEBRIS FROM JOB SITE
- CALLING SPECIFICATIONS:**
1. CALL THE FOLLOWING W/ DOW CORROSION & NON-A WHITE SMOKE
 - COLUMN TRIMS TO DECK & COLUMN
 - ALL WHITE MATERIAL JOINTS
 2. CALL THE FOLLOWING W/ OS 350-100 KLEBER CALLINGS
 - CUTTER FLASHING JOINTS
 - CHANGING FROM COLUMN ABOVE DECK
 - CHANGING FROM DECK
 - DECK PENETRATIONS
- DETAILS NOT AT SCALE:**
1. CUTTING WORK
 2. CONCRETE WORK
 3. FINISHES & INSTALL COLUMN BRACKS
 4. FINISHES & INSTALL JOINTS
 5. FINISHES & INSTALL JOINTS
 6. FINISHES & INSTALL JOINTS
- STRUCTURAL NOTES:**
- ALL MEMBER ARE
STEEL DECK F_y = 50 KSI
COMPOUND G-1000
TUBE STEEL ASB 10-100 GAUGE 3 F_y = 48 KSI

DATE 11/17/2016
BY [Signature]
CHECKED BY [Signature]
DATE 11/17/2016

E1
1 OF 7

Murphy Oil Corporation
48'-0" x 104'-0" Canopy
Framing Plan

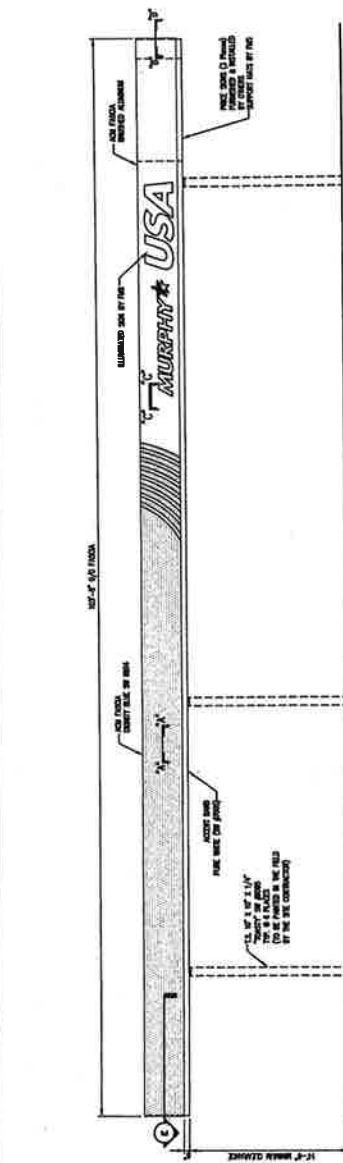
1801 Franklin Industrial Blvd.
Columbus, Georgia 30612
1362 Eola Way
Shawnee, Oregon 97130

MOSS
STRUCTURES

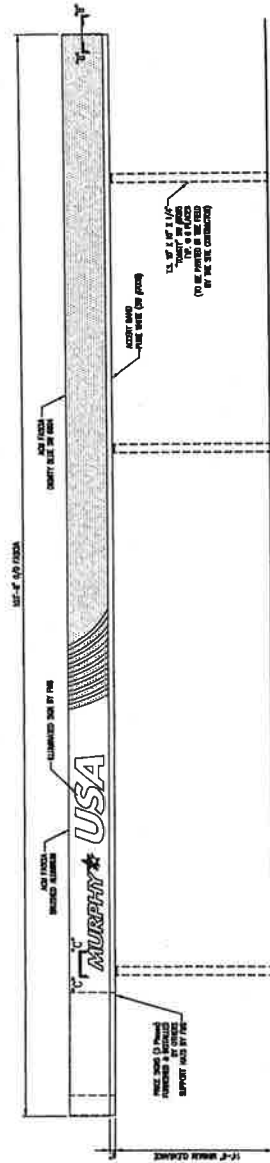
Value 3000 300 4000
Phone (770) 465-0007
www.mossstructures.com
info@mossstructures.com

1801 Franklin Industrial Blvd.
Columbus, Georgia 30612
1362 Eola Way
Shawnee, Oregon 97130

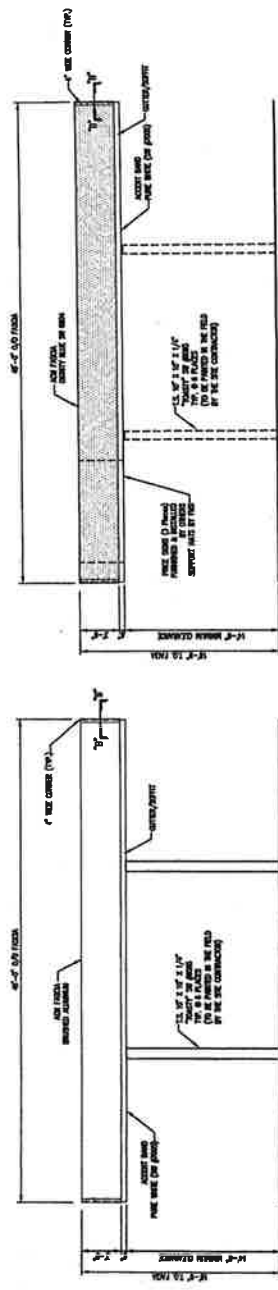
15.15



① FRONT ELEVATION
SCALE: 3/16" = 1'-0"

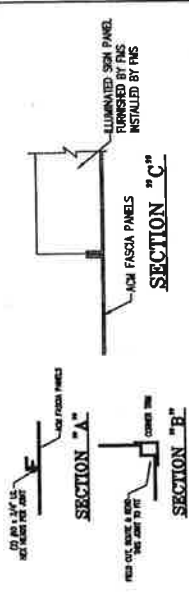


② REAR ELEVATION
SCALE: 3/16" = 1'-0"



③ LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

④ RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



SECTION "A"

SECTION "B"

ELEVATION "A"

ELEVATION "B"

ELEVATION "C"

ELEVATION "D"

ELEVATION "E"

ELEVATION "F"

ELEVATION "G"

ELEVATION "H"

ELEVATION "I"

ELEVATION "J"

ELEVATION "K"

ELEVATION "L"

ELEVATION "M"

ELEVATION "N"

ELEVATION "O"

ELEVATION "P"

ELEVATION "Q"

ELEVATION "R"

ELEVATION "S"

ELEVATION "T"

ELEVATION "U"

ELEVATION "V"

ELEVATION "W"

ELEVATION "X"

ELEVATION "Y"

ELEVATION "Z"

DATE	2/1/2014
DESIGNED BY	J. J. JONES
CHECKED BY	J. J. JONES
SCALE	3/16" = 1'-0"
DRAWING NO.	1001-1-001-100

DATE	2/1/2014
DESIGNED BY	J. J. JONES
CHECKED BY	J. J. JONES
SCALE	3/16" = 1'-0"
DRAWING NO.	1001-1-001-100

Murphy Oil Corporation
46'-0" x 104'-0" Canopy
Exterior Elevations

FREY MOSS
STRUCTURES

1801 Franklin International Blvd.
Corvallis, Oregon 97331
1302 East Hwy
Shoreline, Oregon 97131

Phone: 503.838.6506
Fax: 503.838.6507
www.frey-moss.com
freymoss@freymoss.com

DATE	BY	CHK	REVISED

These drawings are the property of Frey Moss Structures, Inc. and are to be used only for the project and location specified. No part of these drawings may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the written permission of Frey Moss Structures, Inc.

© 2004 Frey Moss Structures, Inc. All Rights Reserved.

15.16



Case #: PUD-309-A-1
Minor Amendment

Hearing Date: June 18, 2014
 (Continued from June 4, 2014)

Case Report Prepared by:

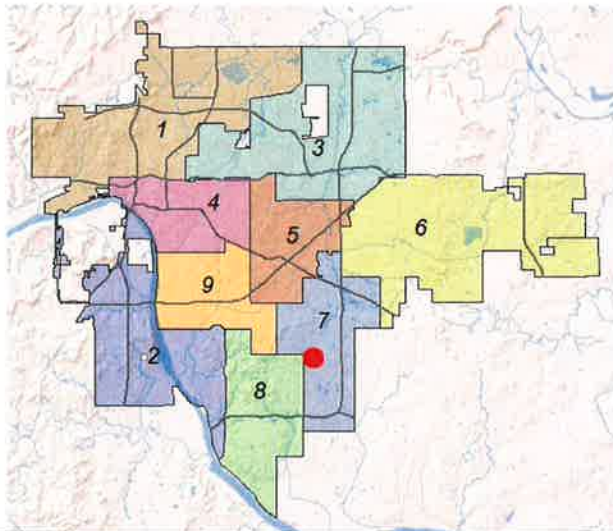
Jay Hoyt

Owner and Applicant Information:

Applicant: CEI Engineering – Kofi Addo
 Property Owner: Wal-Mart Real Estate Business Trust

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reallocate floor area to permit a lot split for a gas service station.

Gross Land Area:
 0.704 Acres

Location: East of the NE corner of S. Memorial Dr. and E. 68th St. S.

(Southwest corner of existing Wal-Mart Parking area)

Zoning:

Existing Zoning: CS/PUD-309- A
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project conforms with the development standards defined in the Plan Unit Development

Staff Data:

TRS: 8301
 CZM: 53 Atlas: 9981/875

City Council District: 7

Councilor Name: Arianna Moore

County Commission District: 3

Commissioner Name: Ron Peters

June 18, 2014

SECTION I: PUD-309-A-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reallocate floor area to permit a lot split.

The current maximum allowable building floor area is 217,500 SF. The proposed maximum building floor area is 216,000 SF for the Wal-Mart tract and 1,500 SF for the Murphy Oil tract.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.9 PUD Section of the City of Tulsa Zoning Code.*

"Changes in structure heights, building setbacks, yards, open spaces, 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."

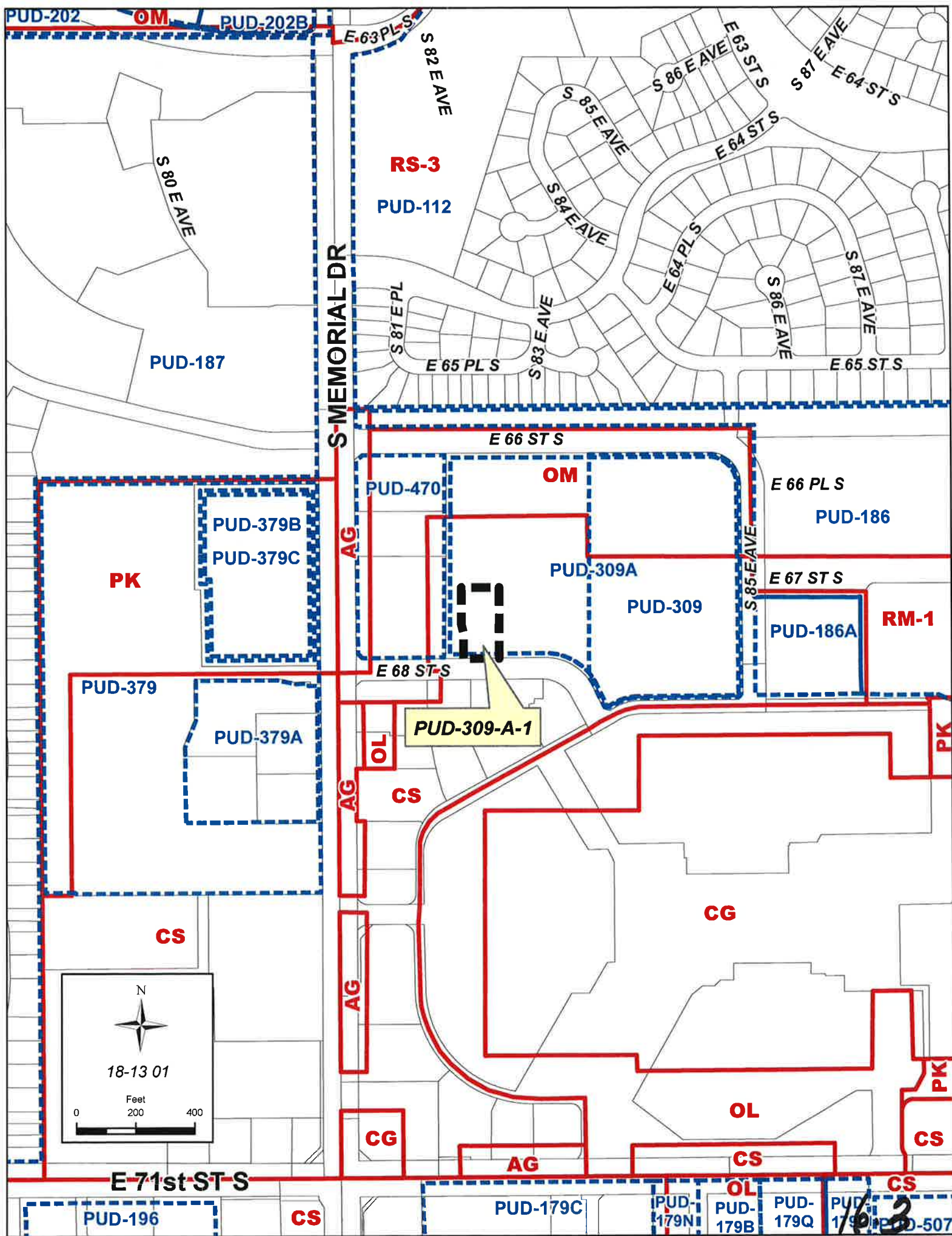
Staff has reviewed the request and determined:

- 1) The proposed Gas Service Station, Use Unit 14, is allowed by right within PUD-309-A.
- 2) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 3) All remaining development standards defined in PUD-309-A shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant legal description
Applicant overall site plan
Applicant enlarged site plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reallocate floor area to permit a lot split.



RE: PROPOSED TRACT DESCRIPTION

(N03104AD-CEI MURPHY/TULSA, OK)

A tract of land being a portion of Lot Two (2) of Block Three (3) of WOODLAND HILLS MALLS, Blocks 2, 3, 4 and 5, an Addition to the City of Tulsa, Tulsa County, Oklahoma; being part of the Southwest Quarter (SW/4) of Section One (1), Township Eighteen (18) North, Range Thirteen (13) East, according to the recorded plat thereof, recorded plat 3627/489890, September 30, 1976, Tulsa County, Oklahoma. Said tract of land being described as follows:

Commencing at the Southwest Corner of Lot 2, Block 3 of WOODLAND HILLS MALLS;

Thence, on the South line of said Lot 2, Block 3, South 90°00'00" East a distance of 60.00 feet to the Point of Beginning;

Thence, North 00°03'42" East, parallel to the West line of said Lot 2, Block 3, a distance of 84.61 feet;

Thence, North 12°12'00" West, a distance of 28.25 feet;

Thence, North 00°03'42" East, parallel to the said West line, a distance of 130.84 feet;

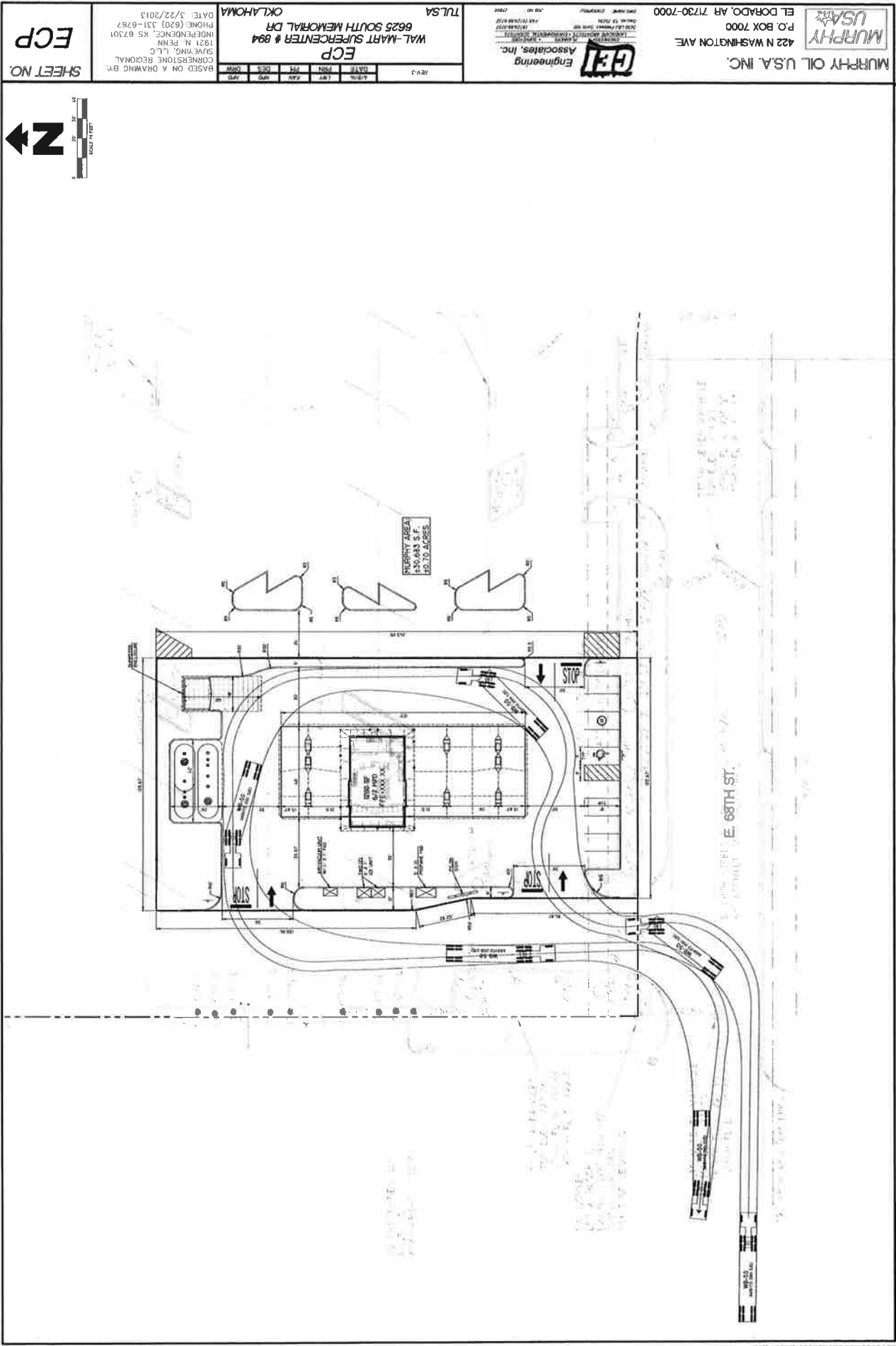
Thence, South 90°00'00" East, a distance of 128.67 feet;

Thence, South 00°03'42" West, a distance of 243.06 feet to a point on the South line of said Lot 2, Block 3 and being a point on the North right-of-way line of E. 68th Street, an existing public right-of-way;

Thence, on said South line and right-of-way line, North 90°00'0" West, a distance of 122.67 feet to the Point of Beginning.

Containing an area of 30,684 square feet or 0.7044 acres, more or less.

16.5



ECP
SHEET NO.

BASED ON A GRADING
CORNERSTONE REGIONAL
SURVEYING, L.L.C.
1921 N. PENN.
INDEPENDENCE, KS 67301
PHONE (620) 331-6767
DATE: 3/22/2013

ECP
WAL-MART SUPERCENTER # 894
6625 SOUTH MEMORIAL DR
OKLAHOMA
TULSA

CEI
Engineering
Associates, Inc.
1000 N. WILSON AVE.
TULSA, OK 74103-4012
PHONE (918) 438-1234
FAX (918) 438-1235
WWW.CEI-OKLAHOMA.COM

MURPHY OIL U.S.A. INC.
422 N WASHINGTON AVE.
P.O. BOX 7000
EL DORADO, AR 71730-7000

16.7



Case #: PUD-309-A
Detailed Site Plan

Hearing Date: June 18, 2014

Case Report Prepared by:

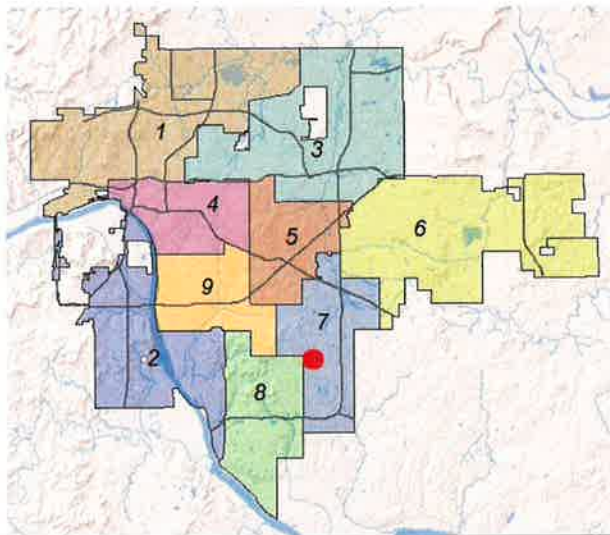
Jay Hoyt

Owner and Applicant Information:

Applicant: CEI Engineering – Kofi Addo
 Property Owner: Wal-Mart Real Estate Business Trust

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a fueling station in a PUD

Gross Land Area:
 0.704 Acres

Location: East of the NE corner of S. Memorial Dr. and E. 68th St. S.

(Southwest corner of existing Wal-Mart Parking area)

Zoning:

Existing Zoning: CS/PUD-309- A
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project conforms with the development standards defined in the Planned Unit Development

Staff Data:

TRS: 8301
 CZM: 53 Atlas: 9981/875

City Council District: 7

Councilor Name: Arianna Moore

County Commission District: 3

Commissioner Name: Ron Peters

June 18, 2014

SECTION I: PUD-309-A Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 0.704 Acre site in a Planned Unit Development for a new fueling facility.

PERMITTED USES:

Uses permitted by right are Use Unit 10 – Off-Street parking Areas; Use Unit 11 – Offices, Studios and Support Services; Use Unit 12 – Eating Establishments other than Drive-Ins; Use Unit 14 – Shopping Goods and Services and uses customarily accessory to permitted principal uses. The proposed fueling facility, Use Unit 14, is permitted as a matter of right.

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 meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans are provided. Lighting standards shall not exceed 30 ft in height. Lighting used to illuminate the property shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the residential district to the north of East 66th Street.

SIGNAGE:

The site plan illustrates wall sign locations. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit 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 are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays existing sidewalks along East 68th Street. Planned Unit Development Standards do not address requirements for additional sidewalks relating to the subject location.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

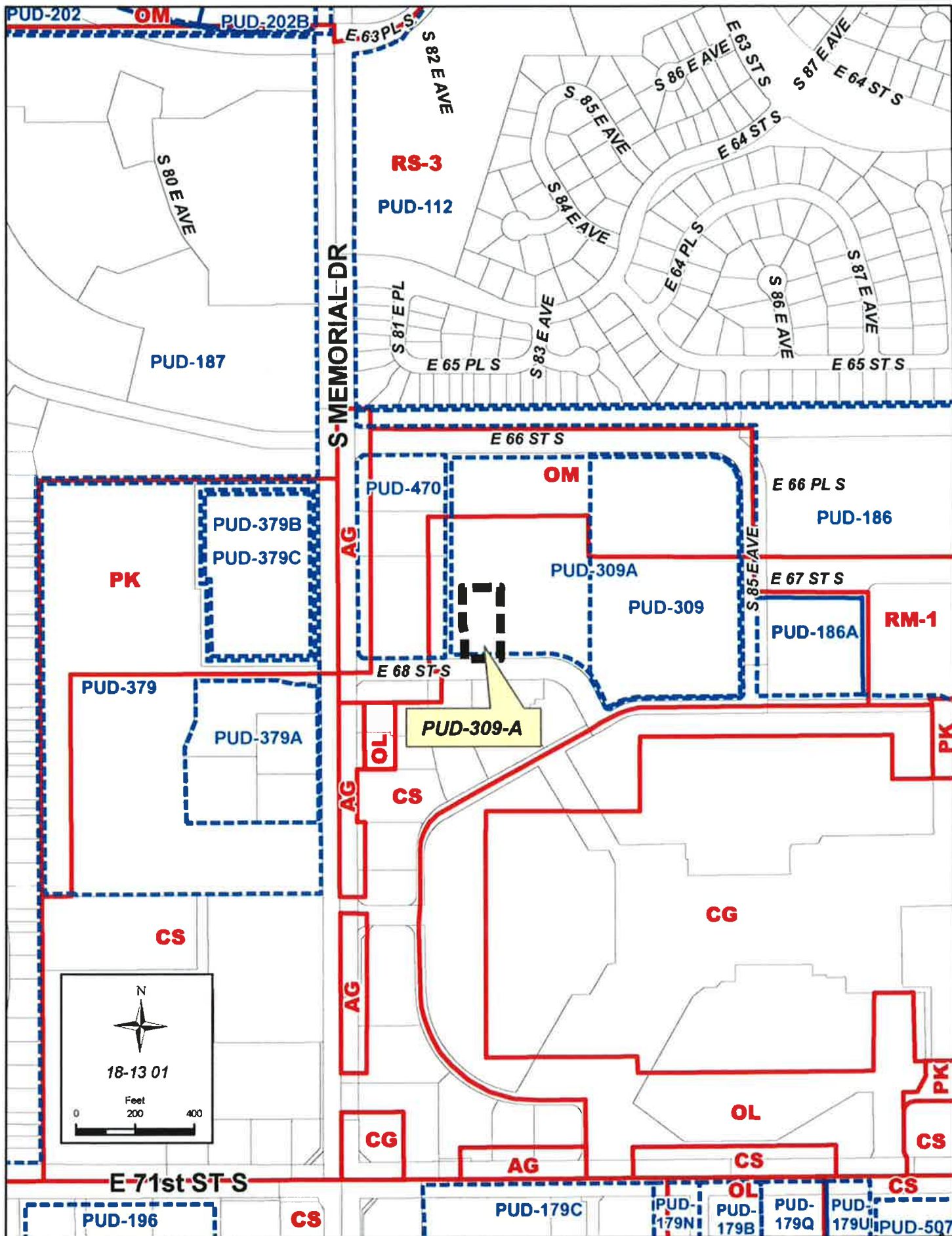
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-309-A**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

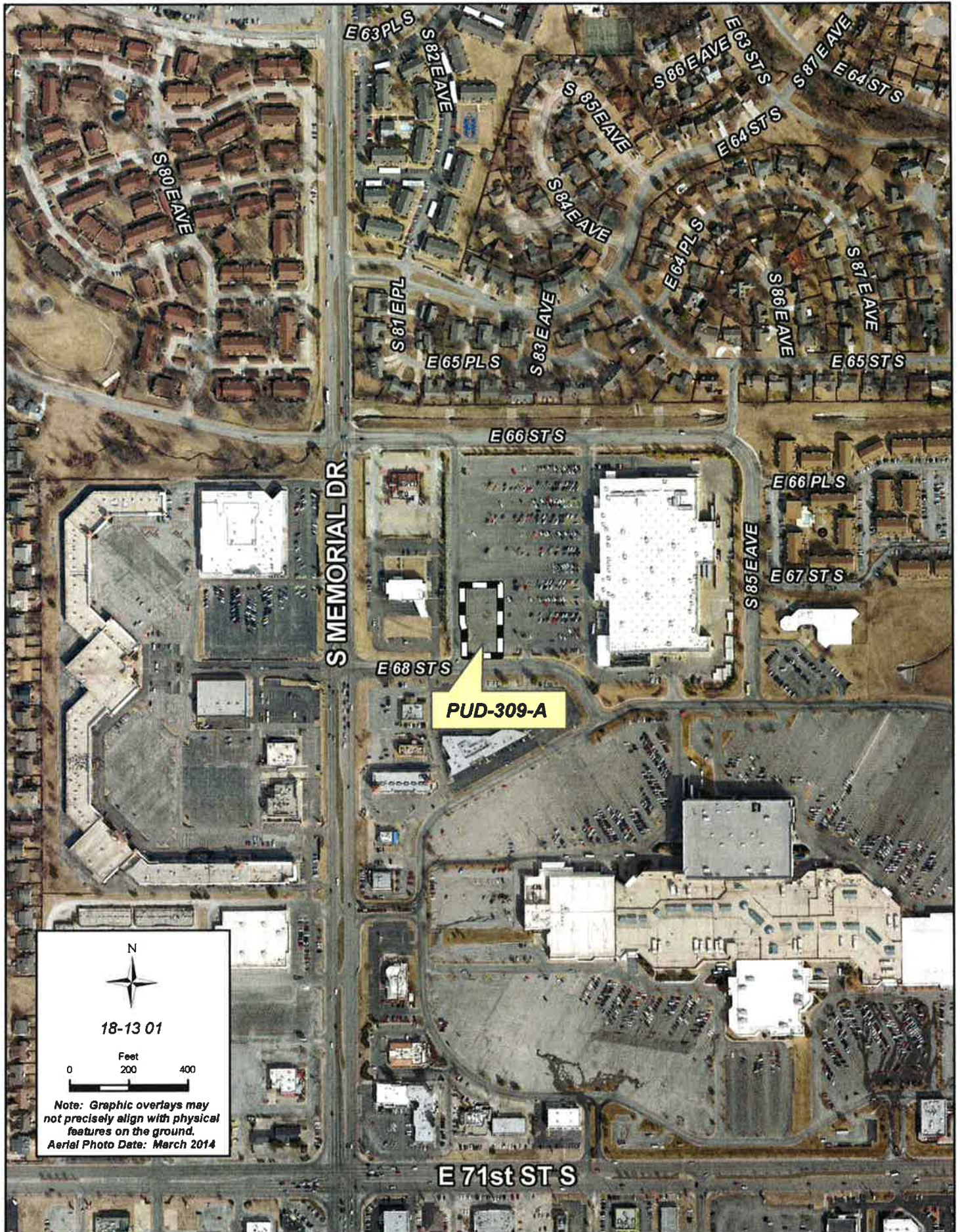
- INCOG zoning case aerial map
- INCOG aerial photo
- Applicants Site Plans
- Applicants Site Details
- Applicants Lighting Plan
- Applicants Rendering

Staff recommends **APPROVAL** of the detail site plan for the proposed new fueling facility.

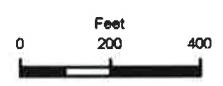
(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)



17.4

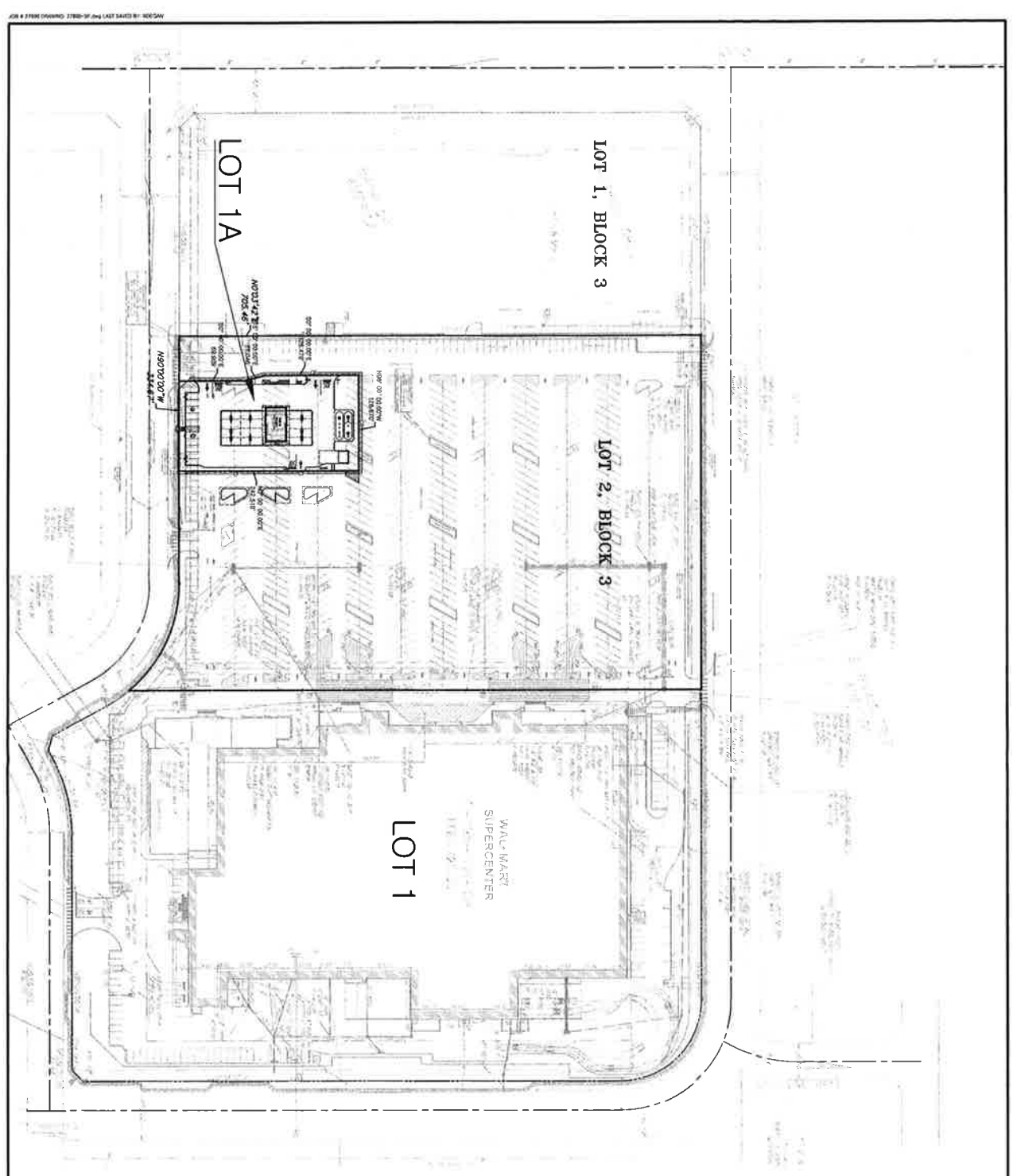


18-13 01



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014

17.5



MURPHY SITE DATA TABLE

ZONING	300-A
PARKING PROVIDED	10 SPACES
SITE AREA	30,483 SF / 0.70 AC
BUILDING HEIGHT	14
BUILDING AREA	1,200 SF
NUMBER OF FLOORS	1
CANOPY HEIGHT	19
CANOPY AREA	5,659 SF
LANDSCAPE AREA	4,778 SF / 15.68%

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE LOT.
2. THE TOTAL AREA OF THE LOT IS 30,483 SF. THE TOTAL AREA OF THE BUILDING IS 1,200 SF. THE TOTAL AREA OF THE CANOPY IS 5,659 SF. THE TOTAL AREA OF THE LANDSCAPE IS 4,778 SF.
3. THE TOTAL AREA OF THE LOT IS 30,483 SF. THE TOTAL AREA OF THE BUILDING IS 1,200 SF. THE TOTAL AREA OF THE CANOPY IS 5,659 SF. THE TOTAL AREA OF THE LANDSCAPE IS 4,778 SF.
4. THE TOTAL AREA OF THE LOT IS 30,483 SF. THE TOTAL AREA OF THE BUILDING IS 1,200 SF. THE TOTAL AREA OF THE CANOPY IS 5,659 SF. THE TOTAL AREA OF THE LANDSCAPE IS 4,778 SF.
5. THE TOTAL AREA OF THE LOT IS 30,483 SF. THE TOTAL AREA OF THE BUILDING IS 1,200 SF. THE TOTAL AREA OF THE CANOPY IS 5,659 SF. THE TOTAL AREA OF THE LANDSCAPE IS 4,778 SF.

MURPHY OIL U.S.A. INC.
 422 N WASHINGTON AVE
 P.O. BOX 7000
 EL DORADO, AR 71730-7000

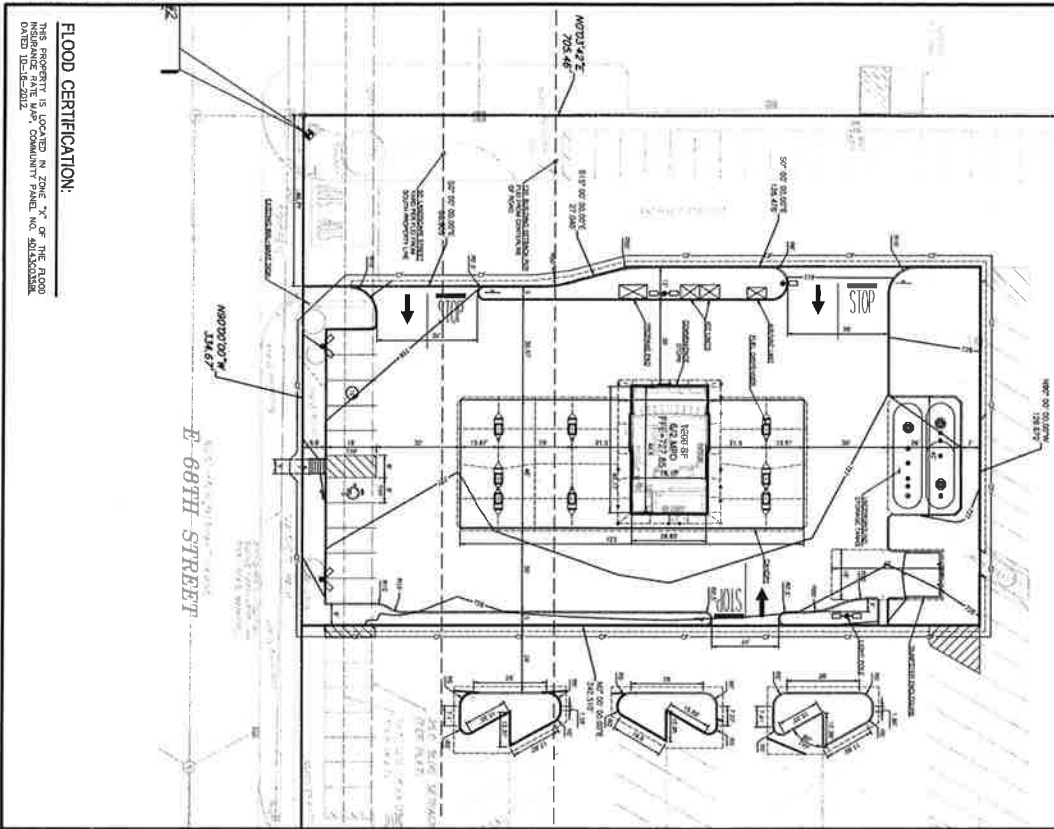
CEI Engineering Associates, Inc.
 1000 E. 10TH STREET, SUITE 100
 TULSA, OK 74103
 PHONE: (918) 438-1111
 FAX: (918) 438-1112

COMPOSITE SITE PLAN
WAL-MART SUPERCENTER # 894
 6625 SOUTH MEMORIAL DR
 TULSA OKLAHOMA

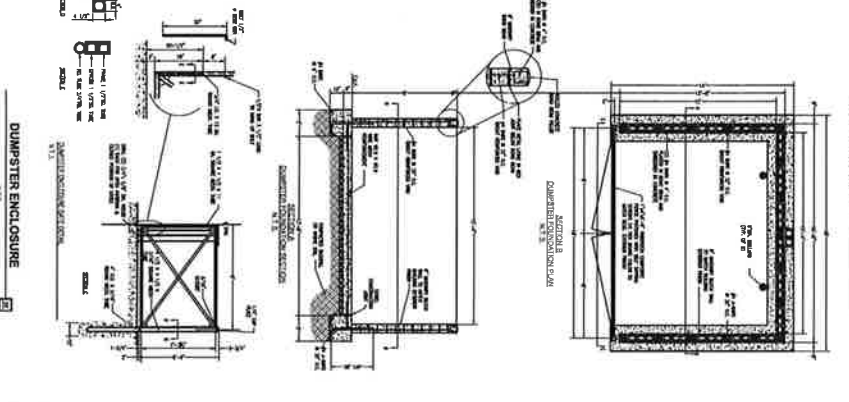
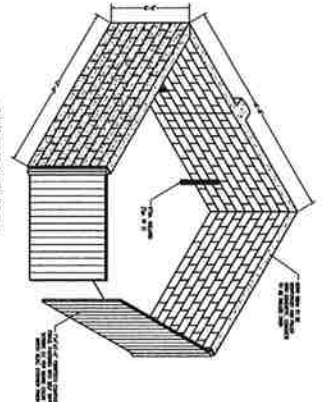
BASED ON A SURVEY BY:
 RED PLAINS SURVEYING
 COMPANY,
 1917 S HARVARD AVE,
 OKLAHOMA CITY, OK 73102
 PHONE: (405) 606-7800
 DATE: 3/28/2004

SHEET NO. C-1

REMARKS:
DESC. CUT "X"
LOCATION: 120' OF CURB
ON W. WATER ISLAND
ELEVATION: 23.20' (MMSB)



FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD
DATED JULY 15, 2012
COMMUNITY PANEL NO. 80232032A



811
Know what's below.
Call before you dig.

EXTENSIVE

TYPE	DEPTH	LOCATION	DATE
1. WATER	1.00' - 1.50'	1.00' - 1.50'	1.00' - 1.50'
2. GAS	1.00' - 1.50'	1.00' - 1.50'	1.00' - 1.50'
3. ELECTRIC	1.00' - 1.50'	1.00' - 1.50'	1.00' - 1.50'
4. CABLE	1.00' - 1.50'	1.00' - 1.50'	1.00' - 1.50'
5. TELEPHONE	1.00' - 1.50'	1.00' - 1.50'	1.00' - 1.50'
6. FIBER OPTIC	1.00' - 1.50'	1.00' - 1.50'	1.00' - 1.50'
7. SLOPE	1.00' - 1.50'	1.00' - 1.50'	1.00' - 1.50'
8. EROSION	1.00' - 1.50'	1.00' - 1.50'	1.00' - 1.50'
9. LANDSCAPE	1.00' - 1.50'	1.00' - 1.50'	1.00' - 1.50'
10. OTHER	1.00' - 1.50'	1.00' - 1.50'	1.00' - 1.50'

PROPOSED

BOUNDARY USE

CONSTRUCTION FENCE

MURPHY SITE DATA TABLE

ZONING	309-A
PARKING PROVIDED	10 SPACES
SITE AREA	30.483 SF / 0.70 AC
BUILDING HEIGHT	14'
NUMBER OF FLOORS	1
CANOPY HEIGHT	19'
CANOPY AREA	4,779 SF / 15.68%
LANDSCAPE AREA	4,779 SF / 15.68%

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ORDINANCES AND SPECIFICATIONS.
2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ORDINANCES AND SPECIFICATIONS.
3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ORDINANCES AND SPECIFICATIONS.
4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ORDINANCES AND SPECIFICATIONS.
5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ORDINANCES AND SPECIFICATIONS.
6. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ORDINANCES AND SPECIFICATIONS.
7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ORDINANCES AND SPECIFICATIONS.
8. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ORDINANCES AND SPECIFICATIONS.
9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ORDINANCES AND SPECIFICATIONS.
10. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, ORDINANCES AND SPECIFICATIONS.

MURPHY OIL U.S.A. INC.
422 N WASHINGTON AVE.
P.O. BOX 7000
EL DORADO, AR 71730-7000

CEI Engineering Associates, Inc.
2000 E. 10TH STREET, SUITE 100
TULSA, OK 74104
PHONE: (918) 438-1111
FAX: (918) 438-1112
WWW.CEI-OKLAHOMA.COM

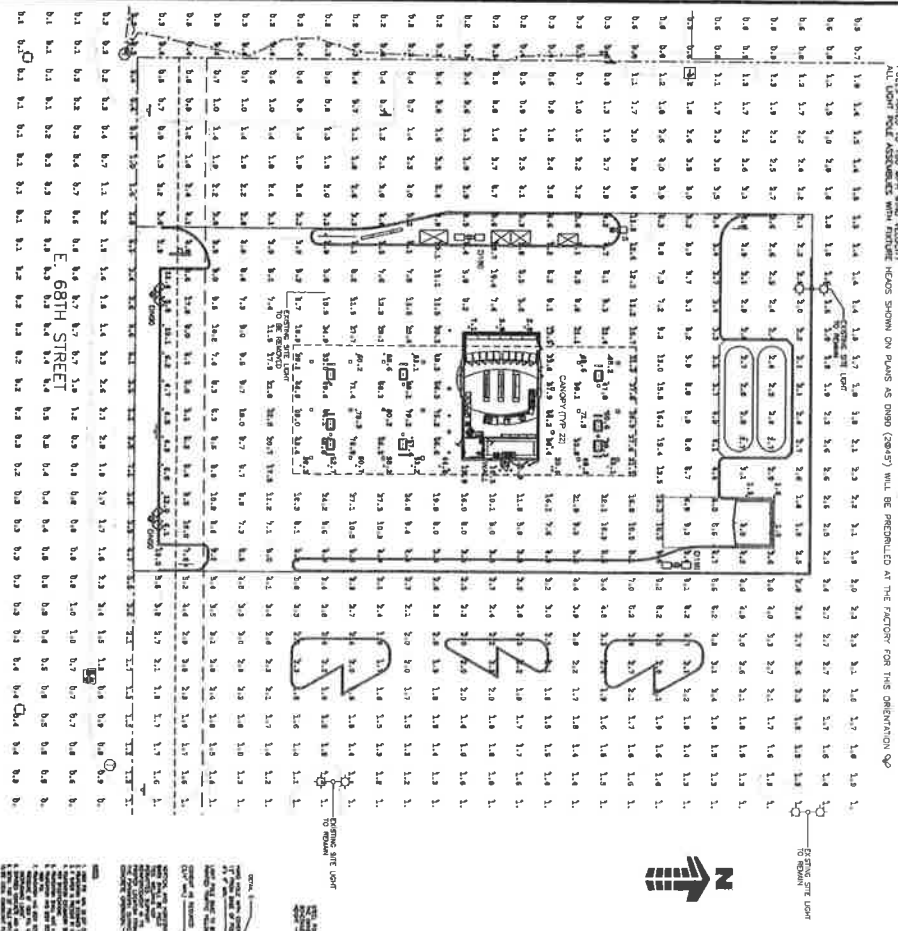
SITE PLAN
WAL-MART SUPERCENTER # 894
6625 SOUTH MEMORIAL DR
TULSA OKLAHOMA

SHEET NO. C-2
17.7

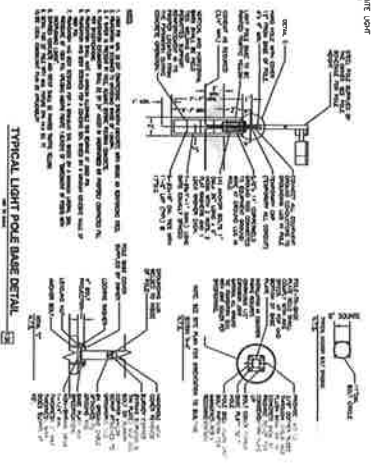
[illegible][illegible]

POLE SCHEDULE					CAL
MODEL	STROKE	DRY	FEEL	MODEL	DESCRIPTION
55503	5075-74	010	NO	551	Lefting STEEL SQUARE POOL 603.0-440 60000
55504	5075-74	010	NO	552	Lefting STEEL SQUARE POOL 603.0-440 60000
55505	5075-74	010	NO	553	Lefting STEEL SQUARE POOL 603.0-440 60000
55506	5075-74	010	NO	554	Lefting STEEL SQUARE POOL 603.0-440 60000
55507	5075-74	010	NO	555	Lefting STEEL SQUARE POOL 603.0-440 60000
55508	5075-74	010	NO	556	Lefting STEEL SQUARE POOL 603.0-440 60000
55509	5075-74	010	NO	557	Lefting STEEL SQUARE POOL 603.0-440 60000
55510	5075-74	010	NO	558	Lefting STEEL SQUARE POOL 603.0-440 60000
55511	5075-74	010	NO	559	Lefting STEEL SQUARE POOL 603.0-440 60000
55512	5075-74	010	NO	560	Lefting STEEL SQUARE POOL 603.0-440 60000
55513	5075-74	010	NO	561	Lefting STEEL SQUARE POOL 603.0-440 60000
55514	5075-74	010	NO	562	Lefting STEEL SQUARE POOL 603.0-440 60000
55515	5075-74	010	NO	563	Lefting STEEL SQUARE POOL 603.0-440 60000
55516	5075-74	010	NO	564	Lefting STEEL SQUARE POOL 603.0-440 60000
55517	5075-74	010	NO	565	Lefting STEEL SQUARE POOL 603.0-440 60000
55518	5075-74	010	NO	566	Lefting STEEL SQUARE POOL 603.0-440 60000
55519	5075-74	010	NO	567	Lefting STEEL SQUARE POOL 603.0-440 60000
55520	5075-74	010	NO	568	Lefting STEEL SQUARE POOL 603.0-440 60000
55521	5075-74	010	NO	569	Lefting STEEL SQUARE POOL 603.0-440 60000
55522	5075-74	010	NO	570	Lefting STEEL SQUARE POOL 603.0-440 60000
55523	5075-74	010	NO	571	Lefting STEEL SQUARE POOL 603.0-440 60000
55524	5075-74	010	NO	572	Lefting STEEL SQUARE POOL 603.0-440 60000
55525	5075-74	010	NO	573	Lefting STEEL SQUARE POOL 603.0-440 60000
55526	5075-74	010	NO	574	Lefting STEEL SQUARE POOL 603.0-440 60000
55527	5075-74	010	NO	575	Lefting STEEL SQUARE POOL 603.0-440 60000
55528	5075-74	010	NO	576	Lefting STEEL SQUARE POOL 603.0-440 60000
55529	5075-74	010	NO	577	Lefting STEEL SQUARE POOL 603.0-440 60000
55530	5075-74	010	NO	578	Lefting STEEL SQUARE POOL 603.0-440 60000
55531	5075-74	010	NO	579	Lefting STEEL SQUARE POOL 603.0-440 60000
55532	5075-74	010	NO	580	Lefting STEEL SQUARE POOL 603.0-440 60000
55533	5075-74	010	NO	581	Lefting STEEL SQUARE POOL 603.0-440 60000
55534	5075-74	010	NO	582	Lefting STEEL SQUARE POOL 603.0-440 60000
55535	5075-74	010	NO	583	Lefting STEEL SQUARE POOL 603.0-440 60000
55536	5075-74	010	NO	584	Lefting STEEL SQUARE POOL 603.0-440 60000
55537	5075-74	010	NO	585	Lefting STEEL SQUARE POOL 603.0-440 60000
55538	5075-74	010	NO	586	Lefting STEEL SQUARE POOL 603.0-440 60000
55539	5075-74	010	NO	587	Lefting STEEL SQUARE POOL 603.0-440 60000
55540	5075-74	010	NO	588	Lefting STEEL SQUARE POOL 603.0-440 60000
55541	5075-74	010	NO	589	Lefting STEEL SQUARE POOL 603.0-440 60000
55542	5075-74	010	NO	590	Lefting STEEL SQUARE POOL 603.0-440 60000
55543	5075-74	010	NO	591	Lefting STEEL SQUARE POOL 603.0-440 60000
55544	5075-74	010	NO	592	Lefting STEEL SQUARE POOL 603.0-440 60000
55545	5075-74	010	NO	593	Lefting STEEL SQUARE POOL 603.0-440 60000
55546	5075-74	010	NO	594	Lefting STEEL SQUARE POOL 603.0-440 60000
55547	5075-74	010	NO	595	Lefting STEEL SQUARE POOL 603.0-440 60000
55548	5075-74	010	NO	596	Lefting STEEL SQUARE POOL 603.0-440 60000
55549	5075-74	010	NO	597	Lefting STEEL SQUARE POOL 603.0-440 60000
55550	5075-74	010	NO	598	Lefting STEEL SQUARE POOL 603.0-440 60000
55551	5075-74	010	NO	599	Lefting STEEL SQUARE POOL 603.0-440 60000
55552	5075-74	010	NO	600	Lefting STEEL SQUARE POOL 603.0-440 60000

CALCULATION SUMMARY			
UNIT	UNITS	AND	MAX
CANOPY	PC	51.75	5.9
ROOFING UNIT	PC	18121	7.0



PHOTOMETER
SCALE: 0°-20°

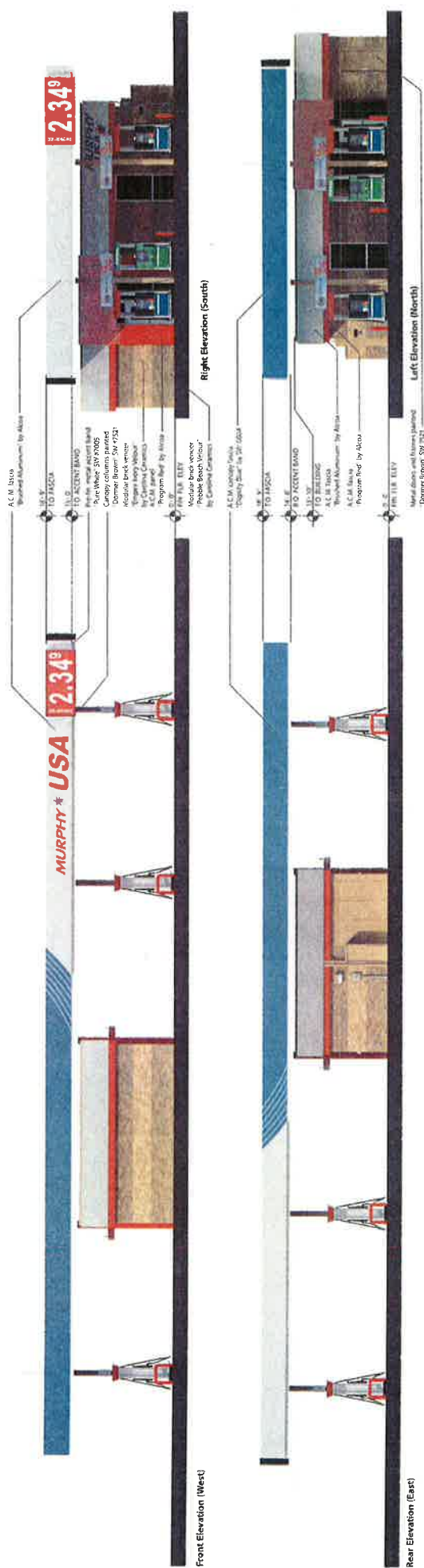
[illegible]

NOTES:
 1. The results of the simulation reported in this report represent a "best estimate" of the results that would be obtained if the model were applied to the data that were collected in the field. The model is based on a number of assumptions, and the results are subject to the limitations of the model. The model is based on the following assumptions:
 a. The model is based on the assumption that the data are normally distributed.
 b. The model is based on the assumption that the data are independent.
 c. The model is based on the assumption that the data are stationary.
 d. The model is based on the assumption that the data are homogeneous.
 e. The model is based on the assumption that the data are uncorrelated.
 f. The model is based on the assumption that the data are uncorrelated.
 g. The model is based on the assumption that the data are uncorrelated.
 h. The model is based on the assumption that the data are uncorrelated.
 i. The model is based on the assumption that the data are uncorrelated.
 j. The model is based on the assumption that the data are uncorrelated.
 k. The model is based on the assumption that the data are uncorrelated.
 l. The model is based on the assumption that the data are uncorrelated.
 m. The model is based on the assumption that the data are uncorrelated.
 n. The model is based on the assumption that the data are uncorrelated.
 o. The model is based on the assumption that the data are uncorrelated.
 p. The model is based on the assumption that the data are uncorrelated.
 q. The model is based on the assumption that the data are uncorrelated.
 r. The model is based on the assumption that the data are uncorrelated.
 s. The model is based on the assumption that the data are uncorrelated.
 t. The model is based on the assumption that the data are uncorrelated.
 u. The model is based on the assumption that the data are uncorrelated.
 v. The model is based on the assumption that the data are uncorrelated.
 w. The model is based on the assumption that the data are uncorrelated.
 x. The model is based on the assumption that the data are uncorrelated.
 y. The model is based on the assumption that the data are uncorrelated.
 z. The model is based on the assumption that the data are uncorrelated.

**MURPHY
USA** ★

Galloway
Flooring Architects Engineers
5500 DFC Parkway, Suite 101
Overland Village, CO 80111
(303) 591-1100

No.	REVISION	DWG. BY	CHECKED BY	DATE
	17.8			

B|R|R
architecture

Tulsa, OK
April 14, 2014



Case #: PUD-802
Detailed Site Plan

Hearing Date: June 18, 2014

Case Report Prepared by:

Jay Hoyt

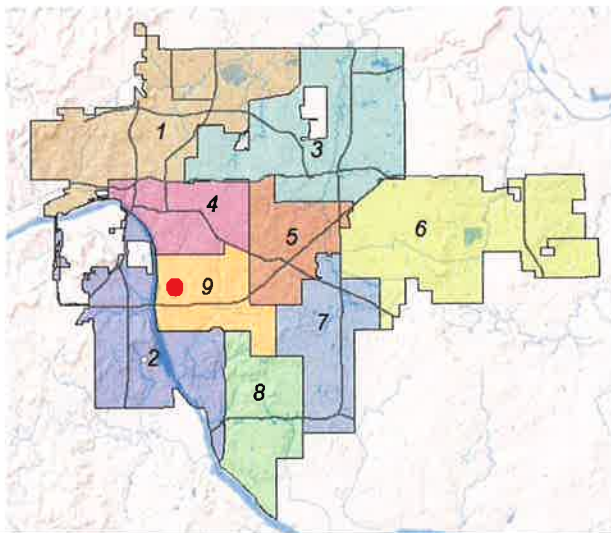
Owner and Applicant Information:

Applicant: Walter P. Moore, Jared Crisp,
P.E., CFM

Property Owner: Arvest Bank, Rachel
McArtor

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new Drive-In
Bank in a PUD

Gross Land Area:
0.74 Acres

Location: Northeast corner East 41st Pl. S.
and S. Peoria Ave.

(4117 South Peoria Avenue)

Lots 18, 19, 20, 21 and 22, Block 1, Jennings-
Robard Addition

Zoning:

Existing Zoning: CH/CS/RM-2/PUD-802

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Mixed Use Corridor

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project
conforms with the development standards
defined in the Planned Unit Development.
Some modification to the site lighting will be
required.

Staff Data:

TRS: 9330

CZM: 47

Atlas: 315

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

18.1

June 18, 2014

SECTION I: PUD-802 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 0.74 Acre site in a Planned Unit Development for a new Drive-In Banking facility.

PERMITTED USES:

Uses permitted by right and special exception in Use Unit 4 – Public Protection & Utility Facilities, limited to Antenna and Supporting Structure, Use Unit 11 – Offices, Studios and Supporting Services, together with such other uses of a nature customarily accessory and incidental to the permitted uses. The proposed Drive-In Bank facility is permitted as a matter of right.

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 meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans are provided. The plan illustrates a design that primarily meets the minimum standards outlined in the Planned Unit Development and in the Zoning Code with the exception of the requirement that the photometric plan show light levels at the easterly property line not to exceed zero foot candles and the requirement that all lighting be pointed down. Per the approved Development Standards, zero foot candles at the easterly property line will be required. Exterior lighting, whether building or ground mounted, shall not exceed 16 ft in height and shall be pointed down. Outdoor lighting shall be shielded and designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. The photometric plan indicates that ground mounted flood lights are to be used to light portions of the building. Per the approved Development Standards, these will not be allowed as they point up.

SIGNAGE:

The site plan illustrates ground and wall sign locations. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit 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 are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along the entire frontage of South Peoria Avenue as well as along East 41st Place South. Internal pedestrian pathways are shown, including pedestrian access to both South Peoria Avenue and East 41st Place South.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

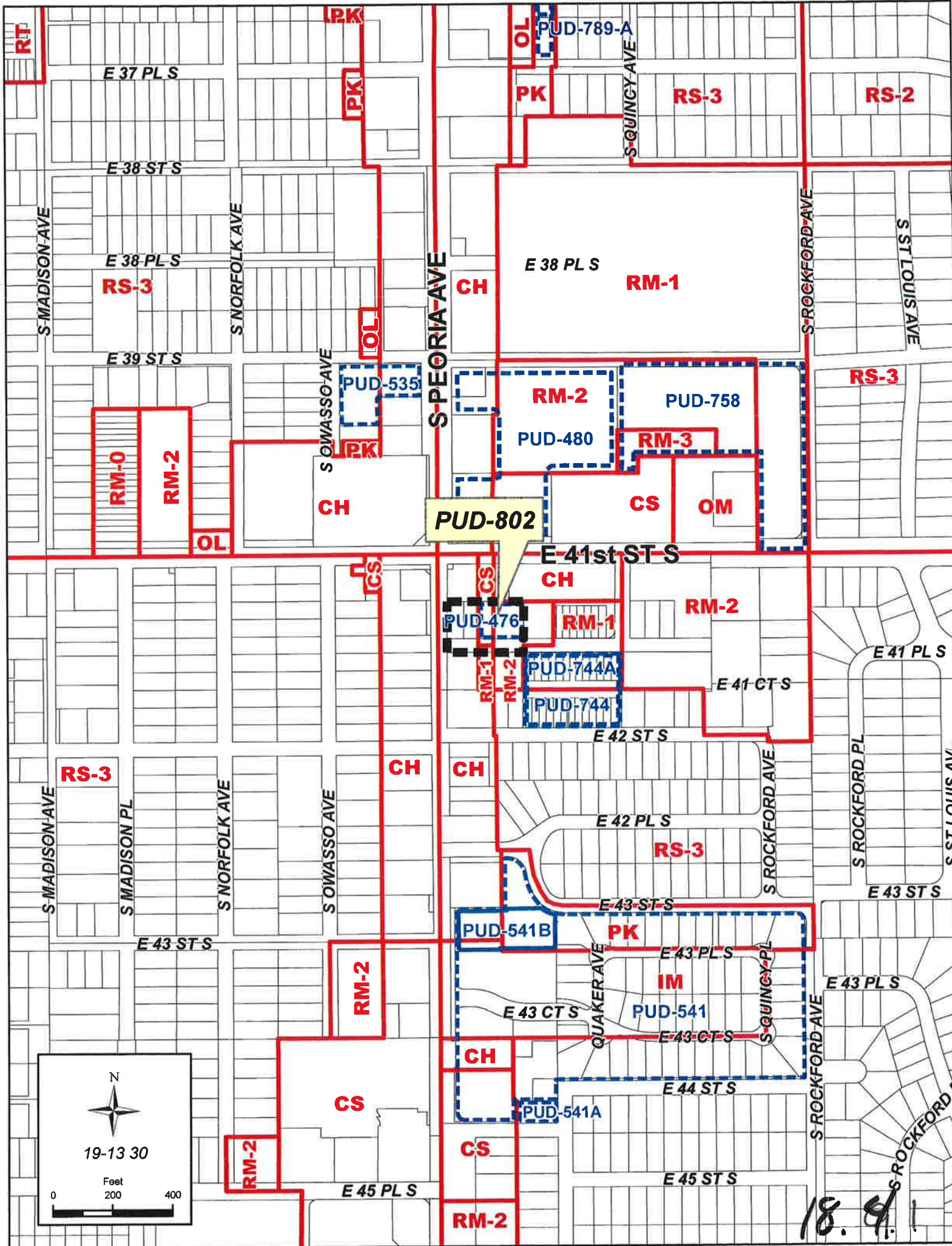
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-802**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

- INCOG zoning case aerial map
- INCOG aerial photo
- Applicants Exterior Elevations
- Applicants Site Details
- Applicants Site Plan
- Applicants Lighting Plan
- Applicants Lighting Details

Staff recommends **APPROVAL** of the detail site plan for the proposed new Drive-In Bank facility.

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



S PEORIA AVE

E 41st ST S

E 41 PL S

PUD-802

E 42 ST S

E 42 ST S

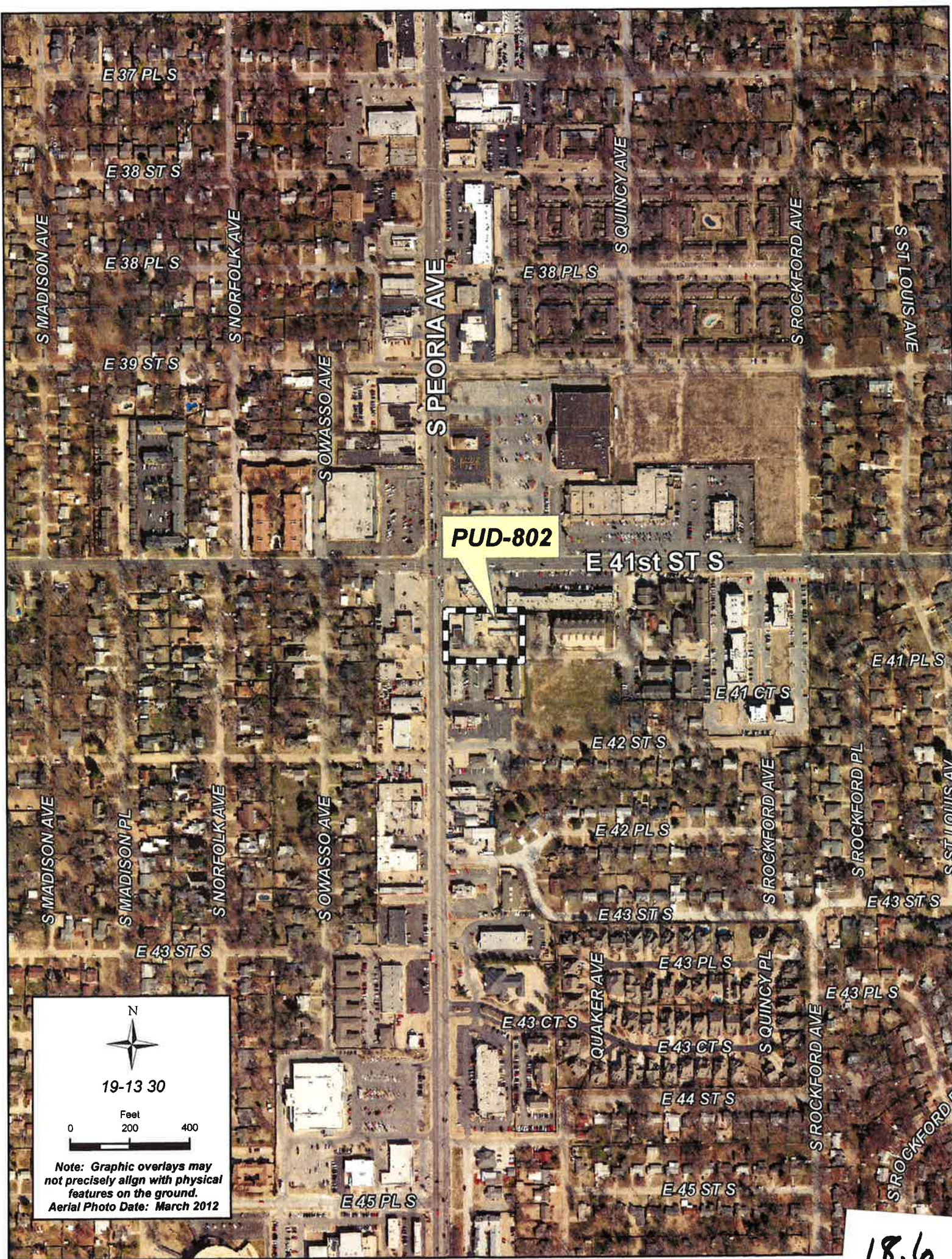


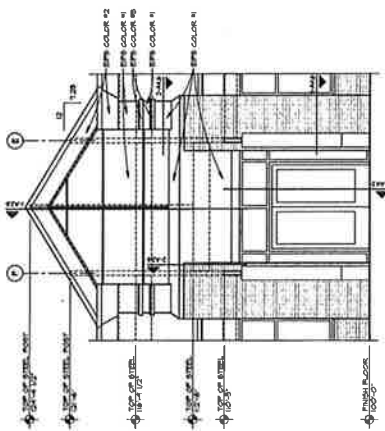
19-13 30



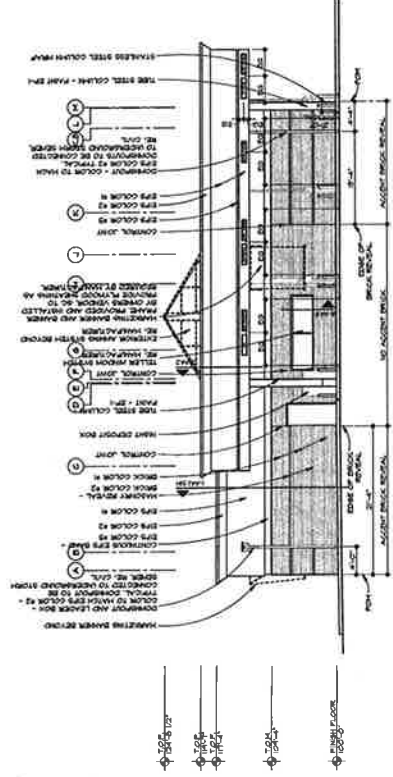
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

18.5

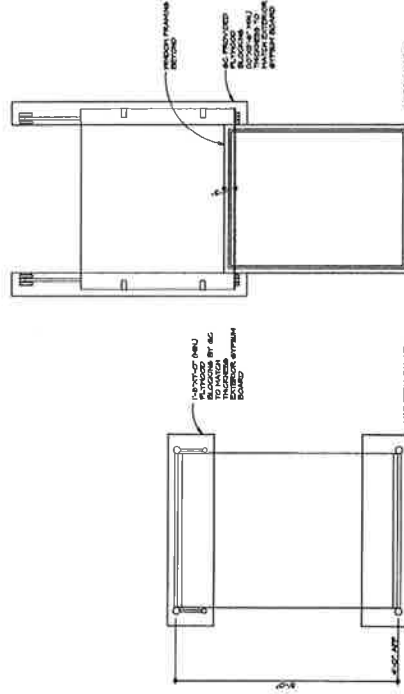




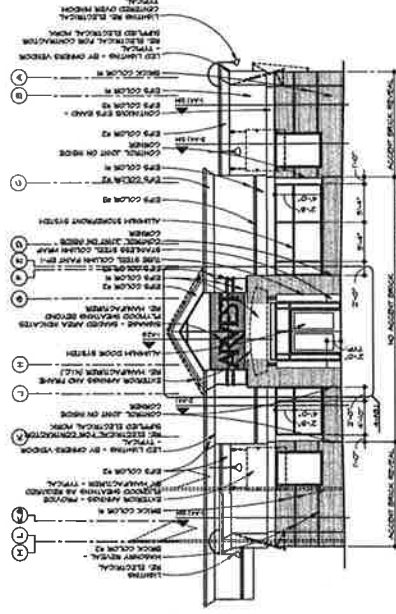
4 PARTIAL
FRONT ELEVATION
1/4" = 1'-0"



2 BACK ELEVATION



3 BLOCKING DETAILS



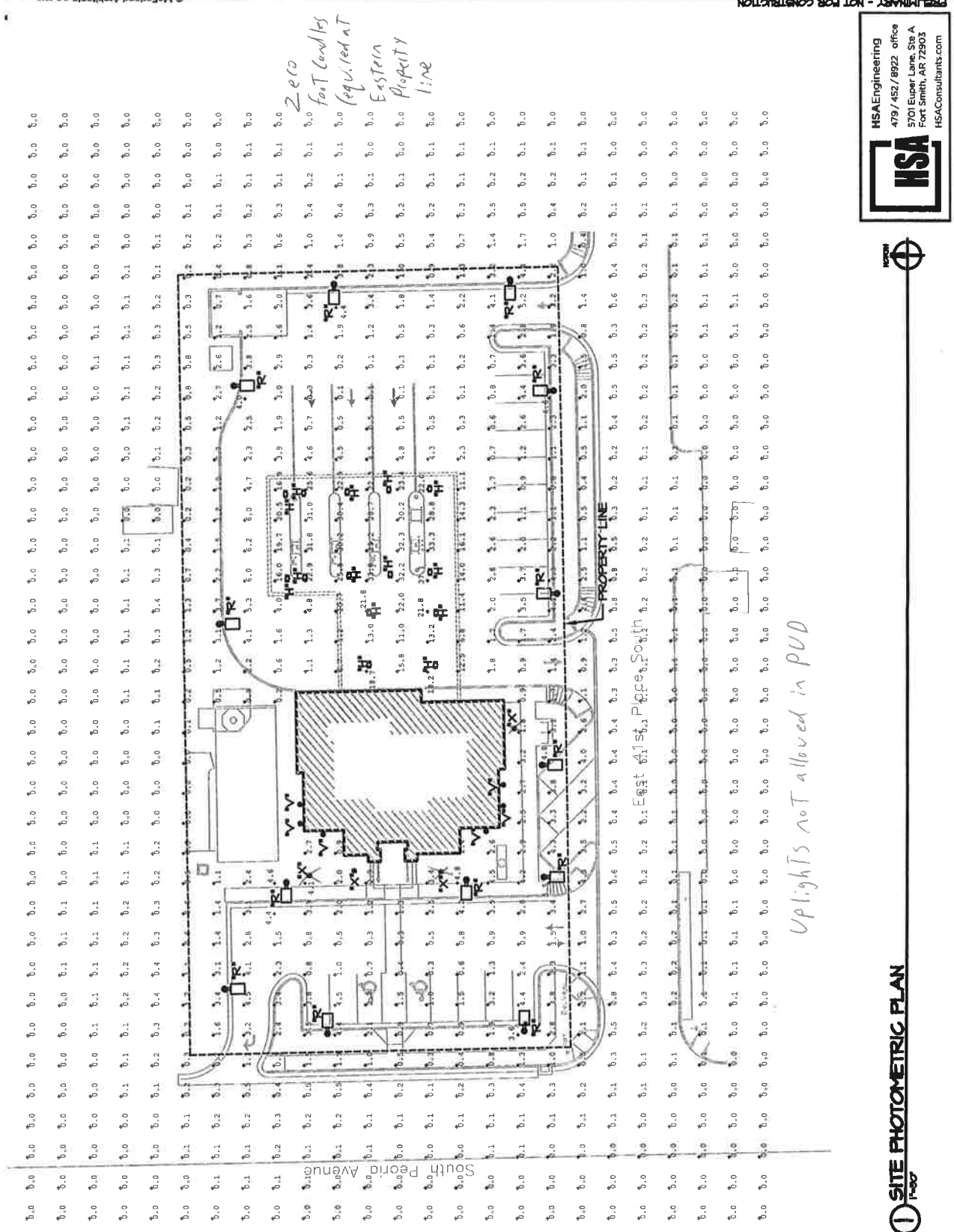
1 FRONT ELEVATION
1/8" = 1'-0"
NO AGENT BLOCK

REFER TO B-AB.1 FOR MINIMUM
APPLYING AND MARKETING BANNER
BLOCKING REQUIREMENTS

[illegible]

18.7

8.81



0181

11.81

LED AMBIENT CANOPY LIGHT (CRS)



CRS & CRCL Accessories Are For Use on Canopies with Dry Pileups Only.

Lighting facts

Light Output (Lumens)	13594
Watts	155
Lumens per Watt (Efficacy)	88
Color Accuracy (CRI)	81
Light Color (Daylight)	5320 (Daylight)
Beam Spread	2700K, 3000K, 4500K, 6500K
Warranty	Yes

See www.lightingfacts.com/products for details.

Lighting facts is a free online resource that provides detailed information on the performance of various lighting products. It is a valuable tool for anyone looking to make an informed decision about their lighting choices.

Beam Spread	Watts	Lumens	Watts	Lumens	Watts	Lumens
CRS AC LED	128	16134	145	18099	189	
CRS SC LED	128	16134	145	18099	189	
CRS AC LED	64	10367	97	13959	147	
CRS SC LED	64	10367	97	13959	147	
CRS AC LED	64	7905	75	13186	155	
CRS SC LED	64	7905	75	13186	155	
CRS AC LED	64	4802	75	13596	155	
CRS SC LED	64	4802	75	13596	155	
CRS AC LED	64	4802	75	13596	155	
CRS SC LED	64	4802	75	13596	155	

DESIGNLIGHTS

CONSULTANT

Project Name ARVEST BANK

Catalog # CRS-SC-LED84-HO-CW-UE-WHT-CFKS

Industries

12 A.F.G. FIXTURE MOUNTED AT

SMARTTEC™ ENERGY SAVING FEATURES:

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

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

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

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

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

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

DRIVER - State-of-the-art driver technology provides excellent system efficiency, control and protection. LSI driver components are fully enclosed in potting for IP65 moisture resistance.

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

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

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

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C, 10kV.

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

Fixture may also be used for Double Deck installations on metal canopies, in retrofit or new construction. This requires the use of Crossover Flange Kits (CFKL / S). Flange kit mounting requires cutting a square hole between canopy ribs and attaching via framing members or suspending from structure.

SHIPPING WEIGHT - 64/84 = 11 lbs., 128 = 13.6 lbs.

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

WARRANTY - Limited 5-year warranty.

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

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Petroleum Lighting or petroleum_apps@lsi-industries.com

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

UL LISTED

UL US

RoHS COMPLIANT

AMERICAN MADE

UL LISTED

UL US

RoHS COMPLIANT

AMERICAN MADE

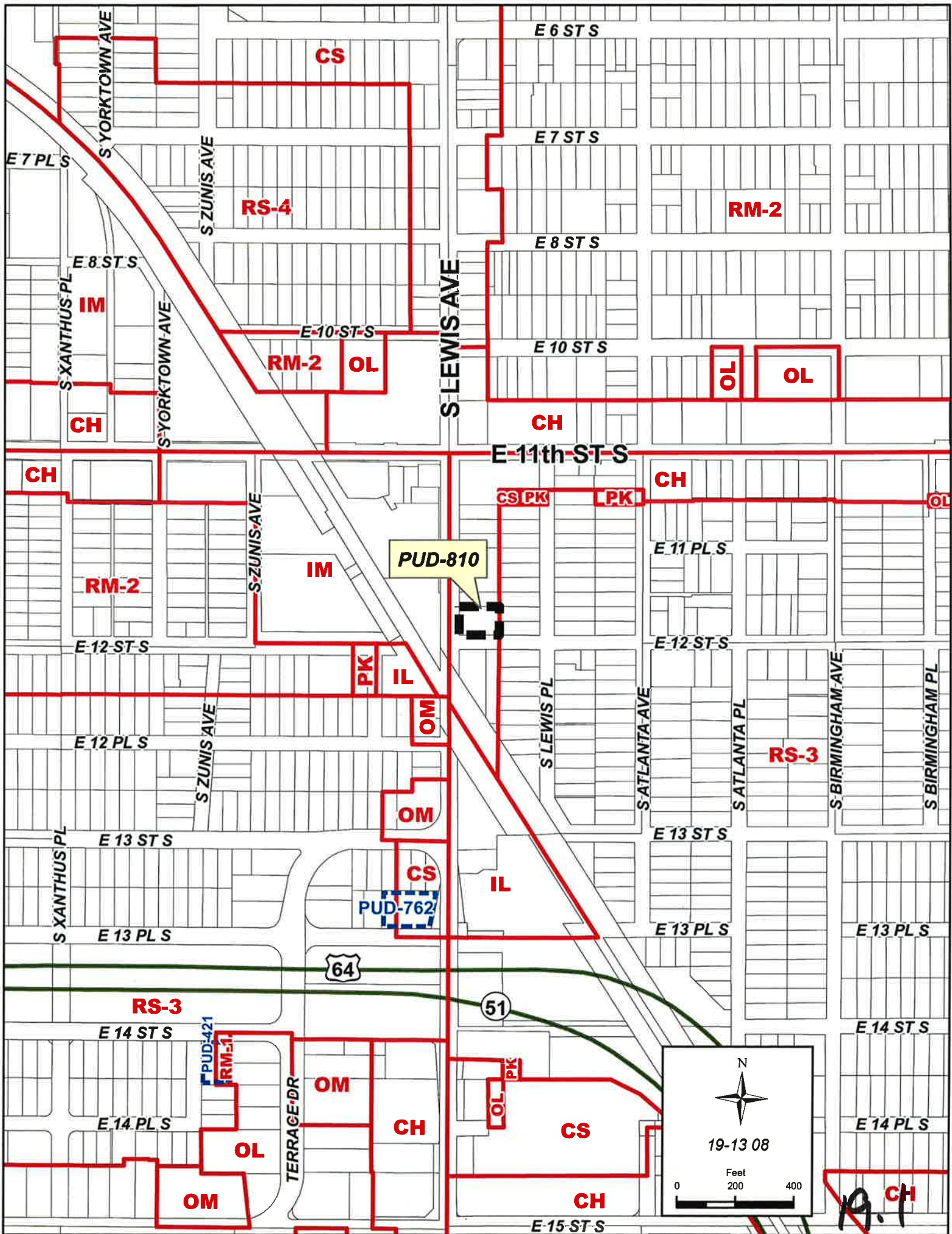
UL LISTED

UL US

RoHS COMPLIANT

AMERICAN MADE

© 2013 LSI INDUSTRIES INC.





PUD-810



19-13 08

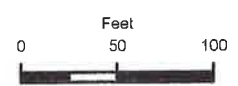
Feet
0 200 400

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

A.2



19-13 08



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

19.3

PLAT WAIVER

June 18, 2014

PUD 810 – Northeast corner of East 12th Street South and South Lewis Avenue (CD 4)

The platting requirement is being triggered by a rezoning to PUD 810.

Staff provides the following information from TAC for their June 5, 2014 meeting:

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

STREETS: Five foot right-of-way dedication is required along Lewis. A 25 foot corner radius is required at the intersection of Lewis and 12th Street. Sidewalk is required along 12th Street and Lewis.

SEWER: No comment.

WATER: It is recommended that water service be obtained from the 12 inch line along Lewis Avenue versus the 2 inch along East 12th Street.

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 | |

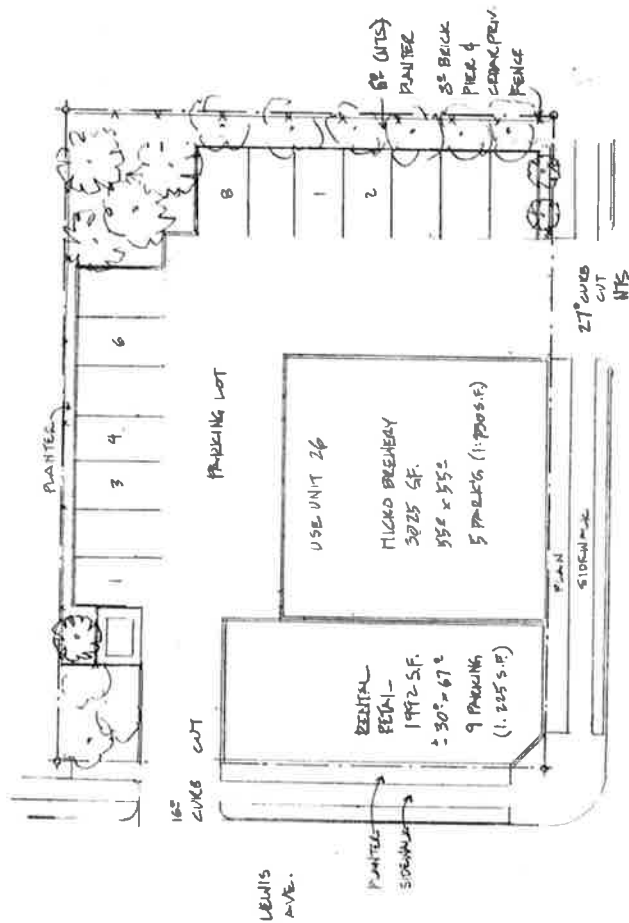
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | 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 |

19.4

- | | | |
|-----|---|---|
| 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. | X |
| 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.? | X |
| 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.

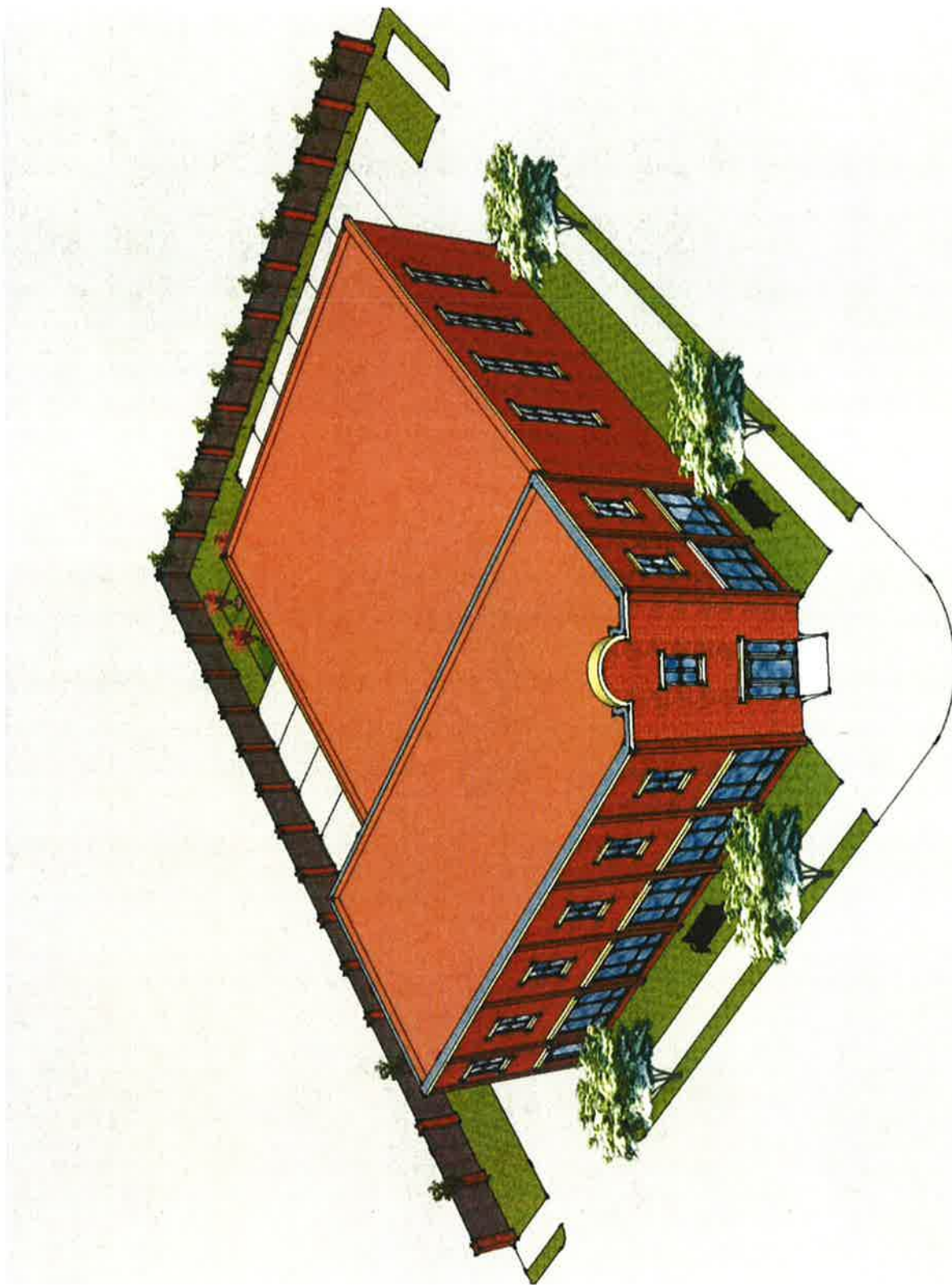


1147 SO. LEWIS AVE.
TULSA, OKLA
T. NEAL DESIGNS
918.231.7372

12th STREET



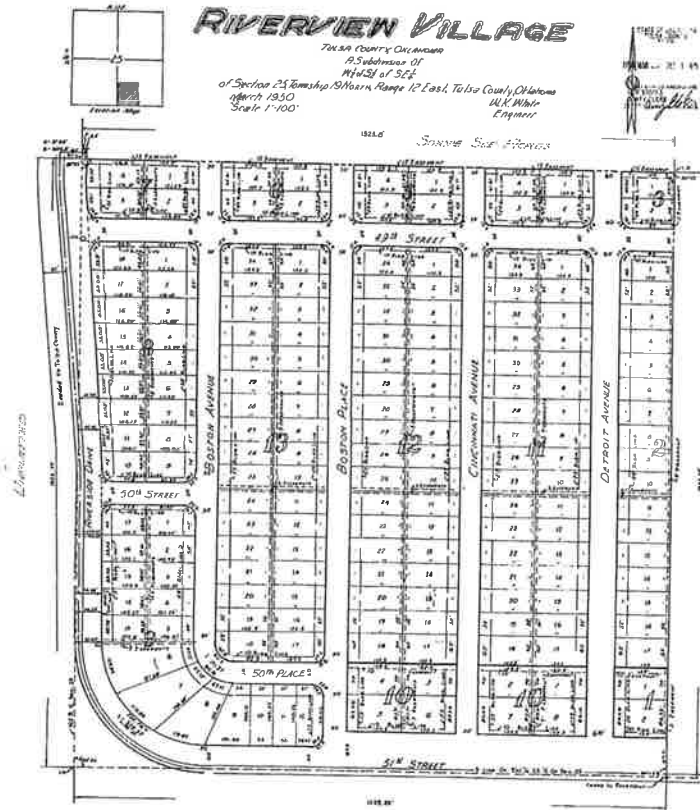
19.9



19.20

TULSA COUNTY, OKLAHOMA
A Subdivision of
Midst of SE 1/4
of Section 25 Township 19 North Range 12 East, Tulsa County, Oklahoma
March 1930
Scale 1"=100'

W. K. White
Engineer



GRAND JURORS OF DISTRICT OF COLUMBIA: MR. J. H. MURPHY

[illegible]

Whereas, the above named owner being desirous of maintaining authority in the improvements and providing protection for the future owner in the above named subdivision and further to provide for necessary public and other conveniences to have facilities for the public use of all of the streets and avenues as shown on said plat and to hereby approve all of the restrictive Easement shown on (A) which is hereby to be abandoned from said plat.

LASTING CHANGE

The undersigned hereby certifies that the Public File Public use Survey, as shown, is not being disclosed to the respondents for the purpose of conducting or facilitating, operating, conducting, or assisting in the conduct of any research, survey, or other activity, and that the respondents are not being asked to provide any information that is not being requested for the purpose of conducting or facilitating, operating, conducting, or assisting in the conduct of any research, survey, or other activity, and that the respondents are not being asked to provide any information that is not being requested for the purpose of conducting or facilitating, operating, conducting, or assisting in the conduct of any research, survey, or other activity.

[illegible]

SECRET OF SYLAA } DE

Before me, a Notary Public in and for said State, on this 11th day of April, 1937, personally appeared G. S. Ramey, to me known to be the identical person who subscribed the name of the aforesaid donor to the foregoing instrument, as the Principal and acknowledged to me that he executed the same as his free and voluntary act and deed, and that he was of sane mind and of legal age at the time he executed the same as his free and voluntary act and deed, and that he was not under any duress, coercion, fraud, or undue influence at the time he executed the same as his free and voluntary act and deed, and that he was not acting in violation of any law or public policy.

Witness my hand and official seal the day and Year first last above written.

My Commission expires 6-19-1951

STATE OF CHALAPPA

COMM. NO. 1111

Before me, a Notary Public in and for said State, on this 14th day of March, 1930, personally appeared George B. King, to me known to be the identical person who is the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

By Commission Exhibit: 6-19-1951
STATE OF OKLAHOMA)

COUNTY OF TOLSON }

Witness my hand and official seal the day and year last above written.

My Commission expires: 6-19-1951

Notary Public

NOTARIAL CERTIFICATE

I, H. K. Wain, a Registered and Professional Engineer in the State of Oklahoma, and a competent Surveyor, do hereby certify that I have reviewed, prepared and executed the above and foregoing DEED of WILLIAM L. WAIN, Tulsa County, Oklahoma; that Iron pins have been placed on each and every lot corner; and that the above plat is a true and correct representation of said Survey.

VIEWED my land and seal this 27th day of March, 1920.

State of Oklahoma)
County of Tulsa) ss

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, H. J. White, to me known to be the identical person who executed the within and foregoing Instrument, and who acknowledged to me that he executed the same at his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 17th day of March, 1930.

Robert D. Carter

By Commission expires December 6, 1930.

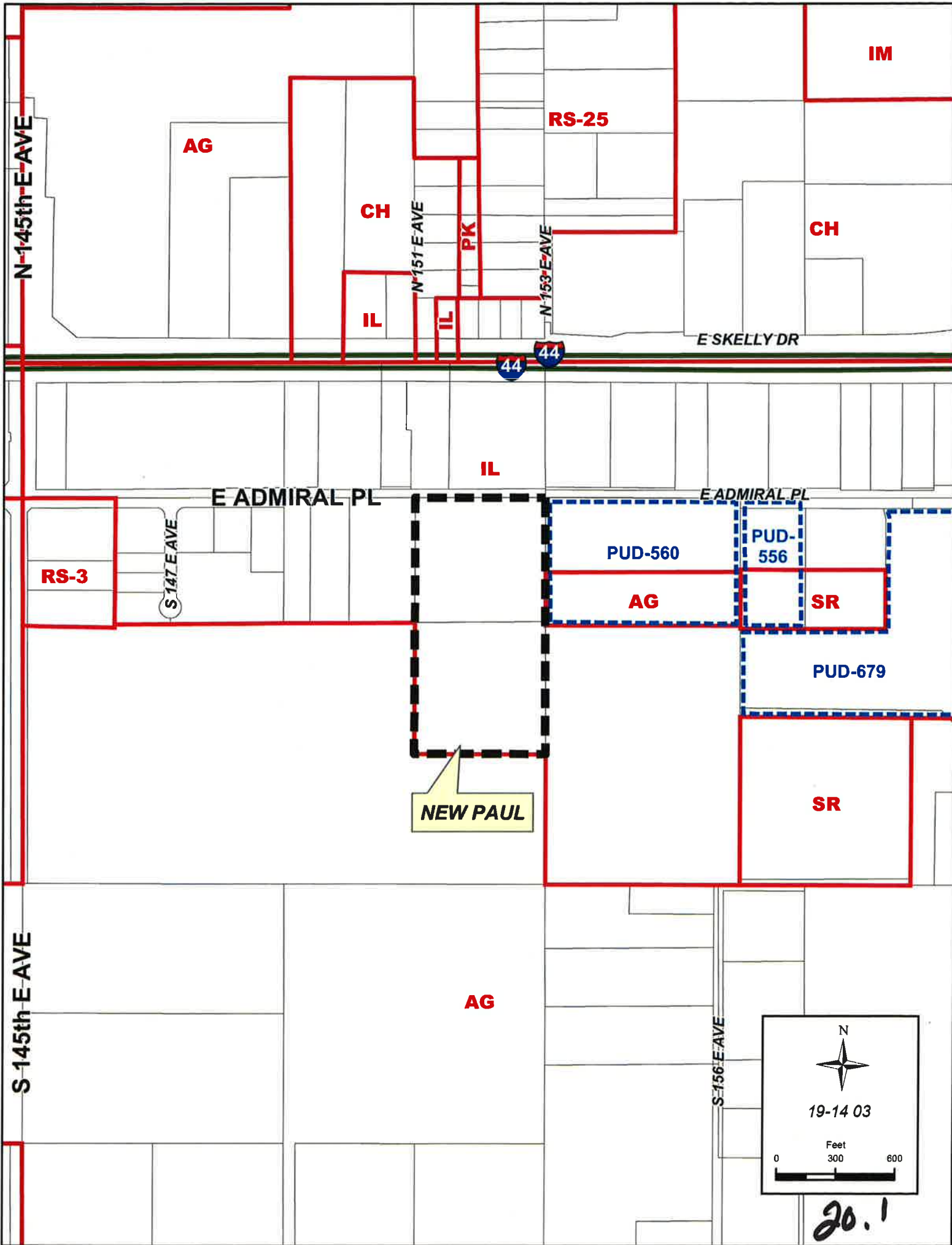
APPROVED
CITY PLANNING COMMISSION
of the City of Los Angeles,
this 14th day of December, 1930.

APPROVED
WARDEN OF COMMISSIONERS
of the State of California.

[Handwritten signature]
 [Handwritten signature]
 [Handwritten signature]

PLAT NO.	PAGE
1569	1 of 1

19.21



N 145th E AVE

AG

CH

IL

N 151 E AVE

PK

IL

RS-25

N 153 E AVE

IM

CH

E SKELLY DR

44

44

IL

E ADMIRAL PL

E ADMIRAL PL

RS-3

S 147 E AVE

PUD-560

PUD-556

AG

SR

PUD-679

NEW PAUL

SR

AG

S 145th E AVE

S 156 E AVE



19-14 03

Feet
0 300 600

20.1

N 145th E AVE

S 145th E AVE

N 151 E AVE

N 153 E AVE

E SKELLY DR


E ADMIRAL PL

S 147 E AVE



NEW PAUL

S 156 E AVE



19-14 03

Feet

0 300 600

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

Aerial Photo Date: March 2012

20.2

MINOR SUBDIVISION PLAT

New Paul - (CD 6)

15202 East Admiral Place, South of East Admiral Place, East of 145th East Avenue

This plat consists of 1 Lot, 1 Block, on 19.8 acres.

The following issues were discussed May 15, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light).
2. **Streets:** Revise section 1.11 to read sidewalks shall be constructed along the south side of East Admiral Place in accordance with Subdivision Regulations. Sidewalks shall conform to City of Tulsa engineering design standards.
3. **Sewer:** No comment.
4. **Water:** It is preferred that water main lines be installed inside green space areas for maintenance purposes versus under pavement. Remove the stub line to the guard posts along the east entrance drive.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:**
7. **Other: Fire:** KNOX access will be required on all gates.
8. **Other: GIS:** Scale is off slightly. East Admiral is misidentified. East 11th Street should be East 11th Street South. Show and label highway. Need Basis of Bearing, which State Plane coordinates or recorded plat. Is this based on do not assume a bearing. Legal description not complete. Describe by metes and bounds with point of commencement and poine of beginning. Move location map to the upper right hand corner and move larger north arrow and scale closer to plat drawing. Submit subdivision data control sheet.

Legal: Legal concerns must be taken care of per their approval and especially as listed on pages 2, 3 and 4 of Development Services TAC City of Tulsa comments.

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

Waivers of Subdivision Regulations:

1. None requested.

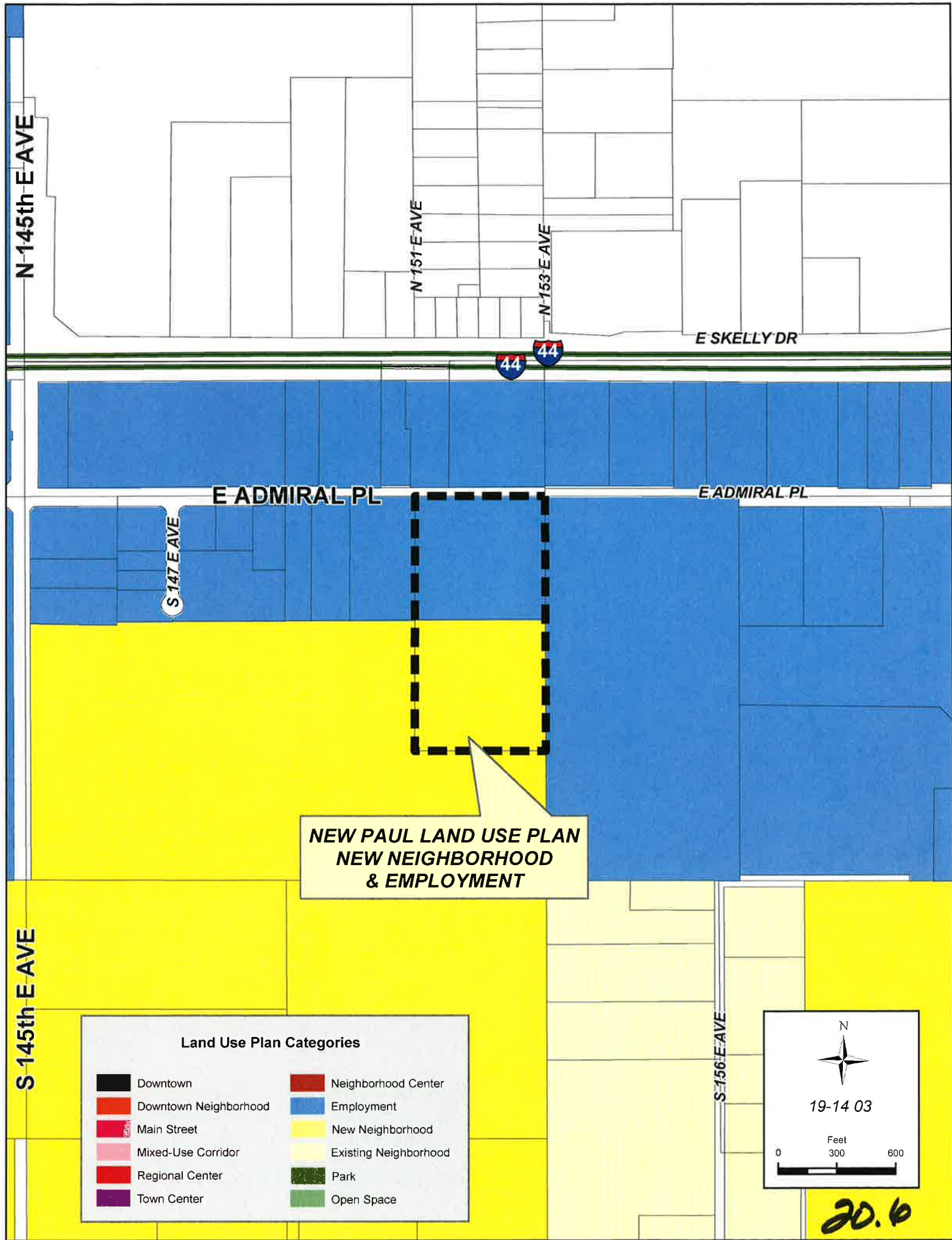
Special Conditions:

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-145th E AVE

N-151 E AVE

N-153 E AVE

E SKELLY DR



E ADMIRAL PL

S 147 E AVE

NEW PAUL

S 145th E AVE

S 156 E AVE

Growth and Stability

-  Area of Growth
-  Area of Stability
-  Park



19-14 03

Feet
0 300 600

20.7

E 35 PL S

E 36 ST S

E 36 PL S

E 37 ST S

E 37 PL S

E 38 ST S

E 38 PL S

E 39 ST S

E 41 ST S

E 42 ST S

E 42 PL S

PUD-718

RS-3

PUD-349

RM-0

PUD-423

PUD-789

PUD-789-A

CH

RM-1

E 38 PL S

RM-2

PUD-480

CS

CH

PUD-476

RM-1

PUD-744

E 42 ST S

RS-3

E 42 PL S

PUD-541

PUD-541B

AG

RIVERSIDE PATH E

S CINCINNATI AVE

S DETROIT AVE

S MADISON AVE

S NORFOLK AVE

S OWASSO AVE

S PEORIA AVE

RIVERSIDE DR

S CINCINNATI AVE

S DETROIT AVE

S MADISON PL

S NORFOLK AVE

S OWASSO AVE



19-12 24

Feet

200

400

Z-7264



21.1

Huntsinger, Barbara

From: Miller, Susan
Sent: Wednesday, June 11, 2014 1:34 PM
To: Huntsinger, Barbara
Cc: Fernandez, Diane
Subject: FW: Z-7264

From: Robert David [<mailto:bob@leadershipproperties.com>]
Sent: Wednesday, June 11, 2014 12:38 PM
To: Miller, Susan
Cc: 'Clark Neeley (clark@cbcbuilds.com)'
Subject: RE: Z-7264

Yes please continue to the August 20, 2014 meeting.

Bob David
918-808-6792
bob@leadershipproperties.com
bdavid@mcgrawok.com

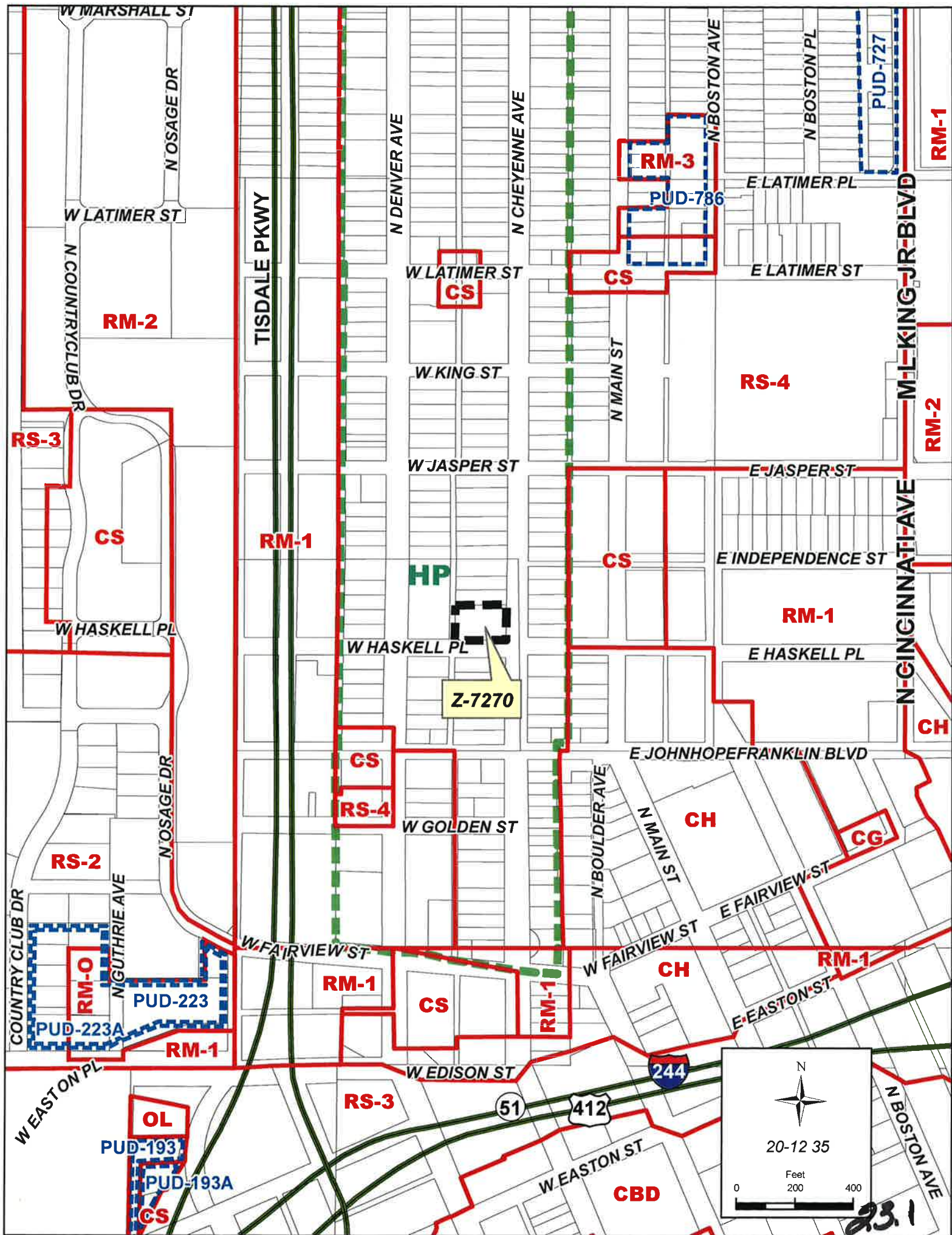
From: Miller, Susan [<mailto:SMiller@incog.org>]
Sent: Wednesday, June 11, 2014 12:36 PM
To: Robert David
Subject: Z-7264

Hi Bob,

As we discussed this morning, you would like to request a 2 month continuance for Z-7264, which would put this item before the TMAPC at their **August 20** meeting. Please confirm if this is correct.

Thank you,
Susan Miller, AICP | Director, Land Development Services
2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9470
918.579.9570 fax
smiller@incog.org





Huntsinger, Barbara

From: Huntsinger, Barbara
Sent: Tuesday, June 10, 2014 8:21 AM
To: Huntsinger, Barbara
Subject: FW: Rezoning request for property at Haskell and N. Cheyenne (Z-7270)
Attachments: 040214 Progress Set.pdf

From: wwilkins@120developmentgroup.com [<mailto:wwilkins@120developmentgroup.com>]
Sent: Monday, June 09, 2014 6:09 PM
To: Wilkerson, Dwayne
Subject: RE: Rezoning request for property at Haskell and N. Cheyenne (Z-7270)

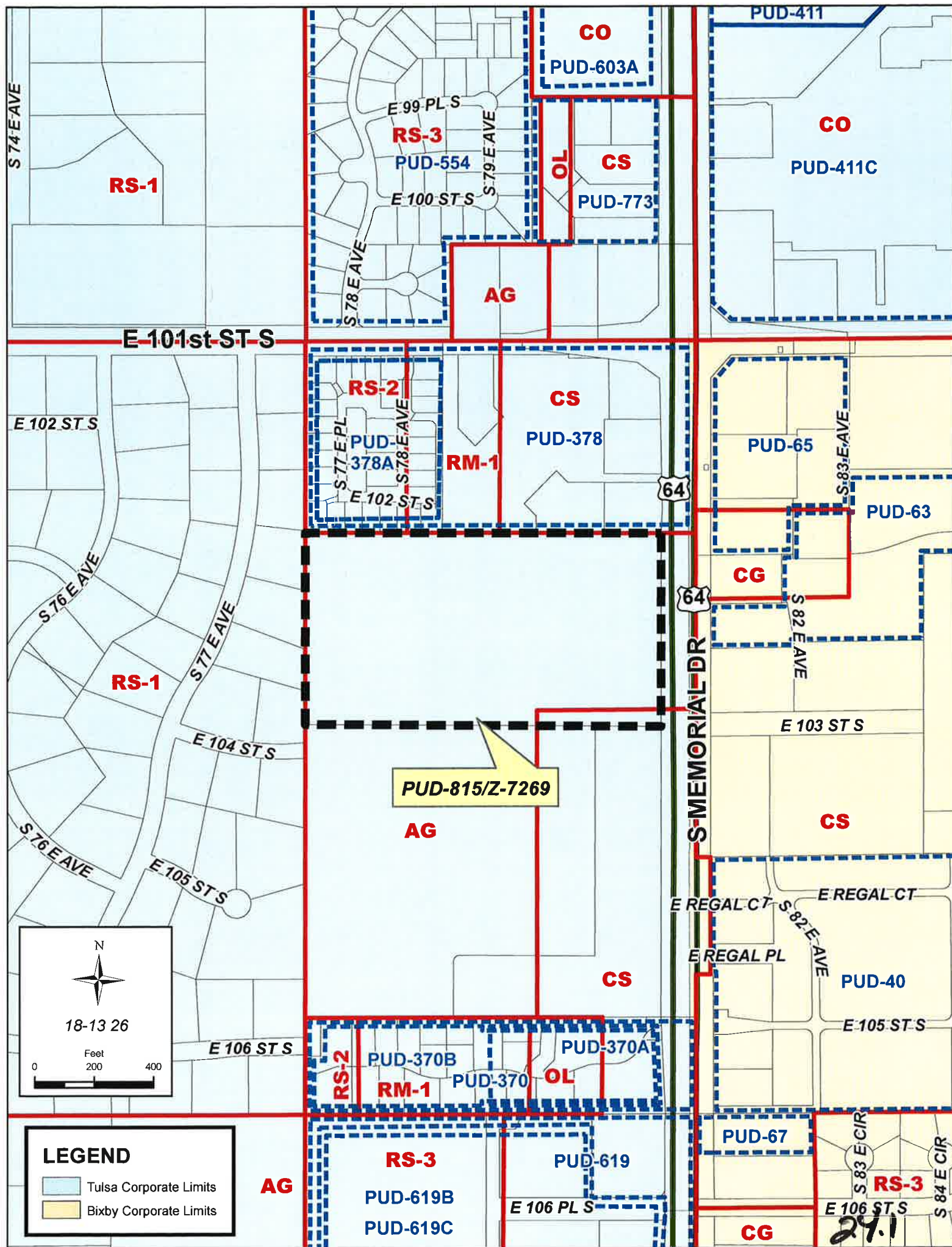
Dwayne,

As discussed with you last week, please continue my zoning application until such time as I'm able to provide the requested PUD application and information. It is my goal to have this to you by June 12, to meet the July 23 meeting docket.

I appreciate you taking the time to relay your concerns going for straight zoning and walking me through the advantages of the PUD process. I trust based on our conversation that by going the PUD route, INCOG staff can and will support such a development with the assist of the Preservation Commission.

Attached, please find a copy of the schematic design set for the development. If there is anything you find lacking, please let me know.

Thanks
Will



From: Okuma, Michael [<mailto:mokuma@northwestatlantic.com>]
Sent: Tuesday, June 10, 2014 6:16 PM
To: Wilkerson, Dwayne
Cc: McArthur, Steve
Subject: RE: Tulsa Costco - INCOG Meeting

Dwayne,

After reviewing all the city's comments from today's call we will still need some time give you a thoughtful response to your comments. We are working on getting confirmation/approval from our seller regarding the mutual access and will discuss with our traffic engineer the access concerns. Therefore I am formally requesting to continue the hearing from 06/18/14 to the 07/09/14 date. Hopefully both the Plat and the PUD can be heard on the same night. If you have any questions please give me a call.

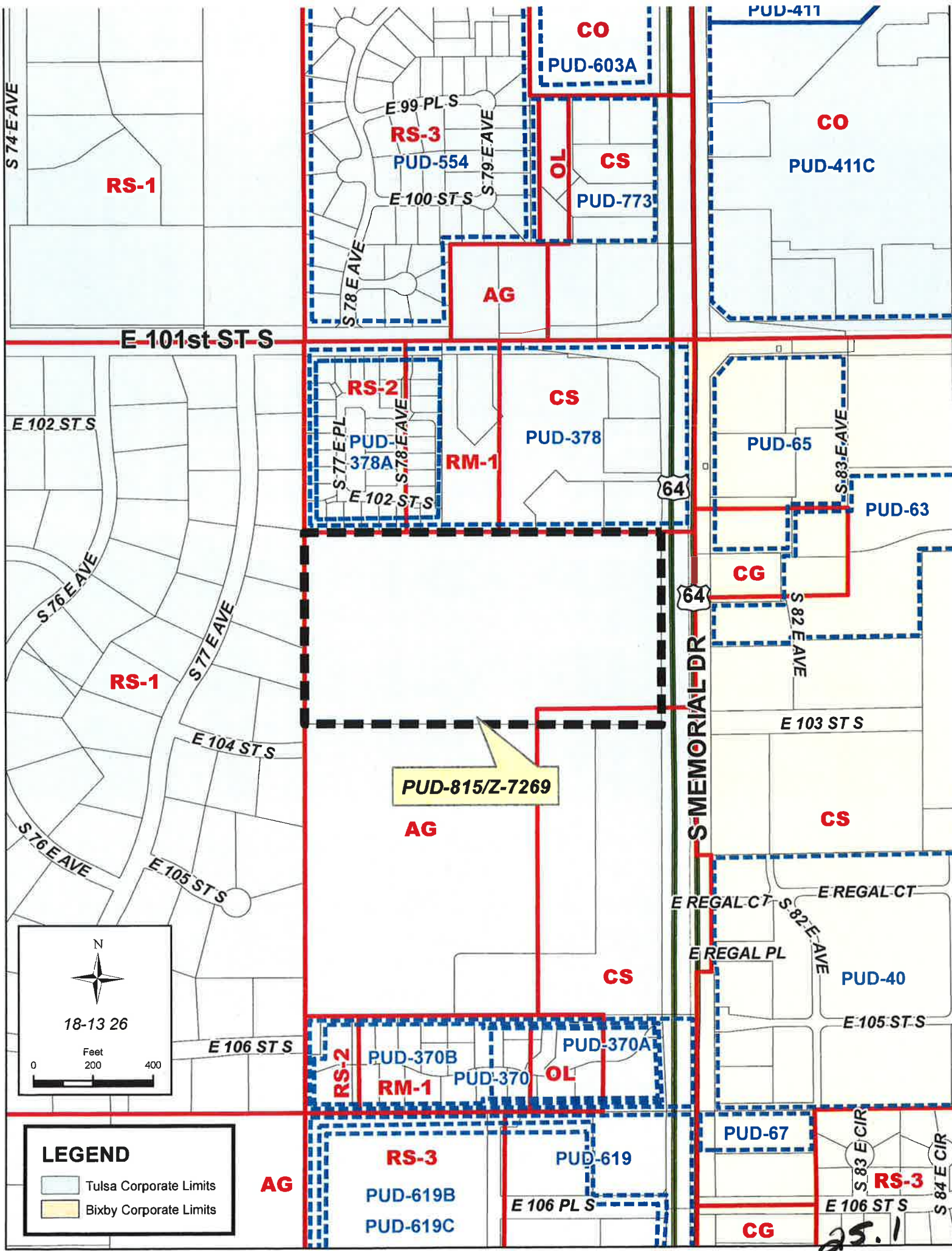
Thank you for your help.

Michael Okuma, NCARB
Director of Real Estate Development

COSTCO WHOLESALE

9 Corporate Park
Suite 230
Irvine, California 92606

☎ (714) 978-5023
☎ (714) 978-5021
✉ mokuma@costco.com



RS-1

CO

PUD-603A

E 99 PL S

RS-3

PUD-554

E 100 ST S

OL

CS

PUD-773

AG

CO

PUD-411C

E 101st ST S

RS-2

PUD-378A

E 102 ST S

CS

PUD-378

RM-1

PUD-65

PUD-63

CG

RS-1

PUD-815/Z-7269

AG

CS

CS

PUD-40

RS-2

PUD-370B

RM-1

PUD-370

PUD-370A

OL

PUD-67

RS-3

PUD-619B

PUD-619C

PUD-619

E 106 PL S

CG

RS-3

E 106 ST S

LEGEND

- Tulsa Corporate Limits
- Bixby Corporate Limits

25.1

From: Okuma, Michael [<mailto:mokuma@northwestatlantic.com>]
Sent: Tuesday, June 10, 2014 6:16 PM
To: Wilkerson, Dwayne
Cc: McArthur, Steve
Subject: RE: Tulsa Costco - INCOG Meeting

Dwayne,

After reviewing all the city's comments from today's call we will still need some time give you a thoughtful response to your comments. We are working on getting confirmation/approval from our seller regarding the mutual access and will discuss with our traffic engineer the access concerns. Therefore I am formally requesting to continue the hearing from 06/18/14 to the 07/09/14 date. Hopefully both the Plat and the PUD can be heard on the same night. If you have any questions please give me a call.

Thank you for your help.

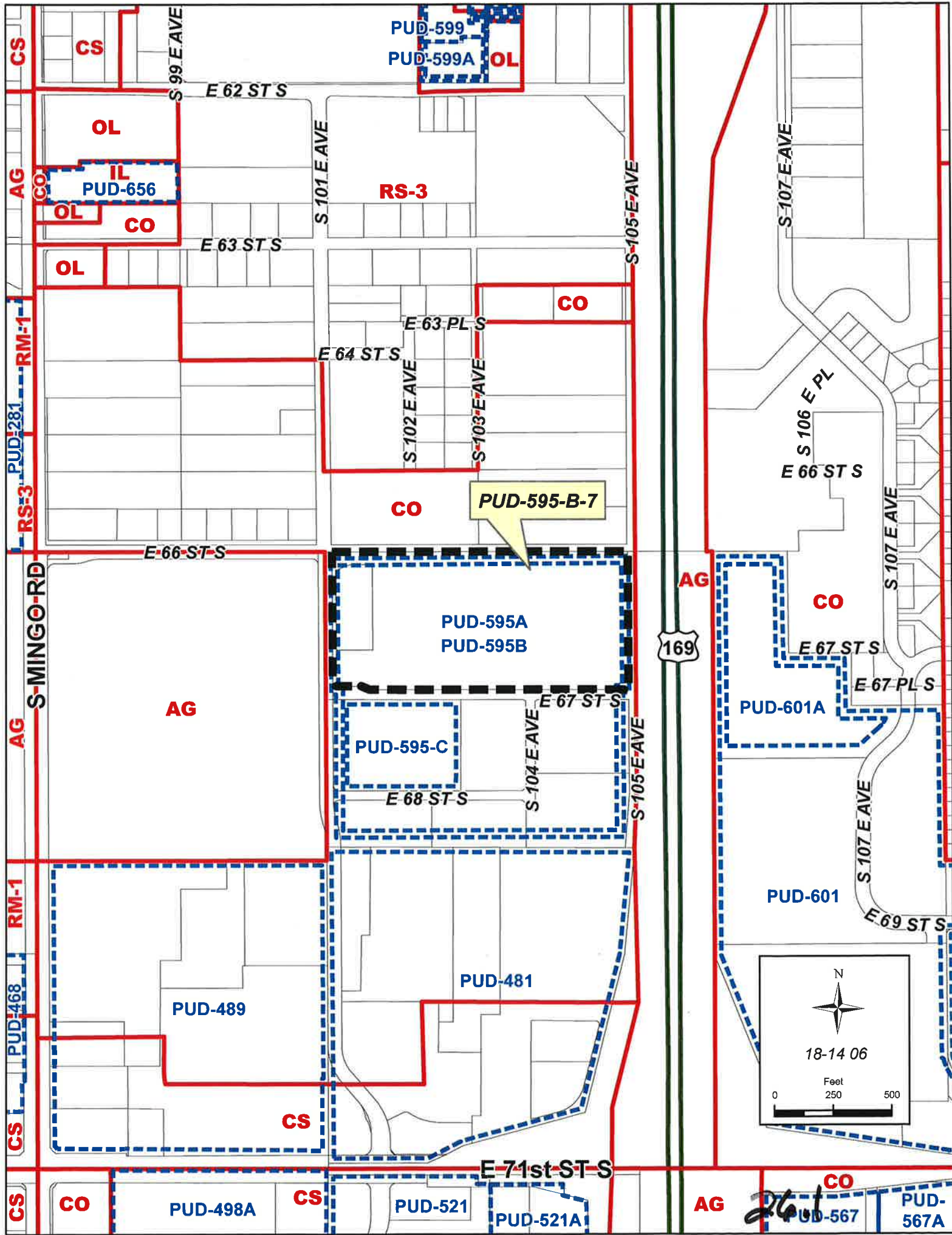
Michael Okuma, NCARB
Director of Real Estate Development

COSTCO WHOLESALE

9 Corporate Park
Suite 230
Irvine, California 92606

☎ (714) 978-5023
☎ (714) 978-5021
✉ mokuma@costco.com

25.2



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Wednesday, June 11, 2014 5:36 PM
To: Huntsinger, Barbara
Cc: Andrew Shank
Subject: FW: PUD-559-B

Barbara,

As agreed by Mr. Shank please move this item to the July 9th meeting.

Thanks

Dwayne

From: Andrew Shank [<mailto:AShank@ellerdetrich.com>]
Sent: Wednesday, June 11, 2014 5:34 PM
To: Wilkerson, Dwayne
Subject: RE: PUD-559-B

Dwayne:

Agreed.

I think we are on the same page about the elimination of the Lot-1 ground sign but because of the unique development standards concerning signage, we need to be careful with the language that we use to be sure that the two "project" signs that could be located on Lot-1 are not altered by the application.

Best,
AAS

Andrew A. Shank

Eller&Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

(918) 392-9414 direct line
(866) 547-8900 toll free
(918) 392-9415 e-fax
ashank@EllerDetrich.com

 www.EllerDetrich.com

From: Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]
Sent: Wednesday, June 11, 2014 5:30 PM
To: Andrew Shank
Subject: PUD-559-B



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7265

Hearing Date: June 18, 2014

Case Report Prepared by:

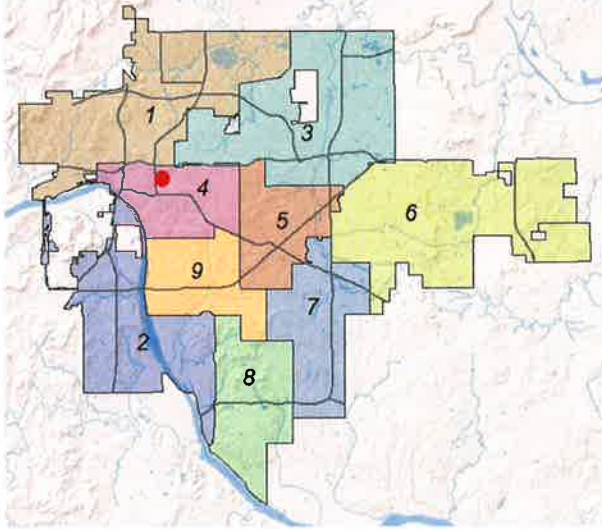
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Good Day Properties

Property Owner: Same

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Retail/Warehouse

Proposed Use: Mixed Use Retail and Warehouse consistent with the Urban building form standards defined the Tulsa Zoning Code

Concept summary: Rezone to FBC and amend Regulating Plan to include this site as an Urban General Frontage.

Tract Size: 6,500± square feet

Location: South of southeast corner of S. Peoria Ave. and E. 6th St.

Zoning:

Existing Zoning: CH

Proposed Zoning: FBC

Comprehensive Plan:

Land Use Map: Downtown Neighborhood
Stability and Growth Map: Growth

Staff Recommendation:

Staff recommends **approval** for FBC rezoning and to amend the Regulating Plan to include this site as an Urban General Frontage.

Staff Data:

TRS: 9404

CZM: 37

Atlas: 2

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

27.1

SECTION I: Z- 7265

DEVELOPMENT CONCEPT:

The applicant has submitted a request to rezone a tract of land from Commercial High Intensity (CH) to Form-Based Code (FBC). The property is occupied by an existing building with several uses ranging from retail to warehouse. The site does not meet existing parking requirements and was developed prior to adoption of the current Tulsa Zoning Code.

The rezoning request will encourage future redevelopment opportunities consistent with the historic character and mix of uses in the surrounding area. Additionally, the applicant will not have to seek Board of Adjustment relief for parking and landscape requirements that are required as part of the CH zoning district.

DETAILED STAFF RECOMMENDATION:

The Form-Based Code rezoning request and the Regulating Plan must be concurrent recommendations.

The Form-Based Code and Regulation Plan amendment to include this lot as an Urban General designation is consistent with Downtown Neighborhood vision of the Tulsa Comprehensive Plan.

The Form-Based Code and Regulation Plan amendment to include this lot as an Urban General designation is consistent with the Mixed Use Infill vision of the 6th Street Infill Plan.

The Form-Based Code and Urban General designation to the Regulating Plan is consistent with the existing and anticipated development pattern in this neighborhood.

Staff recommends Approval of Z-7265 to rezone the site as FBC and amend the regulating plan to Urban General as outlined in Section I.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The rezoning request and Regulating Plan amendment are consistent with the vision of the Tulsa Comprehensive Plan and The 6th Street Infill Plan. The pedestrian sensitive environment recognized in the small area plan is supported by the Form-Based Code and also supports the transportation vision for the area. The 6th Street Infill plan was originally approved by the City Council January 5th, 2006 and then amended April 3rd, 2014.

Land Use Vision:

Land Use Plan map designation: This site is part of a Downtown Neighborhood.

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are

27.2

primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

Areas of Stability and Growth designation:

The purpose of an Area 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 in 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.

Transportation Vision:

Major Street and Highway Plan:

South Peoria Avenue is a Multi-Modal, Urban Arterial Corridor and part of the anticipated Bus Rapid Transit system.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multi-modal 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.

Trail System Master Plan Considerations:

The site is on the east side of South Peoria directly across the street from Centennial Park where significant infrastructure has been provided for pedestrian and multi-modal trail infrastructure linking this site to the Midland Valley Trail system which is the heart of a 140+ mile trail system in Tulsa.

There are no specific components of the Form-Based Code and Regulating Plan that add connectivity opportunities to the site however the site is generally consistent with the pedestrian friendly development pattern that is complementary to the trail system.

Small Area Plan: This site is part of the 6th Street infill Plan.

This site is part of the Mixed Use Infill Sub Area in the 6th Street Infill Plan. The Mixed Use Infill sub area should "provide opportunities for small scale infill development. It is recommended that new development should utilize existing lots, streets, and alleyways and should also complement the existing architecture".

Historic Preservation Overlay: This site is not part of a Historic Preservation District.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: This site is in the center of a detailed neighborhood plan prepared to describe a future vision for an area east of downtown. The preservation and enhancement of the best characteristics of the neighborhood were an essential component of the 6th Street Infill Plan. This rezoning request supports preservation of the character of the existing neighborhood.

Site Analysis: The subject property is approximately 6500± square feet in size and is located South of southeast corner of S. Peoria Ave. and E. 6th St. The property is occupied with an existing building with a variety of uses and is zoned CH.

Environmental Considerations:

This area is located in the City of Tulsa Regulatory Flood Plain for Elm Creek. It is not in a FEMA flood zone. Future storm water improvements contemplated for this area are included in the 6th street Infill Plan however those improvements do not appear to affect this site.

Surrounding Properties: The subject tract is abutted on the east by a large variety of buildings and business that are zoned FBC to the north and west and CH in all other directions.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>			<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Peoria Ave.	Multi	Modal	Urban	70 feet	4
	Arterial				

UTILITIES:

The subject tract has municipal water and sewer available.

27.4

EXHIBITS:

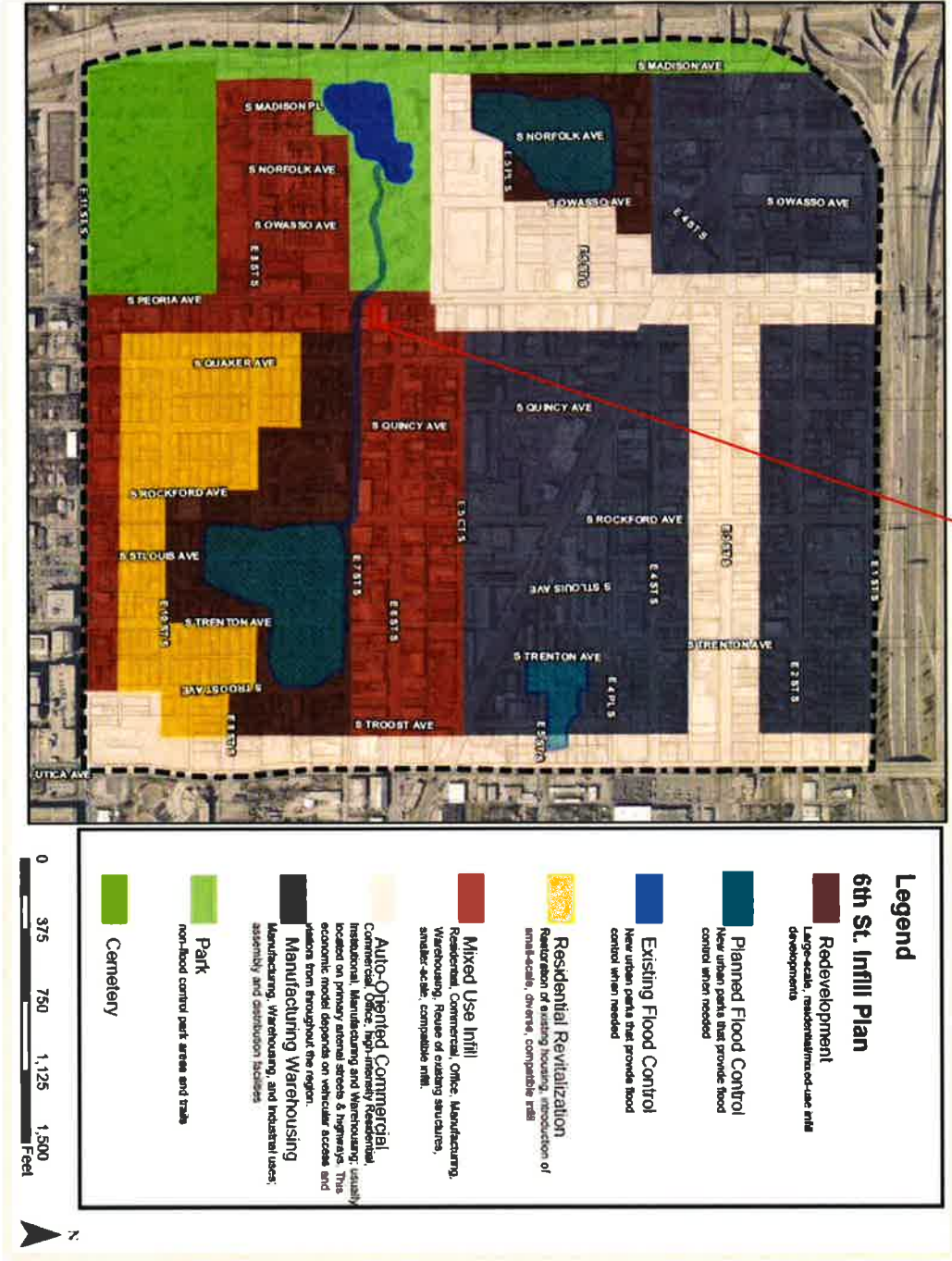
- INCOG Case map
- INCOG Regulating Plan revision
- 6th Street Infill Land use Exhibit
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Letters of Support

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

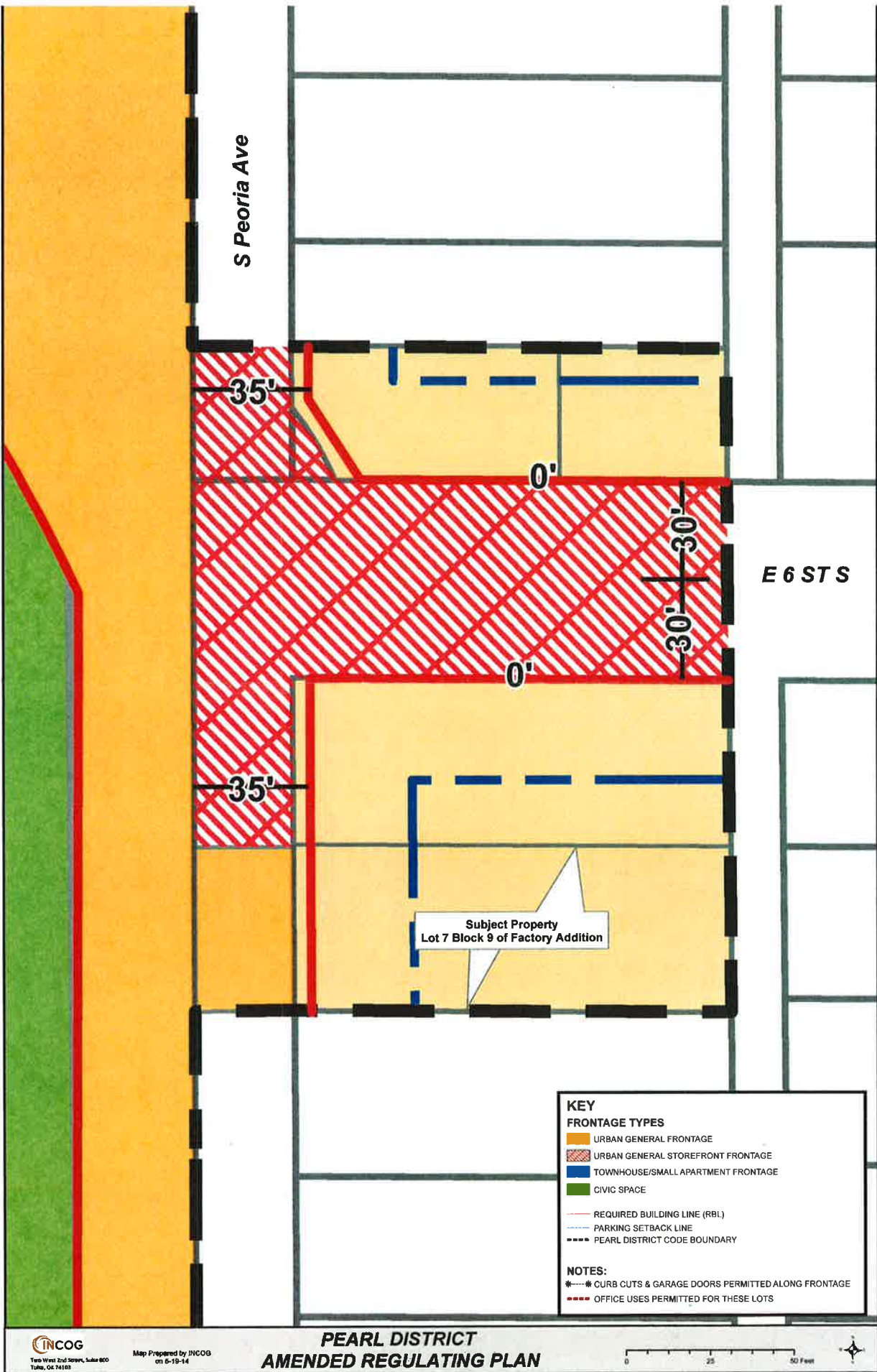
Z-7176 November 2011: All concurred in approval of a request for rezoning a 60± acre tract of land from RM-2, RM-3, PK, OL, CS, CH, IL and PUD-629 to FBC, for mixed use, on property located at East 6th Street to East 11th Street, South Peoria Avenue to the east leg of the IDL (Pearl District).

Z-7265 request for FBC / Urban General Frontage



27.4

6th Street Infill land Use Map as amended April 3, 2014



27.7

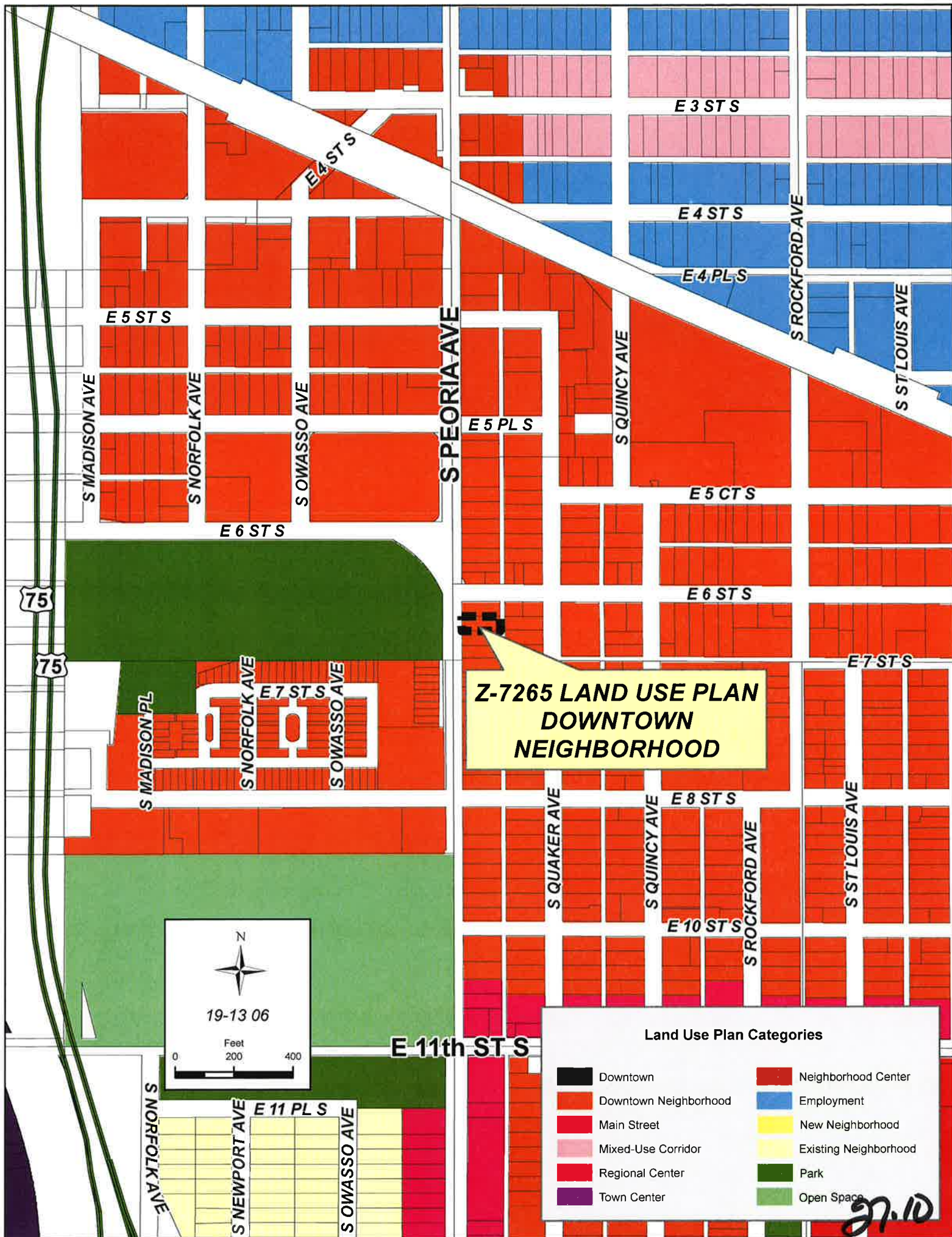


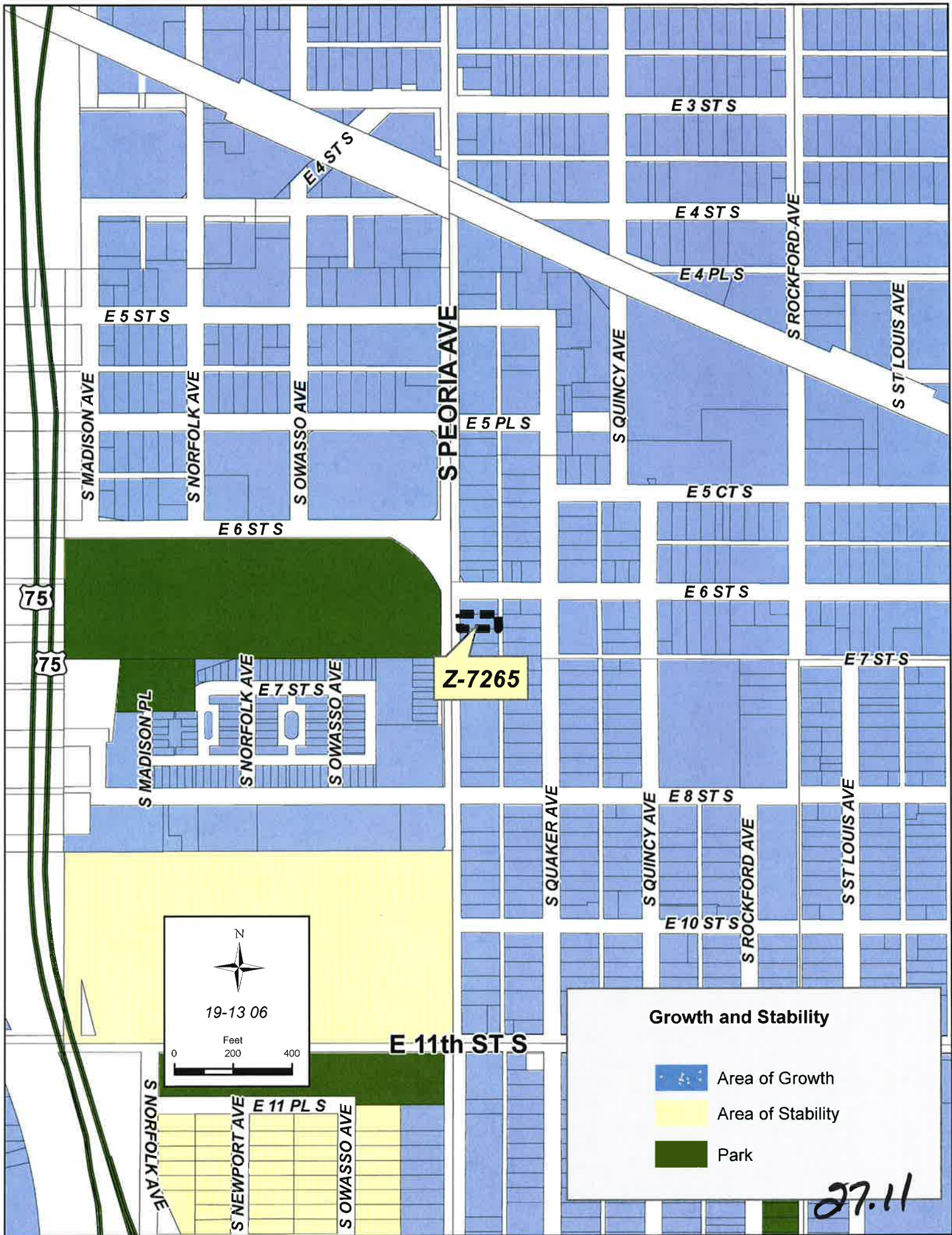
19-13 06

Feet
0 50 100

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

279





Z-7265

Growth and Stability

-  Area of Growth
-  Area of Stability
-  Park

27.11

Miller, Susan

From: Dave [dstrader@cox.net]
Sent: Wednesday, June 04, 2014 10:59 AM
To: Miller, Susan
Cc: Julian Morgan; Leann Benton
Subject: Case #Z-7265

Planning Commission
c/o INCOG

June 4th, 2014

Planning Commission members,

I completely support and ask you to approve LeAnn Benton's application, case # Z-7265, to be included in the Form Base Code area.

The property, 605 S. Peoria, is contiguous with properties that are already in the code area. Approve will provide continuity and integrate well with the existing building design in the area. This property was originally developed as a main street, mixed use structure. Approval of the code will complement the existing set backs, street design, the neighborhood and the history of the area perfectly. Approval will help their business to succeed.

Thank you for your support in this matter.

Dave Strader
Property/Business owner in the Pearl District
(918) 645-2092

Huntsinger, Barbara

From: Julian Morgan [jemorgan5000@gmail.com]
Sent: Wednesday, June 04, 2014 4:09 PM
To: Leanne Benton; Miller, Susan; Huntsinger, Barbara
Subject: FBC application case# z-7265

Good Afternoon,

As current president of the Pearl District Association and a Pearl Business/Property owner I am writing in support of Leann Benton's application (case #z-7265) to include her property at 605 S. Peoria in the Form Base Code.

Her property is adjacent to those already zoned FBC. Inclusion in the FBC will complement her building, surrounding properties/businesses, and the business currently operating at this address.

Thank you for your support.

Julian Morgan

PDA President
Pearl Business and Property Owner
918-633-2959

738 S Norfolk Ave
Tulsa, OK 74120
Wednesday, June 4, 2014

Michael Covey, Chairman
Tulsa Metropolitan Planning Commission
2, West 2nd St., Suite 800
Tulsa OK 74103



Dear Mr. Covey,

This letter is in regard to TMAPC Case 7265, 605 S Peoria Avenue, submitted by Leanne and Alan Benton. As residents of the Village at Central Park, we would like to add our support for their application for a zoning change to form-based code for their property.

Form-based code is designed to facilitate urban, pedestrian-friendly neighborhoods which allow for both business and residential property to co-exist. One reason we moved to the Village five years ago was because we saw this as an area of Tulsa which was ripe for redevelopment of this type.

We are investors not only in a residence in this area but also in a business. We are part owners of the Phoenix coffee shop which is housed in a building immediately adjacent to the property in question. The building housing the Phoenix is already subject to form-based code. Being such close neighbors, the two buildings should be subject to the same zoning restrictions.

We would appreciate your approval of this request.

Sincerely,

Marwin K. Kemp

Nantelle P. Kemp

27.14

Village 1 Homeowners Association
721 S Madison Place
Tulsa, OK 74120
Wednesday, June 4, 2014



Michael Covey, Chairman
Tulsa Metropolitan Planning Commission
2, West 2nd St., Suite 800
Tulsa OK 74103

Dear Mr. Covey,

This letter is in regard to TMAPC Case 7265, 605 S Peoria Avenue, submitted by Leanne and Alan Benton. As the Board of the Village 1 Homeowners Association, we would like to add our support for their request.


We are residents of the Village at Central Park, which is located across Peoria Avenue from the property in question. Our residences were constructed with the form-based code in mind and are subject to it. We strongly support the extension of the form-based code to areas within the Pearl District, particularly those in close proximity to our properties.

The property in question abuts another building which is already subject to the form-based code. This adjacent building houses two businesses, the Phoenix coffee shop and Be Love Yoga Studio. It makes sense for buildings in such close proximity to share the same zoning.

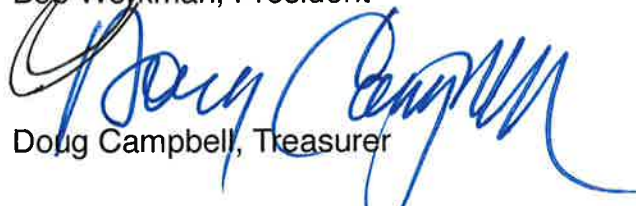
We have invested in this area of Tulsa because we hope to see its redevelopment into a more compact, pedestrian friendly urban neighborhood where both businesses and residents can prosper. Form-based code facilitates such redevelopment. We are encouraged by the willingness of Pearl property owners to voluntarily seek form-based code for their property.

Thank you for your consideration of this request.

Sincerely,



Bob Workman, President



Doug Campbell, Treasurer



Nantelle Kemp, Secretary

27.15

Huntsinger, Barbara

From: Michael O'Neil [michael_oneil@sbcglobal.net]
Sent: Wednesday, June 11, 2014 6:07 PM
To: dr.leannebenton@gmail.com; Miller, Susan; Huntsinger, Barbara
Subject: Case # Z-7265

To Whom It May Concern,

I would like to add my support in favor of the request made to apply the form based code in the Pearl District neighborhood to the property located at 605 S. Peoria Ave. This property is adjacent to areas already using the form based code. The property appears to be of an age that complying with ill fitting suburban code descriptions will not allow a viable business in that location. The property should be utilized; and can only likely be utilized successfully within the form based code. I hope you will ratify this request.

Thank you,
Michael Patrick O'Neil
Victoria Pace-O'Neil
1121 E 8th St
Tulsa, OK 74120

τ_s

ROY D. JOHNSEN, P.L.L.C.
ATTORNEYS AT LAW
Williams Center Tower One, Suite 1010
1 West Third Street
Tulsa, Oklahoma 74103
(918) 585-5641 - fax (918) 585-2758
email: rdj@rjohnsenlaw.com

June 12, 2014

Tulsa Metropolitan Area Planning Commission
Attn: Susan Miller
Manager of Land Development Services
2 West Second Street, Suite 800
Tulsa, Oklahoma 74103

By Courier

Re: Sunset Hills II
PUD No. 813
Request for Reconsideration

The Commission at its meeting of June 4, 2014, affirmatively recommended PUD No. 813 which included at the request of the applicant, the following Development Standard:

“Maximum Area of Off-Street Parking
Within Required Front Yard.....550 square feet”

Shortly thereafter it was brought to our attention that the 550 square feet was not sufficient for the planned residences having 3 car garages.

It is requested that the Commission reconsider its decision and upon hearing recommend a maximum area of off-street parking of 700 square feet.

Your assistance in this matter will be appreciated.

Respectfully,



Roy D. Johnsen
Attorney for Steve Brown

28.2

approximately five letters of support from the surrounding neighbors. (Mr. Wilkerson submitted the letters after the meeting.)

Applicant's Comments:

Lou Reynolds, 2727 East 21st Street, 74114, stated that he is in support of staff's recommendation. Mr. Reynolds further stated that there is one interested party present today who is in favor of this application and has written a letter in support. Mr. Reynolds indicated that there are four or five letters from the adjacent letters in support of this application. Mr. Reynolds commented that this no longer meets the home/occupation because no one lives in the home. Mr. Reynolds stated that the house is used to do the ticketing for the Chili Bowl and have done so for over 12 years.

TMAPC COMMENTS:

Mr. Dix asked if the trailers that are in the aerial a permanent fixture. Mr. Reynolds stated that trailers are not permanent. The trailers were there for a short time because a truck had broken down after a race.

INTERESTED PARTIES COMMENTS:

Bob Webster, 2110 East 73rd Street North, 74130, stated that he owns property in the subject area and it would be a detriment to have them go anywhere else. Mr. Webster indicated his support for the application.

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **8-1-0** (Carnes, Covey, Dix, Fretz, Midget, Shivel, Stirling, Walker "aye"; Millikin "nay"; none "abstaining"; Liotta, Reeds "absent") to recommend **APPROVAL** of the OL zoning for Z-7267 per staff recommendation.

Legal Description for Z-7267:

N/2 LT 12, BLK 2, FOREST ACRES, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

* * * * *

22. **PUD-813 – Roy D. Johnsen**, Location: West of southwest corner of East 41st Street and South 177th East Avenue, requesting a **PUD** for three-car driveway, increase building height from 35 feet to 40 feet and permit rear access to garage on cul-de-sac/double frontage lots, **RS-4 to RS-4/PUD-813**, (CD-6)

STAFF RECOMMENDATION:

APPLICANTS DEVELOPMENT CONCEPT:

Sunset Hills II comprises approximately 40 acres of land located approximately one fourth of a mile east of the southeast corner of East. 41st Street South at South 161st East Avenue in the City of Tulsa, Oklahoma and is described within Exhibit F and hereinafter referred to as the "Site". The Site is zoned RS-4, Residential Single Family District.

Property to the north and west of the Site is generally rural in nature and zoned AG, Agriculture District. The east boundary of the Site is abutted by the Sunset Hills single-family subdivision which is zoned RS-4 and Planned Unit Development 793. Sunset Hills (PUD 793) phase I is currently under construction.

The Site was originally planned for development as a small lot single family residential subdivision, but in response to market demand the developer now plans to configure larger lots than lots permitted within the existing RS-4 zoning and it should be noted that the proposed lots are also larger than the minimum permitted lots within a RS-3 zoning district. Residences are planned for a maximum height of 40 feet which permits higher ceilings and pitched roofs and are planned to include 3 car garages.

The Planned Unit Development is submitted to permit a driveway of sufficient width to access a 3-car garage which results in paving within the required front yard that exceeds the limitation of Section 1303D. of the Tulsa Zoning Code and to permit the increased height of the residences from 35 feet to 40 feet and to permit rear access to the garage for any lots within a cul-de-sac that have street frontage at the front and rear yards.

No rear yard access will be allowed from East 41st Street South.

Sunset Hills phase I (PUD 793) is being developed by a related entity and it is anticipated that the Sunset Hills II residents will have access to the planned recreational facilities which will be located adjacent to the east boundary of Sunset Hills II.

PUD 813 DEVELOPMENT STANDARDS:

Development Area A- Single Family Lots

Permitted Uses: Single-family residences and customary accessory uses

Minimum Lot Width: 65 feet

Maximum Area of Off-Street: 550 square feet. Parking allowed in a required Front Yard

Maximum Height of Dwelling: 40 feet

Other Bulk and Area Requirements: As set forth within an RS-4 District

Screening along East 41st: Match wall or fence construction standards in PUD 793 and provide reserve area on plat for homeowner's association maintenance of wall along East 41st Street South.

Open Space and Common Areas: Reserve areas will also be provided for open space, recreation, and storm water detention. All reserve areas will be shown on the face of the Plat and maintained by a homeowners association.

VEHICULAR ACCESS AND CIRCULATION:

Stub streets will be provided to connect with the existing stubs east of the site and anticipated future connections south and west.

PEDESTRIAN ACCESS:

The Developer shall construct sidewalks in the 41st Street Right of way and in any street right of way adjacent to reserve areas prior to completion of the Infrastructure Development Plan construction process. No building permit for residential construction will be released until sidewalks are constructed in those areas.

PLATTING REQUIREMENT:

A Subdivision Plat must be filed at the Tulsa County Courthouse prior to release of a residential building permit.

EXPECTED SCHEDULE OF DEVELOPMENT:

The project is expected to begin as soon as plans and zoning are completed. Expected construction for the infrastructure will be less than one year after the project is released from City Engineering.

DETAILED STAFF RECOMMENDATION:

PUD-813 is consistent with the PUD chapter of the Zoning Code.

The PUD is consistent with the vision outlined in the Land Use Plan and Area of Growth map in the Comprehensive Plan. This project is consistent with the anticipated growth pattern of the area.

The staff recommendation is not an endorsement of the conceptual plan provided.

Staff recommends **APPROVAL** of PUD-813 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is one of the primary Single Family Residential opportunities available for development in Tulsa. The water and sewer systems are available to the site however most of the arterial street infrastructure is still two lane unimproved streets. Continued suburban style development in this area will add pressure to the City of Tulsa to provide additional vehicular street capacity. The Comprehensive Plan clearly defines future street construction in this area to be a multi modal including bike lanes, bus and pedestrian access. It may be years before this street system is completed to the standards defined in the Comprehensive Plan.

The internal street system is provided throughout the subdivision in a system of cul-de-sac's which creates vehicular circulation patterns that are unnecessarily complex on this site. The street system provides little incentive to encourage bicycle or pedestrian circulation alternatives.

The internal street system on the conceptual plan is not consistent with the inter-connected street system contemplated in the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

Areas of Stability and Growth map designation: Area of Growth

The purpose of an Area 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 in 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.

Transportation Vision:

Major Street and Highway Plan: East 41st is a Secondary Arterial Street with a Multimodal overlay.

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.

Trail System Master Plan Considerations:

A private trail system and sidewalks along all public streets are an important part of this plan however there are no trail system considerations at this location. The major street and highway plan recognizes that East 41st Street South may have bicycle lanes.

Pedestrian Connection Systems:

The abundance of cul-de-sacs illustrated on the conceptual plan is not consistent with the comprehensive plan.

During the plat process the developer shall provide pedestrian access to encourage pedestrian connections to the trail system and green space adjacent to the east boundary of this PUD.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The south portion of this site is near a significant floodplain. As a result a large scale single family development is not likely. One stub street to the south has been provided in anticipation of a small future single family residential development. There are no significant terrain concerns for this proposed development.*

Site Analysis: The subject property is approximately 40± acres in size and is located west of southwest corner E. 41st St. and S. 177th E. Ave. The property appears to be mostly vacant and is zoned RS-4.

Surrounding Properties: The subject tract is abutted on the east by Sunset Hills I, zoned RS-4/PUD 793; on the north by vacant land, zoned AG; on the south by vacant land, zoned AG; and on the west by vacant land, zoned AG.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 st Street	Secondary Arterial with multi modal overlay	100 feet	2

UTILITIES:

The subject tract has municipal water and sewer available.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 21690 dated December 20, 2007, established zoning for the subject property.

Subject Property:

Z-7075 December 2007: All concurred in approval of a request for rezoning a 122± acre tract of land from AG to RS-3 on the east 80± acres and RS-4 on the northwest 40 acres, on property located west of the

southwest corner of East 41st Street and South 177th East Avenue and a part is the subject property.

Surrounding Property:

PUD-793 August 2012: All concurred in approval of a proposed Planned Unit Development on a 82± acre tract of land for single-family residential use, on property located west of southwest of East 41st Street and South 177th East Avenue and abutting east of subject property.

PUD-779 November 2010: All concurred in approval of a proposed Planned Unit Development on a 57± acre tract of land for residential development, on property located south of southwest corner of East 41st Street South and South 177th East Avenue.

Z-7156 August 2010: All concurred in approval of a request for rezoning an 82± acre tract of land from RS-3 to RS-4 on property located West of southwest of East 41st Street and South 177th East Avenue and is abutting east of the subject property.

Z-7048 March 2007: All concurred in approval of a request for rezoning a 46.7± acre tract of land from AG to RS-4 for single-family development on property located south of southwest corner of East 41st Street South and South 177th East Avenue.

Z-7028 August 2006: All concurred in approval of a request to rezone a 10+ acre tract from AG to RS-3 on property located south of southwest corner of East 41st Street and South 177th East Avenue.

Z-6911 September 2003: All concurred in approval of a request to rezone a 160± acre tract of land from AG to RS-3 for single-family development, located east of the northeast corner of East 51st Street South and South 161 East Avenue.

Mr. Wilkerson stated that he is not necessarily endorsing the conceptual site plan. Mr. Wilkerson further stated that the conceptual site plan doesn't have a reserve area, engineering is underway and there is always something that is in flux. Mr. Wilkerson stated that this development is being developed by the same developer who developed the first phase and there are some issues with lack of connectivity. Mr. Wilkerson explained that the Comprehensive Plan strongly encourages connectivity and he would like to leave the option opened for a possible pedestrian connection to the green space from the southeast corner of the subdivision. Mr. Wilkerson stated that all of this will be discussed during the platting process, but he felt that the concept was important enough to mention.

Applicant's Comments:

Roy Johnsen, Williams Center Tower One, One West 3rd Street, Suite 1010, 74103, stated that he is representing the developer of the subject project. Mr. Johnsen explained that the green space is an amenity for both sites and there is connectivity and in his opinion a very significant amount of connectivity. Mr. Johnsen stated that he considers the connection to the west and east is achieving the connectivity in a high standard. Mr. Johnsen further stated that there are sidewalks and a person can walk about six minutes to get to the common areas and he feels that this meets the concept of connectivity. Mr. Johnsen stated that there really isn't a set of standards presently existing and so it is a judgment call. Mr. Johnsen explained that this is an upscale development and meets and exceeds the zoning designation.

TMAPC COMMENTS:

Mr. Stirling asked Mr. Johnsen if it would be possible to have some connectivity in the southeast corner. Mr. Johnsen stated that he doesn't believe it is necessary and after talking with his client it was determined that putting some sort of path between the properties would put the property owners in an uncomfortable situation. Mr. Johnsen indicated that he would discuss this further with this client and consider it, but it only takes six minutes to walk around to the open space area.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Fretz, Midget, Millikin, Shivel, Stirling, Walker "aye"; no "nays"; none "abstaining"; Liotta, Reeds "absent") to recommend **APPROVAL** of PUD-813 per staff recommendation.

Legal Description for PUD-813:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4, NW/4) OF SECTION 26, T-19-N, R-14-E OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA.
