TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2683
October 1, 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:
Worksessions Report:
Director's Report:

1. Minutes of September 17, 2014, Meeting No. 2682

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-611 (Lot-Combination) (CD-9) – Location: North and east of the northeast corner of East 41st Street South and South Utica Avenue

3. LC-613 (Lot-Combination) (CD-1) – Location: North and east of the northeast corner of East 46th Street North and North Hartford Avenue

4. LS-20722 (Lot-Split) (CD-4) – Location: East of the northeast corner of East 20th Street South and South Lewis Avenue (Related to LC-614)

5. LC-614 (Lot-Combination) (CD-4) – Location: Northeast corner of East 20th Street South and South Lewis Avenue (Related to LS-20722)

6. LS-20723 (Lot-Split) (County) – Location: South of the southwest corner of West 22nd Street South and South 65th West Avenue (Related to LC-615)

7. LC-615 (Lot-Combination) (County) – Location: Southwest corner of West 22nd Street South and South 65th West Avenue (Related to LS-20723)
8. **PUD-411-12 – Sack & Associates, Inc./Ted Sack**, Location: Southeast corner of East 98th Street South and South Memorial Drive, requesting a PUD Minor Amendment to reduce building setback line along centerline of South 98th Street East by four feet on the south side of street, CO/PUD-411, (CD-7)

9. **PUD-726-2 – Alan R. Staab**, Location: Northeast corner of East 118th Street South and South New Haven Avenue, requesting a PUD Minor Amendment to increase allowable coverage of front yard for off-street parking from 32% to 40.2%, RS-2/PUD-726, (CD-8)

10. **PUD-738-2 – Architects Collective/Mark Thomas**, Location: Southwest corner of West 71st Street South and South Elwood Avenue, requesting a PUD Minor Amendment to reallocate land area between Development Areas A & B and modify the maximum building areas, CS/RM-0/RS-3/PUD-738, (CD-2)

11. **PUD-405-23 – Chad Chastain**, Location: South of the southwest corner of East 91st Street and South Memorial Drive, requesting a PUD Minor Amendment to modify display, landscape and building finish requirements, CS/PUD-405, (CD-8)

12. **PUD-815 – Costco Wholesale/Michael Okuma**, Location: Northwest corner of East 103rd Street and South Memorial Drive, requesting a Detail Site Plan for a new retail building and gas station within the PUD, CS/PUD-815, (CD-8)

13. **PUD-761-B – Sisemore Weisz & Associates, Inc./Mark Capron**, Location: South of the southeast corner of East 41st Street South and South Harvard Avenue, requesting a Detail Site Plan for a new retail building within the PUD, CS/PUD-761-B, (CD-9)

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

**PUBLIC HEARINGS:**

14. **LS-20724** (Lot-Split) (County) – Location: South of the southeast corner of East 191st Street South and South Harvard Avenue

15. **LS-20726** (Lot-Split) (County) – Location: Northwest corner of West 51st Street South and South 229th West Avenue

16. **Battle Creek Park** – Preliminary Plat, Location: South of East 31st Street South, east of South 145th East Avenue, (CD-6)

17. **PUD-819 – AAB Engineering, LLC/Alan Betchan**, Location: Northeast corner of East 11th Street and South Garnett Road, Requesting a PUD for an existing hotel structure and new convenience store with integrated sign and landscape standards including shared access for a lot with no frontage on a public street, from CS to CS/PUD-819, (CD-3)

18. **1100 Garnett Center** – Preliminary Plat, Location: East of northeast corner of East 11th Street South and South Garnett Road East, Related to PUD-819 (CD-3)
19. **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 10/15/14 in order to be heard with accompanying PUD.)

20. **Z-7280 – Milton Berry**, Location: South of southwest corner of South Mingo Road and East 51st Street, Requesting a rezoning from CS to IL, (CD-7)

21. **Z-7281 – Nancy Carter**, Location: Multiple properties between East 15th Street and East 12th Street, also between South 169th East Avenue and South 177th East Avenue, Requesting rezoning from RS-1 to AG, (CD-6)

**OTHER BUSINESS**

22. **LC-612 – Wallace Engineering/Jim Beach**, Refund request for $100 – Applicant withdrew application before processing.

23. **Commissioners’ Comments**

**ADJOURN**

CD = Council District

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

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

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

Owner and Applicant Information:
Applicant: Sack and Associates, Inc. / Ted Sack
Property Owner: Jim Norton, General Partner

Applicant Proposal:
Concept summary: PUD minor amendment to reduce building setback line along centerline of South 98th Street East by 4 ft on the South side of street.

Gross Land Area: 10.6 Acres
Location: SE Corner of East 98th Street South and South Memorial Drive
Lot 1, Block 1, Jim Norton Center and Lot 1, Block 1, Jim Norton Center II
9809 South Memorial Drive

Staff Recommendation:
Staff recommends approval.

City Council District: 7
Councilor Name: Arianna Moore

County Commission District: 3
Commissioner Name: Ron Peters
SECTION I: PUD-411-12 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to reduce building setback line along centerline of South 98th Street East by 4 ft on the South side of street.

Current Development Standards require a 90 ft setback from the centerline of East 98th Street South. The applicant proposes to reduce this by 4 ft to 86 ft.

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 requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-411 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Legal Description
Applicant Site Plan

With considerations listed above, staff recommends approval of the minor amendment request to reduce building setback line along centerline of South 98th Street East by 4 ft on the South side of street.
LEGAL DESCRIPTION

LOT ONE (1), BLOCK ONE (1), JIM NORTON CENTER, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOT ONE (1), BLOCK ONE (1), JIM NORTON CENTER II, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Alan R. Staab</td>
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<tr>
<td></td>
<td>Property Owner: Scissortail Tulsa One, LLC</td>
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</table>

| **Location Map:**            |
| (shown with City Council Districts) |

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<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
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<tr>
<td>Concept summary: PUD minor amendment to increase allowable coverage of front yard for off street parking from 32% to 40.2%</td>
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<tr>
<td>Gross Land Area: 0.23 Acres</td>
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<tr>
<td>Location: NE Corner of East 118th Street South and South New Haven Avenue</td>
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<tr>
<td>Lot 11, Block 5 Scissortail at Wind River</td>
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<th><strong>Zoning:</strong></th>
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<tr>
<td>Existing Zoning: RS-2/PUD-726</td>
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<td>Proposed Zoning: No Change</td>
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<tr>
<th><strong>Comprehensive Plan:</strong></th>
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<tr>
<td>Land Use Map: Existing Neighborhood Growth and Stability Map: Stability</td>
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<th><strong>Staff Recommendation:</strong></th>
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<td>Staff recommends approval</td>
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<td>Councilor Name: Phil Lakin</td>
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<th><strong>County Commission District:</strong></th>
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<tr>
<td>3</td>
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<tr>
<td>Commissioner Name: Ron Peters</td>
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</table>
SECTION I: PUD-726-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to increase allowable coverage of front yard for off street parking for Lot 11, Block 5 from 32% to 40.2%.

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 requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-726 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plan with Front Yard Calculations
Applicant Site Plan with Coverage Calculations
Applicant Floor Plan

With considerations listed above, staff recommends approval of the minor amendment request to increase allowable coverage of front yard for off street parking for Lot 11, Block 5 from 32% to 40.2%.
Area A ~ 780 ft²
Area B ~ 750 ft²
Area C ~ 50 ft²
Total ~ 1580 ft²
**Case Report Prepared by:**  
Jay Hoyt

**Case #:**  
PUD-738-2  
Minor Amendment

**Hearing Date:**  
October 1, 2014

**Owner and Applicant Information:**  
Applicant: Architects Collective – Mark Thomas  
Property Owner: Ting Financial Group, LLC

**Location Map:**  
(shown with City Council Districts)

![Location Map](image)

**Applicant Proposal:**

Concept summary: PUD minor amendment to reallocate land area between Development Areas A & B and modify the maximum building areas.

Gross Land Area: 39.19 Acres  
Location: SW Corner of West 71st Street South and South Elwood Avenue

**Zoning:**

Existing Zoning: CS/RM-0/RS-3/PUD-738  
Proposed Zoning: No Change

**Comprehensive Plan:**

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

**Staff Data:**

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**City Council District:** 2  
**Councilor Name:** Jeannie Cue

**County Commission District:** 2  
**Commissioner Name:** Karen Keith

October 1, 2014
SECTION I: PUD-738-2 Minor Amendment

STAFF RECOMMENDATION:

Amendment Request: Modify the PUD to reallocate land area between Development Areas A & B, modify the maximum building areas in A & B and decrease dwelling units allowed in B.

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.”

As well as Section 1107.H.1:

“Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered.”

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-738 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Exhibit A
Applicant Exhibit B
Applicant Exhibit C

With considerations listed above, staff recommends approval of the minor amendment request to reallocate land area between Development Areas A & B, modify the maximum building areas in A & B and decrease dwelling units allowed in B.
## PUD 738-1

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<th>DEVELOPMENT AREA</th>
<th>GROSS</th>
<th>NET</th>
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<tr>
<td>&quot;A&quot;</td>
<td>17.0238 Acres</td>
<td>14.7462 Acres</td>
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<td>22.1697 Acres</td>
<td>21.2626 Acres</td>
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<tr>
<td>Total:</td>
<td>39.1935 Acres</td>
<td>36.0088 Acres</td>
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## PUD 738-2

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<tr>
<th>DEVELOPMENT AREA</th>
<th>GROSS</th>
<th>NET</th>
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<tbody>
<tr>
<td>&quot;B&quot;</td>
<td>22.039 Acres</td>
<td>21.132 Acres</td>
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<tr>
<td>Total:</td>
<td>39.1935 Acres</td>
<td>36.0088 Acres</td>
</tr>
</tbody>
</table>

10.5
Exhibit A
Page 2 of 3

LEGAL DESCRIPTION
Development Area A

A tract of land that is part of the NE/4 of the NE/4 of Section 11, T-18-N, R-12-E of the Indian Base and Meridian, City of Tulsa, Tulsa County, Oklahoma, Said tract of land being more particularly described as follows, to-wit:

"Beginning at a point" that is the northeast corner of the NE/4 of said Section 11; thence S 0°09'38" E along the easterly line of the NE/4 for 530.00 feet; thence N 89°40'16" W and parallel with the northerly line of the NE/4 for 314.41 feet; thence S 57°43'22" W for 204.16 feet; thence N 89°40'16" W for 268.73 feet; thence N 00°19'44" E for 20.00 feet; thence N 89°40'16" W and parallel with said northerly line for 572.24 feet to a point on the westerly line of the NE/4 of the NE/4; thence N 00°07'53" W along said westerly line for 401.26 feet; thence S 89°40'16" E and parallel with the northerly line of the NE/4 for 96.60 feet; thence N 00°07'53" W and parallel with the westerly line of the NE/4 of the NE/4 for 10.00 feet; thence S 89°40'16" E and parallel with said northerly line for 112.15 feet; thence N 00°07'53" W and parallel with said westerly line for 108.75 feet; thence N 45°05'52" E for 42.26 feet to a point on the southerly right-of-way line of East 71st Street South; thence N 00°19'44" E for 70.00 feet to a point on the northerly line of the NE/4; thence S 89°40'16" E along said northerly line for 1088.50 feet to the "Point of Beginning" of said tract of land, and containing 17.1545 acres, more or less.
LEGAL DESCRIPTION
Development Area B

A tract of land located in the Northeast Quarter (NE/4) of Section Eleven (11) of Township Eighteen (18) North and Range Twelve (12) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the NE corner of the NE/4 of Sec. 11, T-18-N, R-12-E, I.B.&M.; Thence S 0°09'38" E along the east line of said NE/4 a distance of 530.00 feet to the Point of Beginning; Thence S 0°09'38" E a distance of 790.31 feet to the SE corner of the NE/4 of said NE/4; Thence N 89°43'39" W a distance of 1328.48 feet to the SW corner of said NE/4 NE/4; Thence N 00°07'53" W along the west line of said NE/4 NE/4 a distance of 701.60 feet; Thence S 89°40'16" E a distance of 572.24 feet; Thence S 00°19'44" W a distance of 20.00 feet; Thence S 89°40'16" E a distance of 268.73 feet; Thence N 57°43'22" E a distance of 204.16 feet; Thence S 89°40'16" E a distance of 314.41 feet to the Point of Beginning, and containing 22.039 acres, more or less.

Basis of bearing is from the Corrected Trustee's Deed Doc. No. 2008011053 Tulsa County, State of Oklahoma.
Exhibit B

Minor Amendment to 7100 Elwood Center PUD 738-1
September 10, 2014

The Owner of the property requests a Minor Amendment to PUD 738-1. Due to the requirements of a proposed Commercial Development in Development Area A, the maximum areas are being reallocated between Development Areas A and B, and the following Amendment to the PUD is requested:

Development Area “A”

Land Area (Net)
Increase the Development Area from 14.746 acres to 14.877 acres.

Development Area “B”

Land Area (Net)
Decrease the Development Area from 21.2626 acres to 21.132

Analysis of Development Area Modifications

<table>
<thead>
<tr>
<th>Development Area</th>
<th>Current Area</th>
<th>Proposed Area</th>
<th>% Increase/Reduction</th>
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</thead>
<tbody>
<tr>
<td>Development Area “A”</td>
<td>14.746 acres</td>
<td>14.877 acres</td>
<td>100.89%</td>
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<tr>
<td>Development Area “B”</td>
<td>21.2626 acres</td>
<td>21.132 acres</td>
<td>99.38%</td>
</tr>
<tr>
<td>Total</td>
<td>36.01 acres</td>
<td>36.01 acres</td>
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</table>

Current Max Building Area Proposed Max Building Area

Development Area “A” 214,608 s.f. 216,518 = (214,608 x 100.89%)
Development Area “B” 14,220 s.f. (office) 14,131 = (14,220 x 99.38%)

Current Max Dwelling Units Proposed Max Dwelling Units

Development Area “B” 344 Units 342 Units = (344 x 99.38%)
EXHIBIT C

Development Area 'A'
GROSS AREA = 17.1545 ACRES
747,264.29 S.F.
NET AREA = 14.877 ACRES
646,031 S.F.

Development Area 'B'
GROSS AREA = 22.039 ACRES
960,025 S.F.
NET AREA = 21.132 ACRES
920,509 S.F.

A SITE PLAN
**TMAPC**

**Case Report Prepared by:**
Jay Hoyt

**Case #:** PUD-405-23
**Minor Amendment**

**Hearing Date:** October 1, 2014

**Owner and Applicant Information:**
**Applicant:** Chad Chastain

**Property Owner:** Robert E. Howard II (REHCO East, LLC)

**Location Map:**
(shown with City Council Districts)

**Applicant Proposal:**
**Concept summary:** PUD minor amendment to modify display, landscape and building finish requirements

**Gross Land Area:** 2.6 Acres

**Location:** South of the SW Corner of East 91st Street and South Memorial Drive

9100 South Memorial Drive

Lots 1, 2 and 4, 9100 Memorial

**Zoning:**
**Existing Zoning:** CS/PUD-405
**Proposed Zoning:** No Change

**Comprehensive Plan:**
**Land Use Map:** Town Center
**Growth and Stability Map:** Growth

**Staff Data:**
**TRS:** 18-13-23
**CZM:** 57
**Atlas:** 1905

**Staff Recommendation:**
Staff recommends approval.

**City Council District:** 8
**Councilor Name:** Phil Lakin

**County Commission District:** 3
**Commissioner Name:** Ron Peters
SECTION I: PUD-405-23 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards for Lots 1, 2 and 4, to reduce the setback from 40 ft to 10 ft for display of merchandise, modify the requirement of the number of automobiles allowed on display between the front and side lot lines, modify the landscape requirements and to modify the exterior finish material restrictions.

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 requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-405 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Proposed Development Standards
Applicant Site Plan
Applicant Landscape Plan
Applicant Exterior Elevations

With considerations listed above, staff recommends approval of the minor amendment request for Lots 1, 2 and 4 to reduce the setback from 40 ft to 10 ft for display of merchandise, modify the requirement of the number of automobiles allowed on display between the front and side lot lines, modify the landscape requirements and to modify the exterior finish material restrictions.
PUD Minor Amendment
PUD - 405 9100 Memorial (Block 2; Lots 1, 2 & 4), Portion of Area 1-A
South Pointe Honda – 9100 S. Memorial Dr.

REVISED DEVELOPMENT STANDARDS:

Maximum Number of Autos to Be Displayed Between a Front or Side Building Line and a Public Street (Arterial) R/W:
Number of Auto display between Front or Side building line and Arterial R/W is not limited. Maximum of 10 continuous parking spaces within each parking row, to be separated by a minimum 7’ wide landscape island, as shown on the attached Conceptual Site Plan exhibit. Display pads removed.

Minimum distance from (Arterial) R/W for auto display
10’ Minimum setback from R/W

Landscape Requirements:
10’ Minimum Landscape Strip from R/W Replacing required Street Trees with a tiered, layered streetscape consisting of trees, shrubs and perennials along the Arterial R/W 10’street yard. Maximum of 10 continuous parking spaces within each parking row, to be separated by a minimum 7’ wide landscape island, as shown on the attached Conceptual Landscape Plan exhibit.

General Restrictions and Design Controls:

A. All building exteriors shall be concrete, masonry, or EIFS (Exterior Insulation Finishing System) systems. Exteriors may include ACM (Aluminum Composite Metal) panels for the franchise branded elements.
Maximum Lot Coverage by Buildings per PUD-405 (.17 FAR/20% coverage)

Proposed lot coverage by Buildings:

Lot 1:  Bldg Area = 0 SF  Lot Area = 93,803 SF
Lot 2:  Bldg Area = 16,407 SF  Lot Area = 112,068 SF
Lot 4:  Bldg Area = 29,638 SF  Lot Area = 114,914 SF
Net Area: 46,045 SF/320,785 SF = .14 FAR

Minimum Landscape Area per PUD-405 (15% Required)

Proposed Landscape Areas:

Lot 1:  Landscape Area = 24,098 SF  Lot Area = 93,803 SF
Lot 2:  Landscape Area = 13,530 SF  Lot Area = 112,068 SF
Lot 4:  Landscape Area = 29,683 SF  Lot Area = 114,914 SF
Net Area: 67,311 SF/320,785 SF = 21% Landscape Area
| **Case Report Prepared by:** | **Case #:** PUD-815  
**Detail Site Plan**  
**Hearing Date:** October 1, 2014 |
|-----------------------------|-------------------------------------------------|
| **Location Map:**           | **Owner and Applicant Information:**  
**Applicant:** Costco Wholesale/ Michael Okuma  
**Property Owner:** William E. Warren Foundation/ Thomas E. Cooper |
| *(shown with City Council Districts)* | |
| **Applicant Proposal:**     | **Zoning:**  
**Existing Zoning:** CS/PUD-815  
**Proposed Zoning:** No Change  
**Comprehensive Plan:**  
**Land Use Map:** Regional Center  
**Growth and Stability Map:** Growth  
**Staff Data:**  
**TRS:** 8326  
**CZM:** 57  
**Atlas:** 2468  
**City Council District:** 8  
**Councilor Name:** Phil Lakin  
**County Commission District:** 3  
**Commissioner Name:** Ron Peters |
| **Detailed Site Plan:**     | **Gross Land Area:** 18.18 acres  
**Location:** Northwest corner of E. 103rd St. & S. Memorial Dr.  
**Staff Recommendation:**  
Staff recommends **approval**. |
SECTION I: PUD-815 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:
The applicant is requesting detail site plan approval on an 18.18 Acre site in a Planned Unit Development for a new Retail Building including one, one story building and one Gas Station.

PERMITTED USES:
Use Unit 11 - Offices studio and Support Services: Offices, studios, medical and certain other compatible or supporting services. Unit 13 - Convenience Goods and Services: Retail trade and service establishments. Unit 14 - Shopping Goods and Services- Retail establishments engaged in the merchandising of shopping goods and services. The proposed Retail Building and Gas Station are allowed 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 building meets all applicable architectural guidelines 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 used to illuminate the parking lot shall be arranged to shield and direct light away from property within an R district. Shielding of such light shall be designed to prevent the light producing element from being visible to a person standing in an R district. Maximum mounting height for site lighting shall be 40 feet. Maximum mounting height for wall mounted lighting shall be 14 feet. Full cutoff light fixtures are required along the residential neighborhoods to the west and north as illustrated on the photometric plan included.

SIGNAGE:
The site plan does not illustrate new signage. 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. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:
The plan displays existing sidewalks along South Memorial Drive. A Pedestrian walkway is also shown to be provided from the sidewalk along South Memorial Drive to the building entrance.

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-815. 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
Applicant Concept Site Plan
Applicant Exterior Elevations
Applicant Rooftop Units Exhibit
Applicant Grading Plan
Applicant Wall Details
Applicant Photometric Plan

Staff recommends APPROVAL of the detail site plan for the proposed new retail building and gas station.

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

SCALE: 1/2" = 1'-0"

2" SOLID CMU CAP
SMOOTH FACED CMU - SOLDIER COURSE
SPLIT FACE CMU BLOCK SCREEN WALL. COLOR TO MATCH WAREHOUSE "CEDAR"
GRADE VARIES
SMOOTH FACED CMU - BOTTOM COURSES
GROUT SOLID ALL CMU BELOW GRADE

FINISHED FLOOR
= 0'-0"
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Sisemore Weisz Assoc, Inc.</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Jerry Reeves, Manley</td>
</tr>
<tr>
<td></td>
<td>Properties, L.P.</td>
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<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
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<tbody>
<tr>
<td>[Map Image]</td>
<td>Detailed Site Plan:</td>
</tr>
<tr>
<td></td>
<td>Plan represents details for a new Retail</td>
</tr>
<tr>
<td></td>
<td>Building within the PUD.</td>
</tr>
<tr>
<td></td>
<td>Gross Land Area: 0.693 Acres</td>
</tr>
<tr>
<td></td>
<td>Location: South of the SE Corner of East</td>
</tr>
<tr>
<td></td>
<td>41st Street South and South Harvard Avenue</td>
</tr>
<tr>
<td></td>
<td>Lot 1, Block 1 of Harvard Square Amended</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
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</thead>
<tbody>
<tr>
<td>Existing Zoning: CS/PUD-761-B</td>
<td>Staff recommends approval.</td>
</tr>
<tr>
<td>Proposed Zoning: No Change</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th><strong>Comprehensive Plan:</strong></th>
<th><strong>City Council District:</strong></th>
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</thead>
<tbody>
<tr>
<td>Land Use Map: Neighborhood Center</td>
<td>9</td>
</tr>
<tr>
<td>Growth and Stability Map: Growth</td>
<td>Councilor Name: G.T. Bynum</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Staff Data:</strong></th>
<th><strong>County Commission District:</strong></th>
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<tbody>
<tr>
<td>TRS: 19-13-28</td>
<td>3</td>
</tr>
<tr>
<td>CZM: 47/64</td>
<td>Commissioner Name: Ron Peters</td>
</tr>
<tr>
<td>Atlas: 311</td>
<td></td>
</tr>
</tbody>
</table>
SECTION I: PUD-761-B Detailed Site Plan

STAFF RECOMMENDATION:
CONCEPT STATEMENT:
The applicant is requesting detail site plan approval on a 0.693 Acre site in a Planned Unit Development for a new Retail Building including one, one story building.

PERMITTED USES:
Uses permitted as a matter of right in Use units 10, Off-Street Parking; 11, Office Studios and Support Services; 12, Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services and Uses Customarily Accessory to Permitted Principal Uses. The following Uses are excluded: Pawn Shops, Pay Day Loan Offices, Tobacco Stores, Tattoo Parlors, Body Piercing Parlors, Self-Serve Laundromats, Apartments, Auto Alarms Installation, Auto Parts and Accessories, Auto Radio and Stereo Installation, Auto Window Tinting, Bail Bond Office, Bars, Building Materials, Dance Halls, Day Labor Hiring, Electrical Supply, Gasoline Service Station, Gunsmith, Locksmith, Massage Parlor, Multi-Family Dwellings, Nightclubs, Oil & Lubrication Service, Plumbing Fixtures, Pool Halls, Second Hand Store, Shoe Repair, Taverns, Tune-Up Services and Video Rentals. Drive-Thru Restaurants not allowed without a Major Amendment to the PUD. The proposed Retail Building is allowed 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 building meets all applicable architectural guidelines 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. Light Standards shall not exceed 25 FT in height. All light standards including building mounted shall be hooded and directed downward and away from the boundaries of the Project. 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 residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula or other Illuminating Engineering Society of North America (IESNA) recommended practice which will verify
compliance with the Tulsa Zoning Code lighting standards. Consideration of topography must be considered in the calculations.

SIGNAGE:
The site plan does not illustrate new signage. 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. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:
The plan displays existing sidewalks along South Harvard Avenue. Internal circulation pathways are also shown to be provided on the site adjacent to the building.

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-761-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
Applicant Detail Site Plan
Applicant Architectural Site Plan and Details
Applicant Exterior Elevations
Applicant Photometric Plan
Applicant Site Lighting Cut Sheets

Staff recommends APPROVAL of the detail site plan for the proposed new retail building.

(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)
DESCRIPTION
The IMPACT Elite Cylinder cutoff wall luminaire makes an ideal complement to site design. Rugged construction and full cutoff classified optics provide facade and security lighting for light restricted zones surrounding schools, office complexes, apartments, and recreational facilities. U.L. and cUL Listed for wet locations in down mount applications and damp locations in up mounted applications.

SPECIFICATION FEATURES

Construction
Two-piece die-cast aluminum housing and removable hinged door frame nests securely for precise tolerance control and repeatability. Hinged door frame inset for clean mating with housing surface and secured via two [2] captive stainless steel fasteners. Optional tamper resistant torx-head fasteners [TR] offer vandal resistant access to the electrical compartment. 1/8" clear, heat and impact resistant tempered flat glass lens combine with molded silicone gasket to seal the integrated optical assembly while ensuring peak optical performance.

Electrical
Integral hard mount electrical components are secured and grounded within the die-cast aluminum housing for optimal heat sinking and extended component life. Minimum starting temperatures are -40°F (-40°F) for HPS and -30°C (-22°F) for MP. Compact fluorescent luminaires feature electronic universal 120-277V high efficiency 50/60Hz ballast with -18°C (0°F) minimum starting temperature. Available in 50-175W HID or 26-84W CF Emergency power pack available for 26-64W CF.

Optical
Premium anodized 95% reflective aluminum optical assemblies provide high efficiency Type II distribution. Optional silk screened house side flat glass shield provides decreased wall brightness. All Impact Elite Wall Series luminaires classify as IESNA full cutoff in downlight applications. Available with 10% or 50% uplight options for architectural highlighting of building details.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" [102mm] or wall with the Impact Elite "Hook-N-Lock" system for fast installation and mounting in both traditional downlighting (wet location) or inverted uplighting (damp location) mounting positions. Secured via two [2] captive corrosion resistant allen head set screws concealed from view, but accessible from bottom of fixture.

Finish
Housing and door are protected with 5-stage premium TGIC polyester powder coat paint. Premium TGIC powder coat finish withstands extreme climate changes while providing optimal color and gloss retention over the fixture's installed life. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult McGraw-Edison Architectural Colors Brochure for complete selection.

FULL CUTOFF WALL MOUNT LUMINARIAE

TECHNICAL DATA
UL1598 Listed, CUL Listed
25°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
Down Mounted—Wet Location
Up Mounted—Damp Location

ENERGY DATA
High Reactance Ballast Input Watts
50W MP HFP (49 Watts)
70W HPS HFP (91 Watts)
70W CF HFP (90 Watts)
100W HPS HFP (130 Watts)
100W MP HFP (129 Watts)
150W HPS HFP (150 Watts)
150W MP HFP (146 Watts)

Electronic Ballast Input Watts
26W CF HFP (29 Watts)
42W CF HFP (46 Watts)
52W CF HFP (56 Watts)

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

13.4
**APPLICATIONS**
- Area and site lighting.

**FEATURES**
- Complements 'Southwest Series'
- IES Type II, III, V (square) and forward throw light distributions
- Flat lens design
- 100W to 400W lamps in HPS, and Pulse Start MH for design flexibility
- All distributions are field-rotatable
- Mounts on swivel, straight arms for poles or on wall bracket for a uniform project look
- 5 standard, 2 premium, and custom colors are available
- EPA = 1.2 ft² (single unit with arm)

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

---

**ORDERING INFORMATION**

ORDERING EXAMPLE: CR1-A-P40-H3P-F-Q-DB-L

<table>
<thead>
<tr>
<th>CR1</th>
<th>A</th>
<th>P25</th>
<th>H3P</th>
<th>F</th>
<th>Q</th>
<th>DB</th>
<th>L</th>
</tr>
</thead>
</table>

**SERIES**
- CR1: Cimarron

**SOURCE/INPUT VOLTAGE**
- PULSE START METAL HALIDE
- H2: Horiz. II - hydroformed
- H3: Horiz. III - hydroformed
- P10: 100W (ED-17 Med base)
- P12: 125W (ED-17 Med base)
- P15: 150W (ED-28 Mog base)
- P17: 175W (ED-28 Mog base)
- P20: 200W (T-15 Mog base)
- P25: 250W (ED-28 Mog base)
- P32: 320W (ED-28 Mog base)
- P35: 350W (ED-28 Mog base)
- P40: 400W (ED-28 Mog base)
- HIGH PRESSURE SODIUM
- S10: 100W (ED-23.5 Mog base)
- S15: 150W (ED-23.5 Mog base)
- S25: 250W (ED-28 Mog base)
- S40: 400W (ED-28 Mog base)

**LAMP ORIENT./DISTR.**
- F: Flat

**LENS**
- H3: Horiz. III - hydroformed
- H4: Horiz. IV - multi-piece
- H3P: Horiz. III - High Performance Series (segmented)
- H4P: Horiz. IV - High Performance Series (segmented)
- H5: Horiz. V (square) - hydroformed
- H5P: Horiz. V - High Performance Series (segmented)

**VOLTAGE**
- Q1: Quad-Tap 120/208/240/277V
- V: Four-Tap 120/208/240/277/480V (250 & 400W PSMH & HPS only)
- 480V
- T: Tri-Tap 120/277/480V
- E: 50Hz, 220-240V (250 & 400W PSMH & HPS only)
- 0: No Ballast

**COLOR**
- DB: Dark Bronze
- WB: White Bronze
- BL: Black
- WH: White
- GR: Gray
- PS: Platinum Silver
- RD: Red
- FG: Forest Green
- CC: Custom Color

**OPTIONS**
- BL: Black
- WH: White
- GR: Gray
- PS: Platinum Silver
- RD: Red
- FG: Forest Green
- CC: Custom Color
- WB: White Bronze
- DB: Dark Bronze
- Q1: Quad-Tap 120/208/240/277V
- V: Four-Tap 120/208/240/277/480V (250 & 400W PSMH & HPS only)
- 480V
- T: Tri-Tap 120/277/480V
- E: 50Hz, 220-240V (250 & 400W PSMH & HPS only)
- 0: No Ballast

**EASY ORDER FIXTURE AND POLE COMBINATIONS**

**Catalog Number**
- CRPC-1-P25-H3-L-20: 20ft 250W PMH, Type II
- CRPC-1-P40-H3-L-20: 20ft 400W PMH, Type II
- CRPC-1-P40-H3-L-25: 25ft 400W PMH, Type II
- CRPC-1-P40-H3-L-40: 40ft 400W PMH, Type IV
- CRPC-2-P25-H3-L-20: 20ft 250W PMH, Type III
- CRPC-2-P40-H3-L-20: 20ft 400W PMH, Type III
- CRPC-2-P40-H3-L-25: 25ft 400W PMH, Type III
- CRPC-2-P40-H3-L-40: 40ft 400W PMH, Type IV

**Notations**
- Factory wired for highest voltage unless specified
- Mounting A and D2 acceptable for 90 degree configurations

---

**Spaulding Lighting**
Spaulding Lighting • 701 Millenium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

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ACCESSORIES

CAMARON ACCESSORIES

<table>
<thead>
<tr>
<th>CATALOG #</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>ARM-CR-S-XX</td>
<td>6&quot; Rigid Straight Arm</td>
</tr>
<tr>
<td>ARM-CR-DD-3-XX</td>
<td>6½&quot; Rigid Upwept Arm</td>
</tr>
<tr>
<td>ARM-CR-K-TA-XX</td>
<td>Tenon Arm (single) adjustable</td>
</tr>
<tr>
<td>ARM-CR-TK-TA-XX</td>
<td>Tenon Arm (double 180°) adjustable</td>
</tr>
<tr>
<td>ARM-CR-K-S-XX</td>
<td>Adjustable Arm</td>
</tr>
<tr>
<td>CR1-PVG</td>
<td>Polycarbonate Vandal Guard</td>
</tr>
<tr>
<td>CR1-HS-23</td>
<td>Internal House Side Shield (H2 &amp; H3 distributions)</td>
</tr>
<tr>
<td>CR1-HS-4</td>
<td>Internal House Side Shield (H4 distribution)</td>
</tr>
<tr>
<td>CR-RPA-2-XX</td>
<td>Round Pole Adapter for Straight Arm (2½ - 3½&quot;)</td>
</tr>
<tr>
<td>CR-RPA-3-XX</td>
<td>Round Pole Adapter for Straight Arm (3½ - 4½&quot;)</td>
</tr>
<tr>
<td>CR-RPA-4-XX</td>
<td>Round Pole Adapter for Straight Arm (4½ - 5½&quot;)</td>
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<tr>
<td>CR-RPA-5-XX</td>
<td>Round Pole Adapter for Straight Arm (5½ - 6½&quot;)</td>
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<tr>
<td>CR-RPA-6-XX</td>
<td>Round Pole Adapter for Straight Arm (6½ - 7½&quot;)</td>
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<tr>
<td>CRD-RPA-2-XX</td>
<td>Round Pole Adapter for Upswept Arm (2½ - 3½&quot;)</td>
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<tr>
<td>CRD-RPA-3-XX</td>
<td>Round Pole Adapter for Upswept Arm (3½ - 4½&quot;)</td>
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<tr>
<td>CRD-RPA-4-XX</td>
<td>Round Pole Adapter for Upswept Arm (4½ - 5½&quot;)</td>
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<tr>
<td>CRD-RPA-5-XX</td>
<td>Round Pole Adapter for Upswept Arm (5½ - 6½&quot;)</td>
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<tr>
<td>CRD-RPA-6-XX</td>
<td>Round Pole Adapter for Upswept Arm (6½ - 7½&quot;)</td>
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<tr>
<td>WS-CR-XX</td>
<td>Wall Bracket</td>
</tr>
<tr>
<td>TPLB-XX</td>
<td>Twin Parallel Luminaire Bracket</td>
</tr>
<tr>
<td>CR1-EHS-XX</td>
<td>External 3 Sided Glare Shield (not rotatable)</td>
</tr>
</tbody>
</table>

1 Replace XX with color choice, eg.: DB for Dark Bronze
2 When ordering poles, specify Pole Dril Pattern #2

100% TOP POLE BRACKET ACCESSORIES (2½" OD tenon)
(RSS version requires 4" round pole adapter)

<table>
<thead>
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<th>CATALOG #</th>
<th>DESCRIPTION</th>
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<tr>
<td>SETA-XX</td>
<td>Square Pole Tenon Adapter (4 at 90 degrees)</td>
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<tr>
<td>BETA-XX</td>
<td>Round Pole Tenon Adapter (4 at 90 degrees)</td>
</tr>
<tr>
<td>TETA-XX</td>
<td>Hexagonal Pole Tenon Adapter (3 at 120 degrees)</td>
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</tbody>
</table>

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

PHOTOCONTROL EQUIPMENT

<table>
<thead>
<tr>
<th>CATALOG #</th>
<th>DESCRIPTION</th>
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<tr>
<td>PTL-1</td>
<td>Photocell - Twist-Lock Cell (120V)</td>
</tr>
<tr>
<td>PTL-8</td>
<td>Photocell - Twist-Lock Cell (120-277V)</td>
</tr>
<tr>
<td>PTL-5</td>
<td>Photocell - Twist-Lock Cell (480V)</td>
</tr>
<tr>
<td>PTL-6</td>
<td>Photocell - Twist-Lock Cell (477V)</td>
</tr>
<tr>
<td>PSC</td>
<td>Shorting Cap - Twist-Lock</td>
</tr>
</tbody>
</table>

SPECIFICATIONS

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

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

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

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

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

BALLAST
HPF ballast circuit, starting rated at -20 deg F (-40 deg F for HP5). Ballast and other electrical components mounted directly to housing for excellent heat dissipation and long life.

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

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

October 1, 2014

LS-20724
Mattie Rider/Joel Caldwell, (6309) (AG) (County)
South of the southeast corner of East 191st Street South and South
Harvard Avenue

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

Technical Advisory Committee met on September 18, 2014 and had no comments.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends APPROVAL of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.
LOT-SPLIT

October 1, 2014

LS-20726
Brad Little/Devin Little, (9028) (AG) (County)
Northwest corner of West 51st Street South and South 229th West Avenue

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

Technical Advisory Committee met on September 18, 2014 and had no comments.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends APPROVAL of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.
## Case: Battle Creek Park Plat

### Hearing Date: October 1, 2014

**Case Report Prepared by:**
Diane Fernandez

**Owner and Applicant Information:**
- **Applicant:** Barrick Rosenbaum, Rosenbaum Consulting
- **Owner:** Glen Wood Homes, L.P.

**Location Map:**
(shown with City Council Districts)

**Applicant Proposal:**
- Preliminary Subdivision Plat Approval
- **Tract Size:** 73.7 ± acres
- **Location:** South of East 31st Street South, East of South 145th East Avenue

**Zoning:**
*Existing Zoning:* RS-3 (residential single family)

**Staff Recommendation:**
- Staff recommends approval.

**City Council District:** 6
- **Councilor Name:** Byron Steele

**County Commission District:** 1
- **Commissioner Name:** John Smaligo

### EXHIBITS:
- INCOG Aerial
- Subdivision Map
- Corporate Limits Map
- Land Use Map
- Growth and Stability Map
PRELIMINARY SUBDIVISION PLAT

Battle Creek Park - (CD 6)
South of East 31st Street South, East of South 145th East Avenue

This plat consists of 269 Lots, 9 Blocks, 5 Reserve Areas, on 73.7 acres.

The following issues were discussed September 18, 2014, at the Technical Advisory Committee (TAC) meeting:

1. Zoning: The property is zoned RS-3 (residential single family). Additional stub streets will be needed to provide adequate connectivity.

2. Streets: Provide reference for 50 foot right-of-way along 41st Street or call out as “dedicated by this plat”. Move label C21 to a legible area close to the curve. Use standard sidewalk language.

3. Sewer: Section III refers to an “FL/E” located along the north boundary of the subdivision. However, there is not one shown there on the plat. If an FL/E is added along the north boundary, then additional easement width will be required and the sanitary sewer line must be moved further away from the property line.

4. Water: Make the proposed 10 foot utility easement along the public roadway a 17.5 foot utility easement. The extension of a water mainline is required for serving the tract and lots.

5. Storm Drainage: No comment.

6. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: Cox Cable will need additional side easements. Other additional easements may be needed.

7. Other: Fire: Fire hydrants will need to meet the spacing requirements of the International Fire Code 2009 ed., Appendix C and Section 507.5. This includes the frontage along 41st Street. If this development is gated then Knox access will be required.

8. Other: GIS: In the location map, show only the subdivision boundary, remove lot lines for clarity. Per subdivision regulations: spell out “Woodland Hills Center” in location map. Show point of beginning. Legal description does not match the plat. Label southwest corner of section and dimension from the section corner to the southwest corner of plat. Final plat will need proposed street names, addresses and area of each lot and reserve, along with address disclaimer. Do not show entrance islands in a reserve. These will need to be within the public right-of-way, with any permanent improvements completed under license agreement with the City of Tulsa. Remove reference to walls in last sentence of Section IA. Remove reference to trees in Section IE. Remove Section IF. Endorsement of preliminary plat is pending further review and discussion requested concerning connectivity and additional street stubs.
Staff recommends APPROVAL of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

16.3
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.
TMAPC
Tulsa Metropolitan Area Planning Commission

Case Number: PUD-819

Hearing Date: 10/1/2014 1:30 PM

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Alan Betchan
Property Owner: Multiple owners

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Restaurant/hotel

Proposed Use: Convenience store/hotel

Concept summary: Existing hotel structure and new convenience store with integrated sign and landscape standards including shared access for a lot with no frontage on a public street.

Tract Size: 5 ± acres

Location: Northeast corner of E. 11th St. & S. Garnett Rd.

Zoning:
Existing Zoning: CS

Proposed Zoning: CS/ PUD-819

Comprehensive Plan:
Land Use Map: Town Center
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9405
CZM: 39
Atlas: 856

City Council District: 3
Councilor Name: David Patrick

County Commission District: 1
Commissioner Name: John Smaligo
SECTION I: PUD-819

APPLICANTS DEVELOPMENT CONCEPT:

PUD 819 is a Planned Unit Development overlay of existing CS zoned parcels (see Exhibit A for existing zoning map) located on the northeast corner of 11th & Garnett. The PUD is bounded by a City of Tulsa regional detention facility on the north and east along with commercial developments on the opposing sides of both 11th Street and Garnett Road. The comprehensive plan designates the site as a Town Center which provides “retail, dining, and services and employment” that serve “a larger area of neighborhoods than Neighborhood centers”. The plan further designates the PUD as an “Area of Growth” which emphasizes new and redevelopment of parcels. Both 11th Street and Garnett Road are classified as Secondary Arterial Multi-Model Streets on the Major Street and Highway Plan. Interstate 44 crosses both 11th Street and Garnett Road within 850 feet of the intersection.

Two hotels occupy the northern half of the PUD and will remain in place post development. The hotels are branded separately and will likely be owned and operated by different entities. A vacant restaurant currently occupies the southern half of the PUD and will be razed and replaced with a new QuikTrip convenience store. The parking for the store will extend easterly along 11th Street covering a portion of the adjacent vacant parcel. The conceptual site plan for the project can be seen in the attached Exhibit B.

The purpose of this PUD is to allow the development of the QuikTrip convenience store in harmony with the surrounding development without creating nonconformities within the adjacent established parcels. The PUD consists of three development areas matching the above described development configuration (see the attached Exhibit C for development areas).

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:

Exhibit A: Existing Zoning Map
Exhibit B: Conceptual Development Plan
Exhibit C: Development Area map
Exhibit D: Existing Topo and Aerial
Exhibit E: Conceptual Access and Circulation Plan
Exhibit F: Conceptual Improvements Plan

PUD-819 DEVELOPMENT STANDARDS:

This PUD will consist of three development areas subject to the following development standards:

Land Area
Development Area A
Gross Lot Area 83,703 sq. ft. (1.922 ac)
Net Lot Area 66,811 sq. ft. (1.534 ac)
Development Area B
Gross Lot Area 27,134 sq. ft. (0.623 ac)
Net Lot Area
Development Area C
Gross Lot Area
Net Lot Area
Total
Gross Lot Area
Net Lot Area

Permitted Uses
Uses permitted by right (including all uses customarily accessory thereto) within the following Use Units:

Use Unit 10: Off-Street Parking
Use Unit 12: Eating Establishments other than Drive-ins
Use Unit 13: Convenience Goods and Services
Use Unit 14: Shopping Goods and Services
Use Unit 19: Hotel, Motel and Recreational Facilities (Development Areas A & B only)

Maximum Building Area
Development Area A
Development Area B
Development Area C
Total

Minimum Building Setbacks
From centerline of 11th Street
From centerline of Garnett Road

For the purposes of interpreting this PUD building setbacks will not be applied to fuel canopies.

Maximum Building Height
Development Area A
Development Area B
Development Area C

Parking
Within Development Areas A & B off street parking as required by a Use Unit 19 shall be 0.8 parking spaces for each sleeping room. All other uses within any development area shall provide off street parking as required by the zoning code.

The parking requirements may be shared within the boundary of the PUD regardless of their location relative to the use, development area boundaries or lot lines.

Lighting
All lighting standards shall be constructed in a manner that prevents visibility of the light emitting element from adjacent residentially zoned properties. No lighting standard shall exceed 30'.

Signage
Signage shall be limited to the following:
Sign Description

1. One double faced ground sign not exceeding 20’ in height or 100 square feet of display surface area per side shall be permitted along Garnett Road within Development Area C. This sign shall be for the exclusive use of Development Area C.

2. One double faced ground sign not exceeding 20’ in height or 100 square feet of display surface area per side shall be permitted along 11th Street. This sign shall be for the exclusive use of Development Area C.

3. One double sided pole sign not exceeding 45’ in height shall be permitted along Garnett Road within Development Area A, provided it does not exceed 300 square feet of display surface area per side. This sign shall be for the exclusive use of Development Area A.

4. One double sided pole sign not exceeding 60’ in height or 360 square feet of display surface area per side, shall be permitted within the eastern 50 feet of Development Area C. This sign shall be for the exclusive use of Development Area C. This sign will replace the existing sign that was approved by the Board of Adjustment in 1965.

5. One double sided pole sign not exceeding 50’ in height or 540 square feet of display surface area per side, shall be permitted within the eastern 30 feet of Development Area C. This sign shall be for the exclusive use of Development Areas A & B.

6. Wall and canopy signs shall be limited to 2 square feet per linear foot of building or canopy wall to which the signs are affixed.

7. No roof or projecting signs shall be permitted.

8. Directional signage shall be allowed within adjacent development areas provided any such signs are less than 5’ in height and less than 25 square feet of display surface area per side. Such signage shall not be counted toward the above signage requirements.

Screening

All trash and mechanical areas (excluding utility service pedestals, transforms and equipment provided by franchise utility providers) shall be screened from public view. A fabric mesh with a minimum opacity of 95% shall be allowed on enclosure doors.

Landscaping

The following landscape standards shall govern within this PUD:

Minimum internal landscaped space

Development Areas A & B 15%
Development Area C 9%

Street Yard Requirements:

The minimum building setbacks defined above will be used for street yard calculations.

Garnett Avenue:

Minimum Landscape Width
Development Area A 0’
Development Area C 5’

(Except at areas of vehicular access)

Minimum Landscape Percentage
Development Area A
Development Area C

Minimum Number of Trees
Development Area A
Development Area C

11th Street
Minimum Landscape Width
(Except at areas of vehicular access)
Minimum Landscape Percentage
Minimum Number of Trees

5'
20%
1/750 Sq. Ft.

Parking Tree Requirements:
A landscaped island shall not be required within any prescribed distance of a parking space provided 1 tree be provided outside of the street yard for every 10 parking spaces.

VEHICULAR ACCESS AND CIRCULATION:

Vehicular access to the property will be provided by one 35' access drive and one 30' access drive on 11th Street and one 35' access drive to Garnett Road. The 11th Street median will be modified to accommodate a left turn lane for the southeast drive onto 11th Street and improve the vehicular circulation to the site. The drive onto Garnett Road be will constructed at approximately the same location as the existing drive onto the hotel properties. This drive will provide a common access point for all the development areas and will be memorialized by a mutual access easement. A mutual access easement will also be provided from the southeast access drive along 11th Street north to Development Area B. A portion of this drive will encroach on the City owned property currently used for a detention facility to the east of the PUD. A perpetual easement accommodating this drive will be acquired from the City of Tulsa.

The attached Exhibit E depicts the vehicular and pedestrian access points and circulation anticipated by the conceptual site plan.

PEDESTRIAN ACCESS:

Sidewalks will be constructed or maintained along the streets abutting the PUD. A new 5' sidewalk will be constructed along the south side of Development Area C in the 11th Street right of way. A dedicated and fully ADA compliant sidewalk connection will be constructed from the western QuikTrip entrances to the newly constructed Garnett Road sidewalk.

PLATTING REQUIREMENT:

The property has been previously platted however a new plat is being prepared for convenience of the owner. A building permit may be issued prior to filing the new plat.

No building permit shall be issued until a detailed site plan and a detailed landscape plan is submitted to and approved by the Tulsa Metropolitan Area Planning Commission.
No sign permit shall be issued until a detailed sign plan is submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

EXPECTED SCHEDULE OF DEVELOPMENT:

Development is expected to begin mid fall of 2014 with construction complete roughly ten months thereafter.

DETAILED STAFF RECOMMENDATION:

PUD 819 is consistent with the Town Center Designation of the Comprehensive Plan, and

The proposed redevelopment is in harmony with the existing and expected development of the surrounding area, and

The PUD provides a unified treatment of the development possibilities of the project site; and

PUD 819 is consistent with the stated purposes and standards of Chapter 11 of the Tulsa Zoning Code; therefore

Staff recommends Approval of PUD-819 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The combination of these properties into a common PUD will provide a mixed use opportunity for the future and will provide sign guidance and development standards that will allow future redevelopment that is consistent with the Town Center designation of the Comprehensive Plan. The proposed convenience store will provide retail, services and employment opportunities.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale; one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth 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:**

**Staff Comment:** The development both Secondary Arterial Streets has reached is anticipated maximum pavement width. The street right-of-way exceeds the anticipated maximum width defined in the Major Street and highway plan. The future development of this street as a multi modal corridor is not compromised by this PUD and in fact will encourage multi modal uses as this part of Tulsa continues to evolve and become denser in population.

**Major Street and Highway Plan:** Both Garnett and East 11th Street South are considered Multimodal Corridors in the Major Street and highway plan.

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

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

**Trail System Master Plan Considerations:** None:

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

17.7
DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is a redevelopment of an existing hotel and restaurant site. There are no existing conditions that significantly affect the redevelopment of the site that have not been addressed in this PUD. One existing 60 foot tall sign on site was allowed by the Board of Adjustment in 1965. This sign is not allowed by our existing code however the permission was granted and this PUD

Environmental Considerations: None.

Streets:

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<th>MSHP R/W</th>
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</tr>
<tr>
<td></td>
<td>Multi modal overlay</td>
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Utilities:

Water service will be provided by an existing 12” City of Tulsa waterline located within the Garnett Road right of way. An existing 8” line also lies along the northern and eastern boundary lines of the PUD and provides fire protection coverage for the development.

An existing 8” sanitary sewer line exists along the western boundary of Development Area A. This existing line crosses Development Area A toward the south and then parallels 11th Street. The portion of the line crossing Development Area A will be relocated north and east of the proposed QuikTrip building with the existing line being removed prior to construction. This relocated line will also provide sanitary sewer service to Development Area A.

Other utility services are currently provided to the PUD and will continue to be provided via underground or overhead services. See attached Exhibit F for the conceptual improvements plan which depicts the proposed utility routings.

Surrounding Properties: The subject tract is abutted on all sides by previously developed commercial property and a stormwater detention facility. There is no significant impact to abutting properties.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-5262 November 9, 1966: The Board of Adjustment approved a 60 ft. pole sign, on the subject property, located on the northeast corner of E. 11th St. and S. Garnett Rd.
Surrounding Property:

**BOA-17995 April 14, 1998:** The Board of Adjustment approved a Variance to allow a replacement sign on a nonconforming sign of 57 ft., no change in location or display surface area, on property located at 1115 S. Garnett Rd.; also known as the southeast corner of E. 11th St. and S. Garnett Rd.

**BOA-15964 March 10, 1992:** The Board of Adjustment approved a Variance of the allowed signage from 672 sq. ft. to 794 sq. ft. to add additional signs, per plot plan, on property located at 1130 S. Garnett Rd.; also known as the southwest corner of E. 11th St. and S. Garnett Rd.

**BOA-5843 May 7, 1968:** A request was made for 57 ft. high pole sign. The Board of Adjustment approved a Variance to increase the permitted sign height from 30 ft. to 50 ft. for a pole sign, on property located at on the southeast corner of E. 11th St. and S. Garnett Rd.

10/1/2014 1:30 PM
Exhibit B
Conceptual Development Plan for
QuikTrip #0074
Exhibit E
Conceptual Access for Circulation Plan
for
QuikTrip #0074
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tr>
<td>Diane Fernandez</td>
<td>Applicant: Alan Betchan, AAB Engineering</td>
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<td>Owner: QuikTrip Corporation</td>
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| **Location Map:**            | **Applicant Proposal:**              |
| (shown with City Council Districts) | Preliminary Subdivision Plat Approval |
|                              | Tract Size: 3.9 ± acres               |
|                              | Location: East of northeast corner of east 11th Street South and South Garnett Road East |

| **Zoning:**                  | **Staff Recommendation:**            |
| Existing Zoning: PUD 819 pending (CS underlying) | Staff recommends approval. |

| **City Council District:** | **County Commission District:** |
| 3                         | 1                              |
| Councilor Name: David Patrick | Commissioner Name: John Smaligo |

**EXHIBITS:**
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Subdivision Map
- Zoning Case Map
- Land Use Map
- Growth and Stability Map
PRELIMINARY SUBDIVISION PLAT

1100 Garnett Center - (CD 3)
East of northeast corner of East 11th Street South and South Garnett Road East

This plat consists of 3 Lots, 1 Block, on 3.9 acres.

The following issues were discussed September 18, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 819 pending (CS underlying). All PUD standards must be met and put in the plat covenants.

2. **Streets:** Provide a 30 foot radius at intersection of 11th and Garnett. At the southeast corner of Lot 2, it is not clear where the north line of mutual access easement is on Lot 3.

3. **Sewer:** Add a 17.5 foot perimeter easement along the south, west and north boundary line of the plat. Also, add a 17.5 foot perimeter utility easement along the east line of Lots 1 and 2 and extend the easement to the south across Lot 3 until it intersects with the southernmost line of the proposed 15 foot utility easement. Add dimension arrows for both sides of the 15 foot utility easement where the sanitary sewer line is located.

4. **Water:** Label the size of the waterline easement shared by property boundary lines along the north and east sides for the existing 8 inch water main line. A 17.5 foot perimeter utility easement is recommended for this tract. The existing water meter vault was installed in a grassy area not a paved area which makes the vault non-traffic rated; the vault must be replaced if paved over.

5. **Storm Drainage:** A drainage easement is required for the pipe in the southwest corner.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: Additional easements may be required especially around perimeter of property.

7. **Other:** Fire: Site will need the mutual access easement on the north side of Lot 2 to connect to the mutual access easement of Lot 1 on the north side to eliminate the dead end roads or provide an approved turnaround for both Lots 1 and 2.

8. **Other:** GIS: Project site is larger than shown on location map. Show all subdivisions in location map. Label all unplatted parcels in location map. Show scale both written and graphically. Legal description does not match plat. Label adjacent properties to the plat. Subdivision data sheet is required. Final plat will need addresses and area of each lot and reserve, along with address disclaimer. Show any existing easements by book and page. Also, additional easements may be required per Development Services staff.

18.2
Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

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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.)

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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.
From: Hoyt, Jay  
Sent: Wednesday, September 24, 2014 2:55 PM  
To: Wilkerson, Dwayne  
Subject: FW: Z-7270 - Rezoning - Haskell Pl & Cheyenne Ave

Dwayne,
Here is confirmation from Will Wilkins that he would like the zoning case on 10/1 to be continued to 10/15.

Jay Hoyt

From: wwillkins@120developmentgroup.com  
Sent: Wednesday, September 24, 2014 2:53 PM  
To: Hoyt, Jay  
Subject: RE: Z-7270 - Rezoning - Haskell Pl & Cheyenne Ave

Good afternoon Jay. Yes, I will be out of country 10/1 and would like to have this heard on 10/15. I will be forwarding you additional information tomorrow afternoon as backup on the request.

Thank you

Will Wilkins

-------- Original Message --------
Subject: Z-7270 - Rezoning - Haskell Pl & Cheyenne Ave  
From: "Hoyt, Jay" <jHoyt@incog.org>  
Date: Wed, September 24, 2014 1:50 pm  
To: "wwillkins@120developmentgroup.com"  
<wwillkins@120developmentgroup.com>

Will,

Your rezoning case Z-7270 was scheduled for the 10/1 TMAPC meeting. You had mentioned that you would like this to be continued to the 10/15 meeting since you would be out of the country at the time. Can you respond to this email confirming that you do indeed wish to continue the rezoning case to the 10/15 TMAPC meeting?

Thank you,

Jay Hoyt  
Land Development Planner  
INCOG  
2 West 2nd Street  
Suite 800  
Tulsa, OK 74103

918.579.9476 phone  
918.579.9576 fax  
jhoyt@incog.org
**Case Number:** Z-7280

**Hearing Date:** 10/1/2014 1:30 PM

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<td>Dwayne Wilkerson</td>
<td>Applicant: Milton Berry</td>
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<td>Property Owner: BERRY, MILTON H TRUSTEE MILTON H BERRY TRUST</td>
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**Location Map:** (shown with City Council Districts)

![Location Map](image)

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<td>Present Use: Vacant</td>
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</tr>
<tr>
<td>Concept summary: Rezoning requested for anticipated industrial uses to meet market demand for small business and small industrial users.</td>
</tr>
<tr>
<td>Tract Size: 4.28 acres (186,572.6 sq. ft)</td>
</tr>
<tr>
<td>Location: South of southwest corner of S. Mingo Rd. &amp; E. 51st St.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning: CS</td>
</tr>
<tr>
<td>Proposed Zoning: IL</td>
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</table>

<table>
<thead>
<tr>
<th>Comprehensive Plan:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Map: Employment</td>
</tr>
<tr>
<td>Stability and Growth Map: Area of Growth</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff Recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff recommends approval.</td>
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<tr>
<th>Staff Data:</th>
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<tbody>
<tr>
<td>TRS: 9336</td>
</tr>
<tr>
<td>CZM: 48</td>
</tr>
<tr>
<td>Atlas: 553/552</td>
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<tr>
<th>City Council District: 7</th>
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</thead>
<tbody>
<tr>
<td>Councilor Name: Adrianne Moore</td>
</tr>
<tr>
<td>County Commission District: 3</td>
</tr>
<tr>
<td>Commissioner Name: Ron Peters</td>
</tr>
</tbody>
</table>

REVISED 9/24/2014
SECTION I: Z-7280

DEVELOPMENT CONCEPT:

The existing site is surrounded by fully developed property on the west, south and east with Industrial uses and zoning. North of the site is also fully developed however it is an area of CS. A large drainage channel has proven to be a physical barrier for commercial expansion into this site. The industrial use will be a consistent with the surrounding properties south and east of the drainage channel.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
None

DETAILED STAFF RECOMMENDATION:

The zoning request is consistent with the Tulsa Comprehensive Plan; and

The IL zoning request harmonizes with the existing and expected development of the surrounding areas; therefore

Staff recommends Approval of Z-7280 to rezone property from CS to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The request for IL zoning is consistent with the Employment vision of the comprehensive plan. The rezoning request will allow use of significant City infrastructure that is already in place. The anticipated increased density and business opportunities allowed in an IL district will provide employment opportunities that are anticipated in this area.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential
Areas of Stability and Growth 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: South Mingo is a secondary arterial. There is no multi-modal designation for this section of Mingo.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: This site is surrounded on the west and north with a large drainage channel which contains the 100 year flood plain but limits any connection options to the existing industrial uses west or the existing commercial uses north of the site. The center of the site is flat and appears to have been filled with anticipation of future development but has never been commercially developed.

Environmental Considerations: Other than the surrounding drainage channel the site is not limited by any known environmental considerations. The topography is nearly flat with no known obstacles for future development.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Mingo Road</td>
<td>Secondary Arterial</td>
<td>100'</td>
<td>4 lanes</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water and sewer available.
Surrounding Properties: The subject tract is abutted on the east by light industrial and commercial property zoned CS and IL; on the north by a variety of small commercial uses zoned CS; on the south and west by a variety of light industrial uses all zoned IL.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 13147 dated April 23, 1974, established zoning for the subject property.

Surrounding Property:

Z-7007 January 2006: All concurred in approval of a request for rezoning a 2+ acre tract of land from CS to IL for warehouse and print shop, on property located south of the southeast corner East 51st Street South and South 95th East Avenue.

Z-6554 September 1996: All concurred in approval of a request to rezone a 1+ acre lot from CS to IL for warehousing and light manufacturing, on property located south of southwest corner of South 95th East Avenue and East 51st Street.

Z-6354 May 1992: All concurred in approval of a request to rezone the 1+ acre tract from CS to IL for warehouse and warehouse supply, on property located south of southwest corner of South 95th East Avenue and East 51st Street.
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Nancy Carter
Property Owner: Multiple owners

Location Map: (shown with City Council Districts)

Applicant Proposal:
Present Use: Residential/Agriculture
Proposed Use: Residential/agricultural uses.
Concept summary:
Tract Size: 32.28 ± acres

Location: Multiple properties between E. 15th St. & E. 12th St. also between S. 169th E. Ave. & S. 177th E Ave. Part of Lynn Lane Estates.

Zoning:
Existing Zoning: RS-1
Proposed Zoning: AG

Comprehensive Plan:
Land Use Map: New Neighborhood
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval to rezone from RS-1 to AG.

Staff Data:
TRS: 9411
CZM: 40
Atlas: 1872/1873

City Council District: 6
Councilor Name: Skip Steele
County Commission District: 1
Commissioner Name: John Smaligo
SECTION I: Z-7281

DEVELOPMENT CONCEPT:

The applicant has requested rezoning several parcels of property at the owner's request. Everyone in Z-7281 has requested rezoning from RS-1 to AG. This rezoning request will help provide stability to the small scale agricultural character of the neighborhood that was subdivided in 1929 without City or County services.

EXHIBITS:

INCOG Case map
INCOG Aerial
Lynn Lane Estates Plat: Dated May 1929
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
  Consent of property owners affected.

DETAILED STAFF RECOMMENDATION:

Rezoning request Z-7281 is not consistent with the new neighborhood vision for redevelopment on vacant land. This is not vacant land but is very low density single family residential development; and

Rezoning from RS-1 to AG is consistent with the concept that providing stability to an existing neighborhood is important. In Areas of Growth, 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; and

Sanitary sewer availability and a poor street network will limit density in this area for the remainder of the neighborhood for years to come so it is unlikely that the zoning change will affect the visual character of the land; and

Rezoning from RS-1 to AG will support the existing character of the neighborhood and allow agricultural uses that have been part of the neighborhood since it was subdivided; therefore

Staff recommends Approval of Z-7281 to rezone property from RS-1 to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Tulsa Comprehensive Plan considers this a new neighborhood area and an area of growth. Rezoning the site from RS-1 to AG is not consistent with that vision. The large lot agricultural area was developed in Radio Heights Plat filed in Tulsa County in 1929.

This plat did not develop by current standards and it is unlikely that any future infill can be expected without sanitary sewer service. Normally zoning to a lower density would be a deterrent to future growth and infill and would not be a sustainable use for existing infrastructure. In this instance a lack of sanitary sewer will prohibit a desirable density expected
in a new neighborhood vision. When sanitary sewer service is available it will be appropriate to reconsider a higher density zoning but now the residential zoning actually seems to be in conflict with the uses of the majority of the land owners. Agricultural zoning will stabilize the historic character of the neighborhood and will reduce pressure on the City of Tulsa to make street improvements or to provide sanitary sewer service.

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 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: None except that any single family subdivision at this location would be required to provide a residential collector near East 15th street south.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

213 REVISED 9/24/2014
Staff Summary: This area of Tulsa was developed long before annexation by the City. The street and drainage system is not developed to meet City standards. Most of the homes in this area are on large tracts that can support individual septic systems. Many of the residences maintain their homes with some agricultural component including animals that are not allowed in RS-1 districts.

Environmental Considerations:

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South 173rd East Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2 lane with side ditches</td>
</tr>
<tr>
<td>East 15th Street</td>
<td>None</td>
<td>50 feet</td>
<td>2 lane with side ditches</td>
</tr>
<tr>
<td>East 14th Street</td>
<td>None</td>
<td>50 feet</td>
<td>2 lane with side ditches</td>
</tr>
<tr>
<td>East 13th Street</td>
<td>None</td>
<td>50 feet</td>
<td>2 lane with side ditches and sections with no pavement</td>
</tr>
<tr>
<td>East 12th Street</td>
<td>None</td>
<td>50 feet</td>
<td>No pavement</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water however sanitary sewer is not available.

Surrounding Properties: The subject tract is abutted on all sides by large lot single family residential properties which are all zoned RS-1.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

No relevant history.

10/1/2014 1:30 PM
August 7, 2014

Everett & Patsy Cox
17119 East 14th Street South
Tulsa, Ok 74108

We do apply for rezoning of our property Lots 3 thru 6, Blk 6, Section: 11, Township: 19, Range:14
Subdivision: Lynn Lane Estates: from Res Single-Family Low density to agriculture.

Everett Cox 8-7-2014
Patsy Cox 8-7-2014
To whom it may concern,

I give my consent to the application for rezoning from residential to agriculture.
1402 S. 173rd E. Ave.
Tulsa, OK. 74108

[Signature]
Sharon Ponder

21.12
August 12, 2014

Tricia Beach
1204 S 173rd E Ave
Tulsa, OK  74108-5102

To Whom It May Concern,

I Mary P. (Tricia) Beach, the owner of Lots 3 & 4, Block 5, Lynn Lane Estates, am in the group proposing re-zoning from residential to agricultural. I have lived here 30 years, and still all utilities are not in like a normal residential neighborhood.

If you have any questions, please feel free to call me at (918) 438-1986.

Thank you for you consideration.

Cordially,

Tricia Beach
To whom it may concern,

We, Danny & Angelie Earp, located at 17417 E 15th St, Tulsa OK 74108 agree to participate in the rezoning project to become agricultural.

Angelie Earp

21.14
We consent to be a part of the agriculture rezoning.

Art & Jane Reum
August 19, 2014

To Whom it May Concern

I, Carl Edmondson, give my consent to the application for rezoning to agricultural at 17317 E 14th Tulsa OK 74108.

Carl Edmondson
21.15
Joe Robertson
17603 E 38th St
Tulsa OK 74108
Lot 6 Block 4
Lynn Hall Estates

I would like to get rezoned for agricultural.

Joe Robertson
21.16
Wendell Abbott
19313 E 18th St
Tulsa, OK 74108
lot 7, block 4
Lynn Lang Estates

I, Wendell Abbott, do joyfully join my neighbors in this neighborhood in desiring it to be rezoned for agriculture.

Thank you!

Wendell Abbott