

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2510

April 2, 2008

1:30 PM

Francis Campbell City Council Room  
Plaza Level, Tulsa Civic Center

## CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

## REPORTS

### Chairman's Report:

### Worksession Report:

### Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

### Director's Report:

1. Minutes of March 5, 2008, Meeting No. 2507

## 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. **L-20190** – Sisemore Weisz & Associates, Inc (9431)/Lot-Split (PD 18C) (CD 5)  
Northwest corner of East 61<sup>st</sup> Street South and South Mingo Road, 5907 East 61<sup>st</sup> Street South
3. **L-20191** – Stephen Rosencutter (8214)/Lot-Split (PD 8) (CD 2)  
West of South Elwood Avenue and North of 46<sup>th</sup> Street, 836 West 84<sup>th</sup> Street South
4. **L-20192** – Olen L. Brittain (2201)/Lot-Split (County)  
Northeast corner of 186<sup>th</sup> Street North and North Garrison Ave, 450 East 186<sup>th</sup> Street North
5. **LC-75** – Sack & Associates (9330)/Lot-Combination (PD 6) (CD 9)  
East of the Southeast corner of East 43<sup>rd</sup> Court and South Peoria Avenue
6. **LC-84** - Construction Service, LLC (8418)/Lot-Combination (PD 18C) (CD 8)  
Northwest of South 99<sup>th</sup> Avenue and East 85<sup>th</sup> Place, 8520 South 99<sup>th</sup> East Avenue
7. **L-20175** – Jerry Butts (0334)/Lot-Split (PD 16) (CD 3)  
Northwest corner of East Haskell Place and East of North Irvington Avenue, 517 North Irvington Avenue

8. **North Mingo Addition**/Change of Access – (047) (PD 16) (CD 3)  
East of North Mingo Road and South of East 56<sup>th</sup> Street North
  9. **PUD-541/541-A – Sack & Associates, Inc.** (PD-6) (CD-9)  
Northwest corner of South 44<sup>th</sup> Place South and South Quaker Avenue (Detail Site Plan for construction of a 4,855 SF office building.)
  10. **Z-6023-SP-1a – Scott Aneshansley** (PD-18C) (CD-8)  
8520 South 99<sup>th</sup> East Avenue (Corridor Minor Amendment to reduce the required rear yard setback on Lot 18, Block 6 from 20 feet to 15.3 feet.)
  11. **PUD-136 – Martin Brown** (PD-18) (CD-8)  
7500 South Yale Avenue (Detail Site Plan for entry gates and a guardhouse for the 75<sup>th</sup> Street entrance from Yale Avenue.)
  12. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- PUBLIC HEARINGS**
13. **Decatur Park –** (8322) Preliminary Plat (PD 18 C) (CD 5)  
Southwest corner of East 93<sup>rd</sup> Street South and South Canton Avenue
  14. **Church of God West Tulsa –** (9233) Minor Subdivision Plat (County)  
North of West 61<sup>st</sup> Street and East of South 49<sup>th</sup> West Avenue
  15. **Z-7084 –** (9223) Plat Waiver (PD 9) (CD 2)  
East of South Galveston Avenue and South of West 36<sup>th</sup> Street
  16. **PUD-689-A – Kamlesh Aggarwal** (PD-17) (CD-5)  
Southwest corner of East 21<sup>st</sup> Street and South 109<sup>th</sup> East Avenue (Major amendment to abandon PUD-689.) (Applicant has requested a continuance to May 7, 2008) (Related to Item 17.)
  17. **Z-7086 – Kamlesh Aggarwal** **OMCS to CS** (PD-17) (CD-5)  
Southwest corner of East 21<sup>st</sup> Street and South 109<sup>th</sup> East Avenue (Applicant has requested a continuance to May 7, 2008.) (Related to Item 16.)
  18. **PUD-379-B – Lou Reynolds** (PD-18) (CD-7)  
South of the southwest corner of South Memorial Drive and East 66<sup>th</sup> Street South (6612 South Memorial Drive) (Major Amendment to create definable PUD development standards for Lot 2, Block 1 and to definitively establish Use Unit 12 - Restaurant Use as a permitted principal use on the existing tract.)
- OTHER BUSINESS**
19. **Z-6023-SP-1 – Scott Aneshansley** (PD-18C) (CD-8)  
8520 South 99<sup>th</sup> East Avenue (Staff requests a refund for Corridor Site Plan review that wasn't necessary.)

20. **Commissioners' Comments**

**ADJOURN**

PD = Planning District/CD = Council District

**NOTICE: 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.**

**Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.**

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

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

**TMAPC Mission Statement**

## **Change of Access on Recorded Plat TMAPC April 2, 2008**

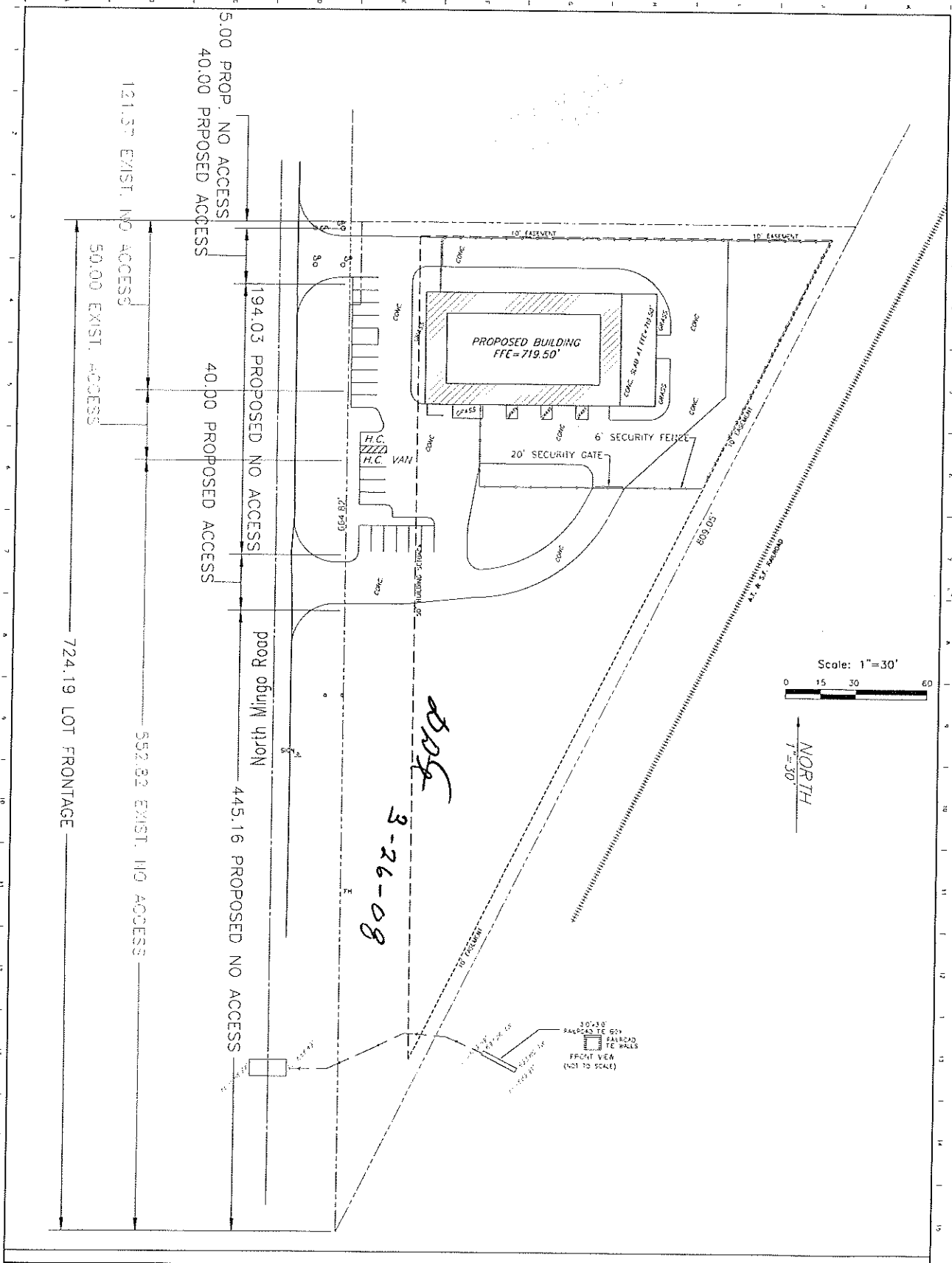
### **North Mingo Addition (047)**

East of North Mingo Road and South of 56<sup>th</sup> Street North

This application is made to allow a change of access along North Mingo Road. The property is zoned IM.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.





<p><b>LIGHTHOUSE ELECTRIC</b> NEW OFFICE / SHOP TULSA, OKLAHOMA</p>		<p><b>STEADFAST, INC.</b> Ready, Reliable, Accurate Civil, Structural and Land Development Services 12081 Centerpoint Church Rd. Prairie Grove, AR 72753 (479) 846-0295 (479) 841-7142 rrltche@pglc.com</p>	
<p><b>SITE PLAN TO</b> MATCH PROPOSED ACCESS</p>		<p>DATE: 02/04/08 DRAWN BY: RLR APPROVED BY: RLR PROJECT NUMBER: 200700350 SHEET: 11</p>	

NO.	DATE	DESCRIPTION OF REVISION OR SCALE	BY	APP'D

8.2

RECEIVED

APR 4 1962  
TULSA DISTRICT OFFICE  
PLANNING COM.

# NORTH MINGO ADDITION

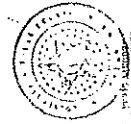
TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

102431

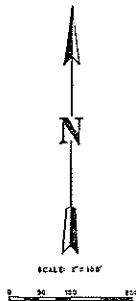
A SUBDIVISION OF THAT PORTION OF LOT 1, SECTION 7, T-20-N, R-14-E LYING NORTH AND WEST OF THE A.T. & S.F. RAILROAD RIGHT-OF-WAY

## FINAL PLAT

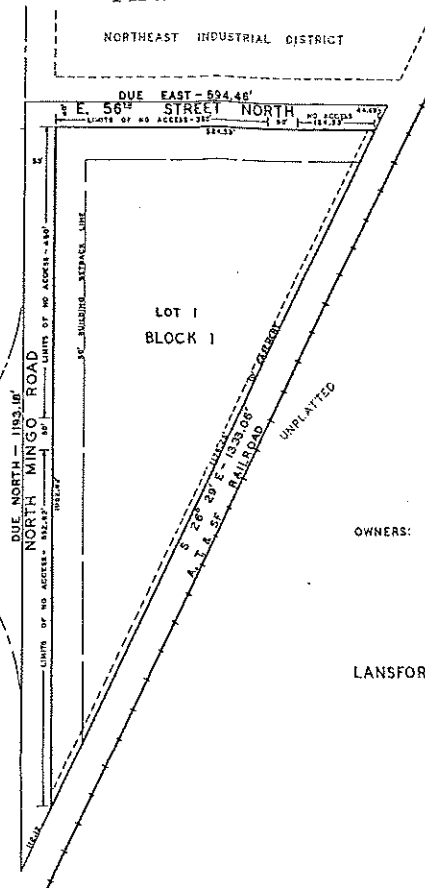
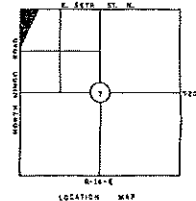
NORTHEAST INDUSTRIAL DISTRICT



Map 18 3 24 AM '62  
City of Tulsa  
Planning Commission



MARCH 14, 1962



OWNERS: L. B. BARHAM &  
J. G. HERBSTER  
TULSA, OKLAHOMA

LANSFORD ENGINEERING CO.  
TULSA, OKLAHOMA

**CERTIFICATE OF APPROVAL**  
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on MAY 8 1962 before L. B. Barham & J. G. Herbster its members.  
This approval is void if this plat is not filed in the office of the County Clerk on or before MAY 8 1962.  
CERTIFIED  
City Eng. [Signature]  
County Eng. [Signature]

**CERTIFICATE**  
Pursuant to S.B. 115, O.S. 1901, I hereby certify that no all real estate involved in this plat, all taxes have been paid as reflected by the current tax roll and security has been provided for the same as per certified to me.  
Witness my hand and official seal, this 16th day of April, 1962.  
County Treasurer of Tulsa County, Oklahoma  
[Signature]

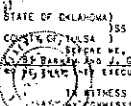
### CERTIFICATE OF DEDICATION FOR NORTH MINGO ADDITION

KNOW ALL MEN BY THESE PRESENTS:

THAT L. B. BARHAM AND J. G. HERBSTER ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:  
ALL THAT PORTION OF LOT 1, SECTION 7, T-20-N, R-14-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, LYING NORTH AND WEST OF THE ATCHISON, TOPEKA, AND SANTA FE RAILROAD RIGHT-OF-WAY,  
AND THAT THE ABOVE OWNERS HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND STAKED INTO LOTS, BLOCKS AND STREETS AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF, AND HAVE GIVEN TO SAID ADDITION THE NAME OF "NORTH MINGO ADDITION" AN ADDITION IN TULSA COUNTY, OKLAHOMA.  
NOW, THEREFORE, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE FOR PUBLIC USE ALL STREETS AND PUBLIC PLACES SHOWN ON THE ACCOMPANYING MAP, AND DO FURTHER DEDICATE FOR PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REBUILDING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING SEWER AND SANITARY SEWERS, TELEPHONE LINES, ELECTRIC POWER LINES, AND TRANSPORTATION, GAS LINES AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SUCH FACILITIES, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, WEIERS, AND ANY OTHER APPURTENANCES THEREOF, WITH THE RIGHT OF INGRESS AND EGRESS UPON SAID EASEMENTS AND RIGHTS-OF-WAY FOR THE USES AND PURPOSES FORESAID, TOGETHER WITH SIMILAR RIGHTS IN AND TO ALL OF THE EASEMENTS SHOWN ON SAID PLAT; PROVIDED, HOWEVER, THAT THE UNDERSIGNED OWNERS HEREBY RESERVE THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR WATER AND SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND REPAIRING OVER, ACROSS, AND ALONG ALL OF THE PUBLIC STREETS SHOWN IN SAID PLAT, AND OVER, ACROSS AND ALONG ALL STRIPS OF LAND INCLUDED WITHIN THE EASEMENTS SHOWN THEREON, BOTH FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO THE AREAS INCLUDED IN SAID PLAT, AND TO ANY OTHER AREAS, AND THE UNDERSIGNED OWNERS HEREBY REINQUISH ANY AND ALL RIGHTS OF INGRESS AND EGRESS FROM ANY PROPERTY LYING ADJACENT TO NORTH MINGO ROAD AND 56TH STREET NORTH RIGHT-OF-WAY WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS". THIS PROVISION CAN BE RELEASED, CHANGED OR ALTERED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION OR ITS SUCCESSORS.

WITNESS OUR HANDS AT TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THIS 4th DAY OF April, 1962.

L. B. Barham  
L. B. BARHAM  
J. G. Herbster  
J. G. HERBSTER



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 4th DAY OF April, 1962, PERSONALLY APPEARED L. B. Barham & J. G. Herbster, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THE NAME OF THE WAKERS THEREOF TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS, THE DAY AND YEAR LAST ABOVE WRITTEN.  
My Commission Expires By Commission Expires Sept. 18, 1965

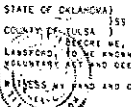
Raymond E. Bassier, Jr.  
NOTARY PUBLIC

### CERTIFICATE OF SURVEY

I, Raymond E. Lansford, a Registered Professional Engineer of the State of Oklahoma, and an experienced land surveyor, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED AND STAKED INTO LOTS, BLOCKS, AND STREETS, THE REAL ESTATE AND PREMISES DESIGNATED AS "NORTH MINGO ADDITION", AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY SHOWING THE LENGTH, BIRTH, AND DEPTH OF ALL LOTS AND BLOCKS; AND THE NAMES, WIDTH, BOUNDARIES, AND EXTENSIONS OF ALL STREETS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THIS 4th DAY OF April, 1962.

Raymond E. Lansford  
REGISTERED PROFESSIONAL ENGINEER



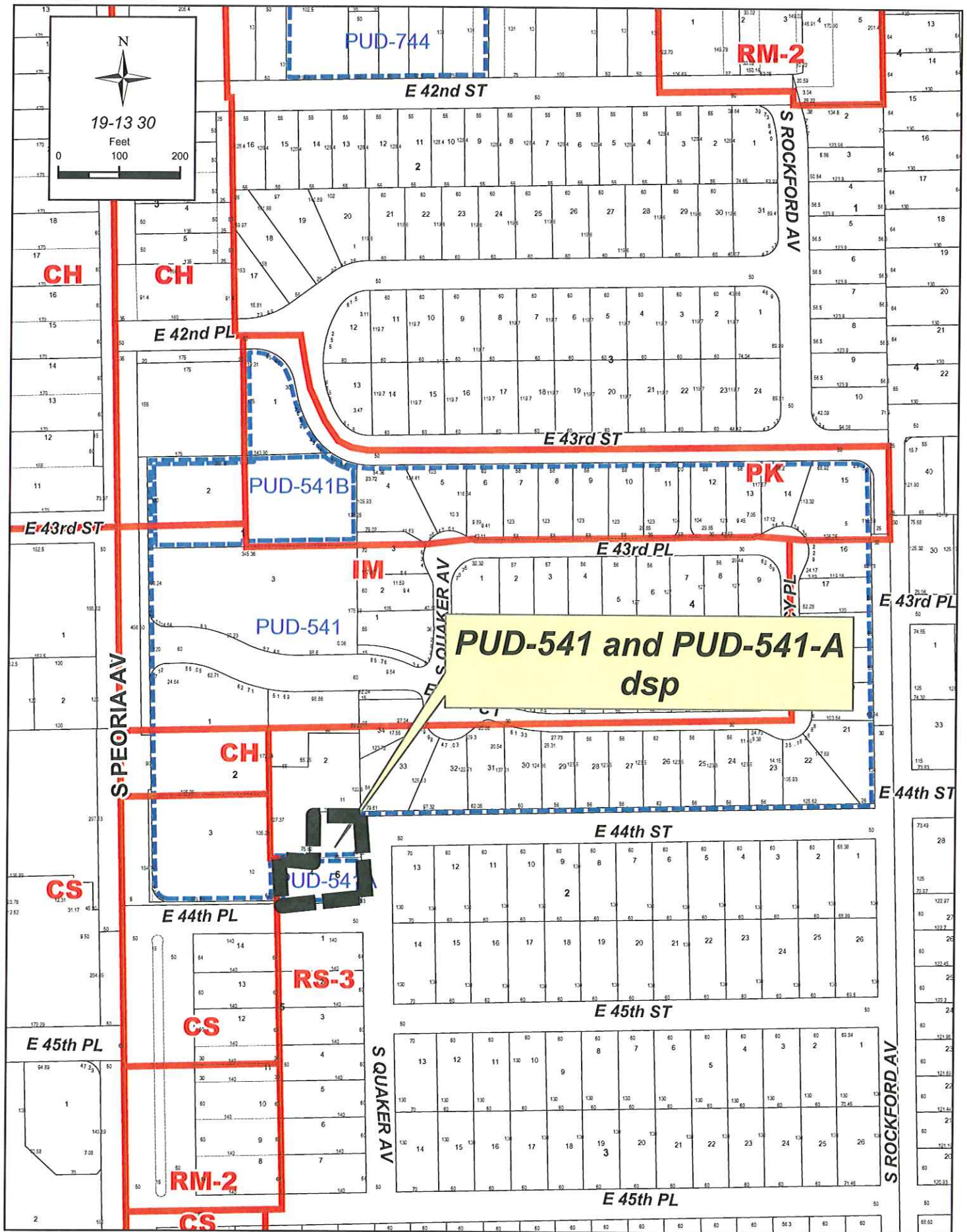
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 4th DAY OF April, 1962, PERSONALLY APPEARED Raymond E. Lansford, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF LANSFORD ENGINEERING COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL, THIS, THE DAY AND YEAR LAST ABOVE WRITTEN.  
My Commission Expires By Commission Expires Sept. 18, 1965

Raymond E. Bassier, Jr.  
NOTARY PUBLIC

PLAT NO. 2407  
PAGE 1 OF 1

8.3







April 2, 2008

## STAFF RECOMMENDATION

**PUD-541/541-A:** Detail Site Plan - Northwest corner of South 44<sup>th</sup> Place South and South Quaker Avenue; Part of Lot 2, Block 2 – 4300 Brooktowne and Lot 4, Block 6 – Wilder Addition; TRS 1913; CZM 47; Atlas 315; PD 6 CD 9; RS-3/PUD.

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The applicant is requesting approval of a detail site plan for construction of a 4,855 square foot office building. The proposed use, Use Unit 11 – Office, Studios and Support Services is in conformance with Development Standards of PUD-541 and PUD-541-A.

Major amendment PUD-541-A was approved making Lot 4, Block 6 – Wilder Addition a part of PUD-541 for parking and setback purposes. PUD-541-A covers the limits of Lot 4, Block 6 – Wilder Addition only.

Associated with this request is Lot Combination application #LC-75, also on the April 2, 2008 TMAPC agenda (see Exhibit A). This lot combination will effectively make PUD-541, and PUD 541-A one PUD. Also, a plat waiver was granted for PUD-541-A by the TMAPC on 3/5/08. The TMAPC approved revisions to the covenants and restrictions of the Wilder Addition plat, adding the development standards for PUD 541-A (Lot 4, Block 6 only) to the Wilder Addition plat Deed of Dedication and Restrictive Covenants on 3/5/08 as well.

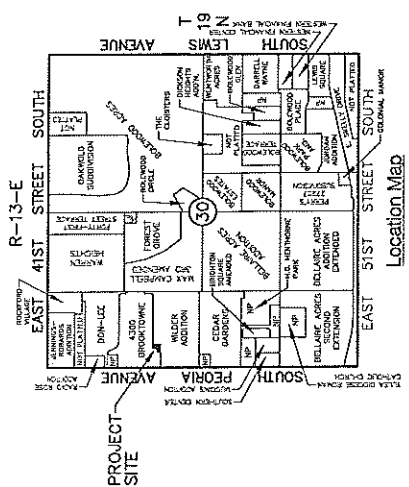
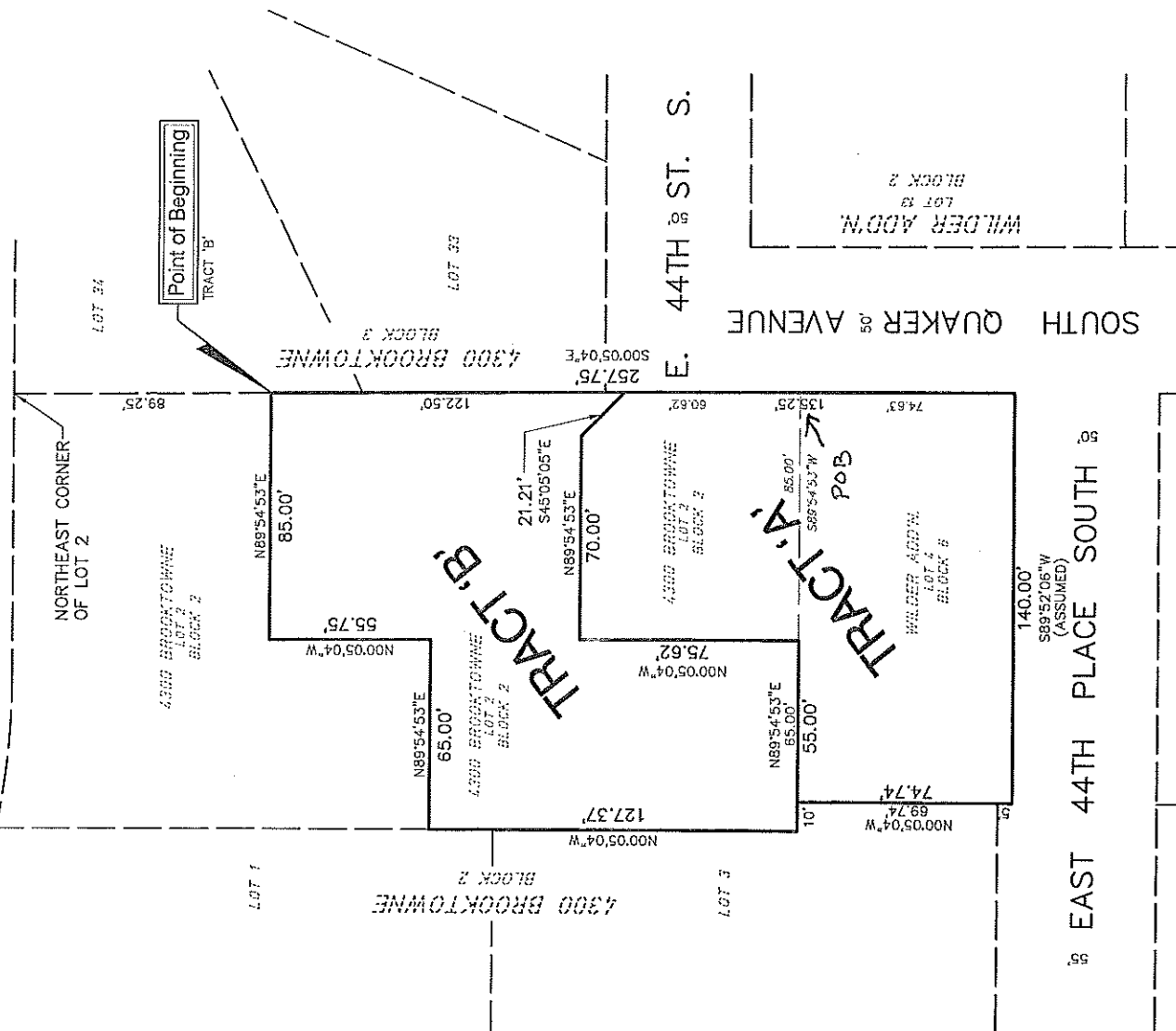
The applicant's proposal meets all building floor area, setback, building height, landscaping and parking requirements. The applicant has agreed to revise the submitted south elevation plan to reflect no second story windows greater than 12" in height, with obscure glass and fixed lower sashes per the approval of PUD-541. The applicant is also aware that this recommendation is conditional upon the TMAPC approval of lot combination application LC-75.

Therefore, staff recommends **APPROVAL** of the detail site plan for Part of Lot 2, Block 2 – 4300 Brooktowne and Lot 4, Block 6 – Wilder Addition, PUD 541 and PUD 541-A subject to approval of lot combination application LC-75 and receipt of the following minor revision to the submitted site plan:

- On south building elevation revise to show 2<sup>nd</sup> floor windows no greater than 12" in height with obscure glass and a fixed lower sash.

*(Note: Detail site plan approval does not constitute detail sign plan approval.)*



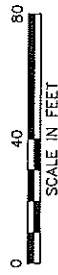


**Owner**

NORIA CORPORATION  
ATTN: JIM FITCH  
1328 EAST 43RD COURT  
TULSA, OKLAHOMA 74105  
PHONE: (918) 749-1400

**Lot Combo. AR. # LC.75 (4/2/00)**

LOT COMBINATION EXHIBIT  
FOR PART OF  
LOT 2 IN BLOCK 2 OF '4300 BROOKTOWNE'  
AND ALL OF  
LOT 4 IN BLOCK 6 OF 'WILDER ADDITION'  
SECTION 7, T-18N, R-13-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SCALE IN FEET

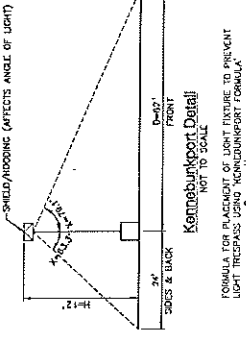
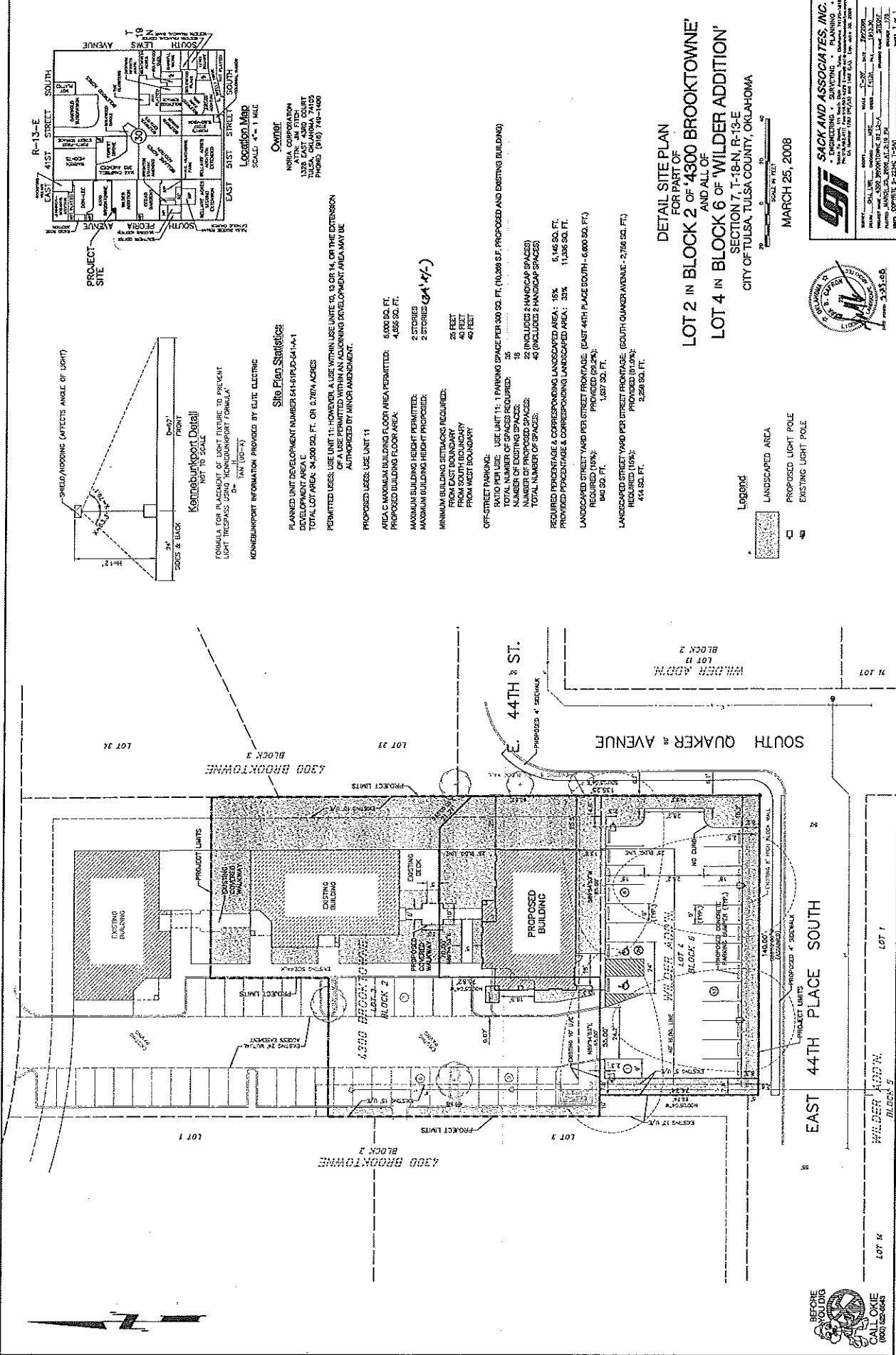
OCTOBER 31, 2007

**SACK AND ASSOCIATES, INC.**  
1328 EAST 43RD COURT  
TULSA, OKLAHOMA 74105  
PHONE: (918) 749-1400  
FAX: (918) 749-1401  
E-MAIL: SACK@SACKANDASSOC.COM  
PROJECT: 4300 BROOKTOWNE & WILDER ADDITION  
DRAWING: 5-117X, T-2402  
OWNED BY: NORIA CORPORATION  
DATE: 10/31/07

**EXHIBIT A**

9.4

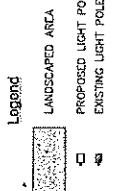




**Site Plan Statistics**  
 PLANNED UNIT DEVELOPMENT NUMBER 64-HUD-64-1  
 TOTAL LOT AREA: 4,500 SQ. FT. OR 0.704 ACRES  
 PERMITTED USES: USE UNIT 11; HOWEVER, A USE WITHIN USE UNIT 10, 13 OR 14, OR THE EXTENSION OF A USE PERMITTED WITHIN AN ADJOINING DEVELOPMENT AREA MAY BE AUTHORIZED BY MINOR AMENDMENT.

**PROPOSED USES: USE UNIT 11**  
 AREA C MAXIMUM BUILDING FLOOR AREA PERMITTED: 5,000 SQ. FT.  
 PROPOSED BUILDING FLOOR AREA: 4,052 SQ. FT.  
 MAXIMUM BUILDING HEIGHT PERMITTED: 2 STORIES  
 MAXIMUM BUILDING HEIGHT PROPOSED: 2 STORIES (34'-0")  
 MINIMUM BUILDING SETBACKS REQUIRED:  
 FROM EAST BOUNDARY: 20 FEET  
 FROM WEST BOUNDARY: 40 FEET

**OFF-STREET PARKING:**  
 REQUIRED PER USE UNIT 11: 1 PARKING SPACE PER 300 SQ. FT. (10,500 S.F. PROPOSED AND EXISTING BUILDING)  
 NUMBER OF EXISTING SPACES: 15  
 NUMBER OF PROPOSED SPACES: 22 (INCLUDES 2 HANDICAP SPACES)  
 TOTAL NUMBER OF SPACES: 40 (INCLUDES 2 HANDICAP SPACES)  
 REQUIRED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 15% 5,146 SQ. FT.  
 PROVIDED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 15% 11,238 SQ. FT.  
 LANDSCAPED STREET YARD PER STREET FRONTAGE (EAST 44TH PLACE SOUTH - 6,800 SQ. FT.)  
 REQUIRED (15%): 1,020 SQ. FT.  
 PROVIDED (15%): 1,020 SQ. FT.  
 LANDSCAPED STREET YARD PER STREET FRONTAGE (SOUTH QUAKER AVENUE - 2,756 SQ. FT.)  
 REQUIRED (15%): 413 SQ. FT.  
 PROVIDED (15%): 413 SQ. FT.



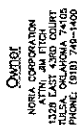
**DETAIL SITE PLAN**  
 FOR PART OF  
**LOT 2 IN BLOCK 2 OF 4300 BROOKTOWNE**  
 AND ALL OF  
**LOT 4 IN BLOCK 6 OF WILDER ADDITION**  
 SECTION 7, T-18-N, R-13-E  
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

MARCH 25, 2008

**SACK AND ASSOCIATES, INC.**  
 ENGINEERING • SURVEYING • PLANNING  
 1000 N. WILDER AVENUE, SUITE 100  
 TULSA, OKLAHOMA 74103  
 PHONE (918) 744-1000  
 FAX (918) 744-1001  
 WWW.SACKANDASSOCIATES.COM



9.5



## Landscapes Summary

PLANNED UNIT DEVELOPMENT NUMBER 641-6PUD-641-A-1

TOTAL LOT AREA  
TOTAL LOT AREA SQUARE FOOTAGE:  
REQUIRED LANDSCAPED AREA:  
PROVIDED LANDSCAPE AREA:

STREET YARD TREES  
EAST 44TH PLACE SOUTH:  
REQUIRED LANDSCAPE AREA:  
LANDSCAPE AREA PROVIDED:  
REQUIRED: 1 TREE PER 1,600 S.F. (4 TREES)

STREET YARD TREES

SOUTH QUAKER AVENUE:	2,750 S.F.	(10%)
REQUIRED LANDSCAPE AREA:	414 S.F.	(10%)
LANDSCAPE AREA PROVIDED:	2,258 S.F.	(81.0%)

**PARKING AREA TREES**  
 NUMBER OF PROPOSED PARKING SPACES OUTSIDE STREET YARD: 20  
 REQUIRED: 1 TREE PER 12 PARKING SPACES (3 TREES)  
 PROVIDED: 3 TREE (1 IS EXISTING)

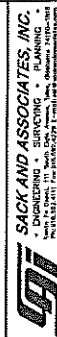
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### Certification of Installation

[illegible]

andscape Certificate

BACK AND ASSOCIATES, INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED LANDSCAPE ARCHITECT, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE LANDSCAPING DESIGN HEREON ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA.



SECURITY..... SERIALS..... 1-20..... DATE..... 10/2/07  
 SERVICE..... GRN..... OFFENSE..... 405C..... PER..... 1013.35  
 PROPERTY NAME..... 4300 0500610NWC 02 1-2.....  
 PLANTIFFS..... 051000R 20, 2007, AT 3:49 PM.....  
 DEFENSE.....  
 COURT..... COMPOSITE 9-2234C SEAL-MWC T-CAN.....  
 JUDGE.....  
 CLERK.....  
 DATE..... 1-2

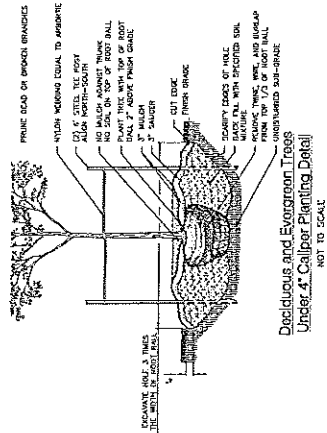
9.4

# General Notes

1. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE PERIOD OF ONE YEAR AFTER INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANTS THAT DO NOT SURVIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANTS THAT DO NOT SURVIVE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL MATERIALS, INCLUDING BUT NOT LIMITED TO, SOIL, FERTILIZER, AND WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL MATERIALS, INCLUDING BUT NOT LIMITED TO, SOIL, FERTILIZER, AND WATER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL MATERIALS, INCLUDING BUT NOT LIMITED TO, SOIL, FERTILIZER, AND WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL MATERIALS, INCLUDING BUT NOT LIMITED TO, SOIL, FERTILIZER, AND WATER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL MATERIALS, INCLUDING BUT NOT LIMITED TO, SOIL, FERTILIZER, AND WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL MATERIALS, INCLUDING BUT NOT LIMITED TO, SOIL, FERTILIZER, AND WATER.

# Planting Notes

1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK AND 200.1 - CURRENT EDITION.
2. PLANTING SHALL BE LOCATED WHERE IT IS SHOWN ON THE PLAN EXCEPT WHERE NOTED OTHERWISE. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER OF ANY CHANGES TO THE PLANTING LOCATION.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
  - a. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
  - b. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
  - c. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
  - a. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
  - b. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
  - c. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
5. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
6. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
7. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
8. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
9. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
10. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
11. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
12. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
13. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
14. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.
15. ALL PLANTS SHALL BE PLANTED IN THE CORRECT DIRECTION AND ORIENTATION.



Deciduous and Evergreen Trees  
Under 4 Caliber Planting Detail  
NOT TO SCALE

# Irrigation Notes

1. WATER SHALL BE PROVIDED IN ALL PLANTING BEDS AND 500' AREAS BY AN ELECTRONIC UNDERGROUND IRRIGATION SYSTEM.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TO MAINTAIN SOIL MOISTURE AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TO MAINTAIN SOIL MOISTURE AT ALL TIMES.
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7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TO MAINTAIN SOIL MOISTURE AT ALL TIMES.



**SACK AND ASSOCIATES, INC.**  
 ENGINEERING, ARCHITECTURE, INTERIOR DESIGN  
 11000 S. GARDEN AVENUE, SUITE 100  
 GARDEN GROVE, CA 92646  
 TEL: (714) 261-1111 FAX: (714) 261-1112  
 WWW.SACKANDASSOCIATES.COM



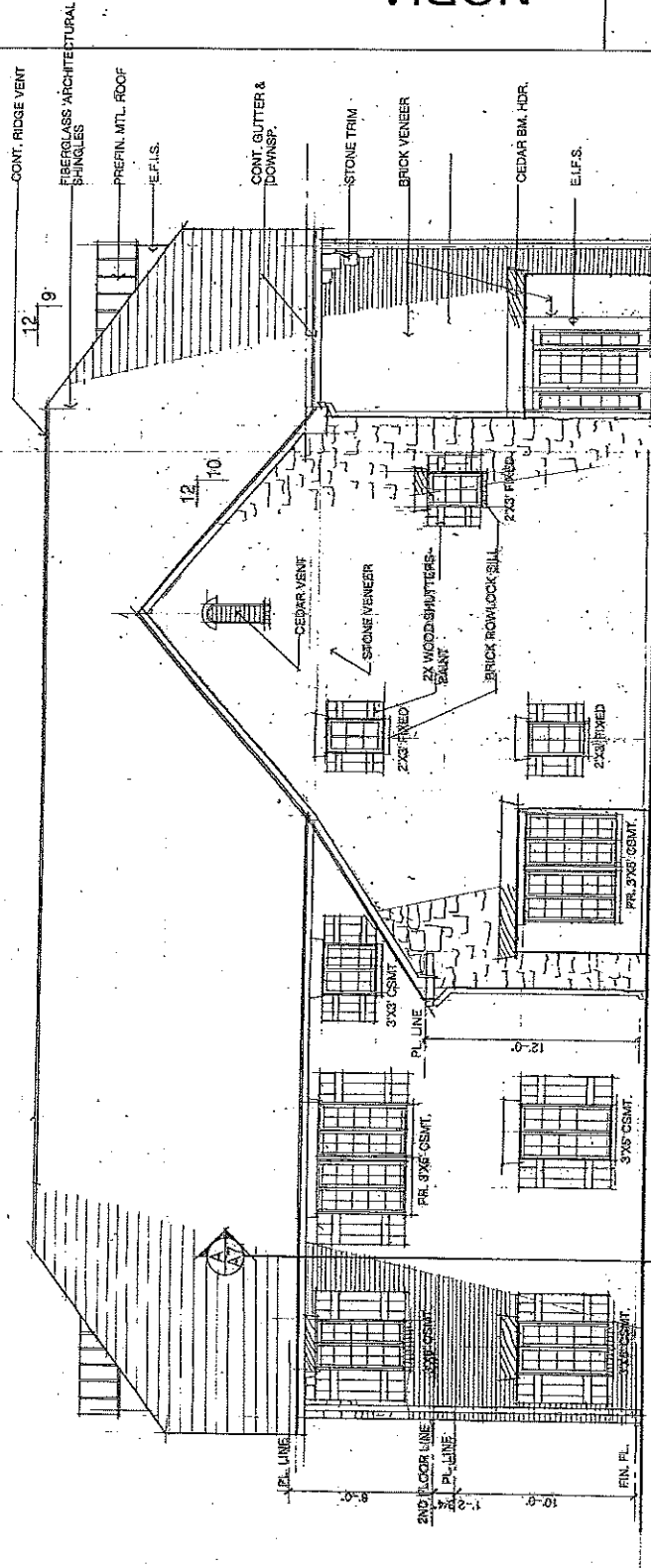
1-207-269-4975

MICHAEL F. DWYER  
ARCHITECT

NORIA

8/4/2007

A3



A NORTH ELEVATION  
SCALE: 1/4"=1'-0"

8.8



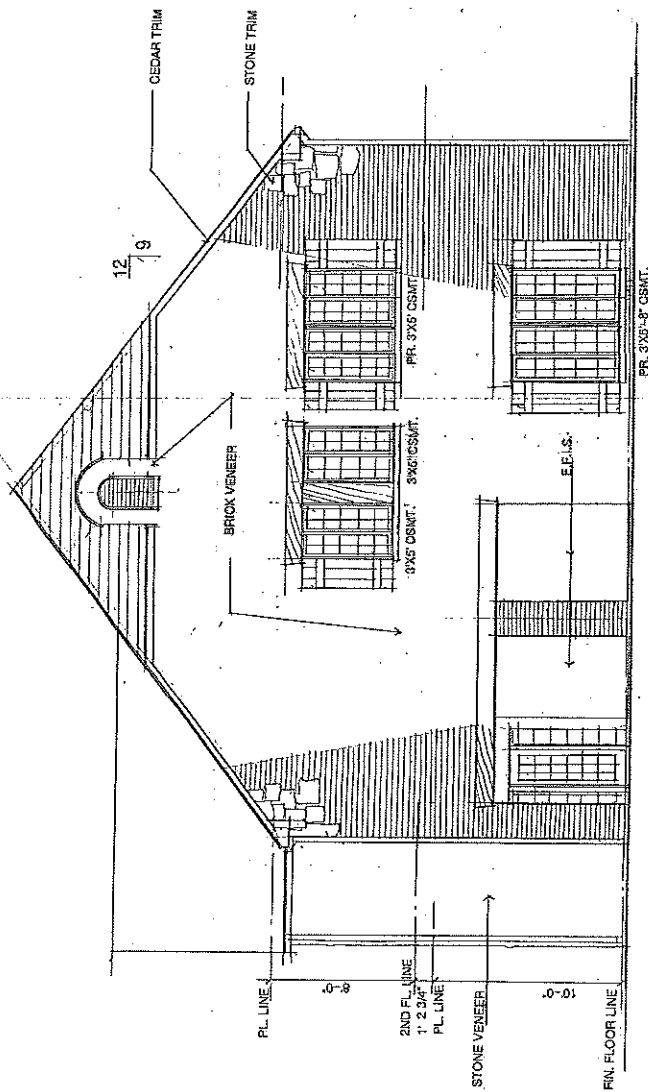
MICHAEL F. DWYER  
ARCHITECT  
1-207-256-4975

TULSA, OKLAHOMA

NORIA

8/14/2007

A4



A WEST ELEVATION  
SCALE 1/4" = 1'-0"

9.9



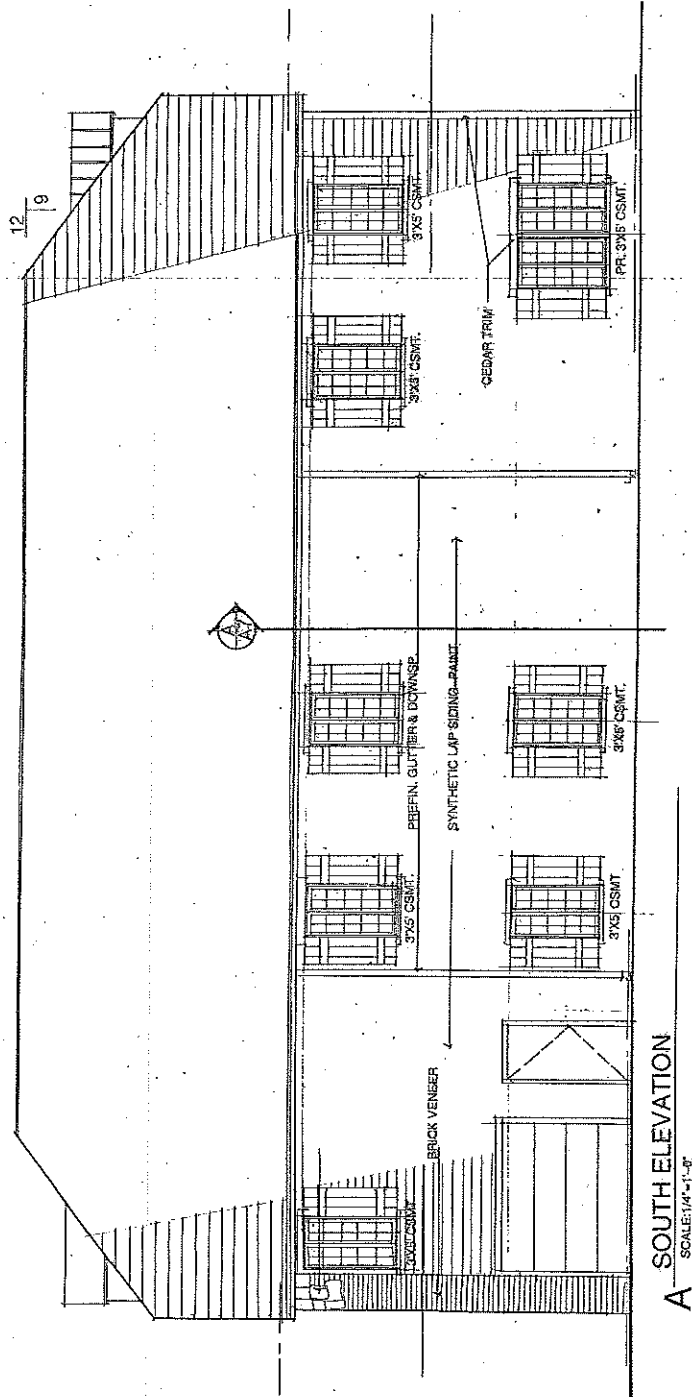
MICHAEL F. DWYER  
ARCHITECT  
1-207-266-4375

TULSA, OKLAHOMA

NORIA

9/4/2007

A5



A SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

9.10





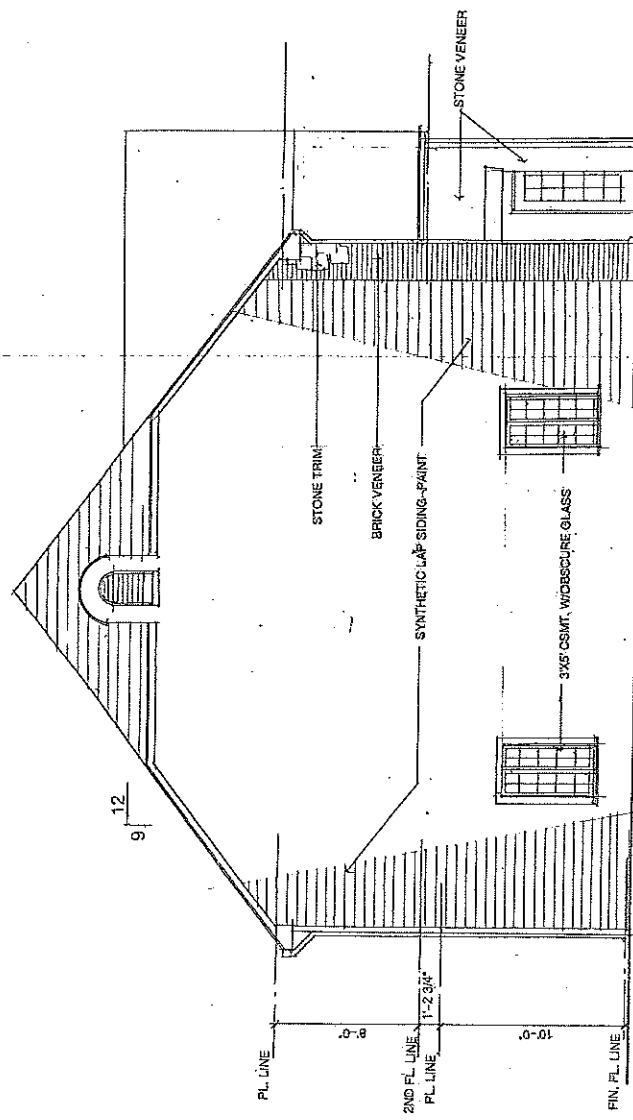
MICHAEL F. DWYER  
ARCHITECT  
1-207-266-4975

TULSA, OKLAHOMA

NORIA

9/4/2007

A6



A EAST ELEVATION  
SCALE 1/4\"/>

11.11



1-807-266-4976

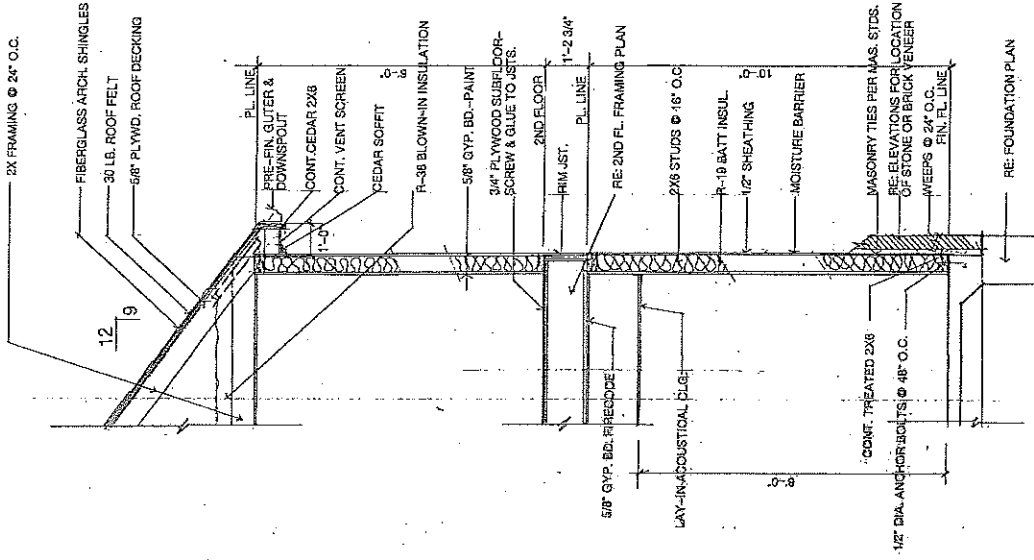
MICHAEL F. OWYER  
ARCHITECT

TULSA, OKLAHOMA

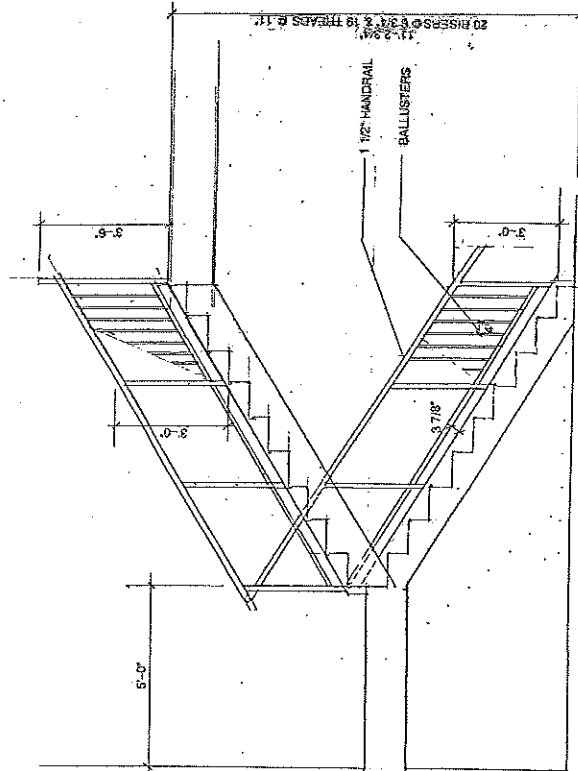
NORIA

8/4/2007

A7



A WALL SECTION  
SCALE: 1/2\"/>



B STAIR SECTION  
SCALE: 1/2\"/>

9.12



## FEATURES & SPECIFICATIONS

### INTENDED USE

Ideal for parking areas, street lighting, walkways and car lots.

### CONSTRUCTION

Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece tubular silicone.

### FINISH

Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

### OPTICAL SYSTEM

Anodized, aluminum hydroformed reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and R5S (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR4SC (forward throw, sharp cutoff). Segmented reflectors attach with tool-less fasteners and are rotatable and interchangeable.

### ELECTRICAL SYSTEM

Ballast: High reactance, high power factor for 70-150W. Constant wattage autotransformer for 175-400W. Metal halide 150W and below are standard with pulse-start ignitor technology; super CWA pulse-start ballast required for 200W, 320W and 350W (SCWA option). Ballast is copper-wound and 100% factory-tested.

Socket: Porcelain, horizontally oriented medium base socket for 70-150W and mogul base socket for 175W and above, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

### LISTING

UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

Specifications subject to change without notice.

Catalog Number

Notes

Type

**CONTOUR**  
SERIES

Soft Square Cutoff Lighting

**KAD**

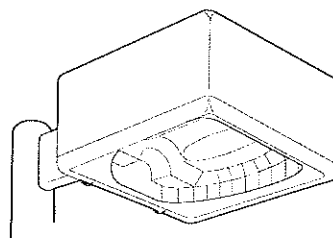
METAL HALIDE

70W-400W

HIGH PRESSURE SODIUM

70W-400W

20' to 35' Mounting



### Specifications

EPA: 1.2 ft<sup>2</sup>

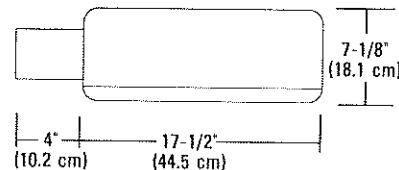
\*Weight: 35.9 lbs (16.28 kg)

Length: 17-1/2" (44.5 cm)

Width: 17-1/2" (44.5 cm)

Depth: 7-1/8" (18.1 cm)

\*Weight as configured in example below.



## ORDERING INFORMATION

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

Example: KAD 400M R3 TB SPD04 LPI

KAD		Voltage		Mounting		Ballast		Options		Lamp <sup>19</sup>	
Series	Wattage			Type	Length <sup>11</sup>						
KAD	Metal halide	120		SPD	Square pole	04 4" arm	(blank) Magnetic ballast	Shipped installed in fixture		LPI	Lamp included
	High pressure sodium <sup>1</sup>	208 <sup>7</sup>						SF	Single fuse 120, 277, 347V <sup>14</sup>	L/LP	Less lamp
	70M <sup>1,2,3</sup>	240 <sup>7</sup>		RPD	Round pole	06 6" arm	CW1 Constant wattage isolated	DF	Double fuse 208, 240, 480 <sup>14</sup>		
	100M <sup>1</sup>	277				09 9" arm		PD	Power tray <sup>15</sup>		
	150M <sup>3</sup>	347		WBD	Wall bracket	12 12" arm		PER	NEMA twist-lock receptacle only (no photocontrol)		
	175M <sup>1</sup>	480 <sup>7</sup>						QRS	Quartz restrike system <sup>16</sup>		
	200M <sup>4</sup>	TB <sup>8</sup>		WWD	Wood pole or wall			QRSTD	QRS time delay <sup>10,16</sup>		
	250M	TBV <sup>9</sup>						WTB	Terminal wiring block <sup>15</sup>		
	320M <sup>4</sup>	23050HZ <sup>10</sup>		DAD12P	Degree arm (pole) <sup>12</sup>		SCWA Super CWA pulse start ballast	HS	House-side shield		
	350M <sup>4</sup>							CSA	CSA Certified		
	400M <sup>5</sup>			DAD12WB	Degree arm (wall) <sup>12</sup>			Shipped separately <sup>17</sup>			
Distribution				WBA	Decorative wall bracket <sup>12,13</sup>			PE1	NEMA twist-lock PE (120, 208, 240V)		
Hydroformed reflectors				KMA	Mast arm external fitter			PE3	NEMA twist-lock PE (347V)		
R2 IES type II asymmetric <sup>6</sup>				KTMB	Twin mounting bar			PE4	NEMA twist-lock PE (480V)		
R3 IES type III asymmetric <sup>6</sup>								PE7	NEMA twist-lock PE (277V)		
R4 IES type IV forward throw <sup>5</sup>								SC	Shortening cap for PER option		
R5S IES type V square								VG	Vandal guard		
Segmented reflectors								WG	Wire guard		
SR2 IES type II asymmetric <sup>6</sup>											
SR3 IES type III asymmetric <sup>6</sup>											
SR4SC IES type IV forward throw											
NOTES:											
1 Not available with SCWA.											
2 Not available with 480V.											
3 Not available with TBV.											
4 Must be ordered with SCWA.											
5 Reduced jacket ED28 required for SR2, SR3 and SR4SC optics.											
6 House-side shield available.											
7 Must specify CWI for use in Canada.											
8 Optional multi-tap ballast (120, 208, 240, 277V; in Canada: 120, 277, 347V).											
9 Optional five-tap ballast (120, 208, 240, 277, 480V).											
10 Consult factory for available wattages.											
11 9" arm is required when two or more luminaires are oriented on a 90° drilling pattern.											
12 Ships separately.											
13 Available with SPD04 and SPD09.											
14 Must specify voltage. N/A with TB.											
15 Only available with SR2, SR3, & SR4SC optics.											
16 Max allowable wattage lamp included.											
17 May be ordered as an accessory.											
18 See www.lithonia.com/archolors for additional color options.											
19 Must be specified.											
20 Must use RPD09											

### Accessories

Order as separate catalog number.

#### Tenon Mounting Slipfitter

Number of fixtures

Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	T20-190	T20-280	T20-290 <sup>20</sup>	T20-320 <sup>20</sup>	T20-390 <sup>20</sup>	T20-490 <sup>20</sup>
2-7/8"	T25-190	T25-280	T25-290 <sup>20</sup>	T25-320	T25-390 <sup>20</sup>	T25-490 <sup>20</sup>
4"	T35-190	T35-280	T35-290 <sup>20</sup>	T35-320	T35-390 <sup>20</sup>	T35-490 <sup>20</sup>

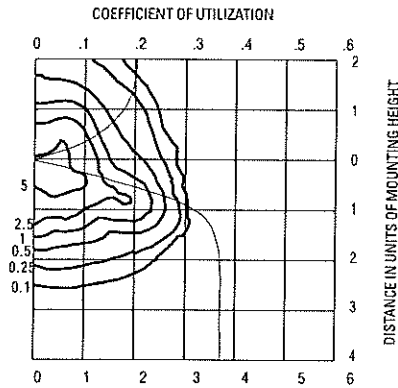
KADVG Vandal guard

KADWG Wire guard

# KAD 400M Arm-mounted Soft Square Cutoff

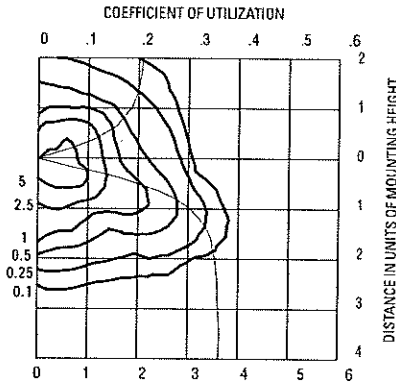
Coefficient of Utilization \_\_\_\_\_  
Initial Footcandles \_\_\_\_\_

**KAD R2** Test no. 1193083101



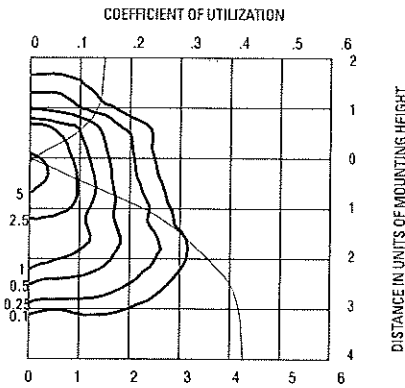
400W Metal Halide lamp, 32,000 rated lumens,  
Footcandle values based on 30' mounting height,  
Distribution Type II, cutoff.

**KAD R3** Test no. 1192040902



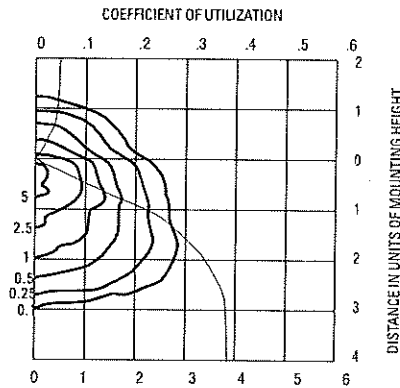
400W Metal Halide lamp, 32,000 rated lumens,  
Footcandle values based on 30' mounting height,  
Distribution Type III, cutoff.

**KAD R4** Test no. 1191110101



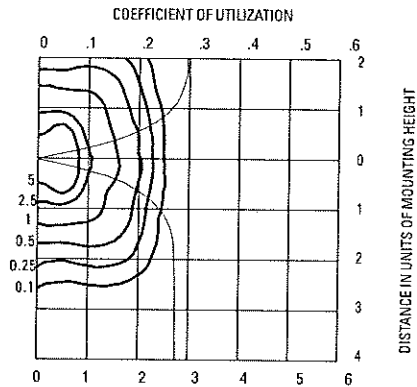
400W Metal Halide lamp, 32,000 rated lumens,  
Footcandle values based on 30' mounting height,  
Distribution Type IV, cutoff.

**KAD R4HS** Test no. 1192061101



400W Metal Halide lamp, 32,000 rated lumens,  
Footcandle values based on 30' mounting height,  
Distribution Type IV, cutoff.

**KAD R5S** Test no. 1193111901



400W Metal Halide lamp, 32,000 rated lumens,  
Footcandle values based on 30' mounting height,  
Distribution Type V, cutoff.

## Electrical Characteristics

Wattage/ballast	Primary voltage	Line current (Amps) Start/Operating	Primary dropout voltage	Input watts	Power factor (%)	Regulation Line V = Lamp lumens
400CWA	120	2.50/4.00	55			
Peak-lead	208	1.45/2.30	95			
Autotransformer	240	1.25/2.00	110	455	90+	±10% = ±10%
	277	1.10/1.75	125			
	480	.73/1.00	225			

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

## NOTES:

1 Photometric data for other distributions can be accessed from [www.lithonia.com](http://www.lithonia.com).

## Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft. = 1.44

35 ft. = 0.73

40 ft. = .56

$$\left( \frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$



Consistent with LEED® goals  
& Green Globes® criteria  
for light pollution reduction



9.14

**Z-6023-SP-1a**

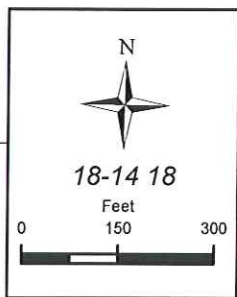
AG

RS-3

AG

CO

S. MINGO RD



PUD-559

PUD-559A

10.1



N

**Z-6023-SP-1a**

18-14 18

Feet

0 150 300





April 2, 2008

### STAFF RECOMMENDATION

**Z-6023-SP-1a:** Corridor Plan Minor Amendment – Lot 18, Block 6 – South Towne Square; 8520 South 99<sup>th</sup> East Avenue; TRS 1814; CZM 112; Atlas 1568; PD 18C CD 8; CO.

The applicant is requesting a minor amendment to Z-6023-SP-1a to reduce the required rear yard setback on Lot 18, Block 6 – South Towne Square only, from 20' to 15' 3" for the purpose of allowing approximately 16+/- square feet of an existing structure to encroach 4' 9" into the required rear yard (see Exhibit A).

The existing structure meets all other applicable PUD bulk and area requirements and development standards. Section II, C-4 of the Deed of Dedication and Restrictive Covenants of South Towne Square which serve as the development standards for the PUD states that, "customary accessory structures may be located in the rear yard, but no building shall be erected nearer than 10 feet to the rear lot line nor encroach upon any utility easement". Staff interprets this as allowing the possibility relaxing rear yard setback requirements.

Since the applicant is seeking the relief for such a small portion of the structure (approximately 16 SF) the request is seen as negligible versus seeking relief for the entire rear of the building. Any future development of this lot or Lot 19 to the east which is under common ownership will observe the required 20' rear setback requirement.

Therefore, staff recommends **APPROVAL** of corridor plan minor amendment Z-6023-SP-1a, for Lot 18, Block 6 – South Towne Square, allowing only the portion of the building depicted on Exhibit A to encroach over the rear setback.



S&T Architects  
 9410 EAST 7TH STREET, SUITE W  
 TULSA, OK 74103  
 PHONE: 918.222.1235 FAX: 918.222.1236  
 CONSTRUCTION SERVICES, LLC

HUDSON RESIDENCE ADDITION  
 8520 SOUTH 99TH EAST AVENUE  
 TULSA, OKLAHOMA

PLOT PLAN  
 SHEET TITLE  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 REVISIONS: [ ]  
 DATE: [ ]

C1.01  
 VICINITY PLAN  
 SCALE: 1/8" = 1'-0"

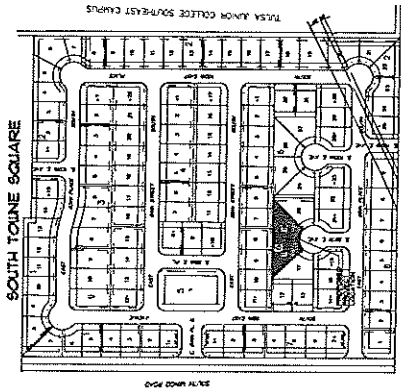
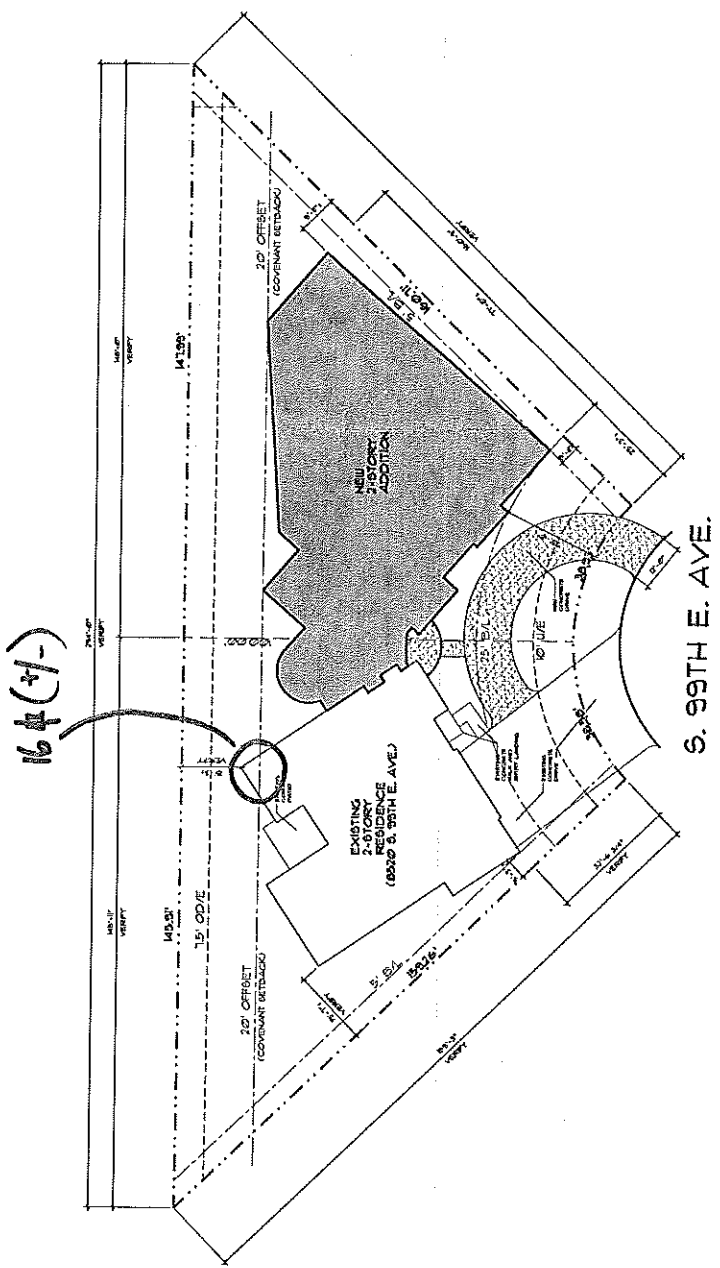
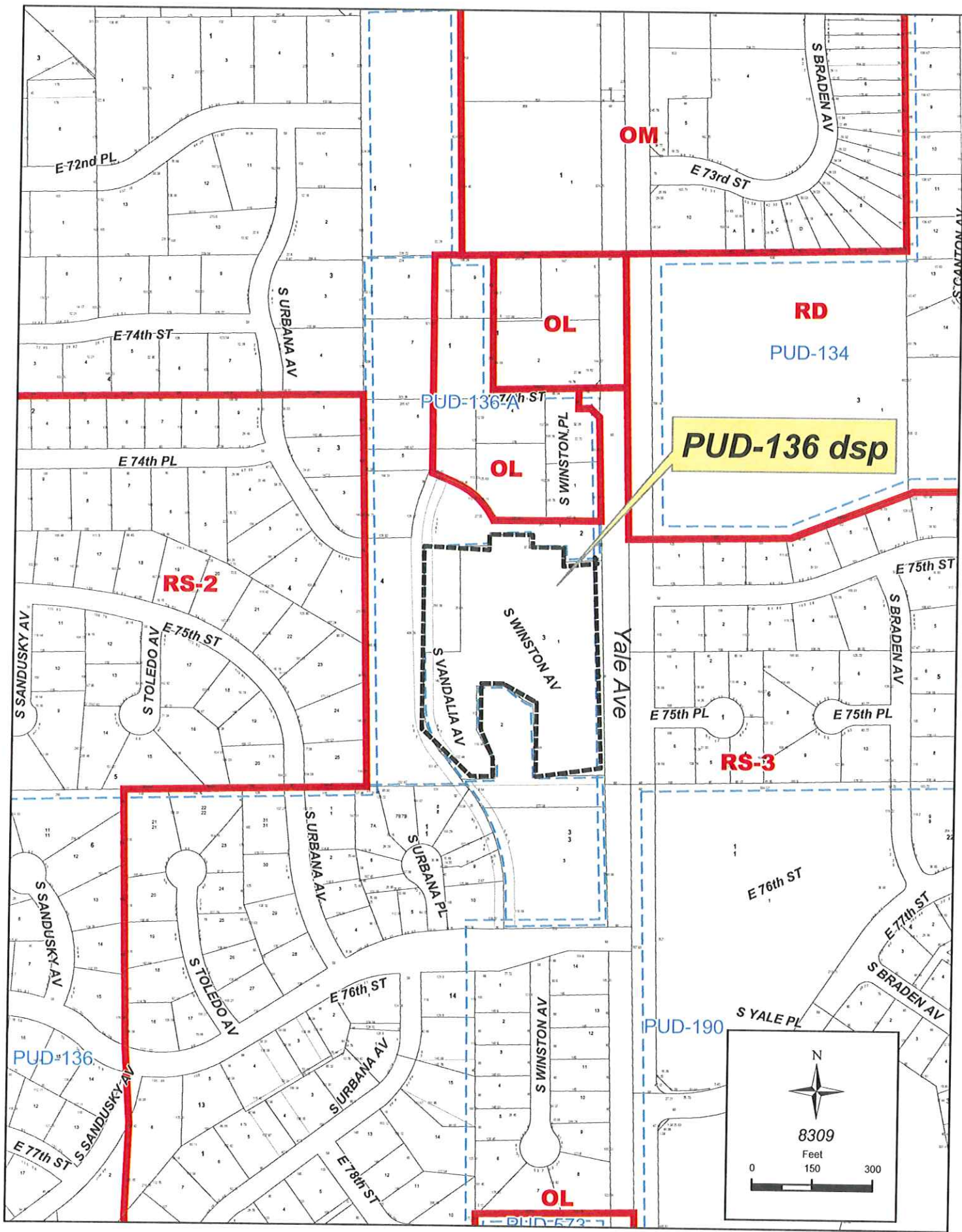


EXHIBIT A  
 SCALE: 1/8" = 1'-0"



LEGAL DESCRIPTION:  
 LOT 18, 19, BLOCK 6  
 SOUTH TOWNE SQUARE  
 8520 SO. 99 EAST AVE.  
 TULSA, OKLAHOMA

1 PLOT PLAN  
 SCALE: 1/8" = 1'-0"



11.1











April 2, 2008

### STAFF RECOMMENDATION

**PUD-136:** Detail Site Plan – Lot 1, Block 3 – Silver Oaks Addition;  
7500 South Yale Avenue; TRS 8309; CZM 52; Atlas 1273;  
PD 18 CD 8; RS-3/PUD.

---

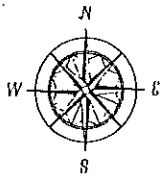
The applicant is requesting approval of a detail site plan for entry gates and a guardhouse for the 75<sup>th</sup> Street entrance to PUD-136 from Yale Avenue. The proposed use is in conformance with Development Standards of PUD-136.

The existing gated entry and guardhouse providing access to PUD-136 from Yale Avenue to 75<sup>th</sup> Street South is being removed as a result of the City of Tulsa widening of Yale Avenue along the PUD western development area boundary.

The proposed entry gate and guardhouse meets the required 80-foot setback from the centerline of Yale Avenue, as well as, any other building height, floor area and landscaping requirements.

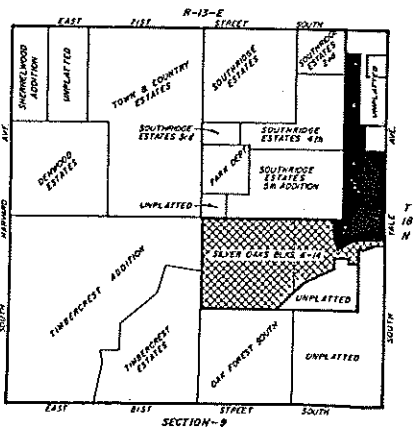
Therefore, staff recommends **APPROVAL** of the detail site plan for the gated entry and guardhouse for PUD-136 at the intersection of South Yale Avenue and 75<sup>th</sup> Street South, with the condition that City of Tulsa Fire Marshall sign off on the plan prior to transmittal to the City of Tulsa Permit Center.

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



0 50 100 200 300 400 500  
SCALE: 1" = 100'

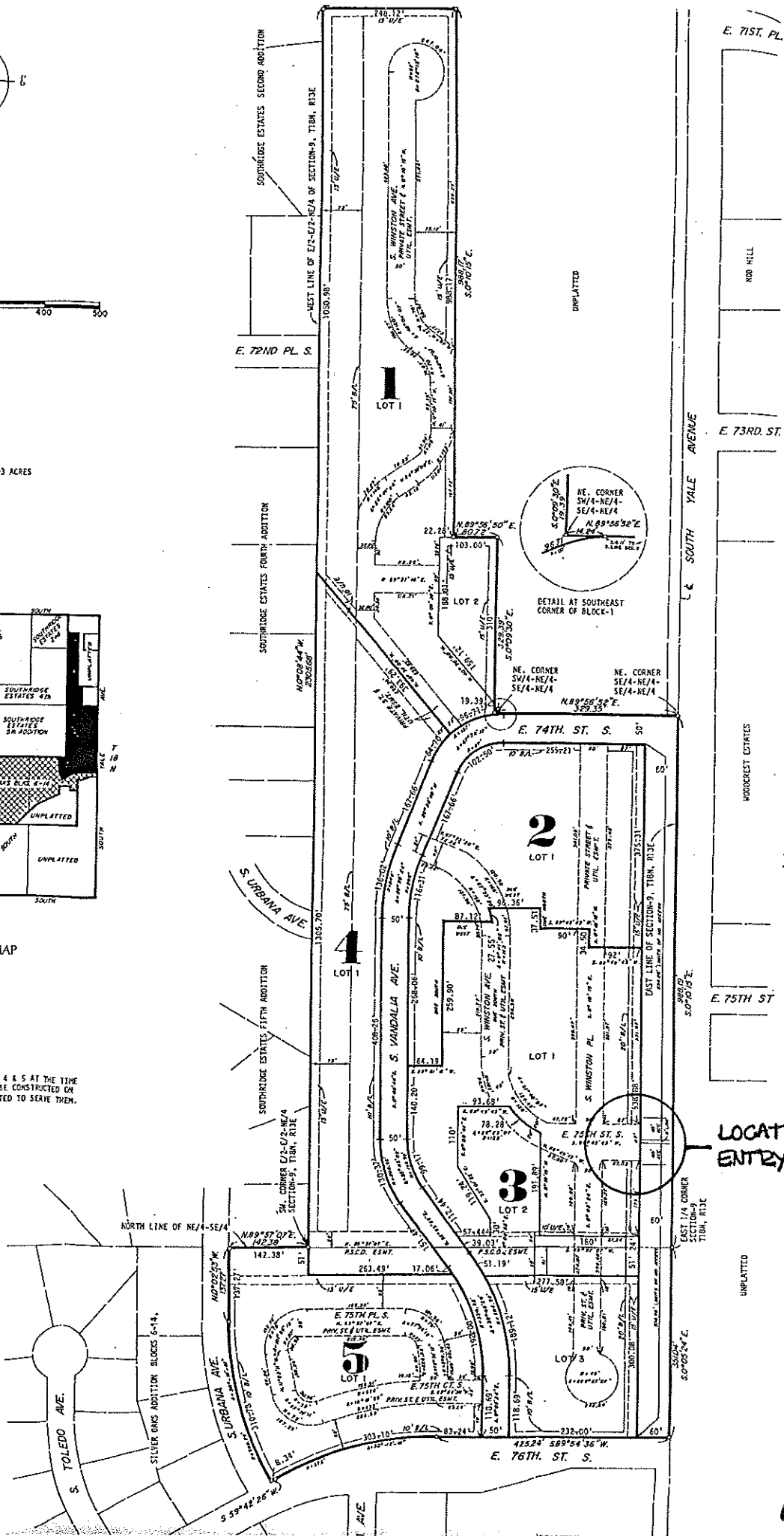
AREA OF SUBDIVISION = 29.693 ACRES



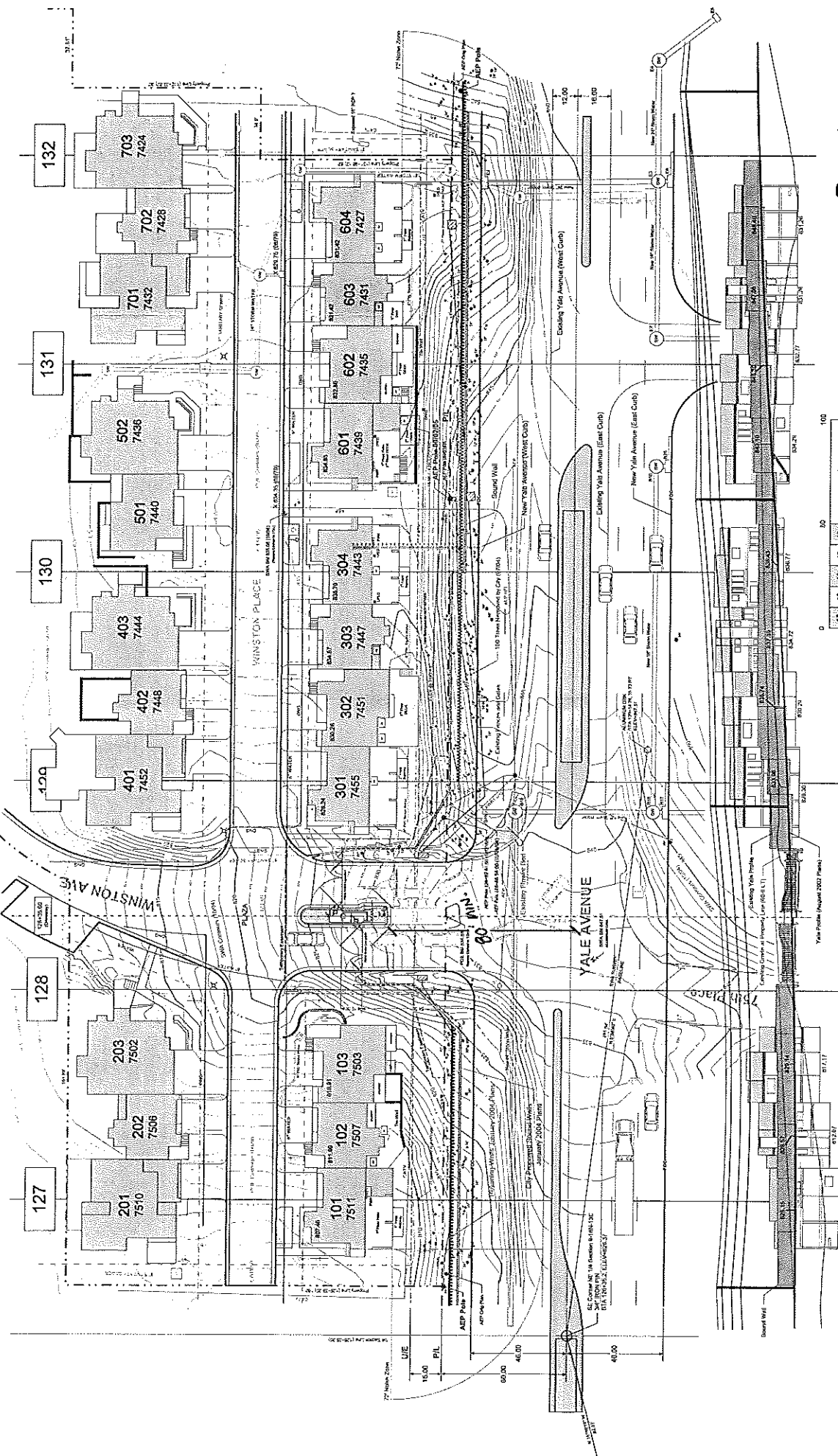
LOCATION MAP  
SCALE 1" = 1000'

THERE IS NO SANITARY SEWER SERVING BLOCKS 1, 2, 4 & 5 AT THE TIME OF RECORDING OF THIS PLAT. NO BUILDINGS SHALL BE CONSTRUCTED ON THESE BLOCKS UNTIL SANITARY SEWERS ARE CONSTRUCTED TO SERVE THEM.

NA = LIMITS OF NO ACCESS  
AC = ACCESS PERMITTED  
UL = BUILDING LINE  
VE = UTILITY EASEMENT



11.5



**Raintree**  
SILVER RIDGE TOWNHOMES  
Drawing RT130 Page 2 Revision 6.2 December 31, 2005  
Drawn by Steve Moyer, Raintree Estates I, Inc

**RAINTREE ESTATES I, INC.**  
Dba Silver Ridge Townhomes  
**PLAN AND ELEVATION**  
Yale Avenue Widening Project

NOTICE  
THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.  
INFORMATION SHOWN IS APPROXIMATE ONLY AND IS NOT TO  
BE USED FOR CONSTRUCTION OR ENGINEERING PURPOSES.

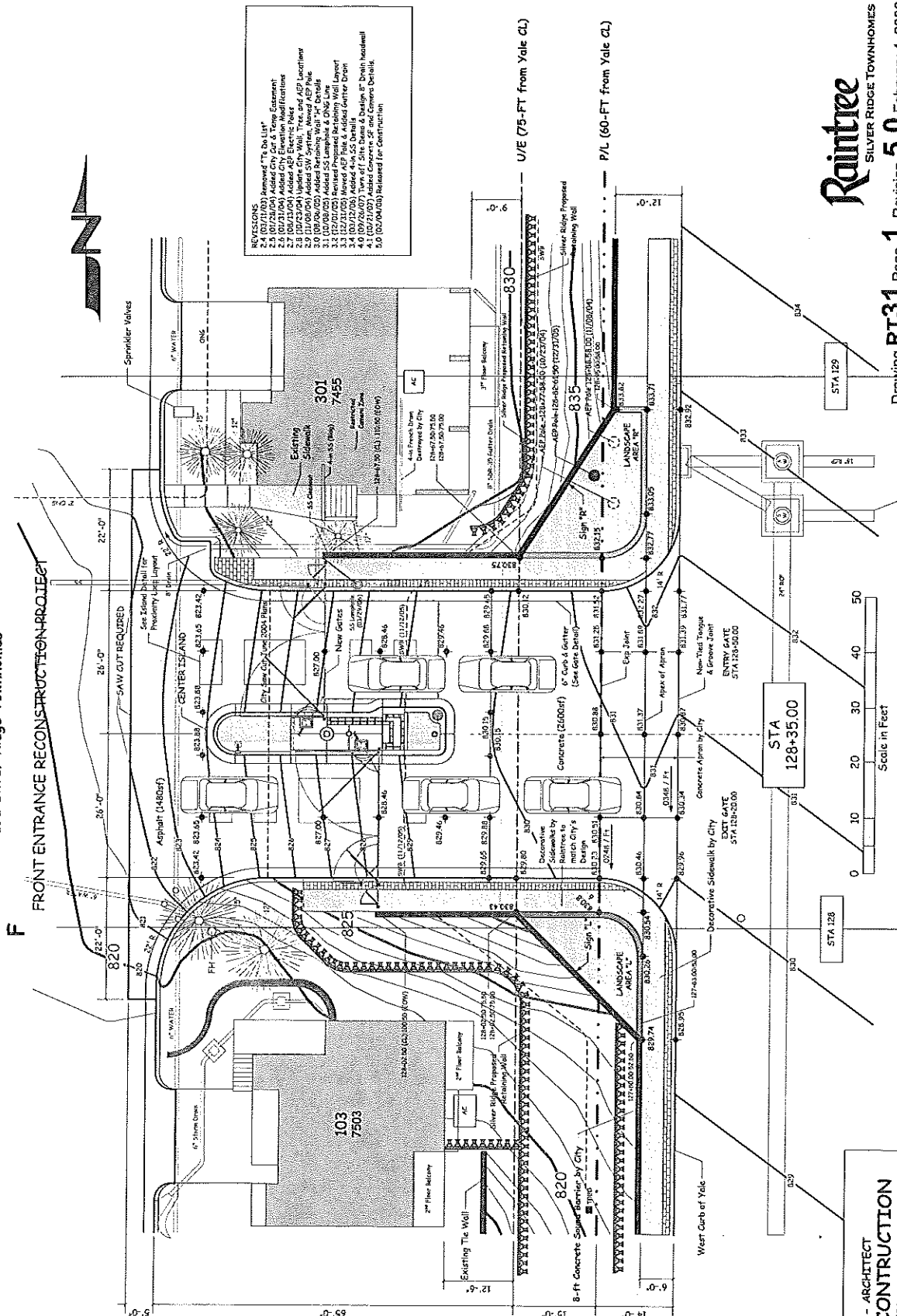
11.6

FRONT ENTRANCE RECONSTRUCTION PROJECT

Drawing **RT31** Page **1** Revision **5.0** February 4, 2008  
 Drawn by Steve Meyer, Raintree Estates I, Inc

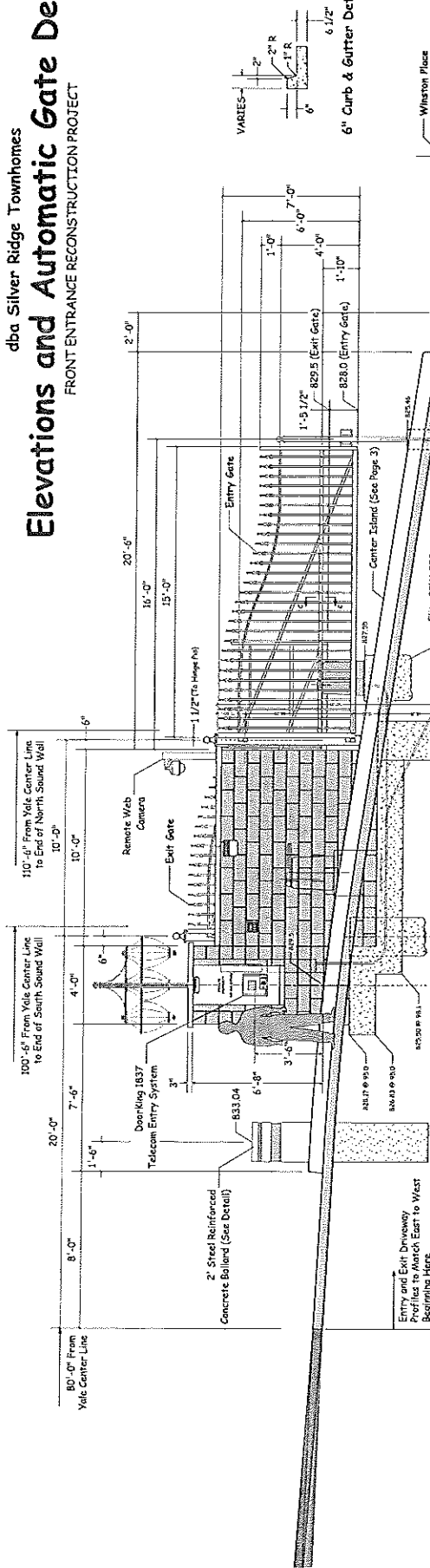
MARTIN BROWN - ARCHITECT  
APPROVED FOR CONSTRUCTION  
02/04/08

117



# Elevations and Automatic Gate Design

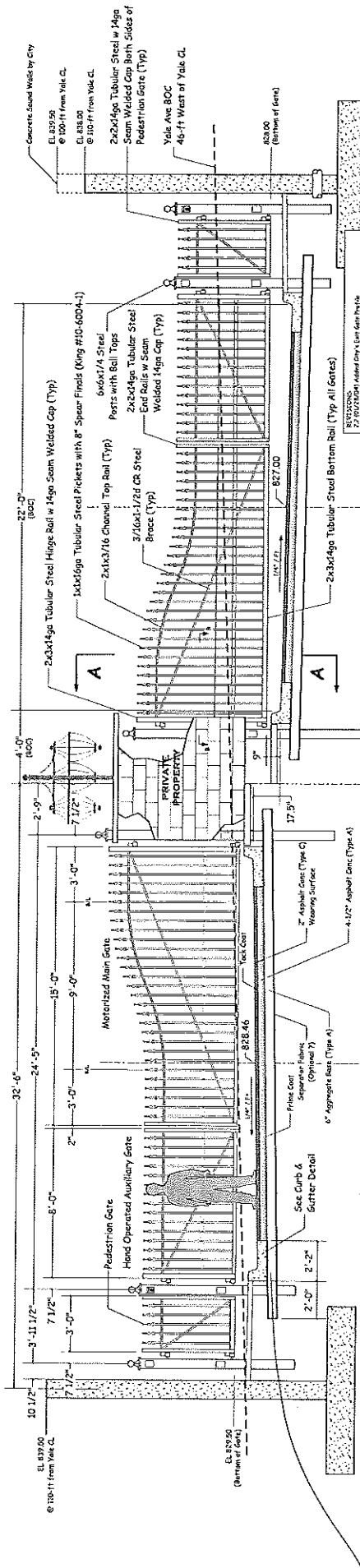
FRONT ENTRANCE RECONSTRUCTION PROJECT



Notes:

1. See pages 10 & 11 for additional details.
2. FINISH: All assemblies, except cast-in-place concrete, shall be finished with Black Latex Acrylic paint suitable for use on galvanized steel.
3. Gate operation: The gate shall be operated by a hand-operated auxiliary gate.
4. Gate operation: The gate shall be operated by a hand-operated auxiliary gate.
5. Gate operation: The gate shall be operated by a hand-operated auxiliary gate.
6. Gate operation: The gate shall be operated by a hand-operated auxiliary gate.
7. Gate operation: The gate shall be operated by a hand-operated auxiliary gate.
8. Gate operation: The gate shall be operated by a hand-operated auxiliary gate.
9. Gate operation: The gate shall be operated by a hand-operated auxiliary gate.
10. Gate operation: The gate shall be operated by a hand-operated auxiliary gate.

VIEW A-A  
(Facing South - With Gates Open)



FRONT GATE ELEVATION  
(Facing West)

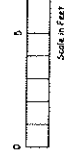
MARTIN BROWN - ARCHITECT

APPROVED FOR CONSTRUCTION

02/04/06

ENTRY GATE  
STA 128-50.00  
(110' from Yale CL)

EXIT GATE  
STA 128-20.00  
(100' from Yale CL)

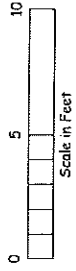


REVISIONS:  
1. Added 1/2\"/>

Raintree  
SILVER RIDGE TOWNHOMES

RAINTREE ESTATES I, INC.  
dba Silver Ridge Townhomes  
**Landscape Plan**

FRONT ENTRANCE RECONSTRUCTION PROJECT



**7500 SOUTH YALE**

Sign "R"

1 Yaupon Holly  
5 gal. can

4 Shrub  
5 gal. can

30 Annuals  
Sqr Feet

25 Azalea  
3 gal. can

**LANDSCAPE AREA "R"**  
(320 Sqr Feet)

Perennial 26  
1 gal. can

Annuals 56  
Sqr Feet

4 Azalea  
3 gal. can

REVISIONS  
2.0 (10/21/07) Added Valve Box Locations Removed (1) Azalea  
3.0 (02/04/08) Released for Construction

**Raintree**  
SILVER RIDGE TOWNHOMES

Drawing **RT31** Page **9** Revision **3.0** February 4, 2006  
Drawn by Steve Meyer, Raintree Estates I, Inc

10 Perennial  
1 gal. can

3 Azalea  
3 gal. can

**LANDSCAPE AREA "C2"**  
(84 SF)

Ground Cover 15  
1 gal. can

25 Ground Cover  
1 gal. can

Annuals 18  
Sqr Feet

8 Ground Cover  
1 gal. can

1 Yaupon Holly  
5 gal. can

Maple 1  
4" Caliper

12 Perennial  
1 gal. can

56 Annuals  
Sqr Feet

16 Azalea  
3 gal. can

2 Shrub  
5 gal. can

10 Ground Cover  
1 gal. can

**LANDSCAPE AREA "L"**  
(206 Sqr Feet)

DESCRIPTION	SIZE	QTY
Maple Tree	5"	1
Yaupon Holly Tree	5-Gal	2
Shrub	5-Gal	6
Azalea Shrub	3-Gal	49
Perennial	1-Gal	63
Ground Cover	1-Gal	54

Perennial 10  
1 gal. can

**LANDSCAPE AREA "C1"**  
(38 SF)

Ground Cover 10  
1 gal. can

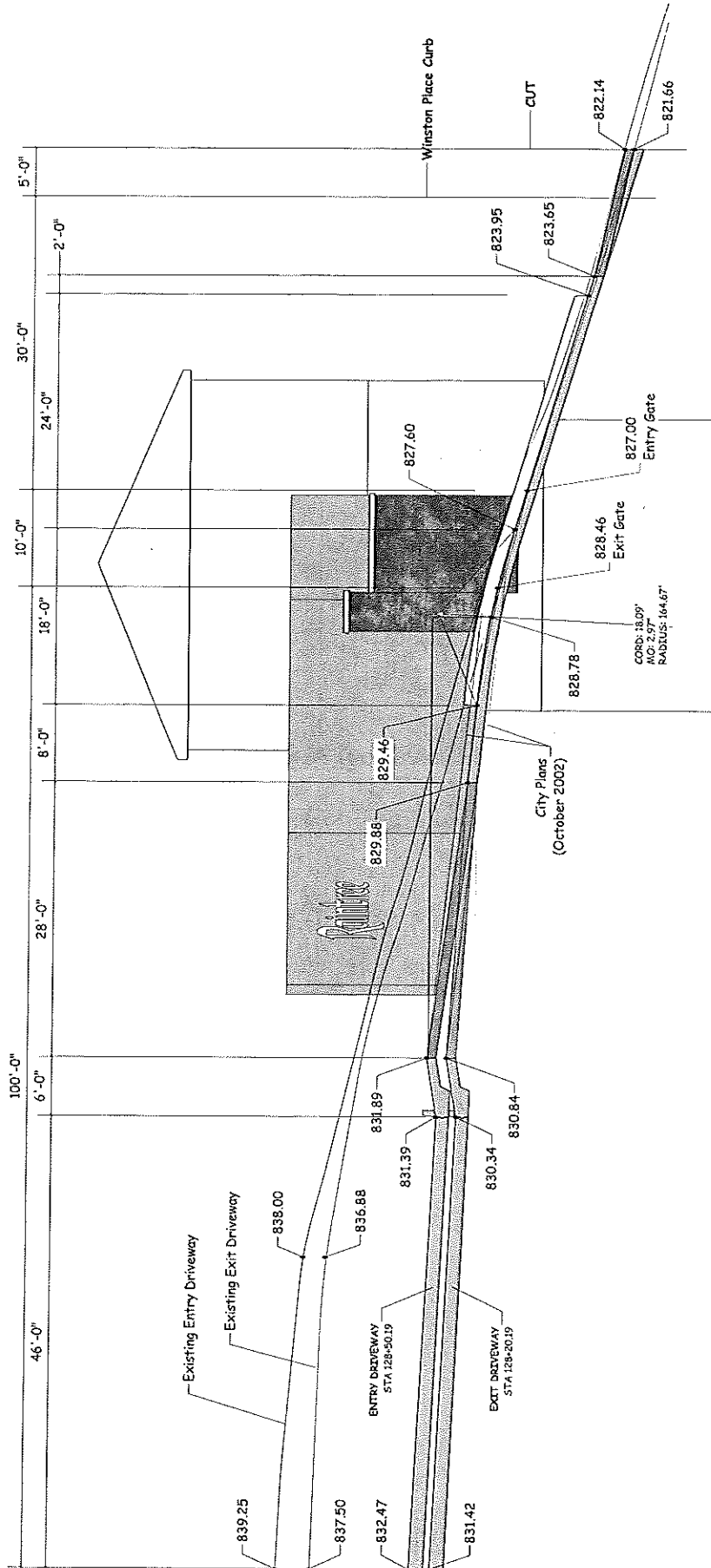
**CENTER ISLAND**

MARTIN BROWN - ARCHITECT  
**APPROVED FOR CONSTRUCTION**  
02/04/08

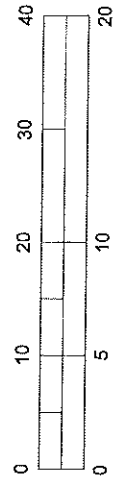
11.9



RAINTREE ESTATES I, INC.  
dba Silver Ridge Townhomes  
**Yale Ave and Driveway Profile**  
FRONT ENTRANCE RECONSTRUCTION PROJECT



Horizontal Scale in Feet

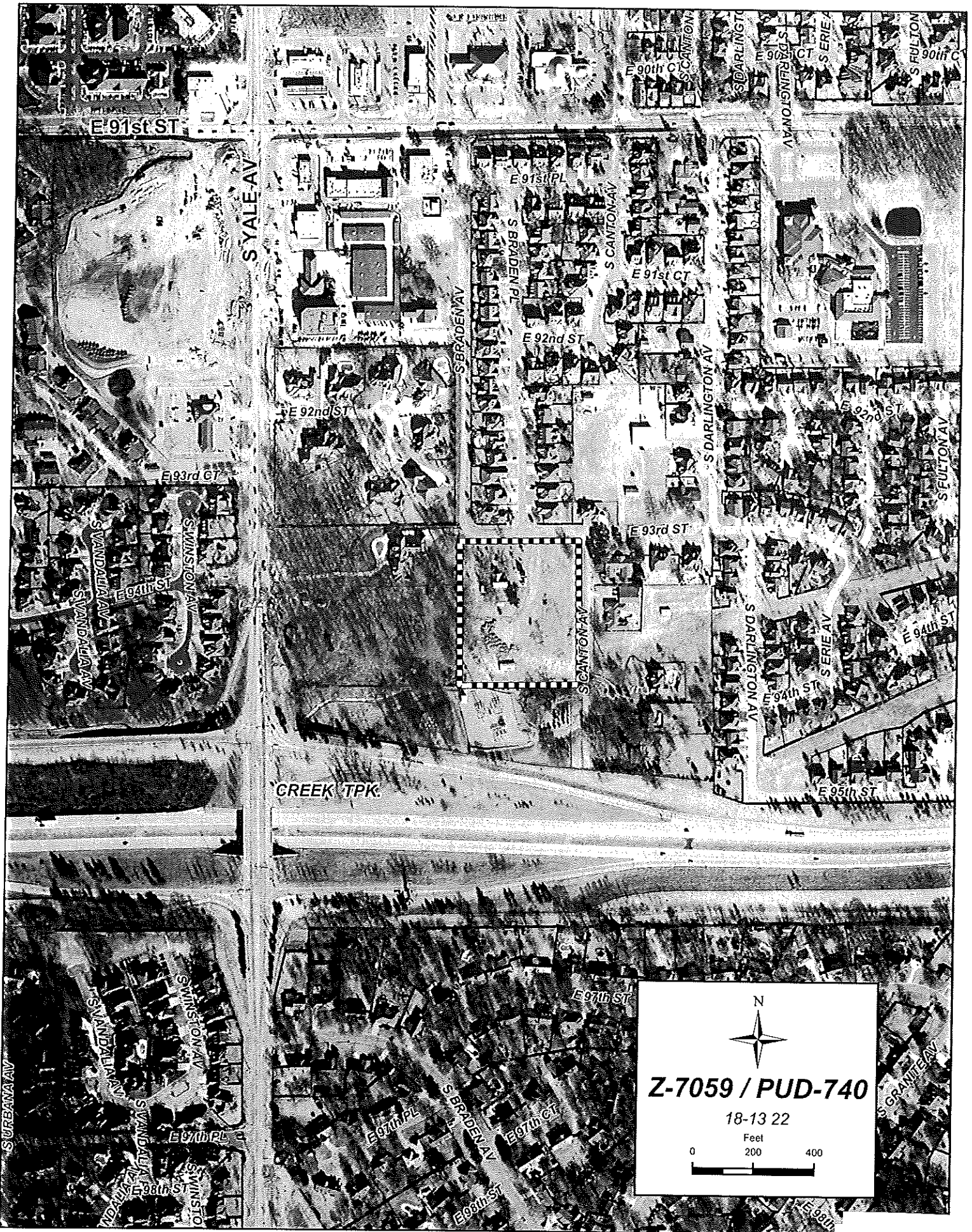


FOR REFERENCE ONLY  
NOT TO BE USED FOR CONSTRUCTION

REVISIONS  
2.0 (02/18/03) Initial Revision  
3.0 (02/04/08) Released for Construction (Reference Only)

11.10





N

**Z-7059 / PUD-740**

18-13 22

Feet  
0 200 400

## PRELIMINARY SUBDIVISION PLAT

### **Decatur Park - (8332) (PD 18C) (CD 5)**

Southwest corner of East 93<sup>rd</sup> Street South and South Canton Avenue

This plat consists of 18 Lots, 3 Blocks, on 4.35 acres.

The following issues were discussed March 20, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 740. All PUD conditions must be met and put in the plat covenants. Sidewalks must be installed per the PUD requirements. A Homeowners Association must be formed.
2. **Streets:** Provide hammerhead or cul-de-sac at the end of the private street. Prefer that the public right-of-way for 94<sup>th</sup> Street and Braden Place be squared off in order to include the entire intersection. One proposal would be for the south line to be at or near and parallel to the south curb line of 94<sup>th</sup> Street. No objection to the curvilinear, east property line of Reserve B, but recommend an adjacent roadway easement maintaining 12 feet behind the curb throughout the reverse curve in front of Lot 3 for public maintenance purposes.
3. **Sewer:** The sewer line will need to be extended to serve all lots. We will need to review the proposed sewer plan for the site before we can approve the plat.
4. **Water:** A water main extension is required.
5. **Storm Drainage:** Please add Vensel Creek Tributary "E" to the label for the City of Tulsa Regulatory Floodplain. Utility easements should not be placed within the construction limits for the stormwater detention facility. The City of Tulsa must receive a written copy of the owners' agreement with PSO to allow the stormwater detention facility to be constructed on their right-of-way easement. Section ID is not desired other than for the information stating that there is floodplain in Reserve A. 100 year floodplain is typically placed in an overland drainage easement with that standard language being included in the covenants. Remove all language alluding to a "100 Year Floodplain Easement". See plat comments relative to Reserve A and utility easements and labeling. Show the limits of the stormwater detention easement, which may have different maintenance requirements and restrictions than the park area or the floodplain area.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No comment. **GIS:** "Hunters' Park on location map should read "Hunter Park". Finish labeling all platted and unplatted areas on the location map. Include a north arrow for the location map. Basis of bearing should be clearly described and stated in degrees, minutes, and seconds. Description of commencement should include "... of Section 22, Township 18 North, Range 13 East".

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the public works department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore 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 therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.



22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

# Preliminary Plat

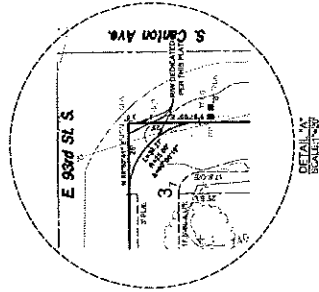
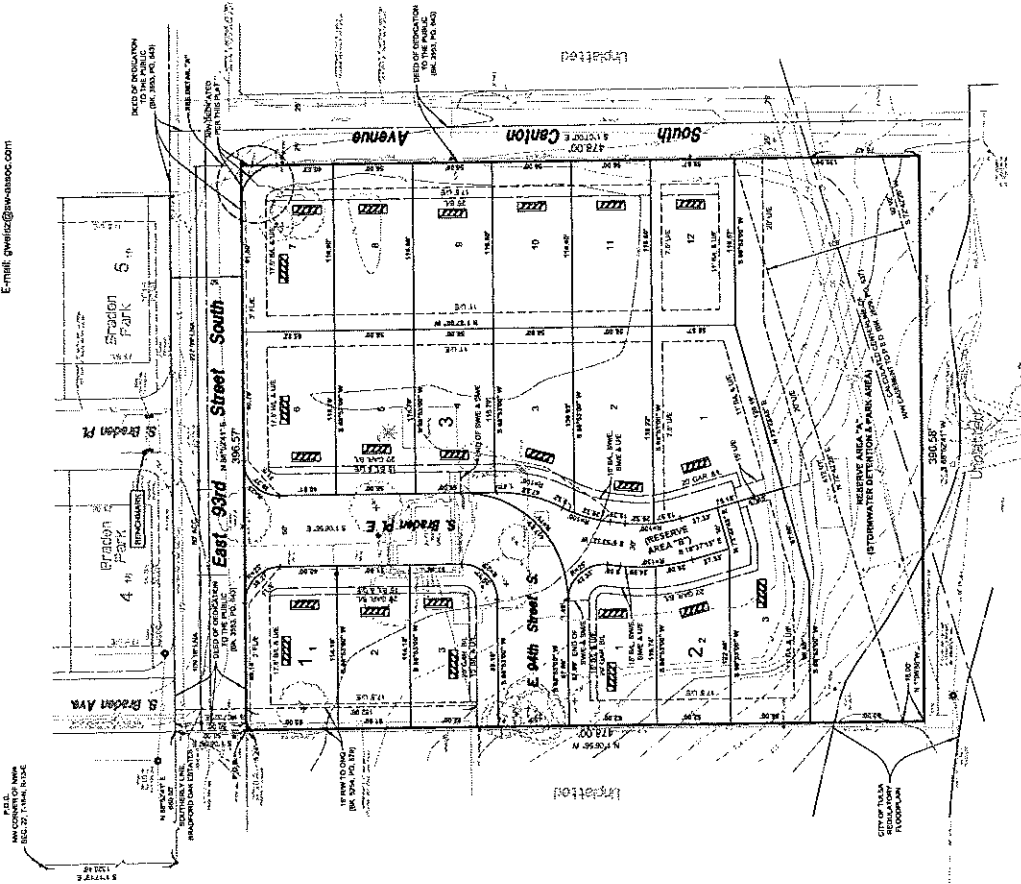
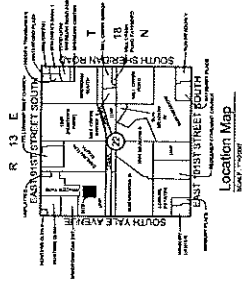
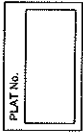
## Decatur Park

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 13 EAST,  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

**Owner:**  
Decatur Park, LLC  
As Oklahoma Limited Liability Company  
8022 E. 91st St.  
Tulsa, Oklahoma 74133  
Phone: (918) 422-4890

**Engineer/Surveyor:**  
Sisemore Weisz & Associates, Inc.  
Certificate of Authorization No. 2451 Exp. June 30, 2009  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 955-3600  
E-mail: [sw@swsinc.com](mailto:sw@swsinc.com)

P.U.D. NO. 740



<p>APPROVED FOR THE CITY OF TULSA</p> <p>City Engineer</p> <p>City Clerk</p> <p>City Auditor</p>	<p>APPROVED FOR THE STATE OF OKLAHOMA</p> <p>Surveyor</p>
--	---

STATE OF OKLAHOMA }  
COUNTY OF TULSA } ss  
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the Preliminary Plat of the Decatur Park Subdivision, as the same appears on the records of the County Clerk's Office.

13.7

### Subdivision Statistics:

1. TOTAL ACRES: 10.00  
2. TOTAL LOTS: 12  
3. RESERVE AREA: 0.00  
4. RESERVE AREA: 0.00  
5. RESERVE AREA: 0.00  
6. RESERVE AREA: 0.00  
7. RESERVE AREA: 0.00  
8. RESERVE AREA: 0.00  
9. RESERVE AREA: 0.00  
10. RESERVE AREA: 0.00  
11. RESERVE AREA: 0.00  
12. RESERVE AREA: 0.00

### Legend:

- 1. UTILITY EASEMENT
- 2. EASEMENT
- 3. EASEMENT
- 4. EASEMENT
- 5. EASEMENT
- 6. EASEMENT
- 7. EASEMENT
- 8. EASEMENT
- 9. EASEMENT
- 10. EASEMENT
- 11. EASEMENT
- 12. EASEMENT

### Notes:

1. THE LOTS ARE TO BE SET AT ALL PROPERTY CORNERS.
2. THE LOTS ARE TO BE SET AT ALL PROPERTY CORNERS.
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### Monumentation:

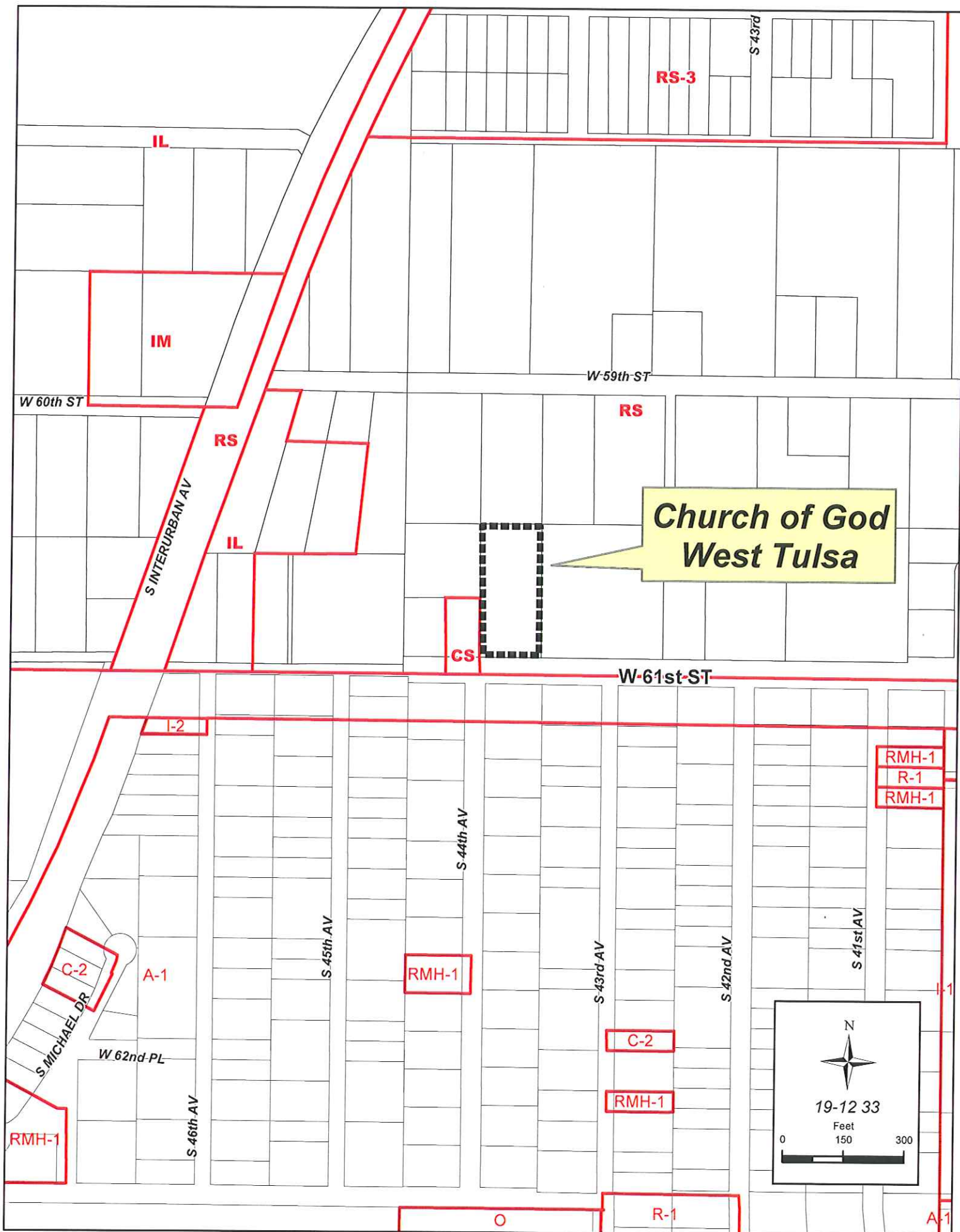
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- 10. MONUMENTATION TO BE SET AT ALL PROPERTY CORNERS.
- 11. MONUMENTATION TO BE SET AT ALL PROPERTY CORNERS.
- 12. MONUMENTATION TO BE SET AT ALL PROPERTY CORNERS.

### Scale of Building:

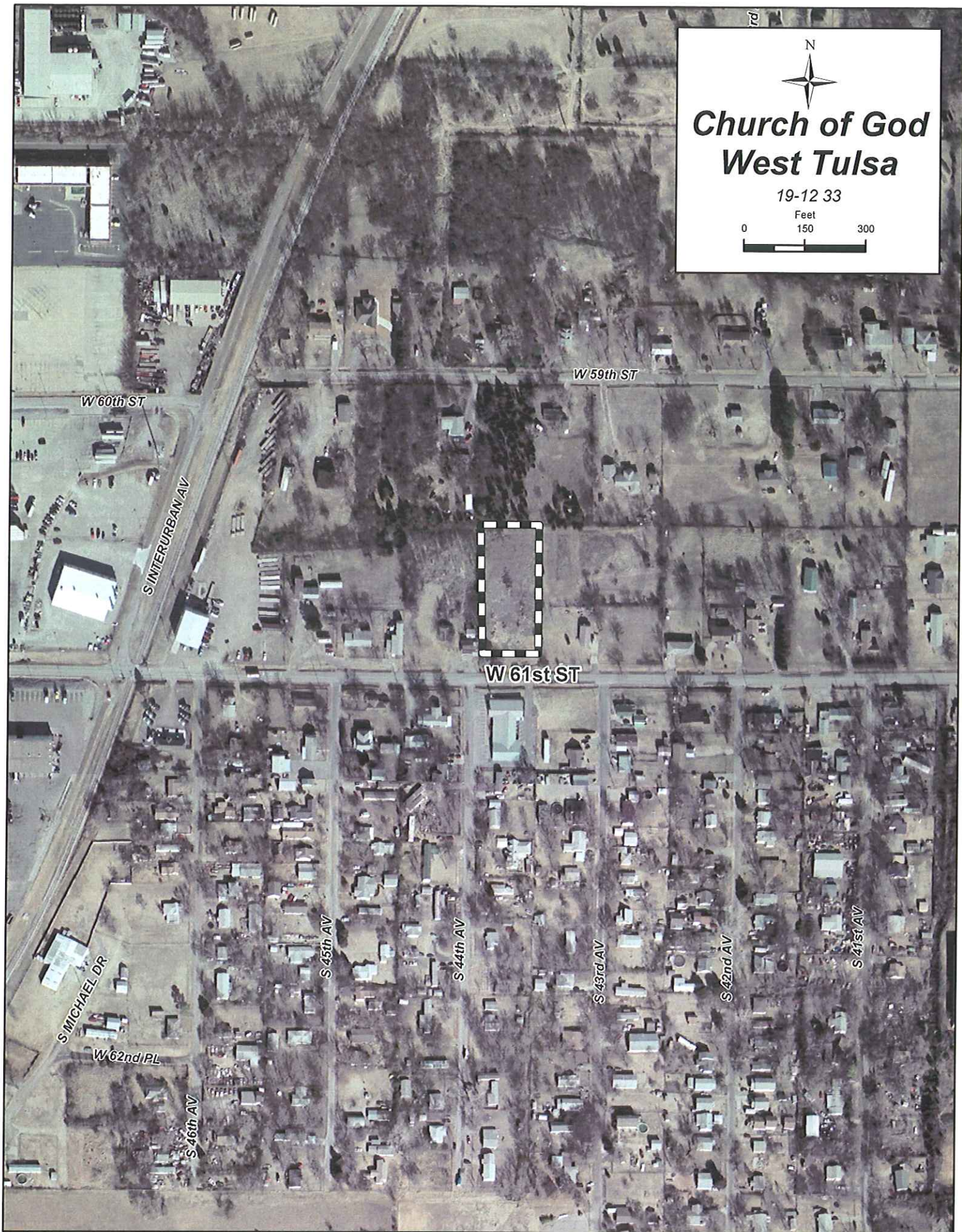
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- 3. SCALE OF BUILDING TO BE SET AT ALL PROPERTY CORNERS.
- 4. SCALE OF BUILDING TO BE SET AT ALL PROPERTY CORNERS.
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- 7. SCALE OF BUILDING TO BE SET AT ALL PROPERTY CORNERS.
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- 9. SCALE OF BUILDING TO BE SET AT ALL PROPERTY CORNERS.
- 10. SCALE OF BUILDING TO BE SET AT ALL PROPERTY CORNERS.
- 11. SCALE OF BUILDING TO BE SET AT ALL PROPERTY CORNERS.
- 12. SCALE OF BUILDING TO BE SET AT ALL PROPERTY CORNERS.

LOT	ACRES	127' RES. (W/4) (FOT)
1	1.00	1.00
2	1.00	1.00
3	1.00	1.00
4	1.00	1.00
5	1.00	1.00
6	1.00	1.00
7	1.00	1.00
8	1.00	1.00
9	1.00	1.00
10	1.00	1.00
11	1.00	1.00
12	1.00	1.00

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, BOUND DOCUMENT.







N

**Church of God**  
**West Tulsa**

19-12 33

Feet  
0 150 300



## Minor SUBDIVISION PLAT

**Church of God West Tulsa - (9233) (County)**  
North of West 61<sup>st</sup> Street and East of South 49<sup>th</sup> West Avenue

This plat consists of 1 Lot, 1 Block, on 1.15 acres.

The following issues were discussed March 20, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS with a Board of Adjustment Special Exception (2168) for the church use.
2. **Streets:** Include standard sidewalk language in the Deed of Dedication. Document the existing right-of-way of the south 35 feet of 61<sup>st</sup> has been previously dedicated (as opposed to granting a roadway easement.). Assuming the ownership is correct, the label for the arterial should be changed from 50 feet to 15 feet "right-of-way dedicated by this plat".
3. **Sewer:** Site abuts sanitary sewer.
4. **Water:** No comment.
5. **Storm Drainage:** Please revise the "legend" to reflect that "drainage easement" is used for "stormwater detention easement". Dedication, lien authority, and maintenance related authority should be given to Tulsa County, not the City of Tulsa; with the exception of water mains and sanitary sewer mains, if they are owned by the City of Tulsa or another legal entity. Correct Section IC to reflect Tulsa County Storm Sewers. Add standard language for "Lot Surface Drainage". Section IF: 1. Should be titled Reserve "A" – stormwater detention easement. 2. Replace City of Tulsa with Tulsa County. 3. See standard language and add F3, change existing F3 to F4 add F 4 d, F5, change existing F4 to F.6 and in the 7<sup>th</sup> line of F.6 remove "Provided however, the lien shall not exceed 1/140<sup>th</sup> of the costs".
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Point of information: if occupant load exceeds 300, building will be required to be sprinkled. **GIS:** Label the point of commencement.

Label and show the "date of preparation" for the plat. Increase the line thickness for the boundary. Show the written scale for the location map. Surveyors' C.A. # and expiration date should be listed at the top of plat with address and phone number. "Beginning at the southwest corner ..." should read "Commencing at the southwest corner ..." **County Engineer:** Show right-of-way dedicated by this plat as 15 feet. Show the 10.25 easement between statutory and property line from Book 1048, page 566. Replace references to "City of Tulsa" to "Tulsa County" where appropriate.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the County Engineer must be taken care of to his satisfaction.

**Standard Conditions:**

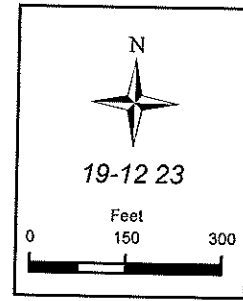
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved 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 topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.



9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore 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 therefore 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.





IH

Z-7084

W 36th ST

S ELWOOD AV

W 36th PL

GARDEN CITY

RS-3

S GALVESTON AV

W 37th ST

IL

S JACKSON AV

IL

W 37th PL

S GUTHRIE PL

S ELWOOD AV

W 37th PL

IM

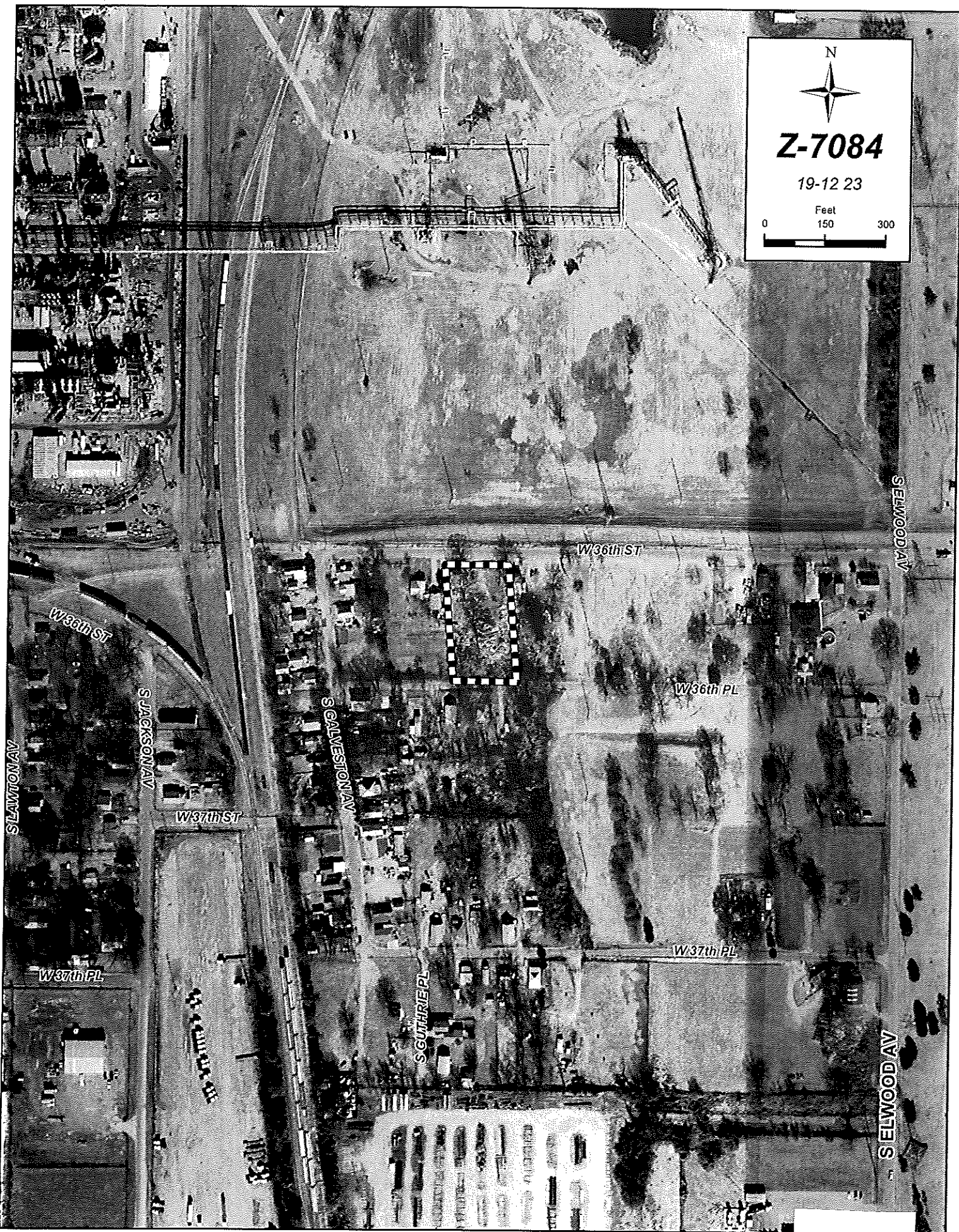


N

**Z-7084**

19-12 23

Feet  
0 150 300



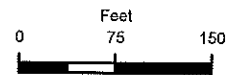
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**Z-7084**

19-12 23



**W 36th ST**

**SUBJECT  
TRACT**

**W 36th PL**

**S GALVESTON AV**

**W 37th ST**

15.3

## PLAT WAIVER

April 2, 2008

**Z-7084** - (9223) (PD 9) (CD 2)  
East of South Galveston Avenue and South of West 36<sup>th</sup> Street

The platting requirement is being triggered by a rezoning to IL.

**Staff provides the following information from TAC at their March 20, 2008 meeting:**

**ZONING:**

- TMAPC Staff: The rezoning to IL triggered the platting requirement on this previously platted property.

**STREETS:**

- Additional right-of-way of 10 feet required along 36<sup>th</sup> Place.

**SEWER:**

- A lot combination may be needed for access to sewer.

**WATER:**

- No comment.

**STORM DRAIN:**

- No comment.

**FIRE:**

- If or when a building permit is applied for a new hydrant may have to be added. This will not be required for the planned existing structure remodel.

**UTILITIES:**

- No comment.

Staff recommends **APPROVAL** of the plat waiver with the TAC conditions as recommended. The right-of-way is in the process of being dedicated as required.

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

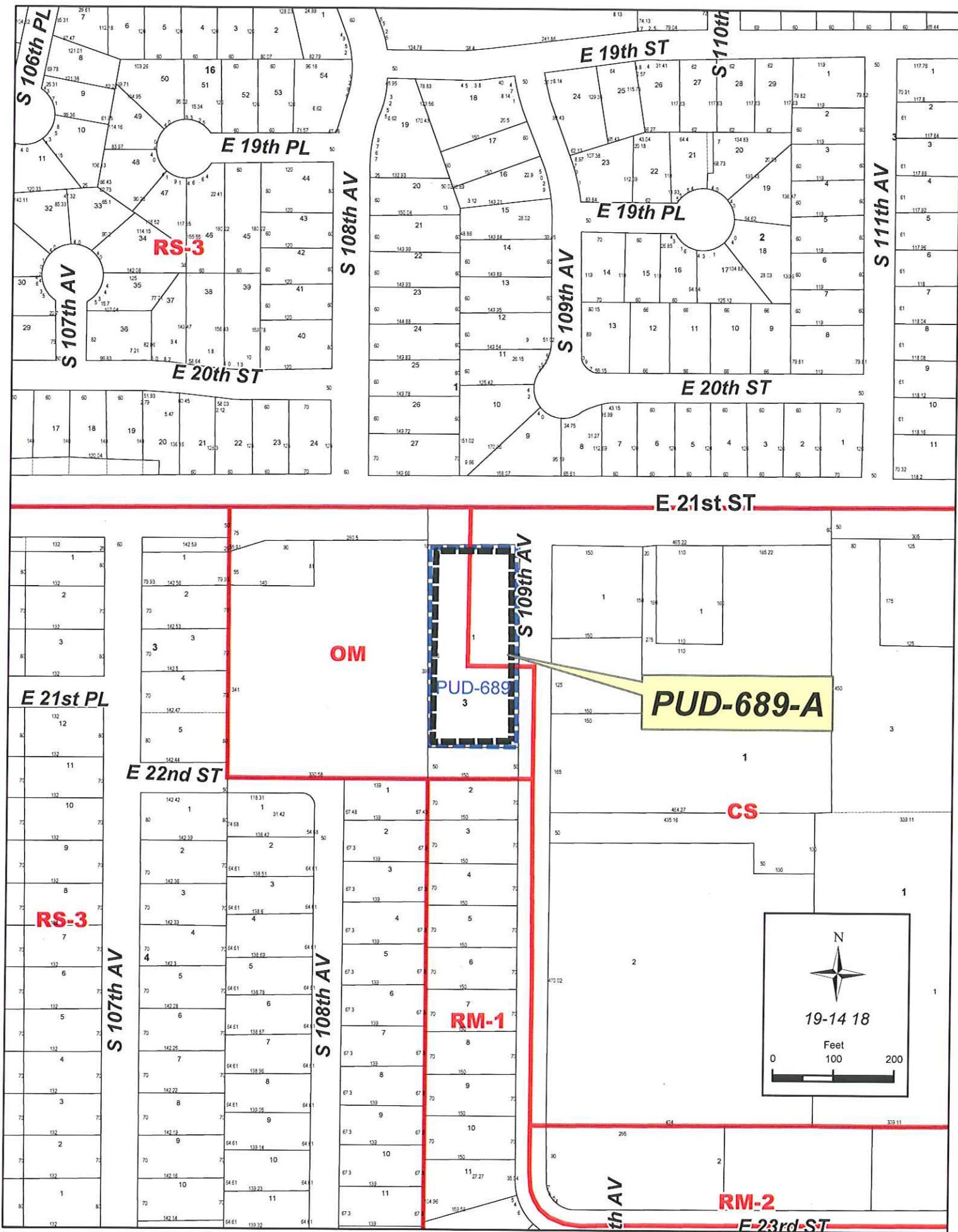
- |   | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted?  | X   |    |
| 2. Are there restrictive covenants contained in a previously filed plat?                      | X   |    |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X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

15.4

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

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?	X	
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?		X
a) If yes, was plat recorded for the original P.U.D.		
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X





**SOONER REALTY PROPERTIES, LLC**

2709 S. 27<sup>th</sup> Street  
Muskogee, OK 74401  
Ph. (918) 260-5286  
EFax: (866) 869-0075

**CONTINUANCE LETTER**



February 25, 2007

Tulsa Metropolitan Area Planning Commission  
201 West 5<sup>th</sup> Street, Suite 600  
Tulsa, Oklahoma 74103

**RE: Z-7086/PUD-689-A**

Dear Barbara Huntsinger:

On behalf of the Buyers, I would like to request a continuance of the PUD Hearing. We will not be ready with all the documents and exhibits required to submit with the re-zoning application for a PUD until March 27<sup>th</sup>. I would appreciate if you could please extend the re-zoning for PUD until May 7<sup>th</sup>. Please see the attached legal description of all the three lots.

My contact information is included; please contact me if you have any questions.

Thank you,

*Kamlesh Aggarwal*

Kamlesh Aggarwal  
Broker/Owner  
Sooner Realty Properties, LLC  
(918) 260-5286

16.2

**SOONER REALTY PROPERTIES, LLC**

2709 S. 27<sup>th</sup> Street  
Muskogee, OK 74401  
Ph. (918) 260-5286  
EFax: (866) 869-0075

**CONTINUANCE LETTER**

March 27, 2008

Tulsa Metropolitan Area Planning Commission  
201 West 5<sup>th</sup> Street, Suite 600  
Tulsa, Oklahoma 74103

**RE: Z-7086/PUD-689-A,**

**Second Continuance Request**

Dear Barbara Huntsinger:

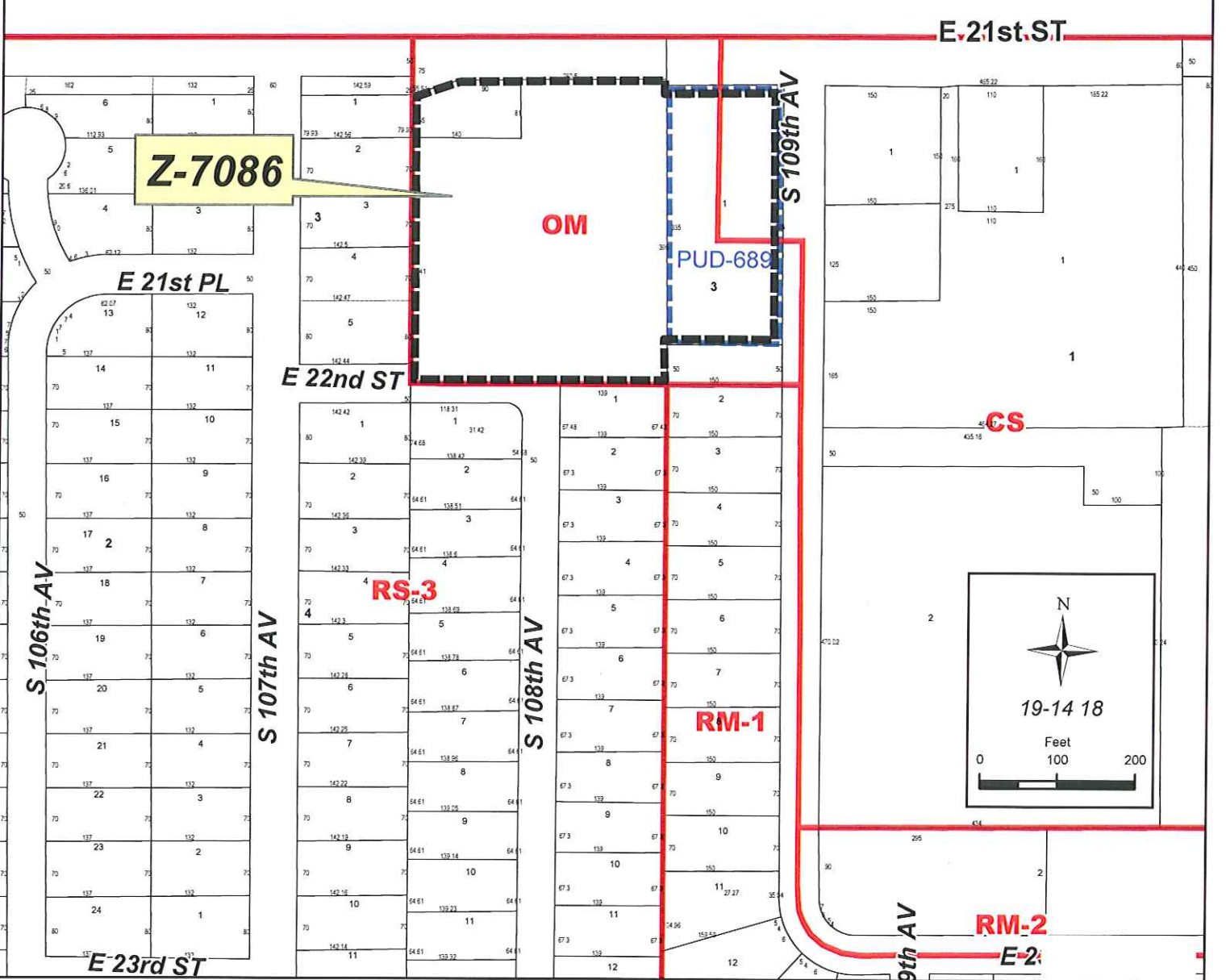
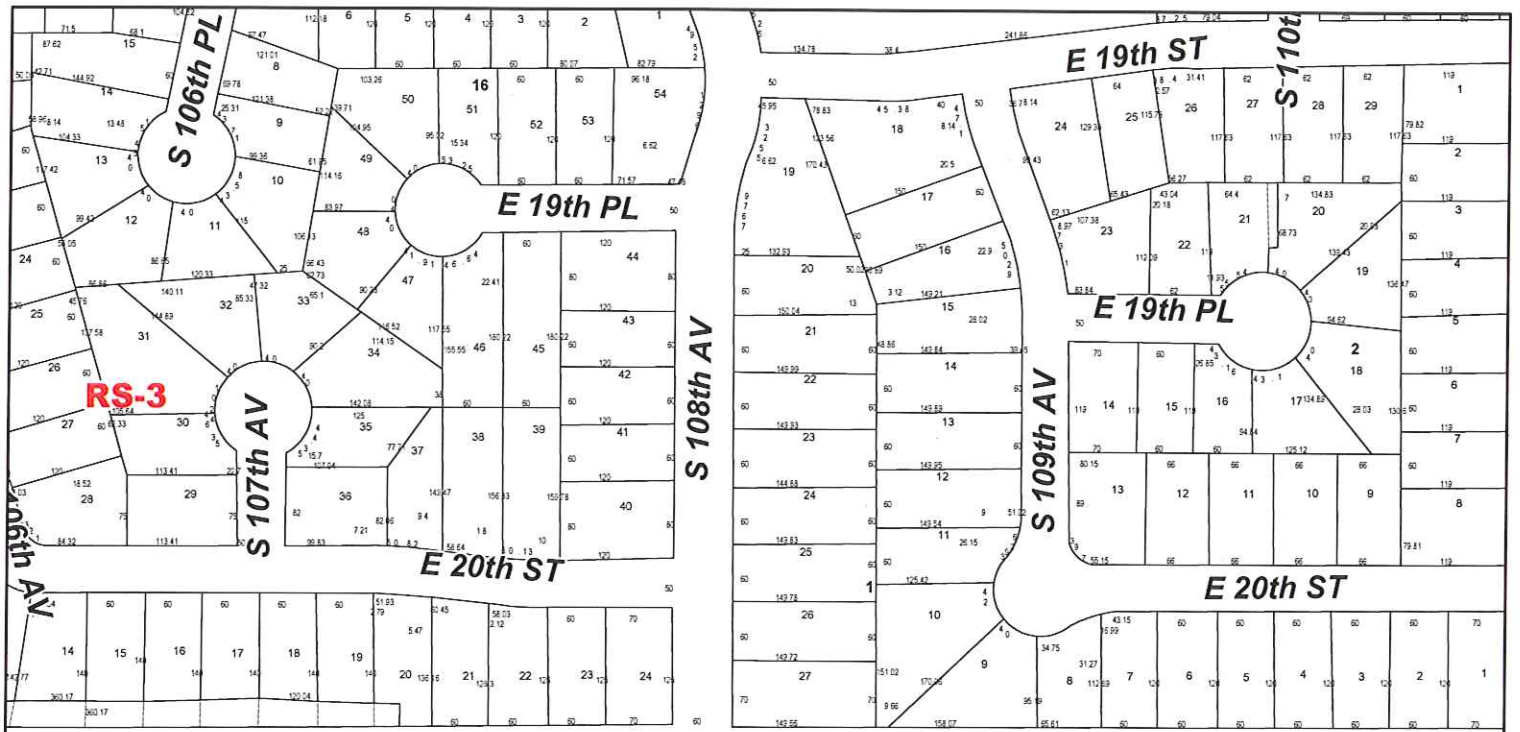
On behalf of the Buyers, I would like to request a continuance of the PUD Hearing. We will not be ready with all the documents and exhibits required to submit with the re-zoning application for a PUD until April 24<sup>th</sup>. I would appreciate if you could please extend the re-zoning & amendment to an existing PUD until June 4<sup>th</sup>. Please see the attached legal description of all the three lots.

My contact information is included; please contact me if you have any questions.

Thank you,

*Kamlesh Aggarwal*

Kamlesh Aggarwal  
Broker/Owner  
Sooner Realty Properties, LLC  
(918) 260-5286



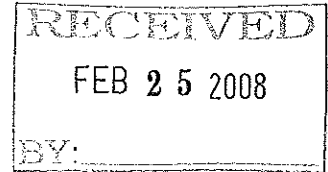
17.1



**SOONER REALTY PROPERTIES, LLC**

2709 S. 27<sup>th</sup> Street  
Muskogee, OK 74401  
Ph. (918) 260-5286  
EFax: (866) 869-0075

**CONTINUANCE LETTER**



February 25, 2007

Tulsa Metropolitan Area Planning Commission  
201 West 5<sup>th</sup> Street, Suite 600  
Tulsa, Oklahoma 74103

**RE: Z-7086/PUD-689-A**

Dear Barbara Huntsinger:

On behalf of the Buyers, I would like to request a continuance of the PUD Hearing. We will not be ready with all the documents and exhibits required to submit with the re-zoning application for a PUD until March 27<sup>th</sup>. I would appreciate if you could please extend the re-zoning for PUD until May 7<sup>th</sup>. Please see the attached legal description of all the three lots.

My contact information is included; please contact me if you have any questions.

Thank you,

*Kamlesh Aggarwal*

Kamlesh Aggarwal  
Broker/Owner  
Sooner Realty Properties, LLC  
(918) 260-5286

**SOONER REALTY PROPERTIES, LLC**  
2709 S. 27<sup>th</sup> Street  
Muskogee, OK 74401  
Ph. (918) 260-5286  
EFax: (866) 869-0075

**CONTINUANCE LETTER**

March 27, 2008

Tulsa Metropolitan Area Planning Commission  
201 West 5<sup>th</sup> Street, Suite 600  
Tulsa, Oklahoma 74103

**RE: Z-7086/PUD-689-A,**

**Second Continuance Request**

Dear Barbara Huntsinger:

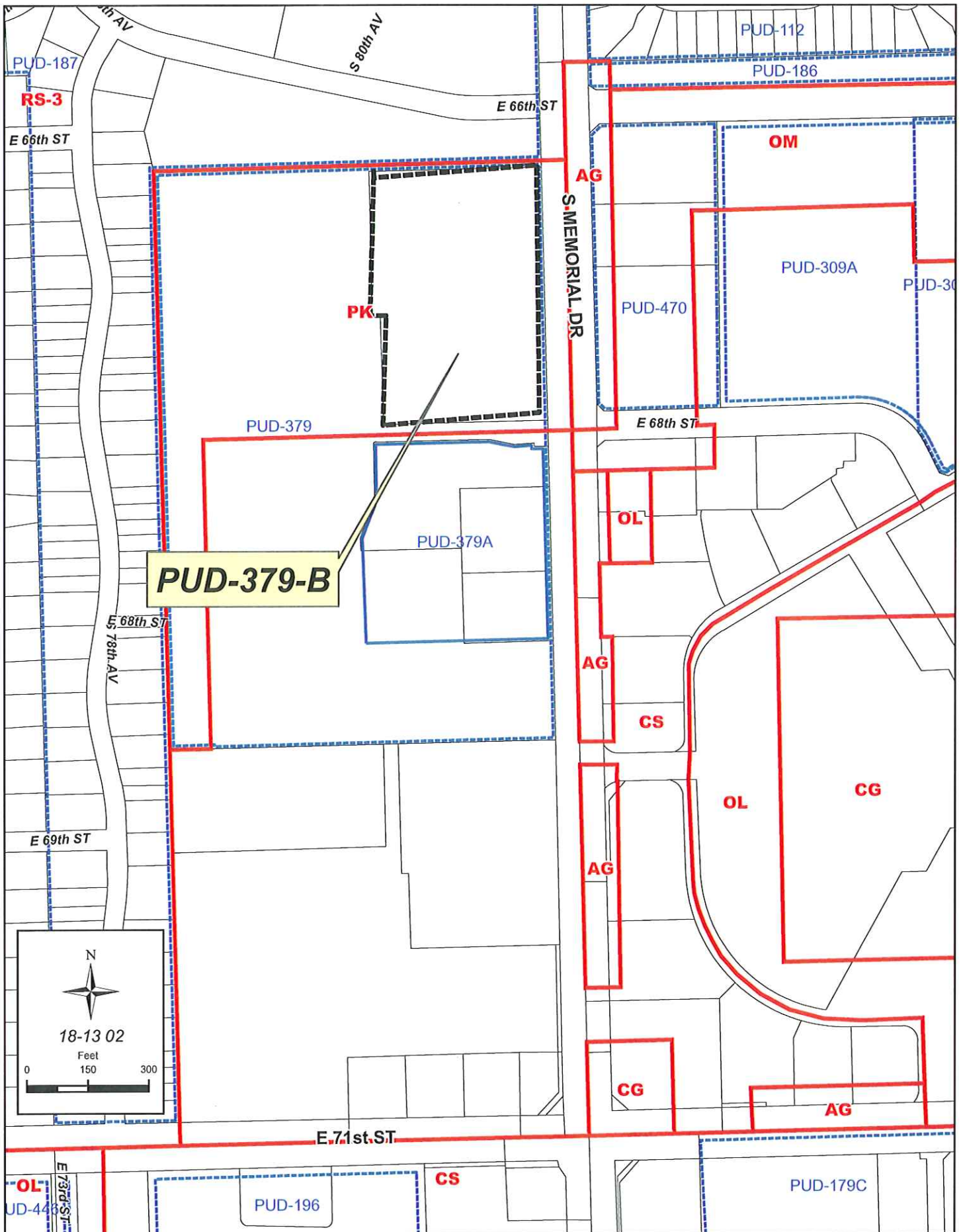
On behalf of the Buyers, I would like to request a continuance of the PUD Hearing. We will not be ready with all the documents and exhibits required to submit with the re-zoning application for a PUD until April 24<sup>th</sup>. I would appreciate if you could please extend the re-zoning & amendment to an existing PUD until June 4<sup>th</sup>. Please see the attached legal description of all the three lots.

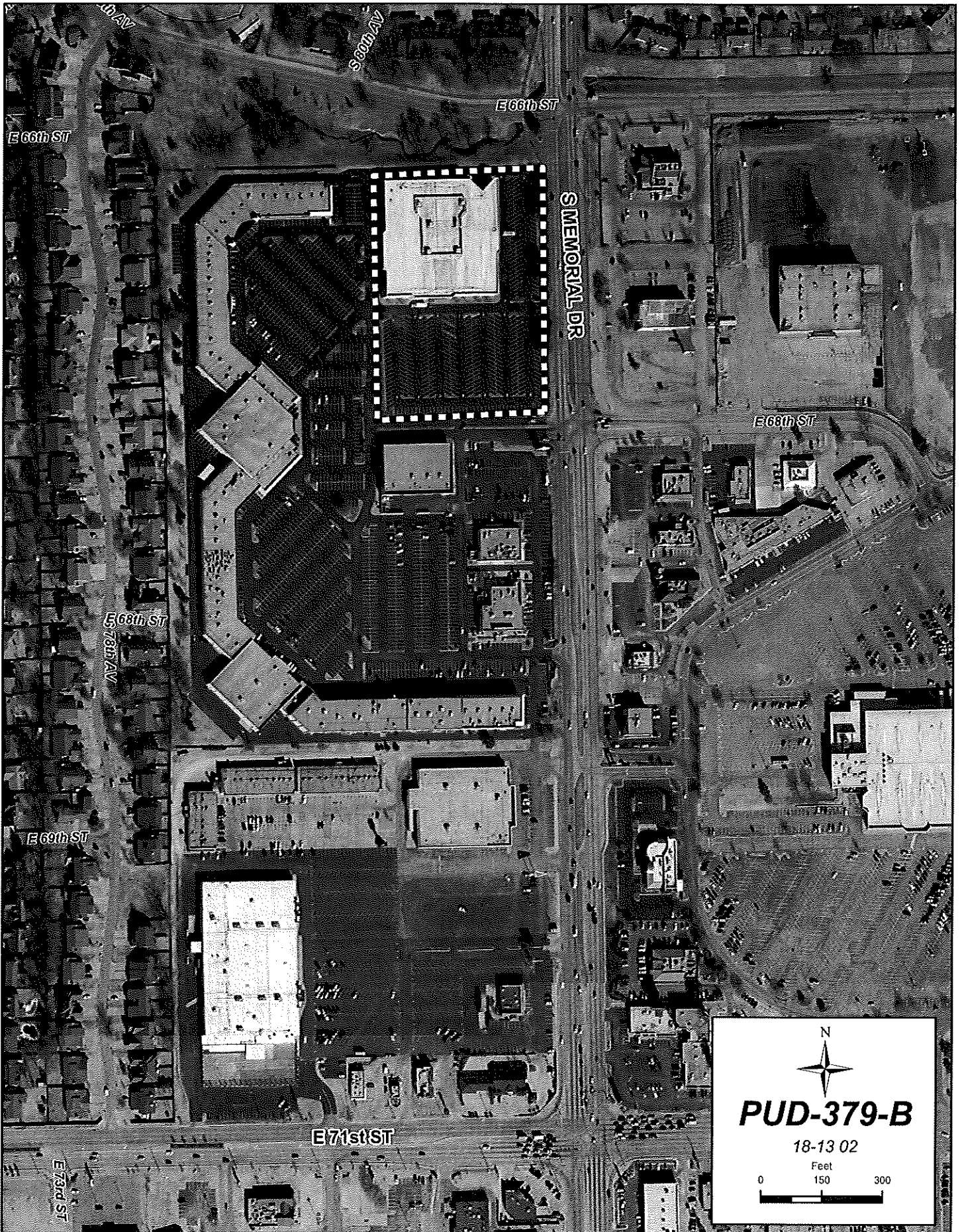
My contact information is included; please contact me if you have any questions.

Thank you,

*Kamlesh Aggarwal*

Kamlesh Aggarwal  
Broker/Owner  
Sooner Realty Properties, LLC  
(918) 260-5286









S 80th AV  
E 66th ST

S MEMORIAL DR

E 68th

SUBJECT  
TRACT

8th ST

N

**PUD-379-B**

18-13 02

Feet

0 75 150

18.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-379-B**

**TRS 8312**

**Atlas 876/999**

**CZM 53**

**PD-18 CD-7**

**TMAPC Hearing Date: April 2, 2008**

**Applicant: Lou Reynolds**

**Tract Size: 5.95± acres**

**ADDRESS/GENERAL LOCATION:** 6612 South Memorial Drive or south of the southwest corner of South Memorial Drive and East 66<sup>th</sup> Street South.

**EXISTING ZONING: PK/PUD**

**EXISTING USE: Vacant**

**ZONING ORDINANCE:** Ordinance number 16243 dated January 8, 1985, established zoning for the subject property.

**PROPOSED ZONING: PK/PUD**

**PROPOSED USE: Mixed use shopping center**

**RELEVANT ZONING HISTORY:**

**PUD-379-6 July 11, 2007:** The Planning Commission approved a Minor Amendment to PUD-379 to increase the number of ground signs permitted from two to three; and to increase the maximum allowable (aggregate) display surface area for ground signs from 480 square feet to 552 square feet; and increasing permitted display surface area for wall signs from one and one-half square feet per lineal foot of building wall to two square feet per lineal foot of building wall in conjunction with remodeling and reuse of the former Mervyn's retail store on subject property.

**PUD-379-5 April 4, 2007:** The Planning Commission approved a Minor Amendment to reduce the parking requirement from 448 to 391, as approved by the Board of Adjustment (BOA-20452) on March 13, 2007; and increasing permitted building height from 30 feet to 40 feet to accommodate proposed changes to the building's façade, associated with reuse of the former Mervyn's store as a gym and retail space.

**BOA-20491 May 8, 2007:** The Board of Adjustment approved a Special Exception to reduce parking requirements 10% for a mixed use commercial center on property located and abutting the subject property. A Minor Amendment was done to the PUD to reflect the Boards decision as case number: PUD-379-7/PUD-379-A-8.

**BOA-20452 March 13, 2007:** The Board of Adjustment approved a *Variance* of the parking requirement from 448 to 391; finding the requirement of one parking space to 200 sq. ft. is excessive in this case; and the applicant has cross-parking agreements with other areas in the center; located at 6612 S. Memorial Drive and the subject property.

**Z-7029 September 2006:** All concurred in approval of a request for rezoning a .55± acre tract of land from AG/OL to CS for restaurant and retail uses on property located on north of the northeast corner of South Memorial Drive and East 71<sup>st</sup> Street South.

**PUD-186-A May 2002:** All concurred in approval of a request to rezone at 2.97+ acre tract from RM-1 to CS and a proposed Major Amendment to PUD, on property located on the east side of South 85<sup>th</sup> East Avenue and south of East 66<sup>th</sup> Street South. The original PUD approved and restricted this property to a public library but the Major Amendment allows for retail and office uses.

**Z-6320/PUD-470 June 1991:** A request to rezone a tract approximately 4.85 acres in size and located on the southeast corner of East 66<sup>th</sup> Street South and South Memorial Drive from AG and OM to CS/PUD for commercial uses. All concurred in approval of CS zoning on the East 32' of the south 605' of Lot 1, Block 3, to align with the CS zoning to the east. The balance of the tract remained zoned OM and approved the PUD for 9,500 square feet of commercial use.

**PUD-379-A/Z-6113 July 1986:** All concurred in approval of a request for rezoning and a Major Amendment to PUD-379 on a 32.9± acre tract of land from PK to CS to add commercial property to the existing development, therefore changing the development standards, located directly west of subject property.

**PUD-379/Z-6011 December 1984:** A request for rezoning and a Planned Unit Development on a 33± acre tract of land from CS/RS-3/OL/AG to CS/RM-2/PUD for commercial development was approved by the TMAPC recommending CS and PK instead of RM-2, for retail development, located and a part of subject property. The request also abandoned the original PUD-209 that was approved for the property.

**PUD-309/Z-5790 April 1983:** All concurred in approval of a request for rezoning a Planned Unit Development on a 10.28± acre tract of land from OM to CS for retail shopping and a cinema theater, with the North 300 feet remaining OM on property located northeast of subject property.

**PUD-209-A April 1981:** All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 33± acre tract of land to allow for a mixed use and was approved for 169, 000 square feet of commercial use and 88 dwelling units on property located north of the northwest corner of East 71<sup>st</sup> Street and South Memorial Drive and the subject property.

**PUD-187 August 1976:** All concurred in approval of a proposed Planned Unit Development 165.5± acre tract of land for single-family, duplexes, multi-family, tennis club expansion and park/detention facilities with a total of 863 dwelling units on property located between East 61<sup>st</sup> Street South and East 71<sup>st</sup> Street South and between South Memorial Drive and South Sheridan Road; and abutting north and west of subject property.

#### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 5.95± acres in size and is located south of the southwest corner of South Memorial Drive and East 66<sup>th</sup> Street South. The property is developed and is zoned PK/PUD.

#### **STREETS:**

**Exist. Access**  
South Memorial Drive

**MSHP Design**  
Primary Arterial

**MSHP R/W**  
120'

**Exist. # Lanes**  
4-6

18.5



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

**SURROUNDING AREA:** The subject tract is abutted on the east by Memorial Drive and Woodland Hills Mall, zoned AG/OL/OM/CS/CG/PUD; on the north by Shadow Mountain, zoned RS-3/PUD; on the south by PUD-379-A and Clark Plaza Third, zoned CS; and immediately on the west by PUD-379, zoned PK and further west by Shadow Mountain, zoned RS-3.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium intensity. According to the Zoning Matrix, the existing PK zoning is in accord with the Plan.

**STAFF RECOMMENDATION:**

The original approval of PUD-379 allowed Use Unit 12 on the east 400 feet of the south 227 feet of Lot 1, Block 1 – the Village of Woodland Hills. In 1995, minor amendment request PUD-379-2 was made asking that the restaurant use be extended to the remainder of Lot 1, Block 1. The application and case minutes for this request is attached as Exhibit AA.

In researching the current request staff found that:

- a. On page 1 of Exhibit AA, the Legal Description of Tract Under Application states, "Lots 1 and 2, Block 1 – The Village at Woodland Hills";
- b. The TMAPC motion made on Page 3 of Exhibit AA does not specify a lot, block or development area to which the amendment applies;
- c. Page 4 of Exhibit AA, the advertisement for the minor amendment, states "on property described as Lots 1 & 2, Block 1 – The Village at Woodland Hills...";
- d. The case map on page 5 of Exhibit AA, used as the legal advertisement of the case includes Lot 2 as part of the "tract under application"; and
- e. Exhibit BB, a motion made at the 5/24/95 TMAPC meeting approving the "Execution of Amended Certificate of Dedication" for the Village at Woodland Hills includes the approval as recommended by staff for PUD-379-2.

Staff finds that the intent of minor amendment application PUD-379-2 was to extend Use Unit 12 to Lot 1, Block 1 only. However, staff believes the interpretation of the above allows Use Unit on Lot 2, Block 1 by the approval of PUD-379-2. However the clarity of the motion made in approval of PUD-379-2, combined with supporting evidence from the application submitted and information used for notification justifies this major amendment application.

The purpose of this amendment then is to clarify the aforementioned by creating definable PUD development standards for Lot 2, Block 1 and to definitively establish Use Unit 12 - Restaurant Use as a permitted principal use on the existing tract. The existing building is being renovated to include an approximately 46,000 square foot Gold's Gym facility. The remaining 32,000 square feet will be utilized as mixed use retail. At this time there is no proposed expansion, or additional square footage request being made for the existing structure.

In a related manner and on March 13, 2007 the Board of Adjustment (BOA) in case 20452 approved a variance to reduce the required parking for the tract to 391 parking spaces (a 12.7% reduction)(see Exhibit CC). Consequently, the TMAPC in case PUD-379-7 approved a



minor amendment reducing the required parking for the tract by 12.7% to 391 spaces. All other Development Standards within PUD 379 will remain applicable.

Attached to this application are a conceptual elevation plans Exhibits A and B and a conceptual site plan Exhibit C.

Staff finds the proposed additional use and existing intensity of development to be in harmony with the spirit and intent of the Code. Staff finds PUD-379-B to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the existing development of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-379-B subject to the following conditions:

1. The applicant's attached exhibits and Concept Development Plan be made a condition of approval, unless modified herein.
2. Development Standards:

Development Area: Lot 2, Block 1 –The Village at Woodland Hills

Gross Area: 5.95 +/- acres

Permitted Uses: Uses permitted as a matter of right in the CS – Commercial Shopping Center District and Use Unit 12 – Eating Establishments Other than Drive-ins. Use Unit 12-a is not permitted.

Maximum Floor Area (existing): 78,000 SF (.3 FAR)

Minimum building setbacks:  
From the West Boundary 85 feet  
From the south boundary 20 feet  
From the north boundary 35 feet  
From the centerline South Memorial 130 feet

Maximum Building Height (to top of parapet): 40 feet

Parking Requirements: 391 spaces

Minimum Landscaped Open Space: 8%\*

*\*Landscaped open space includes required arterial street landscaping, interior landscape buffer, landscaped yards and plazas and pedestrian areas, but does not include any parking, building or driveway areas.*

Pedestrian Circulation:

A pedestrian circulation plan shall be required for detail site plan approval that includes the following:

- (a) Sidewalks along the west side of Memorial Drive;

- (b) Pedestrian walkways connecting transit stops to non-street front building entrances where applicable.
- (c) Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect where applicable.
- (d) Sidewalks or walkways which cross vehicular aisles or driveways distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/ or by using high contrast striping.

#### Site Lighting:

All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas to the north. No light standard or building-mounted light shall exceed 25 feet in height. Lights shall be set back at least 25 feet from any residential areas abutting the PUD. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

#### Site Screening:

An 8-foot solid screening wall or fence shall be erected along any lot line or lines in common with an R District if one does not.

#### Signs:

One ground sign shall be permitted along Memorial Drive not to exceed 25 feet in height and 72 SF of Display Surface Area. Wall signs shall be limited to 2 SF of display surface area for each lineal foot of building wall, or storefront/lease space to which the sign will be affixed.

- 3. No zoning clearance or building permits shall be issued for the lot until a detail site plan for the lot, which includes all buildings, building elevations, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
- 4. Where applicable and per section 1001 of the Zoning Code, a detail landscape plan shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
- 5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
- 6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.

7. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. Hours of operation shall not extend past midnight (per PUD-379-2).
9. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot when applicable.
10. Platting Requirement: No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, or an amendment is approved by the TMAPC that will incorporate within the existing restrictive covenants these PUD conditions of approval and making the City beneficiary to said covenants.
11. Subject to conditions recommended by the Technical Advisory Committee during the major amendment advisory process which are approved by TMAPC.
12. Approval of the PUD amendment is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
13. There shall be no outside storage of recyclable material, trash or similar material outside a solid screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

**TAC Comments:**

**General:** No comments.

**Water:** No comments.

**Fire:** No comments.

**Stormwater:** No comments.

**Wastewater:** No comments.

**Transportation:** Sidewalk required along Memorial

**Traffic:** No comments.

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

**INCOG Transportation:**

- MSHP: S. Memorial Drive, between 61<sup>st</sup> St. S. and 71<sup>st</sup> St. S., designated primary arterial.
- LRTP: S. Memorial Drive, between 61<sup>st</sup> St. S. and 71<sup>st</sup> St. S., planned 6 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No Comment
- Transit: Currently, Tulsa Transit operates services on this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

04/02/08



PLANNED UNIT DEVELOPMENT  
MINOR AMENDMENT

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG • 201 West 5th Street, Suite 600 • Tulsa, Oklahoma 74103 • (918)584-7526 • FAX (918)583-1024

PUD- 379-2

GENERAL LOCATION: 6800 South Memorial

RECORD OWNER: Peoples Southwest Real Estate L.P.

PRESENT ZONING: CS4PK/PUD 379

PRESENT USE: Shopping Center

DATE FILED: 3-29-95

MEETING DATE: April 19, 1995

**NATURE OF AMENDMENT** (Set out below the specifics of your application.)

Amend PUD (and Deed of Dedication incorporating PUD development standards) to permit restaurant use, not to exceed 45,000 square feet, throughout Lot 1, Block 1. Currently, restaurant use is restricted to East 400 feet of South 227 feet of Lot 1, Block 1. This amendment will not affect Block 2 - THE VILLAGE AT WOODLAND HILLS. This amendment will not increase square footage of permitted restaurant use in Block 1.

**LEGAL DESCRIPTION OF TRACT UNDER APPLICATION:**

Lots 1 and 2, Block 1, THE VILLAGE AT WOODLAND HILLS

As applicant, what is your interest in the property?

- ☐ Present Owner  
☐ Purchaser  
☒ Attorney for Owner  
☐ Agent for Owner  
☐ Other

**I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT.**

Name: (Please Print)

THOMAS L. VOGT

Mailing Address:

15 East 5th St., #3800, Tulsa, OK 74103

Phone:

581-8200

Signature:

APPLICANT - DO NOT WRITE BELOW THIS LINE

**FEES:**

1. Application Fee:

\$ 100.00

2. 300-foot Property Owners Report:  
165 estimated names

BASE FEE  
\$ 25.00

ADDITIONAL  
\$ 97.50

\$ 122.50

RECEIPT NUMBERS:

44920

57264

TOTAL FEES: \$ 222.50

S/I/T/R 2-18-13 ATLAS 9994876 CZM 52

PD 18 CD 7

TMAPC ACTION:

App w/conditions

DATE/VOTE: 4-19-95 1-0-0

APP. RECVD. BY

18.11

EXHIBIT A A "Pg. 1"

Application No.: **PUD-379-2**

Applicant: Thomas L. Vogt

Location: 6800 S. Memorial Drive - Lot 1, Block 1 of the Village at Woodland Hills.

Date of Hearing: April 19, 1995

Presentation to TMAPC: Thomas Vogt

#### Minor Amendment

The applicant is requesting approval of a minor amendment to allow restaurant use (Use Unit 12) throughout Lot 1 of Block 1. Restaurants are currently allowed in the easterly 400 feet of the southerly 227 feet of Lot 1, Block 1.

Staff has reviewed the request and finds the applicant is requesting a transfer of 12,000 SF of floor area from retail to restaurant use. Current available parking (61 spaces) allows 10,892 SF of transfer. 68 spaces are required to effect transfer of 12,000 SF.

Staff also finds that the proposed restaurant use, with certain restrictions is compatible with the development patterns of the surrounding area and the transitional nature of this PUD.

Therefore, Staff recommends **APPROVAL** subject to the following:

1. A revised site plan showing reconfigured parking, making available a minimum of 68 spaces.
2. Hours of operation shall not extend past midnight.
3. Uses within Use Unit 12a (Adult Entertainment Establishments) are prohibited.
4. Dumpster enclosures shall not be located within 75' of the west property line of the PUD.
5. Public access shall be limited to the east side of the existing structures.

#### Applicant's Comments

**Tom Vogt**

**6208 East 78th Place**

Mr. Vogt, attorney representing the applicant, gave a history of the subject tract and commented on the high rate of vacancy experienced in this center. He deemed that it would benefit the center and traffic flow to allow restaurant use along the west side of the tract.

Mr. Vogt requested that the dumpster be allowed to within 40' of the west property line for the restaurant, noting that presently there is an 85' setback. He revealed that the PUD requires a 25' landscaped buffer as part of the 85' setback. Mr. Vogt expressed agreement with the hours of operation. Regarding restrictions of Use Unit 12a, he pointed out that these are uses currently permitted under the PUD. Mr. Vogt advised that he cannot obtain authority from the partners involved in this transaction for several weeks to agree to restrictions regarding Use Unit 12a. However, he revealed that because of restrictive covenants, he did not believe that these types of uses would be permitted. Regarding parking, Mr. Vogt informed that a parking plan is being considered, which will add approximately 100 spaces. Mr. Vogt was concerned that if a use within the center changes from a high density parking requirement to a low density parking requirement, additional

18.12  
2017.04.19.95 (19)

EXHIBIT AA: PG 2

minor amendments might be required. He requested that the process be allowed to proceed, with the building inspector determining the parking and not making the number of spaces required a part of the minor amendment.

Mr. Stump suggested stating the condition in such a way that additional square footage modification could be allowed, subject to approval of a revised site plan by Staff.

Mr. Vogt agreed to such a condition. He also agreed to public entrances being limited to the east side of the existing structures.

Mr. Doherty asked Staff if it would be appropriate to move the dumpster away from the building and screen it from the residential area.

Mr. Vogt advised that the dumpster will be screened by the existing 6' fence along the rear of the property line. He informed that by moving the dumpster to the west, it will be removed from the line of sight of the residences along the rear.

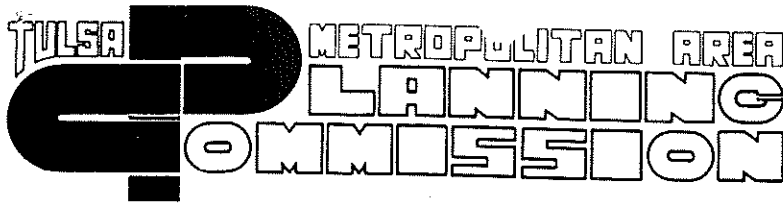
The Planning Commission was concerned over the odor a dumpster will emit, being near the residential area.

**TMAPC Action; 8 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **8-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget "aye"; no "nays"; none "abstaining"; Pace, Selph, Taylor "absent") to **APPROVE** PUD 379-2 MINOR AMENDMENT to eliminate the limitation on the location of Use Unit 12 uses subject to the following conditions:

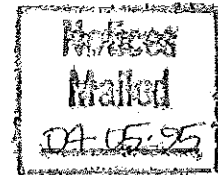
1. A revised site plan showing reconfigured parking, making available a minimum of 68 spaces above those required for retail uses, be provided to Staff in order to allow up to 12,000 SF of Use Unit 12 Uses. If subsequent revised site plans provide even more parking spaces above those required for retail uses, Staff can approve additional floor area to be devoted to Use Unit 12 uses
2. Hours of operation shall not extend past midnight.
3. Uses within Use Unit 12a (Adult Entertainment Establishments) are prohibited.
4. Dumpster enclosures shall not be located within 40' of the west property line of the PUD.
5. Customer entrances shall be limited to the east side of the existing structures.

\*\*\*\*\*



201 Executive Center  
Suite 600  
201 West 5th Street  
Tulsa, Oklahoma 74103-4212  
918/584-7526-Fax 918/583-1024

April 6, 1995



ESL

To Whom It May Concern:

This letter is to serve as Notice of Public Hearing that will be held on **Wednesday, April 19, 1995**, by the **Tulsa Metropolitan Area Planning Commission** at **1:30 p.m.**, **Francis F. Campbell Commission Room, Plaza Level, City Hall**, in regard to a request for a minor amendment to PUD-379-2 to amend the Development Standards and the Deed of Dedication to permit a restaurant use, not to exceed 45,000 square feet throughout Lot 1, Block 1 and on property described as Lots 1 & 2, Block 1, The Village at Woodland Hills, and located at 6800 South Memorial Drive, Tulsa, Oklahoma.

If you have any questions please feel free to contact our office by calling 584-7526. When calling, please refer to case no. PUD-379-2.

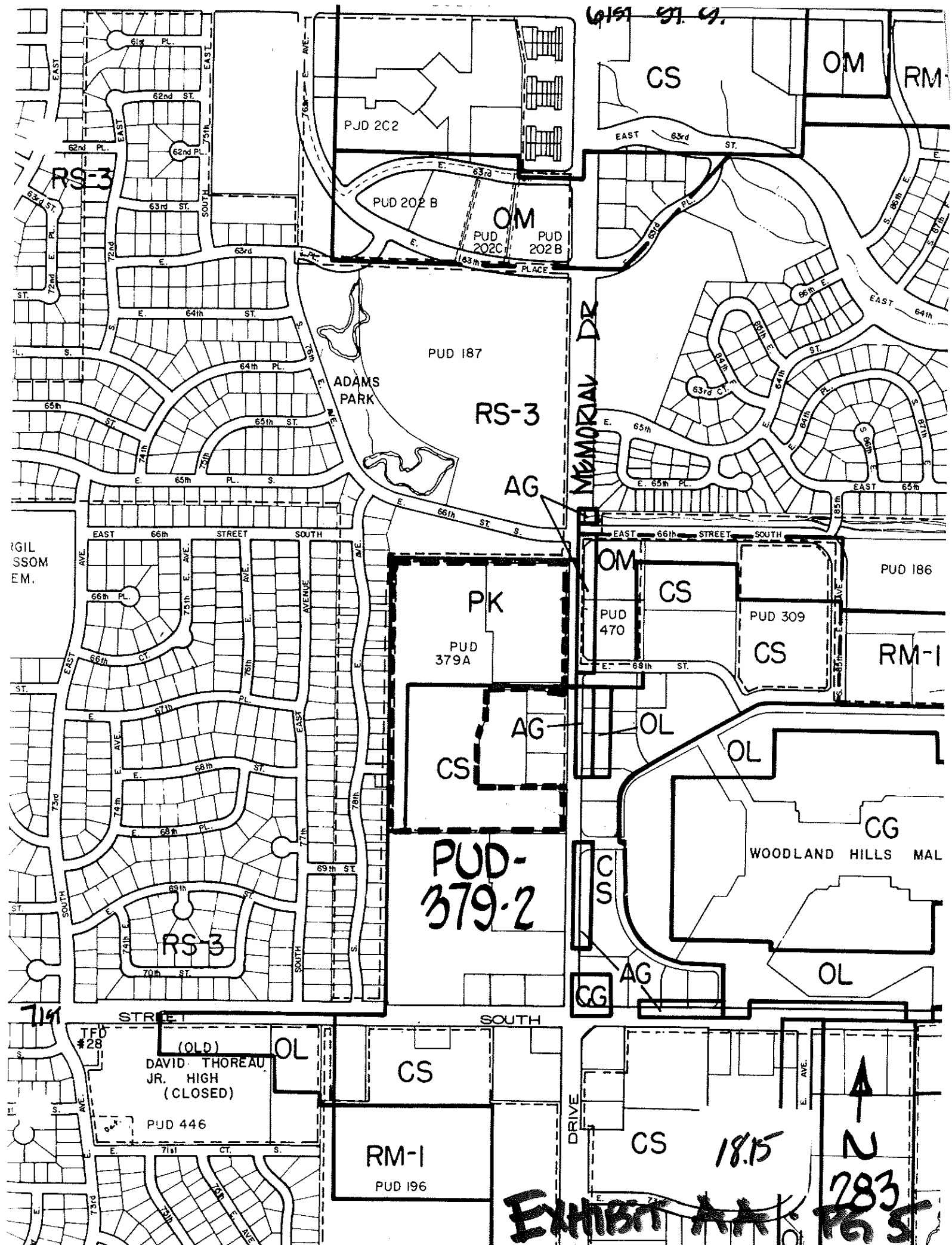
Sincerely,

TMAPC Staff

18H

EXHIBIT AA. PG 4





**EXECUTION OF AMENDED CERTIFICATE OF DEDICATION:**

PUD-379-2 (The Village at Woodland Hills)(283)

(PD-18)(CD-7)

North of the northwest corner of East 71st Street South & South Memorial Drive.

**Staff Comments**

Mr. Jones informed that a minor amendment was approved that modified some development standards and added requirements to the original PUD. He informed that this document filed of record imposes those conditions. Mr. Jones advised that the Legal Department and Staff have reviewed this document and Staff recommends **APPROVAL** of the amended certificate of dedication for PUD 379.

**TMAPC Action; 6 members present:**

On **MOTION** of **BALLARD**, the TMAPC voted **6-0-0** (Ballard, Carnes, Doherty, Gray, Ledford, Taylor "aye"; no "nays"; none "abstaining"; Boyle, Horner, Midget, Pace, Selph "absent") to **APPROVE** the **EXECUTION OF AMENDED CERTIFICATE OF DEDICATION** incorporating the amendments approved in PUD 379-2 as recommended by Staff.

\*\*\*\*\*

PUD-270-2 (MPSI Centre)(1483)

(PD-18)(CD-8)

8282 S. Memorial Drive.

**Staff Comments**

Mr. Jones informed that there were amendments to this PUD that modified the original deed of dedication and subdivision plat. He advised that Staff has reviewed this document and find it to be in accordance with the PUD and recommend **APPROVAL**. Mr. Jones informed that the Legal Department has reviewed this document as to form and have signed off on it.

**TMAPC Action; 6 members present:**

On **MOTION** of **BALLARD**, the TMAPC voted **5-0-1** (Ballard, Carnes, Doherty, Gray, Taylor "aye"; no "nays"; Ledford "abstaining"; Boyle, Horner, Midget, Pace, Selph "absent") to **APPROVE** the **EXECUTION OF AMENDED CERTIFICATE OF DEDICATION** incorporating the amendments approved in PUD 270-2 as recommended by Staff.

\*\*\*\*\*

unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variances to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; and a Special Exception to modify the screening requirement between the subject property and an adjoining R district (Section 212.C), finding the rear of the building will meet the screening needs in it's location, and a six foot fence will extend along the south line of the alley from the east and west side of the building to the streets; finding the special exception will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; with conditions to maintain sidewalk on Pine and construct sidewalks on Lewis Place and Atlanta Place; per plan and elevation, with a maximum height of 41 ft., on the following described property:

PT LTS 668 & 669 LESS BEG SWC LT 668 TH E100 N 8.48 WLY 105 TH S 26.2 TO BEG BLK60, LT 670 LESS PRT BEG SWC LT 670 TH N8.48 SELY TO PT S5 W50 POB BLK 60, LT 671 LESS S5 BLK 60, TULSA HGTS, City of Tulsa, Tulsa County, State of Oklahoma

\*\*\*\*\*

**Case No. 20452**

**Action Requested:**

Variance of the parking requirement from 448 to 391 (Section 1211/12/13/14.D and 1219.D), located: 6612 South Memorial Drive East.

**Presentation:**

**Lou Reynolds**, 2727 East 21<sup>st</sup> Street, stated his client is purchasing the former Mervyn's building. It is part of a mixed-use center. They have 391 spaces on site. They proposed to develop it with mixed uses. He added 45,000 square feet will be a Gold's Gym-Health Club. The current parking requirements were not in effect in the early 1980's when this structure was built. They have more than one parking space per 200 square feet. They have a cross-parking agreement with the owner of the rest of the Village at Woodland Hills. The center is unique, in that it is cut-off from any residential area.

**Comments and Questions:**

Mr. Stephens asked for the remainder square footage, which Mr. Reynolds replied is about 35,000 square feet. Mr. White asked for the original requirement on the parking. Mr. Reynolds replied the original requirement if it were built out like they now propose would be about 448 spaces, which is less than a 15% variance. There was no variance originally.

**Interested Parties:**

There were no interested parties who wished to speak.

**Board Action:**

On **Motion** of **Stead**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Variance of the parking requirement from 448 to 391 (Section 1211/12/13/14.D and 1219.D), finding the requirement of one parking space to 200 square feet is excessive in this case; and the applicant has cross-parking agreements with other areas in the center; and finding these exceptional conditions do not apply generally to other property in the same use district; and the variance will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

LT 2 BLK 1, VILLAGE AT WOODLAND HILLS, THE, City of Tulsa, Tulsa County, State of Oklahoma

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**Case No. 20453**

**Action Requested:**

Special Exception to permit Use Unit 28 (scrap metal processing and shipping) within an IM district (Section 901); a Special Exception to modify the screening requirement (Section 1228.C); and a Variance of the limitation on the height of materials placed in open air staging areas (Section 1228.C.3) to permit a maximum height of 25 ft., located: 2300 North Lewis Avenue East.

Mr. Cuthbertson commented that the notices were modified to specify what Use Unit 28 is, and this is for scrap metal processing and shipping.

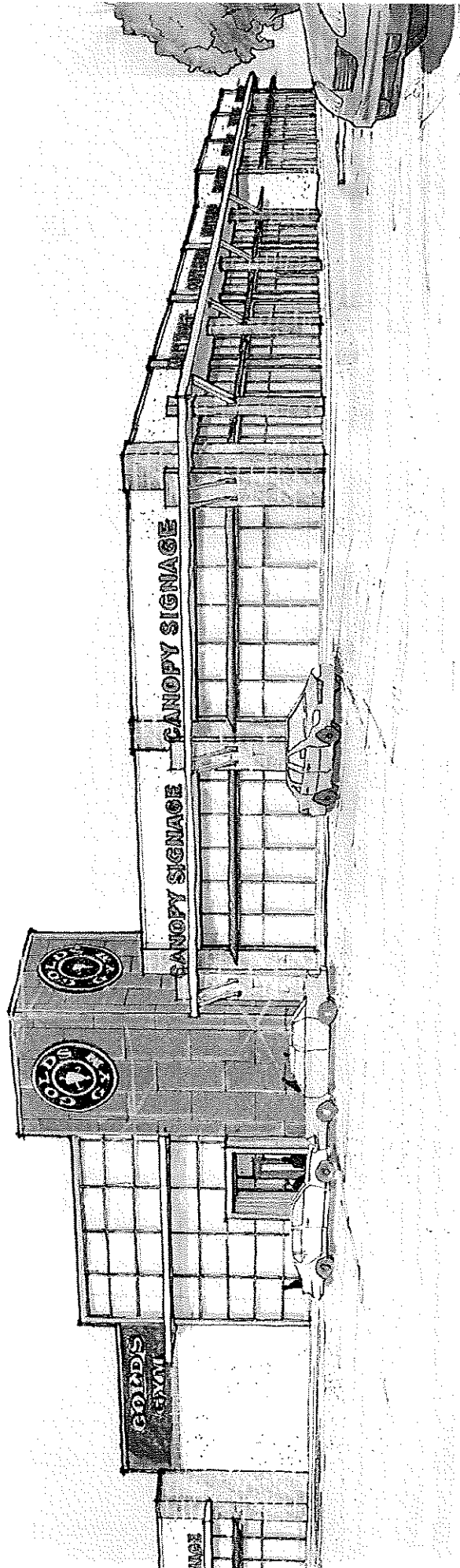
**Presentation:**

**Roy Johnsen**, 201 West 5<sup>th</sup> Street, Suite 501, represented Mid-America Alloys, Inc. He informed the Board that he had the principals present of that organization. They are the contract purchaser of the 7.2 acres of subject property. He pointed out the IM zoning of the property and the expressway right-of-way. He showed that the west boundary is formed by Highway 75, at the narrowest part approximately 200 ft. He noted the elevated highway and the absence of residential homes.

**Mr. Stephens out at 6:03 p.m. and returned at 6:05 p.m.**

He submitted a site plan, applicant's offer of conditions to approval and photographs (Exhibits K-1, K-3 and K-4). The business involves the receipt and processing of scrap sheet metal. It is not an auto salvage. He stated that a substantial amount of the work will be conducted indoors in existing structures. He pointed out the area to be used for open-air storage of scrap metal. The stacks would be up to 25 ft. in height maximum, but they were willing to limit it to a 20 ft. height. There would be screening of the open storage area with eight-foot fences





**GOLD'S GYM**  
Tulsa, Oklahoma

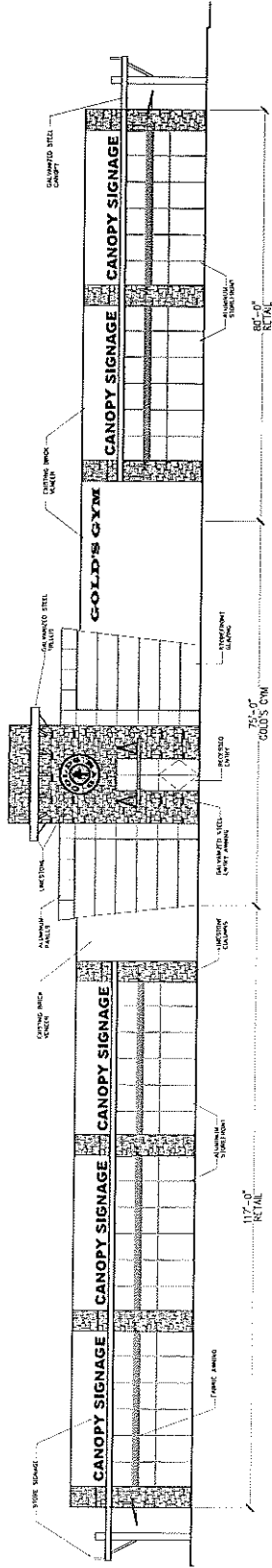
CamargoCopeland Architects, LLP  
04.01.2007  
CaCo# 0721.002



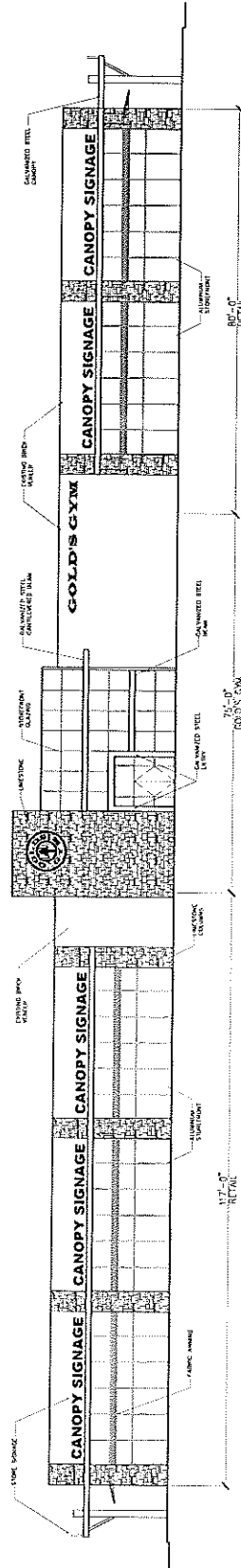
*Architect "A"*

Cresta Development Company

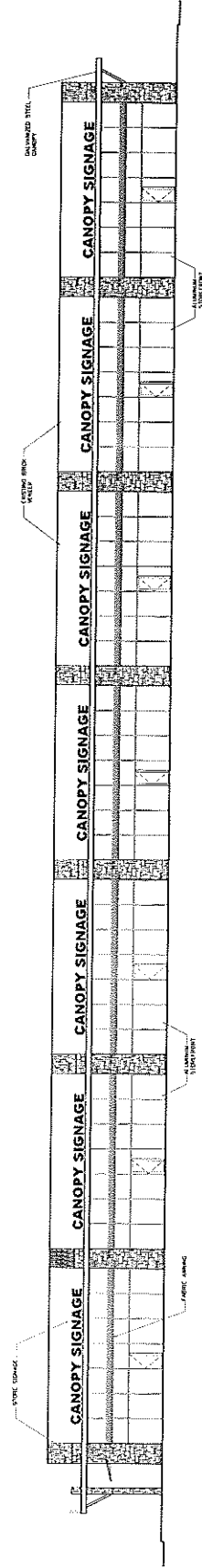
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3 SOUTH ELEVATION - OPTION 2  
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION - OPTION 1  
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION  
SCALE: 3/32" = 1'-0"

**GOLD'S GYM**  
AND RETAIL CENTER - TULSA, OK

EXISTING (VACANT) MERVYN'S STORE  
6612 SOUTH MEMORIAL DRIVE  
TULSA, OK 74106-2433

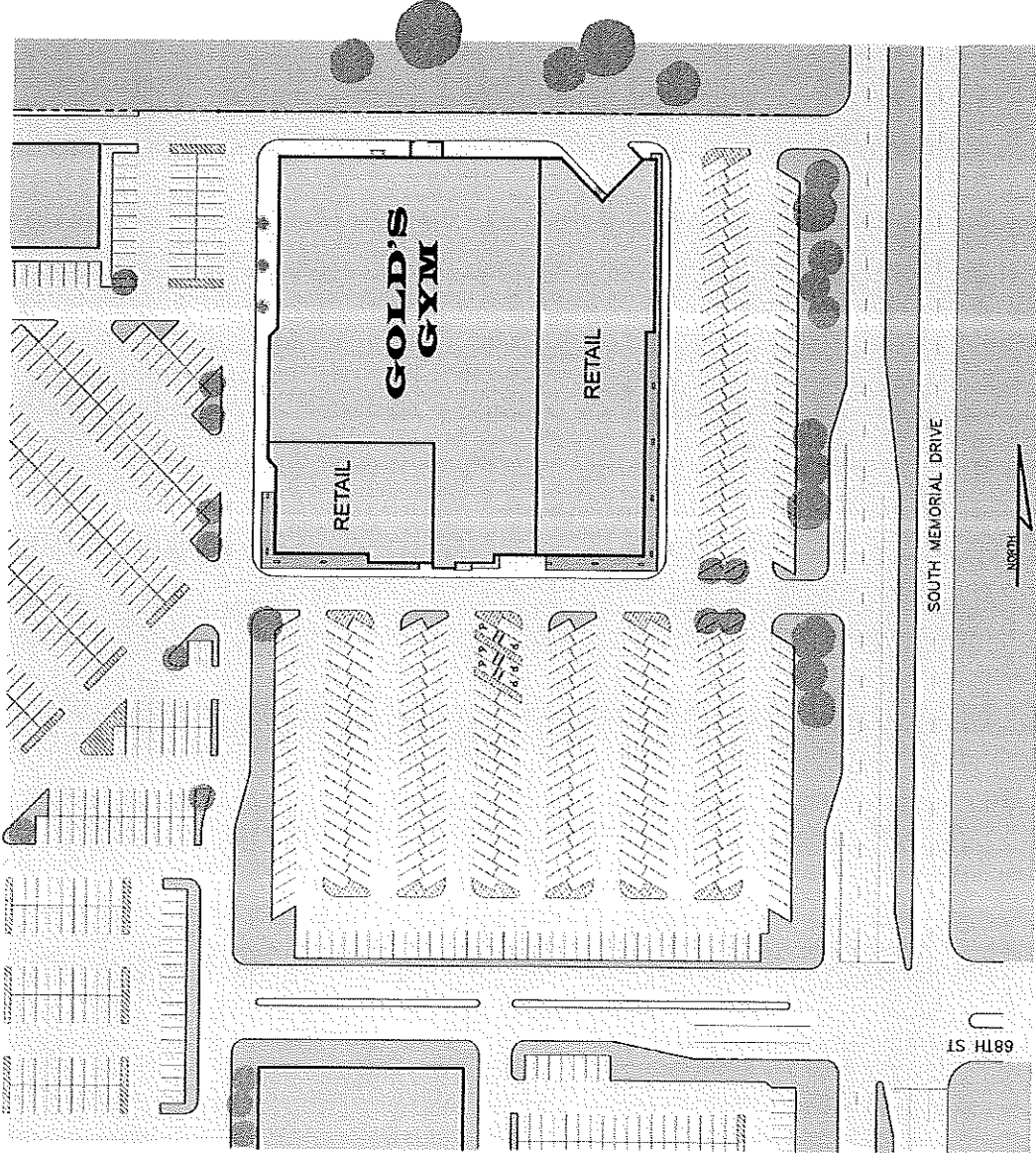
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CHECKED BY:  
REVISED

SHEET TITLE:  
PROPOSED DESIGN  
ELEVATIONS

SHEET NUMBER:  
A-3

*Exhibit "B"*

18.20



**GOLD'S GYM**  
Tulsa, Oklahoma

CamargoCopeland Architects, LLP  
03.12.07  
CaCo# 0721.002



*Sheet "C"*

Cresta Development Company

*18.21*