

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **For Meeting No. 2560**

**September 16, 2009, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center**

**Tulsa City Council Chambers**

### **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 August 26, 2009, Meeting No. 2558
2. Minutes of September 2, 2009, Meeting No. 2559

### **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.**

3. **LS-20334** – Tim Terral (8333)/Lot-Split (PD-26) (CD-8)  
Northwest corner of South Oswego Avenue and East 116<sup>th</sup> Street, 11536  
South Oswego Avenue (Related to Items 4 and 8)
4. **LC-208** - Tim Terral (8333)/Lot-Split (PD-26) (CD-8)  
Northwest corner of South Oswego Avenue and East 116<sup>th</sup> Street, 11536  
South Oswego Avenue (Related to Items 3 and 8)
5. **LC-207** – Rigo Camarena (9204)/Lot Combination (PD-10) (CD-1)  
East of South 44<sup>th</sup> Avenue and South of West 4<sup>th</sup> Street, 411 South 49<sup>th</sup>  
Avenue West
6. **BOA-20956** – (7303) Plat Waiver for Cell Tower (PD-26) (CD-8)  
5749 East 131<sup>st</sup> Street, East of Arkansas River, North of 131<sup>st</sup> Street
7. **Z-6054-SP-6b – Global Sign Solutions** (PD-18c) (CD-8)  
West of the southwest corner of 81<sup>st</sup> Street South and South Garnett  
Road (Corridor Plan Minor Amendment to permit a second ground sign  
not to exceed 11 square feet of display surface area or 12 feet in total  
height and to decrease the required 100 feet of separation between  
ground signs to 55 feet on this lot only.)
8. **PUD-709-4 – Tulsa Engineering and Planning/Tim Terral** (PD-26) (CD-8)  
East of the northeast corner of South Delaware Avenue and 116<sup>th</sup> Place  
South (Minor Amendment to allow a lot-split and lot-combination.)  
(Related to Items 3 and 4)

9. **PUD-281 – Wallace Engineering/Union Public Schools** (PD-18c) (CD-7)  
West of the southwest corner South Mingo Road and 61<sup>st</sup> Street South  
(Site Plan for an accessory parking lot for soccer fields.)

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

**PUBLIC HEARINGS**

10. **Sunrise Terrace II, renamed to Sunset Terrace II** (9307) Minor Subdivision Plat (PD-4) (CD-4)  
Southeast corner of East 15<sup>th</sup> Street and South Harvard Avenue  
(continued from August 19, 2009 meeting)
11. **Bixby Northeast Campus –** (7405) Minor Subdivision Plat (County)  
West of Northwest corner of South 121<sup>st</sup> East Avenue and East 131<sup>st</sup> Street
12. **Jet Port Industrial Plat –** (2407) Preliminary Plat (PD-16) (CD-3)  
West of North Garnett Road, East 46<sup>th</sup> Street North (Request continuance to 10/7/2009 meeting to work on plat details.)
13. **PUD-578-A-5 – Global Sign Solutions** (PD-26) (CD-8)  
Northwest corner of 111<sup>th</sup> Street and South Memorial Drive (Minor Amendment to change the location of the ground sign/tenant ID sign from the primary entrance to the secondary entrance, and to allow a second ground sign along 111<sup>th</sup> Street South at 20 feet in height with 32 square feet of display surface area.)
14. **Z-7141 – City of Tulsa/Mary Kell** RS-3 to IL  
North of northeast corner of East 36<sup>th</sup> Street North and North Harvard Avenue (PD-16) (CD-3)
15. **Z-7142/PUD-773 – Tanner Consulting, Inc./Lou Reynolds** CO to RS-3/OL/CS/PUD  
North of northwest corner East 101<sup>st</sup> Street South and South Memorial Drive (PUD for a two development area, up to seven lot mixed-use office and retail development.) (PD-26) (CD-8)

**OTHER BUSINESS**

16. **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**

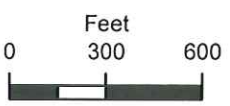
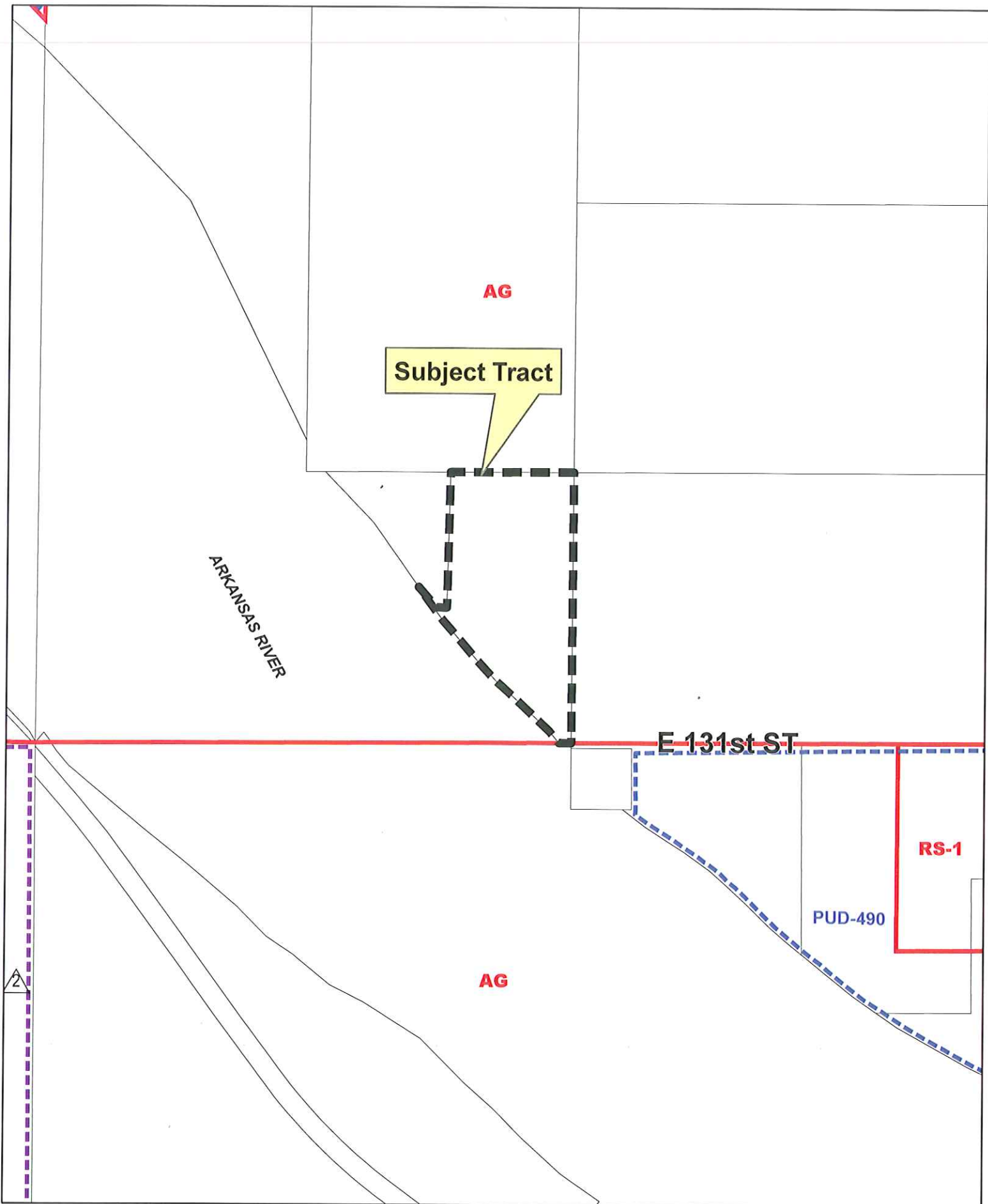
**Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.**

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

**TMAPC Mission Statement**



**BOA-20956**

17-13 03



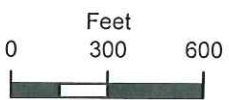




ARKANSAS RIVER

Subject Tract

E 131st ST



Aerial Photo Date: March 2008

**BOA-20956**

17-13 03

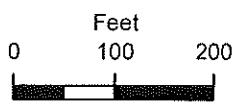
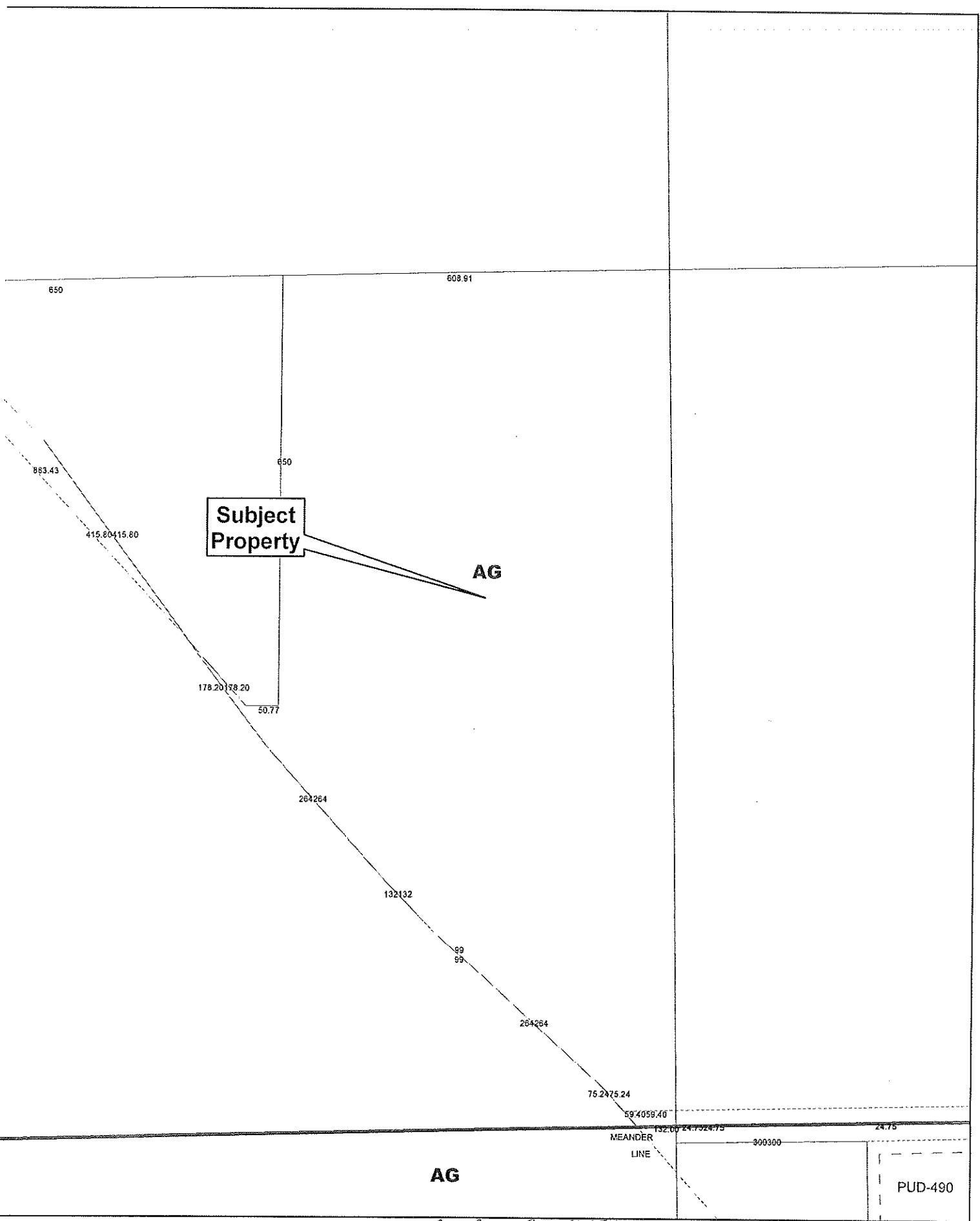
Note: Graphic overlays may not precisely align with physical features on the ground.

N  
6.2

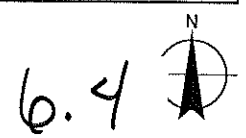
**BOA - 20956** – (7303) Plat Waiver for Cell Tower  
5749 East 131<sup>st</sup> Street

The platting requirement was triggered by BOA 20956 which allowed a cell tower in an AG zoning district.

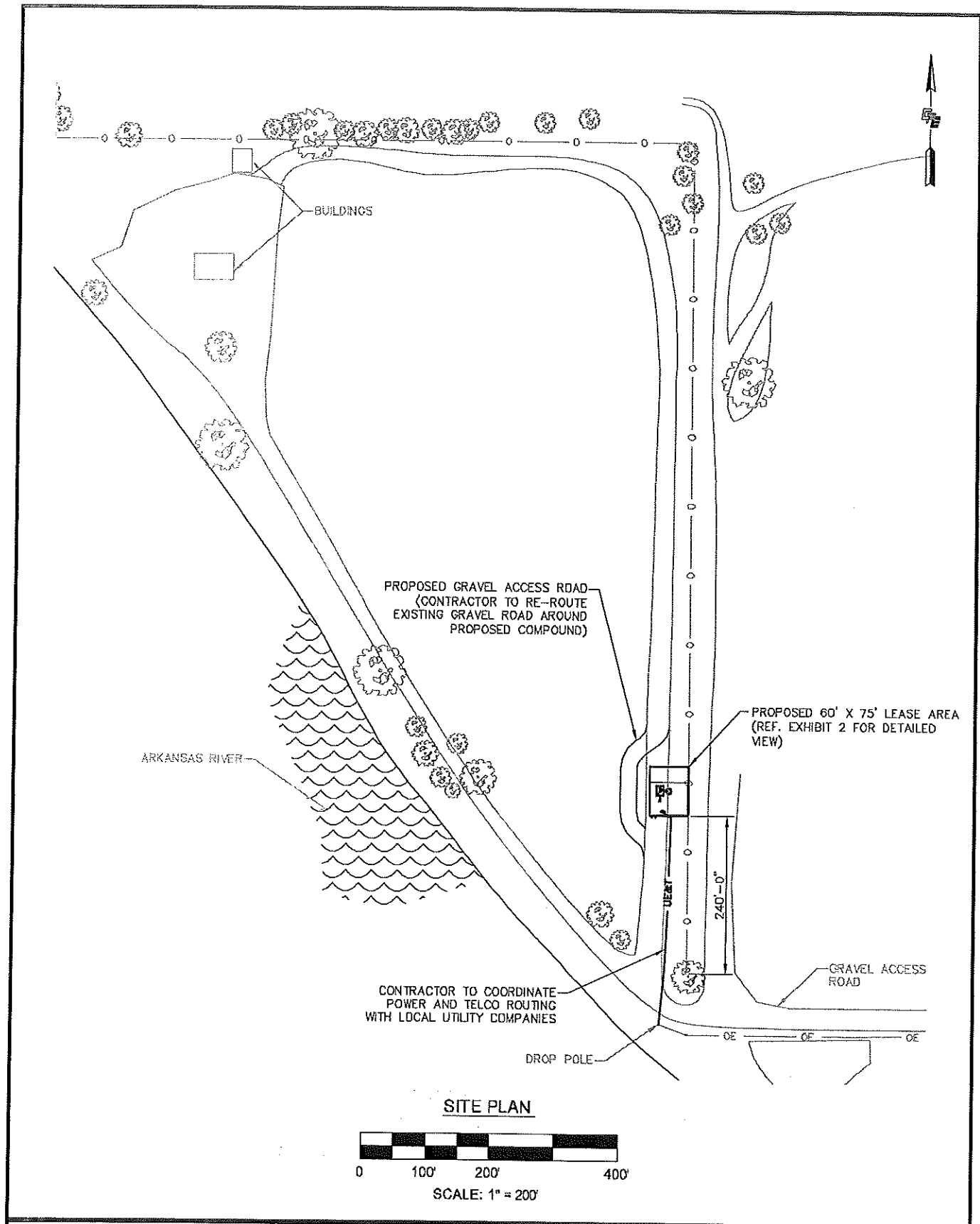
It is the policy of TMAPC to waive the platting requirement for the cell tower use (Use Unit 4 public protection and utility facilities/antennas and supporting structures). Therefore, staff can recommend **Approval** of the requested plat waiver.



BOA - 20956







907 West 5th Street, Suite 250  
Austin, Texas 78703  
P: 512.495.9470  
F: 512.495.9473  
P.O. Box 1528  
Austin, Texas 78767-1528  
www.cleamerica.com

REV 0

11/25/2008

**cricket**  
communications

TUL-093-B  
H. LEON ROW

OVERALL  
SITE PLAN  
EXHIBIT 1 OF 3

1

B0A-20956

6.5

125' CENTERLINE OF PROPOSED ANTENNAS

PROPOSED LIGHTNING ROD

PROPOSED CRICKET SECTOR ANTENNA  
ON STAND-OFF BRACKET  
(1 ANTENNA PER SECTOR, TYP. OF 3 SECTORS)  
RAD CENTER @ 125' (ACL)

PROPOSED 150' MONOPOLE

TOWER ELEVATION  
N.T.S.



907 West 5th Street, Suite 250  
Austin, Texas 78703  
P: 512.495.9470  
F: 512.495.9473  
P.O. Box 1528  
Austin, Texas 78767-1528  
www.cfoamerica.com

REV 0

11/25/2008

**cricket**  
communications  
TUL-093-B  
H. LEON ROW

TOWER  
ELEVATION  
EXHIBIT 3 OF 3

3

BOA-20956

6.6





TUL-039-Row Property Photos



Compound View



East View

BoA-20956  
site photos

6.8

TUL-039-Row Property Photos



Entrance View



North View

BoA-20956

6.9



TUL-039-Row Property Photos



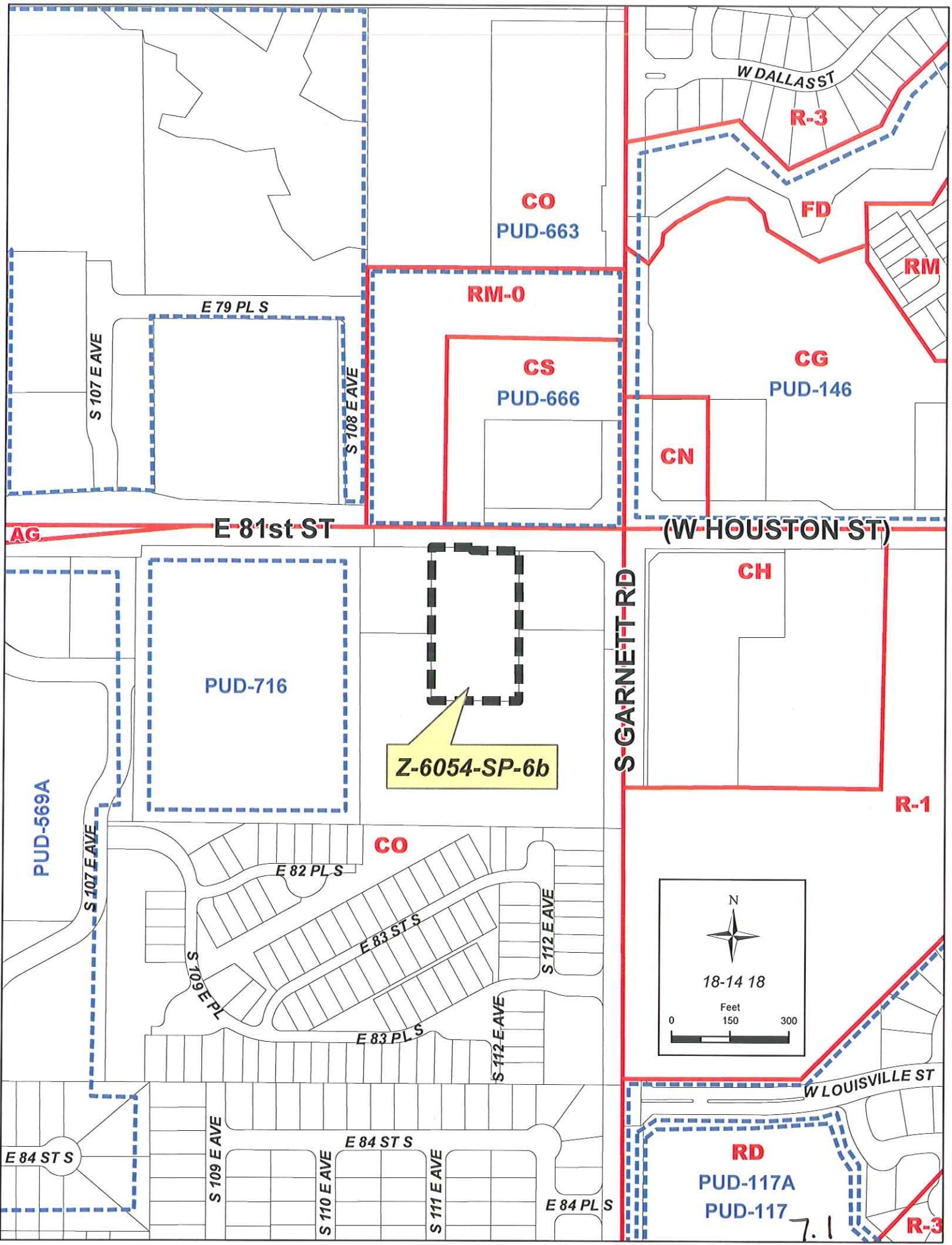
Power View



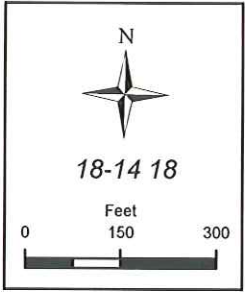
Access View

150A-20956

6.10



Z-6054-SP-6b



7.1





7.2



September 16, 2009

## STAFF RECOMMENDATION

**Z-6054-SP-6b:** Corridor Plan Minor Amendment – West of the southwest corner of 81<sup>st</sup> Street South and South Garnett Road; Part of Lots 2 and 3, Block 1 – Union Place; 11016 E. 81<sup>st</sup> Street South; TRS 8418; CZM 54; Atlas 1412; PD 18c; CD 8; CO.

The applicant is requesting a minor amendment to permit a second ground sign on the above described lot not to exceed 11 square feet (sf) of display surface area (dsa) or 12 feet in total height (oah) and to decrease the required 100' separation between ground signs to 55' on this lot only.

Current ground sign standards for this lot are as follows:

- One ground sign shall be permitted for each lot with frontage on East 81<sup>st</sup> Street or South Garnett Road with a maximum of 125 square feet of display surface area and 25 feet in height. No ground sign shall be permitted for lots with frontage solely on the collector.
- Ground signs shall maintain a minimum separation of 100 feet.

The Corridor District chapter of the code in §802, B-3 defaults to section 1221, D of the code for sign restrictions in the Corridor District. §1221, D of the code are the sign restrictions for the CS District, which allows 1 square foot of display surface area per lineal foot of frontage if two signs are erected on the lot with a minimum sign separation of 30'. Since this lot has 225 lineal feet of frontage along 81<sup>st</sup> Street the ground sign dsa for the lot, if two signs are erected, would be 225 sf. The lot would be allowed 500 sf if only one sign were erected.

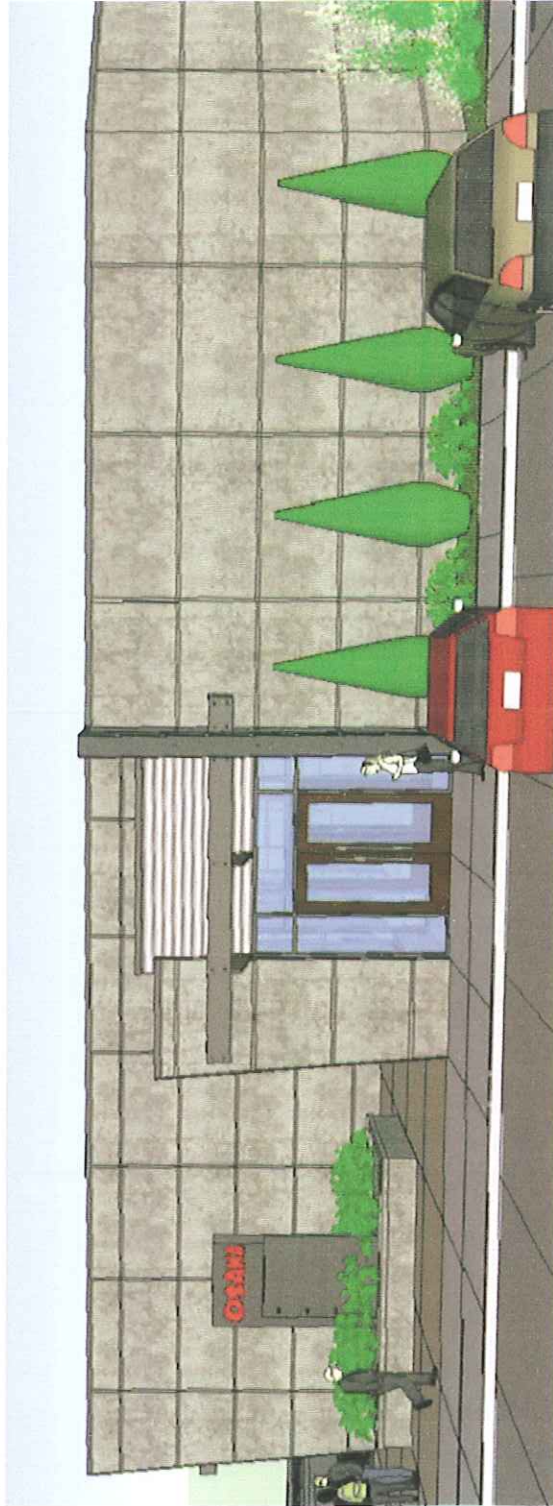
Minor changes in the proposed corridor development may be authorized by the Planning Commission, so long as substantial compliance is maintained with the approved site plan and the purposes and standards of the Corridor Chapter of the code. Changes which represent a significant departure from the site plan require compliance with the notice and procedural requirements of an initial site plan review and approval.

Since the proposed additional ground sign would be permitted on this lot had the sign standards not been modified with the original approval of the corridor district site plan staff can support this request. Staff contends that the approval of the request will not represent a significant departure from the originally approved corridor district site plan nor does it depart from what is permitted by the CO Chapter of the Code. Therefore, staff recommends **APPROVAL** of minor amendment Z-6054-SP-6b with the ground sign dsa of 125 sf and a sign height of 25' for the lot remaining effective.

*Note: Approval of a minor amendment does not constitute detail site, sign, or landscape plan approval*




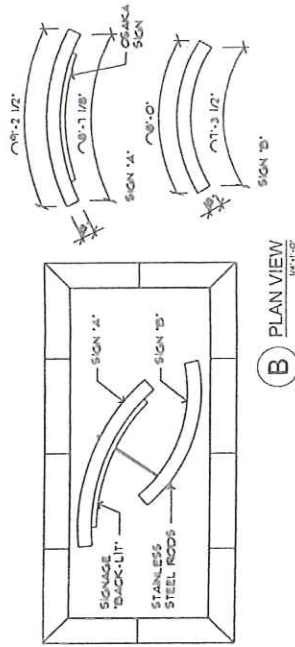
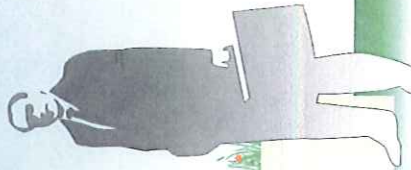
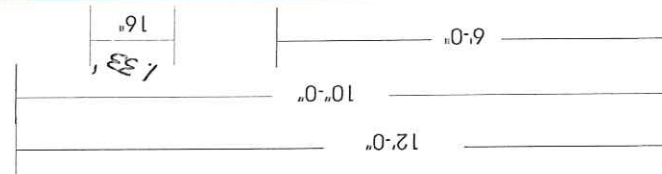
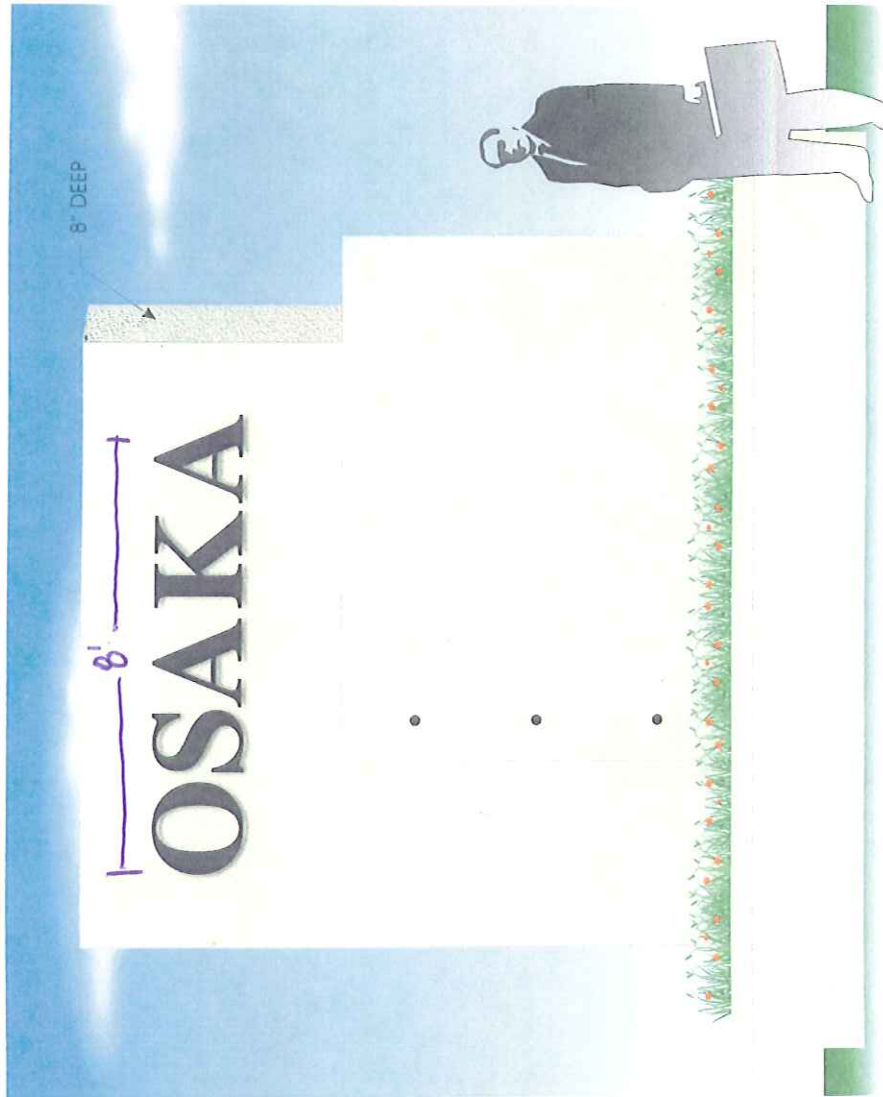
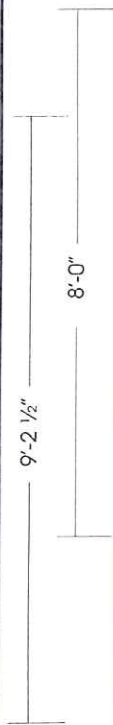
126'-6"



9'-6"

(x1) SET OF 16" X 8' ( 10.67 SQUARE FEET)  
 INTERNALLY ILLUMINATED  
 REVERSE CHANNEL LETTERS. BLACK WITH  
 RED WALL ILLUMINATION.


 <p>1890 N. 2nd St. Suite 100          Tulsa, OK 74116          Phone: (918) 836-5597          Fax: (918) 836-5614</p>	<p>CUSTOMER: OSAKA STEAKHOUSE OF JAPAN          CITY &amp; STATE: 11016 E. 81ST - TULSA, OK.</p>
<p>"Where Art and Technology Meet"</p>	<p>SALESMAN: RICHIE          DRAWN BY: GARY "PINE" WARD</p>
<p>This Design is submitted as a concept and is not to be construed as a final design. It is the property of GSS and is not to be reproduced in whole or part without our written permission.</p>	<p>DRAWING NO. 2K90805-05          SCALE: 3/32" = 1'-0"          DATE: AUG 5, 2009</p>



**B** PLAN VIEW  
1/4" = 1'-0"

10.64  $\phi$  dka @ 12' OAH.

MANUFACTURE & INSTALL (X1) SET OF "OSAKA"; 16" INTERNALLY  
ILLUMINATED REVERSE CHANNEL LETTERS.  
BLACK FACE & RETURNS WITH RED L.E.D. ILLUMINATION.  
CURVED RACEWAY ON BACK SIDE OF SIGN.

		<b>Global Sign Solutions</b> <i>"Where Art and Technology Meet"</i>	
1800 N. 105th East Ave. Tukwila, WA 98146 Phone: (206) 835-5597 Fax: (206) 835-5598 Email: <a href="mailto:info@gssusa.com">info@gssusa.com</a> Website: <a href="http://www.gssusa.com">www.gssusa.com</a> (O) 206.835.5411		<b>CUSTOMER:</b> <i>OSAKA FANTASY STEAKHOUSE OF JAPAN</i> <b>CITY &amp; STATE:</b> <i>11016 E. 81ST - TULSA, OK.</i> <b>SALESMAN:</b> <i>R. JESMENT</i> <b>DRAWING NO.</b> <i>2K90714-07</i> <b>DRAWING NO.</b> <i>2K90714-07</i> <b>SCALE:</b> <i>1/4" = 1'-0"</i> <b>DATE:</b> <i>11/11/14 2009</i>	
This Design is submitted confidentially and is not to be loaned, copied, reproduced, or otherwise used in whole or part without our written permission.		<b>APPROVED BY:</b>	

CITY & STATE: 11016 E. 81ST - TULSA, OK.SALESMAN: **R. JESMENT**

DRAWING NO. 2K90714-07

DRAWN BY: GARY "PWE" WARD

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

DATE: JULY 14 2009DATE: JULY 14 2009

1889 N. 105th East Ave.  
Tulsa, OK 74116  
Phone: (918) 836-5597  
Fax: (918) 836-5614  
**Iqon Solutions**

1880 N. 105th E.  
Tulsa, OK 74116.[illegible]Phone: (918) 836-5615  
Fax: (918) 836-5615

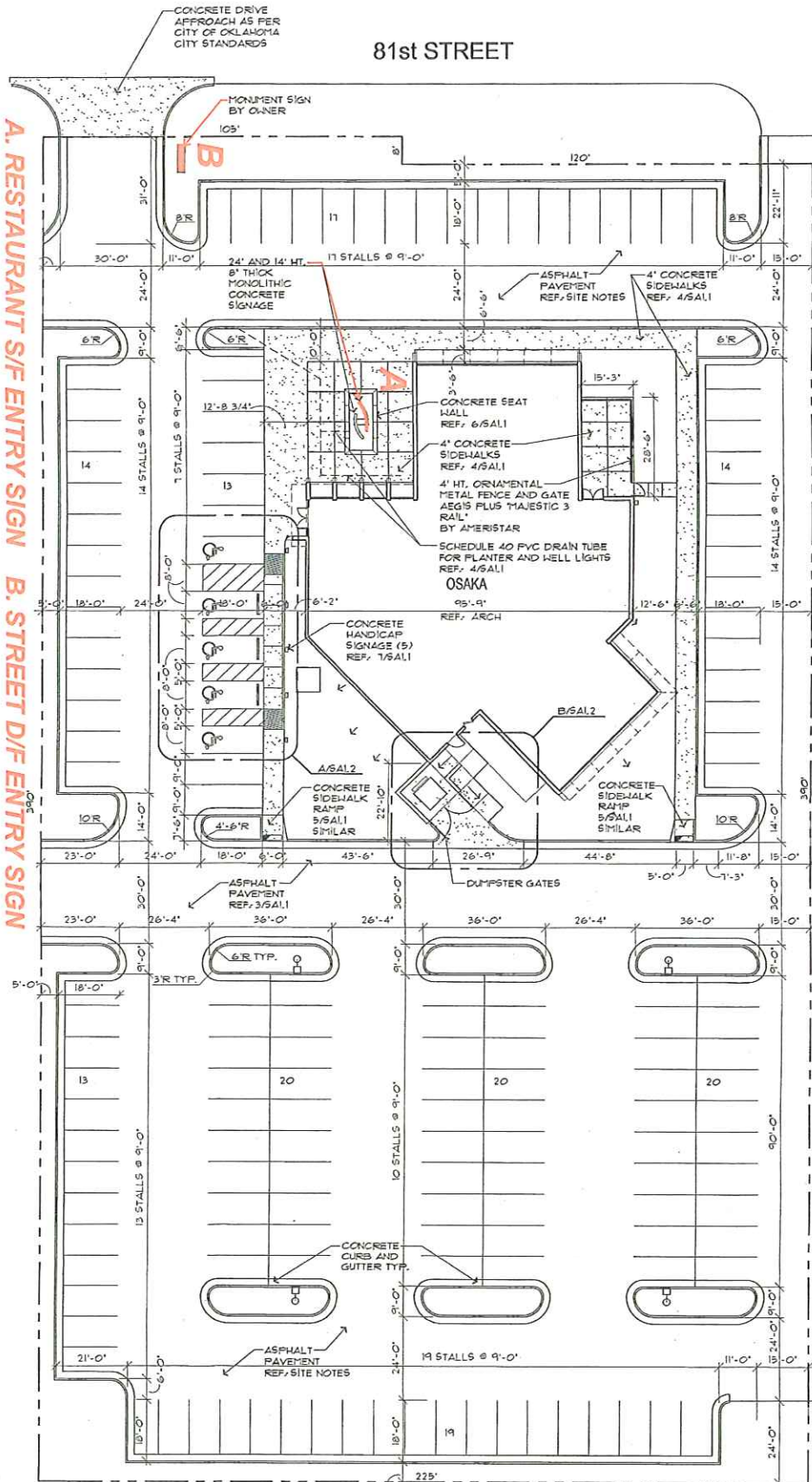
**Global Sign Solutions**

## Where Art and Technology Meet

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81st STREET

A. RESTAURANT S/F ENTRY SIGN      B. STREET D/F ENTRY SIGN

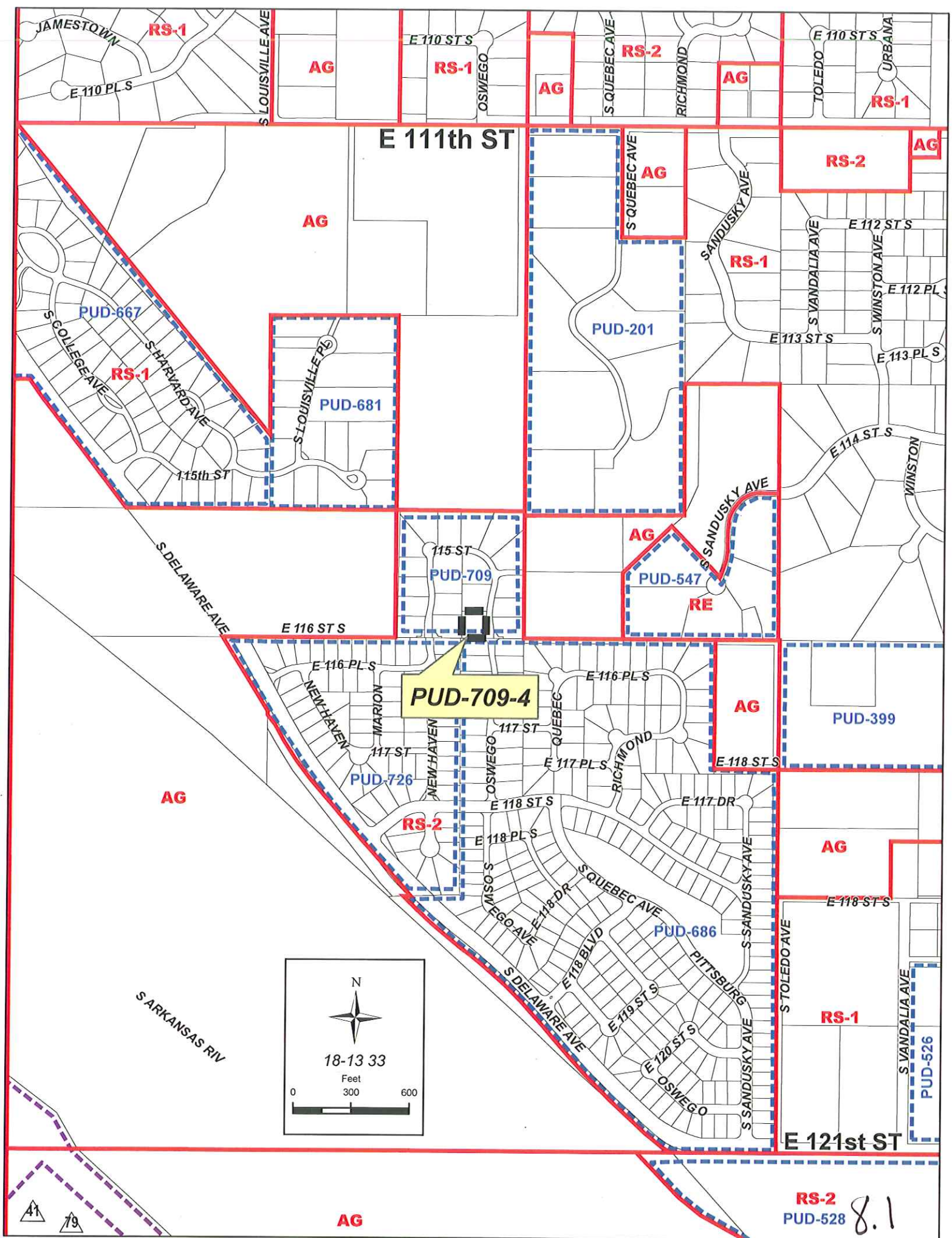


**A SITE PLAN**  
SCALE: 1"=20'-0"  
6,257 S.F.±

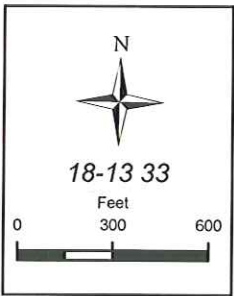


7.4





**PUD-709-4**



**RS-2**  
**PUD-528** 8.1







**E115 STS**

**PUD-709-4**

**S NEW HAVEN AVE**

**E116 PLS**

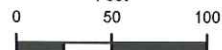
**S OSWEGO AVE**

**S QUEBEC AVE**



18-13 33

Feet



*Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2008*



September 16, 2009

### STAFF RECOMMENDATION

**PUD-709-4:** Minor Amendment – East of the northeast corner of 116<sup>th</sup> Place South and South Delaware Avenue; Lot 7, Block 3 and Reserve Area E – Sequoyah Hill II; TRS 8333; CZM 56; PD 26; CD 8; RS-2/PUD.

The applicant is requesting a minor amendment to allow a lot split and lot combination. The lot split would split approximately 239 square feet (sf) from Reserve Area E and combine it through the lot combination process with Lot 7, Block 3 of Sequoyah Hill II (see Exhibits A – F). Concurrently with this minor amendment request is lot split LC-208 and Lot Combination 20334, also appearing on the 9/16/09 agenda of the TMAPC.

The splitting and combining of these two parcels will allow for a driveway along the southern portion of Lot 7 leading to a rear entry garage. The removal of 239 sf from Reserve Area E will not affect or impact the over-all open space/livability space requirement of the PUD which will still be met on each lot, as well as, within Reserve Areas A and B as permitted by §1104, C of the code. This request will not increase or decrease the permitted number of dwelling units with in the development.

On July 16, 2008 the TMAPC approved minor amendment PUD-709-3 for Lot 3, Block 2 – Sequoyah Hill II for the identical reason herein. The request for minor amendment PUD-709-3 was to remove a very small area from a reserve area and add it to the adjacent lot. The subject tract of PUD-709-3 is directly across the street from the parcel which is the subject of this minor amendment request.

Pending the approval of the aforementioned lot-split and lot-combination applications, staff recommends **APPROVAL** of minor amendment PUD-709-4 subject to the deed of dedication and restrictive covenants for Sequoyah Hill II be amended to reflect the proposed lot-split and lot-combination.

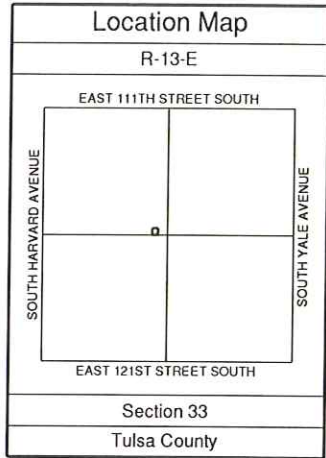
*Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.*

8.4

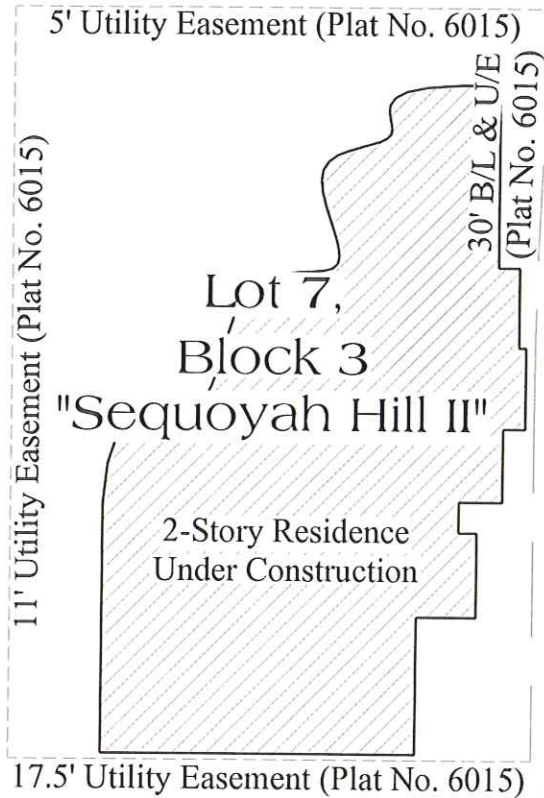
# Exhibit "A"

Lot 6, Block 3

5' Utility Easement (Plat No. 6015)



Lot 1,  
Block 3



South Oswego Avenue

## Line Table

No.	Bearing	Distance
L1	S 89°58'32" W	40.00'
L2	N 00°01'28" W	9.00'
L3	N 89°58'32" E	31.00'
L4	N 00°01'28" W	23.00'
L5	N 89°58'32" E	9.00'
L6	S 00°01'28" E	32.00'

Rock Column (Typ)

17.5' U/E (Plat No. 5867)

Lot 10, Block 12  
"Wind River"

LOT SPLIT  
UNDIVIDED TRACT

RESERVE "E" - "SEQUOYAH HILL II"



Tulsa Engineering & Planning Associates, Inc.  
6737 South 85th East Avenue Tulsa, Oklahoma 74133  
Phone: 918-252-9621 Fax: 918-250-4566



Job No: 09-212.00  
Scale: 1" = 30'  
Date: 08/14/2009

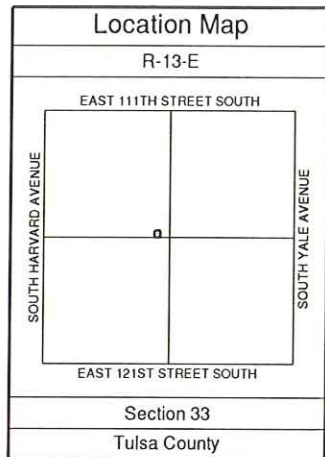
8.5

Certificate of Authorization No. 551 Renewal Date June 30, 2011

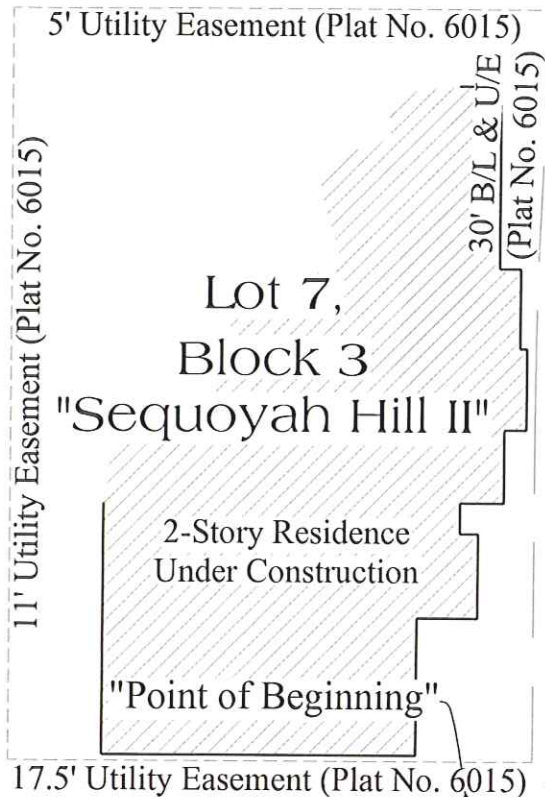
# Exhibit "B"

Lot 6, Block 3

5' Utility Easement (Plat No. 6015)



Lot 1,  
Block 3



## Line Table

No.	Bearing	Distance
L1	N 89°58'32" E	31.00'
L2	N 00°01'28" W	23.00'
L3	N 89°58'32" E	3.00'
L4	S 00°01'28" E	28.00'
L5	S 89°58'32" W	34.00'
L6	N 00°01'28" W	5.00'

Rock Column (Typ)

17.5' U/E (Plat No. 5867)

Lot 10, Block 12  
"Wind River"

LOT SPLIT  
TRACT 1

A PART OF RESERVE "E" - "SEQUOYAH HILL II"



Tulsa Engineering & Planning Associates, Inc.  
6737 South 85th East Avenue Tulsa, Oklahoma 74133  
Phone: 918-252-9621 Fax: 918-250-4566



Job No: 09-212.00  
Scale: 1" = 30'  
Date: 08/14/2009

8.6

Certificate of Authorization No. 331 Renewal Date June 30, 2011



# Exhibit "C"

Lot 6, Block 3  
5' Utility Easement (Plat No. 6015)

5' Utility Easement (Plat No. 6015)

11' Utility Easement (Plat No. 6015)

Lot 7,  
Block 3  
"Sequoyah Hill II"

2-Story Residence  
Under Construction

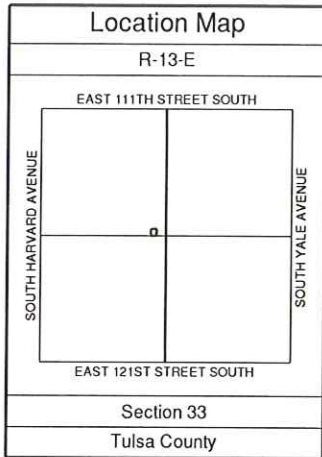
17.5' Utility Easement (Plat No. 6015)

Reserve "E"

Stone Fence

South Oswego Avenue

Lot 1,  
Block 3



## Line Table

No.	Bearing	Distance
L1	N 00°01'28" W	4.00'
L2	N 89°58'32" E	34.00'
L3	N 00°01'28" W	28.00'
L4	N 89°58'32" E	6.00'
L5	S 00°01'28" E	32.00'
L6	S 89°58'32" W	40.00'

Rock Column (Typ)

17.5' U/E (Plat No. 5867)

Lot 10, Block 12  
"Wind River"

LOT SPLIT  
TRACT 2

A PART OF RESERVE "E" - "SEQUOYAH HILL II"



Tulsa Engineering & Planning Associates, Inc.  
6737 South 85th East Avenue Tulsa, Oklahoma 74133  
Phone: 918-252-9621 Fax: 918-250-4566



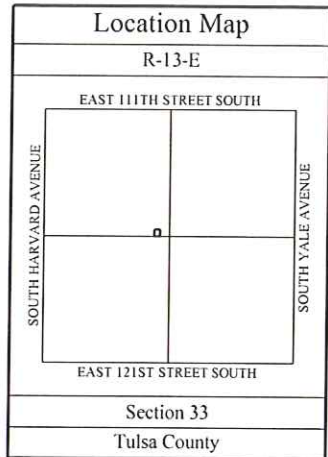
Job No: 09-212.00  
Scale: 1" = 30'  
Date: 08/14/2009

8.7

Certificate of Authorization No. 531 Renewal Date June 30, 2011

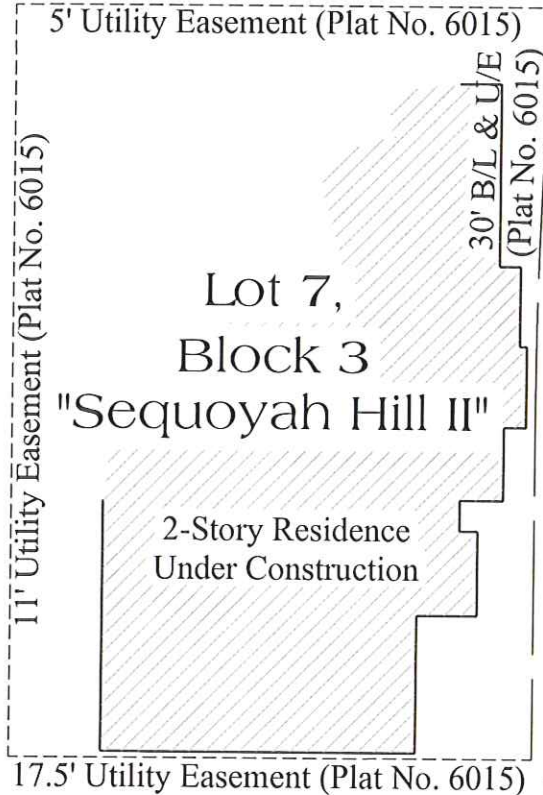
# Exhibit "D"

Lot 6, Block 3  
5' Utility Easement (Plat No. 6015)  
N 89°58'32" E - 126.86'



Lot 1,  
Block 3

N 00°01'28" W - 140.00'



R = 752.00'  
L = 68.77'  
CD = 68.74'  
CB = S 02°35'43" W

S. Oswego Ave.

S 00°01'28" E  
Stone Fence 39.33'

Reserve  
"E"

## Line Table

No.	Bearing	Distance
L1	S 89°58'32" W	9.00'
L2	S 00°01'28" E	23.00'
L3	S 89°58'32" W	31.00'
L4	S 00°01'28" E	9.00'

Rock Column (Typ)

17.5' U/E (Plat No. 5867)

Lot 10, Block 12  
"Wind River"

LOT COMBINATION - TRACT 1  
LOT 7, BLOCK 3, "SEQUOYAH HILL II"



Tulsa Engineering & Planning Associates, Inc.  
6737 South 85th East Avenue Tulsa, Oklahoma 74133  
Phone: 918-252-9621 Fax: 918-250-4566



Job No: 09-211.00  
Scale: 1" = 30'  
Date: 08/14/2009

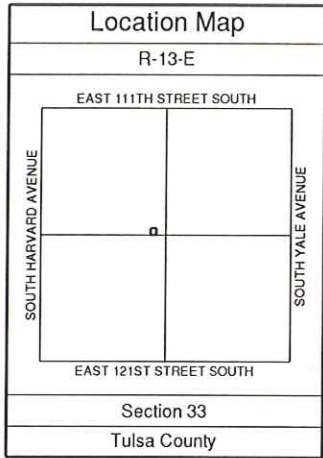
8.8

Certificate of Authorization No. 351 Renewal Date June 30, 2011

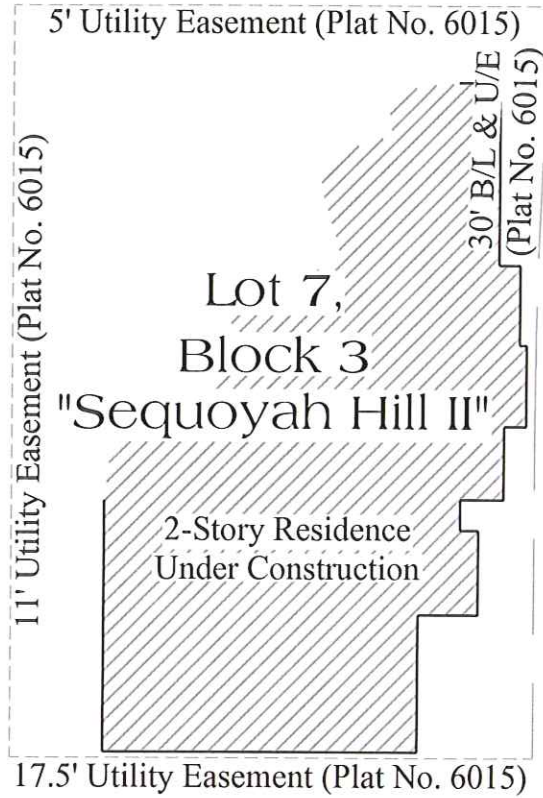


# Exhibit "E"

Lot 6, Block 3  
5' Utility Easement (Plat No. 6015)



Lot 1,  
Block 3



South Oswego Avenue

## Line Table

No.	Bearing	Distance
L1	N 89°58'32" E	31.00'
L2	N 00°01'28" W	23.00'
L3	N 89°58'32" E	3.00'
L4	S 00°01'28" E	28.00'
L5	S 89°58'32" W	34.00'
L6	N 00°01'28" W	5.00'

Rock Column (Typ)

17.5' U/E (Plat No. 5867)

Lot 10, Block 12  
"Wind River"

LOT COMBINATION  
TRACT 2

A PART OF RESERVE "E" - "SEQUOYAH HILL II"



Tulsa Engineering & Planning Associates, Inc.  
6737 South 85th East Avenue Tulsa, Oklahoma 74133  
Phone: 918-252-9621 Fax: 918-250-4566



Job No: 09-212.00  
Scale: 1" = 30'  
Date: 08/14/2009

8.9

Certificate of Authorization No. 531 Renewal Date June 30, 2011



# Exhibit "F"

Lot 6, Block 3

5' Utility Easement (Plat No. 6015)  
N 89°58'32" E - 126.86'

5' Utility Easement (Plat No. 6015)

11' Utility Easement (Plat No. 6015)

Lot 7,  
Block 3

"Sequoyah Hill II"

2-Story Residence  
Under Construction

17.5' Utility Easement (Plat No. 6015)

S 89°58'32" W - 83.72'

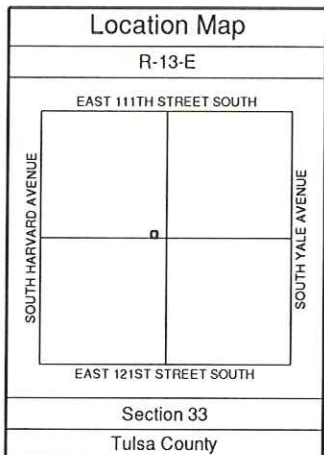
Rock Column (Typ)

17.5' U/E (Plat No. 5867)

Lot 10, Block 12  
"Wind River"

LOT COMBINATION  
COMBINED TRACT

LOT 7, BLOCK 3 WITH A PART OF RESERVE "E", "SEQUOYA HILL II"



Lot 1,  
Block 3

N 00°01'28" W - 140.00'

T  
18  
Z

30' B/L & U/E  
(Plat No. 6015)

R = 752.00'  
L = 68.77'  
CD = 68.74'  
CB = S 02°35'43" W

S. Oswego Ave.

S 00°01'28" E  
Stone Fence 39.33'

Reserve  
"E"

## Line Table

No.	Bearing	Distance
L1	S 89°58'32" W	6.00'
L2	S 00°01'28" E	28.00'
L3	S 89°58'32" W	34.00'
L4	S 00°01'28" E	4.00'



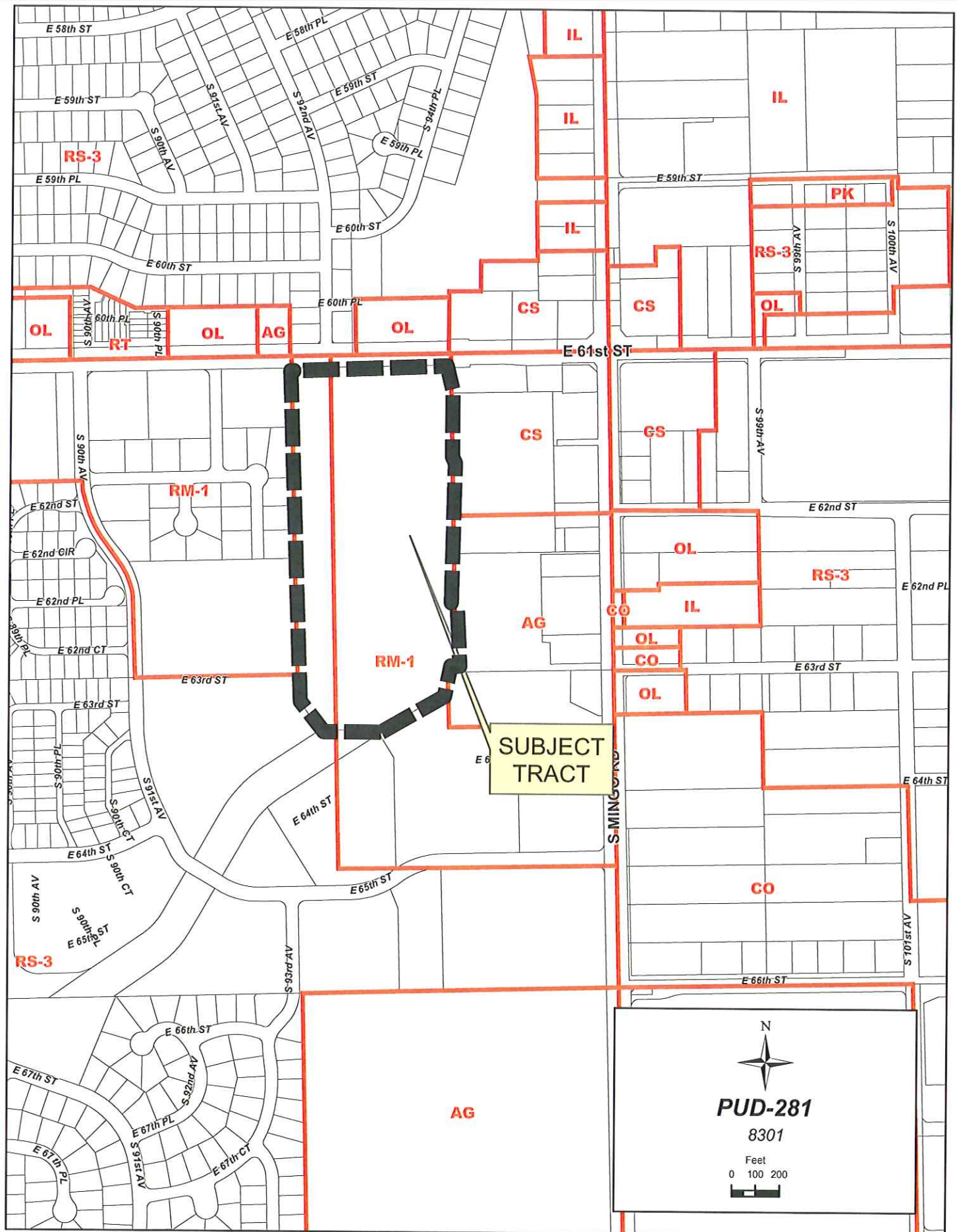
Tulsa Engineering & Planning Associates, Inc.  
6737 South 85th East Avenue Tulsa, Oklahoma 74133  
Phone: 918-252-9621 Fax: 918-250-4566



Job No: 09-212.00  
Scale: 1" = 30'  
Date: 08/17/2009

8.10

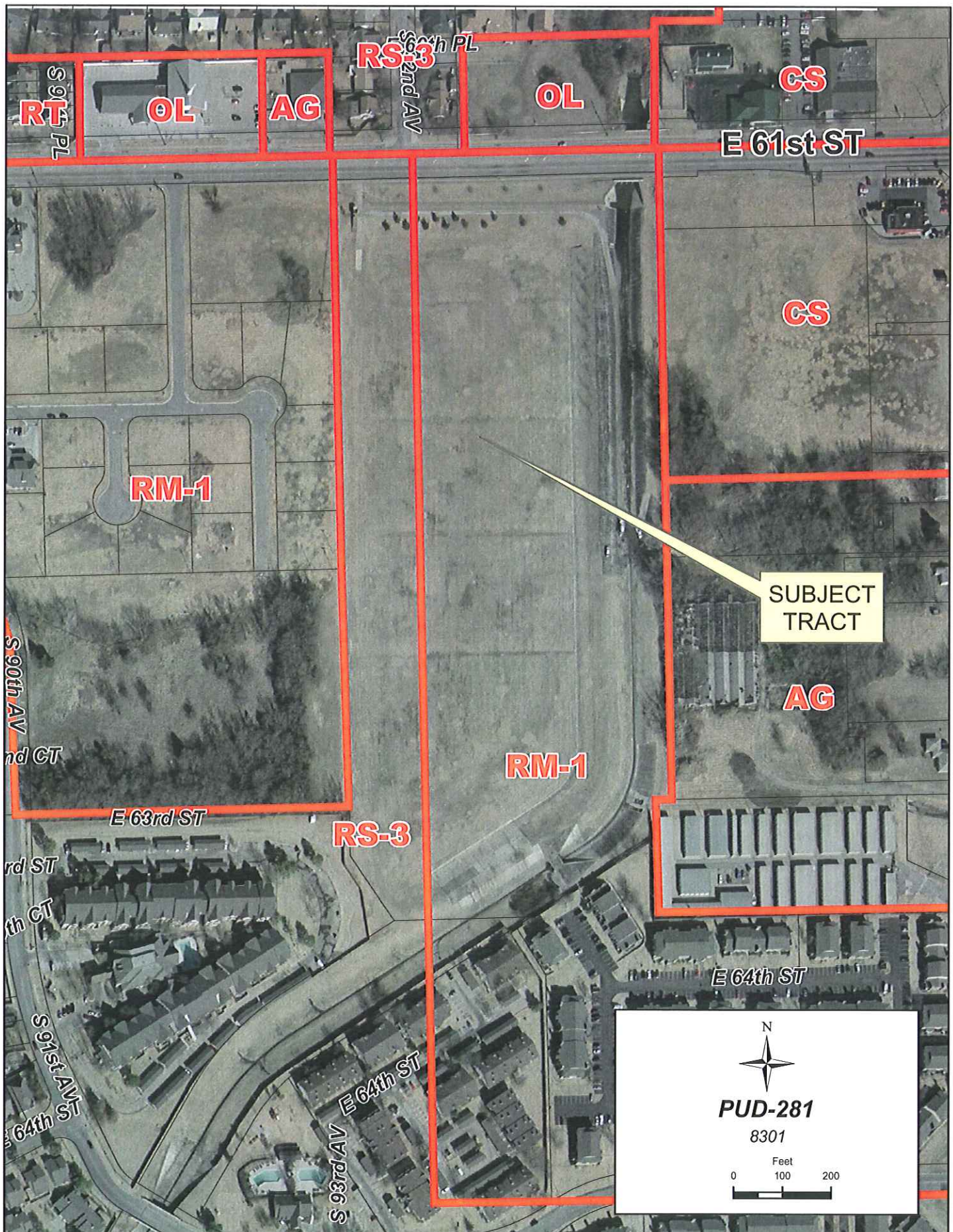
Certificate of Authorization No. 551 Renewal Date June 30, 2011











September 16, 2009

### STAFF RECOMMENDATION

**PUD-281:** Detail Site Plan – West of the southwest corner South Mingo Road and 61<sup>st</sup> Street South; Lot 2, Block 6 – Gleneagles, Resub of Part of Glen Haugen; TRS 8301; CZM 53; Atlas 759; PD 18c; CD 7; RM-1/RS-3/PUD.

---

The applicant is requesting approval of a detail site plan for an accessory parking lot for soccer fields located on Lot 2, Block 6 of Gleneagles, Re-subdivision of Part of Glen Haugen (see Exhibit A). The principal use – recreational facilities is a permitted use on Lot 2, Block 6 per adopted PUD development standards and the deed of dedication and restrictive covenants for the subdivision.

The submitted site plan meets all applicable open space and setback limitations. There are no buildings being proposed for construction (see attached Exhibits). Access to the site is provided from one point along 61<sup>st</sup> Street and parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code with a 130' + landscape buffer along the north boundary along 61<sup>st</sup> Street and a 100'+ buffer along the east boundary. There is no sight lighting proposed. Sidewalks are provided along 61<sup>st</sup> Street as required by PUD Development Standards and Subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for the accessory parking lot to be located on Lot 2, Block 6 Gleneagles, re-subdivision of Part of Glen Haugen.

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

9.4



16840-1

**CERTIFICATE**

As provided in Title 11, Chapter 12, Section 504 of the Oklahoma Statutes, I hereby certify that no fee or other charge is assessed in this case. All such fees have been paid. The amount of the charge for this fee and the amount so required by law is \$0.00. The amount paid in the amount of \$119.87 for the charge on 2/13 to be

ANITA NESBITT  
COUNTY CLERK

applied to 19.83 taxes and as per certified to me.

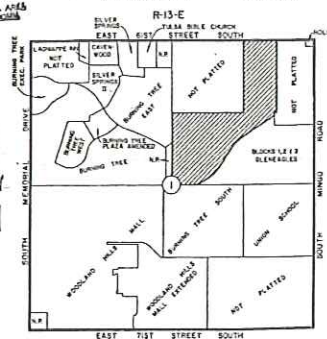
This certification is NOT to be construed as payment of 19.83 taxes in full but is given so that this paid may be filed of record.

19.83 taxes would prove the amount of the accuracy deposit.

22

JOHN F. CANTRELL  
TULSA COUNTY TREASURER  
By John F. Cantrell  
Deputy

STATE OF OKLAHOMA  
TULSA COUNTY  
FILED & RECORDED  
AUG 25 AM 9:45  
ANITA NESBITT  
COUNTY CLERK



### LOCATION MAP

**FINAL PLAT**  
**CERTIFICATE OF APPROVAL**  
 I hereby approve this Final Plat as submitted by the Tulsa Oil Corporation as a Final Plat of the Tulsa Oil Corporation.  
Cheryl Temple  
 REGISTERED ENGINEER  
 This approval is valid if this plat is not filed in the office of the County Clerk on or before \_\_\_\_\_, 19\_\_\_\_.  
Don't Van Dyke  
 COUNTY ENGINEER

OWNER

NEVER FAIL, JR.  
MARILYN K. FAIL  
2921 EAST 91st STREET SOUTH  
TULSA, OKLAHOMA 74136  
PHONE: (318) 293-8534

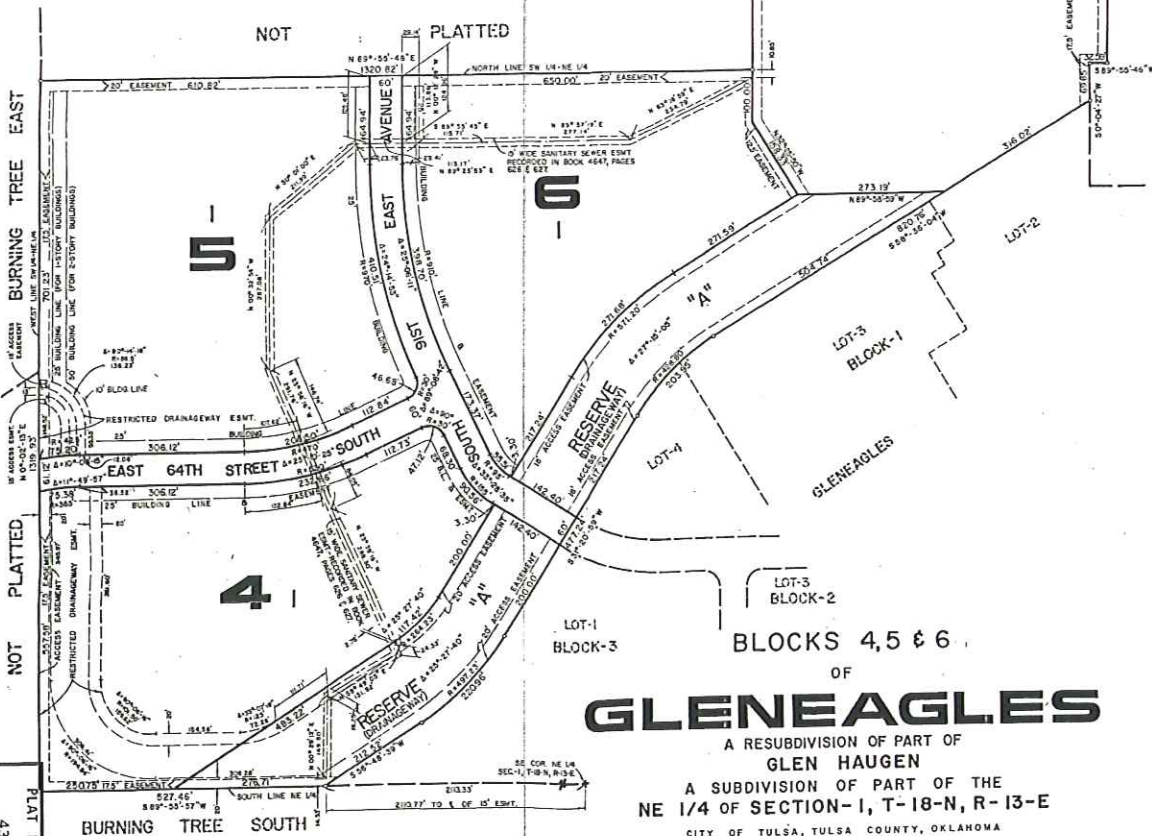
## DESIGNED BY

SISEMORE-SACK-SISEMORE & ASSOC., INC.  
5359 SOUTH SHERIDAN ROAD  
TULSA, OKLAHOMA 74145  
PHONE-(918) 622-0151

L.N.A. = LIMITS OF NO ACCESS  
ACC. = ACCESS PERMITTED

APPROVED AUG 23 1961 by the Board  
of Commissioners of the City of  
Tulsa, Oklahoma  
ROBERT L. Young  
Mayor  
Frank J. Hall  
Assistant City Engineer  
Earl S. McNeil  
Assistant City Attorney

1. provided: City Attorney



# GLENEAGLES

A RESUBDIVISION OF PART OF  
GLEN HAUGEN  
A SUBDIVISION OF PART OF THE  
NE 1/4 OF SECTION-1, T-18-N, R-13-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

A horizontal scale bar with markings at 0, 50, 100, 200, and 300. Below the bar is the text "SCALE IN FEET".

P.U.D. 特 281

SUBDIVISION CONTAINS 3-LOTS, 3-BLOCKS  
BLOCK-4 CONTAINS 6.4033 ACRES  
~~BLOCK-5 CONTAINS 0.0000 ACRES~~  
BLOCK-6 CONTAINS 7.5589 ACRES  
RESERVE "A" CONTAINS 7.4068 ACRES  
RESERVE "B" CONTAINS 32.0316 ACRES

9.5

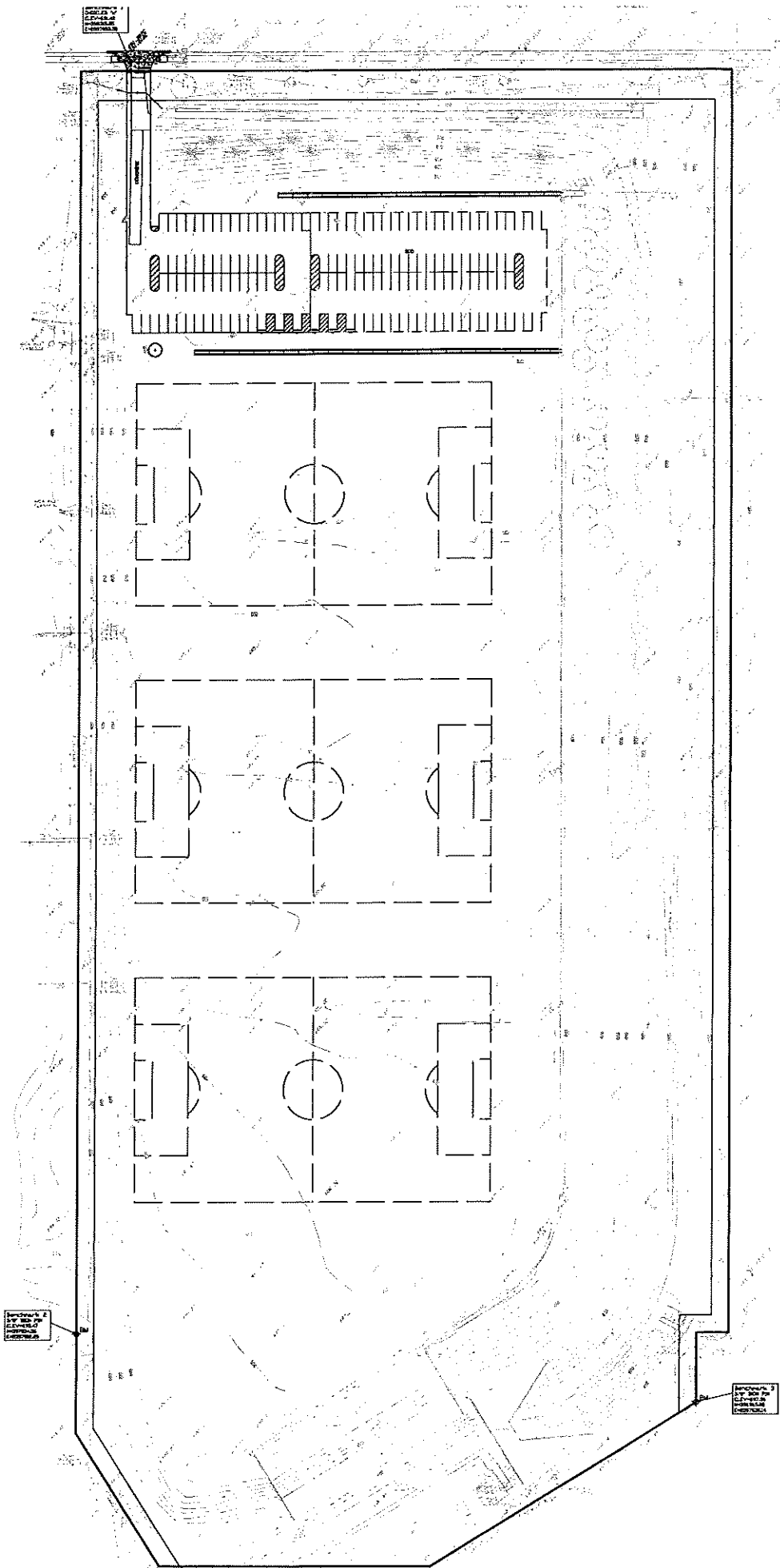
# Exit A

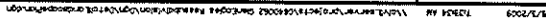
PLAT NO.	PAGE
4383	1 OF 2



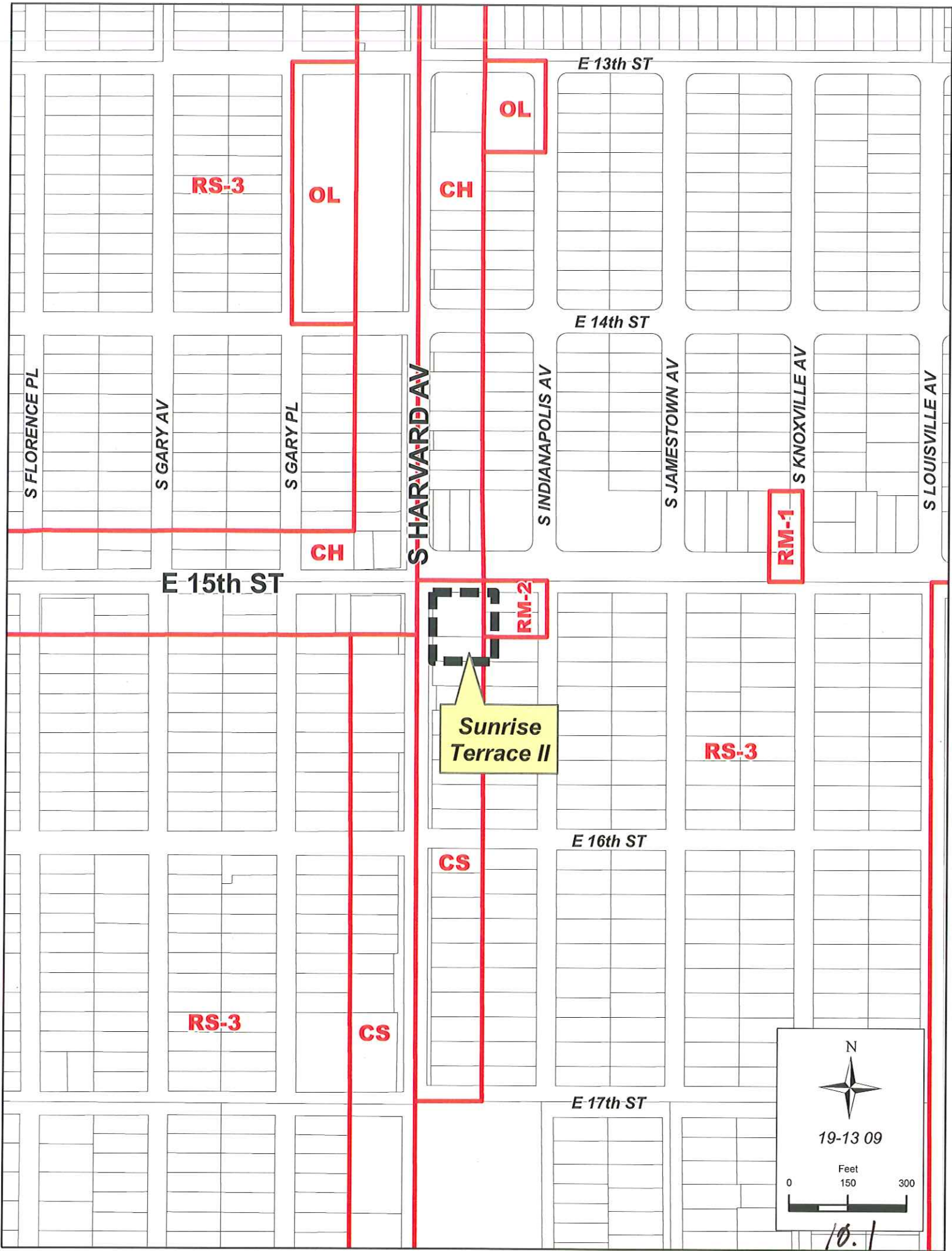




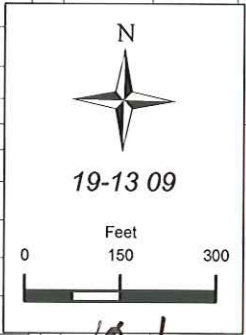


[illegible]



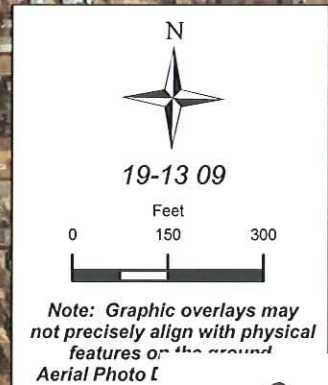
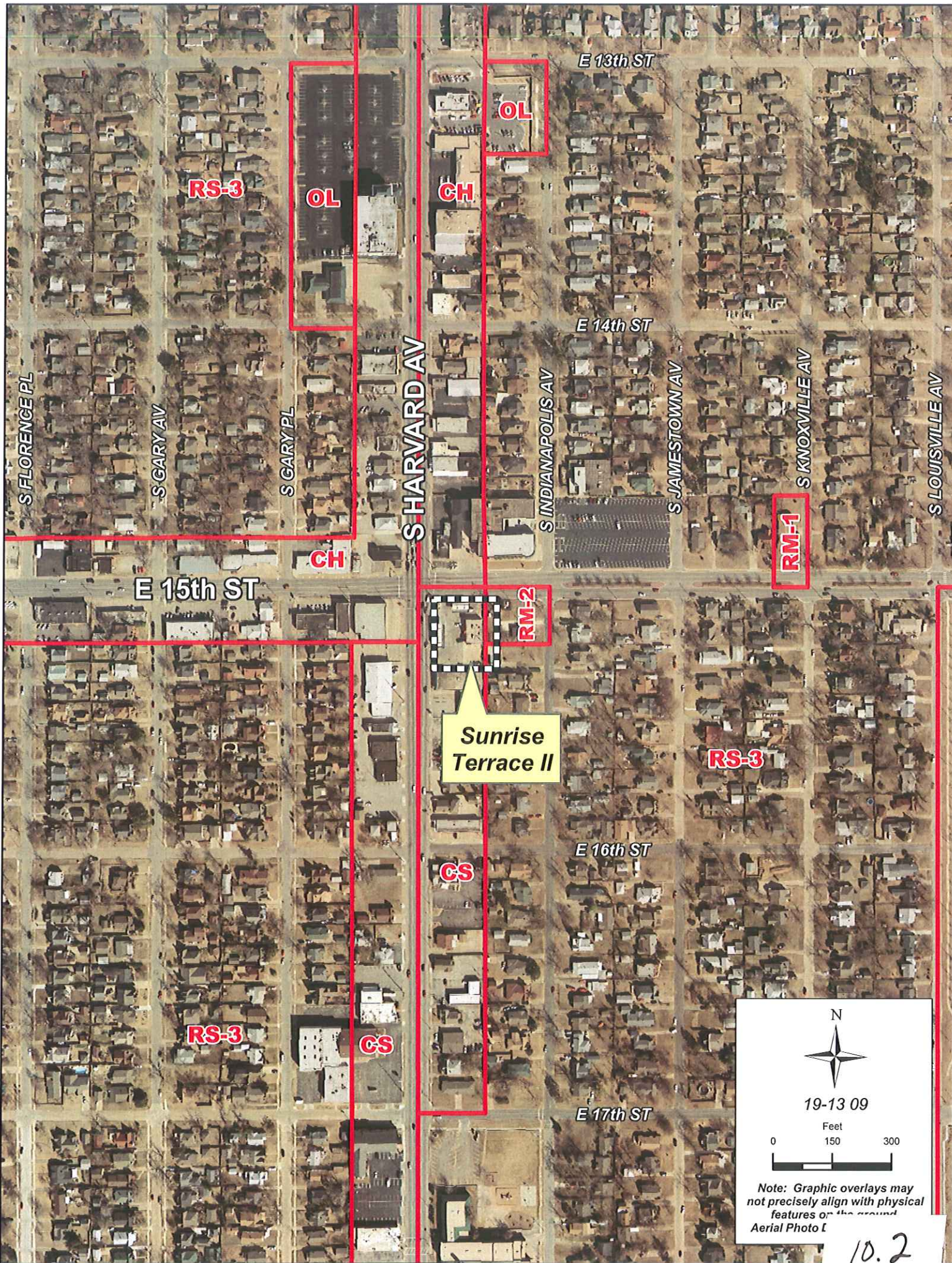


Sunrise  
Terrace II



10.1





10.2



**S HARVARD AV**

**E 15th ST**

**S INDIANAPOLIS AV**

**Sunrise  
Terrace II**



19-13 09

Feet  
0 50 100

Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: March 2000

10.3



## MINOR SUBDIVISION PLAT

**Sunset Terrace II** (renamed from Sunrise Terrace II) - (9309) (PD 4) (CD 4)  
Southeast corner of East 15<sup>th</sup> and South Harvard Avenue

This plat consists of 1 Lot, 1 Block, on .60 acres.

The following issues were discussed September 3, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 770. All PUD standards must be described in the covenants.
2. **Streets:** There can be no 105 foot access off 15<sup>th</sup> Street. The Traffic Engineer has indicated that access widths need to be changed and access deleted from the proposal. Access must meet with Traffic Engineering approval.
3. **Sewer:** Prior to construction of the proposed drive, the sanitary sewer service line for the existing house in Lot 19, east of the project site, must be replaced with ductile iron pipe to a point east of the new boundary line of the plat.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** No comment.

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

**Waivers of Subdivision Regulations:**

10.4



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 topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste

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

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

FINAL PLAT

# SUNRISE TERRACE AMENDED, LOTS 1, 2, 3, 18, 19 & 20, BLK. 1

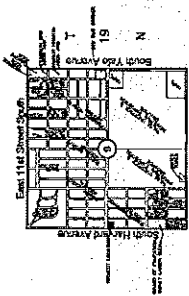
A RESUBDIVISION OF PART OF LOTS ONE (1), TWO (2), THREE (3), AND EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), BLOCK ONE (1) SUNRISE TERRACE ADDITION, AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

P.U.D. 770

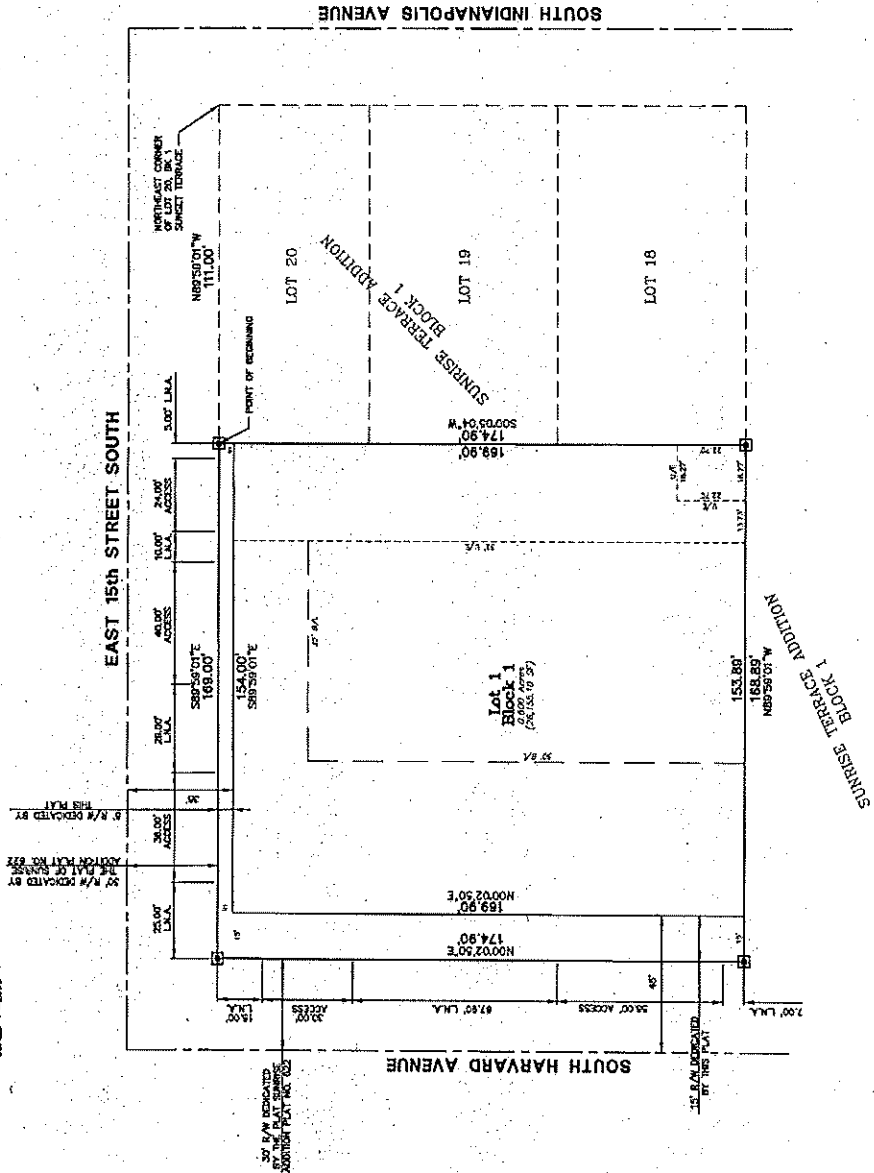
**ENGINEER:**  
DeShazo, Tong & Associates, Inc.  
10020 East 43rd, Suite 302  
Tulsa, Oklahoma 74146  
Phone: (918) 253-0055  
Fax: (918) 829-0001  
C.A. No. 1297 EXP. JAN. 30, 2010

**OWNER:**  
W.C. Smith Trust  
10020 East 43rd, Suite 302  
Tulsa, Oklahoma 74146  
Phone: (918) 253-0055  
Fax: (918) 829-0001  
C.A. No. 1297 EXP. JAN. 30, 2010

**SURVEYOR:**  
White Surveying Company  
2000 West 10th, Suite 100  
Tulsa, Oklahoma 74106  
Phone: (918) 833-4824  
Fax: (918) 833-4825  
C.A. No. 1090 EXP. JAN. 30, 2011  
email: hays@whitesurvey.com



R 13 E  
SCALE 1"=200'



## LEGEND

- R/W = RIGHT OF WAY
- U/E = UTILITY EASEMENT
- ACC = LIMITS OF ACCESS
- 5/8" IRON PIN
- R/W = RIGHT OF WAY
- B/L = BUILDING LINE



0 20 40  
SCALE = 1" = 20'

CITY OF TULSA  
TULSA COUNTY, OKLAHOMA  
SEPTEMBER 2, 2009

SUBDIVISION CONTAINS 1-BLOCK, 1-LOT,  
BLOCK-1 CONTAINS 0.00 ACRES (28,153.10 ST)  
BASIS OF BEARING: THE NORTH LINE OF BLOCK  
ONE, SUNRISE TERRACE ADDITION, BEING AN  
ASSUMED BEARING OF N89°50'01"W

## FLOOD PLAIN DESIGNATION

SUBJECT PROPERTY LIES IN FLOOD ZONE "X".  
REFERENCE: FEDERAL EMERGENCY MANAGEMENT  
AGENCY, FLOOD RATE MAP, TULSA  
COUNTY, OKLAHOMA, FLOOD INSURED AREAS  
MAP NO. 40542C, DATED  
SEPTEMBER 22, 1998.

STATE OF OKLAHOMA }  
COUNTY OF TULSA }

I, Carlene Wilson, Tulsa County Clerk, in  
and to be recorded in the public records of  
do hereby certify that the foregoing is a true  
and correct copy of a file instrument now  
on file in my office.

Dated this 1st day of \_\_\_\_\_, 2009.  
Carlene Wilson, Tulsa County Clerk  
Deputy

## CERTIFICATE

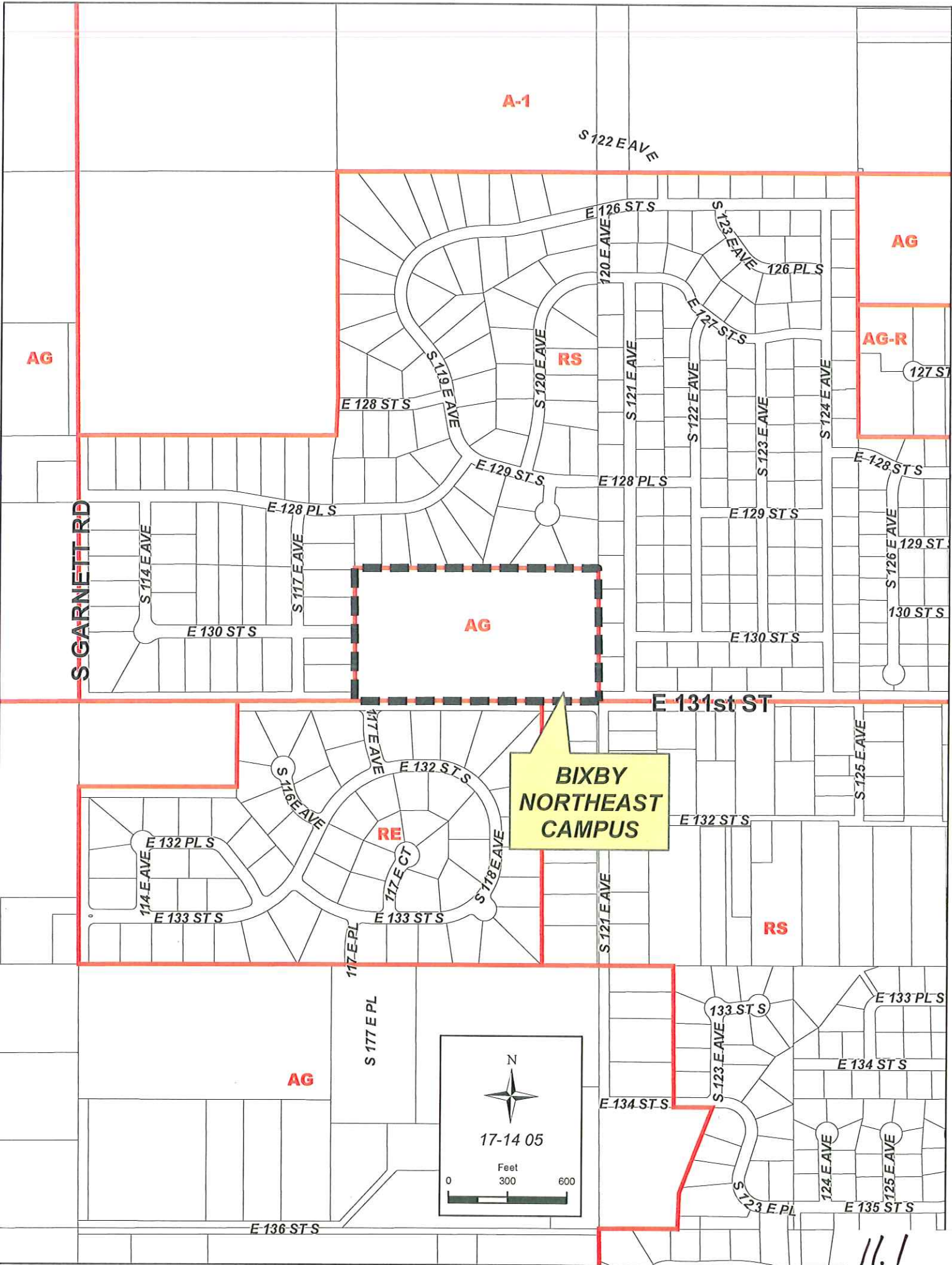
I hereby certify that as to all real estate taxes involved in this  
plat, all such taxes have been paid or reflected by the current tax  
roll and security as required by law has been provided in the  
amount of \$ \_\_\_\_\_ per tract receipt in.  
to be applied to 20. \_\_\_\_\_ taxes not as yet  
paid. This certificate is NOT to be considered as payment of 20.  
taxes in full but is given in order that the plat may be filed of record  
20. \_\_\_\_\_ taxes could exceed the amount of the security deposit.  
Dated: \_\_\_\_\_ 2009.

Debbie Senter  
Tulsa County Treasurer  
By \_\_\_\_\_  
Deputy

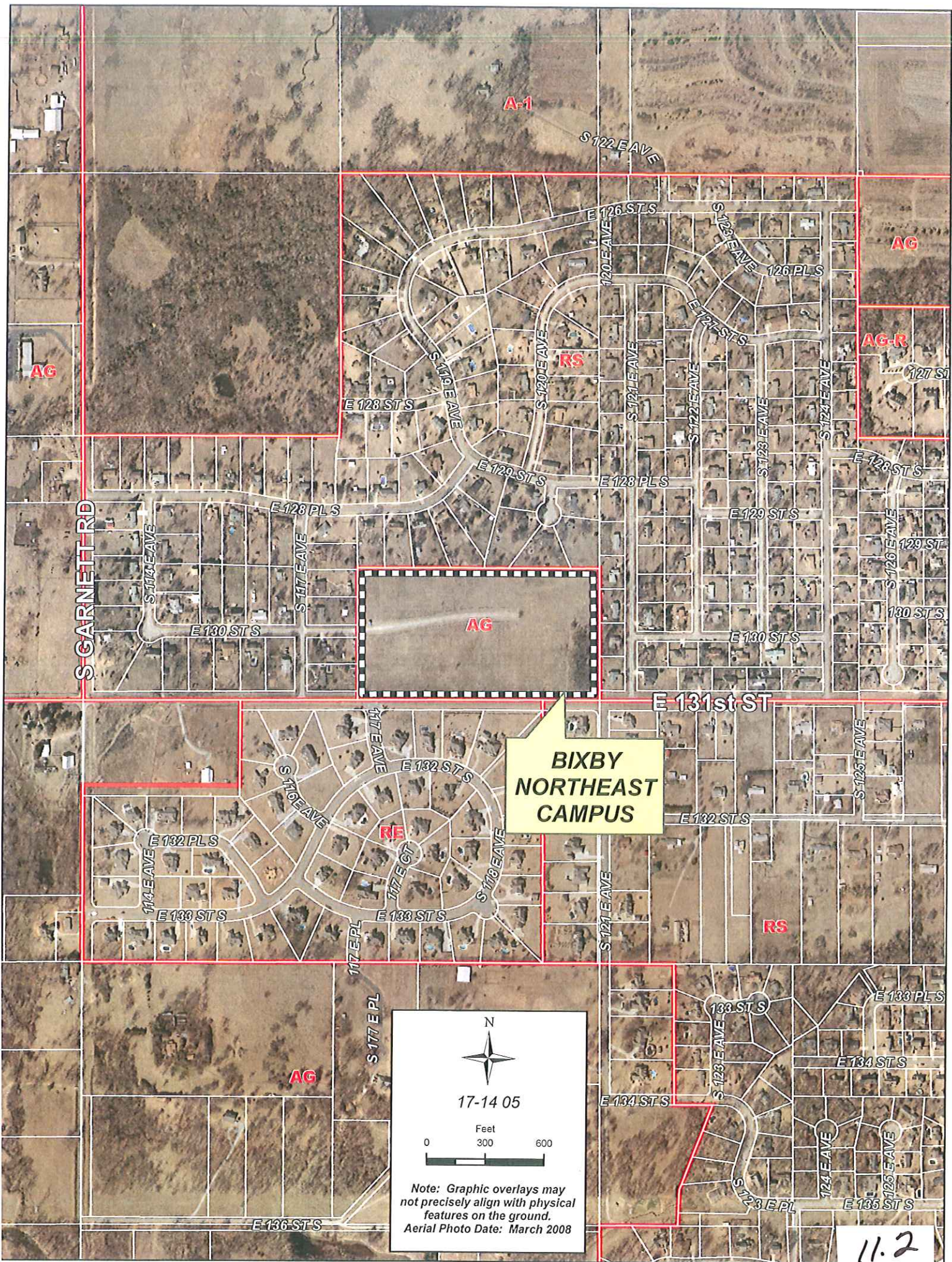
<b>FINAL PLAT</b>	
<b>CERTIFICATE OF APPROVAL</b>	
I hereby certify that this plat was approved by the Tulsa Metro- politan Area Planning Commission on _____	
This document is void if the plat is not recorded in the public records of Tulsa County, Oklahoma, or in Tulsa County Clerk, or in Tulsa County Clerk, or in Tulsa County Clerk.	
COUNTY OF CITY ENGINEER	
APPROVED	by the
Chairman	_____
Mayer	_____
Attest: City Clerk	_____
Approved: City Attorney	_____

SUNRISE TERRACE AMENDED,  
LOTS 1, 2, 3, 18, 19 & 20, BLK. 1  
DATE RECORDED: SEPTEMBER 2, 2009











## MINOR SUBDIVISION PLAT

### **Bixby Northeast Campus - (7405) (County)**

West of Northwest corner of South 121<sup>st</sup> East Avenue and East 131<sup>st</sup> Street

This plat consists of 1 Lot, 1 Block, on 18.78 acres.

The following issues were discussed September 3, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG (agricultural) with an approved Board of Adjustment case, CBOA 2317, for a school use.
2. **Streets:** Add an e-mail address for the surveyor. On the location map, label the north half of the section as unplatted. Submit a subdivision control data form in which the first point shall be the point of beginning with two other points on or near the plats' boundary.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** Please remove contours from the face of plat. The conceptual plan indicates 3 stormwater detention facilities. Rainfall runoff is collected, and then piped to the facilities. It does not indicate the need for overland drainage easements (ODE). Please remove the ODE's. Add standard language for "water, sanitary sewer, and storm sewer service" and "stormwater detention easement". Replace City of Tulsa with Tulsa County.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Outside of Tulsa, please coordinate with City of Bixby. Show title as a Minor Subdivision plat. Subdivision regulations require that the square footage of a lot be shown on the plat. **County Engineer:** The County Engineer is in agreement with the plat.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. Release letters for the plat have been received.

**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 topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works

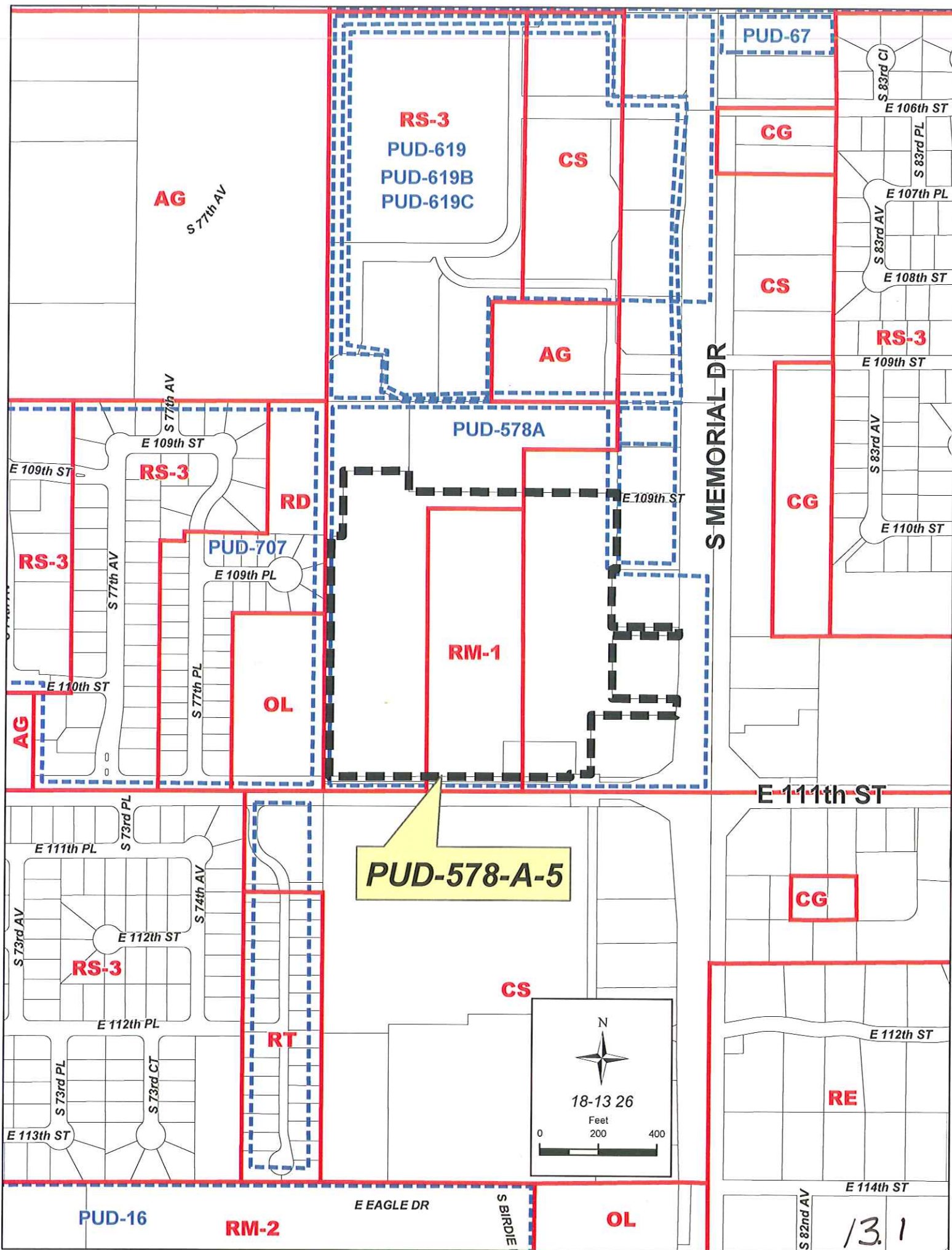


Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

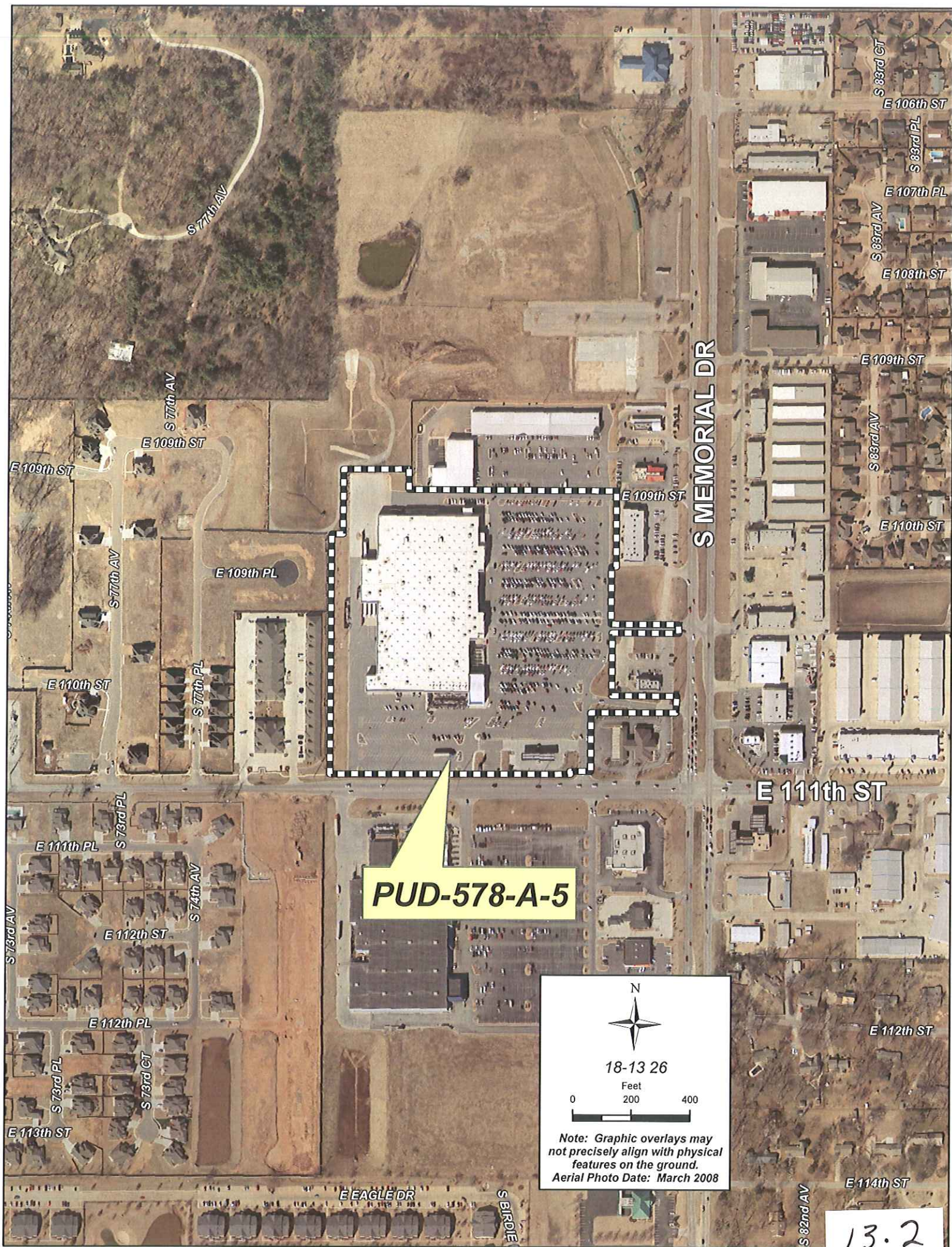
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal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











**PUD-578-A-5**



18-13 26

Feet

0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2008

13.2



## STAFF RECOMMENDATION

**PUD-578-A-5:** Minor Amendment – Northwest corner of 111<sup>th</sup> Street and South Memorial Drive; Lot 1, Block 1 – Wal-Mart Supercenter #1597; TRS 8326; CZM 57; Atlas 2886; PD 26; CD 8; CS/PUD.

The applicant is requesting a minor amendment to change the location of the ground sign/tenant ID sign from the primary entrance located along Memorial Drive to the secondary entrance (see Exhibit B), and to allow a second ground sign along 111<sup>th</sup> Street South at 20' in height with 32 square feet (sf) of display surface area (dsa).

The PUD allows ground signs for Wal-Mart along Memorial and 111<sup>th</sup> as follows:

- One center and tenant identification ground sign shall be permitted at the principal entrance on South Memorial Drive and one at the principal entrance on East 111<sup>th</sup> Street with a maximum of 280 SF of display surface area and 25 FT in height for each sign, unless in addition to the minimum setback, the sign is setback one-foot for each foot of height exceeding 25 feet. In no case shall the sign exceed 30 feet. No other ground signs shall be permitted on East 111<sup>th</sup> Street.

According to applicant's Exhibit A, the "center and tenant identification ground sign" along Memorial Drive and the second ground sign along 111<sup>th</sup> Street (the "Tire and Lube Express" sign), "have been in place without complaint or incident for three years without permit (or TMAPC approval) due to an over-sight". Staff contends this is rather common with this sign contractor and this practice should be strongly discouraged.

The claim in Exhibit A that the secondary entrance along Memorial Drive is a more suitable location since the primary entrance is "smaller" is not justifiable since the primary entry is three travel lanes wide, while the secondary is two lanes wide. Stating that the existing sign would interfere with traffic and other signs allowed within the PUD is mute, since all signs must maintain a minimum separation of 100' between signs as required by the PUD chapter of the code and may not be located within a ROW. The sign in its existing location, does meet the separation requirement being approximately 115' south of the existing "Burger King" sign, and 120' north of the existing "Arvest" sign on the corner of 111<sup>th</sup> and Memorial. The sign is setback 65' from the centerline of Memorial as required by the 30-foot height.

§1107, H-12 of the code allows by minor amendment, "modifications to approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered". The underlying CS zoning of this property would allow the second ground sign along 111<sup>th</sup> Street so long as the proposed display surface area of both signs along 111<sup>th</sup> Street is allowed by the 890' (+/-) lineal feet of frontage (500 sf maximum). The location of the ground sign along Memorial Drive would not be relevant in straight CS zoning, so long as the sign is not located in a utility easement or City right-of-way (ROW) or planned ROW. Both signs appear to maintain the required 100' separation between ground signs in a PUD.

Review of the approval of major amendment PUD-578-A indicates the requirement that the sign along Memorial Drive be placed at the "primary entrance" was not in response to neither protest, a request of any concerned citizens or any involved Department within the City of Tulsa or the City of Bixby. Provided the aforementioned, staff feels approval of the minor amendment will not substantially alter the size, location, number and character (type) of the sign(s) allowed within the PUD and can recommend **APPROVAL** of minor amendment PUD-578-A-5.

*Note: Approval of a minor amendment does not constitute detail sign plan approval.*

To Whom It May Concern:

When Wal-Mart was ordering the placement of their signs in March of 2006, their representative gave me a site plan which identified the placement of two Wal-Mart signs with tenant spaces that were 280 sq. ft. each and to be installed at 30 foot overall height.

This site plan was the only site plan ever provided to GSS and the two signs above were identified on 111<sup>th</sup> Street and on South Memorial Drive and marked with an "O". GSS allowed for the extra 5' setback required for the additional height over 25' and installed both in the designated area per their site plan.

These signs have been in place without complaint or incident for three years without permit due to an oversight.

When application was made for the permit it was then discovered by the officer at INCOG that the sign on South Memorial Drive was ~~approved on~~ *required* ~~another site plan~~ *By The PUD* to be installed in a driveway further North on the site.

However, this driveway is smaller overall and placement there would cause undo interference with both the traffic and the signs allowed for use by the separate lots in front of the Wal-Mart allowed by the PUD for separate lots. Electrical service for the operation of the Wal-Mart was never ran to the North entrance and was run during the initial construction phase by Wal-Mart's electrical contractor to the South most entrance where the sign exists and has been in use.

The same site plan above also identified a 32 sq. ft. directional sign as "R" in the parking lot near the Southeast corner of the building. This sign has an arrow to direct clients already on the property to the whereabouts of the "TIRE & LUBE EXPRESS", located on the South end of the building and not visible from the front of the store. Although it is technically a ground sign it is not being used as a street sign, but an on premise sign to direct traffic within the Wal-Mart property. The same sign is used on the 68<sup>th</sup> and So Memorial property in the same manner. We installed one in a similar manner at the Bristow, OK location and they are common at all Wal-Mart locations.

Yours truly,

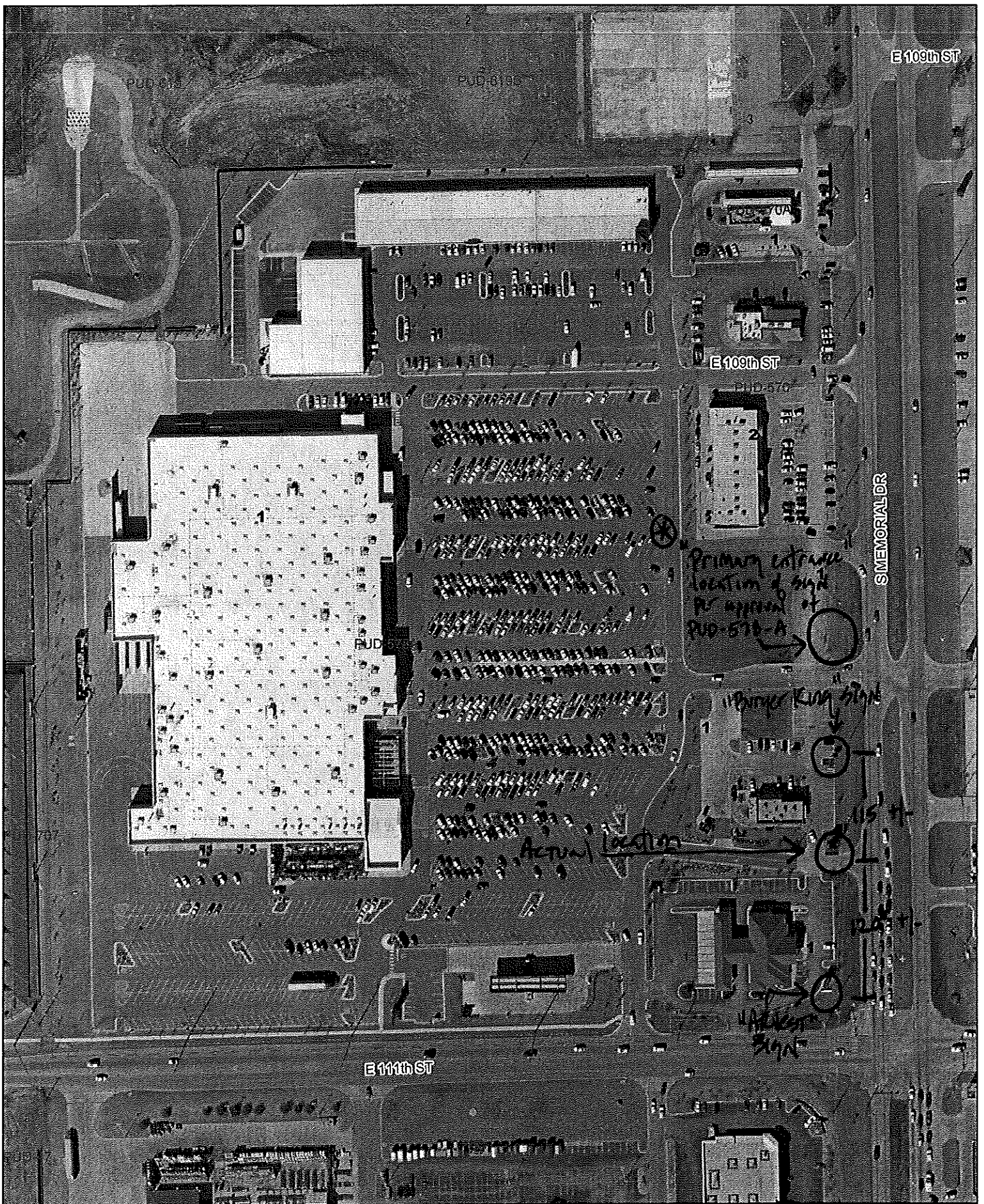
Richard Craig

General Manager

Global Sign Solutions

**EXHIBIT A**  
13.4





E 109th ST

E 109th ST

MEMORIAL DR

E 111th ST

Feet  
0 100 200

TRS

⊗ CUT IN Median allowing Traffic  
to enter/exit in 'Both Directions  
signifies "primary entrance"

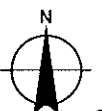
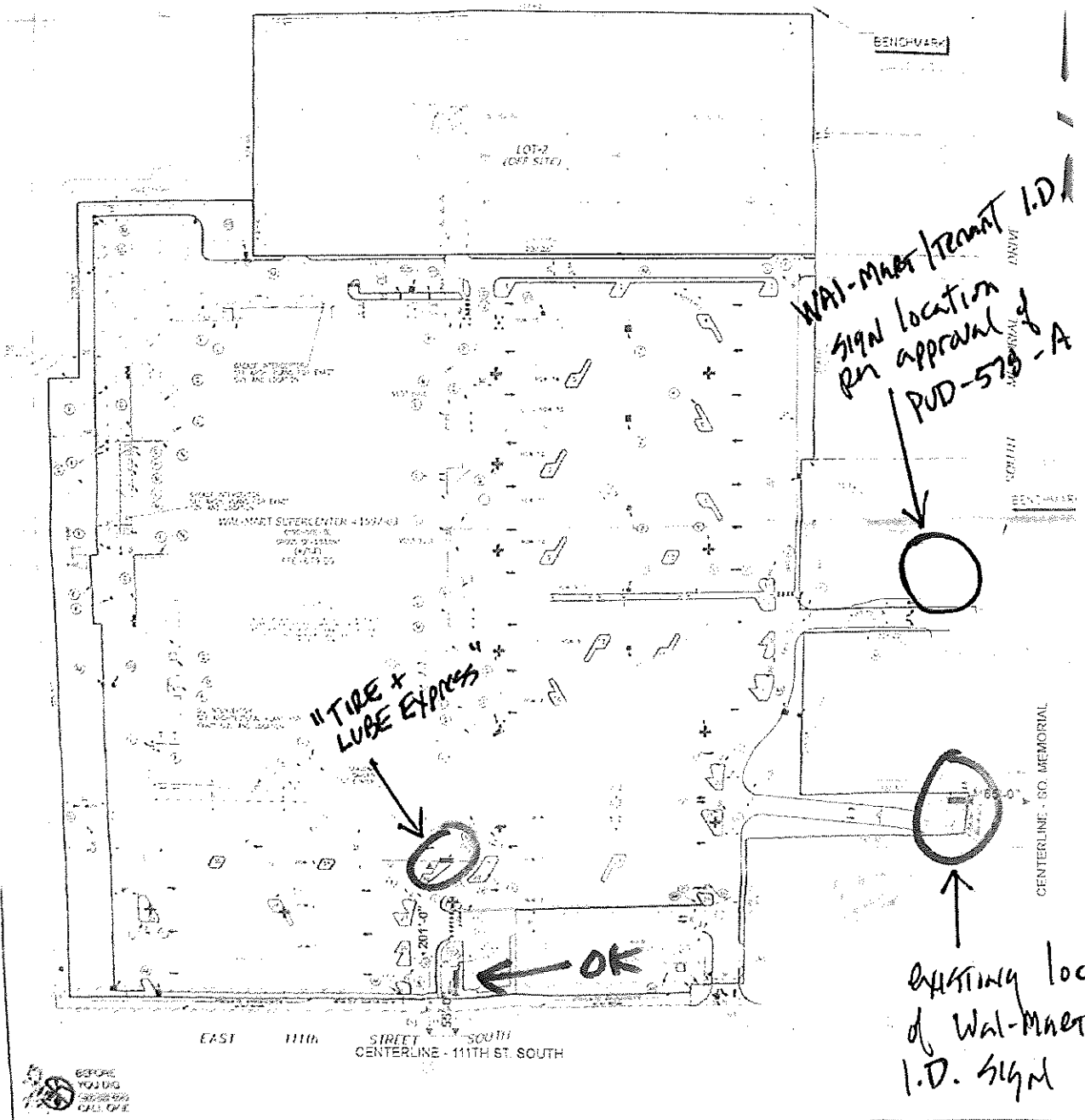
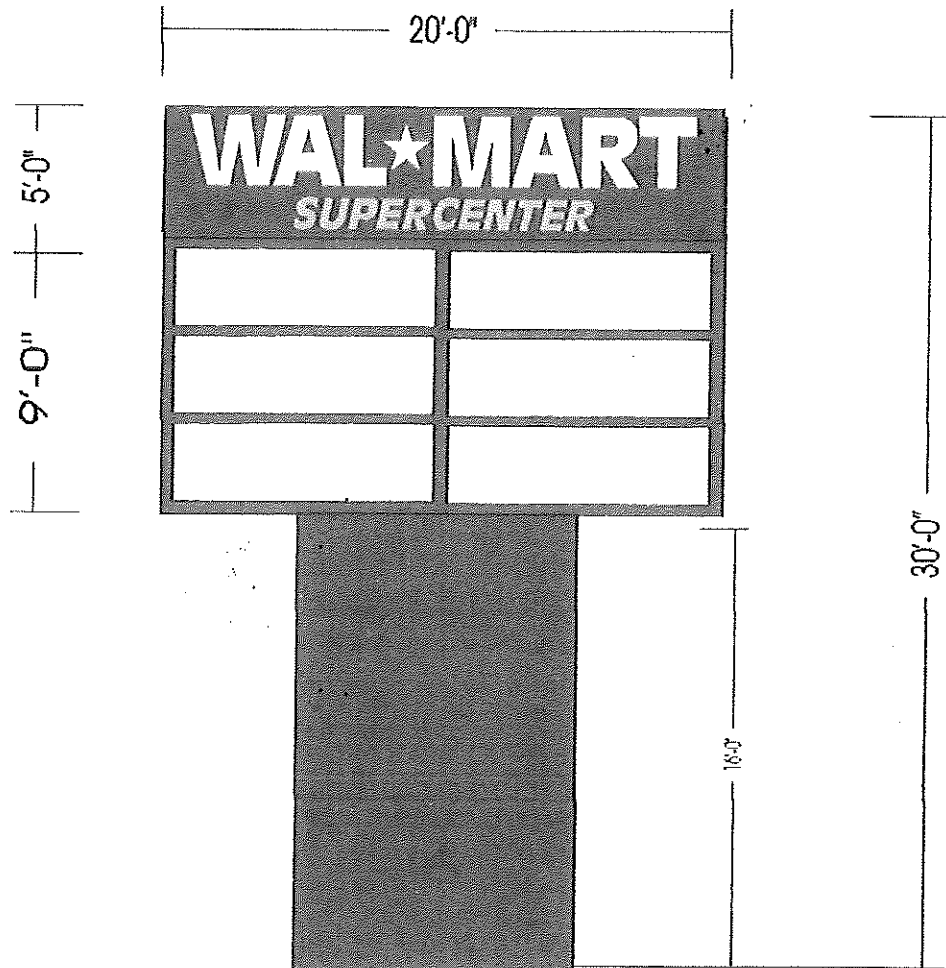


EXHIBIT B 13.5







INSTALL ONE 14'-0" X 20'-0" INTERNALLY  
ILLUMINATED D/F POLE SIGN AT 30' OVERALL

*East West  
side  
memorial*



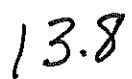
333  
Tulsa, OK 74115  
Phone (918) 436-5597  
Fax (918) 436-5611

CUSTOMER: <b>WAL *MART</b>		APPROVED BY:	
CITY & STATE: <b>TULSA, OK.</b>		DATE: <b>MARCH 15, 2006</b>	
SALESMAN	<b>R. CRAIG</b>	DRAWN BY	<b>PWE WARD</b>
DRAWING NO.	<b>2K60315-01-A</b>	SCALE:	<b>1/4" = 1'-0"</b>

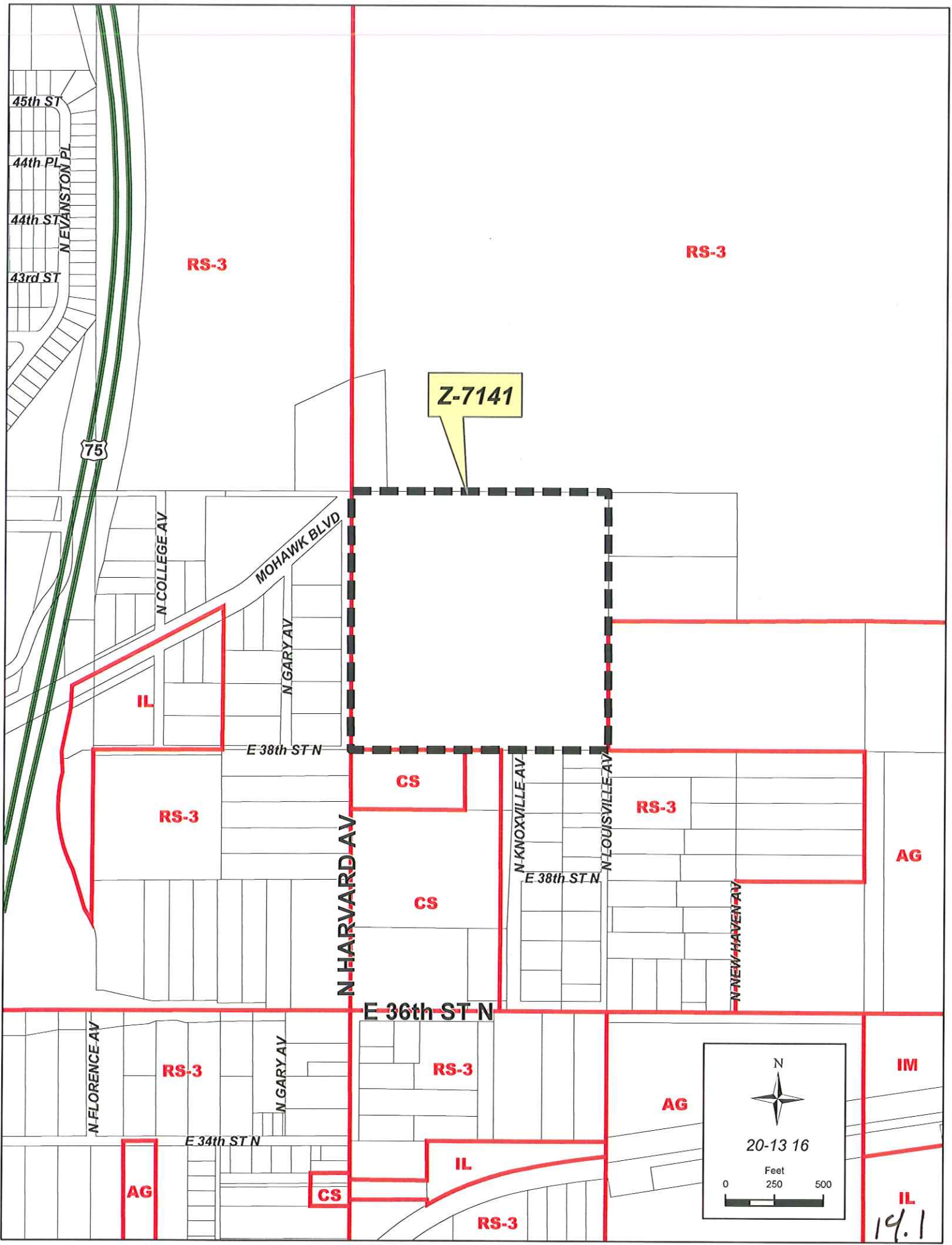
This drawing is published for the use of the customer and is not to be used for any other purpose without the written consent of 333.

13.7

75







Z-7141

N

20-13 16

Feet  
0 250 500

14.1

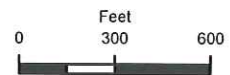




Z-7141



20-13 16



Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2008

14.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7141**

**TRS 0316**

**Atlas 523**

**CZM 22**

**PD-16 CD-3**

**TMAPC Hearing Date:** September 16, 2009

**Applicant:** Mary Kell/City of Tulsa

**Tract Size:** 40± acres

**ADDRESS/GENERAL LOCATION:** North of northeast corner of East 36<sup>th</sup> Street North and North Harvard Avenue

**EXISTING ZONING:** RS-3      **EXISTING USE:** Vacant

**PROPOSED ZONING:** IL      **PROPOSED USE:** New City of Tulsa Public Works facilities

**ZONING ORDINANCE:** Ordinance number 11802 dated June 26, 1970, established zoning for the subject property.

**RELEVANT ZONING HISTORY:**

**BOA-20193 February 28, 2006:** The Board of Adjustment approved an amendment to a previously approved Mohawk Park master plan and a Special Exception to permit a public park to expand Mohawk Park, on property located at 5701 East 36<sup>th</sup> Street North.

**Z-6954 October 2004:** All concurred in approval of a request for rezoning a 1.1± acre tract of land from RS-3 to IL for Society Prevention of Cruelty to Animals on property located on the northeast corner of East 38<sup>th</sup> Street North and North College Avenue.

**Z-6914 December 2003:** All concurred in approval of a request to rezone a 7.3± acre tract that includes the TSPCA existing facility and the property across North College Avenue from the offices, from RS-3 to IL. The property is located on the southwest and southeast corner of East Mohawk Boulevard and North College Avenue

**BOA-18080 June 1998:** The Board of Adjustment approved a Special Exception to permit an animal shelter (existing SPCA) and to build a veterinary clinic for the facility in an RS-3-zoned district on property located on the southwest corner of North College Avenue and Mohawk Boulevard.

**Z-6319 June 1991:** All concurred in denial of a request to rezone the 3.9± acre tract from RS-3 to CG or IL for commercial use, on property located on the southwest corner of North Gary Avenue and Mohawk Boulevard.

**Z-6293 September 1990:** All concurred in approval of a request to rezone a 2.5± acre tract from RS-3 to IL on property located west of the southwest corner of East 38<sup>th</sup> Street North and North College.

**Z-6289 August 1990:** All concurred in approval of a request for rezoning a .86± acre tract, from RS-3 to IL for a light manufacturing business located on the southwest corner of Highway 75 and Mohawk Boulevard.

14.3

**BOA-16179 November 10, 1992:** The Board of Adjustment approved a Special Exception to permit an animal shelter in an RS-3 district, subject to all of the conditions contained in the applicant's application (Exhibit G-1), including specifically the provision that will restrict all animals to be kept within the building on site (no outside animal runs) and that the building be designed with sufficient sound-resisting materials to ensure practically no outside noise and subject to the plot plan submitted, on property located at 3901 North Harvard Avenue and the subject property.

**BOA-16503 November 9, 1993:** The Board of Adjustment approved a Special Exception to permit a water treatment plant in an RS-3/AG district; per plan submitted; finding that the use is existing and that proposed additional construction will not be detrimental to the neighborhood, on property located at 3710 Mohawk Boulevard and part being the subject property.

**BOA-16503 October 12, 1993:** The Board of Adjustment approved a Special Exception to permit an existing water treatment plant and two new buildings containing a sludge dewatering system and to continue a Special exception for a new water treatment plant to November 9, 1993; per plan submitted; finding that the proposed buildings housing the sludge dewatering the existing structures, on property located north and east of the northeast corner and part being the subject property.

**BOA-13735 September 12, 1985:** The Board of Adjustment approved a Special Exception to allow an existing water treatment plant in an RS-3 district and to allow for expansion under the provisions of Section 1680, on property located at 3710 Mohawk Boulevard and abutting east of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 40+ acres in size and is located north of northeast corner of East 36<sup>th</sup> Street North and North Harvard Avenue. The property appears to be vacant and is zoned RS-3.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
North Harvard Avenue	Secondary arterial	100'	2
Mohawk Boulevard	N/A	N/A	2
East 38 <sup>th</sup> St. North	N/A	N/A	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east and north by the Mohawk Water Treatment Plant, zoned RS-3 and AG; on the south by a Tulsa County garage and single-family residential uses, zoned CS and RS-3; and on the west by older large-lot single-family residences, zoned RS-3.

14.4



**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 16 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates the portion of this area fronting North Harvard as being Medium Intensity-No Specific land use and the remainder of the site as Low Intensity-Residential land use. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan for that portion that is designated Medium Intensity-No Specific land use and **is not** in accord with the Plan for that area designated as Low Intensity-Residential land use.

**STAFF RECOMMENDATION:**

One of the major municipal water treatment plants lies immediately to the north of the subject property and beyond that is Lake Yahola. One of the Tulsa County garages lies immediately to the south. Although a portion of the site is designated for Low Intensity-Residential land use and the requested IL is not in accord with the Plan, staff can support the requested rezoning. Staff would also caution that the applicant may also be required to apply to the City Board of Adjustment for a Special Exception as a Use Unit 2, Area-wide Special Exception Use. Staff therefore recommends **APPROVAL** of IL zoning for Z-7141.

09/16/09

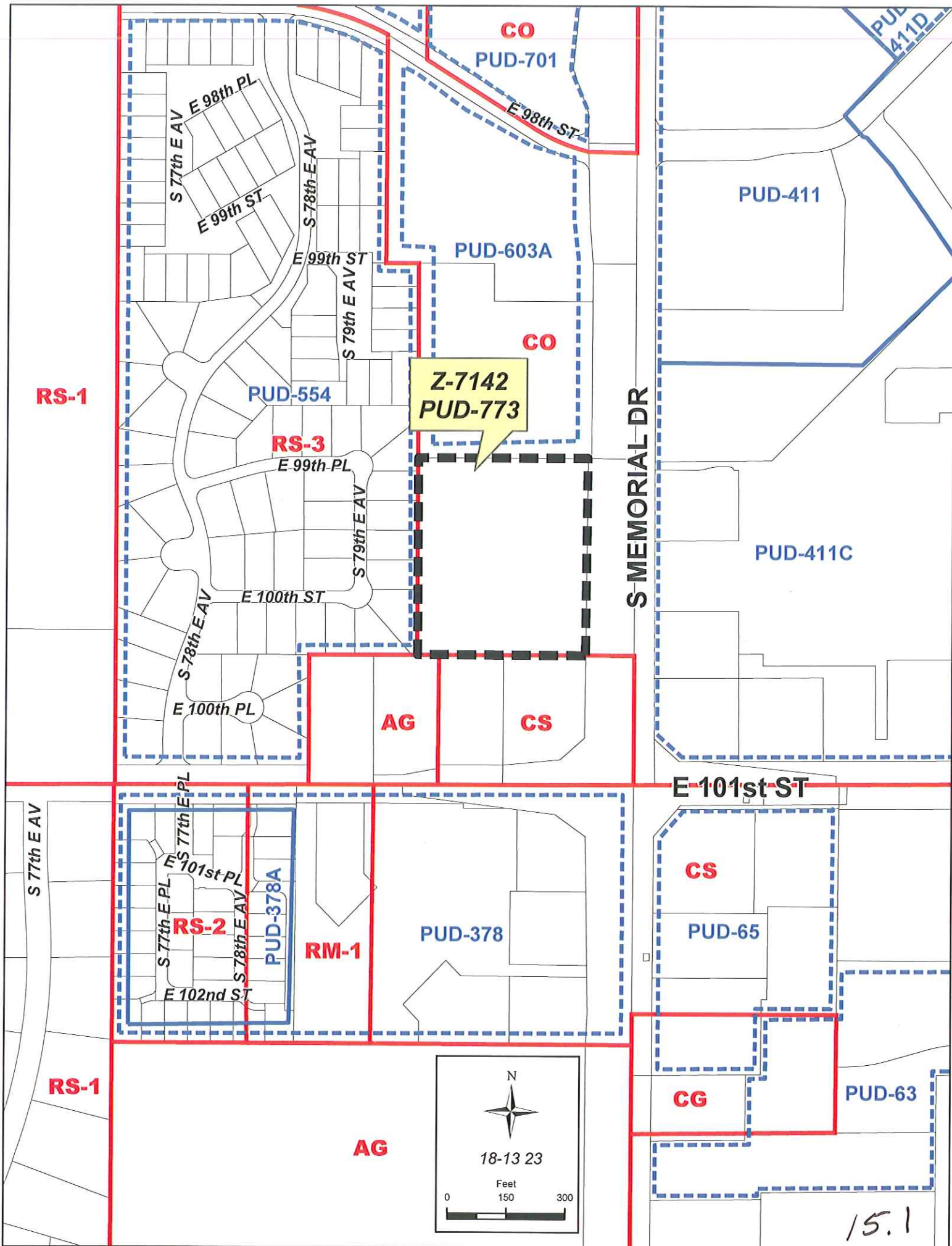
The scope of this Site Master Plan Program is to evaluate the existing and future criteria associated with these departments and to plan for the future use of this site to accommodate all of these departments at this site.

**SITE LOCATION:**

[illegible]

### Figure 1









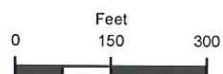
**Z-7142  
PUD-773**

**S MEMORIAL DR**

**E 101st ST**



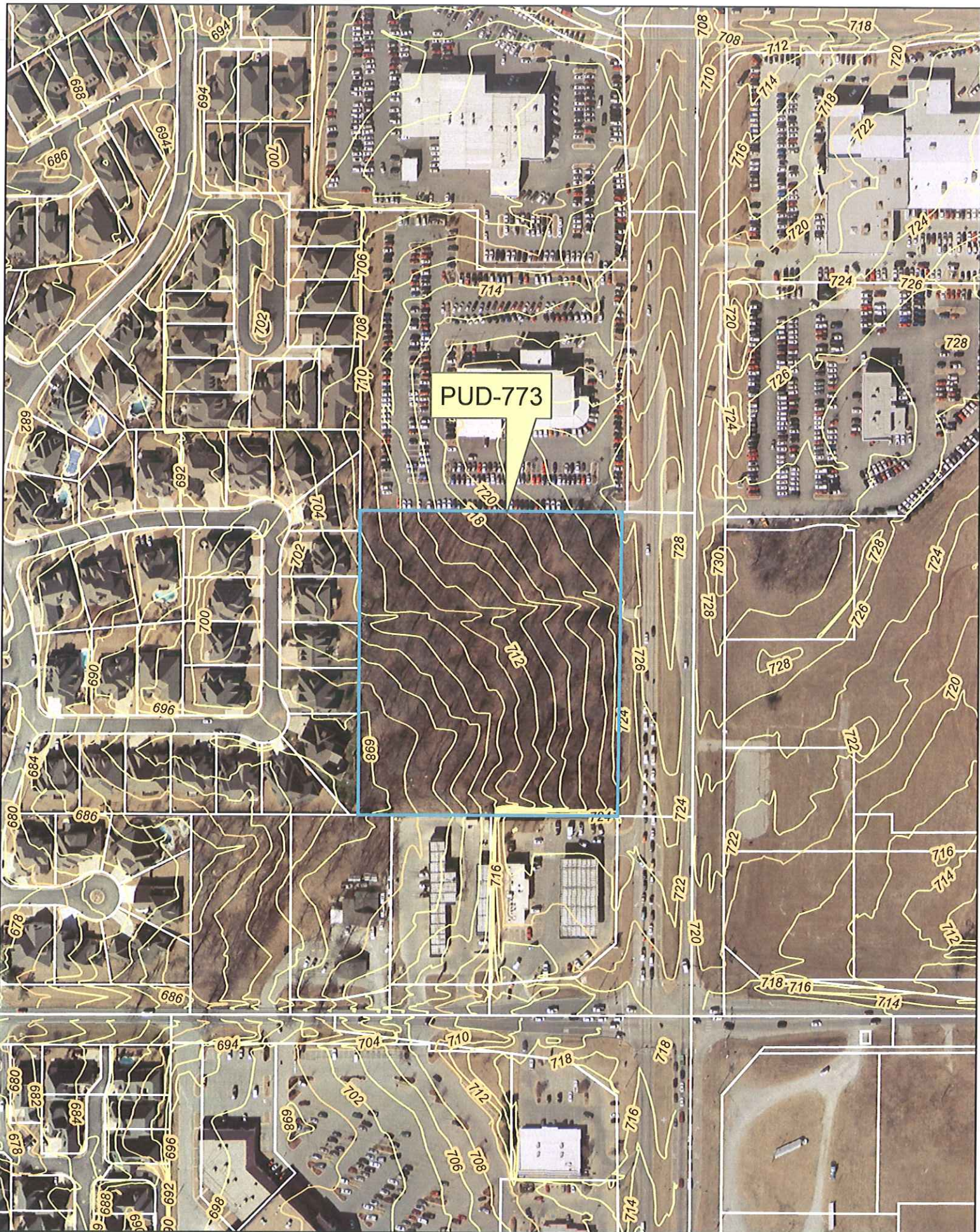
18-13 23



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

15.2





**INCOG**

Two West 2nd Street, Suite 800  
Tulsa, OK 74103

Contour Data Sources:  
Tulsa County Engineer  
City of Tulsa Public Works  
City of Broken Arrow



Date of Photography:  
MARCH 2008  
Date of Contour Data:  
2002

15.3



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7142/PUD-773**

**TRS 8323**

**Atlas 2271**

**CZM 57**

**PD-26 CD-8**

**TMAPC Hearing Date:** September 16, 2009

**Applicant:** Lou Reynolds

**Tract Size:** 5.58 acres/243,208 SF  
(gross) 4.91± acres/213,879.6± SF (net)

**ADDRESS/GENERAL LOCATION:** North of the northwest corner of East 101<sup>st</sup> Street South and South Memorial Drive

**EXISTING ZONING:** CO

**EXISTING USE:** Vacant

**PROPOSED ZONING:** RS-3/OL/CS/PUD

**PROPOSED USE:** Retail/Office

**ZONING ORDINANCE:** Ordinance number 18947 dated March 21, 1997, established zoning for the subject property.

**RELEVANT ZONING HISTORY:**

**PUD-411-C-12/Z-5842-SP-7 February 2008:** The Planning Commission approved a Minor Amendment to PUD-411-C to increase permitted floor area of Development Area 1-A by reducing two setback requirements and increasing permissible height restrictions; per staff recommendation as modified by the Planning Commission and per submitted, on property located on the northeast corner of South Memorial Drive and East 101<sup>st</sup> Street South.

**PUD-411-E/Z-5842-SP-7 February 2008:** A Major Amendment to PUD-411 was proposed to amend the development standards to create a new Development Area 1A-1. The applicant requested to reduce his request to a Minor Amendment (See PUD-411-C-12) on property located on the northeast corner of South Memorial Drive and East 101<sup>st</sup> Street South.

**Z-6579-SP-4 June 2006:** Staff recommended for approval of a proposed Corridor Site Plan on a 4.91± acre tract of land for automobile dealership and commercial uses. The TMAPC had a tie vote and so decided to send on to City Council without a recommendation. The City Council voted to deny the application, on property located north of northwest corner of East 101<sup>st</sup> Street and South Memorial Drive and the subject property.

**Z-6391/Z-6391-SP-1/PUD-701 April 2004:** All concurred in approval of a request for rezoning a 4.56± acre tract of land from RS-1 to CO/PUD with a proposed Corridor Site Plan and Planned Unit Development for automotive dealership and retail; per staff recommendation and as amended by the Planning Commission, on property located on the northwest corner of East 98<sup>th</sup> Street and South Memorial Drive.

**Z-6579-SP-3/PUD-671 December 2002:** The TMAPC and staff recommended for approval of a proposed Planned Unit Development and Corridor Site Plan on a 4.9± acre tract of land for automobile and light truck sales (new and used), repair and service (excluding body repair and painting), and also those uses permitted by right in CS district, excluding Use Unit 12a, on property located north of northwest corner of East 101<sup>st</sup> Street and South Memorial Drive and the subject property.

15.4



**BOA-19464 November 12, 2002:** The Board of Adjustment approved a Variance of the requirement that a Corridor development's access shall be principally from an internal collector street, finding it would be an unnecessary hardship to require a collector street because it would not serve any other properties, on property located north of the northwest corner of East 101<sup>st</sup> Street South and South Memorial Drive and the subject property.

**BOA-19047 April 24, 2001:** The Board of Adjustment approved a Special Exception to permit an automobile wash in a CS district, per applicant's conditions submitted at meeting, and vacuums shall be located on east boundary line, on property located west of the northwest corner of East 101<sup>st</sup> Street and South Memorial Drive.

**Z-6579-SP-2/PUD-603-A January 2000:** All concurred in approving a request for a Major Amendment to PUD-603. The original PUD and corridor site plan designated four development areas for retail commercial and office use, including an automobile dealership on the south 2.5 acres. The major amendment was approved for two development areas for CS uses on a 9.4+ acre tract located on the southwest corner of East 98<sup>th</sup> Street and South Memorial Drive and abutting north of subject property.

**Z-6579-SP-1/PUD-603 January 1999:** A Planned Unit Development and Corridor Site Plan were approved for retail and office use on property located on the southwest corner of East 98<sup>th</sup> Street South and South Memorial Drive and abutting north of subject property.

**Z-6617/PUD-581 February 1998:** All concurred in approval of a request for CO zoning and a PUD on an 11.9+ acre tract for multifamily development. The Comprehensive Plan did not support CO zoning to a depth greater than 500' from South Memorial Drive, but staff and TMAPC concurred that the drainage way and City of Tulsa detention facility located southwest of the property established a natural demarcation for the CO zoning to a depth of 1,320'. On property located on the southwest corner of South Memorial Drive and the Creek Turnpike East.

**PUD-378-A March 1997:** All concurred in approval of a proposed Major Amendment to a PUD to allow single family use of the previously approved office development on a 7+ acre tract of land on property located west of the southwest corner of East 101<sup>st</sup> Street and South Memorial Drive.

**Z-6579 March 1997:** All concurred in approval of a request to rezone a 24.5+ acre tract from RS-1 to CO located on the southwest corner of East 98<sup>th</sup> Street South and South Memorial Drive and a part of the subject property.

**Z-6578/PUD-554 January 1997:** All concurred in approval of a request to rezone a 30.8+ acre tract of land from AG and RS-1 to RS-3/PUD for a single-family residential development, subject to modifications located west of the southwest corner of East 98<sup>th</sup> Street and South Memorial Drive and abutting west of subject property.

**Z-5842-SP-5/PUD-411-C October 1993:** All concurred in approval of a proposed Major Amendment and Corridor Site Plan on a 93+ acre tract of land to modify the development areas, permitted uses and development standards to permit automobile and allied activity, office use, multi-family and single-family development, on property located on the northeast corner of East 101<sup>st</sup> Street and South Memorial Drive.

**Z-5842-SP-1/PUD-411 February 1986:** All concurred in approval of a proposed Planned Unit Development and Corridor Site Plan on a 177+ acre tract of land for mixed use development on property located on the northeast corner of E. 101<sup>st</sup> Street S. and S. Memorial drive.

15.5

**PUD-378 November 1984:** All concurred in approval of a proposed Planned Unit Development for an office and commercial development a 20+ acre tract of land on property located on the southwest corner of East 101<sup>st</sup> Street South and South Memorial Drive, subject to conditions.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 4.91± acres in size and is located north of the northwest corner of East 101<sup>st</sup> Street South and South Memorial Drive. The property appears to be vacant and is zoned CO.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
South Memorial Drive	Primary arterial	120'	Under construction; planned 6 lanes; four lanes presently

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

**SURROUNDING AREA:** The subject tract is abutted on the east by Memorial Drive and then South Town Market, zoned CO/PUD-411-C used as a Super Target and four out-parcels; on the north by Jim Norton Center West, zoned CO and used as vehicle sales and service; on the south by a Memorial 101 and Cab Addition, zoned CS and AG used as a retail gasoline sales and convenience store and car wash, and a smoke shop; and on the west by Audubon Park, zoned RS-3/PUD-554 used as a single-family residential development.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low or Medium Intensity—No Specific land use/Corridor. According to the Zoning Matrix, the requested RS-3/OL/CS/PUD zoning is in accord with the Plan.

**STAFF RECOMMENDATION FOR ZONING:**

Based on the District Plan and trends in the area, staff can support the requested RS-3/OL/CS/PUD and therefore recommends **APPROVAL** of the requested rezoning for Z-7141, provided the standards and conditions of the accompanying PUD-773 are deemed acceptable. However, staff points out that the rezoning may not have been necessary, given that the existing zoning is CO.

**STAFF RECOMMENDATION FOR PUD:**

PUD-773 is a 5.58 gross acre (243,208 gross sf) tract located north, of the northwest corner of Memorial Drive and 101<sup>st</sup> Street South. The tract is currently vacant and has 496' feet of frontage along Memorial Drive. Concurrently with this application is rezone application Z-7141, seeking to rezone the property from Corridor (CO) zoning to RS-3 (residential single family); OL (Office Light); CS (Commercial Shopping Center); and Planned Unit Development (PUD).

The PUD is being proposed to achieve deployment flexibility with respect to mixing uses and to use zoning districts in a traditional zoning pattern (RS-3 to OL to CS) as buffering and for heightened protections along the west boundary. A 30' wide, undevelopable strip of RS-3 zoning is being used along the entirety of the west boundary as a buffer zone adjacent to OL zoning. Additionally, and to ensure greater compatibility with the neighborhood to the west the applicant is eliminating uses normally allowed in "straight" CS zoned districts such as apartments, automobile sales and service, sexually orientated businesses and outdoor advertising (OA) signs.

15.6



Referring to the attached case aerial photograph and topography map, the site gradually slopes from the northeast corner of the site to the southwest corner of the site. Elevations are from 724' at the northeast corner of the site to approximately 698' at the southwest corner. The slope difference makes the sight somewhat topographically challenged.

The proposal for PUD-773, known as the "NGP Business Complex" is for a two development area, up to seven lot mixed use office and retail development with large open landscaped areas (see Exhibits A and C). The proposed zoning on the site would allow for 19,830 square feet (sf) of office space and 74,673 sf of commercial floor area for a total of 94,503 sf of floor area. Under PUD-773 there is 50,000 square feet of floor area proposed, with 10,000 sf of the total being under the future expansion the existing Quik-Trip® canopy from the south, which is included in the PUD as Development Area B. There is 40,000 sf of actual buildable floor area being proposed.

As a result of the existing topography of the site (see also attached photographs) the applicant is proposing through re-zoning and the PUD process to limit the permissible building height of the western most building to 20', within 50-feet of the western boundary. Further, the applicant is proposing to limit the finished floor elevation of the building to 714' above mean sea level in an effort to eliminate a "towering" effect. As indicated in Exhibits A, D, E and F excessive landscaping will and an 8' masonry wall will be used to further screen the building and provided added protections for the homes to west above what the landscape chapter of the code requires. Exhibit G depicts the applicant's efforts to minimize spill-over lighting into the neighborhood to the west.

Access to the site will be from three points along Memorial Drive with mutual access easements between the QT property from the south and the auto dealership property to the north. There is an existing five-foot sidewalk along Memorial Drive which will be expanded to include pedestrian circulation to the site and pedestrian walkways though the interior of the site as well.

After conducting site visits, review of the conceptual development plan in addition to the TAC review of the concept plan, staff can support this application. Staff finds the uses and intensities of development proposed and efforts made to buffer the development to be in harmony with the spirit and intent of the Code. Staff finds PUD-773 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 development possibilities 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-773 subject to the following conditions:

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

#### **DEVELOPMENT AREA A**

**NET LAND AREA:**

187,695 SF

4.31 AC

15.7

**PERMITTED USES:**

Uses permitted as a matter of right in Use Unit 10, Off-Street Parking; Use Unit 11, Offices, Studios and Support Services; Use Unit 12, Eating Establishments, Other Than Drive-Ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shopping Goods and Services; Health Club/Spa only as permitted within Use Unit 19, Hotel, Motel and Recreation Facilities; and uses customarily incident to permitted principal uses.

**MAXIMUM NUMBER OF LOTS:**

7

**MAXIMUM PERMITTED BUILDING FLOOR AREA:**

Commercial/Office:

40,000 SF

**MAXIMUM BUILDING HEIGHT:**

Within 50' of west property line:

20 FT from adjacent  
ground level\*

If more than 50' from west property line:

25 FT\* from adjacent  
ground level

Unoccupied architectural features:

35 FT from adjacent  
ground level

*\*The finished floor elevation of the westernmost building in Development Area "A" shall not exceed 714 FT above mean sea level.*

**MINIMUM BUILDING SETBACKS:**

From South Memorial Drive right-of-way

50 FT

From North Boundary of the PUD

25 FT

From West Boundary of the PUD

40 FT

From Boundary of Development Area "B"

11 FT

From South Boundary of the PUD

11 FT

**OFF-STREET PARKING:**

As permitted by the applicable Use Unit of the Tulsa Zoning Code.

**LANDSCAPED AREA:**

A minimum of 15% of the total net land area shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

**SIGNS:**

1. Ground Signs:

a. Ground signs shall be limited to one (1) per lot with arterial street frontage with a maximum of 80 SF of display area and 25 FT in height. There will be a minimum 50 FT separation between ground signs.

15.8



b. In addition to the ground signage provided in item a. above, a project/tenant identification signs shall be permitted along South Memorial Drive with a maximum of 225 square FT of display surface area and 25 FT in height.

2. Wall Signs: Wall signs shall be permitted not to exceed 2.0 square feet of display surface area per lineal foot of building wall to which attached. No wall signs shall be permitted on west-facing building walls.

#### **LANDSCAPED BUFFER AND SCREENING:**

Development Area "A" will be extensively landscaped by a 30 FT wide landscape screening buffer and the details of such landscaping are shown on Exhibits "D", "E" and "F".

Specifically, the project will be screened by a minimum 8 FT high masonry screening wall. Immediately adjacent to such 8 FT masonry screening wall will be a row of evergreen pine trees which pine trees will be a minimum of 12 FT in height at the time of planting. Additionally, within such 30 FT wide landscape screening buffer an additional row of pines, cypress and photinia will be planted along the west wall of the westernmost building.

The landscape features within the project will maintained in accordance with the requirements of the Landscape Chapter of the Tulsa Zoning Code.

#### **BUILDING FACADES:**

All exterior building walls of a building shall be of like material(s) on all faces of such building.

#### **LIGHTING:**

Lighting shall be arranged so as to shield and direct the light away from the residential area to the west and shall be verified through either the application of the Kennebunkport Formula and/or submittal of a photometric plan. All lighting shall be in substantial conformance with the proposed lighting plan as shown in Exhibit "G". Consideration of topography must be included in the calculations.

Except for bollards, no light standards shall be permitted within 25 FT of the west boundary.

Bollards not to exceed 4 FT in height with the light fixture directed to the east will be used to light the vicinity of the western wall of the westernmost building.

All pole mounted lighting within the west 50 FT of Development Area "A" will be shielded and/or cut off to reduce the potential for lighting to spill over to the west of the light fixture.

Pole and building mounted lighting shall not exceed 14 FT in height as measured from adjacent ground level. For purposes of measurement, ground level shall be considered the adjacent paved surface, if applicable.

Building mounted lighting on west facing buildings within 50 FT of the west boundary shall be restricted to security lighting only. Security lighting is defined as lighting which is intended to light rear door emergency exits and will be activated for a short period of time only when the door is opened.

**TRASH AND MECHANICAL EQUIPMENT:**

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), 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. Screened bulk trash containers shall be setback a minimum of 100 feet from the west boundary.

**NO OUTSIDE STORAGE:**

There shall be no outside storage of recyclable material, trash or similar materials outside of a screened receptacle, nor shall trucks or trailer trucks be parked unless they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage.

**DEVELOPMENT AREA "B"**

**NET LAND AREA:** 26,100 SF 0.60 AC

**PERMITTED USES:**

Uses permitted as a matter of right in Use Unit 14, Shopping Goods and Services; and uses customarily accessory to the permitted principal uses.

**MAXIMUM NUMBER OF LOTS:** 1

**MAXIMUM PERMITTED BUILDING FLOOR AREA:** 10,000 SF\*

*\*Includes that area covered by the fuel pump canopy.*

**MAXIMUM BUILDING HEIGHT:** 25 FT\*\*

*\*\*Architectural elements may exceed permitted height upon Detail Site Plan approval.*

**MAXIMUM PERMITTED HEIGHT OF FUEL PUMP CANOPY:** 20 FT

**MINIMUM BUILDING SETBACKS:**

From South Memorial Drive right-of-way	50 FT
From North Boundary	75 FT
From the West Boundary	80 FT
From the South Boundary	0 FT

**MINIMUM CANOPY SETBACK:**

From South Memorial Drive right-of-way	30 FT
From North Boundary	50 FT
From the West Boundary	185 FT
From the South Boundary	0 FT

15.10



**OFF-STREET PARKING:**

As permitted by the applicable Use Unit of the Tulsa Zoning Code.

**LANDSCAPED AREA:**

A minimum of 15% of the total net land area of Development Area "B" shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

**SIGNS:**

1. No ground signs are permitted within Development Area "B".
2. Wall and canopy signs shall be permitted not to exceed 2.0 square feet of display surface area per lineal foot of building wall or canopy to which attached. No wall signs shall be permitted on west facing building walls or canopies.

**LANDSCAPE BUFFER:**

A minimum 10 FT wide landscape buffer shall be provided in Development Area "B" between the retaining wall extension and the new parking area. Such 10 FT wide landscape buffer will include a minimum of 8 Austrian pines, which pines shall be a minimum of 12 FT in height at the time of planting, four Leland cypresses, which cypresses shall be a minimum of 8 FT in height at the time of planting and 23 Loropetalum "fringe flower" plants which shall be 3 FT in height at the time of planting and shall be planted within such landscape buffer. The location of such landscape buffer and the distribution of the landscaping shall be in substantial compliance with Exhibit "D".

The landscape features within Development Area "B" will be maintained in accordance with the requirements of the Landscape Chapter of the Tulsa Zoning Code.

**BUILDING FACADES:**

All exterior building walls of a building shall be of like material(s) on all faces of such building.

**RETAINING WALL:**

The existing retaining wall proximate to the west wall of the existing QuikTrip store shall be extended north to the north boundary of Development Area "B" and shall connect with the proposed retaining wall in Development Area "A" at a point along the common boundary line between the development areas. The location of the retaining wall is shown on Exhibit "D". The materials used for construction of the retaining wall extension in Development Area "B" shall match those used for retaining walls in Development Area "A", with material selection for Development Area "A" setting the precedent.

**LIGHTING:**

Light standards shall be restricted to height of 8 FT for building mounted lighting and 14 FT in height for pole mounted lighting. All canopy lighting shall be recessed with no part of the fixture extending below the canopy and shall be in substantial compliance with the proposed lighting as shown in Exhibit "G".

15.11

All light standards, including building mounted, shall be hooded and directed downward and away from adjacent residential boundaries. Compliance shall be verified by application of the Kennebunkport Formula and/or submittal of a photometric plan. Consideration of topography must be included in the calculations.

#### **TRASH AND MECHANICAL EQUIPMENT:**

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), 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. Bulk trash containers shall be screened using masonry materials that match the existing QuikTrip store and will be at least 1 foot taller than the trash container(s) and setback a minimum of 140 FT from the west boundary.

#### **NO OUTSIDE STORAGE:**

There shall be no outside storage of recyclable material, trash or similar materials outside of a screened receptacle, nor shall trucks or trailer trucks be parked within the development unless they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage.

#### **ACCESS AND CIRCULATION**

Access to Memorial Drive shall be provided by three access drives, two of which are located in Development Area "A". The northernmost access will be shared with Nelson Mazda as a three-way access in conjunction with a proposed traffic signal. The second access is approximately 140 feet to the south providing right turn, only, in and out. The third access, and only access in Development Area "B", is approximately 30 feet from the PUD's south boundary. Mutual access easements will assure access to all lots within the PUD and to adjacent properties.

The driveway access at the vehicular interface of Development Area "A" and Development Area "B" (providing access between Development Areas "A" and "B") shall have a slope no greater than six percent (6%) and have a minimum top paving elevation of no less than 721 FT and no greater than 722 FT. The slope, elevation and location of the driveway access between Development Area "A" and Development Area "B" are depicted on Exhibit "H".

Mutual Access Easements will assure access to all of the lots within the PUD and to South Memorial Drive and across the existing QuikTrip store to East 101<sup>st</sup> Street South.

Sidewalks will be provided along Memorial Drive. Pedestrian access and circulation are shown in Exhibit "A".

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, lighting, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.



4. A detail landscape plan for each development area 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 on a lot 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. 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 the development have been installed in accordance with the approved plans prior to issuance of any occupancy permit.
8. 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, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

**TAC COMMENTS:**

**General:** Exhibit H is missing from the document so a review of the drainage and utilities could not be performed and will be done at the platting phase of development.

**Water:** A looped water main extension line will be required; inside a 20' restrictive waterline easement.

**Fire:** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Provide Fire Hydrants with water flow and spacing requirements as required per Appendixes B & C of the 2006 *International Fire Code*.

**Stormwater:** No comments.

**Wastewater:** Access to Sanitary Sewer Service must be provided to all Lots and Development areas within the PUD area.

**Transportation:** No comments.

**INCOG Transportation:**

- **MSHP:** Memorial Drive and 101<sup>st</sup> St. East of Memorial are designated Primary Arterials.
- **LRTP:** Memorial Drive, between E. 101<sup>st</sup> Street S. and E. 91<sup>st</sup> Street S., planned 6 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- **TMP:** No comment.
- **Transit:** No current or future plans for this location.

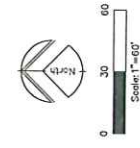
**GIS:** No comments.

**Street Addressing:** No comments.

09/16/09

15.14





Out Lot 1

703.81'

Target

Out Lot 2

South Memorial Drive

PUD No. 773

# **NGP Business Complex**

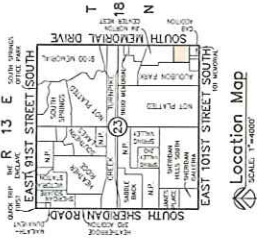
Exhibit A

Conceptual Illustration

**Tanner Consulting, LLC**  
5323 S. Lewis Ave. • Tulsa, OK 74105  
Phone: (918) 444-1111 • Fax: (918) 444-1111

15.15





0 200 400  
Scale 1"=400'

PUD No. 773

**NGP**

**Business Complex**

Exhibit B

Aerial Photograph

**Tanner Consulting, LLC**  
1000 E. 10th Street, Suite 100  
Tulsa, Oklahoma 74103  
Phone: (918) 435-1111 • Fax: (918) 435-1112

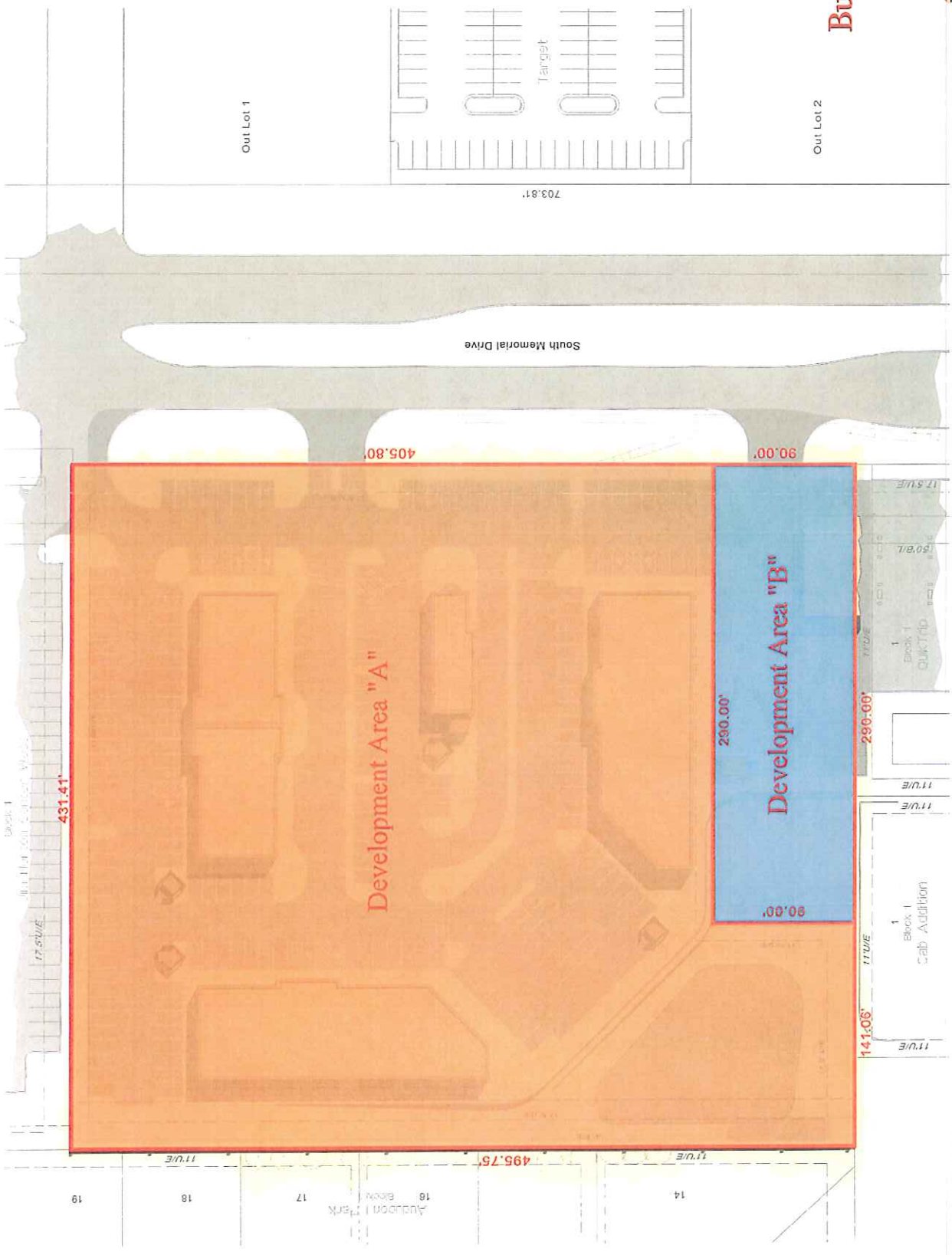
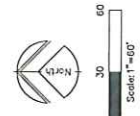
B

NGP Business Complex  
Tulsa, Oklahoma

Aerial Photograph  
28032

15.16





PUD No. 773

# NGP Business Complex

Exhibit C  
Development Area Map

**Tanner Consulting, LLC**  
5325 S. Lewis Ave., Tulsa, OK 74105  
Phone: (918) 486-1100 Fax: (918) 486-1101

15.17

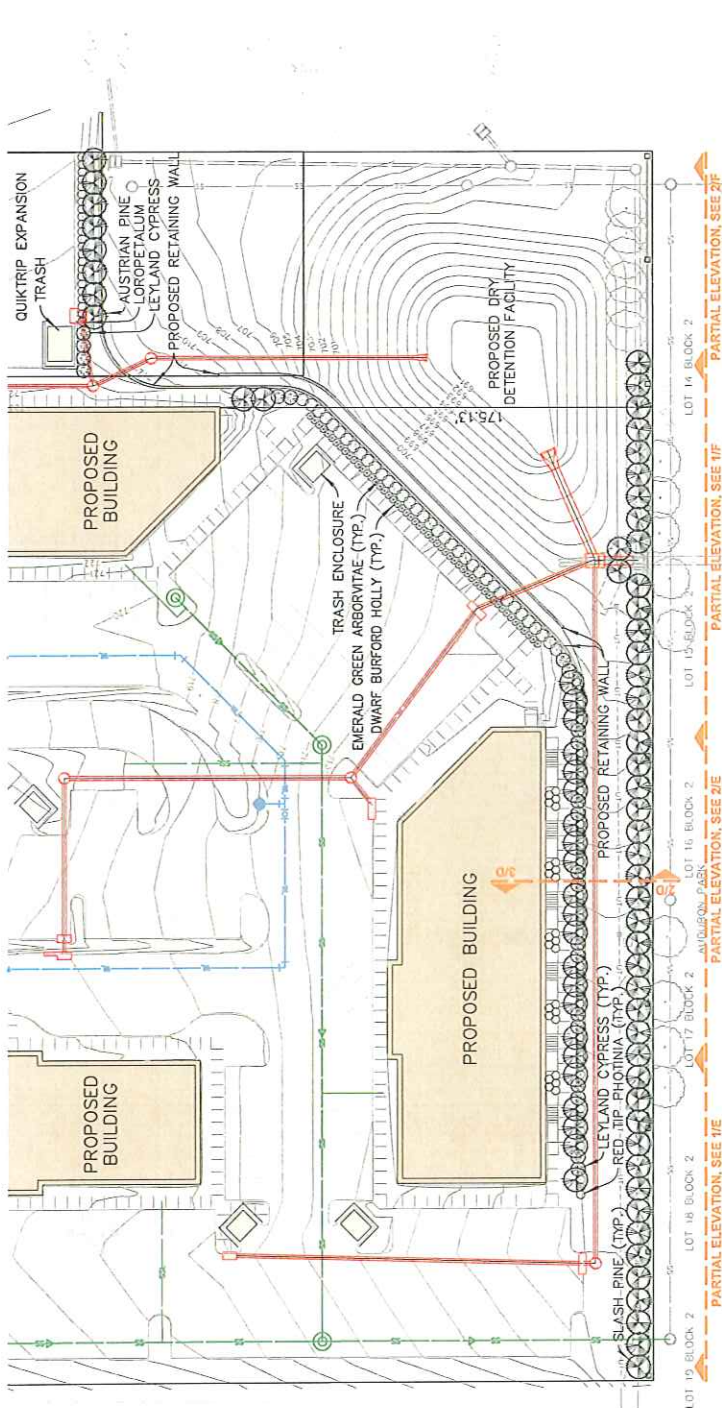


**Legend** (Minimum Height At Planting)

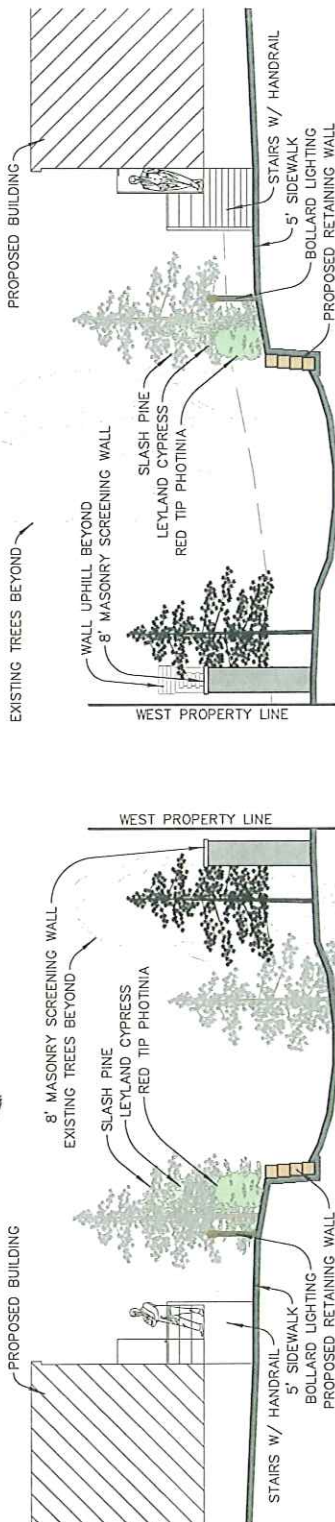
Austrian Pine	12' Height
Slash Pine	12' Height
Leyland Cypress	8' Height
Emerald Green Arborvitae	6' Height
Loropetalum 'Fringe Flower'	3' Height
Red Tip Photinia	3' Height
Dwarf Burford Holly	2' Height

**Utility Legend**

Proposed 6" Water Line	Existing Water Line
Proposed 8" Sanitary Sewer	Existing Sanitary Sewer
Proposed Storm Sewer	Existing Storm Sewer



**1 WEST LANDSCAPE BUFFER DETAIL**  
SCALE: 1"=50'



**2 SOUTH LANDSCAPE BUFFER SECTION**  
SCALE: 1"=10'

**3 NORTH LANDSCAPE BUFFER SECTION**  
SCALE: 1"=10'



PUD No. 773

NGP

**Business Complex**

Exhibit D

Screening Wall / Landscape Buffer Plan



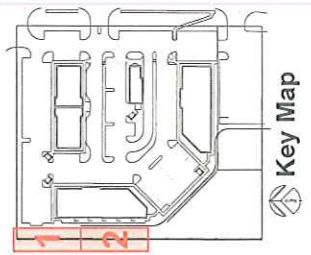
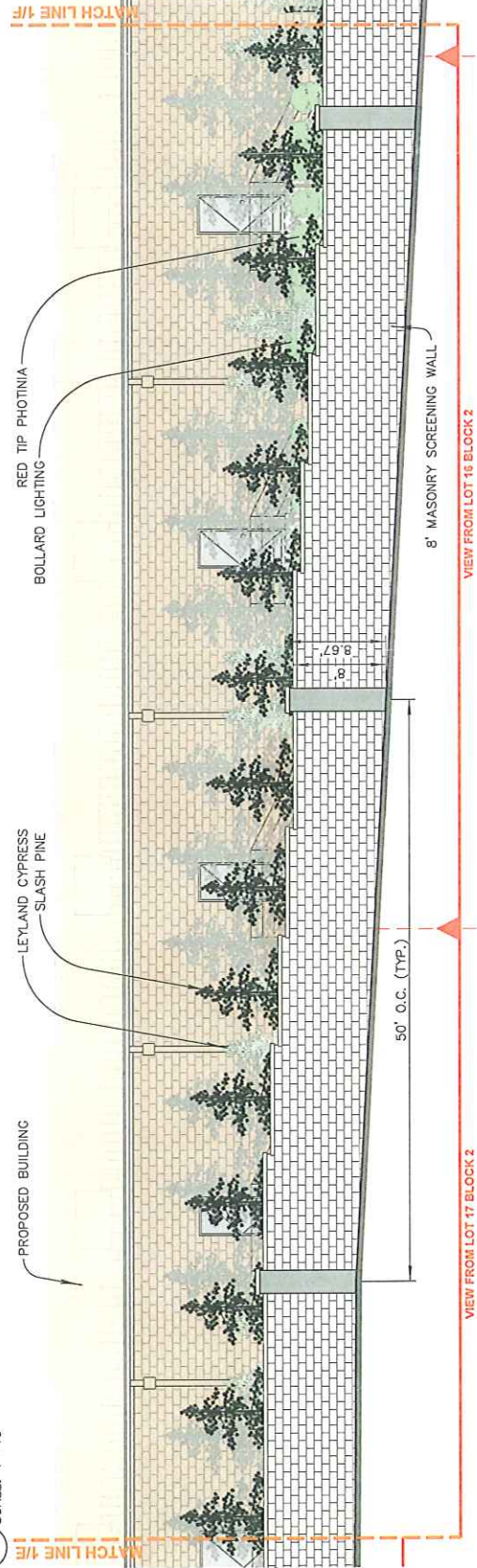
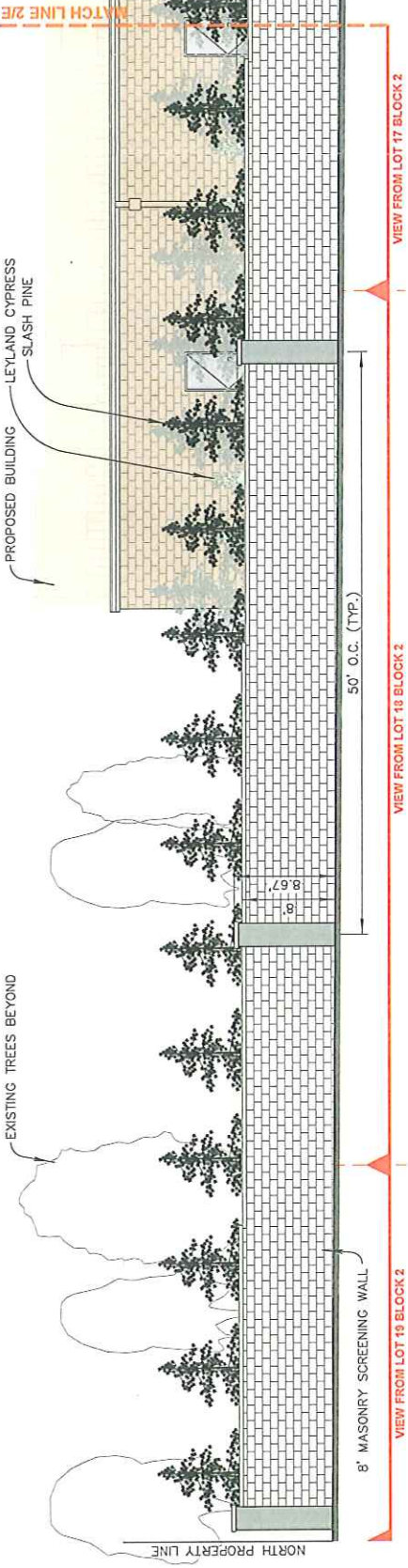
NGP Business Complex  
Tulsa, Oklahoma

Screening Wall / Landscape Buffer Plan  
28032

D

15.18





PUD No. 773

NGP

# Business Complex

Exhibit E  
Screening Wall / Landscape Buffer Elevation



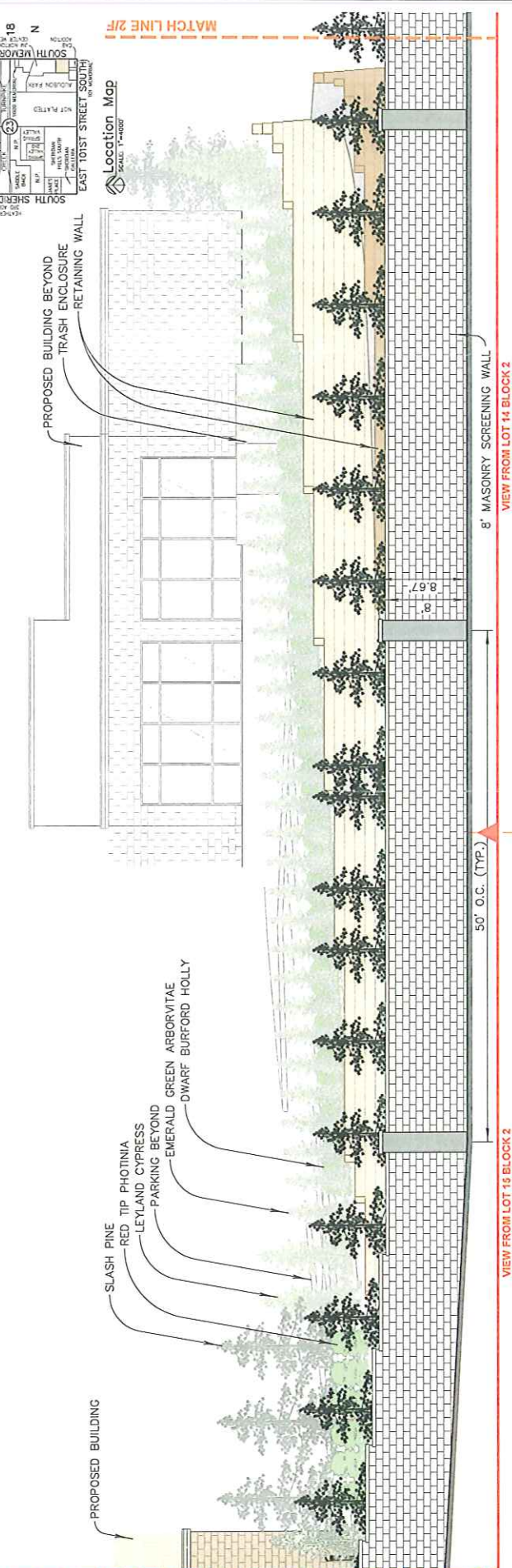
## Legend (Minimum Height At Planting)

Slash Pine	12' Height
Leyland Cypress	8' Height
Emerald Green Arborvitae	6' Height
Red Tip Photinia	3' Height
Dwarf Burford Holly	2' Height

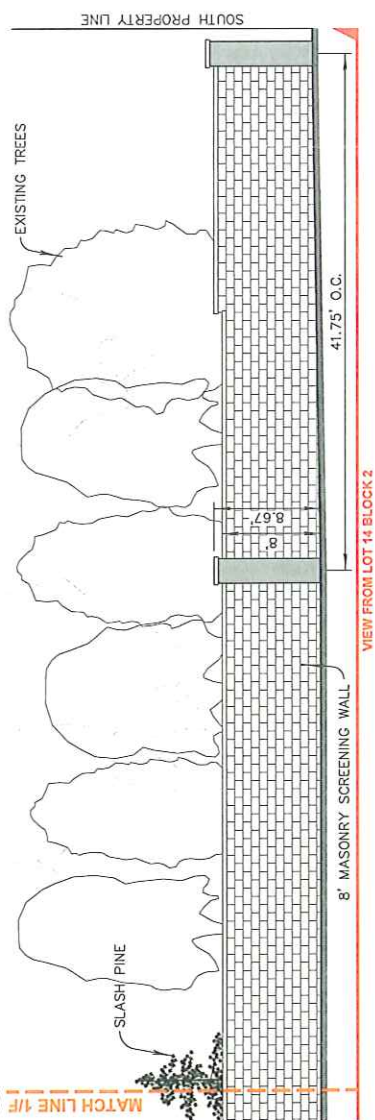
15.19



MATCH LINE 2/F



1 WEST SCREENING WALL ELEVATION  
SCALE: 1"=10'



2 WEST SCREENING WALL ELEVATION  
SCALE: 1"=10'

Legend (Minimum Height At Planting)

Slash Pine	12' Height
Leyland Cypress	8' Height
Emerald Green Arborvitae	6' Height
Red Tip Photinia	3' Height
Dwarf Burford Holly	2' Height

PUD No. 773

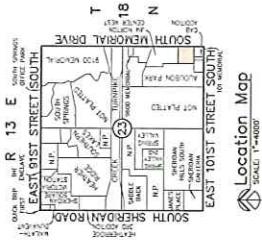
NGP  
Business Complex

Exhibit F  
Screening Wall / Landscape Buffer Elevation



15.20





1 Lot 18, Block 2 - Cross Section  
Scale: 1"=30'



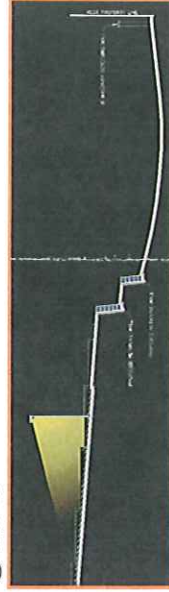
2 Lot 17, Block 2 - Cross Section  
Scale: 1"=30'



3 Lot 16, Block 2 - Cross Section  
Scale: 1"=30'



4 Lot 15, Block 2 - Cross Section  
Circles 1" = 30'



5 Lot 14, Block 2 - Cross Section

PUD No. 773

NGP

# Business Complex

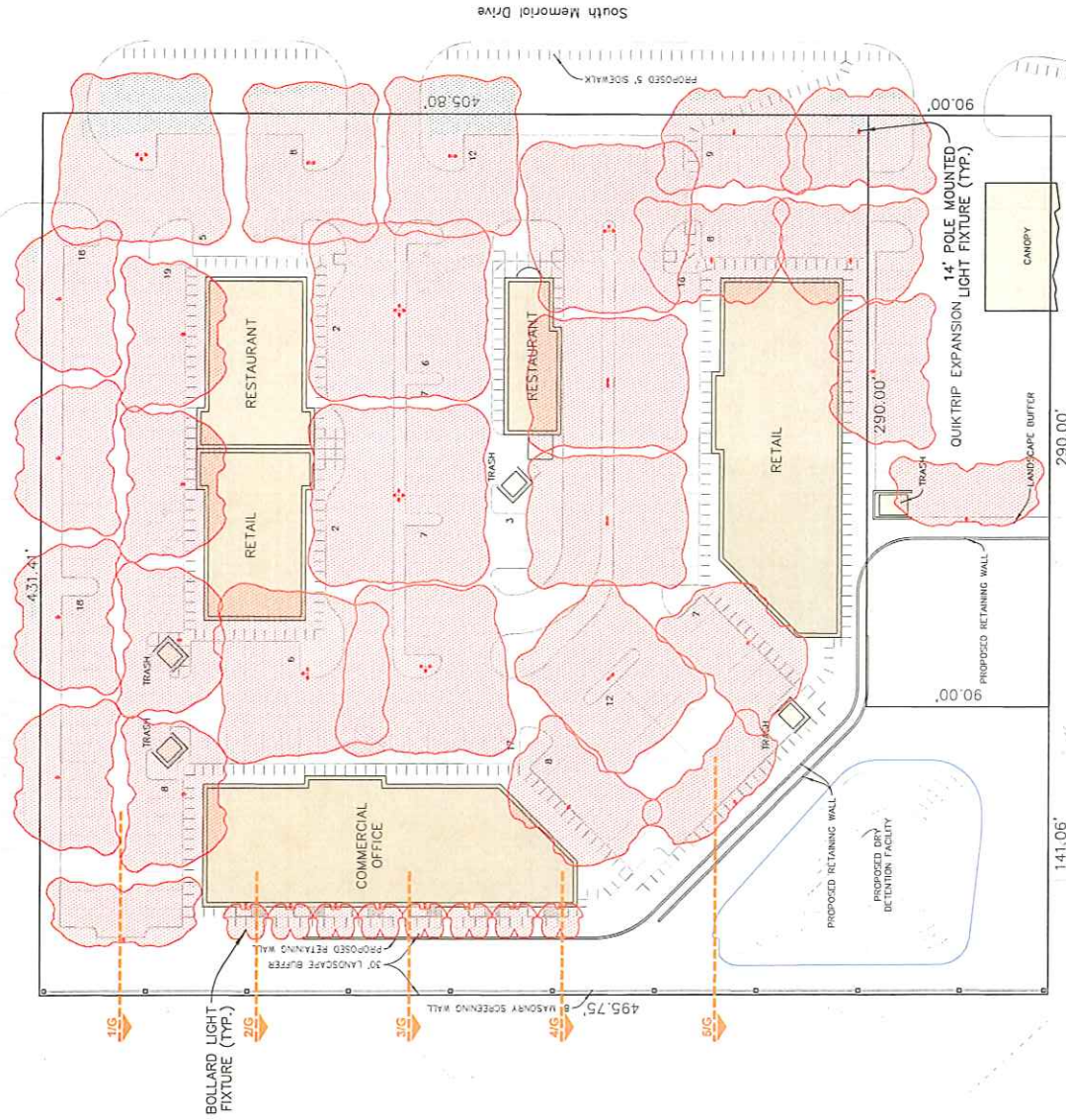
Exhibit G

## Exhibit C Proposed Lighting Plan



Note:

All Light Poles are to be 14' in Height  
All Bollards are to be 40" in Height



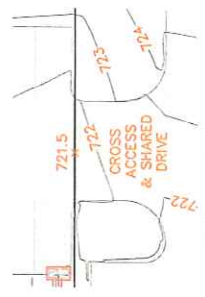
15.21





# Utility Legend

- Proposed 6" Water Line
- Existing Water Line
- Proposed 8" Sanitary Sewer
- Existing Sanitary Sewer
- Proposed Storm Sewer
- Existing Storm Sewer



## Drive Aisle Detail

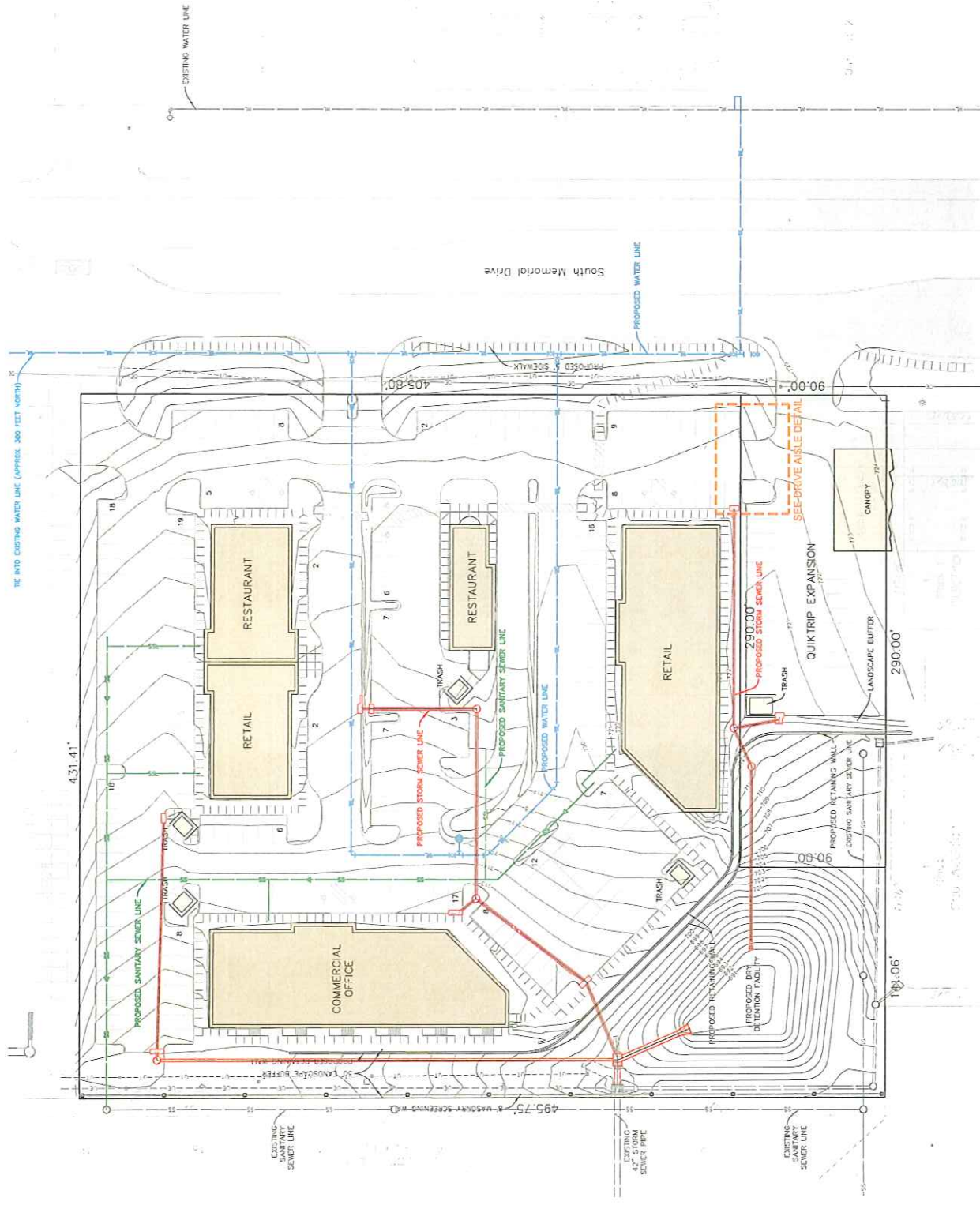
Scale: 1" = 30'

PUD No. 773

# NGP Business Complex

Exhibit H  
Existing & Proposed Utilities

**Tanner Consulting, LLC**  
5323 S. Lewis Ave., Tulsa, OK 74105  
Phone: (918) 746-1029 • Fax: (918) 746-1099



15.22

# Business Complex



**Tanner Consulting, LLC**  
5323 S. Lewis Ave. • Tulsa, OK 74105  
Phone: (918) 245-0829 • Fax: (918) 245-5500

15.23







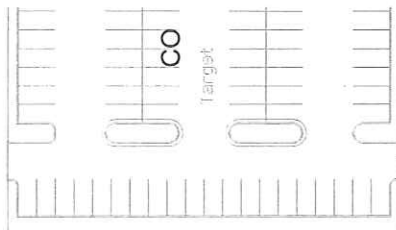
**Location Map**

### Legend

AG.....Agriculture  
CO.....Corridor  
CS.....Commercial Shopping  
OL.....Office Light  
RS-3.....Residential Single Family



Scale:  $1'' = 60'$



703.81

PUD No. 773

NGP

## Business Complex

Exhibit J

## Proposed Zoning



**Tanner Consulting, LLC**  
5323 S. Lewis Ave. • Tulsa, OK 74105  
Phone: (918)745-0929 • Fax: (918)745-0979

3/06/2009 08032\_QT\_PUD EX

15.29





Oblique Aerial with Site Map  
28032

NGP Business Complex  
Tulsa, Oklahoma

K

PUD No. 773

NGP

Business Complex

Exhibit K

Oblique Aerial with Site Map

Tanner Consulting, LLC  
Tulsa, Oklahoma  
(918) 436-2022 • Fax: (918) 436-2023

8/04/2009 00032\_01\_PUD EX

15.25

**Exhibit "L"**  
**Part of the SE/4 SE/4**  
**Section 23, T-18-N R-13-E**  
**Overall Net Area**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

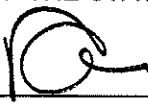
COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE NORTH 0°07'43" EAST AND ALONG THE EASTERLY LINE OF SAID SE/4 SE/4, FOR A DISTANCE OF 330.38 FEET TO A POINT; THENCE NORTH 89°52'17" WEST FOR A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF BLOCK 1, MEMORIAL 101 (PLAT NO. 5007), SAID POINT ALSO BEING THE POINT OF BEGINNING;

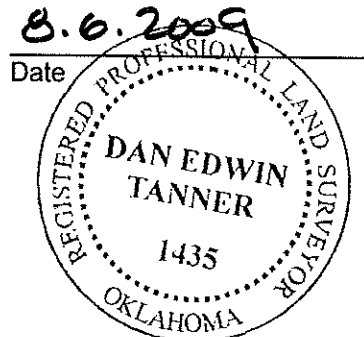
THENCE NORTH 89°56'57" WEST ALONG THE NORTHERLY LINE OF BLOCK 1, MEMORIAL 101, FOR A DISTANCE OF 431.06 FEET TO THE SOUTHEAST CORNER OF BLOCK 2, AUDUBON PARK (PLAT NO. 5272);  
THENCE NORTH 0°05'16" EAST ALONG THE EASTERLY LINE OF BLOCK 2, AUDUBON PARK, FOR A DISTANCE OF 495.75 FEET TO THE SOUTHWEST CORNER OF BLOCK 1, JIM NORTON CENTER WEST (PLAT NO. 5635); THENCE SOUTH 89°57'22" EAST ALONG THE SOUTHERLY LINE OF BLOCK 1, JIM NORTON CENTER WEST, FOR A DISTANCE OF 431.41 FEET TO A POINT;  
THENCE SOUTH 0°07'43" WEST AND PARALLEL TO THE EASTERLY LINE OF SAID SE/4 SE/4 FOR A DISTANCE OF 495.80 FEET TO THE POINT OF BEGINNING;

TRACT CONTAINING 213,795 SQUARE FEET OR 4.908 ACRES.

**REAL PROPERTY CERTIFICATION**

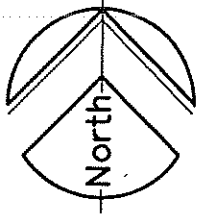
I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

  
\_\_\_\_\_  
Dan E. Tanner, P.L.S.  
Tanner Consulting, LLC  
Oklahoma Certificate of Authorization No. CA 2661  
Expiration Date: 6/30/11  
Oklahoma RPLS No. 1435



15.26

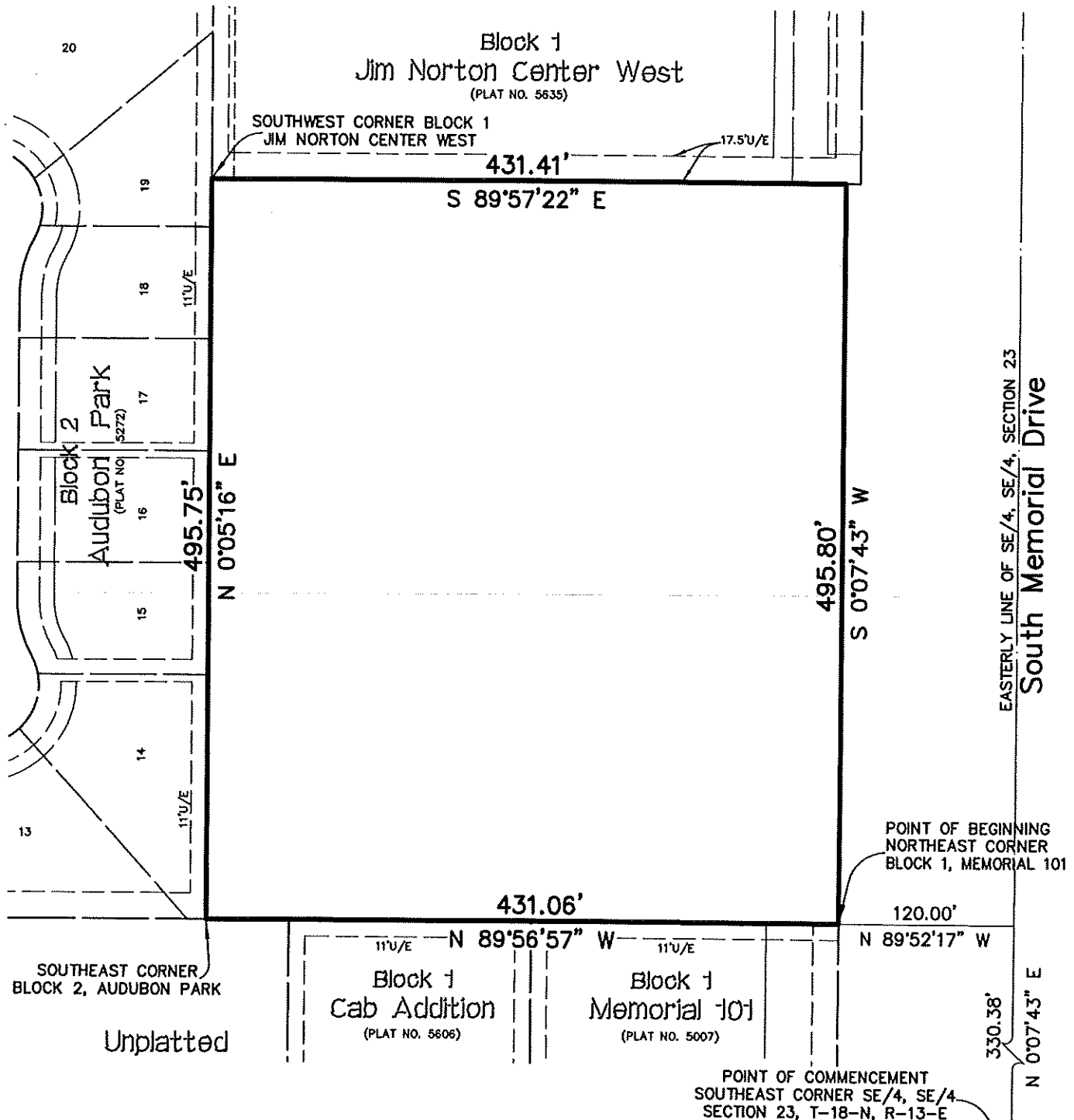




1"=100'

# Exhibit "L-1"

## NGP Business Complex PUD Boundary



**Tanner Consulting, LLC**

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918) 745-9929

**Exhibit "M"**  
**Part of the SE/4 SE/4**  
**Section 23, T-18-N R-13-E**  
**DEVELOPMENT AREA A**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE NORTH 0°07'43" EAST AND ALONG THE EASTERLY LINE OF SAID SE/4 SE/4, FOR A DISTANCE OF 330.38 FEET TO A POINT; THENCE NORTH 89°52'17" WEST FOR A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF BLOCK 1, MEMORIAL 101 (PLAT NO. 5007); THENCE NORTH 0°07'43" EAST PARALLEL WITH THE EASTERLY LINE OF SAID SE/4 SE/4, FOR A DISTANCE OF 90.00 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89°56'57" WEST FOR A DISTANCE OF 290.00 FEET TO A POINT; THENCE SOUTH 0°07'43" WEST FOR A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTHERLY LINE OF BLOCK 1, CAB ADDITION (PLAT NO. 5606); THENCE NORTH 89°56'57" WEST ALONG THE NORTHERLY LINE OF BLOCK 1, CAB ADDITION FOR A DISTANCE OF 141.06 FEET TO THE SOUTHEAST CORNER OF BLOCK 2, AUDUBON PARK (PLAT NO. 5272); THENCE NORTH 0°05'16" EAST ALONG THE EASTERLY LINE OF BLOCK 2, AUDUBON PARK, FOR A DISTANCE OF 495.75 FEET TO THE SOUTHWEST CORNER OF BLOCK 1, JIM NORTON CENTER WEST (PLAT NO. 5635); THENCE SOUTH 89°57'22" EAST ALONG THE SOUTHERLY LINE OF BLOCK 1, JIM NORTON CENTER WEST, FOR A DISTANCE OF 431.41 FEET TO A POINT; THENCE SOUTH 0°07'43" WEST AND PARALLEL WITH THE EASTERLY LINE OF SAID SE/4 SE/4 FOR A DISTANCE OF 405.80 FEET TO THE POINT OF BEGINNING;

TRACT CONTAINING 187,695 SQUARE FEET OR 4.309 ACRES.

**REAL PROPERTY CERTIFICATION**

I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

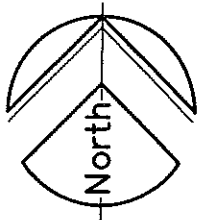
  
\_\_\_\_\_  
Dan E. Tanner, P.L.S.  
Tanner Consulting, LLC  
Oklahoma Certificate of Authorization No. CA 2661  
Expiration Date: 6/30/11  
Oklahoma RPLS No. 1435

8.6.2009  
Date



15.28



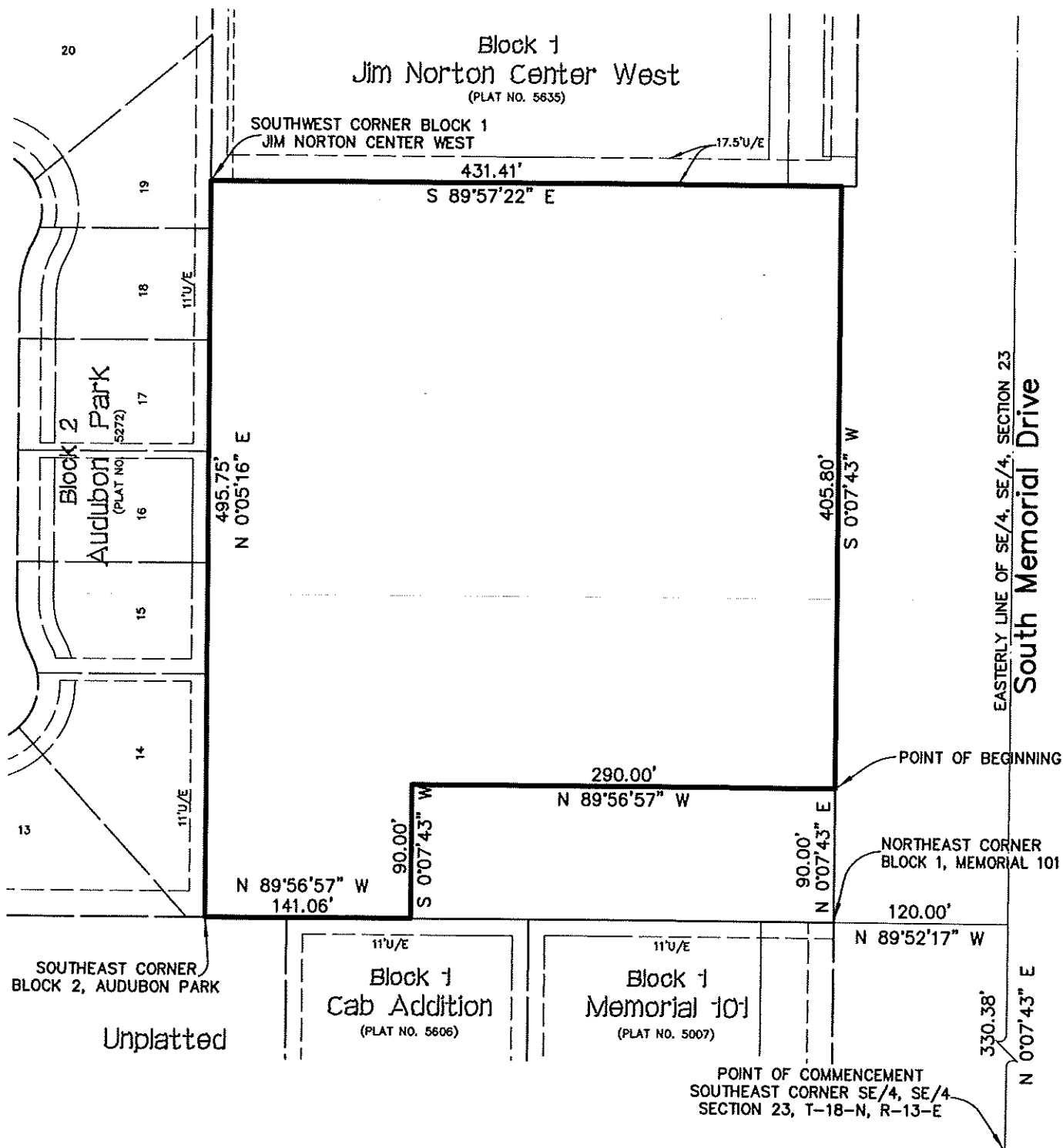


1"=100'

# Exhibit "M-1"

## NGP Business Complex

### Development Area 'A'



## Tanner Consulting,

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (15.29

**Exhibit "N"**  
**Part of the SE/4 SE/4**  
**Section 23, T-18-N R-13-E**  
**DEVELOPMENT AREA B**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE NORTH 0°07'43" EAST AND ALONG THE EASTERLY LINE OF SAID SE/4 SE/4, FOR A DISTANCE OF 330.38 FEET TO A POINT; THENCE NORTH 89°52'17" WEST FOR A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF BLOCK 1, MEMORIAL 101 (PLAT NO. 5007), SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89°56'57" WEST ALONG THE NORTHERLY LINE OF BLOCK 1, MEMORIAL 101, FOR A DISTANCE OF 290.00 FEET TO A POINT ON THE NORTHERLY LINE OF BLOCK 1, CAB ADDITION (PLAT NO. 5606);  
THENCE NORTH 0°07'43" EAST AND PARALLEL TO THE EASTERLY LINE OF SAID SE/4 SE/4, FOR A DISTANCE OF 90.00 FEET; THENCE SOUTH 89°56'57" EAST AND PARALLEL TO THE NORTHERLY LINE OF BLOCK 1, CAB ADDITION, FOR A DISTANCE OF 290.00 FEET;  
THENCE SOUTH 0°07'43" WEST AND PARALLEL TO THE EASTERLY LINE OF SAID SE/4 SE/4 FOR A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING;

TRACT CONTAINING 26,100 SQUARE FEET OR .60 ACRES.

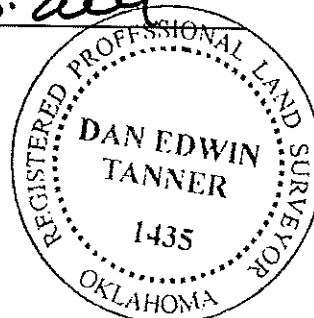
**REAL PROPERTY CERTIFICATION**

I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

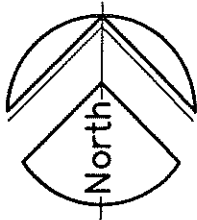
  
\_\_\_\_\_  
Dan E. Tanner, P.L.S.  
Tanner Consulting, LLC  
Oklahoma Certificate of Authorization No. CA 2661  
Expiration Date: 6/30/11  
Oklahoma RPLS No. 1435

Date

8.6.2009





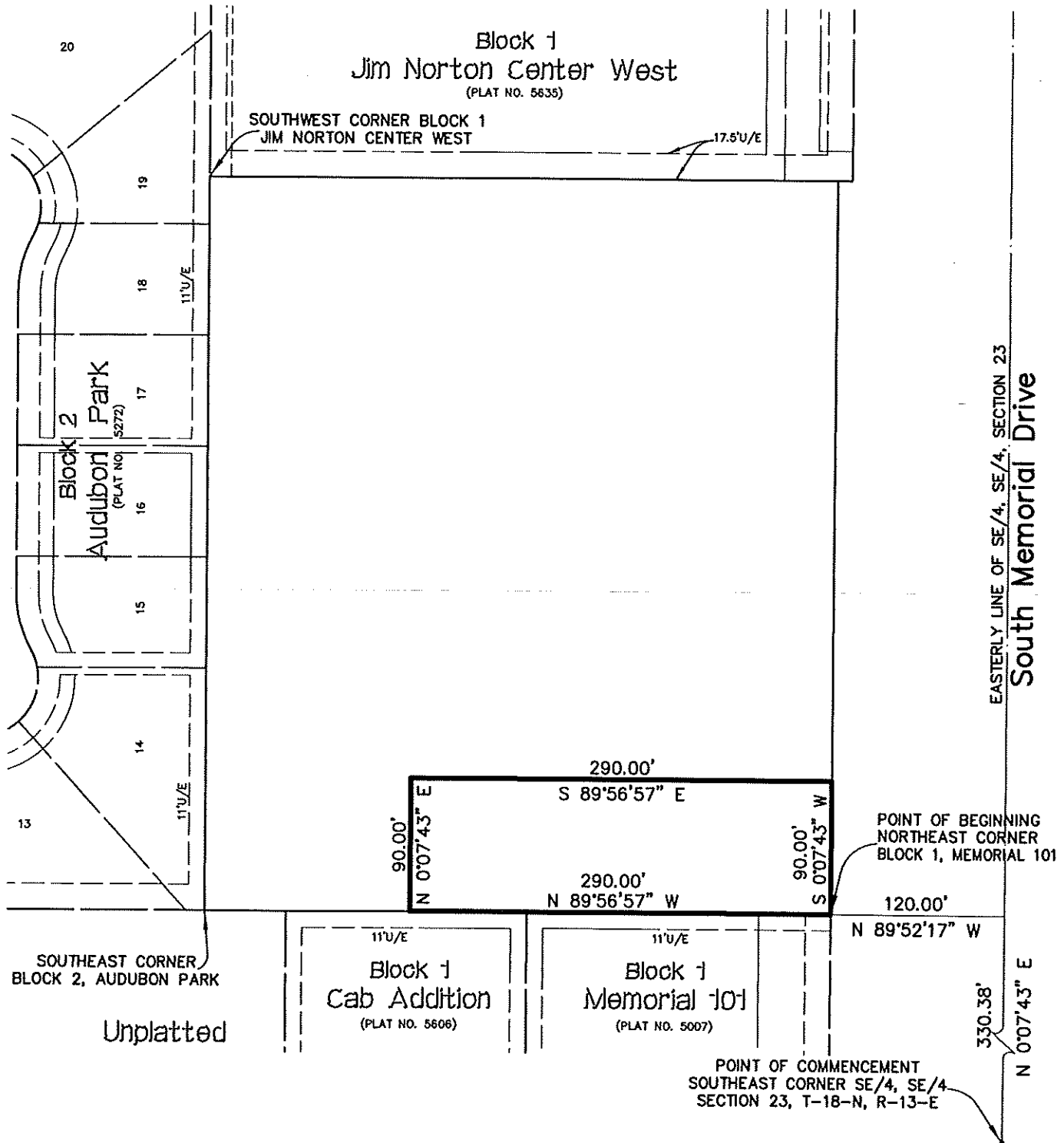


1"=100'

# Exhibit "N-1"

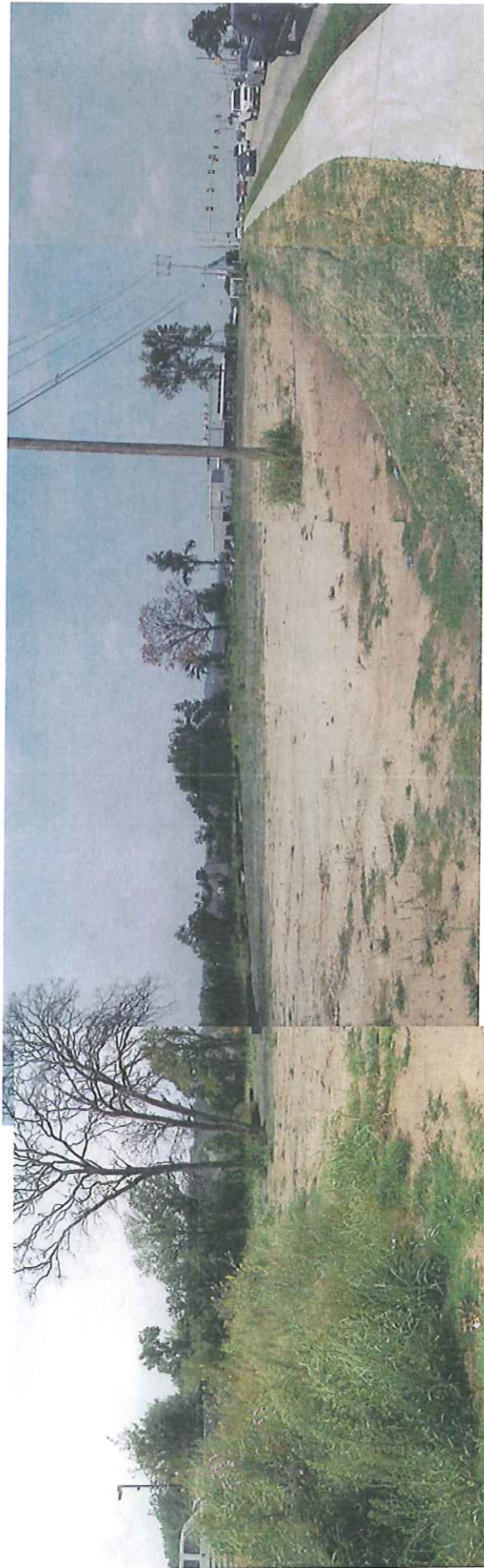
## NGP Business Complex

### Development Area 'B'



**Tanner Consulting,**

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Philomena looking North





PALESTINE HIGH SCHOOL