

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2575

**Tuesday, April 6, 2010, 4:00 PM
175 East 2nd Street, 2nd 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 March 2, 2010, Meeting No. 2573

CONSENT AGENDA

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

2. **LC-235** – Sheridan Properties (9323) (PD18) (CD5)
South of the Southwest corner of South 79th East Avenue and East 33rd Street South, 3418 S. 79th E. Ave.
3. **LS-20365** – Sack and Associates (9419) (PD17) (CD5)
North of the Northeast corner of East 41st Street South and 102nd East Avenue
4. **Oklahoma Central Credit Union at South Tulsa** – (3814) Final Plat (PD 18) (CD 8)
East of the Southeast Corner of South Sheridan Road and East 81st Street South
5. **Z-7008-SP-1m – Chris Evertz/Tulsa Hills, LLC** (PD-8) (CD-2)
West of the southwest corner of West 71st Street South and US Highway 75 (Corridor Minor Amendment to reallocate permitted floor area on Lots 14, 17 and 19, Development Area B, Block 2, Tulsa Hills.)
6. **PUD-370-B-3 – A Max Sign Co./The Market at Avalon** (PD-26) (CD-8)
Southeast corner of 106th Street South and South Memorial Drive (Minor Amendment to permit an LED/electronic message center to be added to a tenant ID sign along Memorial Drive.)
7. **PUD-281-11 – A Max Sign Co./Union Public Schools** (PD-18c) (CD-7)
West of the southwest corner of 61st Street South and South Mingo Road (Minor Amendment to permit a sign to identify a soccer field complex.)

8. **PUD-530-2 – Gary G. Larsen/YWCA** (PD-6) (CD-4)
North of the northwest corner of 21st Street South and South Lewis Avenue (Minor Amendment to allow a non-illuminated wall sign on the south-facing wall to be located within 100 feet of the west property line.)
9. **PUD-254-2 – James Adair/Explorer** (PD-18) (CD-7)
Northeast of the northeast corner of 71st Street South and South Yale Avenue (Minor Amendment to increase the number of signs permitted for a high-rise office building in an OM district to allow for the addition of two wall signs.)
10. **PUD-578-A-6 – Tanner Consulting, LLC** (PD-26) (CD-8)
North of the northwest corner of 111th Street South and South Memorial Drive, Lot 1, Block 1 – Braum's at Southern Crossing (Minor Amendment to increase the height of a sign from 25 feet to 30 feet for this lot only.)
11. **PUD-628-8/Z-6467-SP-4f – Oakwood Graphics/Hope Restorative & Cosmetic Dentistry** (PD-18) (CD-8)
South of the southeast corner of 91st Street South and Mingo Road (Minor Amendment to allow a wall sign on an east-facing wall directly facing U.S. Highway 169.)
12. **PUD-575-B – Sack & Associates/Autumn Leaves** (PD-18) (CD-7)
Northeast corner of 79th Street South and South Mingo Road (Detail Site Plan for a 26,198 square foot assisted living facility.)
13. **PUD-773 – Tanner Consulting/NGP Business Park** (PD-26) (CD-8)
North of the northwest corner of 101st Street South and South Memorial Drive (Detail Site Plan for the infrastructure development only for the NPG Business Complex, there are no buildings being proposed at this time.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

14. **PUD-586-A-10 – Warren Professional Bldg. Corp./Saint Francis South** (PD-18) (CD-8)
Northeast corner of 91st Street South and U.S. Highway 169, 10501 East 91st Street South (Minor Amendment to allow the phasing of sidewalk construction along the east and south sides of a mutual access easement/private roadway until such time as that area is developed.)
15. **Z-7152 – Roy D. Johnsen/101st & Yale Properties, LLC** RS-4/PUD to OL/PUD
East of southeast corner of East 101st Street and South Yale Avenue (Related to Item 16.) (PD-26) (CD-8)
16. **PUD-516-C – Roy D. Johnsen/101st & Yale Properties, LLC** RS-4/PUD- to OL/PUD
East of southeast corner of East 101st Street and South Yale Avenue (Major Amendment seeking to return of the property to office uses exclusively.) (Related to Item 15.) (PD-26) (CD-8)

17. **PUD-777 – Continental 214 Fund, LLC/American SW Prop. Inc.** RM-1/OL to RM-1/OL/PUD

East of northeast corner of East 51st Street and South 129th East Avenue (PD-17) (CD-6)
(PUD proposing multifamily development with 96 apartments on a six-acre tract of land.)

OTHER BUSINESS

18. **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

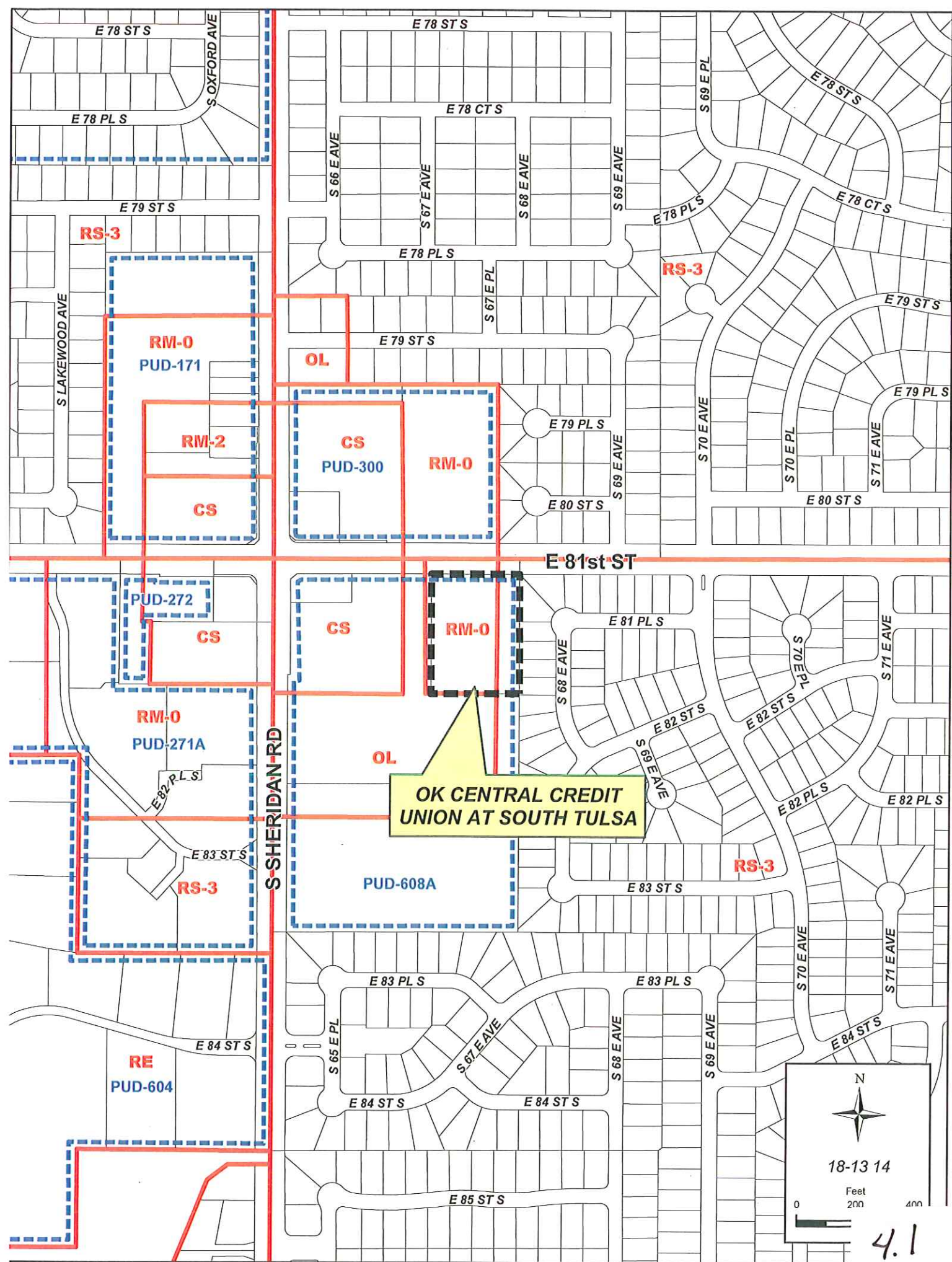
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

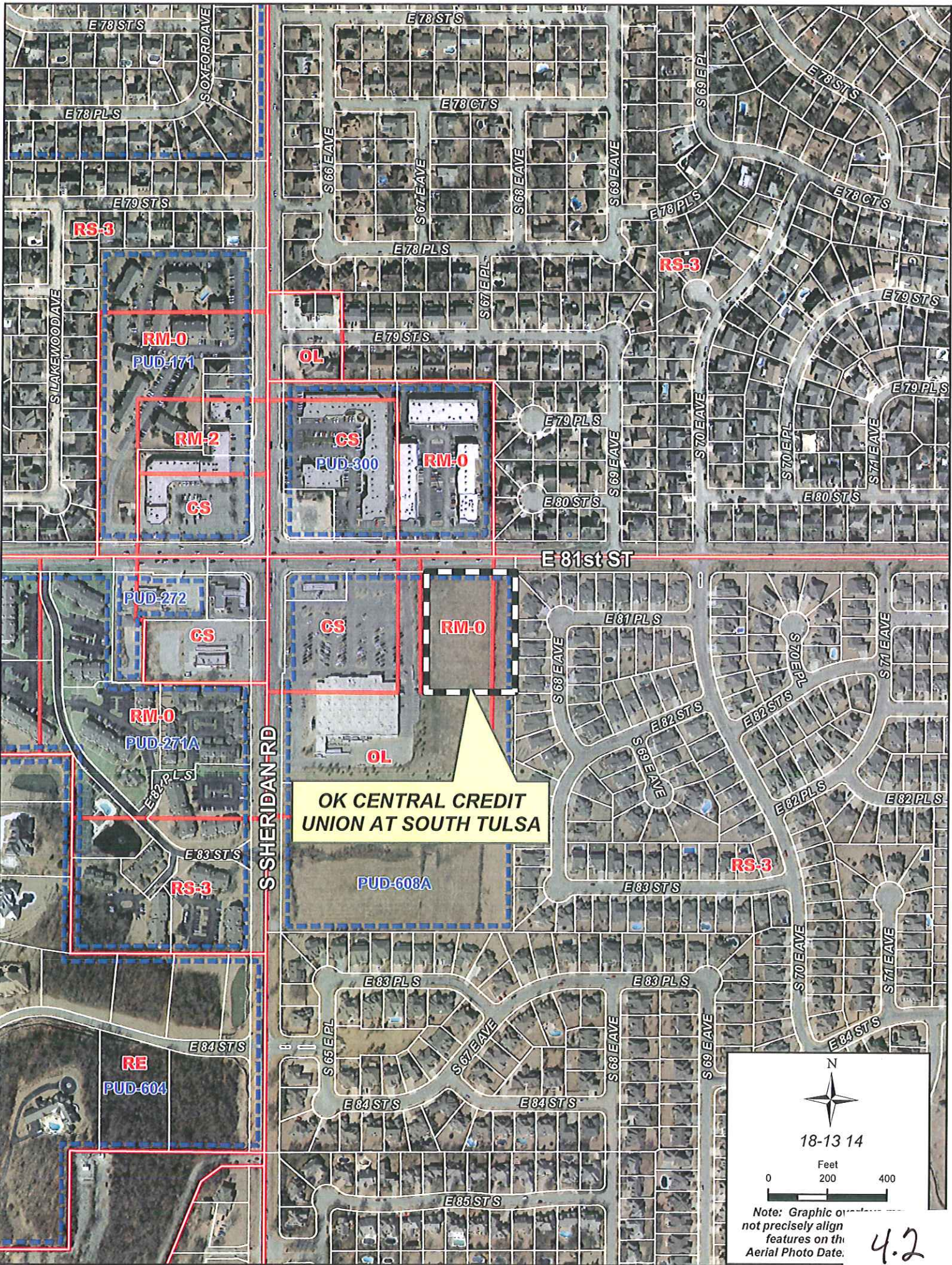
Ringin/sound on all cell phones and pagere must be turned off during the Planning Commission.

Visit our website @ 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





**OK CENTRAL CREDIT
UNION AT SOUTH TULSA**

N

18-13 14

0 200 400

Feet

Note: Graphic on this map may not precisely align features on the Aerial Photo Date.

4.2

Final Subdivision Plat

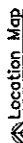
Oklahoma Central Credit Union at South Tulsa - (3814) (PD 18) (CD 8)
East of the Southeast Corner of South Sheridan Road and East 81st Street South

This plat consists of 1 Lot, in 1 Block, on 2.75 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

Draft Final Plat
PUD 608--A

PUD 608-A



2,3-DIMETHYL-5-OCTANONE
ONE (1) LOT IN ONE (1) BLOCK
ONE (1) LOT IN ONE (1) BLOCK

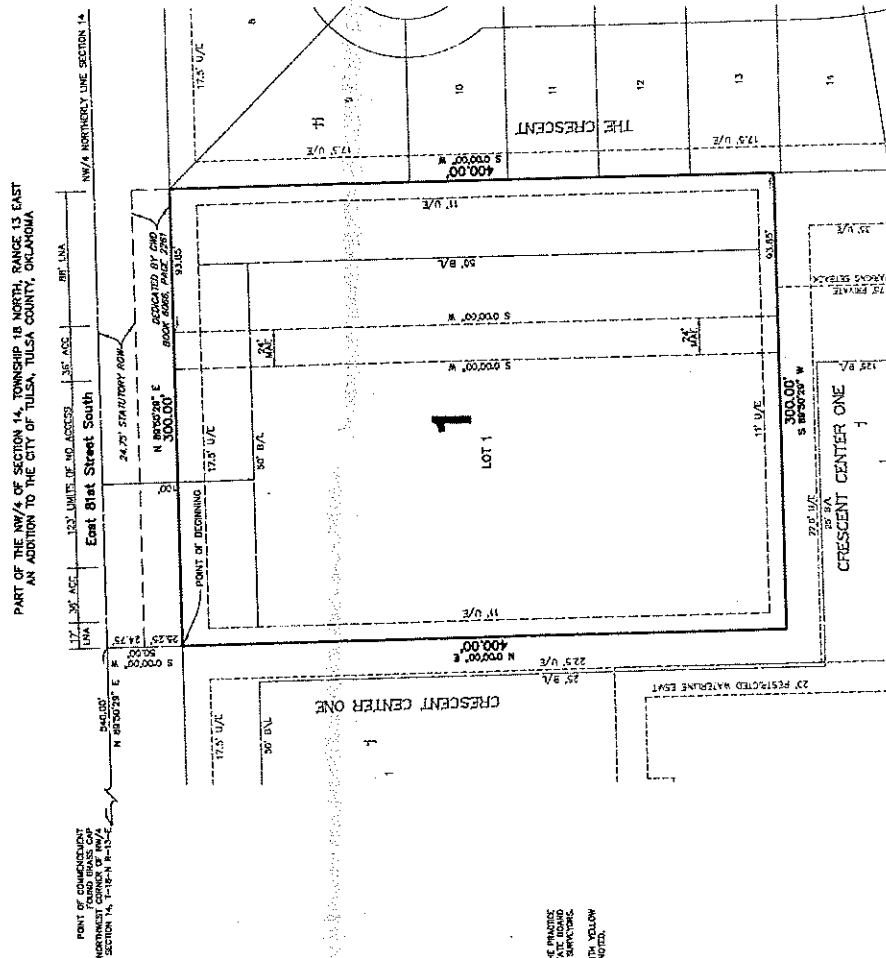
Goals of Peerling

BASES OF BEARING IS AN ASSUMED BEARING
OF NORTH 00°07'20" EAST ALONG THE NORTHERLY
LINE OF THE NORTHWEST QUARTER (NW/4) OF
SECTION 14, T-18-N R-12-E.

Water

A. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

B. ALL PROPERTY CORNERS ARE SET 3/8" FROM REAR WITH YELLOW CLOTH PLAINED, "KARNER, B.L. 140" UNLESS OTHERWISE NOTED.



OWNER:
Oklahoma Central Credit Union
AN OKLAHOMA CHARTERED CREDIT UNION
P.O. BOX 471227
Tulsa, Oklahoma 74147
Phone: (918)664-6000

SURVEYOR:
Tanner Consulting, LLC.
DAN E. TANNER, P.L.S. NO. 1435
OK CA No. 2687, EXPIRES 6/30/2011
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-8929
Email: dan@tannerballshop.com

STATE OF OKLAHOMA }
COUNTY OF TULSA } ss:

I, Katherine Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is true and correct copy of a file instrument now on file in my office.

Dated the ____ day of _____, 20____

KATHERINE WILSON, Tulsa County Clerk

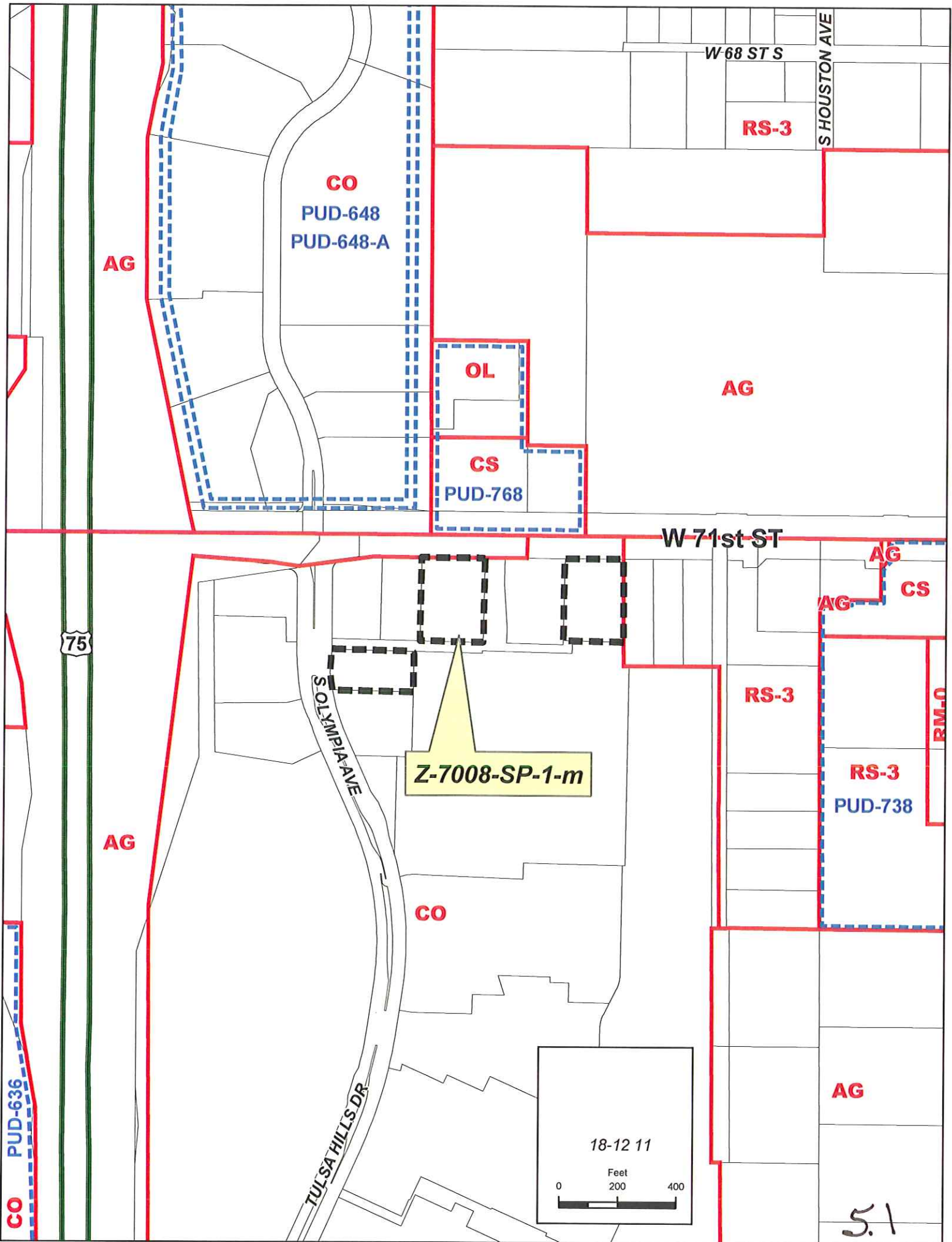
Deputy

DRAFT FINAL COPY

Oklahoma Central Credit Union at South Tulsa
SHEET 1 OF 2

DATE OF PREPARATION: MARCH 4, 2010

4.4





18-12 11

Feet
0 200 400

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

5.2

STAFF RECOMMENDATION

Z-7008-SP-1m: Corridor Plan Minor Amendment – West of the southwest corner of West 71st Street South and US Highway 75; Lots 14, 17, and 19, Block 2 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

The applicant is requesting a minor amendment to the Tulsa Hills Corridor District Site Plan for the purpose of reallocating permitted floor area on Lots 14, 17, and 19, Development Area B, of Block 2 – Tulsa Hills.

There is no increase or change in overall floor area being requested.

Per minor amendment Z-7008-SP-1f, the current floor area allocation for Lots 14, 17 and 19, Block 2 is as follows:

Lot	Lot Size	Floor Area per Minor Amendment Z-7008-SP-1f	Floor-to-Area-Ratio (FAR)
14	38,810 sf	4,000 sf	.10
17	54,577 sf*	15,000 sf	.27
19	56,633 sf	5,073 sf	.08
Total	150,020 sf	24,073 sf	.15

** On 5/7/08 the TMAPC approved a lot split (LS 20210) involving Lot 16 which removed 7,670 from Lot 16 with the intent of adding the square footage to Lot 17. While the Lot split was approved, and a concurrent minor amendment application filed reallocating floor area to the "new Lot 17" the lot combination adding the 7,670 sf to Lot 17 was never filed. The extra square footage from Lot 16 is not needed for the purposes of this amendment.*

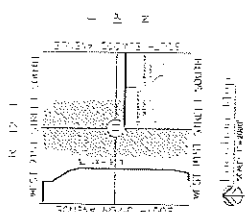
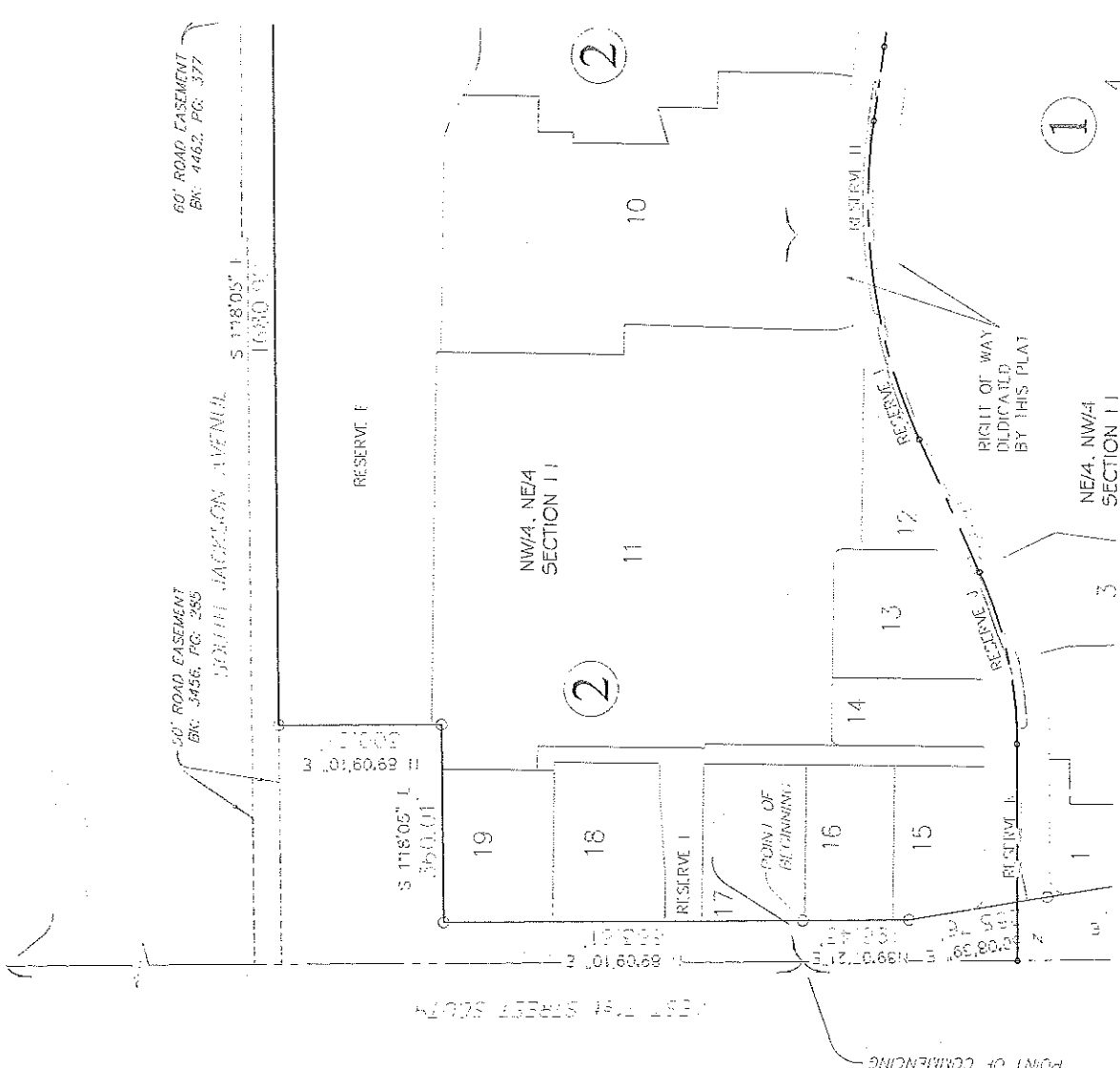
Minor amendment Z-7008-SP-1m proposes the following reallocation of floor area:

Lot	Lot Size	Proposed Floor Area	Floor-to-Area-Ratio (FAR)
14	38,810 sf	5,000 sf	.12
17	54,577 sf*	7,000 sf	.11
19	56,633 sf	12,073 sf	.21
Total	150,020 sf	24,073 sf	.15

Since there is no request to increase the overall floor area for Development Area B and the FAR for each lot remains below the approved .25 FAR for each lot staff can support this request.

Therefore, staff recommends **APPROVAL** of minor amendment Z-7008-SP-1m.

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



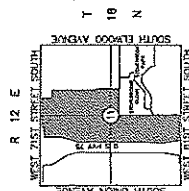
Floor Area Data

Block 2 Lot	Total Lot Size	Floor Area per Lot		Proposed per this Minor Amendment	New FAR based on Reallocation	% Change in FAR
		FAR Allowed per 0.25	Existing			
14	38,810 sf	9,701 sf	4,000 sf	5,000 sf	0.17	2% increase
17	62,247 sf	15,561 sf	15,000 sf	16,000 sf	0.11	13% increase
19	56,633 sf	14,159 sf	5,000 sf	10,000 sf	0.21	17% increase
Total	157,690 sf	39,421 sf	24,000 sf	31,000 sf		
Total FAR 15.27%						

MINOR AMENDMENT EXHIBIT

for 11, 14, 17 and 19 of Block 2 of
 10th St. Plat
 Council District 1, also Plan 2-1489-2-1

5.4



Final Plat

Twelve

CORRIDOR DISTRICT SITE PLAN NUMBER 7-700B-SP-1-

OWNER: As to Lot 4, Block 2 Only
Target Corporation
 a Nevada corporation
 Nicholas Pepeln
 1000 Nicollet Mall, TPL-12F
 Minneapolis, Minnesota 55403
 Phone: (612)761-7000

OWNER: As to Reserve A & D,
 Lot 172, Block 1, Lot 1, Block 2,
 Part of Lot 1, Block 2,
 Part of Lot 2, Block 2
CPSS LAND COMPANY, LLC.
 an Illinois limited liability company
 912 New York Street
 Oklahoma City, Oklahoma 73118
 Phone: (405)842-8246

OWNER:
Tulsa Hills, LLC
AN OKLAHOMA UNITED QUALITY COMPANY
John Collett
P.O. Box 30799
Charlotte, North Carolina 28236
Phone: (704) 348-3513

Location Map

0 200'

WEST 81ST STREET SOUTH

THE COR. N.Y. 1/4 SEC. 22
-18-24, R-12-L, NAD
DEATH MONUMENT

[illegible]

SURVEYOR:
Carter & Burgess, Inc.
Anthony B. Carter, P.E.
Tony Carter-Dan
1001 North Broadway Extension
Oklahoma City, Oklahoma 73114
Phone: (405) 810-8254
CA 227 EXPIRES 6-30-00

OWNER: As to Reserve A & D,
Lot 12, Block 1, Lot 1, Block 2,
Lot 1, Block 11, Block 1 &
Part of Lot 2, Block 2 Only
PBS LAND COMPANY, LLC.
AN OKLAHOMA LIMITED LIABILITY COMPANY
Dob Slemons
912 NW 57th Street
Oklahoma City, Oklahoma 73118
Phone: (405) 442-0446

Target Corporation
 A MASCOTA COMPANY
 Nicholas Popehn
 1000 Nicollet Mall, TPN-12F
 Minneapolis, Minnesota 55403
 Phone: (612) 761-7000

OWNER:
Tulsa Hills, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
John Collett
P.O. Box 30799
Charlotte, North Carolina 28236
Phone: (704) 448-3611

Location Map

0 200'

WEST 81ST STREET SOUTH

THE COR. N.Y. 1/4 SEC. 22
-18-24, R-12-L, NAD
DEATH MONUMENT



154

FALL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Idaho Uniform Platting Commission.

Dated _____ A.D. 19__

[Signature]

This approval is valid if the plat is not filed in the office of the County Clerk on or before _____ A.D. 19__

[Signature]

[illegible]

State of bearing
THE DANCE OF BEARS FOR THE
SUPPLY SHOWN HEREON IS NORTH
BY 70° 10' EAST ALONG THE MIDDLE
LINE OF N 1/4 OF SECTION 11, T-18-N
R-12-E, QUAD ON SECTION 16, 18-19-11
BY THIS FIRM, DATED MARCH 11,
2008.

Monumentation
EXCEPT AS SHOWN ON THIS SHEET,
ALL EXTERIOR AND INTERIOR
PROPORTIONS ARE A 1/2
INCH HEADR WITH YELLOW CAP
STAMPED "C40 GA 227".

CERTIFICATE

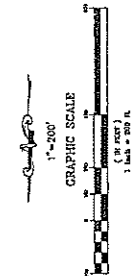
hereby certify that all real estate taxes levied in this plat have been paid as reflected by the current tax roll. Security as required has been provided in the amount of \$10,000.00 per front receipt no. 5713 to be applied to no. 28289. This certificate is NOT to be construed as payment of taxes as the full tax is given in certificate no. 28289 to be filed on record. 28, 29 and 30 of the second of these.

SEMLER & SONS
Bakers of
Eggs

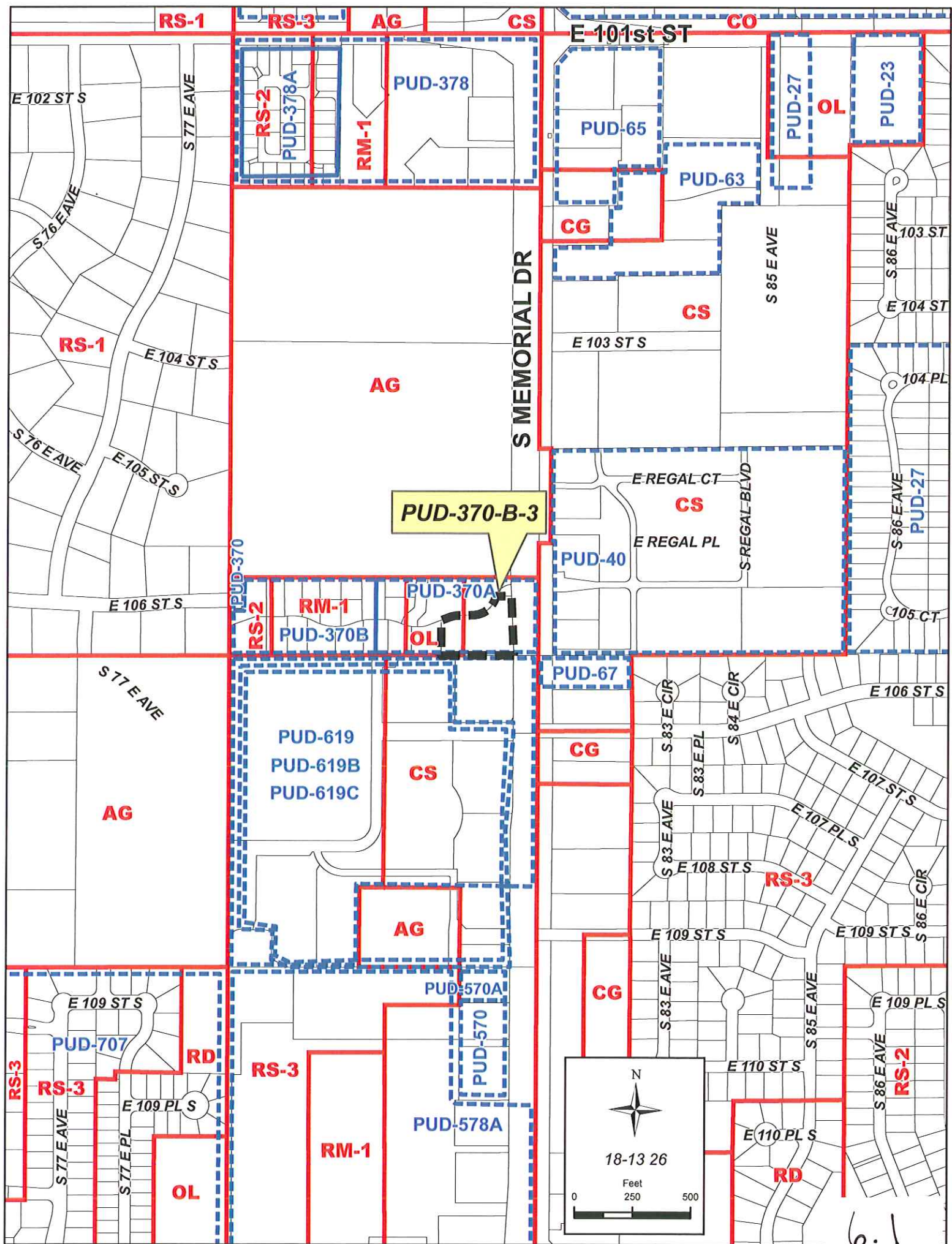
DEPT. OF JUSTICE
 DIVISION OF INVESTIGATION
 }
 and
 }
 CAROLINE WHEAT, Tulsa County Clerk, in and
 County and State above named, do
 hereby certify that the foregoing is a true
 and correct copy of a like instrument, and
 file in my office.

Signed and like _____ day of _____, 19____
 Tulsa County Clerk

RECEIVED
JUL 21 1977
Tulsa Hills
SHEET 1 OF 6



5.5



6.1



April 6, 2010

STAFF RECOMMENDATION

PUD-370-B-3: Minor Amendment – Southeast corner of 106th Street South and South Memorial Drive; Lots 21 and 22, Block 1 – Avalon Park on Memorial; TRS 8326; CZM 57; Atlas 2673; PD 26; CD 8; CS/OL/RM-1/RS-2/PUD.

The applicant is requesting a minor amendment to permit an LED/electronic message center to be added to a tenant ID sign along Memorial Drive.

PUD-370-B currently allow signs per the PUD chapter of the Code (§1103, B-2a and b) which allows LED/electronic message centers. However, adopted PUD development standards for PUD-370-B have a limitation excluding, "flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement". With reference to the attached zoning maps and aerial photographs there are no residentially zoned properties in the immediate vicinity of the subject property. Review of the minutes from when the PUD was approved there was no discussion about the permitted signage or limiting message centers, bet it electronic or otherwise.

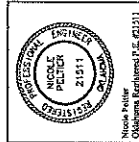
Staff contends that allowing an LED message center as permitted by right in the PUD chapter of the code along a major arterial street will not substantially alter the size, location, number and character of the signs allowed for the PUD.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-370-B-3.

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



Design, Title & Associates, Inc.
10000 E. 1st Avenue, Suite 200
Denver, CO 80231
Phone: 303.733.1111
Fax: 303.733.1112
www.dpa-engineers.com



REVISIONS	DATE	DESCRIPTION

Jin Corp.
Building

Location:	Tulsa, OK
Rev:	0
Date:	October 10, 2007
Drawn By:	N. Peller
Checked By:	
Project:	Site Plan
Sheet:	
Scale:	
Notes:	

C1

48 HOURS BEFORE YOU DELIVER ONE
1-800-525-6543
www.dpa-engineers.com

PUD-370-B DETAIL SITE PLAN

PUD 370-B
LOT 21 & 22, BLOCK 1, AVONDA PARK ON
MEMORIAL - 50,037.07 S.F.

PERMITTED USES: COMMUNICATION ANTENNA AND
USE UNIT 11 - OFFICES, STUDIOS AND SUPPORT
SERVICES; USE UNIT 12 - EATING ESTABLISHMENTS, OTHER
THAN DRINKING; USE UNIT 13 - CONVENIENCE GOODS AND
SERVICES; USE UNIT 14 - RETAIL; USE UNIT 15 - SERVICE
PROVIDED HOWEVER THAT ALL COMMERCIAL USES SHALL BE
LIMITED TO THE EAST 420 FEET OF THE SITE AS MEASURED
FROM THE CENTER LINE OF SOUTH MEMORIAL DRIVE.

PROPOSED USES: EATING ESTABLISHMENT

MINIMUM BUILDING SETBACK REQUIRED:
FROM SOUTH BOUNDARY OF PUD: 20' 30'
FROM CENTERLINE OF PRIVATE ROAD: 0'
SIDEWAYS BETWEEN BUILDINGS: 0'

OFF STREET PARKING:
REQUIRED: 1 / 100 S.F. = 30
PROVIDED: 1 / 225 S.F. = 40
70

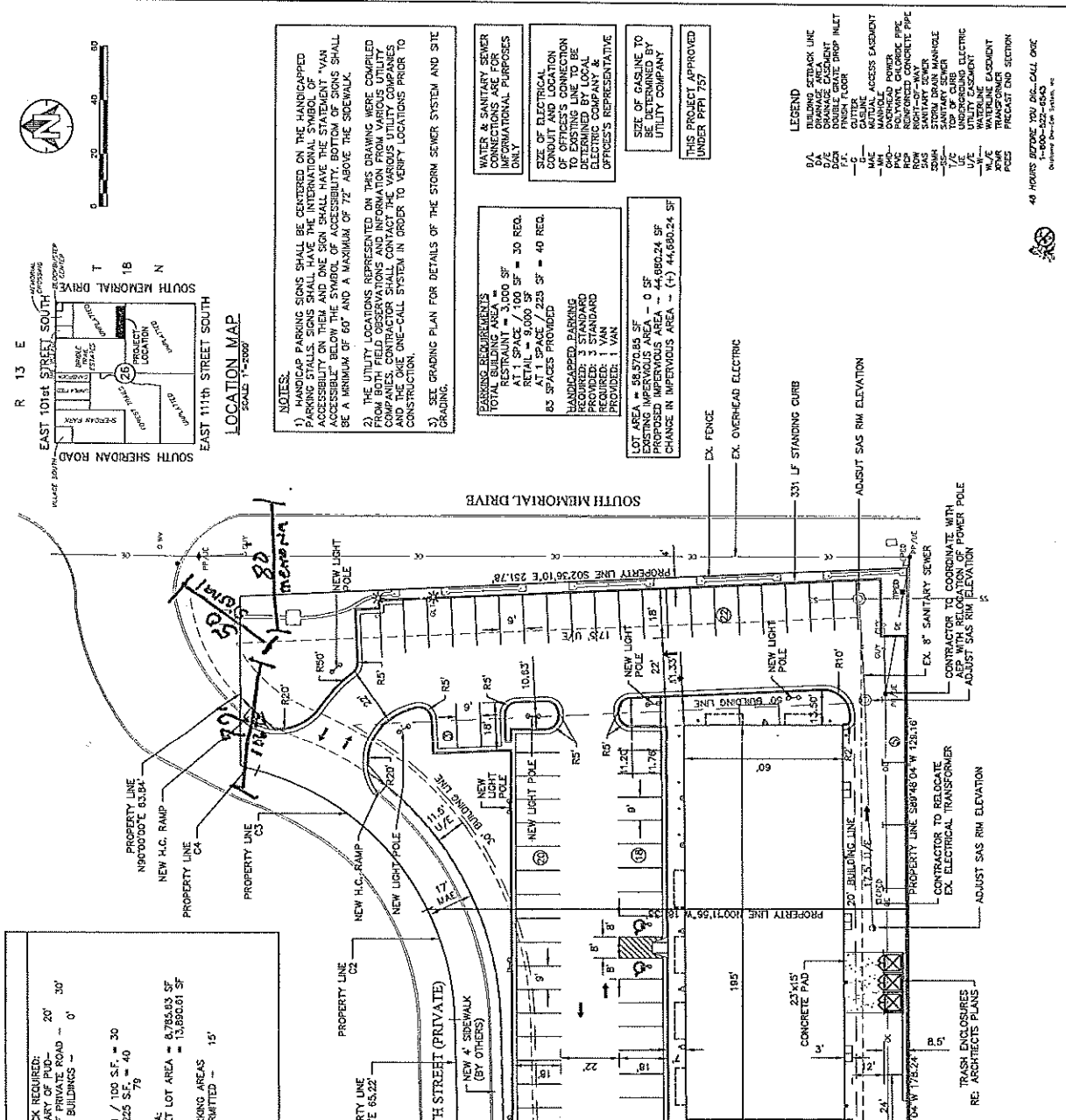
MINIMUM LANDSCAPE AREA:
REQUIRED: 10% OF NET LOT AREA = 8,785.63 S.F.
PROVIDED: 10% OF NET LOT AREA = 13,892.61 S.F.

LIGHTING HEIGHT FOR PARKING AREAS: 15'
MAXIMUM HEIGHT PERMITTED: 15'

MAXIMUM BUILDING FLOOR AREA: 58,570.50 S.F.
MAXIMUM OFFICE BUILDING FLOOR AREA: 107,285 S.F.
MAXIMUM LAND COVERAGE OF BUILDINGS: 33%

MAXIMUM BUILDING HEIGHT PERMITTED: 2 STORIES NOT TO
EXCEED 36'

ALL WHEEL CHAIR RAMPS TO BE BUILT ACCORDING TO
FEDERAL ACCESSIBILITY GUIDELINES (FAG) AND
PUBLIC WORKS DEPARTMENT STANDARD DRAWINGS MAY 2005.



NOTES:

- 1) HANDICAPPED PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING SPACE. THE SIGN SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- 2) THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE ADJACENT COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
- 3) SEE GRADING PLAN FOR DETAILS OF THE STORM SEWER SYSTEM AND SITE GRADING.

PARKING REQUIREMENTS
TOTAL REQUIRED: 1,000 S.F.
RESTAURANT: 1,000 S.F.
AT 1 SPACE / 100 S.F. = 30 REQ.
RETAIL: 9,000 S.F. = 40 REQ.
AT 1 SPACE / 225 S.F. = 40 REQ.
83 SPACES PROVIDED

HANDICAPPED PARKING
REQUIRED: 3 STANDARD
PROVIDED: 3 STANDARD
PROVIDER: 1 VAN

LOT AREA = 58,570.50 S.F.
PROPOSED IMPERVIOUS AREA = 44,890.24 S.F.
CHANGE IN IMPERVIOUS AREA = (-) 44,890.24 S.F.

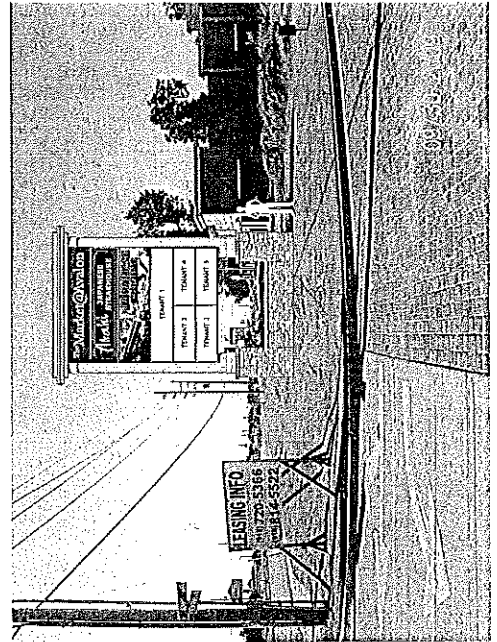
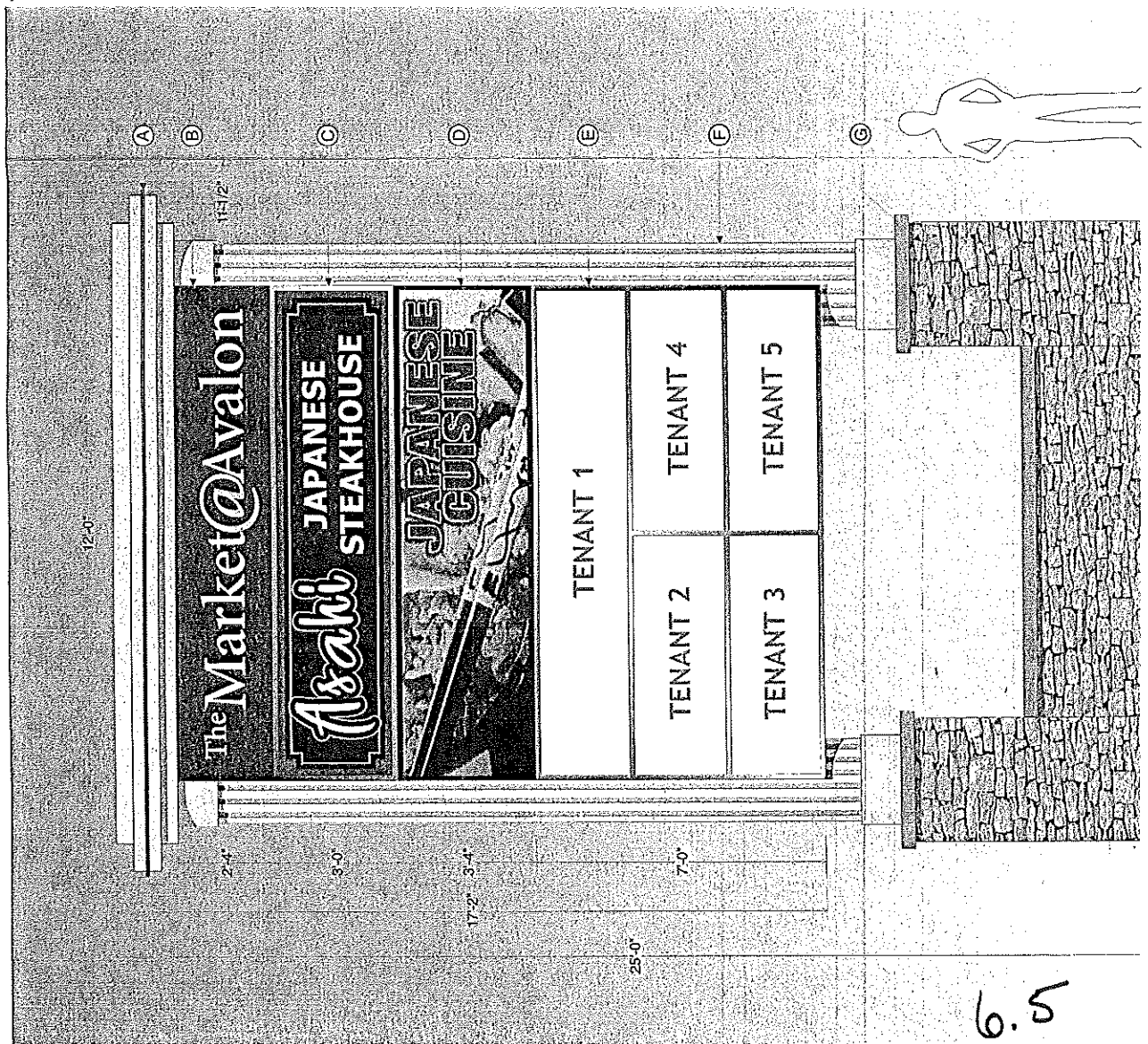
- LEGEND**
- BUILDING SETBACK LINE
 - OVERHEAD POWER LINE
 - DOUBLE GRATE DRAIN
 - GRATE
 - MANHOLE
 - ACCESS EASEMENT
 - OVERHEAD POWER LINE
 - REINFORCED CONCRETE PIPE
 - PROPOSED SIDEWALK
 - STORM DRAIN MANHOLE
 - 24\"/>

PROPERTY LINE - CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD BRNG	CHD DIST
C1	33.00	100.00	187.5418	57.91371°W	32.850
C2	43.43	100.00	124.5304	N76.1213°E	43.009
C3	65.51	100.00	48.56747	N39.1733°E	62.933
C4	6.71	75.00	15.97287	S77.2412°W	6.71

**MANUFACTURE AND INSTALL (1) D/F INTERNALLY ILLUMINATED
MAIN I.D. SIGN W/ FULL COLOR VIDEO BOARD.**

- ① Fabricated Aluminum Top.
Painted to Match Building Light Tan Color w/
Red LED Strip Lighting.
- ② Fabricated Aluminum Cabinet w/ Bronze Finish.
Reverse Routed Text, Backed w/ 2447 White Acrylic.
Illuminated Using H/O Daylight Lamps.
- ③ Fabricated Aluminum Cabinet w/ Painted Copper Finish.
1/2" Retainers.
3/16" 2447 White Acrylic Faces w/ Calor 2500 Series Vinyl Graphics.
Illuminated Using H/O Daylight Lamps.
- ④ 19mm 48X176 Pixel Matrix
Full Color LED Video Board.
- ⑤ Fabricated Aluminum Cabinet w/ Painted Copper Finish.
1/2" Retainers.
3/16" 2447 White Acrylic Faces.
Illuminated Using H/O Daylight Lamps.
- ⑥ "Old South" Column Painted Light Tan Building Color.
- ⑦ Rock Base by Others.

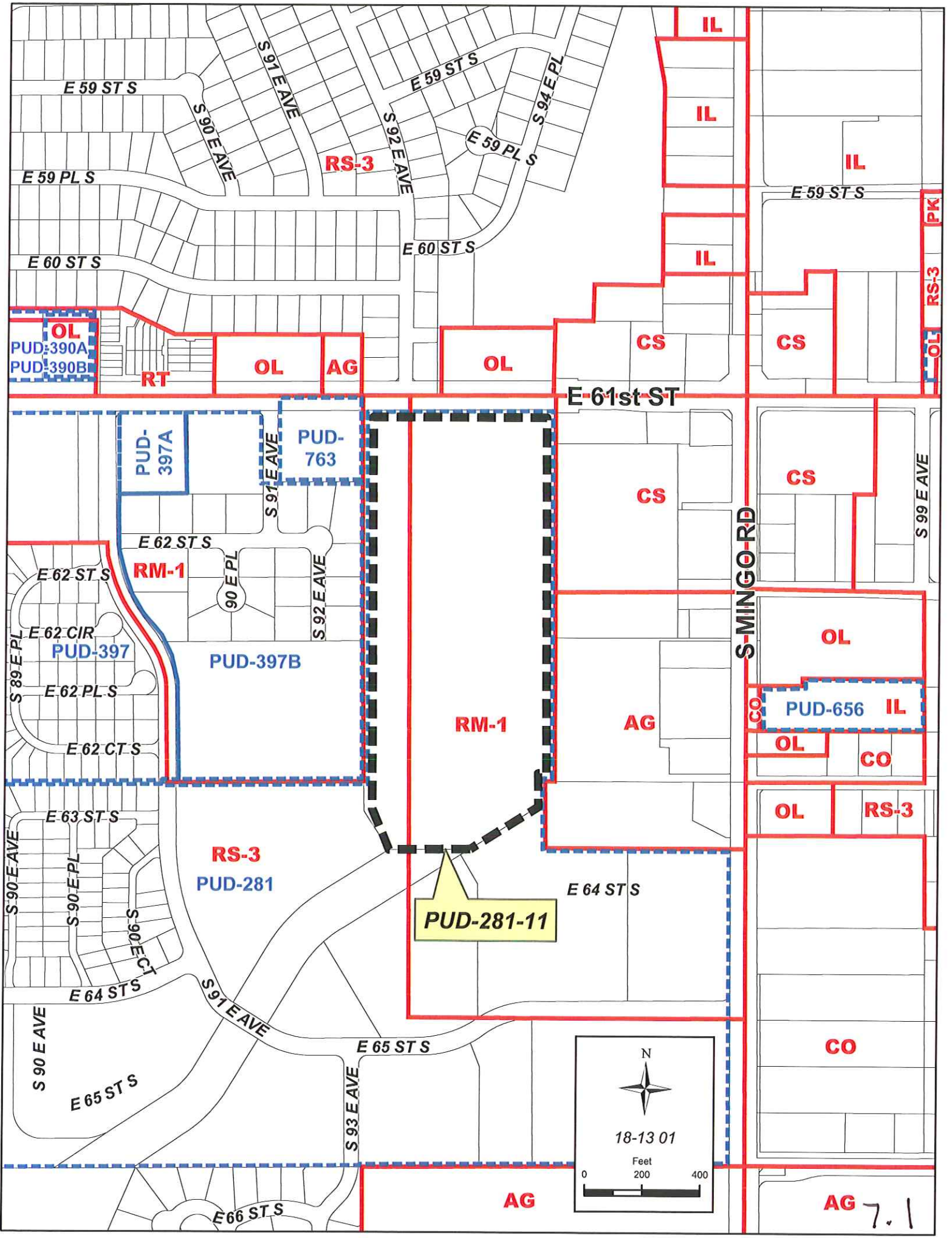


DATE / /

☐ APPROVED ☐ APPROVED AS NOTED

Signature is Approved for Production as depicted in the drawing.
Production will NOT begin without signed approval.

<div>1</div> <div>REVISION</div>	W.O. NUMBER	PROJECT: THE MARKET @ AVALON			
		LOCATION: 8010 E. 106th, BIXBY OK			
		REVISED: 10/15/09 ADD RED LED STRIP LIGHTING P.W.			
		SALES REP: BRUCE ANDERSON			
		DRAWN BY: PW			
		SCALE: 3/8"=1'	DATE: 10/7/09	FILE NAME: MAIN_ID_REV1	





April 6, 2010

STAFF RECOMMENDATION

PUD-281-11: Minor Amendment – West of the southwest corner of 61st Street South and South Mingo Road; Lot 2, Block 6 – Glen Eagles; TRS 8301; CZM 53; Atlas 759; PD 18; CD 7; RM-1/RS-3/PUD.

The applicant is requesting a minor amendment to permit a sign to identify a soccer field complex.

PUD-281 allows each development area one sign per the sign standards established in the residential chapter of the code with the sign placed at the entry to each private street for that development area. Since this development area fronts the public street 61st Street South and has no access from a private street, the PUD technically does not permit a sign. Therefore, people traveling from other parts of the city for an event at the soccer complex have no way of identifying where the complex is.

The request is to allow one sign for this development area identical to what is permitted in the other development areas within the PUD. Based on the street frontage of the development area a 132 square foot sign at 20' in height would be permitted. The applicant is proposing a non-illuminated, 64 sf sign at 12' in height.

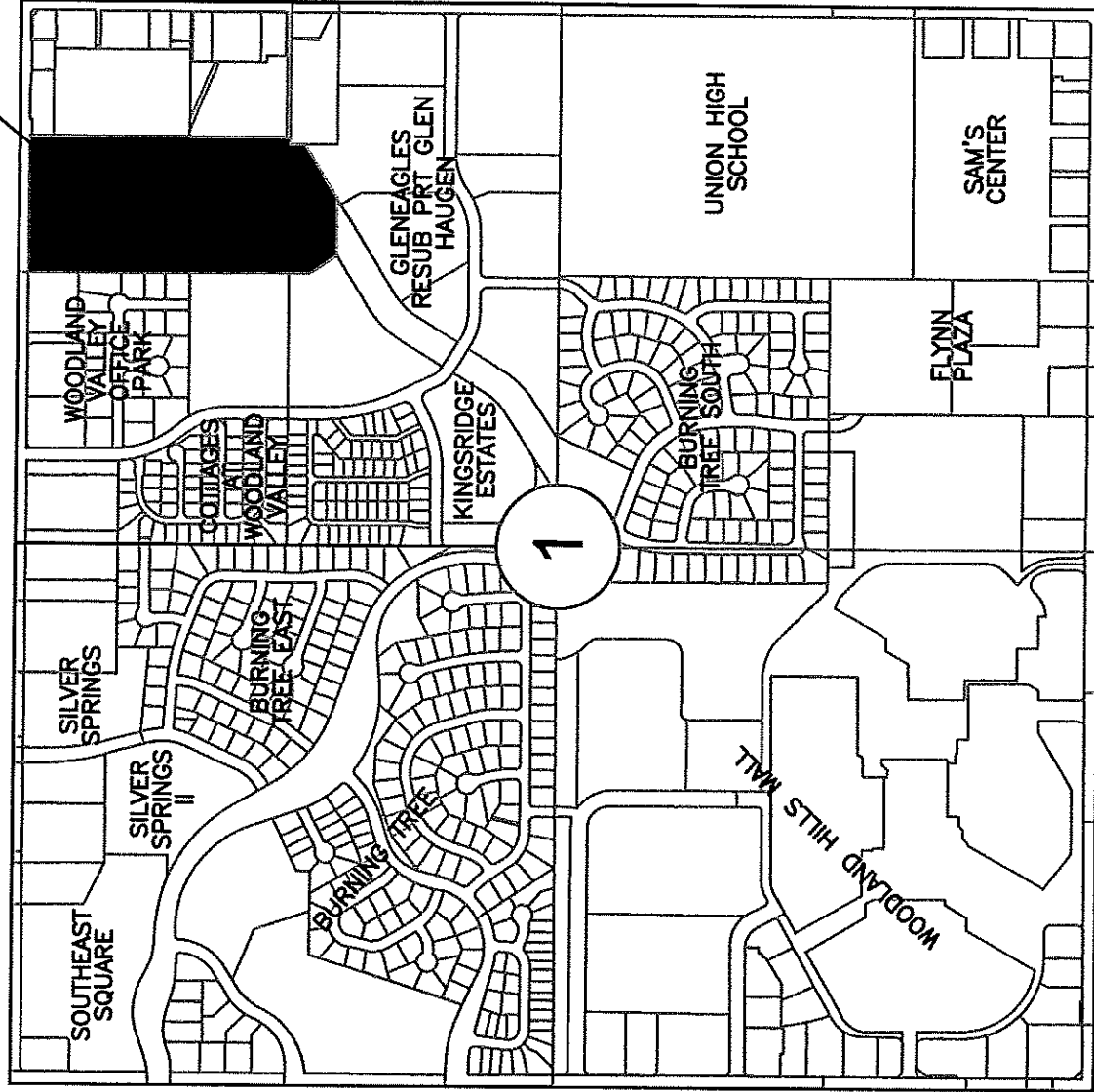
Staff contends allowing the additional sign will not substantially alter the size, location, number and character of the permitted signs for the PUD. Staff recommends **APPROVAL** of minor amendment PUD-281-11 permitting one sign for Development Area G per the residential chapter of the code.

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

R 13 E

East 61st Street South

SUBJECT
PROPERTY



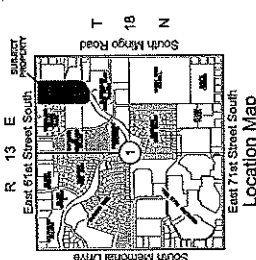
South Memorial Drive

South Mingo Road
N 18 T

East 71st Street South

Location Map

PARKING SUMMARY	
ACCESSIBLE STANDARD PARKING	3 56
TOTAL PARKING	59

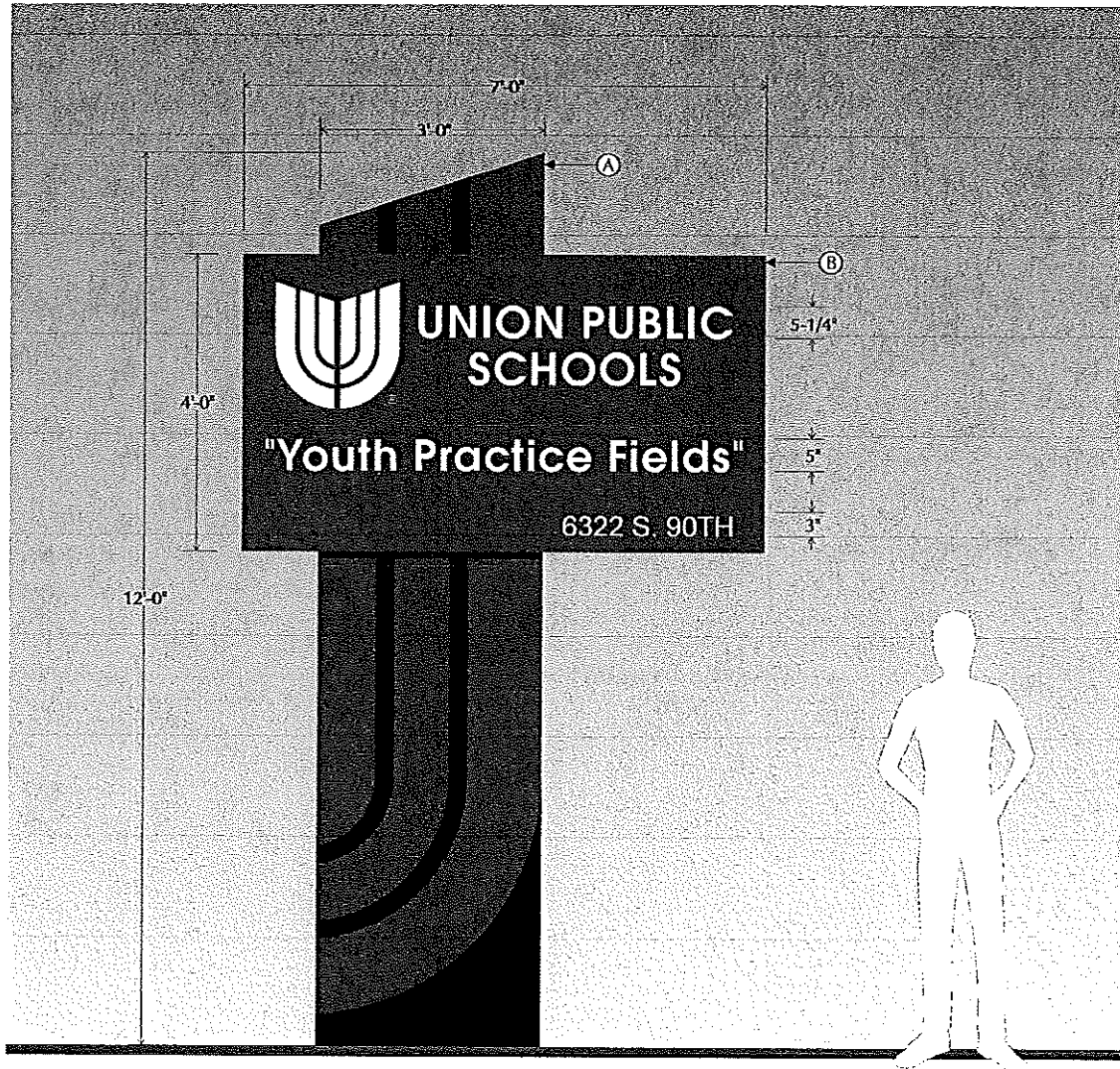
[illegible][illegible]

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE UTILITY PLANS, MAY BE DIFFERENT FROM THE ACTUAL LOCATION AND DEPTH OF UTILITIES LOCATED IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO

NO LOT
SITE PLAN

MANUFACTURE AND INSTALL (1) D/F NON-ILLUMINATED MAIN I.D. SIGN.



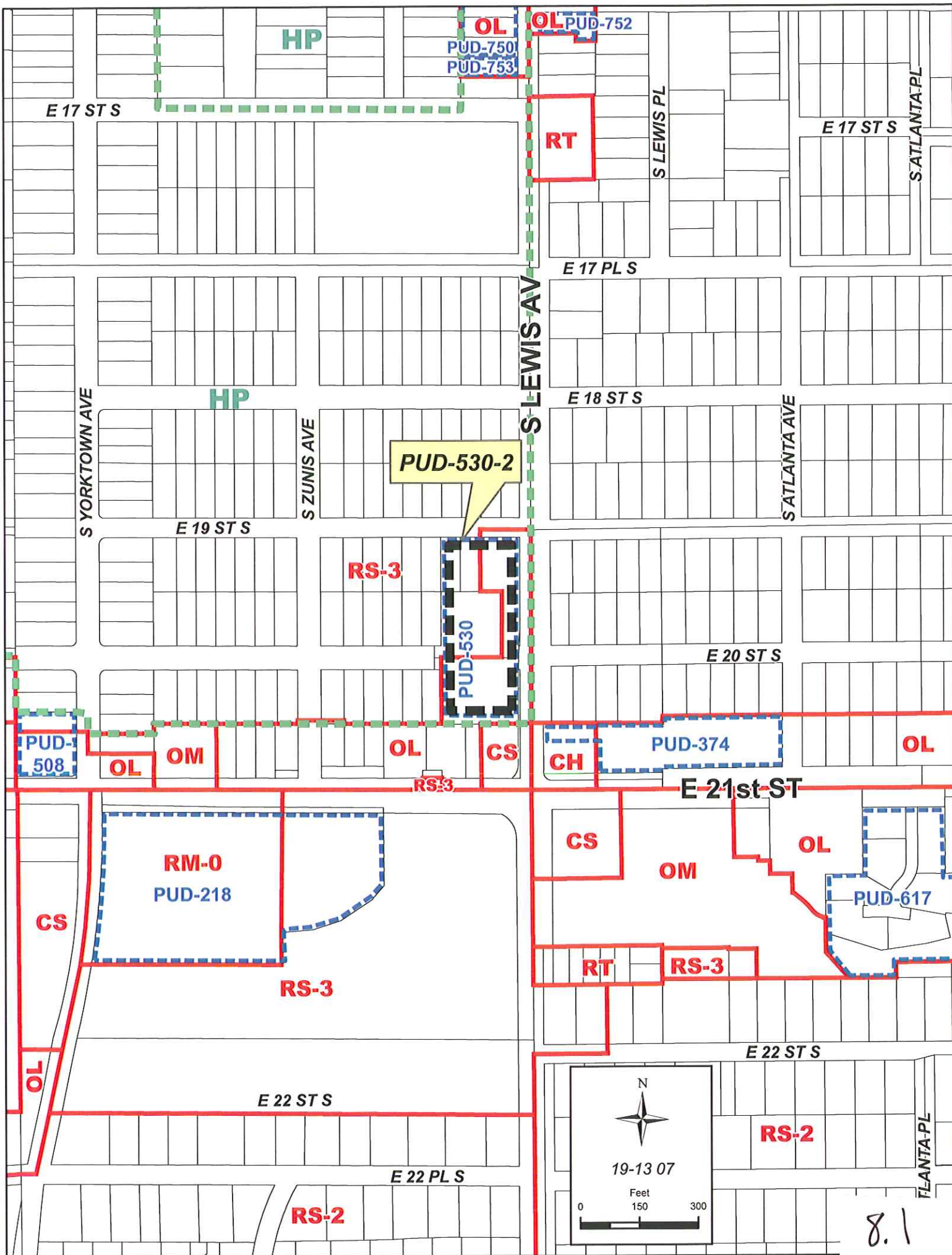
(A) Aluminum Skinned Pole Cover w/
Matte Black Finish.
Calon 2100-14 Tomato Red Vinyl Overlay.

(B) Aluminum Pan w/ Tnemec "Tulsa" Red Finish.
Calon 2100 Applied Vinyl Graphics.



PHOTO NOT TO SCALE.

 a-max SIGN COMPANY, INC. 8520 E. 55th Place Tulsa, Oklahoma 74148 PH: (918) 222-0651 FAX: (918) 222-0659	PROJECT: UNION SCHOOL - GLEN EAGLES	SCALE: 1/2"=1'	DATE: 9/4/09	Signature is Approval for Production as depicted in the drawing. Production will NOT begin without signed approval. <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED X. _____ / _____ DATE	These Drawings are the property of A-Max Sign Company, and shall not be copied, reproduced, or displayed in any form or by any means without the written permission of the company. Designer or Manufacturer of these drawings are strictly prohibited. © a-max sign co.	W.O. NUMBER
	LOCATION: GLEN EAGLES FIELD, TULSA OK	FILE NAME: NON_JLL_ID_FINAL	SALES REP: BRUCE ANDERSON			FINAL
	REVISIONS	DRAWN BY: PW				
						7.6





April 6, 2010

STAFF RECOMMENDATION

PUD-530-2: Minor Amendment – North of the northwest corner of 21st Street South and South Lewis Avenue; 1910 South Lewis Avenue; TRS 9307; CZM 36; Atlas 13; PD 6; CD 4; RS-3/OL/PUD.

The applicant is requesting a minor amendment to allow a non-illuminated wall sign on the south facing wall to be located within 100' of the west property line.

The existing PUD sign standard for wall signs in PUD-530 reads:

"All wall signs shall be on the south and east facing walls of buildings, but in no case less than 100' from the west boundary line".

Upon review of the record from the PUD public hearing, there was one protestant who spoke at the hearing. That individual did not entirely oppose the project; spoke about traffic and requested that no parking be allowed adjacent to the house addressed as 2232 East 19th Place (indicated by the grey square on Exhibit A). There was no discussion of signs.

Staff contends that the intent of the 100' separation from the property line to the west was to protect neighbors to the west from the potential brightness of illuminated signs. The proposal here is to install a 16 square foot, non-illuminated wall sign approximately 65' from the west lot line (see Exhibits A and B).

Since the sign will not be illuminated staff recommends **APPROVAL** of minor amendment PUD-530-2 allowing one non-illuminated wall sign no greater than 16 sf in size to be located above the south entrance of the building.

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

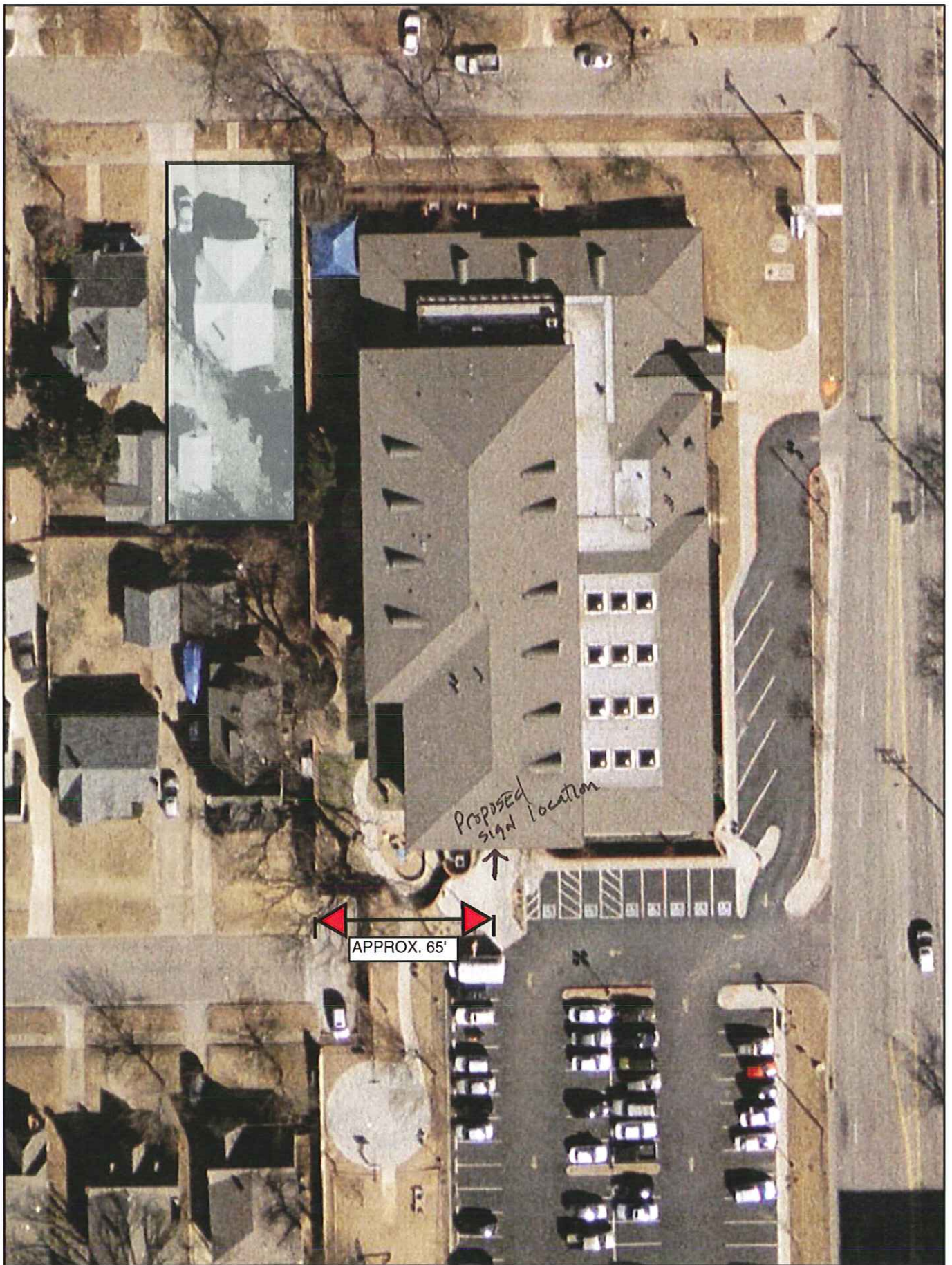


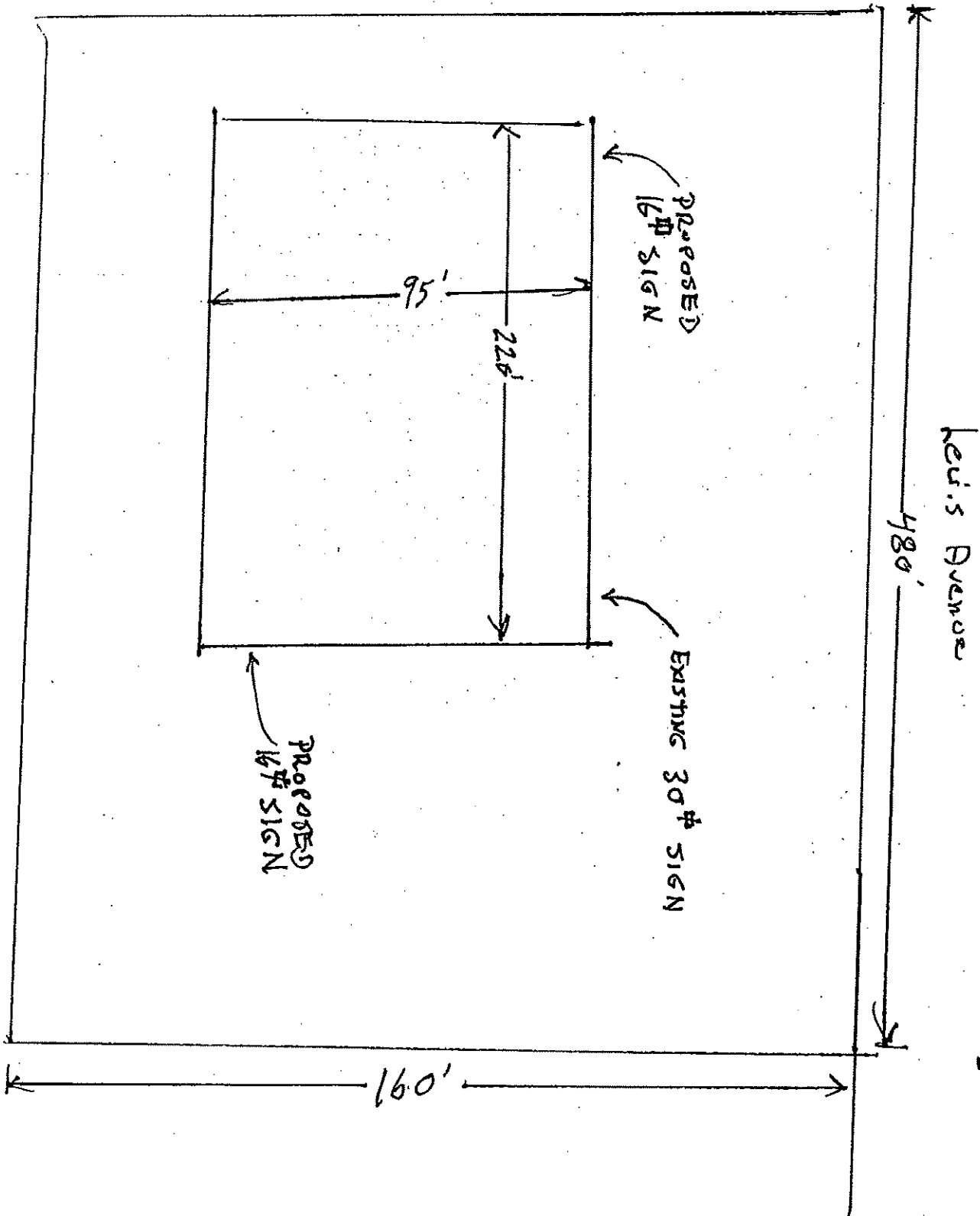
EXHIBIT A

8.4

1910 S. Lewis
Site Plan NTS

N ↑

19th Street



8.5

164

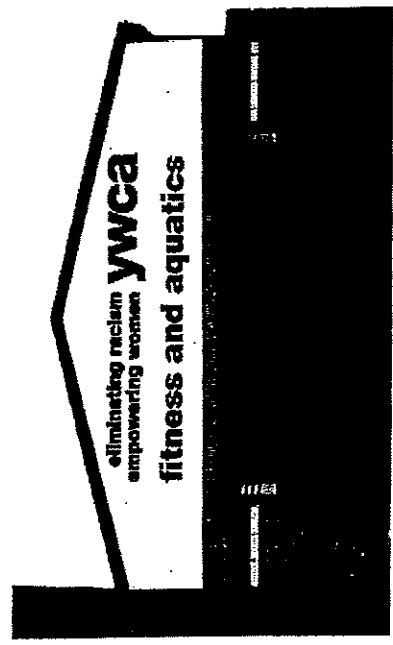
8'

SOUTH ELEVATION





ST.1

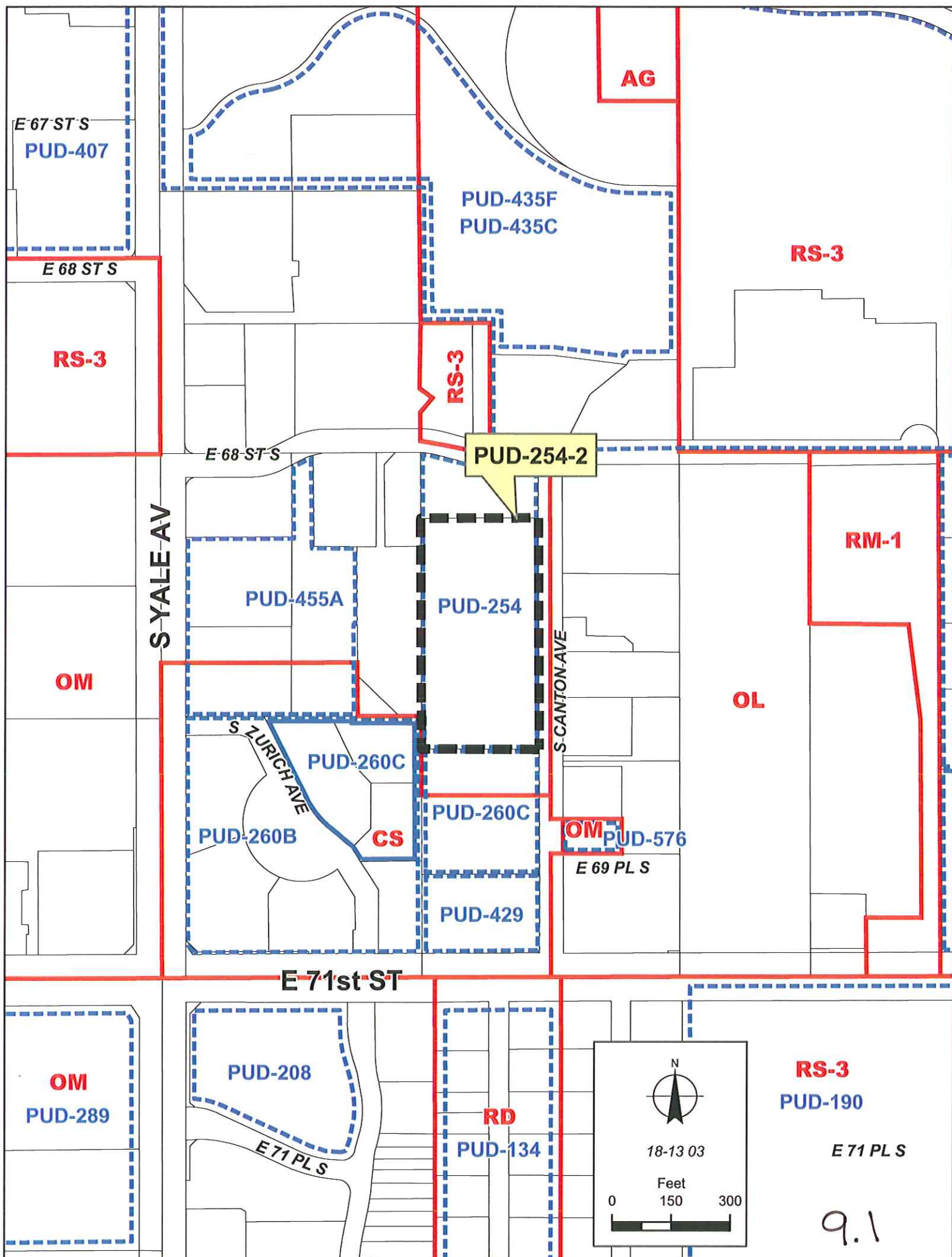
Both options to be routed from .125 aluminum, primed and painted black semi gloss. Sign mounted flush.



SOUTH ELEVATION

				<p>PROJECT/CLIENT NAME: YWCA 8745 East 17th Tulsa, OK</p>		<p>ACCOUNT EXECUTIVE: Gary Jaker</p>		<p>DRAWN BY: Wade Sanders</p>		<p>SIGN TYPE: 1/4" Solid Mount Letters for fascia</p>		<p>DATE-ORIGINAL DWG: 13 August 2009</p>		<p>ISSUES/REVISIONS:</p> <table><tr><td>06.13.09</td><td>REVIEW</td></tr><tr><td>06.13.09</td><td>REVISED</td></tr><tr><td>06.19.09</td><td>REVISED</td></tr><tr><td>02.04.10</td><td>REVISED</td></tr></table>		06.13.09	REVIEW	06.13.09	REVISED	06.19.09	REVISED	02.04.10	REVISED	<p>SHEET NO.</p>	
06.13.09	REVIEW																								
06.13.09	REVISED																								
06.19.09	REVISED																								
02.04.10	REVISED																								
<p>ST-2.0</p>																									

8.6



E 67 ST S

E 68 ST S

E 68 ST S

PUD-254-2

S YALE AV

S ZURICH AVE

S CANTON AVE

E 69 PL S

E 71st ST

E 71 PL S

E 71 PL S



18-13 03

Feet

0 150 300

9.2

April 6, 2010

STAFF RECOMMENDATION

PUD-254-2: Minor Amendment – Northeast of the northeast corner of 71st Street South and South Yale Avenue; Lot 1, Block 2 – Burning Hills; TRS 8303; Atlas 1002; PD 18; CD 7; OM/PUD.

The applicant is requesting a minor amendment to increase the number of signs permitted for a high-rise office building in an OM district to allow for the addition of two wall signs (please refer to attached exhibits).

Currently, the PUD allows signs per OM district which allows one sign per lot not to exceed 2/10 of a square foot of display area per lineal foot of street frontage. The Code limits the number of signs and display surface area in the office district in an attempt to limit sign intensity since it is common for office districts to act as transitional buffers between low and high intensity districts. This office district/PUD does not serve this purpose.

On March 3, 2010 the City of Tulsa Board of Adjustment (BOA) in case #21032 approved a variance from §602, B-4 and §602, B-4c increasing the number of signs permitted on the lot to three signs and increasing the over-all display surface area for the two wall signs from 150 sf maximum to 152.879 sf per sign. The BOA cited the unusual shape of the building and the need for the customer base to be able to identify the location of the building in granting the variance.

Staff is in agreement with the BOA findings and contends approval of this minor amendment will not substantially alter the character of the PUD. Therefore, staff recommends **APPROVAL** of minor amendment PUD-254-2 allowing two 152.879 sf wall signs.

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

4.

21032 – Claude Neon Federal Signs

6846 S. Canton Ave.

Variance of the maximum number of signs permitted in the OM district (Section 602.B.4); and a Variance of the maximum permitted display surface area for signage in the OM district from 150 sq. ft. (Section 602.B.4.c) to permit two wall signs on an existing building.

(PD18) (CD7)

☐ Continue _____ New Notice ☐
☒ Approve ☐ Deny

Vote: 5-0-0

Conditions: Finding unusual shape Bldg.
Additional signage needed for Customer
base - Must have TMAPC approval per plan pgs.
4.6, 4.7, 4.8, 4.9, 4.10

21033 - Global Sign Solutions

146 S. Sheridan Rd.

Variance of the requirement that illumination of a sign shall be by constant light to permit an LED element on a sign for a church in the RS-3 district (Section 402.B.4).

(PD 5) (CD 4)

☐ Continue _____ New Notice ☐
☒ Approve ☐ Deny

Vote: 5-0-0

Conditions: Finding location is surrounded
by commercial use; also other LED signs in area;
Sign can only have scrolling left to right; no flashing or rolling

6.

21034 – Roy Johnsen

N. of NE/c of E. 56th St.
N and Cincinnati Ave.

Special Exception to permit a Tulsa City-County Health Department (North Regional Health and Wellness Center) Use Unit 2 use in an AG district (Section 301).

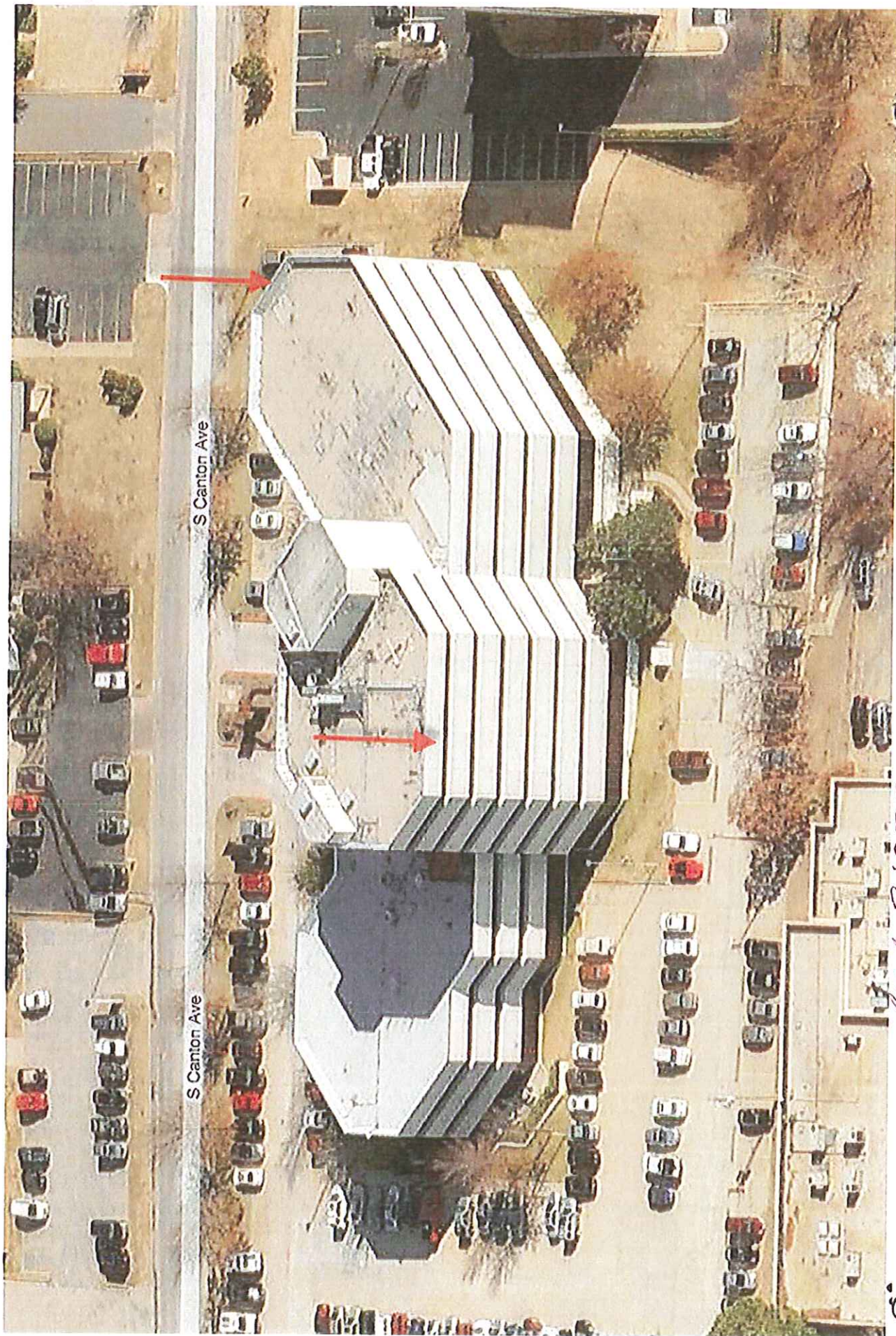
(PD 24) (CD1)

☐ Continue _____ New Notice ☐
☒ Approve ☐ Deny

Vote: 5-0-0

Conditions: Finding per site plan pgs. 6.5, 6.7
and "exhibit B" presented today and statistical
"Exhibit B" is conceptual and minor changes
are provided for as to variations.
Any lighting constructed will be pointed
downward and away from neighborhoods.

4.7



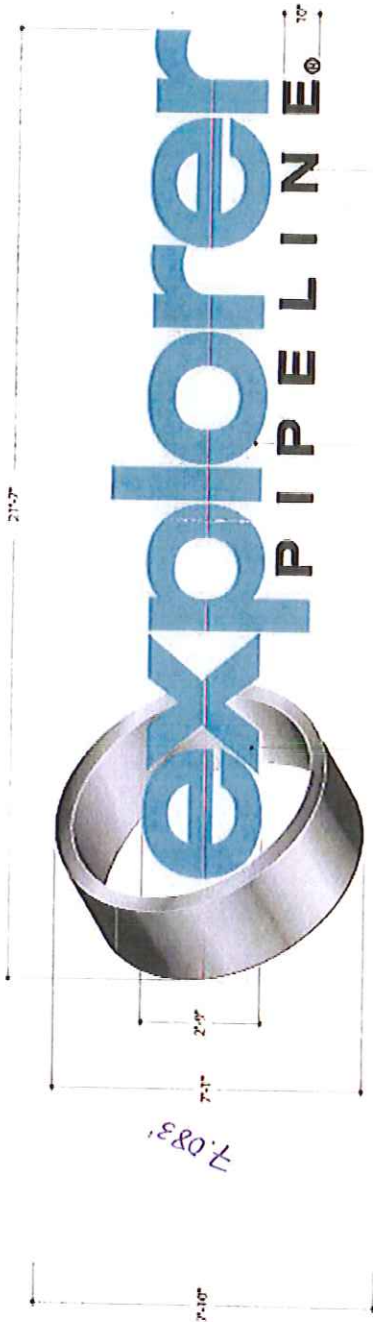
BOA-21032

9.5

4.8

1528799
Display Surface

21.583'

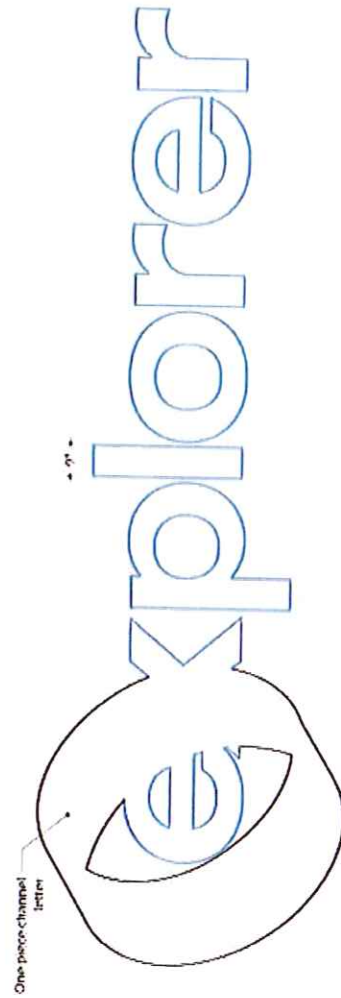


ST.1 West Elevation
Scale: 3/8" = 1'-0"

One piece channel letter:
340 pf white aluminum painted
PMS 300 Intense Blue
5" returns with .003 white backs
3x16" white acrylic with 304 translucent
Intense Blue vinyl applied
printed and 3x4" Intense Blue vinyl applied
1" blue and black turn cap
Internally illuminated using white
Agilent Advantech LEDs

340 pf white aluminum painted
PMS 300 Intense Blue
5" returns with .003 white backs
3x16" white acrylic with 304 translucent
Intense Blue vinyl applied
Internally illuminated using white
Agilent Advantech LEDs

Non illuminated
340 pf face
.003 with 1.5" returns
paint water black



10' PIPELINE®

West Elevation

Manufacture and install one set of LED illuminated
channel letters on this elevation.
"Pipe and ex" to be one piece and illuminated together.
Digitally printed vinyls applied.

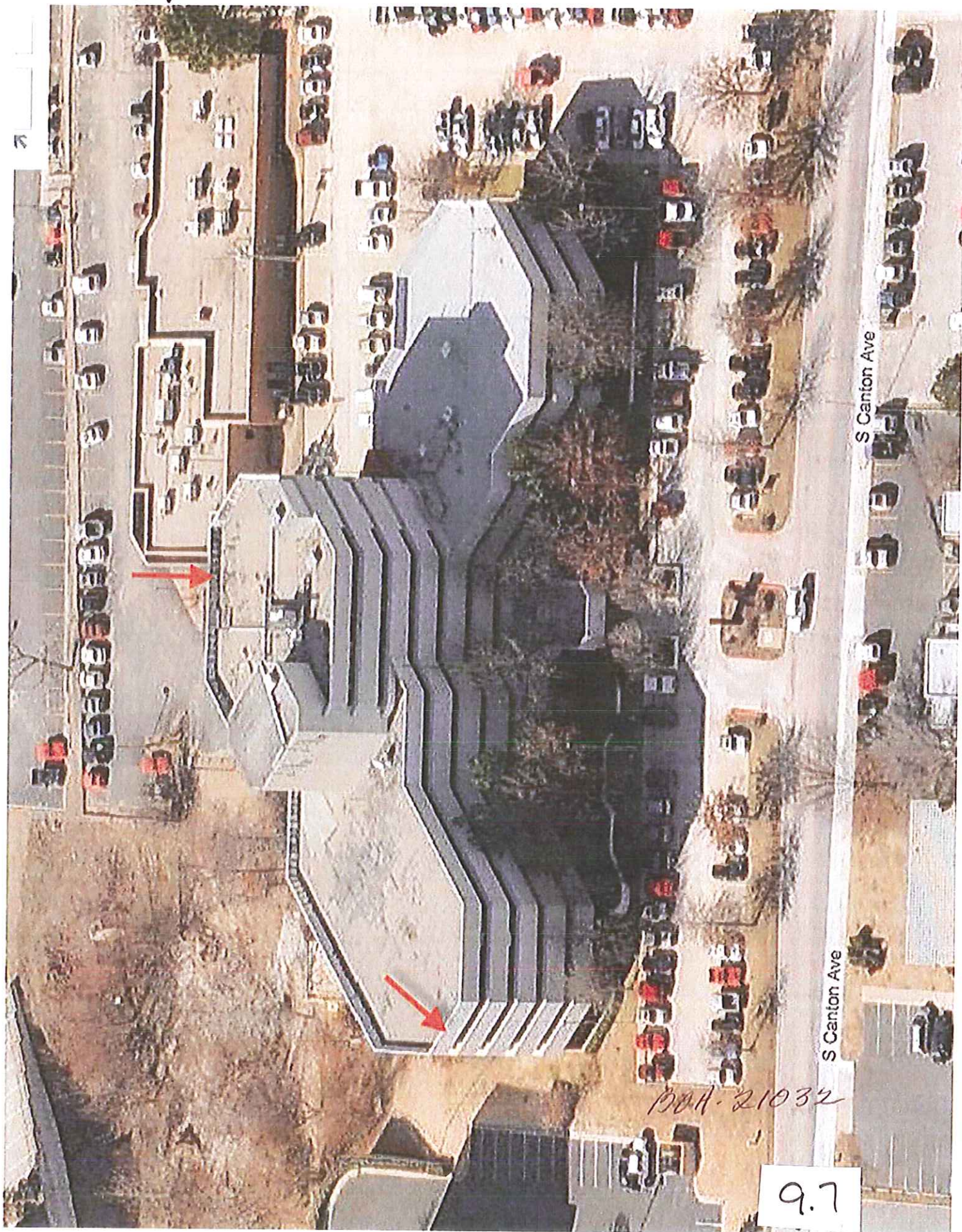


Not to Scale

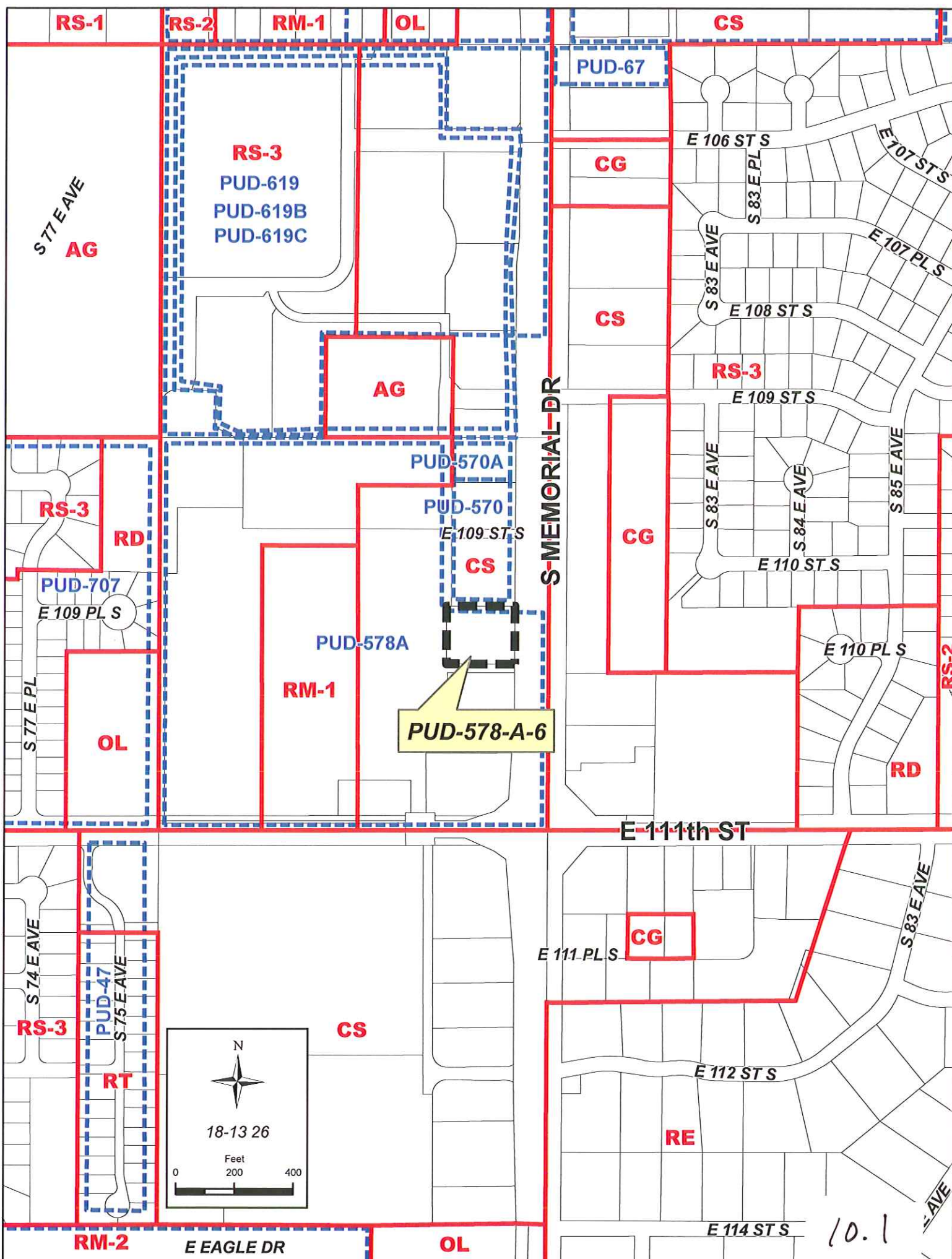
Bed-21032

<p>1225 N. Lansing Ave. Tulsa, Oklahoma 74106 ph: 918.587.2171 fax: 918.587.2176</p>	<p>These drawings are the property of D&C and are not to be used for any other project without the written consent of D&C. All drawings are subject to change without notice. The client is responsible for obtaining all necessary permits and approvals for the installation of the sign.</p>	<p>PROJECT/CLIENT NAME: Explorer Pipeline 6255 South Central Tulsa, OK</p>	<p>ACCOUNT EXECUTIVE: James Hager</p>	<p>DESIGN BY: Wade Sanders</p>	<p>SIGN TYPE: Channel Letters</p>	<p>DATE - ORIGINAL DATE: 05 November 2009</p>	<p>ISSUES/REVISIONS: 11/20/09 01/11/09 11/20/09 01/11/09 11/20/09 01/11/09</p>	<p>SHEET NO.</p>	<p>ST-1.0</p>
--	---	---	--	---------------------------------------	--	--	---	-------------------------	----------------------

6.7



9.7





April 6, 2010

STAFF RECOMMENDATION

PUD-578-A-6: Minor Amendment – North of the northwest corner of 111th Street South and South Memorial Drive; Lot 1, Block 1 – Braum's at Southern Crossing; TRS 8326; CZM 57; Atlas 2886; PD 26; CD 8. RM-1/RS-3/CS/PUD.

The applicant is requesting a minor amendment to increase the height of a sign from 25' to 30' for this lot only.

PUD-578-A allows one ground sign for each lot fronting Memorial Drive with a maximum display area of 160 square feet (sf) at 25' in height. The underlying zoning on the lot is CS.

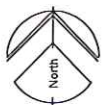
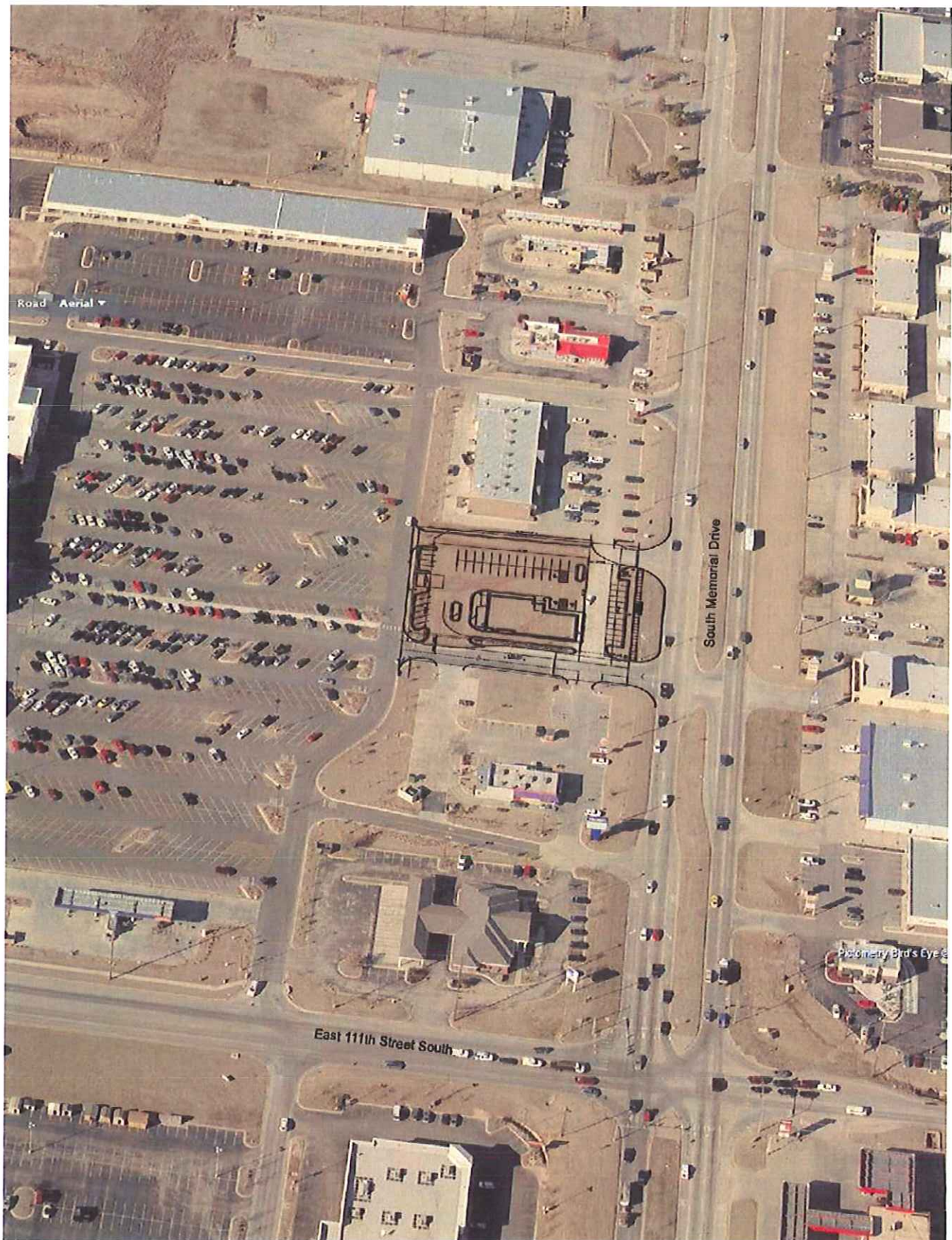
The applicant is asking for the same height restrictions as imposed by the underlying CS zoning, which allows the height of a sign to increase up to 40' so long as the sign setback increases one foot for every foot over 25' in height. The applicant proposes to limit the height to 30'.

Please refer to Exhibit A. The applicant is seeking the relief because there is a 17.5' utility easement adjacent to a 24' mutual access easement on the lot, requiring the sign to be setback 50' from the Memorial Drive right-of-way (ROW) line.

Staff believes the 5' request will not substantially alter the size, location, number and character of the signs allowed within the PUD.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-578-A-6 allowing a 30' tall sign setback 50' from the Memorial Drive ROW.

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



N.T.S.

3/11/2010 08042_EXB



Exhibit B Minor Amendment to PUD 578-A

Tanner Consulting, LLC

5323 S. Lewis Ave. * Tulsa, OK 74105
PH: 918-745-9929 * FX: 918-745-9969

10.4

Braum's ~ 111th and Memorial
Tulsa, Oklahoma

Minor Amendment to PUD 578-A
08042

B

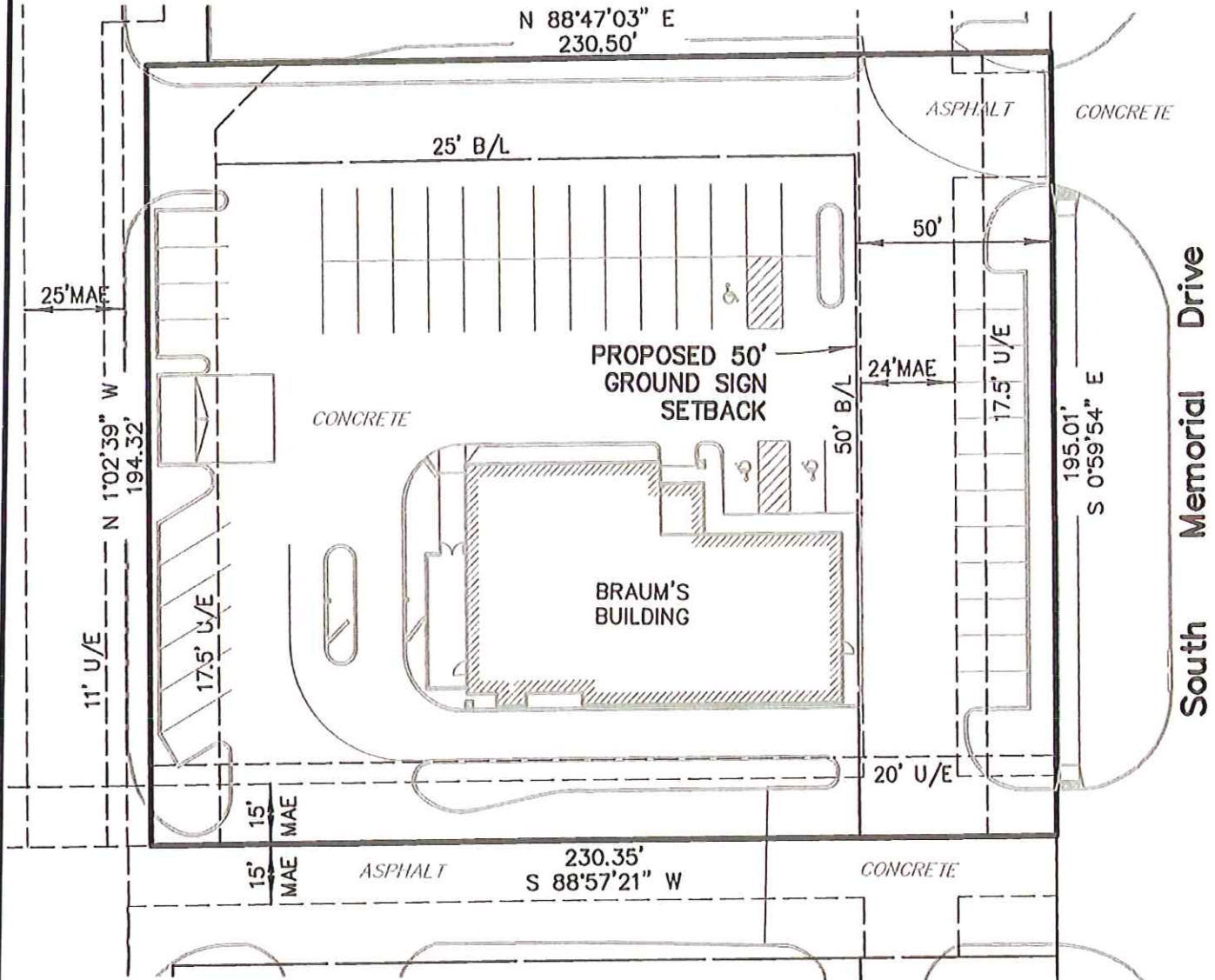


1" = 40'

Exhibit "A"



Sign Plan PUD No. 578-A DEVELOPMENT AREA ONE



LEGAL DESCRIPTION

ALL OF LOT ONE (1), BLOCK ONE (1), "BRAUM'S AT SOUTHERN CROSSING", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; (PLAT NO. 5359).

LEGEND

B/L BUILDING LINE
MAE MUTUAL ACCESS EASEMENT
U/E UTILITY EASEMENT

Tanner Consulting, LLC

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

3/12/2010 28042DSIGNP

10.5

123"

87"



170"

30'

190"

145.24 SF Proposed
160.00 SF Permitted

Minor Amendment to PUD 578-A
08042

Braum's - 111th and Memorial
Tulsa, Oklahoma

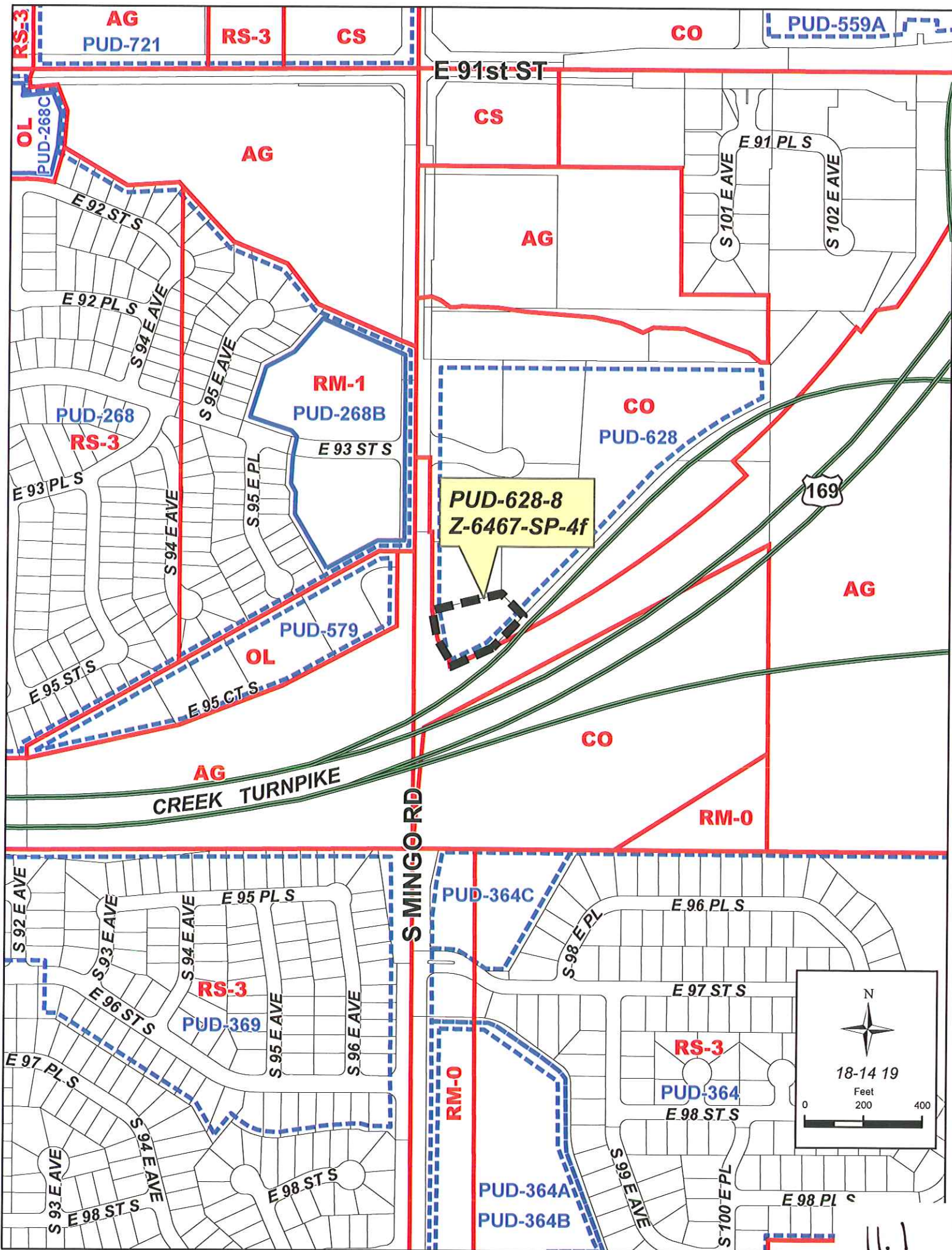
Exhibit C

Minor Amendment to PUD 578-A



Tanner Consulting, LLC

5323 S. Lewis Ave. * Tulsa, OK 74105
PH: 918-745-5529 * FX: 918-745-5559





PUD-628-8
Z-6467-SP-4f

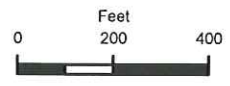
169

CREEK TURNPIKE

S MINGO RD



18-14 19



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

April 6, 2010

STAFF RECOMMENDATION

PUD-628-8/Z6467-SP-4f: Minor Amendment – South of the southeast corner of 91st Street South and Mingo Road; Lot 4, Block 1 – Cedar Ridge Park; TRS 8419; CZM 58; Atlas 2081; PD 18; CD 8; CO/PUD.

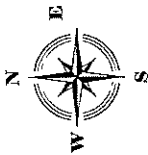
The applicant is requesting a minor amendment to allow a wall sign on an east - facing wall which directly faces US Highway 169.

In 2006 the TMAPC approved minor amendment PUD-628-6 allowing the existing ground sign on the lot with the condition that wall signs would be limited to 72 square feet in display area and be placed only on the west-facing wall of the building that faces Mingo Road. Staff stated that allowing any more signage would be out of character with the surrounding area.

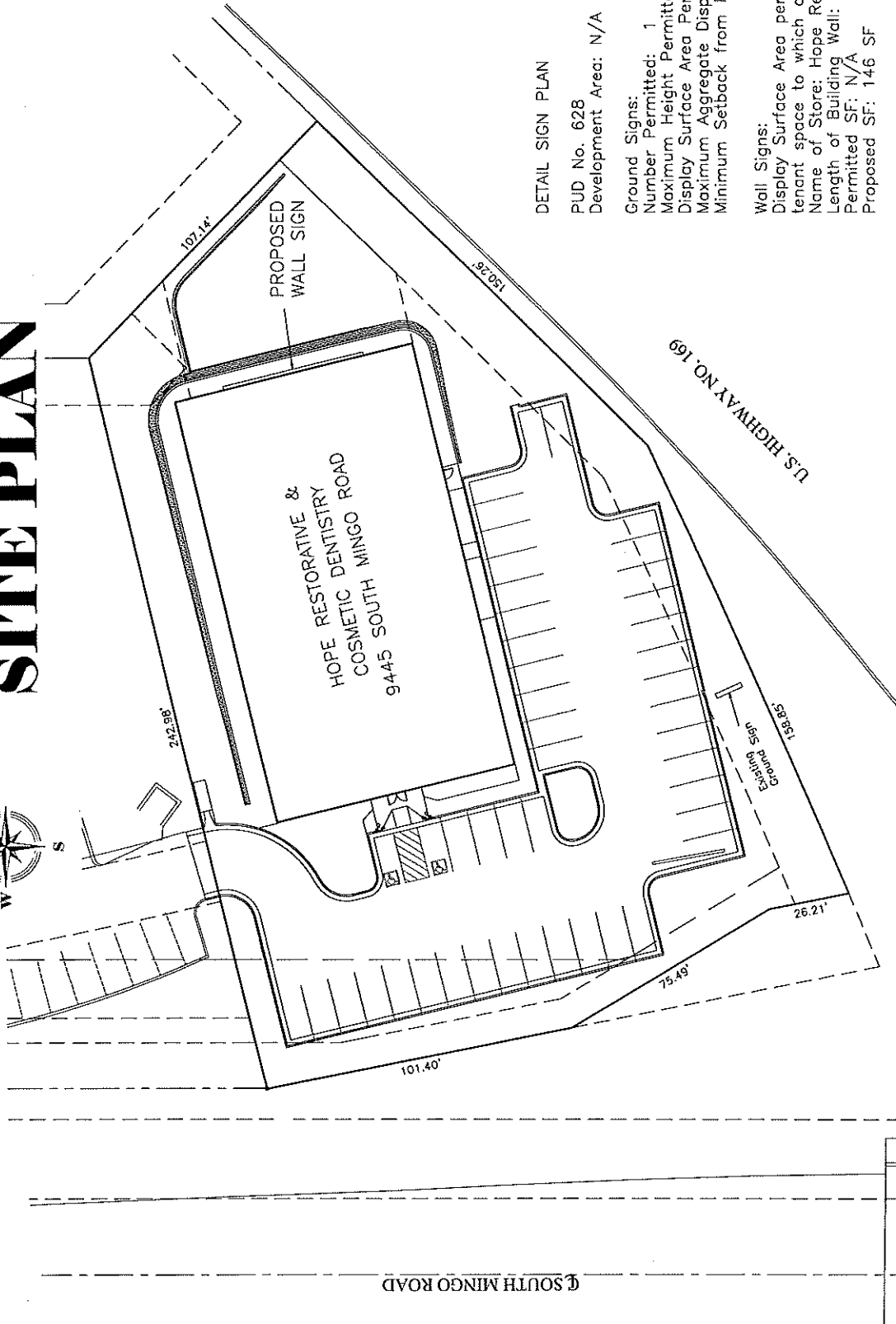
Please refer to the attached case map/aerial photograph. Staff concurs that allowing any more signage than is currently allowed on the north or west side of this building would be out of character with surrounding properties. However, staff also contends that allowing a wall sign on the east-facing wall of this structure would not substantially alter the character or intent of the PUD since the sign would only be visible from Highway 169/Creek Turnpike. Should this PUD fully develop, the subject building will be the only one that fronts Mingo Road with a rear building wall that is also visible from US 169/Creek Turnpike.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-628-8 allowing one non-illuminated wall sign on the east facing building wall per existing sign standards.

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



SIGN PLAN



DETAIL SIGN PLAN

PUD No. 628

Development Area: N/A

Ground Signs: 1

Number Permitted: 1

Maximum Height Permitted: 14 feet

Display Surface Area Permitted per Sign: 58 SF

Maximum Aggregate Display Surface Area Permitted: 58 SF

Minimum Setback from PUD Boundaries: N/A

Wall Signs:

Display Surface Area per lineal foot of building wall of

tenant space to which affixed

Name of Store: Hope Restorative & Cosmetic Dentistry

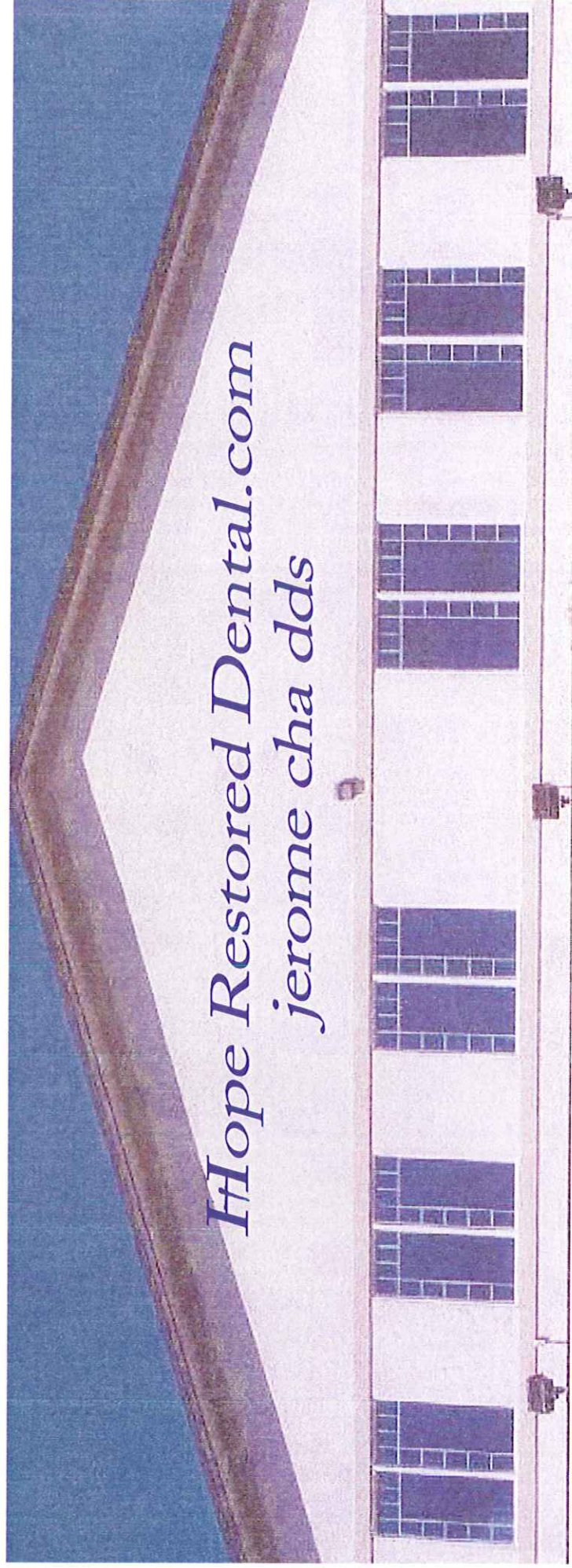
Length of Building Wall: 80'

Permitted SF: N/A

Proposed SF: 146 SF

U.S. HIGHWAY NO. 169

11.4



1. REMOVAL OF CURRENT LETTERS.
2. ONE SET OF CUT-OUT LETTERS MADE FROM 1" KOMACEL, PAINTED WITH HIGH GRADE PAINTS AND INSTALLED ON BACK OF BUILDING.

CLIENT NAME: HOPE RESTORATIVE & COSMETIC DENTISTRY		DRAWING # D100211-B	
CONTACT NAME: DR. JEROME CHA		PRELIMINARY ARTWORK	
FILE NAME: HOPE DENTISTRY.CDL		APPROVED ARTWORK	
DATE: 2/11/10	REV. #: --	PROJECT MANAGER: AL MARRARA	PAGE: 2

CUSTOM OAKWOOD SIGNS

19715 E. 6th Street
Tulsa, OK 74108
918-379-0993
888-607-SIGN
Fax 918-379-0773

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This drawing and all reproductions thereof are the property of OAKWOOD GRAPHICS and may not be reproduced, published, changed or used in any way without written consent.

Designed by: **DANIEL BREWER**

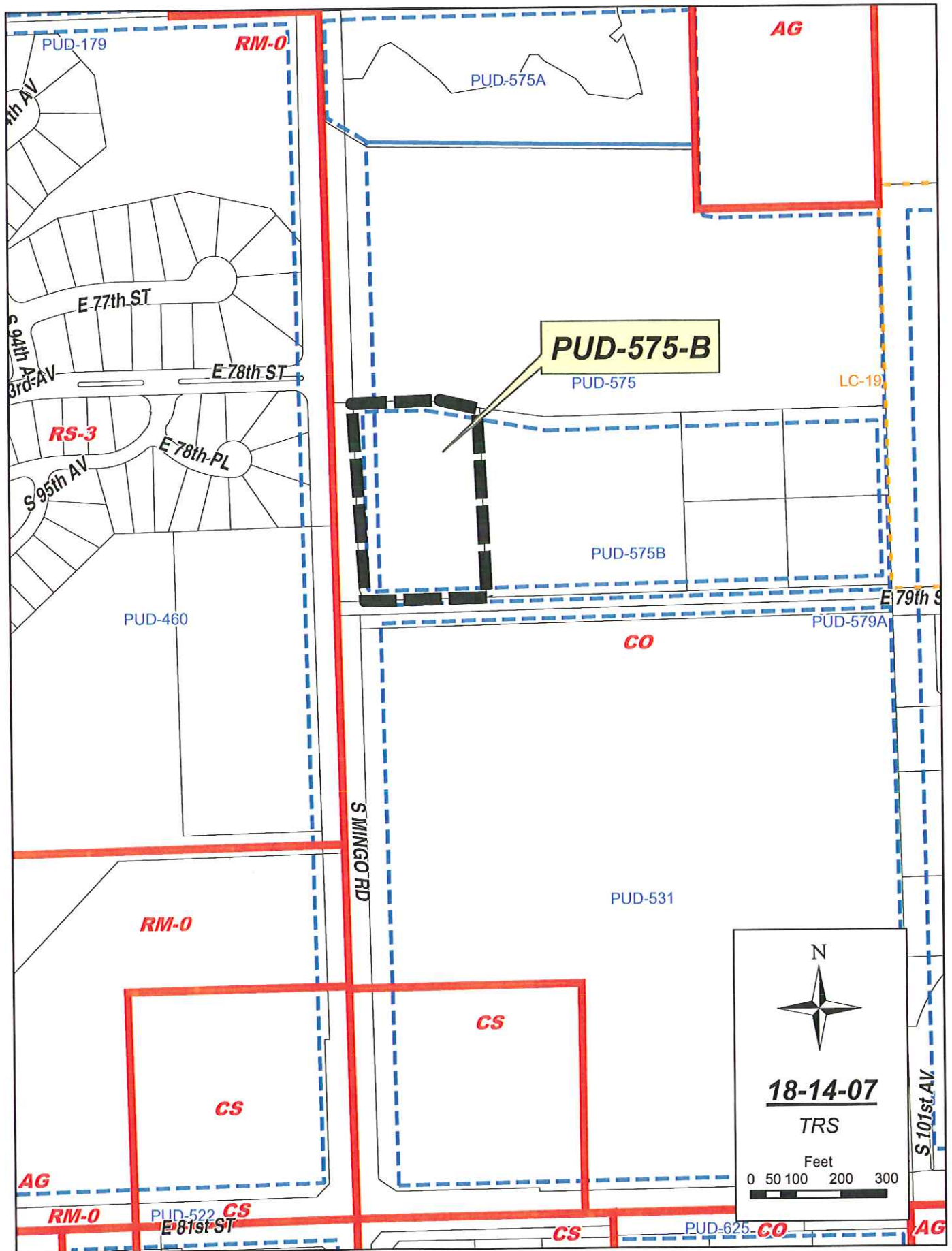
11.5

APPROVED AS IS

APPROVED WITH CHANGES:

SIGNATURE: _____

DATE: _____





April 6, 2010

STAFF RECOMMENDATION

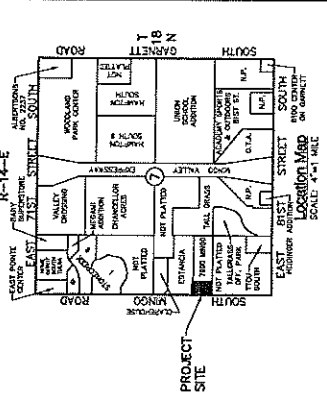
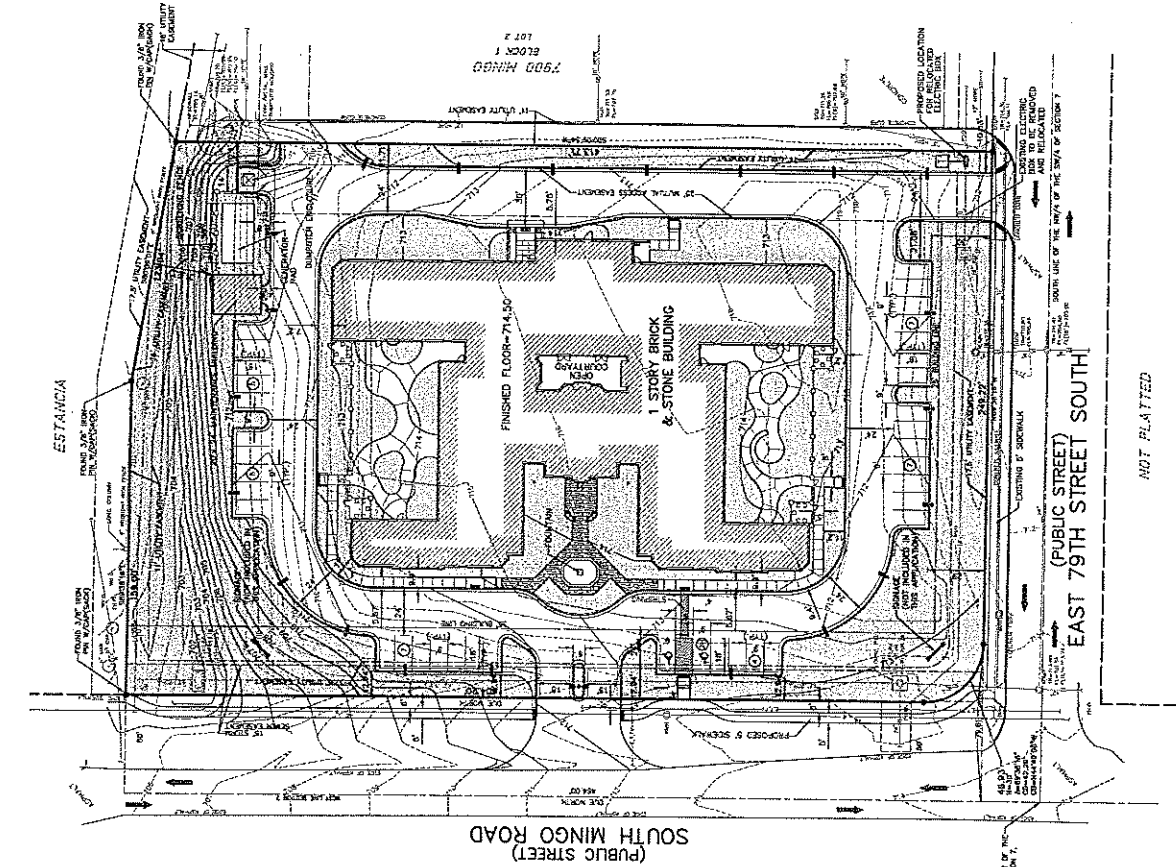
PUD-575-B: Detail Site Plan – Northeast corner of 79th Street South and South Mingo Road; Lot 1, Block 1 – 7900 Mingo; TRS 8407; CZM 54; Atlas 1266; PD 18; CD 7; CO/PUD.

The applicant is requesting approval of a detail site plan for a 26,198 square foot (sf) assisted living facility. The proposed use, Use Unit 8 – Multi-family and Similar Uses, is a permitted use in PUD-575-B.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from Mingo Road and 79th Street South. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per PUD requirements and the landscape chapter of the Zoning Code. When proposed, sight lighting, including building mounted, will be limited to 25 feet in height and will be directed down and away from the adjoining residentially used property to the north. A trash enclosure has been provided as required by the PUD. Sidewalks will be provided along Mingo Road and 79th Street South as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for Lot 1, Block 1 – 7900 Mingo.

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



Owner
 THE LAXALLE GROUP
 ATTN: KAY L. JUNG - DIRECTOR OF DEVELOPMENT-LI
 1501 NORTH GARDEN AVENUE, SUITE 600
 OKLAHOMA CITY, OKLAHOMA 73102
 PHONE: 1-847-700-4790

Survey Legend
 1. Surveyed Boundary
 2. Surveyed Easement
 3. Surveyed Right of Way
 4. Surveyed Encumbrance
 5. Surveyed Easement
 6. Surveyed Right of Way
 7. Surveyed Encumbrance
 8. Surveyed Easement
 9. Surveyed Right of Way
 10. Surveyed Encumbrance

Site Plan Legend
 1. UNDEVELOPED AREA
 2. NUMBER OF STANDARD
 3. NUMBER OF ACCESS
 4. NUMBER OF PARKING
 5. LIGHT STANDARDS
 6. LIGHT STANDARDS
 7. LIGHT STANDARDS
 8. LIGHT STANDARDS
 9. LIGHT STANDARDS
 10. LIGHT STANDARDS

Notes:
 THIS SITE PLAN IS TO DEMONSTRATE
 CONFORMANCE WITH THE CITY OF OKLAHOMA
 ZONING ORDINANCE. THE CITY OF OKLAHOMA
 ENGINEERING DEPARTMENT HAS REVIEWED
 THIS SITE PLAN FOR CONFORMANCE WITH
 THE CITY OF OKLAHOMA ZONING
 ORDINANCE. THE CITY OF OKLAHOMA
 ENGINEERING DEPARTMENT DOES NOT
 GUARANTEE THE ACCURACY OF THIS
 SITE PLAN OR THE INFORMATION
 CONTAINED HEREIN. THE CITY OF OKLAHOMA
 ENGINEERING DEPARTMENT IS NOT
 RESPONSIBLE FOR ANY ERRORS OR
 OMISSIONS IN THIS SITE PLAN.

DETAIL SITE PLAN FOR AUTUMN LEAVES IN LOT 1 IN BLOCK 1 OF '7900 MINGO' SECTION 7, T-18N, R-14E CITY OF TULSA, TULSA COUNTY, OKLAHOMA

MARCH 16, 2010

SACK AND ASSOCIATES, INC.
 ENGINEERING • SURVEYING • PLANNING
 1501 NORTH GARDEN AVENUE, SUITE 600
 OKLAHOMA CITY, OKLAHOMA 73102
 PHONE: 1-847-700-4790
 FAX: 1-847-700-4791
 WWW.SACKANDASSOCIATES.COM

Site Plan Statistics
 PLANNED UNIT DEVELOPMENT NUMBER: 076-B
 DISTRICT PLAN NUMBER: 2001-SH-3
 TOTAL LOT AREA: 10.00 AC.
 TOTAL LOT AREA: 10.00 AC.
 TOTAL LOT AREA: 10.00 AC.
 TOTAL LOT AREA: 10.00 AC.

Proposed Use: MULTIFAMILY DWELLING INCLUDING ASSISTED LIVING
 RESIDENTIAL CARE AND SUPPORT SERVICES INCLUDING CALIFORNIA SCHOOL STUDIOS
 AND SUPPORT SERVICES.
Proposed Use: ASSISTED LIVING (USE UNIT 0)
 MINIMUM LAND AREA PER DWELLING UNIT: 1000 SQ. FT. PER DWELLING UNIT 46,000 SQ. FT.
 MAXIMUM BLDG. COVERAGE PERMITTED: 30% 35,000 S.F.
 MAXIMUM FLOOR AREA PROPOSED: 35,000 S.F.
 MAINTENANCE BUILDING: 460 SQ. FT.
 (TOTAL) 20,000 SQ. FT.

Dwelling Units Proposed: 62 UNITS
 MINIMUM DWELLING UNITS (GARAGE): 38 UNITS
 MINIMUM LIVABILITY SPACE PER DWELLING UNIT: 1000 SQ. FT. PER DWELLING UNIT 7,000 SQ. FT.
 LIVABILITY SPACE PROPOSED: 1,000 SQ. FT. PER DWELLING UNIT 63,000 SQ. FT.

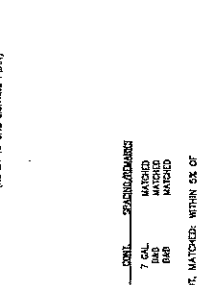
Maximum Bldg. Height Permitted: 45'
 MAXIMUM BLDG. HEIGHT PROPOSED: 34'
 MAXIMUM BLDG. STORIES PERMITTED: 3 STORIES
 MAXIMUM BLDG. STORIES PROPOSED: 1 STORY
 MINIMUM BLDG. SETBACK REQUIRED: 10 FT.
 CENTERLINE OF SOUTH MINGO
 NORTH BOUNDARY
 11 FT.

Off-Street Parking:
 PARKING INTD: ASSISTED LIVING: 0.5 PARKING SPACES PER DWELLING UNIT
 TOTAL NUMBER OF SPACES REQUIRED: 31
 TOTAL NUMBER OF SPACES PROVIDED: 35 (INCLUDES 2 HANDICAP SPACES)
 REQUIRED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 10% 11,000 SQ. FT.
 PROVIDED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 42.5% 61,474 SQ. FT.

Street Yard Area:
 SOUTH MINGO ROAD: 14,316 S.F.
 PROVIDED LANDSCAPE: 8% 1,145 S.F.
 PROVIDED LANDSCAPE: 8% 1,145 S.F.
 EAST 79TH STREET SOUTH: 6,797 S.F.
 PROVIDED LANDSCAPE: 10% 1,019 S.F.
 PROVIDED LANDSCAPE: 10% 1,019 S.F.

Impervious Area:
 EXISTING: 0 SQ. FT.
 PROPOSED: 66,474 SQ. FT.
 NET INCREASE: 66,474 SQ. FT.

BEFORE & AFTER
 CALL OKIE
 (800) 622-6845



PLANNED UNIT DEVELOPMENT NUMBER: 6745-5	
TOTAL LOT AREA:	119,049 SQ. FT.
MINIMUM LOT AREA:	11,909 SQ. FT. (10%)
MINIMUM UNIMPAVED AREA REQUIRED:	61,474 SQ. FT. (52.9%)
STREET VANDY AREA:	
STREET VANDY ROAD:	15,719 SQ. FT.
REQUIRED LANDSCAPE AREA:	15% 2,357 SQ. FT.
PROVIDED LANDSCAPE AREA:	66% 10,362 SQ. FT.
TREES PROVIDED: (TREE PER 1000 S.F.)	11 TREES
EAST 7TH STREET SOUTH:	
REQUIRED LANDSCAPE AREA:	15% 2,357 SQ. FT.
PROVIDED LANDSCAPE AREA:	66% 10,362 SQ. FT.
TREES PROVIDED: (TREE PER 1000 S.F.)	8 TREES
PARKING AREA TREES:	
REQUIRED LANDSCAPE AREA:	15% 2,357 SQ. FT.
PROVIDED LANDSCAPE AREA:	66% 10,362 SQ. FT.
TREES PROVIDED:	6 TREES
NUMBER OF PROPOSED PARKING SPACES OUTSIDE OF STREET YARD: 12	
NUMBER OF PROPOSED PARKING SPACES FOR 12 PARKING SPACES OUTSIDE STREET YARD: 3 TREES PROVIDED, 3 TREES	

KEY	QWRY	BETWEEN NAME	COMMON NAME	SIZE	UNIT	SPACING/REMARKS
OSV	9	COOS BOMBING 'WOLANNA'	ORANGE LIGUPOD	1" CA. 1/8 HT.	7 CAL	MATCHED
UP	7	TARDON BERTHUM	DALE CYPRESS	1 1/2" CA. 1/8 HT.	8 AB	MATCHED
UP	2	LEWIS PANTICIA	LACINIA LIL	1 1/2" CA. 1/8 HT.	8 AB	MATCHED

UNREVIEWED: BAC: BULLED AND BULKATED, CAL.; CAUPER, CAL; GALLON, HT.; HEIGHT, LF.; LINEAR FOOT, MATCHED; WITHIN 2% OF

Certification of Installation

TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE WRITTEN CERTIFICATION OF THE INSURANCE COMPANY SHALL BE SUBMITTED TO THE CITY ENGINEER. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE INSURANCE. THE CITY ENGINEER SHALL BE AUTHORIZED TO INSTALL IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT THE INSTALLATION OF THE LANDSCAPING AND APPURTENANCES SHALL BE COMPLETED WITHIN 120 DAYS OF THE DATE OF THE PLANT PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE CITY ENGINEER SHALL BE AUTHORIZED TO REQUIRE THE INSURANCE ARCHITECT OR ENGINEER AUTHORIZED TO BE A BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT THE INSTALLATION OF THE LANDSCAPING AND APPURTENANCES SHALL BE SUBMITTED TO THE CITY ENGINEER.

Landscape Certificate

BACK AND ASSOCIATES, INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED LANDSCAPE ARCHITECT, DO HEREBY STATE THAT IN OUR PROFESSIONAL CAPACITY WE HAVE REVIEWED THE LANDSCAPE PLANS DESCRIBED HEREON ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF THE STATE OF OKLAHOMA.

DETAIL LANDSCAPE PLAN
FOR
AUTUMN LEAVES
IN
LOT 1 IN BLOCK 1 OF '9900 MINGO'
SECTION 7, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

MARCH 12 2010
SCALE IN FEET

SACK AND ASSOCIATES, INC.
 • ENGINEERING • SURVEYING • PLANNING
 located in Canada, 111 South Highway, Tullahoma, Tennessee 37389-1899
 Phone: (615) 845-1111 Fax: (615) 845-1112
 Telex: 250000 SACK ASSOC INC USA
 Cable: SACK ASSOC INC USA
 E-mail: SACK@SACKASSOC.COM

NOT PLATTED

ISI **SACK AND ASSOCIATES, INC.**
 • ENGINEERING • SURVIVING • PLANNING
 5000 E. Desert Ave., Suite 200, Las Vegas, NV 89115
 Phone: (702) 735-1000 Fax: (702) 735-1001
 Telex: 980000 SACK IN NV CA Number 1803 (FAX) Fax 1489 (NV) Fax 2406 (CA) 2011

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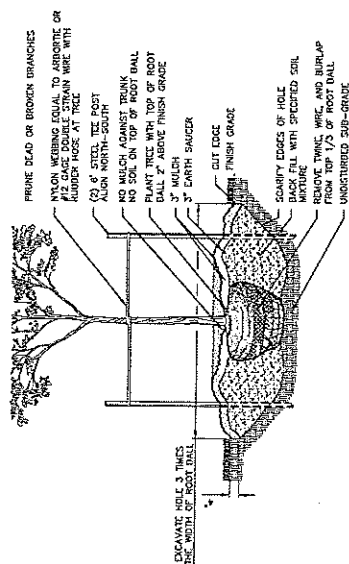
ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE ENTIRE TERM OF THE CONTRACT. SUFFICIENTLY LARGE REPLACEMENTS SHALL BE GUARANTEED ALONG WITH THE ORIGINAL PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANTS WHICH DO NOT SURVIVE OR BECOME DISEASED OR DAMAGED. THE COST OF SUCH REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.

CONTRACTOR TO MAINTAIN LANDSCAPING MATERIALS AND SOIL FOR A PERIOD OF NOT LESS THAN 30 DAYS AFTER ACCEPTANCE OF PROJECT BY OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL MATERIALS TO BE USED, SUCH AS, WATER, ELECTRIC, CABLE TV, ETC.) PRIOR TO THE START OF ANY WORK.

THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES OF MATERIALS FROM THE PLANTING PLAN, WHICH DISCREPANCIES OCCUR BETWEEN THE LIST AND PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THE LIST AND ALL SIZES.

- IRRIGATION TO BE PROVIDED BY A AUTOMATED UNDER GROUND IRRIGATION SYSTEM.
- REFER TO IRRIGATION PLANS AND SPECIFICATION FOR IRRIGATION DESIGN.



Tree Planting Detail
NOT TO SCALE

NOY TO SCALE

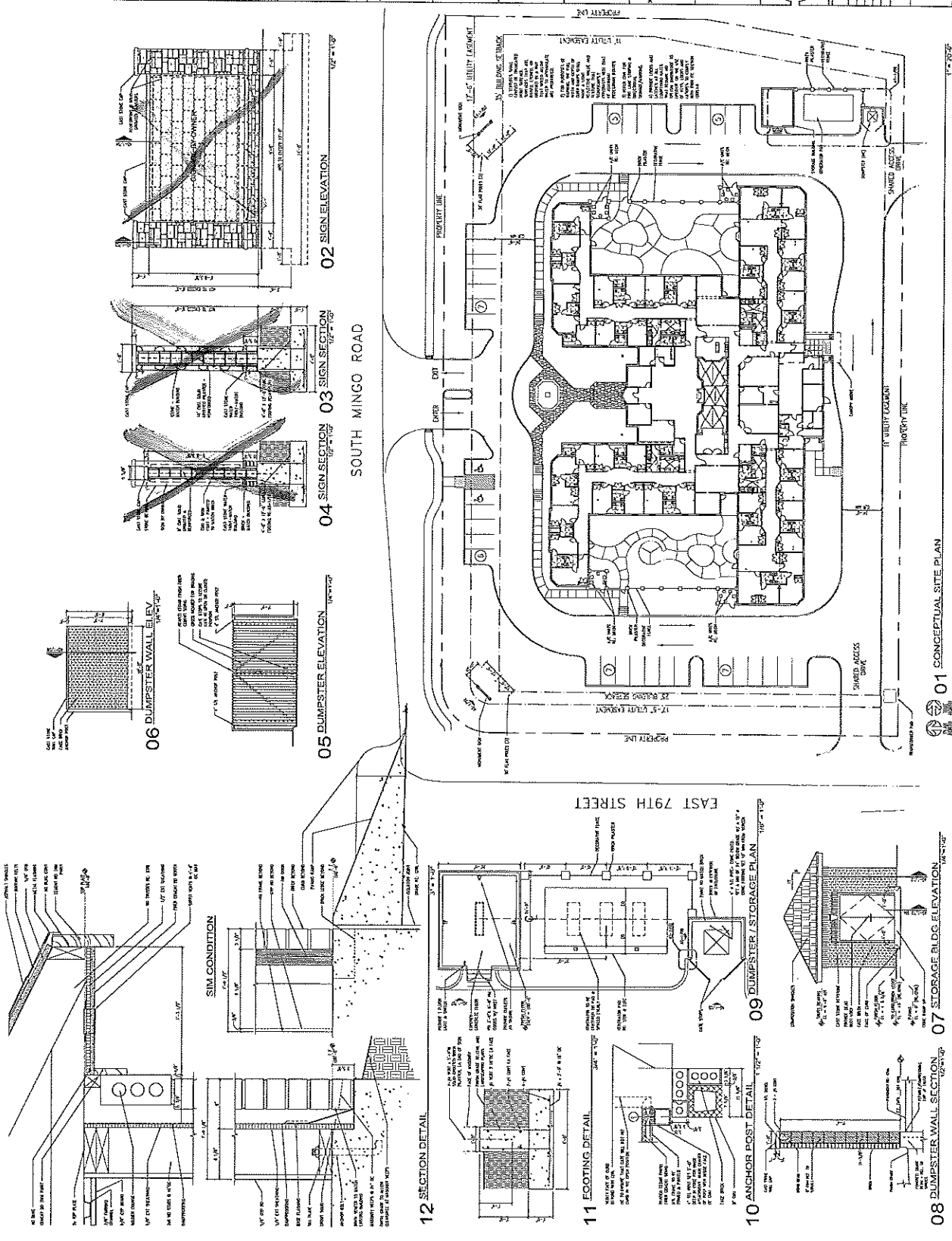
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YOU DIG**



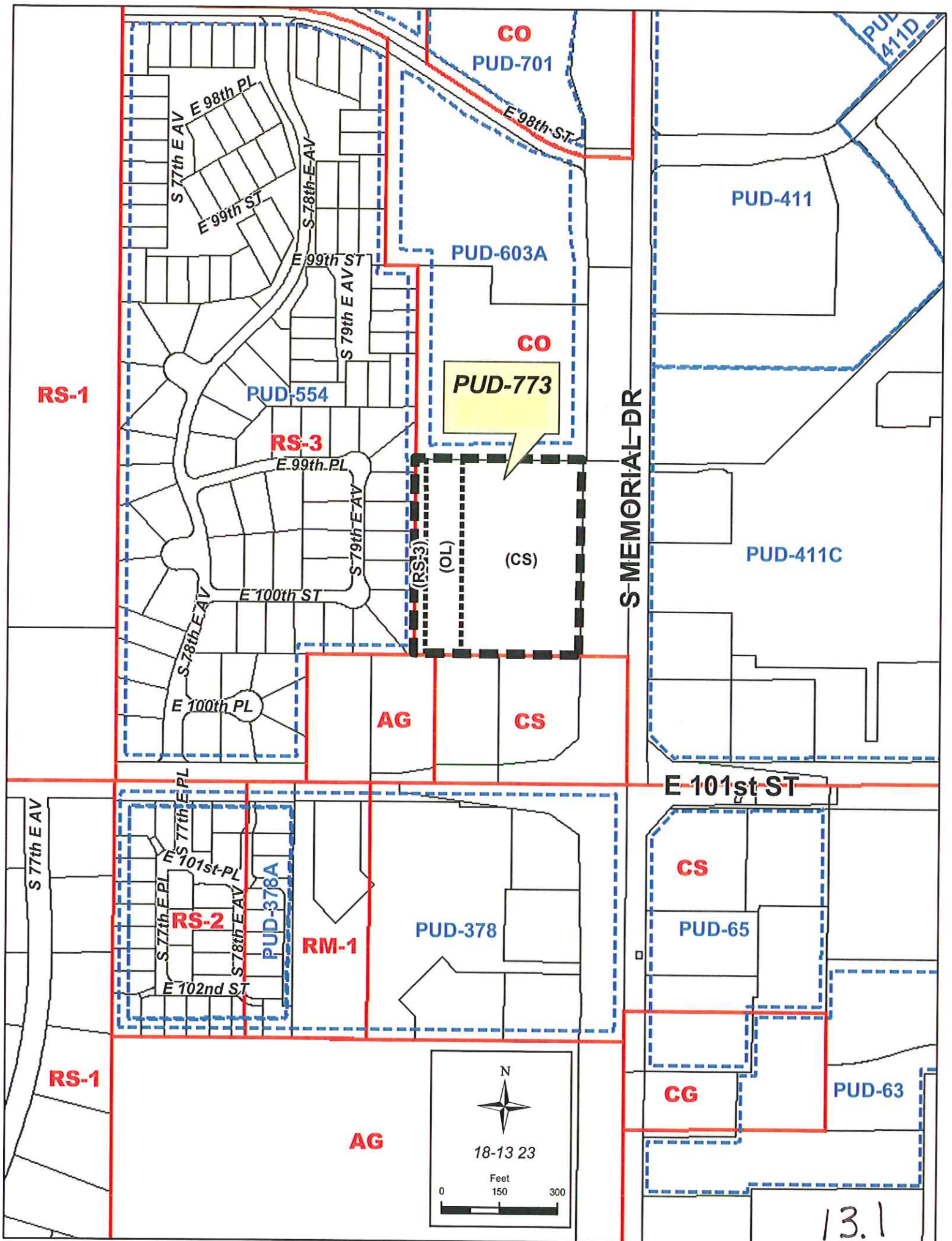
CALL OKIE

12.4

01 WEST ELEVATION



12.8





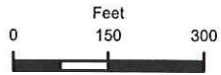
PUD-773

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.

13.2

April 6, 2010

STAFF RECOMMENDATION

PUD-773: Detail Site Plan – North of the northwest corner of 101st Street South and South Memorial Drive; Lots 1 – 6, Block 1 – NGP Business Complex; TRS 8323; CZM 57; Atlas 2271; PD 26; CD 8; RS-3/OL/CS/PUD.

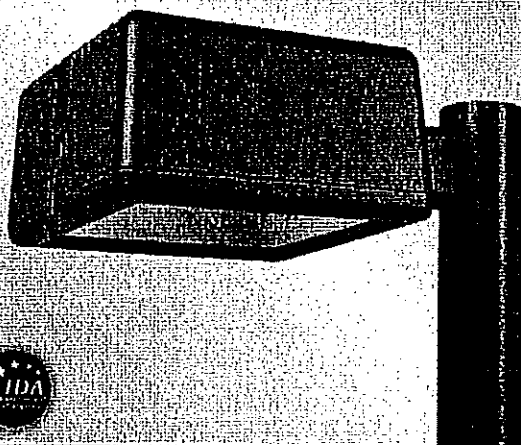
The applicant is requesting approval of a detail site plan for the infrastructure development only for the NPG Business Complex located north of the northwest corner of 101st Street South and South Memorial Drive. There are no buildings being proposed at this time.

The submitted site plan meets all applicable open space and parking setback requirements. Access to the site is provided from three points along Memorial Drive. Landscaping along the west boundary is being provided per PUD requirements. Landscaping for the remaining lots will be completed as each lot develops. All sight lighting, including building mounted, is limited to 14-feet in height and will be directed down and away from adjoining residential properties. There are no lights permitted or proposed in the western 30' of the PUD as required. Sidewalks have been constructed along Memorial Drive.

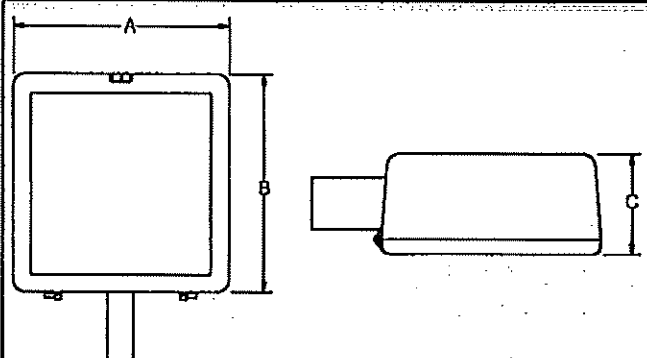
Staff recommends **APPROVAL** of the detail site plan for infrastructure development of PUD-773.

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

ParkingStar II



Dimensional Drawings



Fixture	A	B	C	Max. Watts	Lbs
PST-2	17"	17"	8"	400w <small>Flat Glass Only (Convex Optional)</small>	40

The versatile second generation ParkingStar II luminaire combines low profile styling and sleek architectural lines with advanced optics and maintenance-friendly engineering with the ease of tool-less entry. The flat lens, IES full cutoff luminaire is certified by the International Dark Sky Association to limit light pollution for neighborhood-friendly outdoor lighting.

The compact die-cast housing features soft rounded contours with stylish accents for a contemporary upscale appearance. Durable polyester powder coat finish is available in a wide array of architectural colors to compliment a wide variety of applications.

ParkingStar II is offered in several IES distribution patterns. High efficiency photometric performance and exceptional uniformity and control allow the use of fewer fixtures and poles with wider spacings, providing substantial material, installation and energy cost savings without light trespass.

An economical luminaire that can be utilized as a pole mount, wall mount, flood light or ceiling mount fixture, the ParkingStar II is ideal for shopping centers, parking lots, street lighting, and general area lighting. A wide selection of light sources from 70 through 400 watts are offered. Convex lens is available where light trespass restrictions do not apply.

PST-2	T3	250	PS	6	BOA6	BZ	LS
Model	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
PST-2 Flat Glass (Convex Glass Optional) Prismatic Acrylic Drop Lens Available for Ceiling Mount)	Hydroformed Type I (T1H) Type II (T2H) Type III (T3H) Segmented Type III (T3) Type IV (T4) Type V (T5) *50-175w VLF & 250-400w HLF & Flood Light Narrow (NF) Wide (WF) Ceiling Mount Symmetrical (SYM)	70 (70) 100 (100) 150 (150) 175 (175) 200 (200) 250 (250) 320 (320) 400 (400) *Reduced Envelope Lamp on 320w & 400w, 250w max for Ceiling Mount.	PS, HPS PS, HPS PS, HPS PS PS, HPS PS PS, HPS (P) (S)	120 (1) 208 (2) 240 (3) 277 (4) 480 (5) M-Tap (6) *M-Tap ballast wired at 277v unless specified 347 (8)	Bolt-On Arm 6" (BOA6) Bolt-On Arm 10" (BOA10) Knuckle Mount (KM) Trunion Mount (TM) Ceiling Mount (SCM) *Mounting J-Box Included Wall Mount (WM) *Cast Wall Plate (BAWP) to be ordered separately Unless specified, BOA6 will be supplied for S1 & D180 mounting. BOA10 supplied for all other mounting configurations. Round Pole Plate Adaptors (RPP) are to be ordered separately.	Bronze (BZ) Black (BK) White (WH) Forest Green (GN) Grey (GY) Silver Metallic (SL) Custom Color (CC)	Photocell & Receptacle *Specify voltage (PC120) (PC208) (PC240) (PC277) (PCR480) Photo Receptacle *With shoring cap (PER) Quartz Restrrike (QR) Fusing *Specify voltage Single in-line fuse (SF120) (SF277) Double in-line fuse (DF208) (DF240) (DF480) House Side Light Shield (LS) Convex Glass Lens (VLCG) Prismatic Drop Lens (PADL) Cast Wall Plate (BAWP) Round Pole Plate Adaptor (RPP)

For more detailed information on mounting, wiring, or installation instructions, please consult the factory. Note that all poles are pre-drilled with 1/2" holes. Please specify the mounting requirements. This document contains proprietary information of Visionaire Lighting LLC. Any use of this information without the written approval of Visionaire Lighting LLC is strictly prohibited. Visionaire Lighting LLC reserves the right to change any specifications without notice.

VISIONAIRE LIGHTING
Performance In A Whole New Light

ParkingStar II

AREA

Housing

- Rugged yet stylish one piece die-cast, soft corner aluminum housing with architectural accents, and tool-less entry for ease of maintenance.
- All external hardware is rust resistant stainless steel.

Lens and Door Assembly

- Die-cast external door frame is fully equipped with one-piece extruded silicone gasketing, sealing the door frame against the housing.
- The lens is a flat, tempered, clear safety glass (convex optional).

Optical System

- Reflector is precision hydroformed or CNC cut and bent, and made of multi-faceted, segmented, highly efficient, reflective aluminum. Available in several IES distribution patterns.
- Tool-less reflector entry.

Quali-Guard® Finish

- The finish is Quali-Guard® textured, chemically pretreated through a multiple stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven baked at 400 degrees Fahrenheit to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for two (2) years.

Mounting

- Pole mounted fixture utilizes rounded extruded aluminum, bolt-on-arm (BOA), with an in-pole nut plate, securing (2) ½ inch running bolts.
- Wall mount, flood light and ceiling mount options are also available.

Electrical Assembly

- All ballasts are premium grade CWA or HPF regulating auto transformers. Ballast is capable of providing consistent lamp starting down to -20 degrees Fahrenheit. Available In:

- Pulse Start Metal Halide (PS)
- High Pressure Sodium (HPS)

- Socket is glazed porcelain medium or mogul base with nickel plated contacts, rated at 4KV and 600V.

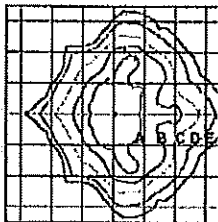
Options

- Twistlock photocell & receptacle
 - Button photocell
 - Convex glass lens
 - Round pole plate adaptor
 - Fusing
 - House side light shield
 - Quartz restrike
- Please consult factory for custom options.

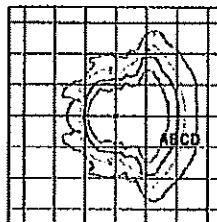
Listings

- ParkingStar II is listed, suitable for wet locations.
- Dark Sky FriendTM certified by the International Dark Sky Association (flat lens models only).

Isolux Curves

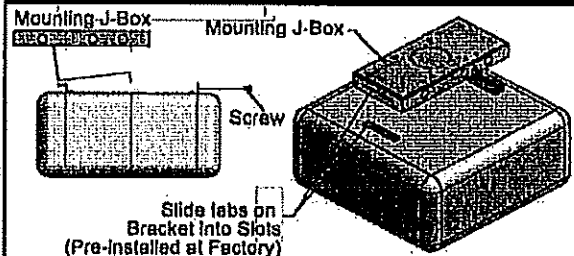


Size One
Type III 400w
PS HPLG 25ft
Mounting Height
Foot Candle Key:
A=2, B=1, C=.5,
D=.2, E=.1
1 Block=30ft

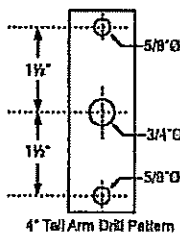
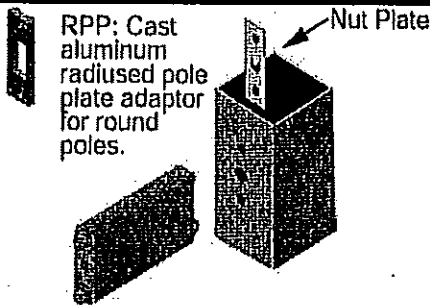


Size One
Type IV 400w
PS HPLG 25ft
Mounting Height
Foot Candle Key:
A=2, B=1, C=.5,
D=.2
1 Block=30ft

Ceiling Mount Detail



Bolt-On-Arm Detail



Cast Wall Plate



*For use with standard Bolt-On Arm

Adjustable Knuckle



PST-2: 6" or 10" Long x 4" Tall x 2" Wide

BAWP:
10" Tall x 6 1/2" Wide

Slip fits over 2" O.D.

EPA Data

Fixture with Arm						
PST-2	1.6	2.9	3.2	4.3	3.7	5.1

VISIONAIRE LIGHTING
Performance In A Whole New Light

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10000 Visionaire Drive, Suite 100, Dallas, TX 75243
Phone: (214) 343-1100 Fax: (214) 343-1101
www.visionairelighting.com

13.5

SNTS

Product Name	
Order Number	

Specifications

Square Non Tapered Steel Pole

Pole Shaft

• ASTM A500 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening.

Base Plate

• Steel Plate base is ASTM-A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI.

Base Cover

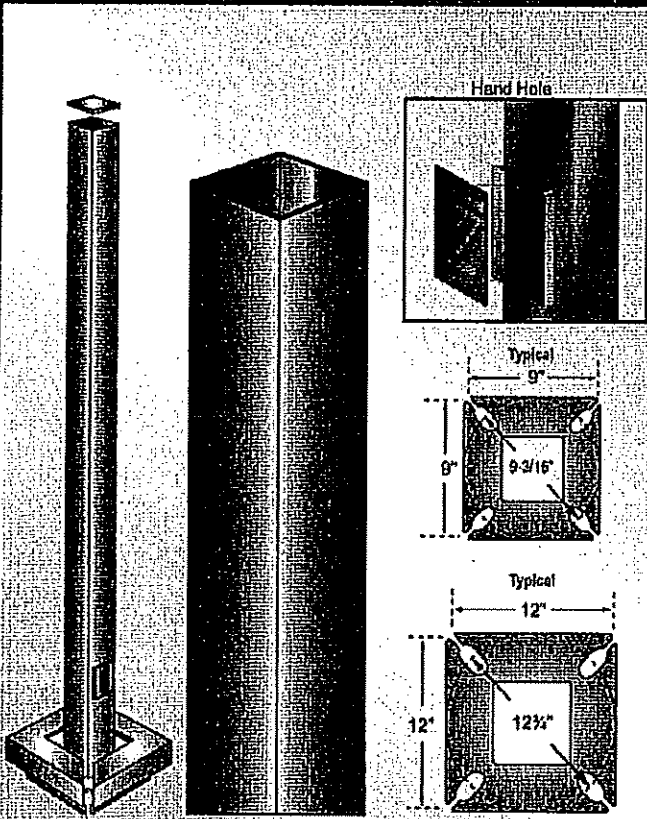
• Fabricated from heavy gauge quality aluminum. Two piece cover for easy installation.






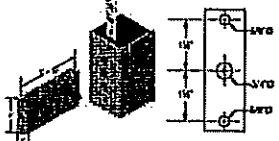
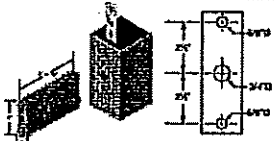
Finish

• All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quali-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven baked at a temperature of 400 degrees Fahrenheit to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two years. An optional five year extended warranty is also available.

Anchor Bolts

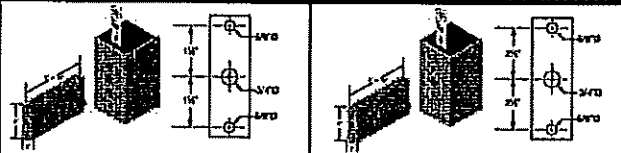
• Poles are provided with fully galvanized anchor bolts, with double nuts and washers. Anchor bolts conform to ASTM-A36, meets or exceeds a minimum yield strength 36,000 PSI.



Model	Shaft Size	Gauge	Height	Base	Anchorage	Mounting	Finish	Options					
SNTS	4" x 4" (4S)	11 (11) 7 (7)	10'	9" Base 9-3/16" BC (9BC)	3 1/4" x 36" (343)	<u>Bolt-On Arm</u> Single (S1)  D180 (D2)  D90 (D9)  T90 (T9)  Quad (QD)  <u>Tenon Options</u> 2 3/4" (T238R) 2 7/8" (T278R) 3" (T3R)	Bronze (BZ) Black (BK) White (WH) Green (GN) Grey (GY) Silver Metallic (SL) Custom Color (CC)	GFI Receptacle *Standard location is hand hole (GFI) Coupling *Specify size and location (CUP) Custom Bolt Circle *Consult factory (CBC)					
			12'										
			14'										
			16'										
			18'										
			20'										
	5" x 5" (5S)	11 (11) 7 (7)	20'	12" Base 12 1/2" BC (12BC)	1 1/2" x 36" (136)	<u>Tenon Options</u> 2 3/4" (T238R) 2 7/8" (T278R) 3" (T3R)							
			22'										
			25'										
			28'										
			30'										
			35'										
	6" x 6" (6S)	7 (7)	28'	12" Base 12 1/2" BC (12BC)	1 1/2" x 36" (136)				<u>Tenon Options</u> 2 3/4" (T238R) 2 7/8" (T278R) 3" (T3R)				
			30'										
			32'										
			34'										
			36'										
			38'										
				Custom Base (CB) *Consult factory.									
2 x 4 BOA Drill Pattern				2 x 6 BOA Drill Pattern									
													

2 x 4 BOA Drill Pattern

2 x 6 BOA Drill Pattern



For more detailed information concerning wiring or installation instructions, please consult factory literature. All poles are manufactured with lugs placed opposite the mounting requirements. This document contains proprietary information of Visionaire Lighting LLC. Any use of this information requires the written approval of Visionaire Lighting LLC. In the event of a change in product or continuous improvement, Visionaire Lighting LLC reserves the right to change any specifications contained herein without prior notice.

VISIONAIRE LIGHTING
Performance In A Whole New Light

12450 Highway 17, Suite 100, Marietta, GA 30067
Tel: (770) 912-1000 Fax: (770) 912-2418
www.visionairighting.com

13.6

SNTS

5 A-SNTS-45-11-14'-9BC-3-S1-BZ

6 A2-SNTS-45-11-14'-9BC-3-D2-BZ

7 A3-SNTS-45-11-14'-9BC-3-T3-BZ

8 A4-SNTS-45-11-14'-9BC-3-QD-BZ

Pole EPA for Square Straight Steel Poles

Pole Height	Maximum Allowable EPA (ft ²) with 1.3 gust factor							O.D.	Pole Gauge	Base Plate	Bolt Circle	Anchor Bolts
	80 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph					
10'	30.1	23.5	18.4	11.0	10.3	7.6	6.1	4"	11	9"sq x 3/4"	9"	3/4" x 30"
12'	23.0	17.4	13.7	8.5	7.4	5.7	4.4	4"	11	9"sq x 3/4"	9"	3/4" x 30"
14'	18.6	13.9	10.6	6.6	5.7	4.3	3.1	4"	11	9"sq x 3/4"	9"	3/4" x 30"
16'	15.0	10.9	10.1	4.8	3.9	3.1	1.9	4"	11	9"sq x 3/4"	9"	3/4" x 30"
18'	11.7	8.4	6.0	3.4	2.8	1.9	-	4"	11	9"sq x 3/4"	9"	3/4" x 30"
20'	9.3	6.4	4.3	2.4	1.7	1.3	-	4"	11	9"sq x 3/4"	9"	3/4" x 30"
20'	15.8	10.9	8.2	5.0	4.2	3.1	2.0	4"	7	9"sq x 3/4"	9"	3/4" x 30"
20'	17.1	12.3	8.9	5.0	4.1	3.0	1.4	5"	11	12"sq x 1"	12"	1" x 36"
20'	27.4	22.1	16.7	13.2	8.3	6.0	3.9	5"	7	12"sq x 1"	12"	1" x 36"
22'	6.3	3.7	1.9	1.3	-	-	-	4"	11	12"sq x 1"	12"	1" x 36"
22'	11.8	8.0	5.4	3.6	2.3	2.0	-	4"	7	12"sq x 1"	12"	1" x 36"
22'	12.6	8.4	5.4	3.2	1.9	1.6	-	5"	11	12"sq x 1"	12"	1" x 36"
22'	21.4	15.4	11.1	6.9	5.0	4.3	2.3	5"	7	12"sq x 1"	12"	1" x 36"
25'	5.0	2.9	1.3	-	-	-	-	4"	11	12"sq x 1"	12"	1" x 36"
25'	10.9	7.4	5.2	2.1	1.3	1.0	-	4"	7	12"sq x 1"	12"	1" x 36"
25'	10.2	6.6	4.0	1.6	-	-	-	5"	11	12"sq x 1"	12"	1" x 36"
25'	18.8	13.0	9.5	4.8	3.7	2.7	-	5"	7	12"sq x 1"	12"	1" x 36"
28'	5.6	3.1	1.4	1.1	-	-	-	4"	7	12"sq x 1"	12"	1" x 36"
28'	5.5	3.0	1.3	-	-	-	-	5"	11	12"sq x 1"	12"	1" x 36"
28'	12.0	7.6	4.4	2.8	1.3	1.1	-	5"	7	12"sq x 1"	12"	1" x 36"
28'	20.9	14.1	9.4	5.7	3.6	3.1	-	6"	7	12"sq x 1"	12"	1" x 36"
30'	5.0	2.2	-	-	-	-	-	5"	11	12"sq x 1"	12"	1" x 36"
30'	11.4	6.8	4.0	1.7	-	-	-	5"	7	12"sq x 1"	12"	1" x 36"
30'	18.9	12.8	8.4	4.3	3.0	1.9	-	6"	7	12"sq x 1"	12"	1" x 36"
35'	6.7	2.3	1.8	-	-	-	-	5"	7	12"sq x 1"	12"	1" x 36"
35'	12.1	7.0	3.8	-	-	-	-	6"	7	12"sq x 1"	12"	1" x 36"

*9" bolt circle is 9-3/16", 12" bolt circle is 12-3/4".






POLES

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13.7

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	16	PST-T3-250PS-HLFG-SEG	[TEST] PARKING STAR TYPE 3 SEGMENTED HORIZ FLAT GLASS 17" SQ X 8" DEEP	250W PS HORZ ED28	PS3S250P.ies	25000	0.80	291
	A2	5	PST-T3-250PS-HLFG-SEG	[TEST] PARKING STAR TYPE 3 SEGMENTED HORIZ FLAT GLASS 17" SQ X 8" DEEP	250W PS HORZ ED28	PS3S250P.ies	25000	0.80	582
	A3	4	PST-T3-250PS-HLFG-SEG	[TEST] PARKING STAR TYPE 3 SEGMENTED HORIZ FLAT GLASS 17" SQ X 8" DEEP	250W PS HORZ ED28	PS3S250P.ies	25000	0.80	873
	A4	2	PST-T3-250PS-HLFG-SEG	[TEST] PARKING STAR TYPE 3 SEGMENTED HORIZ FLAT GLASS 17" SQ X 8" DEEP	250W PS HORZ ED28	PS3S250P.ies	25000	0.80	1164
	B	8	OWK-2 6R42 T3 70PS 6 BZ LS	[TEST] JOCEAN WALK BOLLARD	VERTICAL POSITION ED17	OWK8R370M.I ES	5000	0.84	70

[illegible]

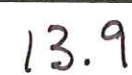
SUBSTANTIAL COMPLIANCE WITH EXHIBIT "D".

THE LANGUAGE FEATURES WITH EXHIBIT "A" WILL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDSCAPE CHARTER OF THE TULSA ZONING ORDINANCE.

RETAINING WALLS SHALL BE PROPORTIONATE TO THE WEST WALL OF THE EXISTING GARAGE STRUCTURE. THE EXISTING RETAINING WALL PROXIMATE TO THE WEST WALL OF THE EXISTING GARAGE STRUCTURE SHALL BE DEMOLISHED AND A NEW RETAINING WALL SHALL BE CONSTRUCTED ALONG THE COMMON BOUNDARY LINE BETWEEN THE DEVELOPMENT AREAS. THE WALL SHALL BE CONSTRUCTED AT AN ELEVATION OF 6' ABOVE FINISH GRADE. THE MAXIMUM HEIGHT OF THE RETAINING WALL EXTENDING INTO DEVELOPMENT AREA "B" SHALL NOT EXCEED 8'. WITH MATERIAL SELECTION FOR DEVELOPMENT OF DEVELOPMENT AREA "B" SETTING THE PRECEDENT.

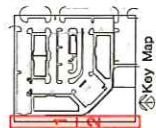
LIGHT STANDARDS SHALL BE RESTRICTED TO HEIGHT OF 8 FT FOR BUILDINGS MOUNTED LIGHTING AND 14 FT FOR POLE MOUNTED LIGHTING. ALL CANOPY LIGHTING SHALL BE INSTALLED IN SUBSTITUTION COMPLIANCE WITH THE PROPOSED LIGHTING AS SHOWN IN EXHIBIT "C".

ALL LISTING SIGNATURES, INCLUDING BUILDING NUMBER, SHALL BE SIGNED AND ORIENTED DOWNWARD AND AWAY FROM ADJACENT RESIDENTS. COMPLIANCE SHALL BE VERIFIED DURING PLAN CONSIDERATION OF TOPOGRAPHY MUST BE INCLUDED IN THE CALCULATIONS.



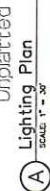
1 Landscape Plan
SCALE: 1" = 20'

13.10

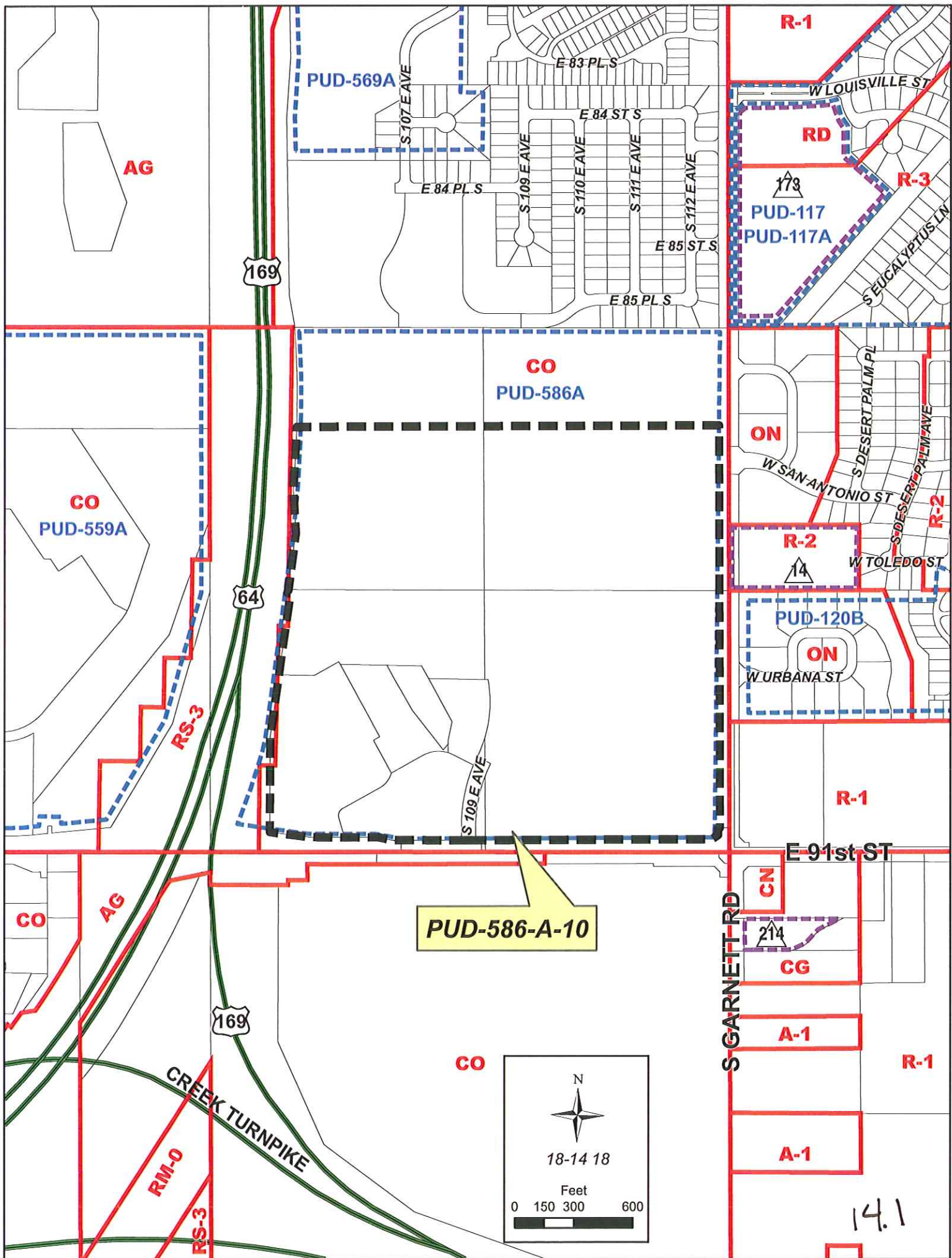


2 West Screening Wall Elevation

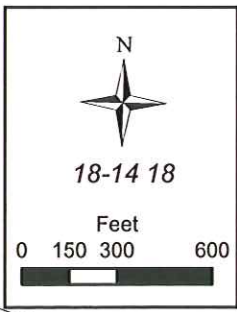




13.14



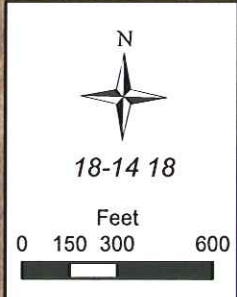
PUD-586-A-10



14.1



PUD-586-A-10



14.2

April 6, 2010

STAFF RECOMMENDATION

PUD-586-A-10: Minor Amendment – Northeast corner of 91st Street South and U.S. Highway 169; 10501 East 91st Street South; Development Area C of PUD-586-A; TRS 8418; CZM 112; CO/PUD.

The applicant is requesting a minor amendment to allow the phasing of sidewalk construction along the east and south sides of a mutual access easement/private roadway until such a time as that area is developed (please refer to attached Exhibits A and B for detailed location). The installation of the sidewalks in the area requested would be enforced by the TMAPC at detail site plan review at the time the lot develops.

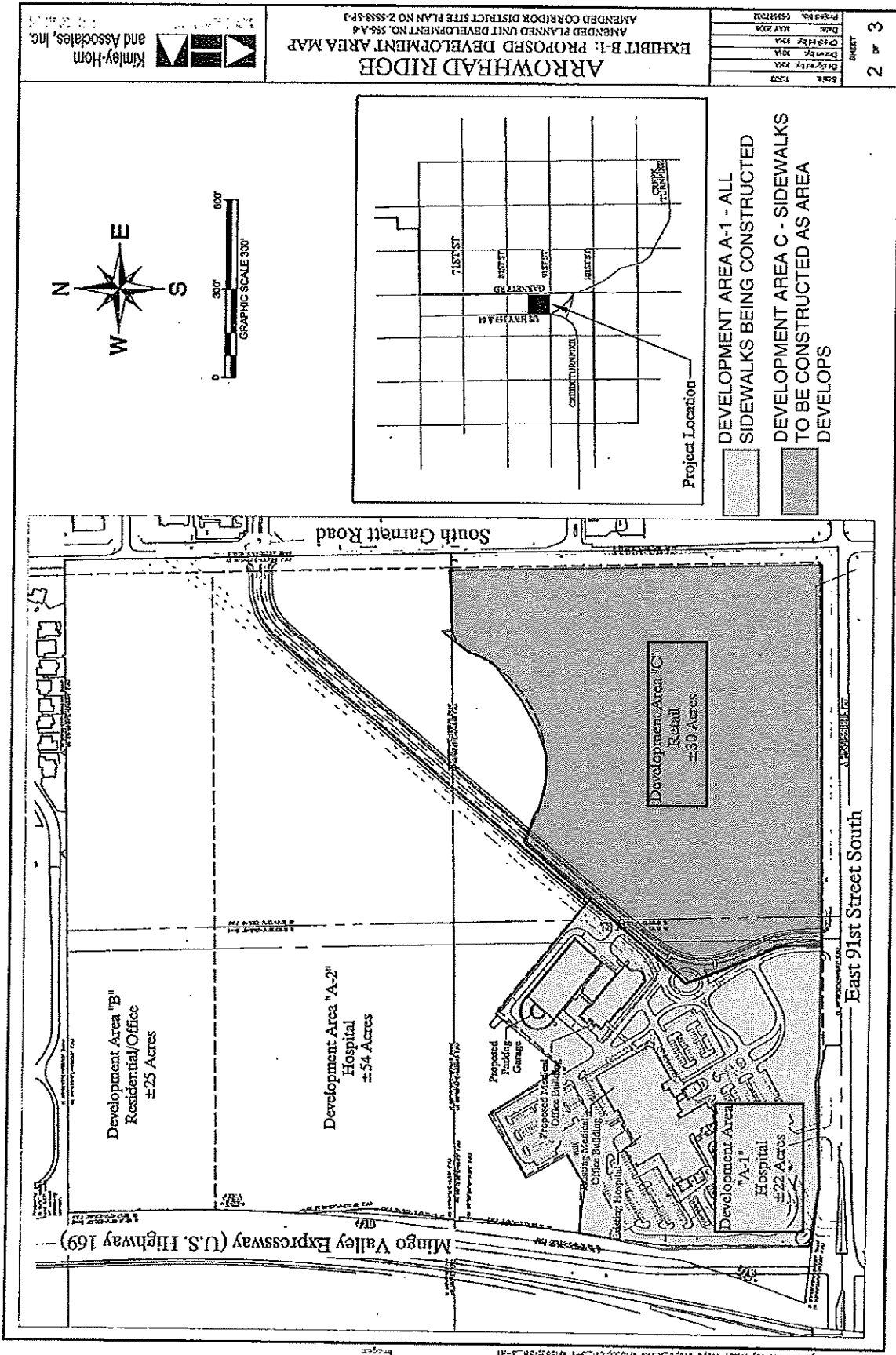
St. Francis Hospital, the newly-constructed medical office building, and parking garage are located on the west and north sides of the mutual access easement/private drive in Development Area A-1 (see Exhibit A). The phasing of the sidewalk construction is sought for Development Area C, a lot in which there is no proposed development at this time (Please refer to attached Exhibit A and additional exhibits). As a result, there is no development for a sidewalk in Development Area C to serve at this time. Sidewalks are being provided as required along the entirety of the west and north side of the roadway.

Staff recommends **APPROVAL** of minor amendment PUD-586-A-10.

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

EXHIBIT A

14.4



Sheet	2 of 3
Date	MAY 2008
Drawn by	KHA
Checked by	KHA
Project No.	05417002

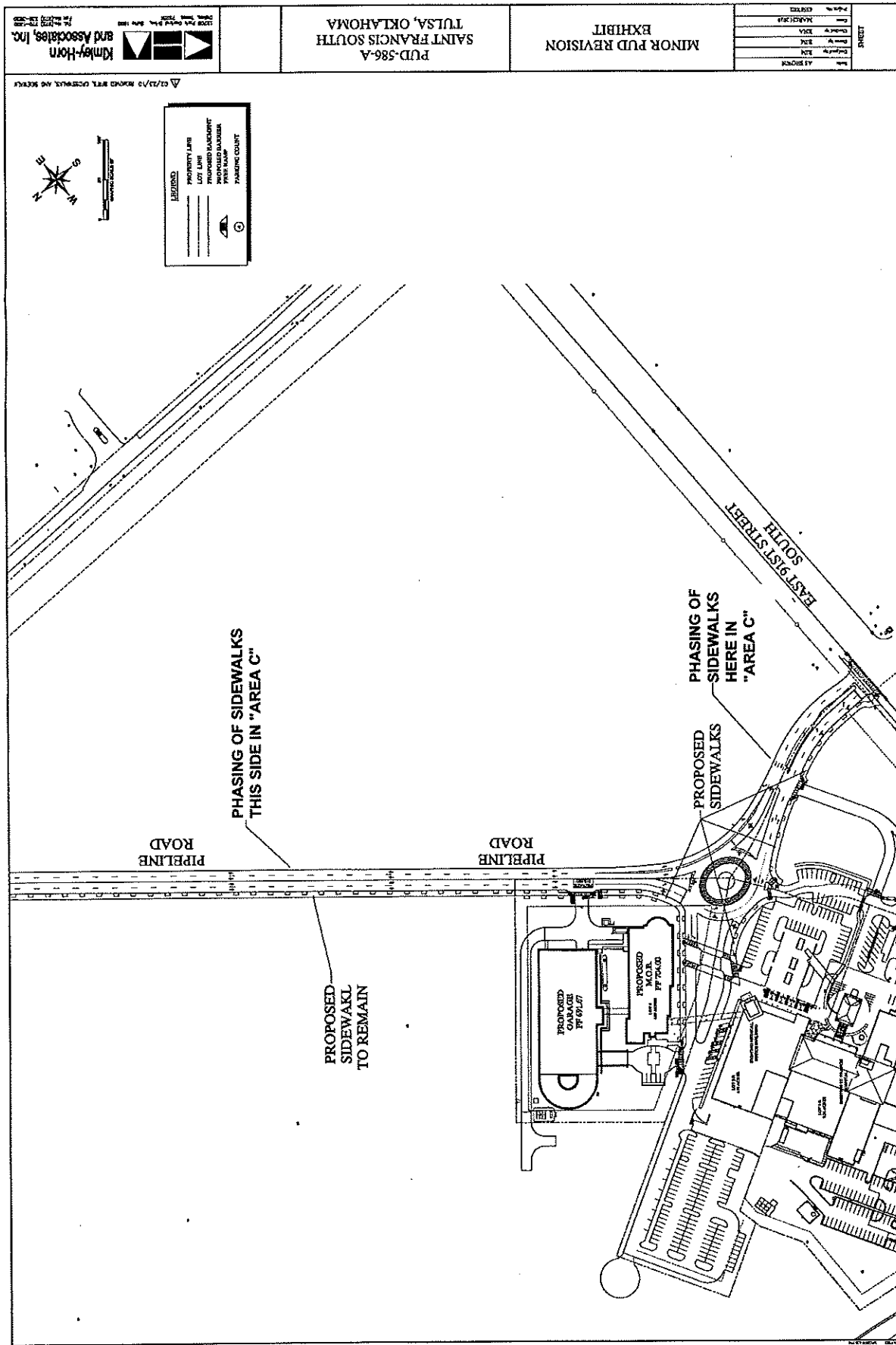
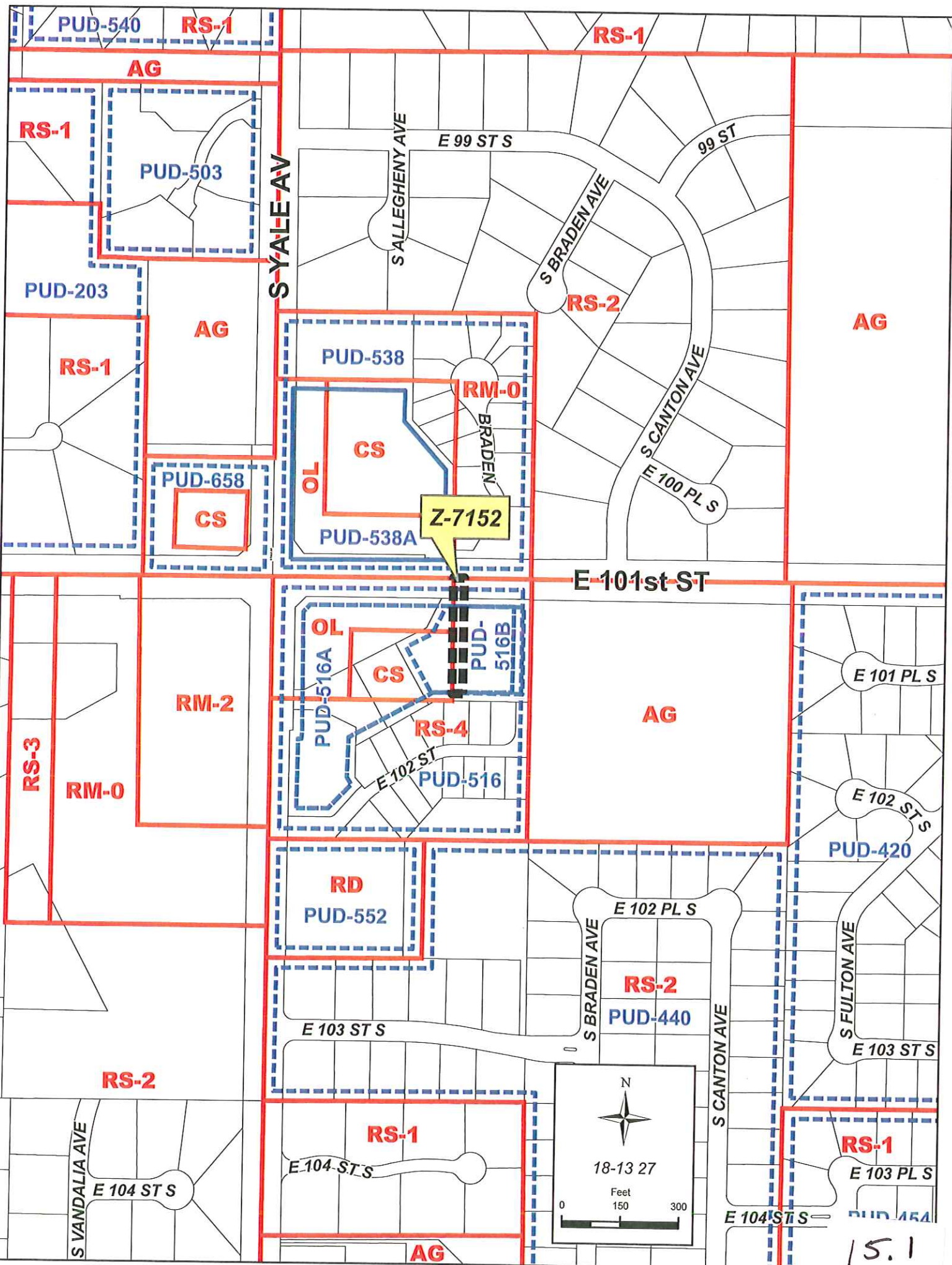


EXHIBIT B

14.5

1

01 0475 279
02 0475 280
03 18 0475 281
04 0475 282
05 0475 283



15.1



Z-7152



15.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7152

TRS 8327

Atlas 2471

CZM 57

PD-26 CD-8

TMAPC Hearing Date: April 6, 2010

Applicant: Roy D. Johnsen

Tract Size: .161± acres
7,020± square feet

ADDRESS/GENERAL LOCATION: East of southeast corner of East 101st Street and South Yale Avenue

EXISTING ZONING: RS-4/PUD

EXISTING USE: Vacant

PROPOSED ZONING: OL/PUD

PROPOSED USE: Office

ZONING ORDINANCE: Ordinance number 22102, dated August 3, 2009, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-516-B August 2009: All concurred in approval of a proposed Major Amendment to PUD on a 1.73± acre tract of land to include Children's Nursery only within Use Unit 5 and to amend development standards to accommodate new use, on property located east of southeast corner of East 101st Street and South Yale Avenue and the subject property.

Z-6844/PUD-658 March 2002: All concurred in approval of a request for rezoning on a 2.5± acre tract of land from AG to OL/CS and a proposed Planned Unit Development for a mixed use development on property located on the northwest corner of East 101st Street South and South Yale Avenue.

PUD-516-A June 1999: All concurred in approval of a proposed Major Amendment to PUD on a .81± acre tract of land to reallocate floor area and add Development areas for mixed use development on property located south of southeast corner of East 101st Street South and South Yale Avenue and a part of subject property

Z-6572/PUD-552 December 1996: All concurred in approval of a request to rezone a 2.5 acre tract from AG to RD/PUD and a proposed Planned Unit Development for a residential elderly housing facility, on property located on the southeast corner of South Yale Avenue and East 102nd Street and south the subject tract.

PUD-538-A November 1996: All concurred in approval of a proposed Major Amendment to PUD-538 to add a dry cleaner and laundry business on property located in the northeast corner of East 101st Street and South Yale.

Z-6498/PUD-538 September 1995: All concurred in approval of a request to rezone a 5± acre tract from RM-2 to RM-2/CS/PUD and a proposed Planned Unit Development. They approved CS zoning for all except the west 150' and the south 150' of the tract which was designated for OL zoning, on property located on the northeast corner of E. 101st Street S. and S. Yale Avenue and across E. 101st Street from the subject tract.

Z-6451/PUD-516 July 1994: A request to rezone a 10+ acre tract of land from AG to CS and RS-4 for office and multifamily development. Staff and TMAPC could not support CS zoning and uses because of the school which is located across S. Yale from the property. It was recommended for the request to be amended and re-advertised for OL zoning to a depth of 150' fronting Yale and E. 101st Street, with CS adjacent to the OL zoning on a tract approximately 300' x 150' and RS-4 on the balance of the tract. City Council concurred in approval of the amended request as recommended by TMAPC on the subject property.

BOA-15228 September 1989: The Board of Adjustment approved a Special Exception to permit a public school in an RM-2, RM-0, RS-3 and RS-2 zoned district on property located on the southwest corner of E. 101st Street South and South Yale Avenue and west of the subject tract.

Z-6202/PUD-440 August 1988: All concurred in approval of a request to rezone a 10+ acre tract from AG to RS-2/PUD and a proposed Planned Unit Development located south and east of the southeast corner of East 101st Street and South Yale Avenue and southeast of the subject tract.

BOA-11843 March 18, 1982: The Board of Adjustment approved a Special Exception for community, cultural, and educational uses (church and private school) in an AG district, subject to the following conditions: That the total student population of the school not exceed 800; that the proposed buildings be complete with brick exterior in a Williamsburgh architecture style before occupied; that a subdivision plat be filed, subject to a letter being written by the Staff to the Hydrology Department expressing the Board's concern with the drainage in the subject area; that no traditional sanctuary be permitted on the subject property without a public hearing as per plot plan submitted; that a monument-type business sign be permitted with shrubbery lights not to exceed 32 square feet; that all the buildings have windows and shutters in accordance with the Williamsburgh style; and subject to the applicant returning to the Board with detailed plans concerning the proposed gymnasium before a building permit is issued for the facility, on property located east of the southeast corner of East 101st Street and South Yale Avenue.

BOA-11508 June 11, 1981: The Board of Adjustment approved a Special Exception to permit a church, church school, and related activities, per plans submitted with the condition that plans for any future structures on the property be submitted to the Board for approval, on property located east of the southeast corner of East 101st Street and South Yale Avenue and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .161± acres in size and is located east of the southeast corner of East 101st Street and South Yale Avenue. The property appears to be vacant and is zoned RS-4/PUD. The previous case, PUD-516B, was to allow for offices and a children's nursery.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 101 st Street South	Secondary arterial	100'	2

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

15.4

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned PUD-516B; on the north by mixed office and commercial uses, zoned PUD-538A; on the south by single-family residential uses, zoned RS-4; and on the west by mixed office, retail and related parking uses, zoned PUD-516B.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

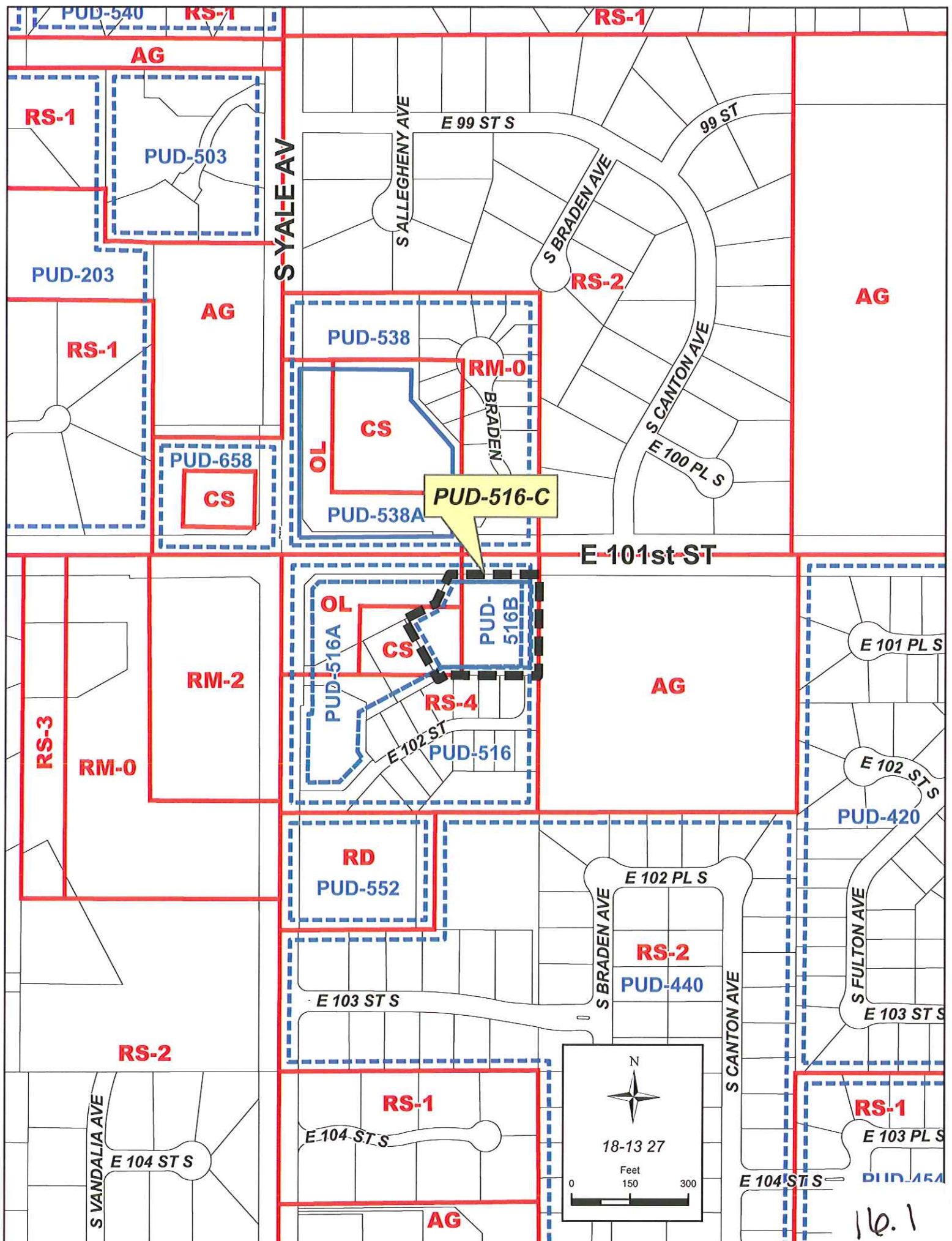
The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 2, defined as an area of steep slopes and erodible soils. Plan policies call for the area to be developed at low intensities unless done through a PUD. According to the Zoning Matrix, the requested OL/PUD- zoning **may be found** in accord with the Plan due to its location within a Special District.

STAFF RECOMMENDATION:

Based on the surrounding land uses and the small size of the site in question, staff can support the requested rezoning. Therefore, staff recommends **APPROVAL** of OL/PUD zoning on Z-7152, if the TMAPC deems it appropriate to recommend approval of the accompanying PUD amendment.

04/06/10

15.5



16.1



16.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-516-C

TRS 8327

Atlas 2471

CZM 57

PD-26 CD-8

TMAPC Hearing Date: April 6, 2010

Applicant: Roy D. Johnsen

Tract Size: 1.732± acres

75,445.92± square feet

ADDRESS/GENERAL LOCATION: East of southeast corner of East 101st Street and South Yale Avenue

EXISTING ZONING: RS-4/OL/CSPUD **EXISTING USE:** Vacant

PROPOSED ZONING: RS-4/OL/CSPUD **PROPOSED USE:** Office

ZONING ORDINANCE: Ordinance number 22102 dated August 3, 2009, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-516-B August 2009: All concurred in approval of a proposed major amendment to PUD-516 on a 1.73± acre tract of land to include Children's Nursery only within Use Unit 5 and to amend development standards to accommodate the new use, on property located east of southeast corner of East 101st Street and South Yale Avenue and the subject property.

Z-6844/PUD-658 March 2002: All concurred in approval of a request for rezoning on a 2.5± acre tract of land from AG to OL/CS and a proposed Planned Unit Development for a mixed use development on property located on the northwest corner of East 101st Street South and South Yale Avenue.

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Z-6498/PUD-538 September 1995: All concurred in approval of a request to rezone a 5± acre tract from RM-2 to RM-2/CS/PUD and a proposed Planned Unit Development. They approved CS zoning for all except the west 150' and the south 150' of the tract which was designated for

OL zoning, on property located on the northeast corner of E. 101st Street S. and S. Yale Avenue located across E. 101st Street from the subject tract.

Z-6451/PUD-516 July 1994: A request to rezone a 10+ acre tract of land from AG to CS and RS-4 for office and multifamily development. Staff and TMAPC could not support CS zoning and associated uses because of the school which is located across S. Yale from the property. It was recommended for the request to be amended and re-advertised for OL zoning to a depth of 150' fronting Yale and E. 101st Street, with CS adjacent to the OL zoning on a tract approximately 300' x 150' and RS-4 on the balance of the tract. City Council concurred in approval of the amended request as recommended by TMAPC on the subject property.

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Z-6202/PUD-440 August 1988: All concurred in approval of a request to rezone a 10+ acre tract from AG to RS-2/PUD and a proposed Planned Unit Development located south and east of the southeast corner of East 101st Street and South Yale Avenue located southeast of the subject tract.

BOA-11843 March 18, 1982: The Board of Adjustment approved a Special Exception for community, cultural, and educational uses (church and private school) in an AG district, subject to the following conditions: That the total student population of the school not exceed 800; that the proposed buildings be complete with brick exterior in a Williamsburgh architecture style before being occupied; that a subdivision plat be filed, subject to a letter being written by the Staff to the Hydrology Department expressing the Board's concern with the drainage in the subject area; that no traditional sanctuary be permitted on the subject property without a public hearing as per plot plan submitted; that a monument-type business sign be permitted with shrubbery lights not to exceed 32 square feet; that all the buildings have windows and shutters in accordance with the Williamsburgh style; and subject to the applicant returning to the Board with detailed plans concerning the proposed gymnasium before a building permit is issued for the facility, on property located east of the southeast corner of East 101st Street and South Yale Avenue.

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AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .161± acres in size and is located east of southeast corner of East 101st Street S. and South Yale Avenue. The property is vacant and is zoned RS-4/PUD.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 101 st Street South	Secondary Arterial	100'	3

16.4

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

SURROUNDING AREA: The subject tract is abutted on the east by Life Christian Center, zoned AG; on the north by 101st Street and then Winbury Center and Winbury Place, zoned CS/RM-O/PUD-538; on the south by 101 Yale Village, zoned RS-4/PUD-516; and on the west by 101 Yale Village, zoned OL/CS/PUD-516-A.

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 in a Special District. According to the Zoning Matrix, the requested OL zoning **may be found** in accord with the Plan because of the location within the Special District.

STAFF RECOMMENDATION:

PUD-516-C is a flat, 1.73 acre (75,358 square foot) lot located east of the southeast corner of 101st Street South and South Yale Avenue. The subject tract is abutted on the east by AG zoned property used as a school; on the north by 101st Street and then CS/RM-O/PUD-538 and PUD-538-A zoned property, having been developed commercially, and single-family residential; on the south by RS-4/PUD-516 zoned property developed as residential single-family; and on the west by 101 Yale Village, zoned OL/CS/PUD-516-A developed as office uses. Across Yale Avenue to the west is a City of Jenks Independent School.

The Property is platted as a part of Lot 17 and all of Lot 19 - Block 1, 101 Yale Village. The Property is zoned OL/CS/RS-4/PUD 516-B and will be re-platted as two (2) lots.

As part of PUD-516, Lot 19 was approved for office and retail uses and Development Area I was approved for office uses. Major amendment PUD 516-A established Development Area I for supplemental parking for Lot 19, which was planned for medical office uses. PUD-516-A also restricted permitted uses on Lot 19 and Development Area I to off-street parking and offices. Lot 19 and Development Area I were established as an independent development area with a total floor area allocation of 17,192 sq. ft.

Approved on July 16, 2009, major amendment PUD-516-B added Children's Nursery only within Use Unit 5 as a permitted use to Lot 19/Development Area 1 and increased the permitted floor area to accommodate the location of the Nursery (establishing floor area allocation of 13,000 square feet (sf) for office and 6,500 sf for the nursery) The amendment also reduced the minimum building setback from the south boundary of the Property from 50' to 20', and reduced the width of the Mutual Access Easement along the east boundary of the Property from 30' to 20'. As a result of change in market conditions the Children's Nursery is no longer planned for location within the Property.

Major amendment PUD-516-C seeks a return of the property to office uses exclusively. In order to establish the requisite floor area, an application for rezoning has been filed concurrently seeking to extend the underlying OL zoning to 7,020 sf of the Property. PUD-516-C also seeks to:

1. Delete the Children's Nursery use as a permitted use within the Property;
2. Amend the allocated floor area from 13,000 sf for office and 6,500 sf for children's nursery and allow 20,000 sf of office floor area making the established FAR for the Property .26 (see attached Floor Area Analysis). An increase to 20,000 sf over the

16.5

17,192 sf of office floor area allocated by PUD-516-A represents a 2,808 sf/14% increase.

3. Divide the existing development area which is currently designated as "Lot 19 and Development Area I" into two development areas, hereafter designated as Development Areas A and B. The Property will be platted as two (2) lots.
4. Reposition the Mutual Access Easement that is depicted along the east boundary of Lot 19 in the Plat of 101 Yale Village in order that more efficient use of the Property may be made by locating a row of parking along the east boundary of Lot 19 (see attached Exhibit A).

Staff has reviewed the development proposal and conducted site visits (see attached case report photographs). Staff contends that limiting the new development areas to office uses simply continues the development trend of PUD-516-A, and should be less intrusive on the surrounding neighborhoods than uses which were permitted by PUD-516-B. In addition, with the limit placed on permitted floor area, structure height in Area B and additional buffering mechanisms proposed below staff can support this application.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-516-C 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-516-C 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*:

** The Development Standards herein are intended to implement the changes set forth in the Development Concept and restate the development standards previously established that remain applicable.*

DEVELOPMENT AREA A

Net Land Area: 0.512 acres
22,307 sf

Permitted Uses:

Uses permitted by right within Use Unit 10 - Off-Street Parking Areas and Use Unit 11 - Offices, Studios and Support Services; and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area:

Office 7,265 sf

16.6

Minimum Building Setbacks:

From centerline of 101 st St.:	100 ft.
From south boundary of development area:	20 ft.
From other boundaries of development area:	0 ft.

Maximum Building Height:

Office	2 stories*, not to exceed 30 ft.
--------	----------------------------------

**No windows shall be permitted in the second story of the southern facing building wall*

Off-street Parking:

As required by the applicable use unit of the Tulsa Zoning Code. Appropriate cross-parking and mutual access to be established upon parcelization and detail site plan review.

Minimum Landscaped Open Space:

15% of net lot area

DEVELOPMENT AREA B:**Net Land Area:**

1.220 acres
53,133 sq. ft.

Permitted Uses:

Uses permitted by right within: Use Unit 10, Off-Street Parking Areas; and Use Unit 11, Offices, Studios and Support Services; and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area:

Office	12,735 sf
--------	-----------

Minimum Building Setbacks:

From centerline of 101 st St.	100 ft.
From east boundary of development area	20 ft.
From south boundary of development area	20 ft.
From other boundaries of development area	0 ft.

Maximum Building Height:

Office

1 story, not to exceed 30 ft.

Off-street Parking:

As required by the applicable use unit; appropriate cross-parking and mutual access to be established upon parcelization and detail site plan review.

Minimum Landscaped Open Space:

15% of net lot area

OTHER DEVELOPMENT STANDARDS - DEVELOPMENT AREAS A AND B**Mutual Access and Cross Parking**

The uses within Development Areas A and B shall be mutually accessible to each other, and cross parking shall be permitted between the parcels pursuant to a mutual access easement and cross parking agreement to be established by recorded document at the time of detail site plan review. Each of the parcels shall also be accessible to Lots 16 and 18, and the balance of Lot 17, 101 Yale Village.

Parking Screening and Setback

Parking adjacent to arterial streets shall be set back at least ten feet from the street right-of-way and shall be screened from view from the street by landscaping or berming to a minimum height of three feet. Parking adjacent to the east boundary of Lot 19 shall be set back at least five feet from that boundary.

Landscaping and Screening along abutting Residential Lots

A five-foot landscaped buffer strip and a six-foot or higher screening fence shall be provided along any boundary adjoining a residential lot except where mutual access is permitted.

Street Yard Landscaping

Per TAC recommendation below and due to the presence of the pipeline easement along 101st Street South, street yard landscaping only shall be limited to grass and shrubs. Required street yard trees will be relocated to the interior of the Property where practical and verified at detail site plan review.

16.8

Architectural Requirements

All buildings shall have pitched roofs and an architectural style that will be compatible with the surrounding residential structures. Elevation drawings of buildings shall be submitted with the detail site plans. Variations in rooflines, brick or stone facades, and buildings with offset rather than straight exterior walls are encouraged.

Signs

Wall signs shall be permitted within Development Areas A and B, provided that wall signs shall not exceed one square foot per linear foot of building wall to which affixed and no wall signs shall be permitted on walls facing the residential lots within 101 Yale Village.

Within Development Area B, one ground sign shall be permitted along east 101st Street South which may identify the uses in Development Area A and/or Development Area B. The ground sign shall not exceed a display surface area of 100 SF nor eight feet in height. No sign permits shall be issued for erection of a sign within a development area until a Detail Sign Plan for that lot has been submitted to the TMAPC and approved as being compliance with the development standards.

Sidewalks

Sidewalks shall be constructed and/or maintained where existing along 101st Street South in accord with Tulsa Subdivision regulations

Lighting

All parking lot lighting shall be shielded and directed downward and away from adjacent residential areas so that the light producing element or reflector are not visible to a person standing in an adjacent residential area. Compliance with these standards shall be verified by application of the Kennebunkport Formula or submittal of a photometric plan at detail site plan review. No parking lot light standard shall exceed 15 feet in height.

Trash, Mechanical and Equipment Areas

All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level. Within Development Area A, bulk trash containers shall be set back a minimum of 50 feet from residential lots.

Outside Storage

There shall be no outside storage or recyclable material, trash or similar material outside a screened receptacle, nor shall trucks, truck-trailers or containers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers or outside containers shall not be used for storage.

Parcelization

Division of lots may occur by approved lot-split application and subject to the further approval of a minor amendment by the Tulsa Metropolitan Area Planning Commission of proposed floor area allocations and confirmation of the existence of any necessary cross parking and mutual access easements.

Transfer of Allocated Floor Area

Allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated provided however the allocation shall not exceed 10% of the initial allocation to the lot to which the transfer of floor area is to be made.

Site Plan Review

The development areas may be developed in phases, and no building permit shall be issued until a detailed site plan (including landscaping) of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development standards. No certificate of occupancy shall issue for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

Platting Requirement

The development areas may be developed in phases and no building permit shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development, and the City of Tulsa shall be a beneficiary thereof.

3. A detail landscape plan for each development area which conforms to the requirements of Chapter 10 of the City of Tulsa Zoning Code 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.
4. 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.
5. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs,

revolving or rotating signs or signs with movement shall be prohibited.

6. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
7. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
8. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review.

TAC Comments:

General: No Comments.

Water: If lot 17 is split; both tracts must have access to the water main line. Note there is a 20' R/W/E 10' west of the east boundary line of Lot 19. The 8" waterline in that easement will need to be upgraded to ductile iron if paving is put over it.

Fire: No objection to the amended use of site. Plat needs to reflect the 20' mutual access easement serving the property to the South.

Stormwater: No Comments.

Wastewater: No Comments.

Transportation: Show location of new MAE. Old MAE should be vacated.

INCOG Transportation:

- **MSHP:** 101st Street is a designated secondary arterial
- **LRTP:** 101st Street South, between Yale Avenue and Sheridan Road, planned 4 lanes. Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments.
- **Transit:** No service provided in this area.

Traffic: No Comments.

GIS: No Comments.

Street Addressing: No Comments.

Explorer Pipeline: No trees in pipeline easement; landscaped area should be kept to grass and/or shrubs. Agreement needed between property owner and Explorer Pipeline.

04/06/10

16.11

PUD 516-C
FLOOR AREA ANALYSIS

The previous allocation of floor area for office use within the Property (therein designated as "Lot 19 and Development Area I") under PUD 516-A is :

Office 17,192 sq. ft.

The allocation of floor area for office use and children's nursery use within the Property (therein designated as "Lot 19 and Development Area I") under PUD 516-B is:

Office 13,000 sq. ft.

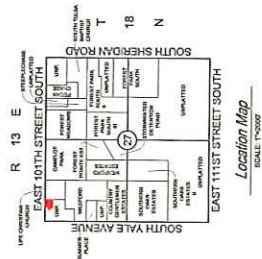
Children's Nursery 6,500 sq. ft.*

* The sum of 4,192 sq. ft. of unallocated floor area and 2,308 sq. ft. allocated from RS-4 which permits a children's nursery by special exception in an RS-4 district at a .5 Floor Area Ratio (RS-4 area within the Property is 66,660 sq. ft.)

The proposed allocation of floor area for PUD 516-C is:

Office	17,192 sq. ft.	previously allocated
	<u>+ 2,808 sq. ft.</u>	new allocation (7,020 sq. ft. of new OL zoning sought under rezoning application filed concurrently herewith at .4 FAR)
	20,000 sq. ft.	

(Children's Nursery, Use Unit 5, is deleted in PUD 516-C)



Owner/Developer
 101ST & VALE PROPERTIES, LLC
 8301 EAST 81ST STREET, STE. D-1
 TULSA, OKLAHOMA 74133
 PHONE: (918) 258-2524
 FAX: 918-258-4979
 CONTACT: MR. CLINT BRUNILE

Engineer/Surveyor
 HRAOK, INC.
 1913 WEST TACOMA, SUITE A
 BROKEN ARROW, OKLAHOMA 74012
 PHONE: (918) 258-2524
 FAX: (918) 258-2524
 CAUTION EXPIRES JUNE 30, 2011
 AVAL@HRAOK.COM

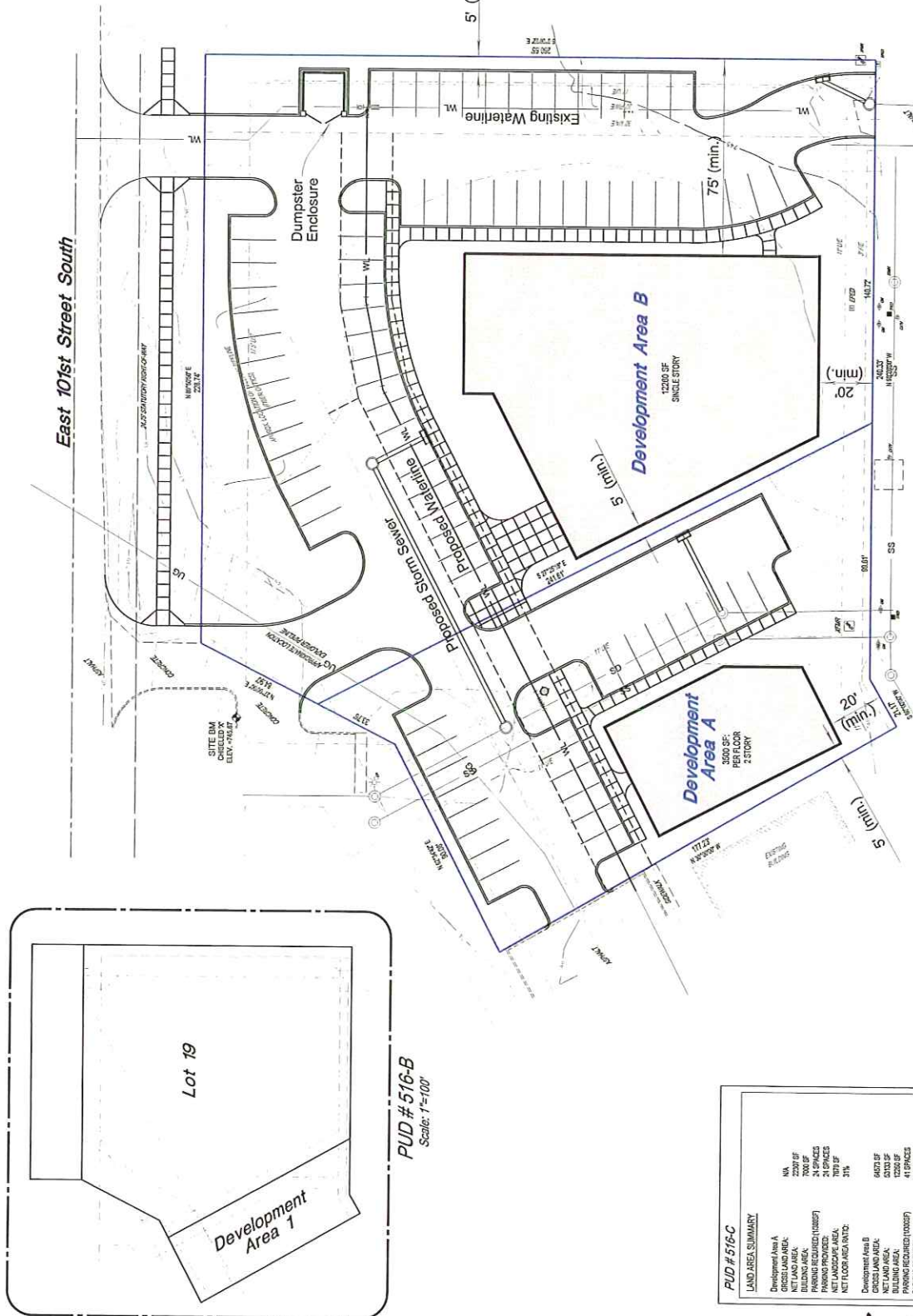
Attorney
 ROY JOHNSON PLLC
 ATTORNEYS AT LAW
 ONE WILLIAMS CENTER TOWER
 1 WEST TULSA AVENUE, SUITE 1010
 TULSA, OK 74103
 PHONE: (918) 585-5641
 FAX: (918) 585-2788



Exhibit A Conceptual Site Plan

HRAOK, INC.

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
 1913 WEST TACOMA, SUITE A
 BROKEN ARROW, OKLAHOMA 74012
 CA# 3943 EXP. DATE 6-30-2011
 VOICE: (918) 258-2524
 FAX: (918) 258-2524
 www.HRAOK.com



PUD #516-C	
LAND AREA SUMMARY	
Development Area A	
GROSS LAND AREA:	NA
NET LAND AREA:	2290 SF
BUILDING AREA:	7000 SF
PARKING PROVIDED:	21 SPACES
NET LANDSCAPE AREA:	7870 SF
NET FLOOR AREA (N/A):	31%
Development Area B	
GROSS LAND AREA:	6673 SF
NET LAND AREA:	5333 SF
BUILDING AREA:	11111 SF
PARKING PROVIDED:	41 SPACES
NET LANDSCAPE AREA:	14111 SF
NET FLOOR AREA (N/A):	23%

16.13

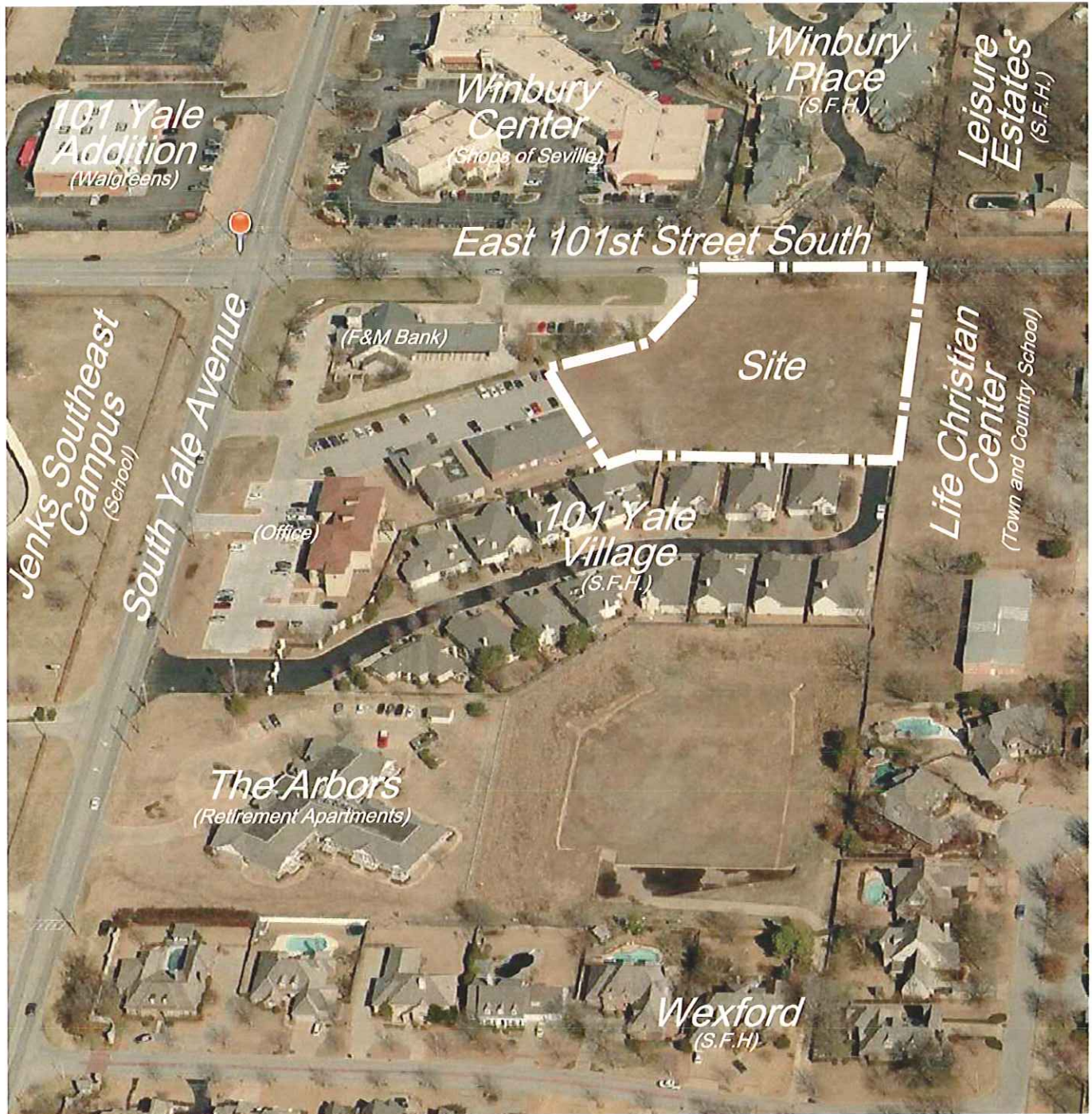


Exhibit B
Proximity Aerial Photo Exhibit

HRAOK, Inc

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

1913 WEST TACOMA - SUITE A
BROKEN ARROW, OKLAHOMA 74012
CA# 3643 EXP. DATE: 6-30-2011

VOICE: (918) 258-3737
FAX: (918) 258-2554
www.HRAOK.com

16.14

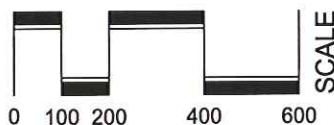
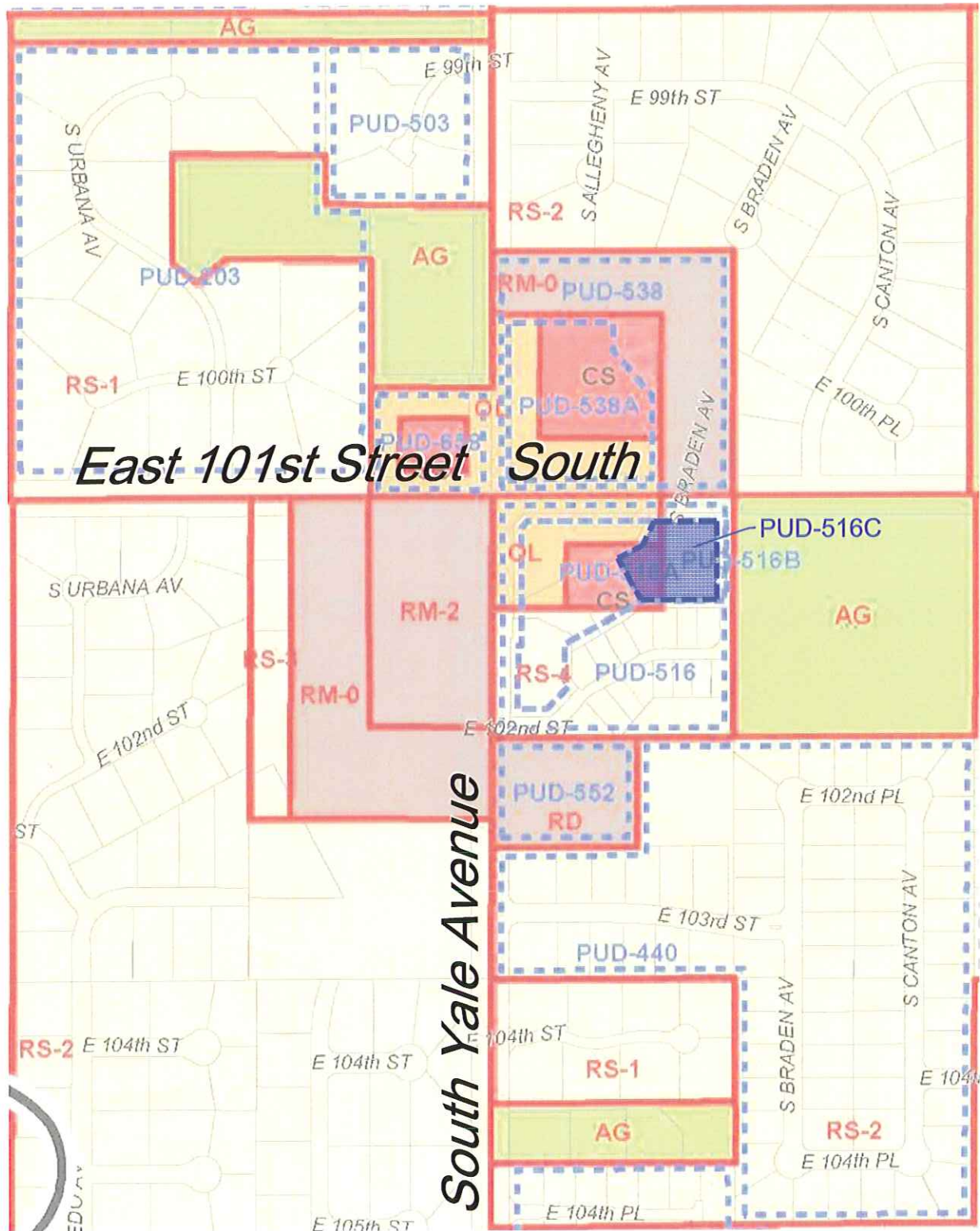


Exhibit C
Area Zoning Exhibit

HRAOK, Inc

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

1913 WEST TACOMA - SUITE A
BROKEN ARROW, OKLAHOMA 74012
CA# 3643 EXP. DATE: 6-30-2011

VOICE: (918) 258-3737
FAX: (918) 258-2554
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16.15

Gross Land Area

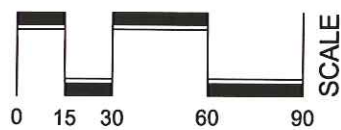
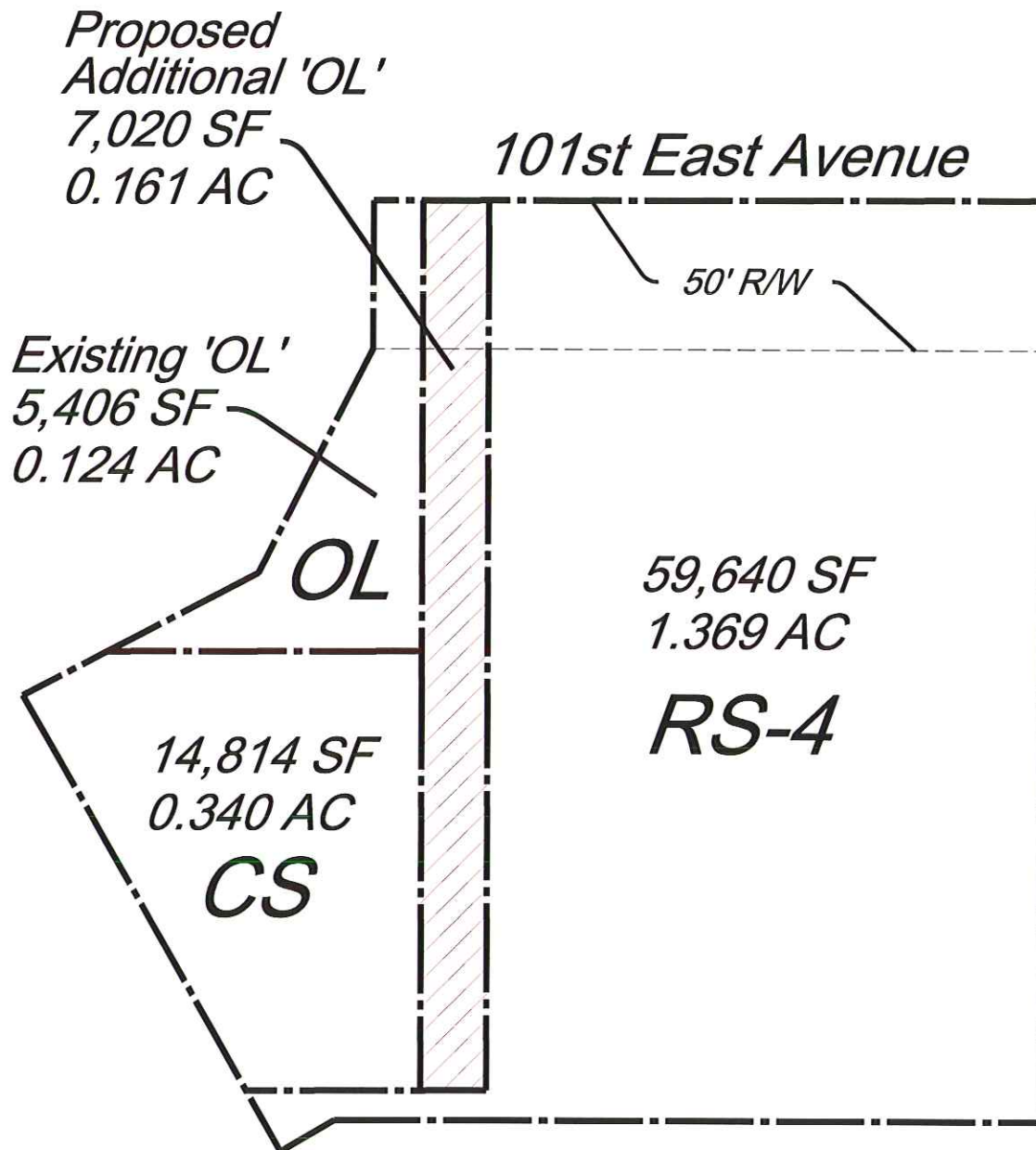


Exhibit D
Subject Tract Underlying
Zoning Exhibit
(Existing and Proposed)

HRAOK, Inc

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

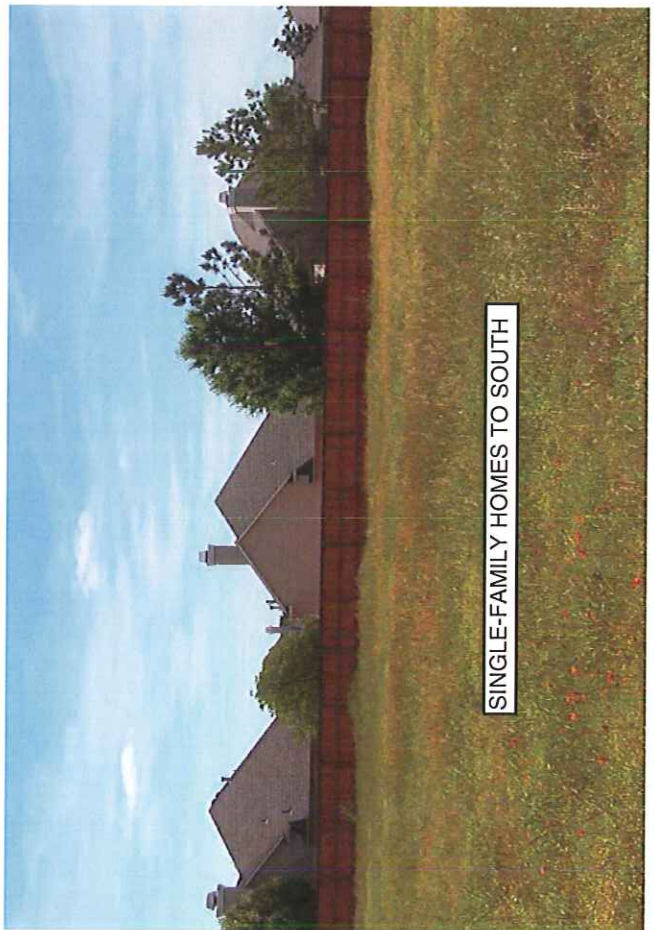
1913 WEST TACOMA - SUITE A
BROKEN ARROW, OKLAHOMA 74012
CA# 3643 EXP. DATE: 6-30-2011

VOICE: (918) 258-3737
FAX: (918) 258-2554
www.HRAOK.com

16.16

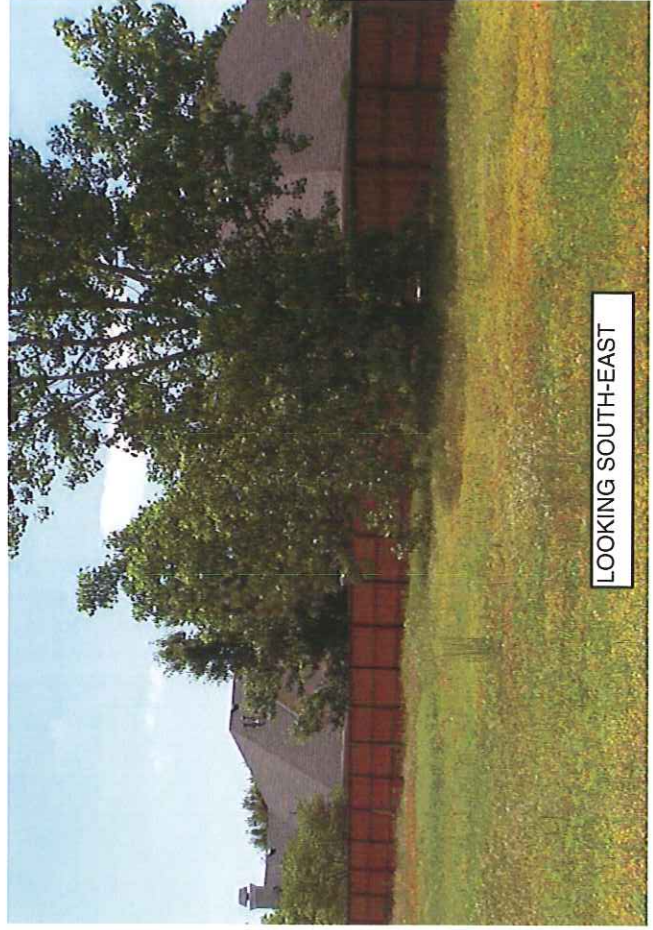
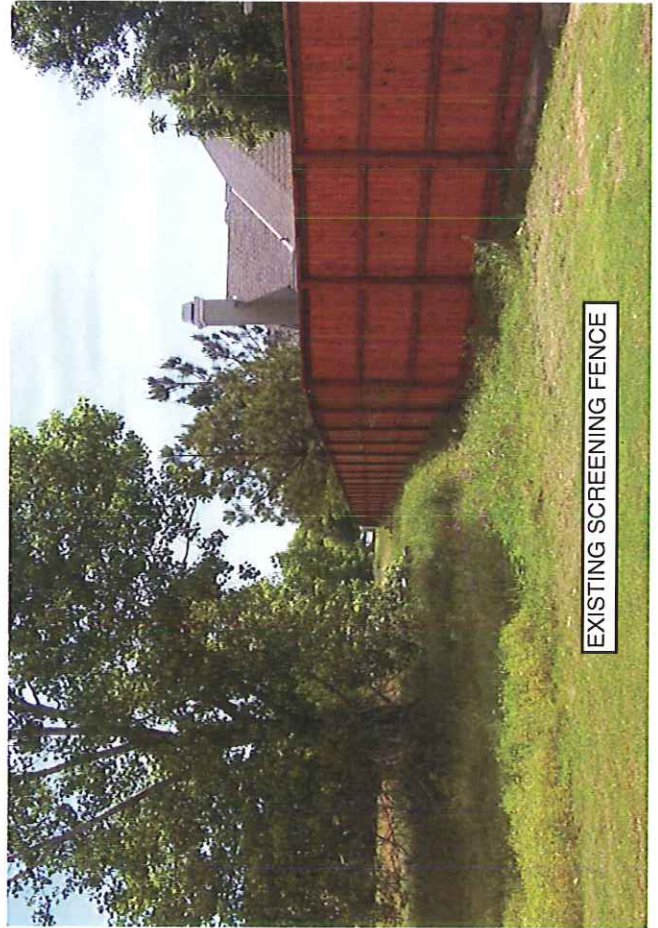
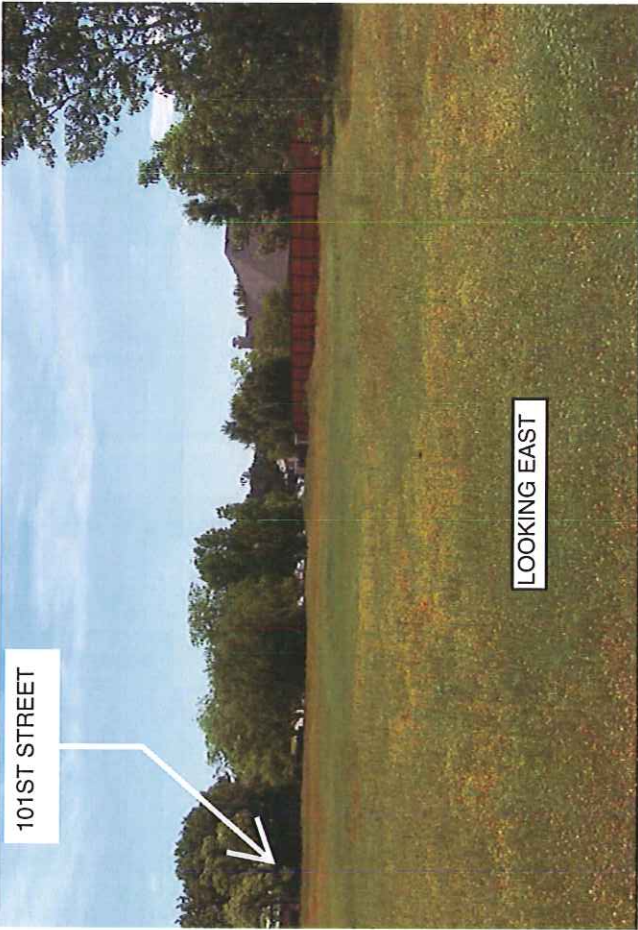


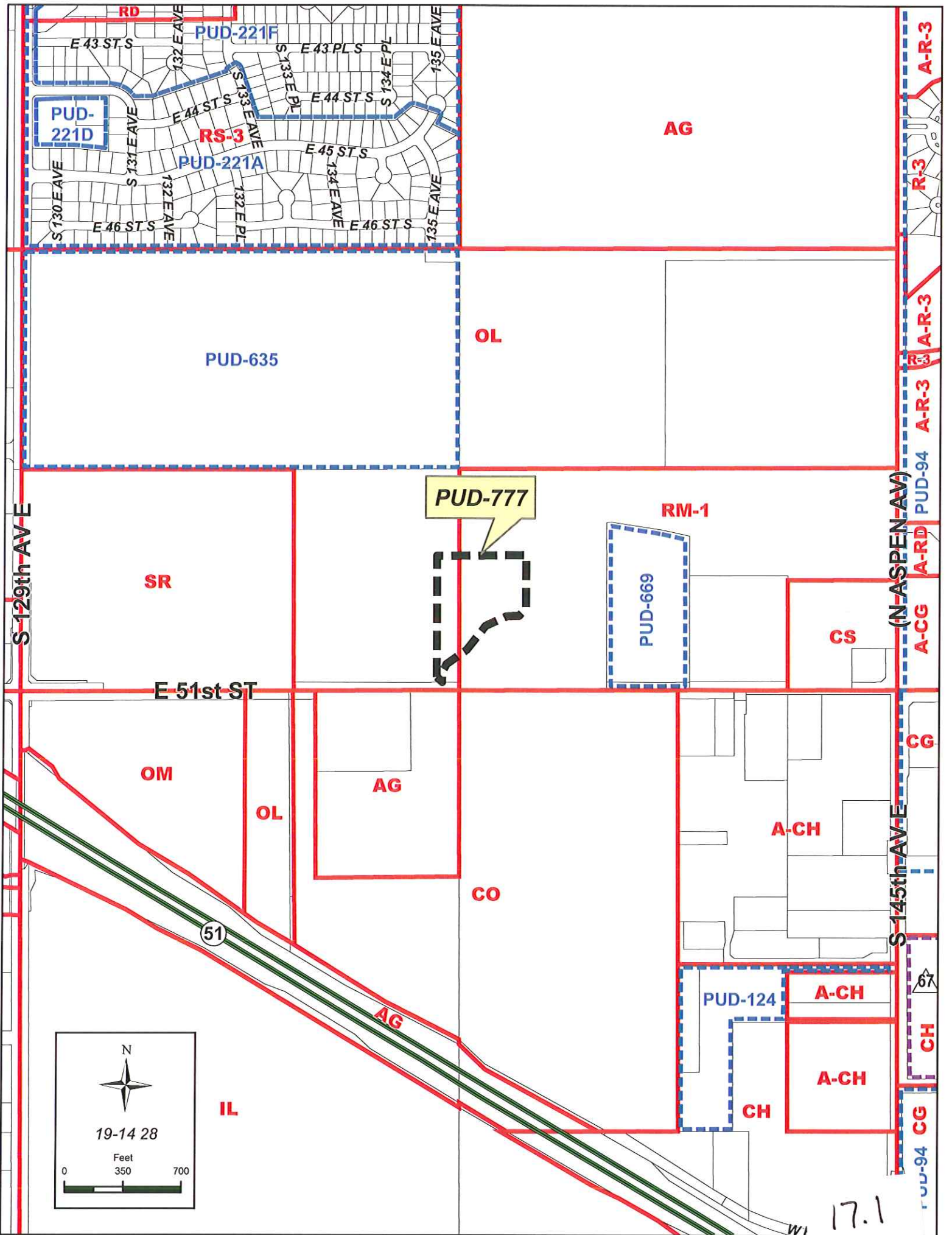
OFFICE BUILDING ADJACENT TO THE WEST



SINGLE-FAMILY HOMES TO SOUTH









S 129th AV E

(N ASPEN AV)

S 145th AV E

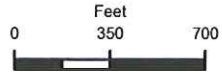
PUD-777

E 51st ST

51

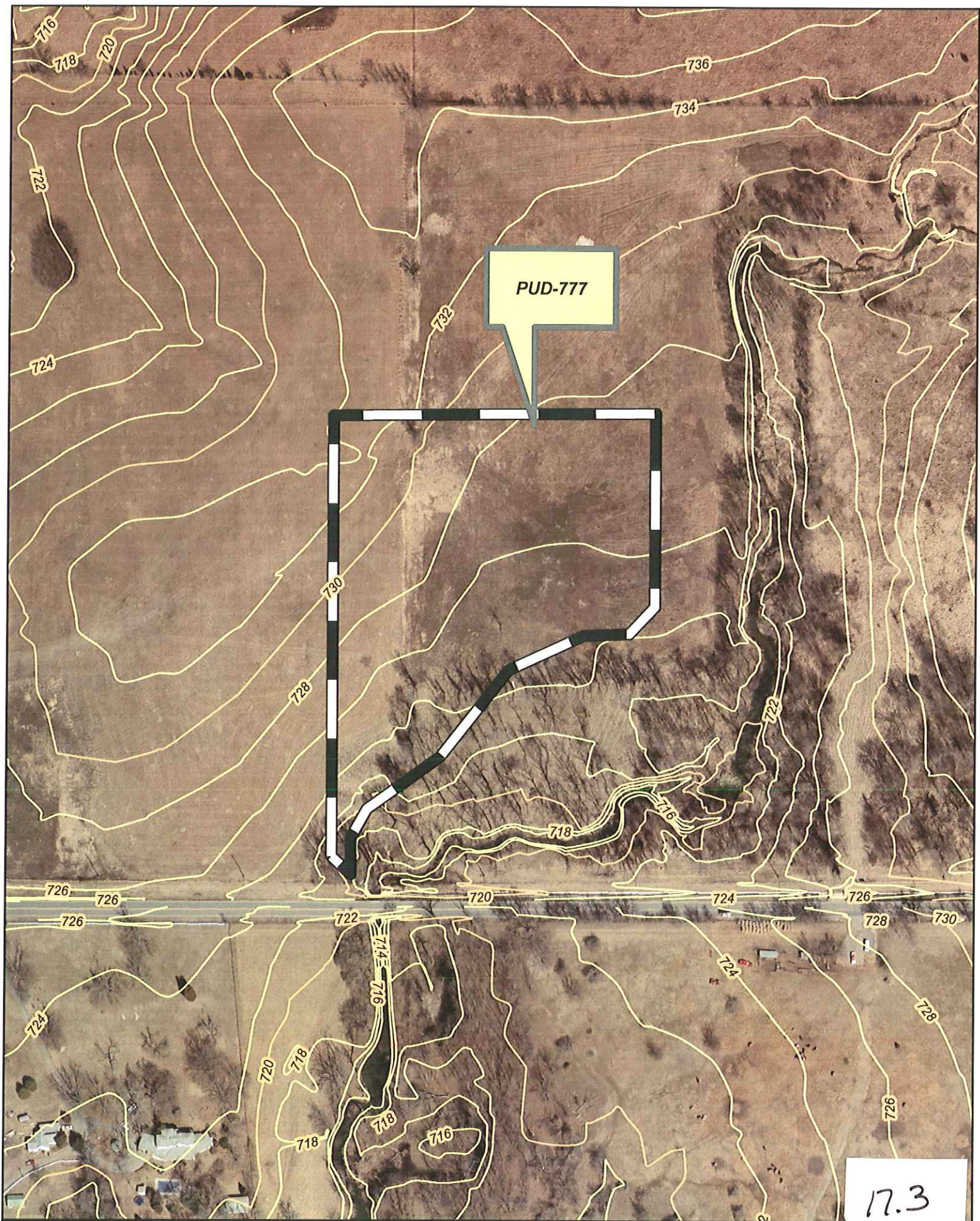


19-14 28



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

17.2



17.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-777

TRS 9428

Atlas 1254

CZM 49

PD-17 CD-6

TMAPC Hearing Date: April 6, 2010

Applicant: Sara Johnson/Continental 214 Fund
LLC

Tract Size: 6 ± acres

ADDRESS/GENERAL LOCATION: East of northeast corner of East 51st Street and South 129th East Avenue

EXISTING ZONING: RM-1/OL

EXISTING USE: Vacant

PROPOSED ZONING: RM-1/OL/PUD

PROPOSED USE: Multifamily apartments

ZONING ORDINANCE: Ordinance number 20944 dated September 30, 2004, and 21819 dated June 5, 2008, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7088 June 2008: All concurred in approval of a request for rezoning a 35.11± acre tract of land from RS-3 to RM-1 for multifamily use, on property located west of northwest corner of East 51st Street and South 145th East Avenue including a part of the subject property.

BOA-19943-A April 10, 2007: The Board of Adjustment APPROVED the *Modification of a previous approval and plan* to permit the addition of an early childhood and preschool education facility to the existing elementary school campus, subject to applicant's Exhibit C, amended site plan, on property located northwest of the northwest corner of East 51st Street and South 145th East Avenue located north of subject property.

BOA-19943 November 23, 2004: The Board of Adjustment APPROVED a *Special Exception* to permit a public elementary school in an OL district, noting this is on the W/2 N/2 of the SE/4 Section 28 19 14, with conditions: that all construction traffic on this phase of construction enter along the northern boundary of the E/2 of the N/2, with a permanent access point to the east to 145th West Avenue be in place when the school opens; no lighted playing fields; all parking lot lights and other lighting be diffused away from the neighborhood, per site plan, on property located northwest of the northwest corner of East 51st Street and South 145th East Avenue and north of subject property.

Z-6952 September 2004: All concurred in approval of a request for rezoning a 28.9+ acre tract of land from AG to OL on property located east of the northeast corner of East 51st Street South and South 129th East Avenue including a part of subject property.

PUD-669 February 2003: All concurred in approval of a proposed Planned Unit Development on an 11.19± acre tract of land for a 180-unit multifamily development on property located west of the northwest corner of East 51st Street South and South 145th East Avenue.

17.4

Z-6781 October 2000: All concurred in approval of a request for rezoning a 160+ acre tract of land from AG to OL for QuikTrip Corporate Campus on the west half and office use on the remainder on property located north and east of the northeast corner of East 51st Street South and South 129th East Avenue.

PUD-635 October 2000: All concurred in approval of a proposed Planned Unit Development on an 80+ acre tract of land from AG to OL/PUD for the QuikTrip Corporate Campus as their headquarters on property located north of the northeast corner of East 51st Street South and South 129th East Avenue.

PUD-221-F May 1999: All concurred in approval of a proposed major amendment to PUD-221, on a 38+ acre tract of land for office use with the west 7.6 acres to be developed for church use and the remaining 12.6 acres to be developed for a private school, subject to modification of development standards located east of the southeast corner of East 41st Street South and South 129th East Avenue.

PUD-221-D May 1990: All concurred in approval of a request for a major amendment to PUD-221 to allow a children's day care center on a tract located on the southeast corner of East 43rd Place South and South 129th East Avenue.

PUD-221-A December 1981: All concurred in approval of a major amendment to convert the commercial portion of the CS floor area to multifamily uses on a tract located on the southeast corner of East 41st Street South and South 129th East Avenue.

PUD-221 October 1979: All concurred in approval, subject to conditions, to develop a 160-acre tract located at the southeast corner of East 41st Street and South 129th East Avenue for a mixed use development.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 6+ acres in size and is located east of northeast corner of East 51st Street and South 129th East Avenue. The property is vacant and is zoned RM-1/OL.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 51 st Street South*	Secondary Arterial	100'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by unplatted property, zoned RM-1; on the north by unplatted property, zoned OL and RM-1; on the south by 51st Street and then unplatted property, zoned AG; and on the west by unplatted property, zoned OL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being a low-intensity, linear development area. According to the Zoning Matrix, the existing RM and OL zoning **may be found** to be in accord with the Plan so long as a development proposal is accompanied by a PUD proposal.

17.5

STAFF RECOMMENDATION:

PUD-777 is a relatively flat; 6 acre/261,360 square foot (sf) tract located on the north side of 51st Street South approximately $\frac{3}{4}$ of a mile east of U.S. Highway 51/The Broken Arrow Expressway (see Exhibits E and F). The site is undeveloped with wooded areas on the eastern boundary in close proximity to a Tulsa Regulatory Floodplain (see Exhibit A and D). The site is bound on the east by Tulsa Regulatory Floodplain, on the south by East 51st Street South, and on the west/ north by residual vacant land zoned OL and RM-1. There are no single family residential properties immediately adjacent to the site.

The multifamily development will be accessed by a publicly-dedicated collector street branching north from East 51st Street (see Exhibit A). One entry point will be provided for a clubhouse and another will provide access to the apartments. The entire six-acre tract will be platted as a one lot, one block subdivision.

If completed, the six-acre site will yield ninety-six (96) market-rate apartments, provided through a mix of studio, one, two, and three bedroom units ranging in size from 535 sf to 1,360 sf. Buildings will be limited to 35' in height. Underlying zoning on the site would permit for 152 units at 1,700 sf of land area per dwelling unit (LA/DU). As proposed, the 96 units will have 2,700+ sf of LA/DU. In addition to excess open space/livability space and passive recreational opportunities such as hiking, site amenities include a clubhouse, pool area, and dog park.

Staff has conducted several site visits, driven this area extensively, and thoroughly reviewed the development proposal (see also attached case photographs). Research by the applicant indicates almost 3,500 employers and over 45,000 jobs located within 3 miles of the site. Please refer to Exhibits E, H, and I. Considering the existing development trends in the surrounding area, proximity to freeway access, the presence of substantial employment centers within proximity to the site (including but not limited to Quik-Trip, Met Life, Tulsa Health Department, HSBC, State Farm Insurance and the new St. John's Hospital campus) staff supports this proposal. Staff contends this site is well suited for this type of development and will provide a well-suited housing option for the area.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-777 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-777 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*:

LAND AREA:

261,359 sf/6.00 Acres

PERMITTED USES:

Those uses permitted as a matter of right in the RM-1 zoning district, including but not limited to multifamily dwellings, clubhouse, pool, landscaped features and uses customarily accessory to the principal permitted uses.

MAXIMUM NUMBER OF DWELLING UNITS:	96
MINIMUM LAND AREA/DU:	2,700 sf
LIVABILITY SPACE/DU:	600 sf
MAXIMUM BUILDING HEIGHT:	35'
OFF STREET PARKING:	Per applicable Use Unit with a minimum of 1 stall per 500 square feet of clubhouse area.

SETBACKS:

From abutting street right-of way (ROW):	25'
Side yard:	10'
Rear yard:	20'

LIGHTING:

All site lighting, including building mounted, shall be designed to direct light down and away from adjoining properties. No light standard, including building mounted shall exceed 25 feet in height. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent property. Compliance will be by submittal of a photometric plan and manufacturer's cut-sheets and will be verified at detail site plan review.

SIGNS:

One identification sign will be constructed adjacent East 51st Street South. The display surface area shall not exceed eighty (80) square feet, and will not be greater than twenty (20) feet in height. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.

LANDSCAPING AND SCREENING:

Landscaping shall be per Chapter 10 of the Tulsa Zoning Code. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

ACCESS AND CIRCULATION:

The multifamily apartment development will be accessed by a proposed 60' street/public right-of-way adjacent on the west side of the development. The street will stem north from the existing East 51st Street South. A 5' sidewalk will be provided along the entirety of the easterly portion of the newly constructed right-of-way. An existing storm water culvert and concrete drainage channel to the east of the new right-of-way prohibit the construction of a sidewalk along the site's very limited 51st Street frontage. Internal private drives will serve both the clubhouse and the individual residences.

3. No Zoning Clearance Permit shall be issued within the PUD until a Detail Site Plan, which includes all buildings, parking, lighting, 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 shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences (where applicable), have been installed in accordance with the approved Landscape Plan, prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
5. No sign permits shall be issued for erection of a sign within the PUD until a Detail Sign Plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. The Department 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 property have been installed in accordance with the approved plans prior to issuance of any Occupancy Permit.
7. All public roadways, including all curbs, gutters, base and paving materials shall be of a quality and thickness which meets City of Tulsa standards for a residential public street. The maximum vertical grade of streets shall be 10 percent. The City shall inspect all streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets and the developer shall pay all inspection fees required by the City. If the City will not inspect, then a registered professional engineer shall certify that the streets have been built to City standards.
8. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
9. 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.
10. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
12. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during Detail Site Plan review and/or the subdivision platting process.

TAC Comments:

General: Request that the floodplain adjacent to the property be included in the plat as a reserve area.

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

Fire: Property shall be served with fire hydrant protection per Sections 508.5 and Appendix B & C of the International Fire Code. The drive shall meet the fire apparatus access requirements of Section 503 and Appendix D of the International Fire Code. Section D105 shall be complied with if the buildings exceed 30' in height.

Stormwater: Needs to show Existing City of Tulsa Regulatory Floodplain, and explain how it is being changed to this proposed floodplain. Compensatory storage is required for all fill placed in the floodplain and must be placed in an easement. A detention determination is required in order to authorize fee-in-lieu of detention. Runoff from the development must be collected and piped to the invert of the creek.

Wastewater: A sanitary sewer mainline extension must be constructed to provide sewer service to all proposed lots within the PUD area.

Transportation: In the access and circulation section include sidewalk requirement and note that the public road will be added by separate instrument. On the site plan note that road will be by separate instrument.

INCOG Transportation:

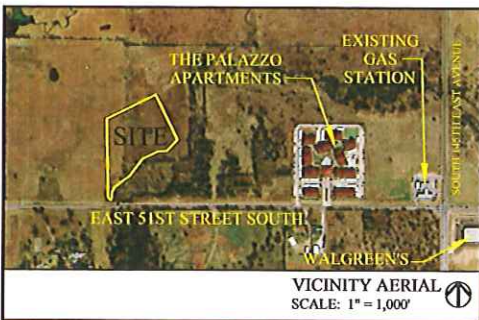
- **MSHP:** E. 51st Street is a designated secondary arterial. According to the Major Street & Highway Plan, a residential collector is planned to connect to the Quail Ridge subdivision in the future. 60' of ROW should be dedicated for this purpose.
- * **LRTP:** 51st St S., between 129th E. Ave and 145th E. Ave, planned 4 lanes. Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments.
- **Transit:** No comments.

Traffic: No Comments.

GIS: No Comments.

Street Addressing: No Comments.

EAST 51ST STREET SOUTH MULTIFAMILY PUD




CONCEPTUAL SITE PLAN

SHEET

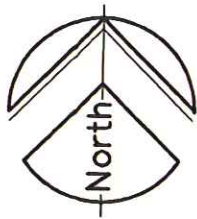
NOTE: LANDSCAPING DISPLAYED FOR ILLUSTRATIVE PURPOSES ONLY.

EXHIBIT A

DEVELOPER CONTINENTAL 214 FUND LLC 9134 19TH STREET EXECUTIVE PARKWAY BIRMINGHAM, ALABAMA 35203 (205) 902-5500		CITY TULSA PROJECT: EAST 51ST STREET SOUTH & SOUTH 145TH EAST AVENUE NWC		STATE OK	DRAWN BY ELH	CONTINENTAL 214 FUND LLC An affiliate of  CONTINENTAL PROPERTIES 9134 19TH STREET EXECUTIVE PARKWAY BIRMINGHAM, ALABAMA 35203 Phone: 205.362.0000 Fax: 205.362.0000 Email: info@continentalproperties.com
REVISIONS						
REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	

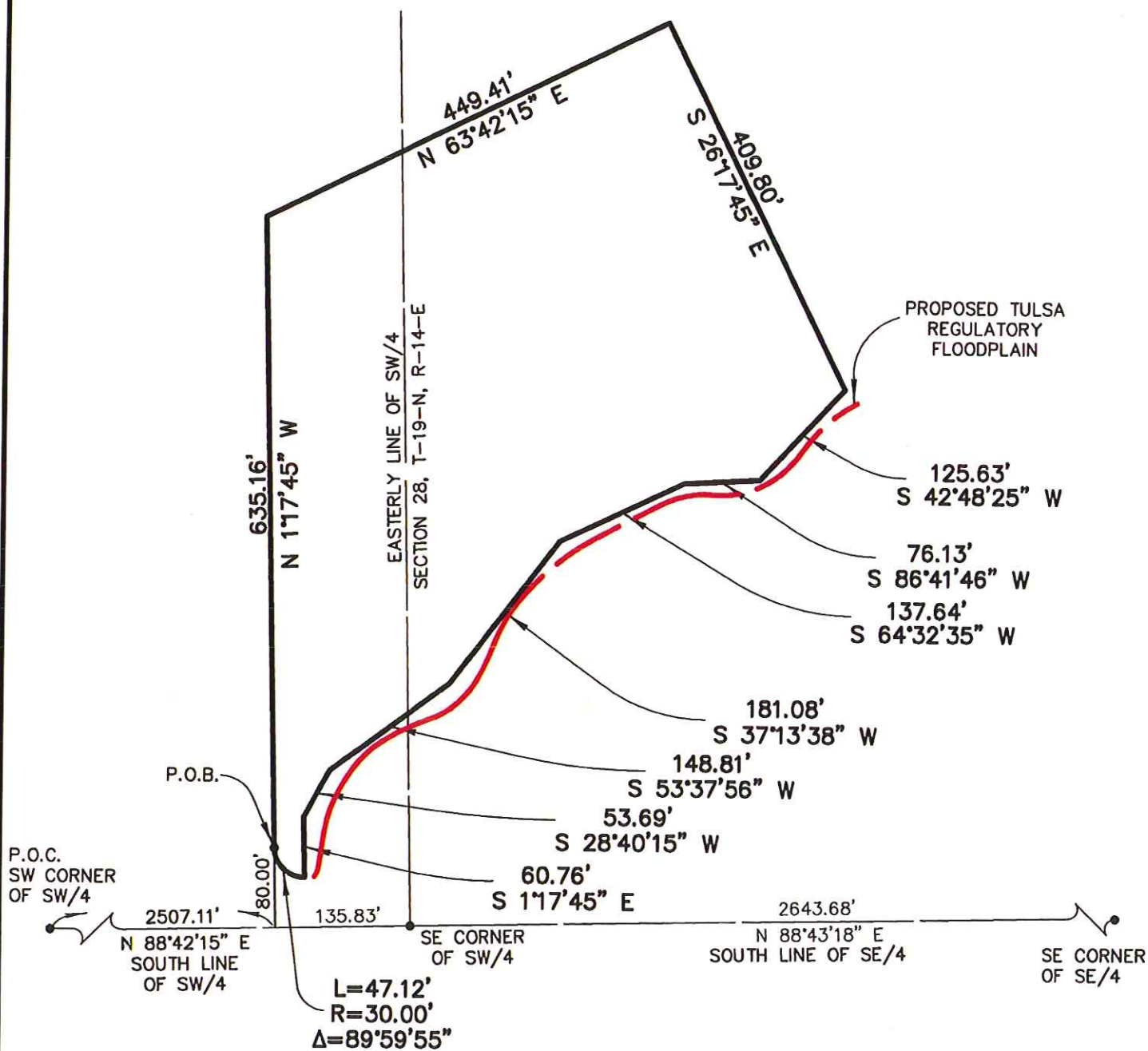
Page 4 of 16

17.10



N.T.S.

Exhibit "B" **Section 28** **T-19-N, R-14-E** **Tulsa County, Oklahoma** **Boundary Description**



Tanner Consulting, LLC

EXHIBIT C
Section 28
T-19-N, R-14-E
Tulsa County, Oklahoma
Boundary Description

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF (S/2) OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE NORTH 88°42'15" EAST ALONG THE SOUTHERLY LINE THE SOUTHWEST QUARTER OF SECTION 28 FOR A DISTANCE OF 2,507.11 FEET TO A POINT; THENCE NORTH 1°17'45" WEST FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;


THENCE NORTH 1°17'45" WEST FOR A DISTANCE OF 635.16 FEET TO A POINT;
THENCE NORTH 63°42'15" EAST FOR A DISTANCE OF 449.41 FEET TO A POINT;
THENCE SOUTH 26°17'45" EAST FOR A DISTANCE OF 409.80 FEET TO A POINT;
THENCE SOUTH 42°48'25" WEST FOR A DISTANCE OF 125.63 FEET TO A POINT;
THENCE SOUTH 86°41'46" WEST FOR A DISTANCE OF 76.13 FEET TO A POINT;
THENCE SOUTH 64°32'35" WEST FOR A DISTANCE OF 137.64 FEET TO A POINT;
THENCE SOUTH 37°13'38" WEST FOR A DISTANCE OF 181.08 FEET TO A POINT;
THENCE SOUTH 53°37'56" WEST FOR A DISTANCE OF 148.81 FEET TO A POINT;
THENCE SOUTH 28°40'15" WEST FOR A DISTANCE OF 53.69 FEET TO A POINT;
THENCE SOUTH 1°17'45" EAST FOR A DISTANCE OF 60.76 FEET TO A POINT OF CURVATURE;

THENCE ALONG A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°59'55", AN ARC DISTANCE OF 47.12 FEET, CHORD BEARING OF NORTH 46°17'43" WEST AND A CHORD LENGTH OF 42.43 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 261,359 SQUARE FEET OR 6.00 ACRES MORE OR LESS.

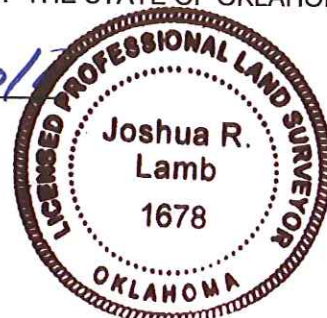
Real Property Certification

I, JOSHUA R. LAMB, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD 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.


Joshua R. Lamb
Oklahoma P.L.S. #1678
Oklahoma Certificate of Authorization No. CA 2661
Expiration Date: 6/30/2011

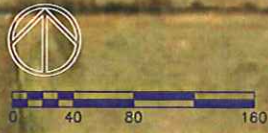
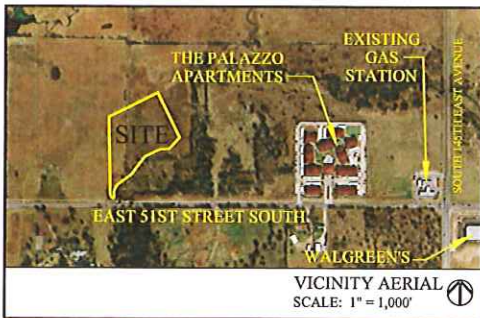
Date

2/24/2017



17.12


EAST 51ST STREET SOUTH MULTIFAMILY PUD



SITE AERIAL

SHEET

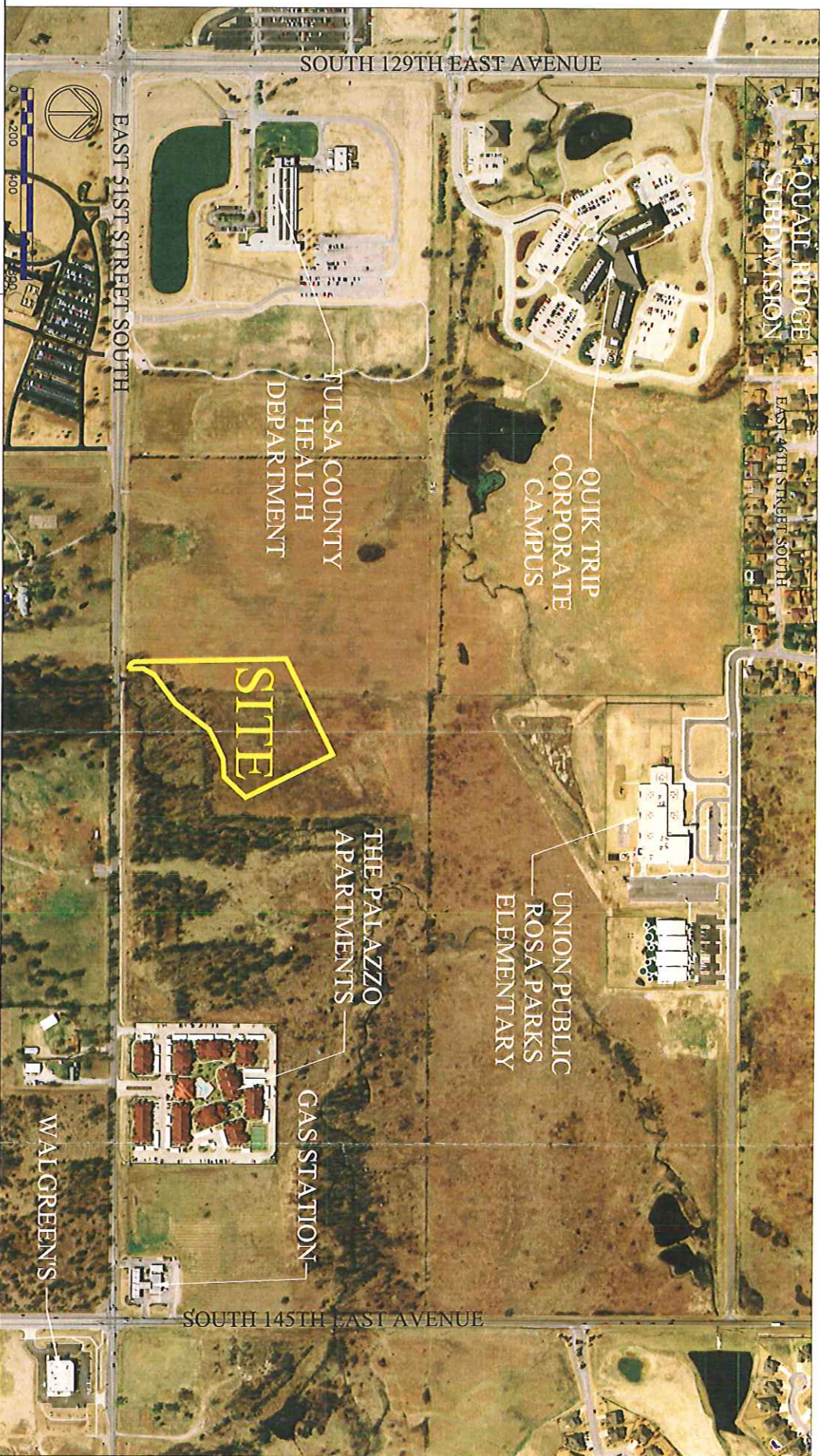
EXHIBIT D

DEVELOPER CONTINENTAL 214 FUND LLC W 138 180TH EXCLUSIVE PARKWAY MCKINNONVILLE FALLS, PA 15101 (412) 822-5500		CITY TULSA	STATE OK	DRAWN BY ELH	CONTINENTAL 214 FUND LLC An Affiliate of  CONTINENTAL PROPERTIES A DIV. OF W 138 180TH Exclusive Parkway McMinnville Falls, PA 15101 Phone: 412 822-5500 Fax: 412 822-5522 Email: info@continentalpa.com
PROJECT EAST 51ST STREET SOUTH & SOUTH 145TH EAST AVENUE NWC		DISTAL DATE (DRAWN)			
REVISIONS					
REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE

Page 7 of 16

17.13

12.14



VICINITY AERIAL

SHEET

EXHIBIT E

EAST 51ST STREET SOUTH MULTIFAMILY PUD

DEVELOPER
CONTINENTAL PROLOGIC
MULTIFAMILY DEVELOPMENT, LLC
10000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80231

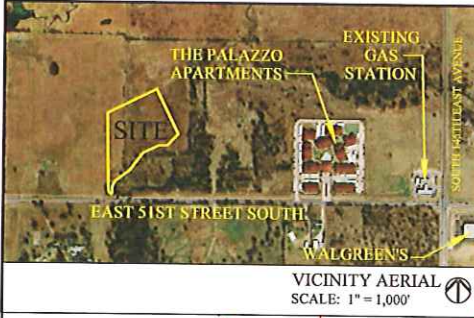
CITY
TULSA

PROJECT
EAST 51ST STREET SOUTH & SOUTH 145TH EAST AVENUE NWC

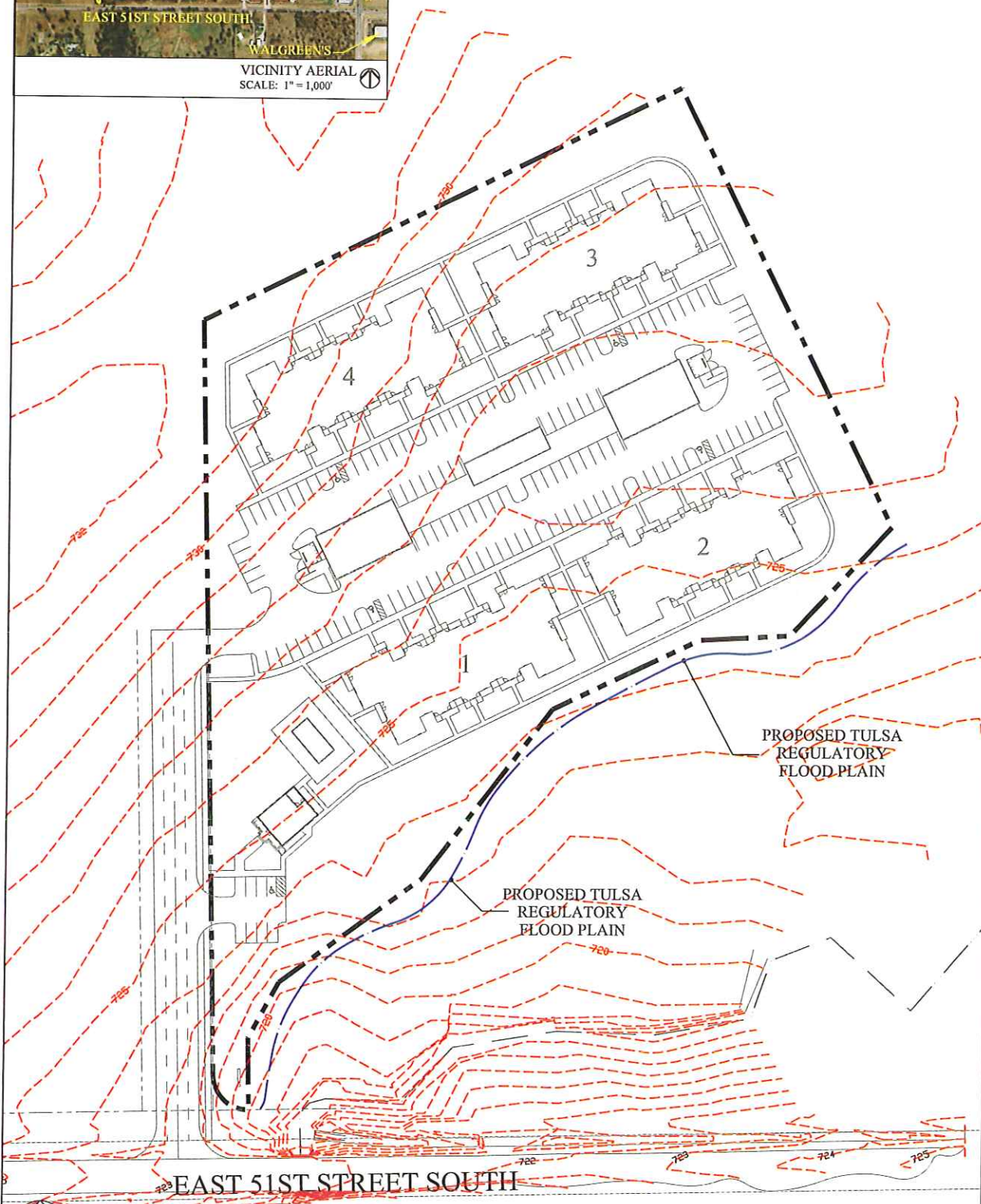
STATUS
OK ELH

CONTINENTAL PROLOGIC
214 3RD AVE
TULSA, OK 74103
405.944.1234
www.continentalprologics.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY



EAST 51ST STREET SOUTH MULTIFAMILY PUD



LEGEND:
TOPOGRAPHY
1' CONTOUR INTERVAL

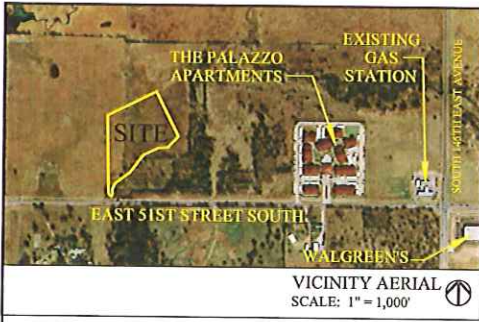
EXISTING TOPOGRAPHY

SHEET

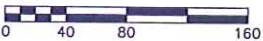
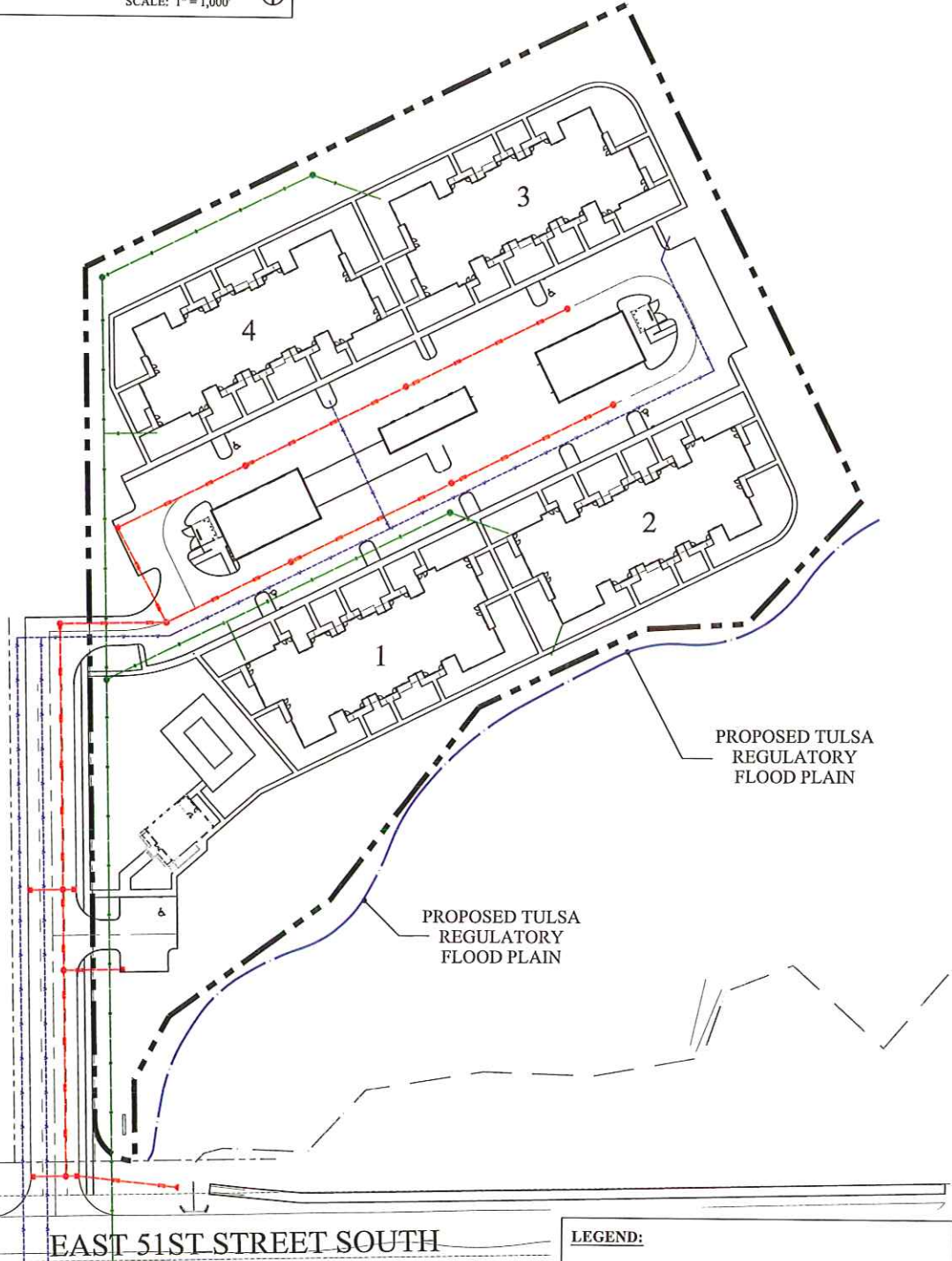
EXHIBIT F

DEVELOPER CONTINENTAL 214 FUND LLC 1600 N. 10TH STREET, SUITE 200 MINNEAPOLIS, MN 55412 (612) 522-2500		CITY TULSA	STATE OK	DRAWN BY ELH	CONTINENTAL 214 FUND LLC An affiliate of CONTINENTAL PROPERTIES A DIVISION OF WILSON JENSEN 1000 N. 10TH STREET, SUITE 200 MINNEAPOLIS, MN 55412 Phone: 612.522.2500 Fax: 612.522.2502 Email: info@continentalproperties.com
PROJECT EAST 51ST STREET SOUTH & SOUTH 145TH EAST AVENUE NWC		REVISIONS			
REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
Page 0 of 16					

17.15



EAST 51ST STREET SOUTH MULTIFAMILY PUD



LEGEND:

- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

CONCEPTUAL UTILITY PLAN

SHEET

EXHIBIT G

DEVELOPER

CONTINENTAL 214 FUND LLC
10134 NORTH EXECUTIVE PARKWAY
MINNOMONIE FALLS, WI 53051
(262) 510-0500

CITY
TULSA

PROJECT
EAST 51ST STREET SOUTH & SOUTH 145TH EAST AVENUE NWC

STATE
OK

DRAWN BY
ELH

INITIAL DATE/DRAWING

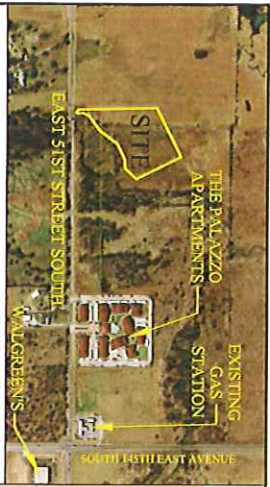
CONTINENTAL 214 FUND LLC

An affiliate of

CONTINENTAL PROPERTIES

10134 NORTH EXECUTIVE PARKWAY
MINNOMONIE FALLS, WI 53051
Phone: 262.510.0500 Fax: 262.510.0500
Email: info@continentalproperties.com

17.16



VICINITY AERIAL
SCALE: 1" = 1,000'



LOCATION MAP
SCALE: 1" = 2,000'

ZONING SUMMARY:

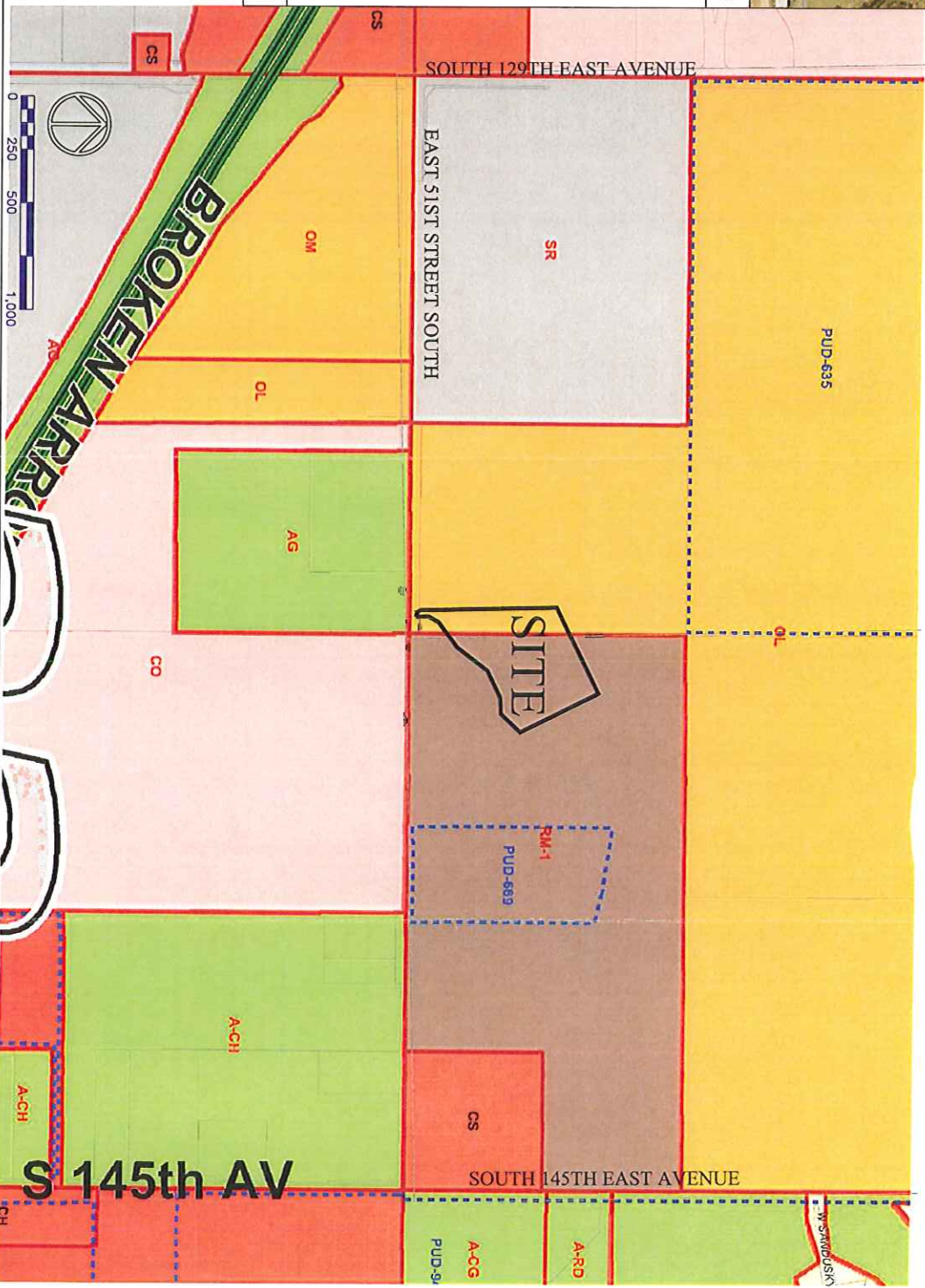
ZONING CATEGORY	ACREAGE
OL	± 1.87 ACRES
RM-1	± 4.13 ACRES
TOTAL AREA (GROSS)	± 6.00 ACRES
PLANNED ZONING:	PUD
ADJACENT ZONING:	NORTH - OL EAST - RM-1 SOUTH - AG, CO WEST - OL

ZONING EXHIBIT

SHEET

EXHIBIT H

**EAST 51ST STREET SOUTH MULTIFAMILY
PUD SUBMITTAL**



S 145th AV

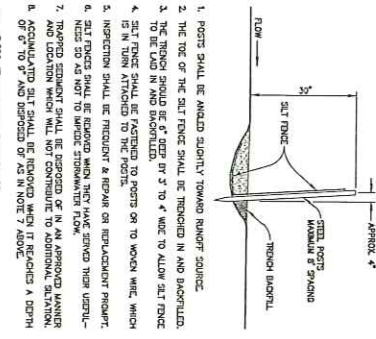
PROJECT INFORMATION		APPROVALS	
PROJECT NAME	EAST 51ST STREET SOUTH & SOUTH 145TH EAST AVENUE NWC	DATE	OK
PROJECT ADDRESS	145TH EAST AVENUE NWC	DATE	ELH
PROJECT TYPE	MULTIFAMILY	DATE	
PROJECT OWNER	CONTINENTAL 214 PUD LLC	DATE	
PROJECT ARCHITECT	CONTINENTAL 214 PUD LLC	DATE	
PROJECT ENGINEER	CONTINENTAL 214 PUD LLC	DATE	
PROJECT LANDSCAPE ARCHITECT	CONTINENTAL 214 PUD LLC	DATE	
PROJECT CIVIL ENGINEER	CONTINENTAL 214 PUD LLC	DATE	
PROJECT ELECTRICAL ENGINEER	CONTINENTAL 214 PUD LLC	DATE	
PROJECT MECHANICAL ENGINEER	CONTINENTAL 214 PUD LLC	DATE	
PROJECT PLUMBING ENGINEER	CONTINENTAL 214 PUD LLC	DATE	
PROJECT FIRE ENGINEER	CONTINENTAL 214 PUD LLC	DATE	
PROJECT TRAFFIC ENGINEER	CONTINENTAL 214 PUD LLC	DATE	
PROJECT ENVIRONMENTAL ENGINEER	CONTINENTAL 214 PUD LLC	DATE	
PROJECT HISTORIC PRESERVATION	CONTINENTAL 214 PUD LLC	DATE	
PROJECT OTHER	CONTINENTAL 214 PUD LLC	DATE	

17.17

Groffing and Erosion Control Notes

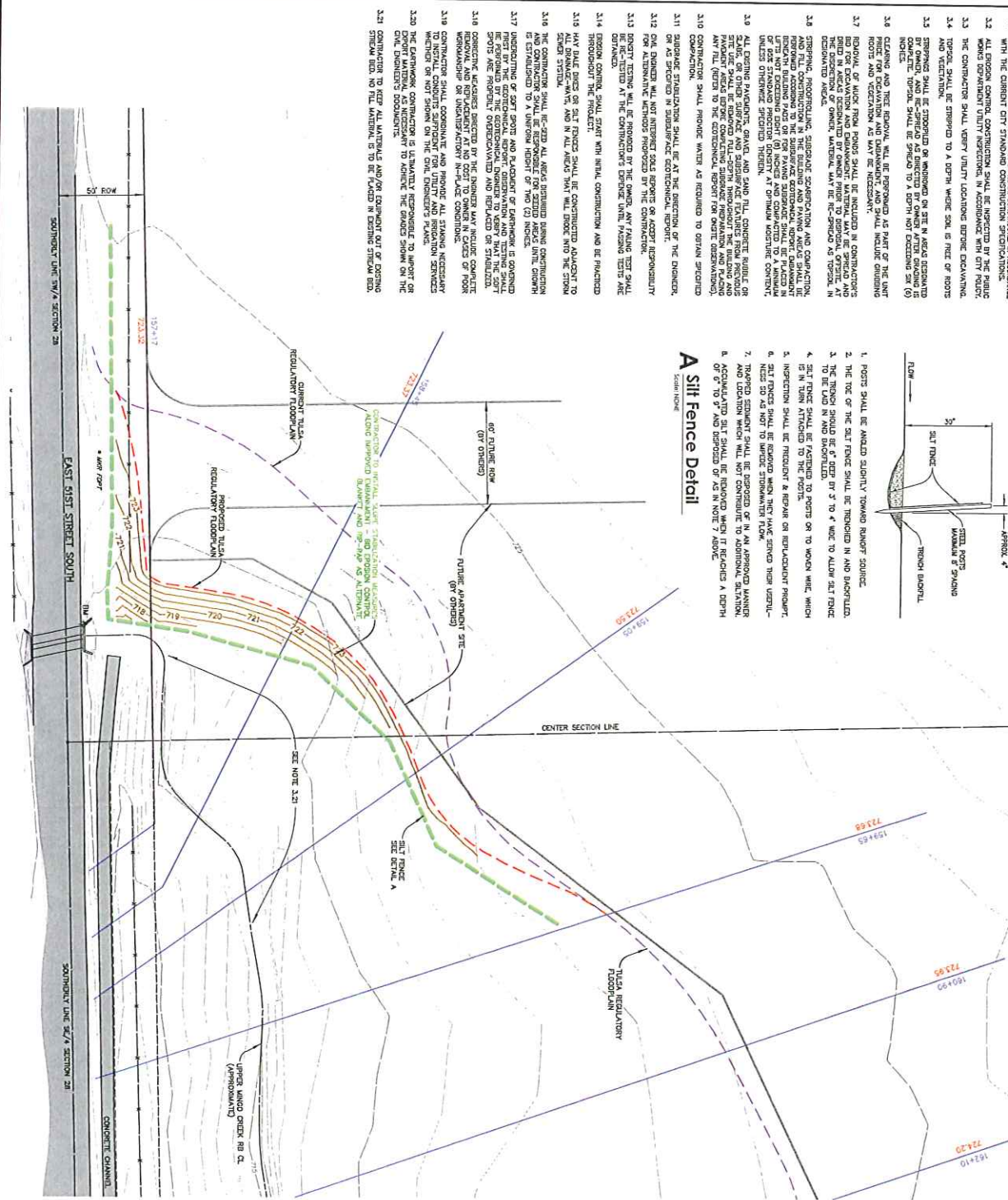
- 3.1 GROFFING AND EROSION CONTROL SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 3.2 ALL EROSION CONTROL MEASURES SHALL BE DESIGNED BY THE DESIGNER AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 3.3 THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE CONSTRUCTION.
- 3.4 EROSION CONTROL MEASURES SHALL BE STRIPPED TO A DEPTH WHERE SOIL IS FREE OF ROOTS AND VEGETATION.
- 3.5 STRIPPED SOIL SHALL BE STRIPPED OR MOVED ON SITE IN AREAS DESIGNATED BY OWNER, AND BE STRIPPED AS DIRECTED BY OWNER AFTER GRADING IS COMPLETED. STRIPPED SOIL SHALL BE STRIPPED TO A DEPTH NOT EXCEEDING 24" (6') UNLESS OTHERWISE SPECIFIED.
- 3.6 CLEANING AND TREE REMOVAL WILL BE PERFORMED AS PART OF THE EROSION CONTROL MEASURES.
- 3.7 REMOVAL OF LUSH TREES SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 - a. ALL TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - b. ALL TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - c. ALL TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
- 3.8 STRIPPING, PROTECTING, SUBGRADE CONSTRUCTION AND COMPACTION, AND EROSION CONTROL MEASURES SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 - a. ALL EROSION CONTROL MEASURES SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - b. ALL EROSION CONTROL MEASURES SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - c. ALL EROSION CONTROL MEASURES SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
- 3.9 ALL EROSION CONTROL MEASURES SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 - a. ALL EROSION CONTROL MEASURES SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - b. ALL EROSION CONTROL MEASURES SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - c. ALL EROSION CONTROL MEASURES SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
- 3.10 CONTRACTOR SHALL PROVIDE WATER AS REQUIRED TO OBTAIN SPECIFIED COMPACTION.
- 3.11 SUBGRADE STABILIZATION SHALL BE AT THE DISCRETION OF THE DESIGNER, OR AS SPECIFIED IN SUBSEQUENT GEOTECHNICAL REPORT.
- 3.12 ONE DIMENSION WILL NOT INTERFERE SOILS REPORT OR ACCEPT RESPONSIBILITY FOR THE DESIGNER'S DESIGN.
- 3.13 ALL EROSION CONTROL MEASURES SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 - a. ALL EROSION CONTROL MEASURES SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - b. ALL EROSION CONTROL MEASURES SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - c. ALL EROSION CONTROL MEASURES SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
- 3.14 EROSION CONTROL SHALL START WITH INITIAL CONSTRUCTION AND BE PRACTICED THROUGHOUT THE PROJECT.
- 3.15 ANY DRAIN DITCH OR SLOPE SHALL BE CONSTRUCTED ADJACENT TO EXISTING DRAINAGE, AND IN ALL AREAS SHALL BE DRAIN INTO THE STORM DRAINAGE SYSTEM.
- 3.16 THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING AREAS UNTIL GROUND COVER IS ESTABLISHED TO THE SATISFACTION OF THE DESIGNER.
- 3.17 SEEDING OF SLOPES SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 - a. SEEDING SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - b. SEEDING SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - c. SEEDING SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
- 3.18 SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 - a. SEEDING SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - b. SEEDING SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
 - c. SEEDING SHALL BE PERFORMED PRIOR TO GRADING, EXCEPT AS SPECIFIED BY OWNER.
- 3.19 CONTRACTOR SHALL CONSIDER AND PROVIDE ALL STAKES NECESSARY TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
- 3.20 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
- 3.21 CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

A Silt Fence Detail



1. POSTS SHALL BE ANCHORED SUFFICIENTLY TOWARD DOWNHILL SLOPE.
2. THE TOP OF THE SILT FENCE SHALL BE TIGHTENED IN AND BACKFILLED TO BE LAD IN AND BACKFILLED.
3. THE TRENCH SHOULD BE 6" DEEP BY 4" WIDE TO ALLOW SILT FENCE TO BE LAD IN AND BACKFILLED.
4. SILT FENCE SHALL BE FASTENED TO POSTS OR TO WOODEN WELLS WHICH IS IN TURN ATTACHED TO THE POSTS.
5. INSPECTION SHALL BE FREQUENT TO REPAIR OR REPLACEMENT PROMPT.
6. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO IMPURE STORMWATER FLOW.
7. POSTS SHALL BE REMOVED OR IN AN APPROVED MANNER.
8. ACCUMULATED SILT SHALL BE REMOVED BY THE CONTRACTOR, SECTION OF 6" TO 8" AND DEPOSITED OF 1/2 IN NOTE 7 ABOVE.

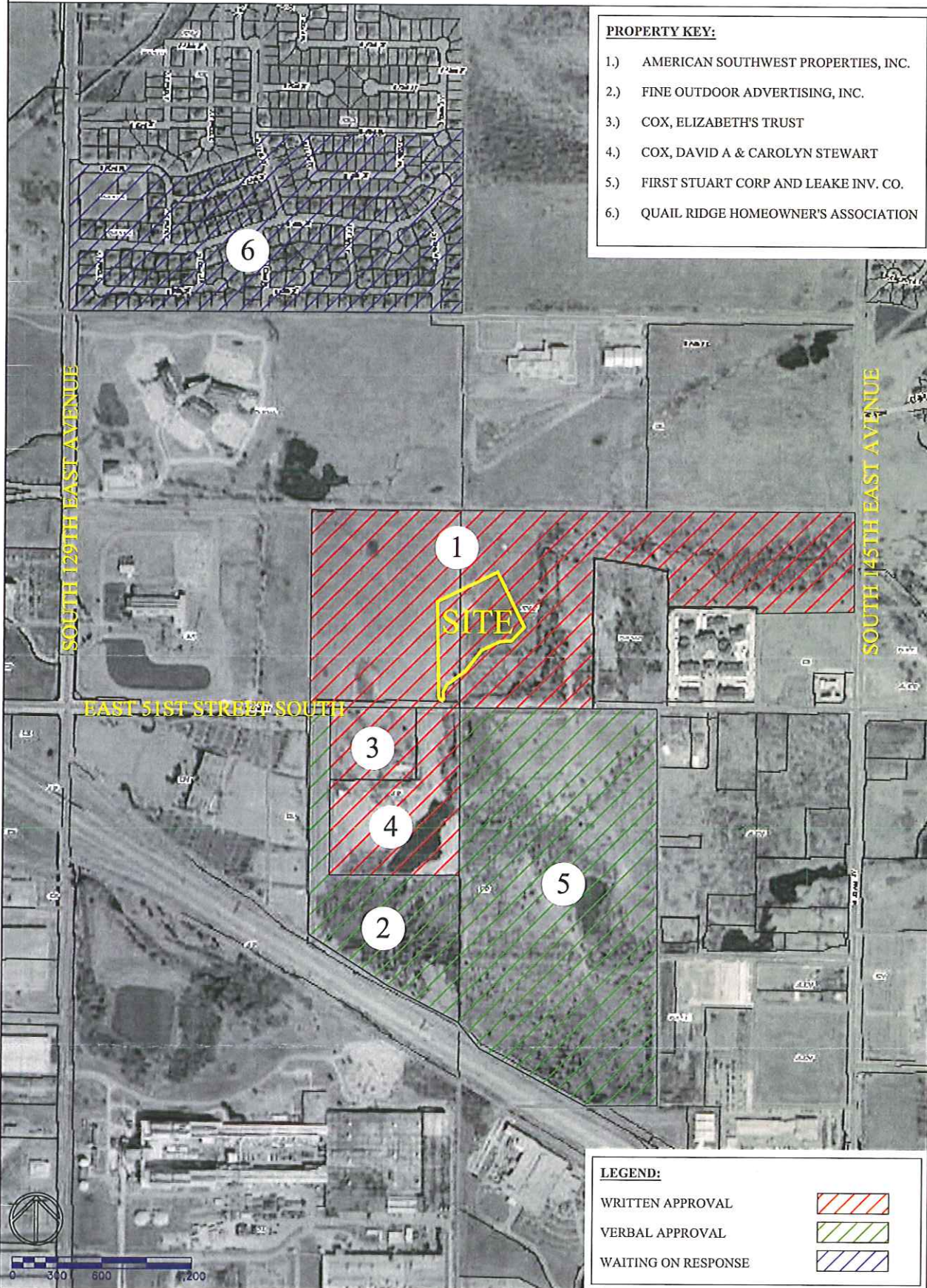
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EAST 51ST STREET SOUTH MULTIFAMILY PUD

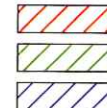
PROPERTY KEY:

- 1.) AMERICAN SOUTHWEST PROPERTIES, INC.
- 2.) FINE OUTDOOR ADVERTISING, INC.
- 3.) COX, ELIZABETH'S TRUST
- 4.) COX, DAVID A & CAROLYN STEWART
- 5.) FIRST STUART CORP AND LEAKE INV. CO.
- 6.) QUAIL RIDGE HOMEOWNER'S ASSOCIATION



LEGEND:

- WRITTEN APPROVAL
- VERBAL APPROVAL
- WAITING ON RESPONSE



NOTIFICATION EXHIBIT

SHEET

EXHIBIT I

DEVELOPER

CONTINENTAL 214 FUND LLC
1314 NORTH EXECUTIVE PARKWAY
MCKINNEY, TEXAS 75069
(972) 512-5100

CITY: TULSA

STATE: OK

PROJECT: EAST 51ST STREET SOUTH & SOUTH 145TH EAST AVENUE NWC

DATE: 06/14/2017

DRAWN BY: ELH

INITIAL DATE DRAWN:

CONTINENTAL 214 FUND LLC

An affiliate of

CONTINENTAL PROPERTIES

1717 N. 10th Street
Tulsa, Oklahoma 74103
Phone: 918.592.1000 Fax: 918.592.1002
Email: info@continentalproperties.com

17.19

EXHIBIT J

David Cox
c/o Sheridan Plaza of Tulsa, Inc. (Mini-Mall 31)
5970 E. 31st St.
Tulsa, OK 74135

February 17, 2010

Ian Martin
Continental Properties Company, Inc.
W134N8675 Executive Parkway
Menomonee Falls, WI 53051

Dear Ian:

Thank you for sending us the details on your proposed apartment community off East 51st Street. We look forward to seeing this development progress; please keep us updated as you work through the approvals process.

The above is my business address but I am also half owner of the Cox Property that is immediately south and across 51st St. from your proposed project.

Sincerely,



David Cox

EXHIBIT K


Jack Wright
American Southwest Properties, Inc .
2341 W. Albany – Suite A
Broken Arrow, Oklahoma 74012
March 2, 2010

Sara Johnson
Continental Properties Company, Inc.
W134N8675 Executive Parkway
Menomonee Falls, WI 53051

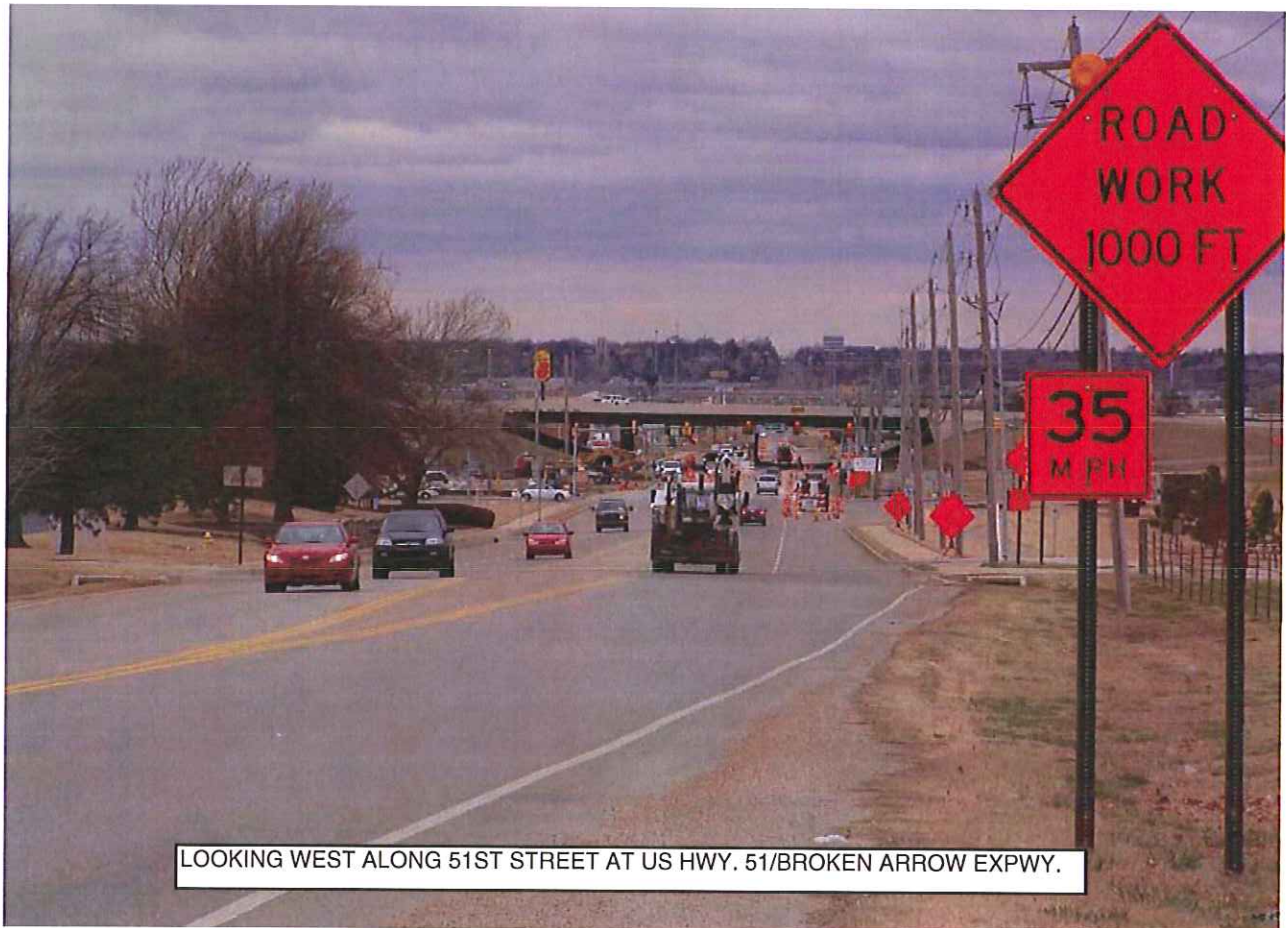
Dear Sara:

We appreciate you keeping us in the loop on your proposed apartment development north of East 51st Street. We are pleased to see the development on the adjoining property , and look forward to seeing the development proceed with construction. Please keep us updated as your plans progress.

Sincerely,

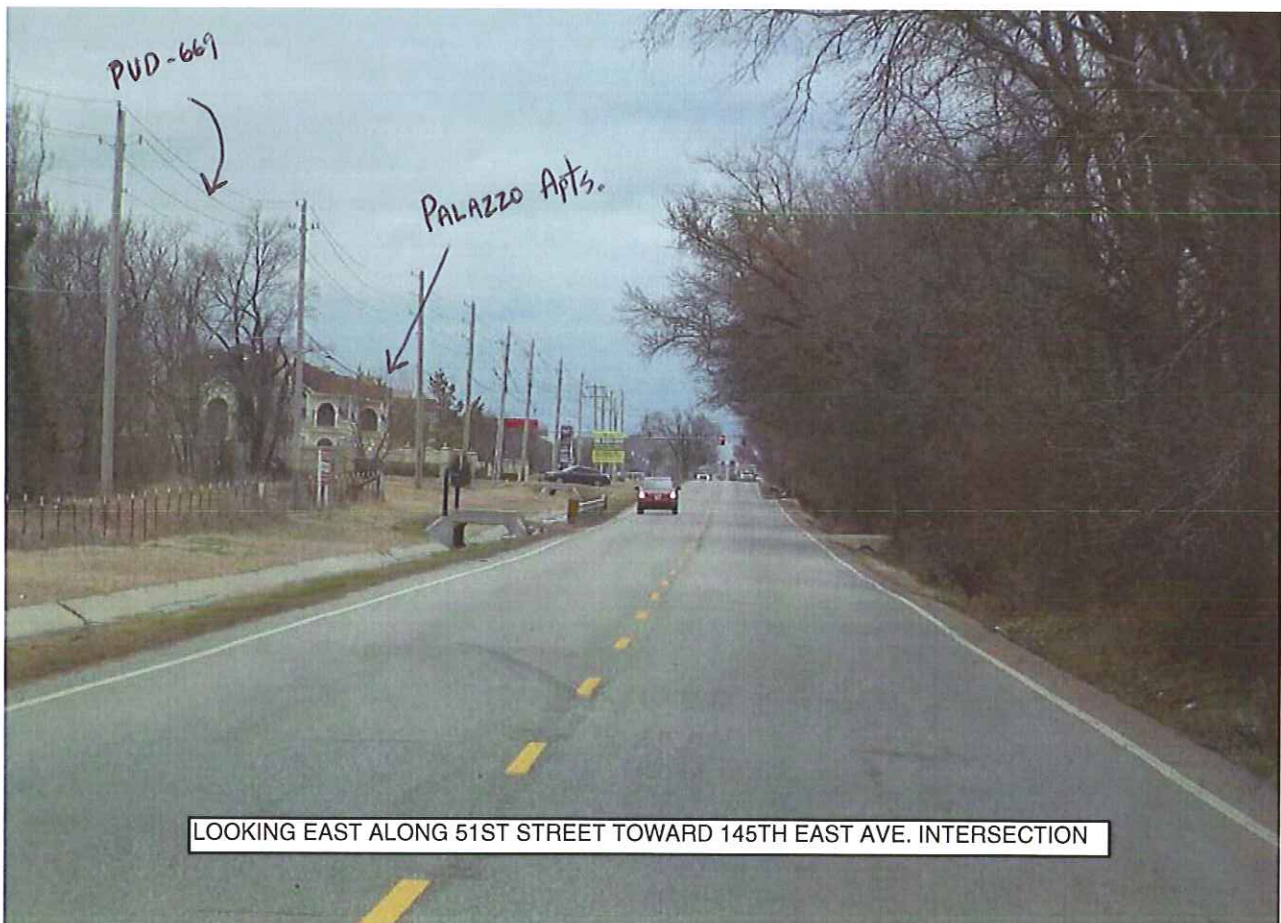


Jack Wright





SUBJECT PROPERTY LOOKING (APPROX.) NORTH-EAST ALONG FLOODPLAIN BOUNDARY



LOOKING EAST ALONG 51ST STREET TOWARD 145TH EAST AVE. INTERSECTION



FROM SOUTH SIDE OF 51ST LOOKING NORTHEAST



LOOKING NORTH

17.24