

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2677

July 9, 2014, 1:30 PM

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

Review TMAPC Receipts for the month of May 2014

1. Minutes of June 18, 2014, Meeting No. 2676.

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-579** (Lot-Combination) (CD-7) – Location: East of the northeast corner of East 47th Street South and South 103rd East Avenue
3. **LC-584** (Lot-Combination) (CD-4) – Location: Northeast corner of East 7th Street South and South Elgin Avenue
4. **LC-585** (Lot-Combination) (CD-9) – Location: Southeast corner of East 31st Street South and South Harvard Avenue
5. **LC-586** (Lot-Combination) (CD-3) – Location: Southwest corner of East Ute Street and North Joplin Avenue
6. **LS-20698** (Lot-Split) (CD-7) – Location: Northwest corner of East 50th Street South and South Yale Avenue
7. **LS-20699** (Lot-Split) (CD-8) – Location: East of the northeast corner of East 79th Street South and South Mingo Road (related to LC-587)

8. **LC-587** (Lot-Combination) (CD-8) - Location: East of the northeast corner of East 79th Street South and South Mingo Road (related to LS-20699)
9. **LC-588** (Lot-Combination) (CD-2) – Location: North and east of the northeast corner of West 41st Street South and South Union Avenue
10. **LC-589** (Lot Combination) (County) – Location: Northeast corner of West 13th Street South and South 215th West Avenue
11. **Cherry Street Ridge Amended – Final Plat**, Location: Northwest corner of South Troost Avenue and East 15th Street South, (CD-4)
12. **PUD-766-6 – Tanner Consulting, LLC**, Location: Northeast corner of South Yale Avenue and East 50th Street South, requesting a **PUD Minor Amendment** to re-allocate floor area to permit a lot-split and to modify signage standards, **CH/PUD-766**, (CD-9)
13. **PUD-648-A – John Sanford Architect**, Location: North of the northwest corner of West 71st Street and South Olympia Avenue, requesting a **PUD Detail Site Plan** for a new hotel within the PUD, **CO/PUD-648-A**, (CD-2)
14. **PUD-595-B-7 – Eller & Detrich/Andrew A. Shank**, Location: West of Highway 169 and north of East 71st Street South on the east side of South 101st East Avenue, requesting a **PUD Minor Amendment** to revise the sign standards in Development Area A, **CO/PUD-595-B**, (CD-7) (Continued from 6/18/14)
15. **PUD-793-1 – Roy D. Johnsen**, Location: West of southwest corner of East 41st Street and South 177th East Avenue, requesting a **PUD Minor Amendment** to increase the maximum coverage of all-weather material from 550 SF to 700 SF in the required front yard, **RS-4/PUD-793**, (CD-6)
16. **PUD-805 – Khoury Engineering, Inc.**, Location: East of South Memorial Drive and East 87th Court South, requesting a **PUD Detail Site Plan** for a new tunnel car wash facility, **OL/PUD-805**, (CD-7)
17. **Z-7115-SP-1 – Kinslow, Keith & Todd/Nicole Watts**, Location: Southeast corner of West 81st Street and South Union Avenue, requesting a **Corridor Detail Site Plan** for a new office building and parking garage in a Corridor District, **CO/Z-7115-SP-2**, (CD-2)
18. **AC-129 – Sack and Associates, Inc./Eric Sack**, Location: Northwest corner of East 11th Street South and South Columbia Avenue, requesting an **Alternative Compliance Landscape Plan** to reduce interior landscape requirements, **CH**, (CD-4)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

CITY OF TULSA ZONING CODE PUBLIC HEARINGS:

19. **Consideration will be given to proposed amendments to Title 42 Tulsa Revised Ordinances (the Zoning Code of the City of Tulsa, Oklahoma) to add a new zoning district titled “Mixed-Use Institutional District” (MX-I)**

PUBLIC HEARINGS:

20. **LS-20696** (Lot-Split) (County) – Location: North of the northeast corner of East 96th Street North and North Harvard Avenue
21. **CVS Tulsa Addition-** Minor Subdivision Plat, Located: Northwest corner of East 31st Street South and South Garnett Road, (CD-6)
22. **PUD-811 – Roy D. Johnsen**, Location: Northwest corner of South Trenton Avenue and East 15th Street, requesting a **PUD**, (CD-4), (Continued from 6/4/14) (**Staff is requesting a continuance to July 23, 2014**)
23. **Z-7269 – Costco Wholesale/Michael Okuma**, Location: Northwest corner of East 103rd Street and South Memorial Drive, requesting rezoning from **AG/CS to CS**, (CD-8) (Continued from 6/18/14)
24. **PUD-815 – Costco Wholesale/Michael Okuma**, Location: Northwest corner of East 103rd Street and South Memorial Drive, requesting a **PUD** to construct new Costco Retail and Automotive Fuel Sales, from **AG/CS to CS/PUD-815**, (CD-8) (Continued from 6/18/14)
25. **Z-7271 – Tulsa Engineering & Planning Association, Inc./Tim Terral**, Location: West of northwest corner of East 49th Street South and South Peoria Avenue, requesting rezoning from **RS-3 to OL**, (CD-9)
26. **Plat Waiver - Z-7271** – Location: West of northwest corner of South Peoria Avenue and East 49th Street South, (CD-9)
27. **Z-7272 – Eller & Detrich/Lou Reynolds**, Location: North of northeast corner of South Troost Avenue and East 15th Street, requesting a rezoning from **RM-2 to CH**, (CD-4)
28. **Z-7273 – Crafton Tull/George Marquez**, Location: East of the northeast corner of East 51st Street and South 177th East Avenue, requesting a rezoning from **AG to RM-3**, (CD-6)
29. **PUD-636-C/Z-5457-SP-5 – Eller & Detrich/Lou Reynolds**, Location: North of northwest corner of Highway 75 and West 81st Street, requesting a **PUD Major Amendment** to establish new development area boundaries, from **CO/PUD-636 to CO/PUD-636-C**, (CD-2)

30. **Z-7008-SP-6 – Cross Engineering Consultants, Inc./Jonathan Hake**, Location: East of southeast corner of West 71st Street and South Olympia Avenue, requesting a **Corridor Development Plan** to add Automotive Use with limitations to part of Development Area B, CO, (CD-2)

OTHER BUSINESS

31. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

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

TMAPC RECEIPTS
Month of May 2014

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	\$337.50	\$337.50	\$675.00	121	\$2,192.50	\$2,192.50	\$4,385.00
Zoning	4	1,770.00	1,770.00	3,540.00	37	19,675.00	19,675.00	39,350.00
PUDs & Plan Reviews	22	2,727.50	2,727.50	5,455.00	309	34,654.25	34,654.25	69,308.50
Refunds		0.00	0.00	0.00	0	(450.00)	(450.00)	(900.00)
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		\$4,835.00	\$4,835.00	\$9,670.00		\$56,071.75	\$56,071.75	\$112,143.50
LAND DIVISION								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	11	\$1,962.50	\$1,962.50	\$3,925.00
Preliminary Plats	2	1,032.50	1,032.50	2,065.00	38	\$17,782.48	\$17,782.48	35,564.95
Final Plats	2	890.00	890.00	1,780.00	17	\$7,189.00	\$7,189.00	14,378.00
Plat Waivers	2	250.00	250.00	500.00	7	\$875.00	\$875.00	1,750.00
Lot Splits	8	370.00	370.00	740.00	67	\$3,262.25	\$3,262.25	6,524.50
Lot Combinations	5	250.00	250.00	500.00	71	\$3,550.00	\$3,550.00	7,100.00
Access Changes	1	25.00	25.00	50.00	3	\$150.00	\$150.00	300.00
Other		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00	0	(\$355.00)	(\$355.00)	(710.00)
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		\$3,142.50	\$3,142.50	\$6,285.00		\$34,416.23	\$34,416.23	\$68,832.45
BOARDS OF ADJUSTMENT								
Fees	20	\$6,300.00	\$700.00	\$7,000.00	157	\$55,186.00	\$11,800.00	\$66,986.00
Refunds		0.00	0.00	\$0.00	44	(\$1,861.00)	\$0.00	(1,861.00)
NSF Check		0.00	0.00	\$0.00	44	\$0.00	\$0.00	0.00
Fees Waived		0.00	0.00	\$0.00		0.00	0.00	0.00
		\$6,300.00	\$700.00	\$7,000.00		\$53,325.00	\$11,800.00	\$65,125.00
TOTAL		\$14,277.50	\$8,677.50	\$22,955.00		\$143,812.98	\$102,287.98	\$246,100.95
LESS WAIVED FEES *		(\$1,633.92)		(\$1,633.92)		(\$3,696.62)		(\$3,696.62)
GRAND TOTALS		\$12,643.58	\$8,677.50	\$21,321.08		\$140,116.36	\$102,287.98	\$242,404.33

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers for Tulsa Development Authority, Tulsa Airport Authority, Pearl District Form Based Code & Reinstating Previous Zoning of Recently Annexed Territory



Tulsa Metropolitan Area
Planning Commission

Case Number: Cherry Street Ridge
Amended Final Plat

Hearing Date: July 9, 2014

Case Report Prepared by:

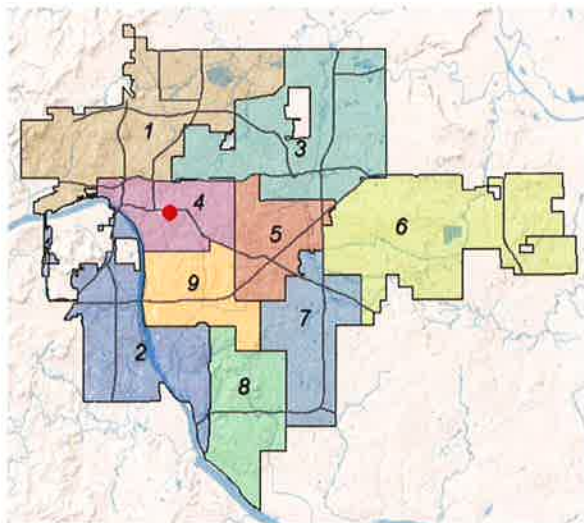
Diane Fernandez

Owner and Applicant Information:

Applicant: Ricky Jones, Tanner Consulting

Property Owner: Cherry Street Ridge LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

*Final Plat Approval for Cherry Street Ridge
Amended Final Plat*

Location: Northwest corner of South Troost
Avenue and East 15th Street South

Zoning:

Existing Zoning: PUD 760 A

Staff Recommendation:

Staff recommends **approval**.

Release letters have been received.

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

Subdivision Map

11.1



Case #: PUD-766-6
Minor Amendment

Hearing Date: July 9, 2014

Case Report Prepared by:

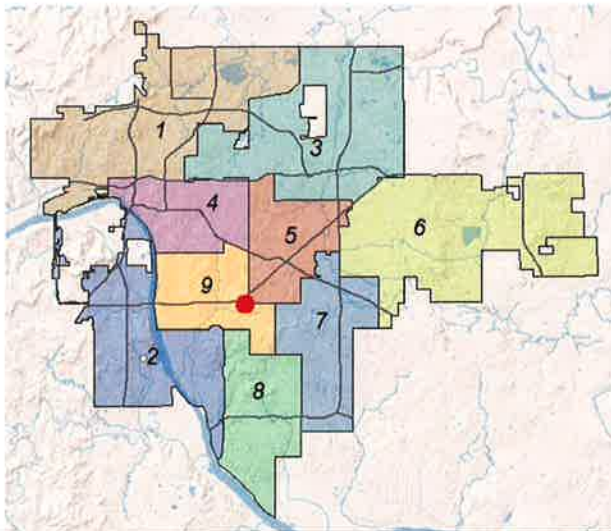
Jay Hoyt

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC
 Property Owner: Buyer: JRS Land Company, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to re-allocate floor area to permit a lot split and to modify signage standards

Gross Land Area:
 0.644 Acres

Location: NE Corner of South Yale Avenue and East 50th Street South

Lot 8

Zoning:

Existing Zoning: CH/PUD-766
 Proposed Zoning: No Change

Comprehensive Plan:

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

Staff Recommendation:

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

Staff Data:

TRS: 9328
 CZM: 47

Atlas: 468

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 3

Commissioner Name: Ron Peters

12.1

July 9, 2014

SECTION I: PUD-766-6 Minor Amendment

STAFF RECOMMENDATION

- Amendment Request: Modify the PUD Development Standards to allocate floor area to permit a lot split and to modify signage standards for Lot 8, Block 1

The current maximum allowable building floor area is 43,470 SF for Lot 8. The proposed maximum building floor area is 41,970 SF for Lot 8 and 1,500 SF for the Lot 8, Block 1.

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

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."

The signage standards are proposed to be modified for Lot 8, Block 1 to:

1. Increase permitted square footage for a pole sign from 125 square feet to 150 square feet. Permitted maximum sign height to remain.
2. Decrease the permitted wall signage from 2 square feet to 1.5 square feet per lineal foot of the building wall to which affixed.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.12 PUD Section of the City of Tulsa Zoning Code.

"Modifications to approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered."

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-766-6 shall remain in effect.

12.2

Exhibits included with staff recommendation:

INCOG zoning case map

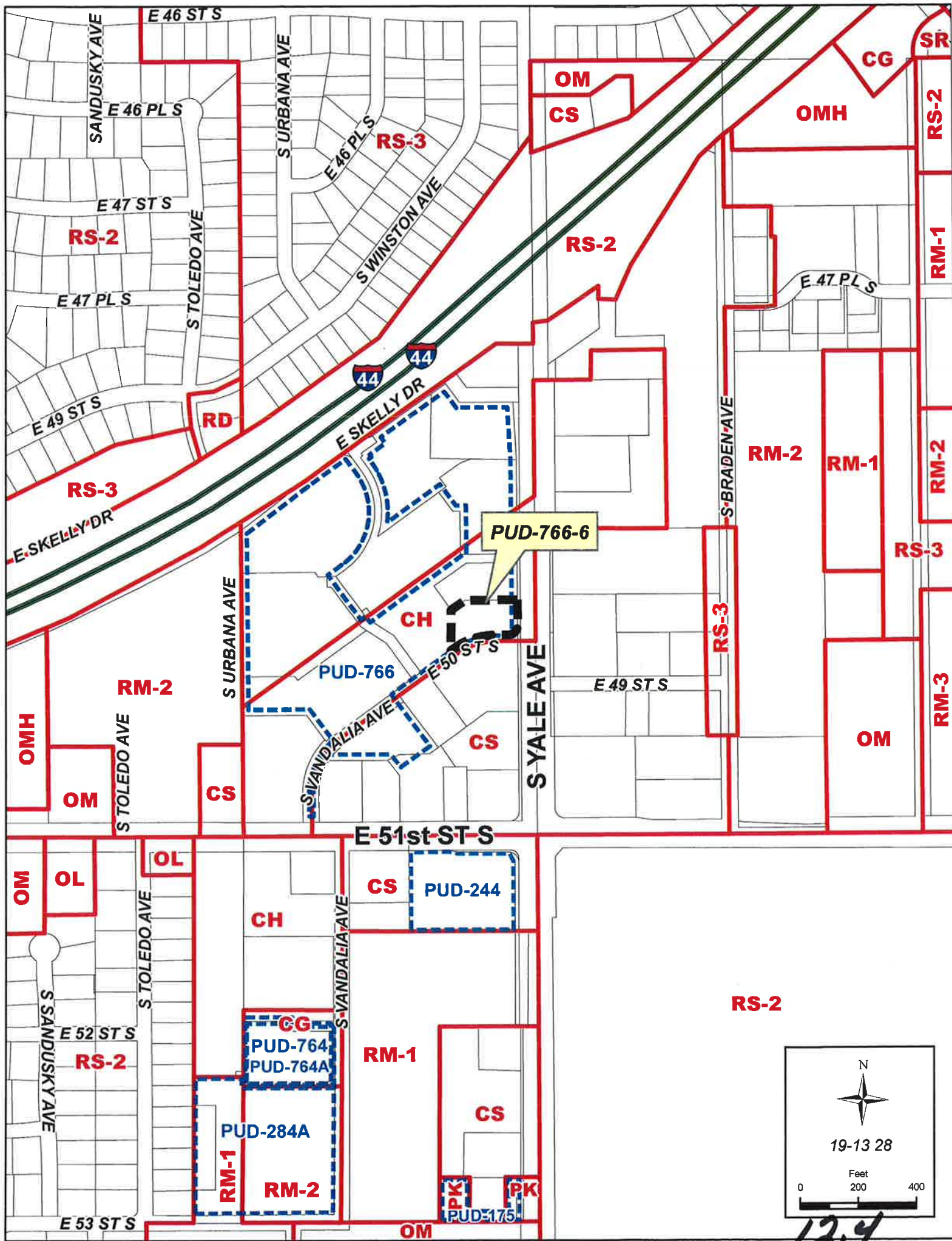
INCOG aerial photo

Applicant Nature of Proposal

Applicant Exhibit B.1

Applicant Exhibit B.2

With considerations listed above, staff recommends **APPROVAL** of the minor amendment request to allocate floor area to permit a lot split and to modify signage standards for Lot 8, Block 1.





PUD-766-6



19-13 28

0 Feet 200 400

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

Aerial Photo Date: March 2014

12.5



19-13 28

Feet
0 50 100

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

12.6

Nature of Proposal

1. Floor Area Allocation to permit lot split for Lot 8 Block 1, 51 Yale
2. Modification of permitted signage.

Increase permitted square footage for a pole sign from 125 square feet to 150 square feet. Permitted 25' maximum sign height to remain.

Decrease the permitted wall signage from 2 square feet to 1.5 square foot per lineal foot of the building wall to which affixed.

Exhibit "B.1"
Part of Lot 8 - 51 Yale
Lot Split
Split Tract Description

Description

A TRACT OF LAND THAT IS A PART OF LOT EIGHT (8), "51 YALE", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6334), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 0°00'00" EAST ALONG THE EAST LINE OF LOT 8, FOR A DISTANCE OF 157.67 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°00'00" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 88.70 FEET TO A POINT OF CURVATURE; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" WEST FOR 42.43 FEET, FOR AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF SAID LOT 8;

THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING THREE (3) COURSES:

SOUTH 90°00'00" WEST FOR A DISTANCE OF 43.74 FEET TO A POINT OF CURVATURE; THENCE ALONG A 251.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°46'38", WITH A CHORD BEARING AND DISTANCE OF SOUTH 72°06'41" WEST FOR 154.20 FEET, FOR AN ARC DISTANCE OF 156.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54°13'22" WEST FOR A DISTANCE OF 4.70 FEET TO A POINT;

THENCE NORTH 0°00'00" WEST FOR A DISTANCE OF 135.14 FEET TO A POINT; THENCE NORTH 54°13'22" EAST FOR A DISTANCE OF 57.58 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 177.58 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 28,051 SQUARE FEET OR 0.644 ACRES.


Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT, "51 YALE", PLAT NO. 6334.

Real Property Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED 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.





DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/15

5.29.2014

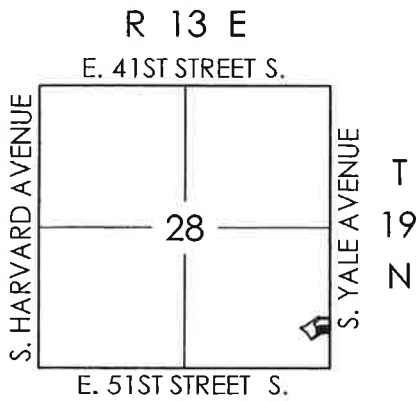
DATE

Exhibit "B.2"

Part of Lot 8 - 51 Yale

Lot Split

Split Tract Exhibit



Location Map

POC
NE CORNER LOT 8

PART OF LOT 8

PART OF LOT 8

N 90°00'00" E
177.58'

POB

LEGEND

CB CHORD BEARING
CD CHORD DISTANCE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS
Δ CENTRAL ANGLE

51 Yale

PART OF LOT 8

PART OF LOT 8

CB=S 72°06'41" W
CD=154.20'
Δ=35°46'38"
251.00'R
156.73'

47.12'
30.00'R
Δ=90°00'00"
CB=42.43'
CD=S 45°00'00" W

43.74'
S 90°00'00" W

RESERVE AREA 'B'


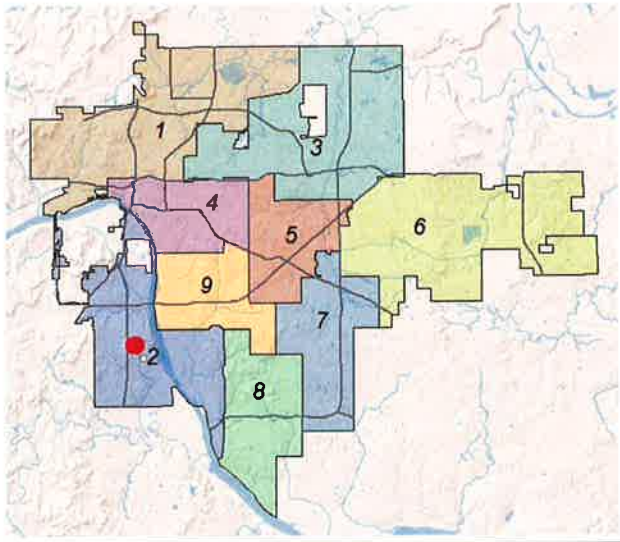
Interstate Central
Extended

4.70'
S 54°13'22" W



Tanner Consulting, LLC

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

 <p>TMAPC Tulsa Metropolitan Area Planning Commission</p>	<p><u>Case #:</u> PUD-648-A Detailed Site Plan</p> <p><u>Hearing Date:</u> July 9, 2014</p>
<p><u>Case Report Prepared by:</u></p> <p>Jay Hoyt</p>	<p><u>Owner and Applicant Information:</u> Applicant: John Sanford, Architect Property Owner: Andy Patel</p>
<p><u>Location Map:</u> (shown with City Council Districts)</p> 	<p><u>Applicant Proposal:</u></p> <p>Detailed Site Plan: Plan represents details for a new Hotel within the PUD.</p> <p>Gross Land Area: 1.838 Acres</p> <p>Location: North of the NW Corner of West 71st Street and South Olympia Avenue</p> <p>Part of Lot 2, Block 1 Olympia Medical Park II</p>
<p><u>Zoning:</u> Existing Zoning: CO/PUD-648-A Proposed Zoning: No Change</p> <p><u>Comprehensive Plan:</u> Land Use Map: Mixed-Use Corridor Growth and Stability Map: Growth</p>	<p><u>Staff Recommendation:</u></p> <p>Staff recommends approval. The project conforms with the development standards defined in the Planned Unit Development</p>
<p><u>Staff Data:</u> TRS: 8202 CZM: 51</p> <p>Atlas: 1012</p>	<p><u>City Council District:</u> 2 <i>Councilor Name:</i> Jeannie Cue</p> <p><u>County Commission District:</u> 2 <i>Commissioner Name:</i> Karen Keith</p>

13.1

July 9, 2014

SECTION I: PUD-648-A Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 1.838 Acre site in a Planned Unit Development for a new Hotel including one, four story building.

PERMITTED USES:

Uses included within Use Unit 11, Office Studios and Support Services; Hospitals, as provided within Use Unit 5, Community Services and Similar Uses; Hotels and Motels as provided within Use Unit 19, Hotel Motel and Recreation Facilities; and Restaurants with Accessory Bar as provided in Use Unit 12, Eating Establishments Other Than Drive-Ins; and those uses customary and accessory thereto. The proposed Hotel is permitted as a matter of right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are not provided. Exterior light standards for Development Area D shall not exceed 25 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

SIGNAGE:

The site plan illustrates ground and wall sign locations. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit.

13.2

This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks South Olympia Avenue, as well as a pedestrian path leading from South Olympia Avenue to the Hotel.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

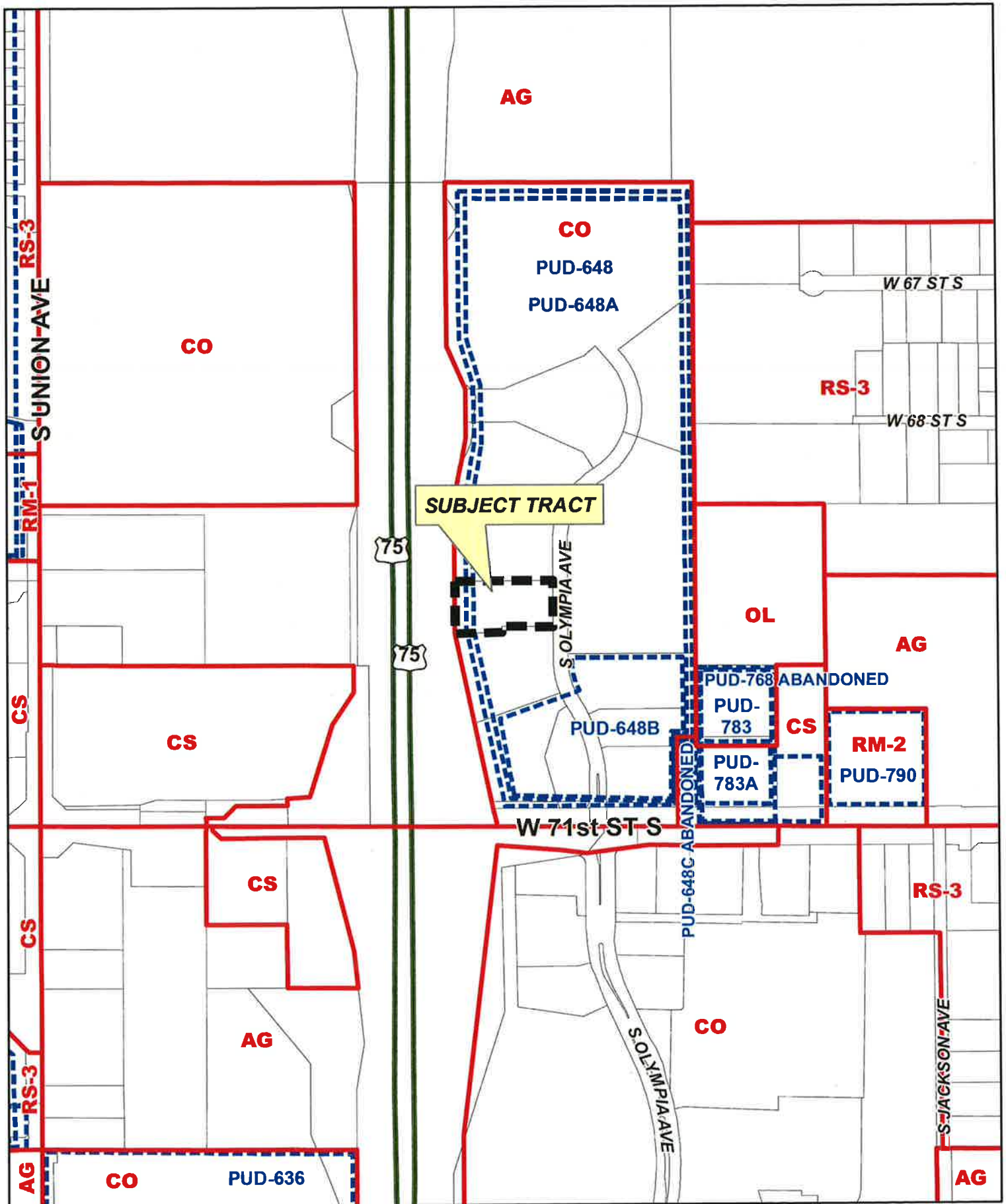
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-648-A**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case aerial map
INCOG aerial photo
Applicants ALTA/ACSM Land Title Survey
Applicants Site Plan
Applicants Exterior Elevations

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

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



PUD-648-A DSP

18-12 02

13.4





0 Feet
250 500

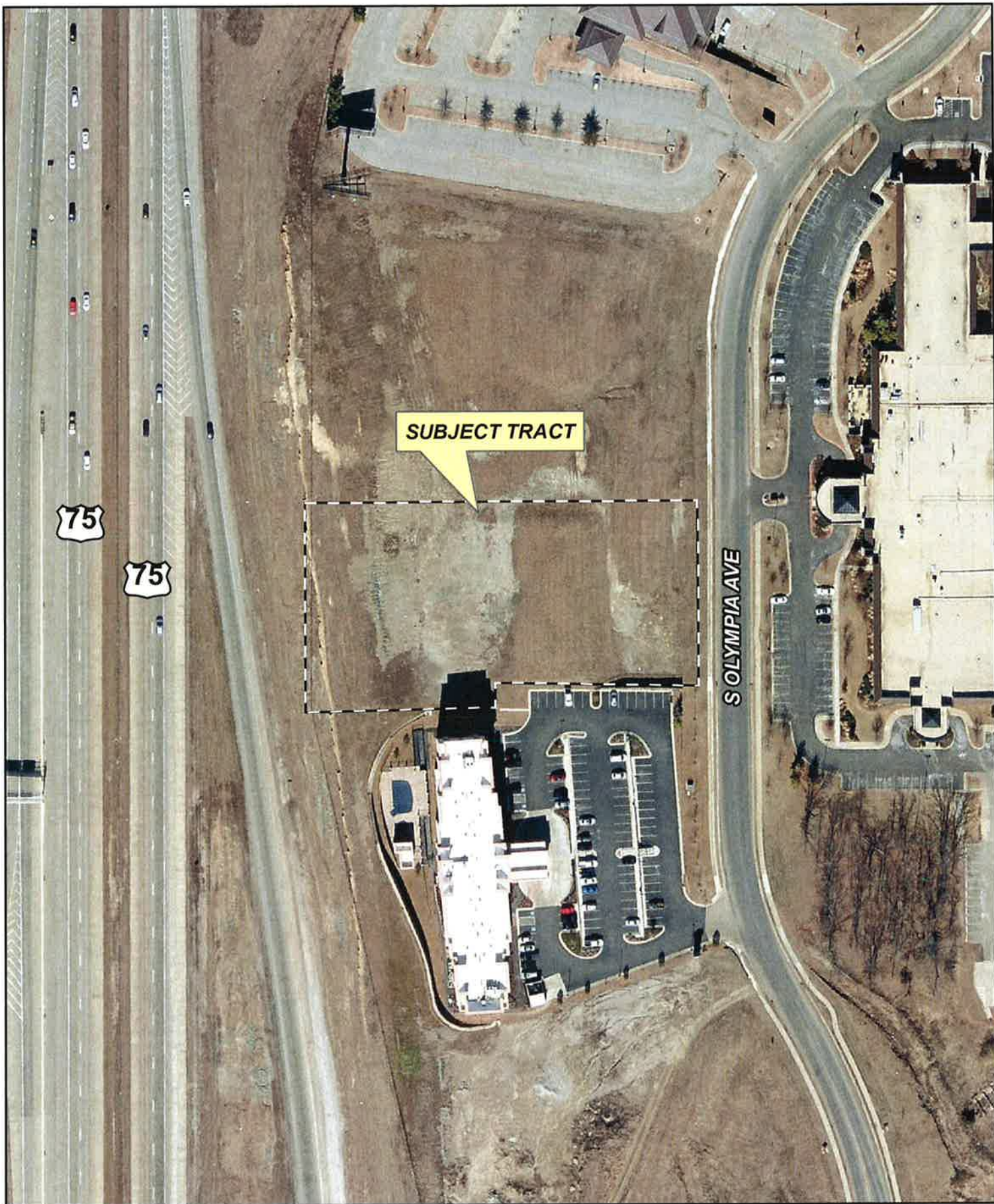
Aerial Photo Date: March 2014

18-12 02

PUD-648-A DSP

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





Feet
0 50 100

Aerial Photo Date: March 2014

PUD-648-A DSP

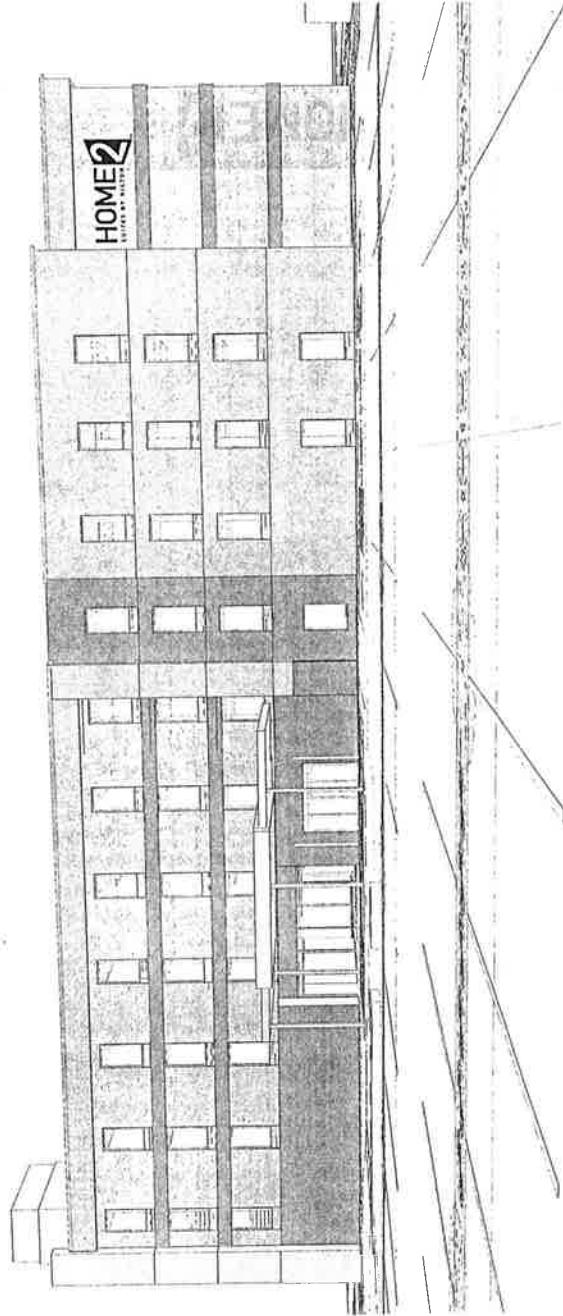
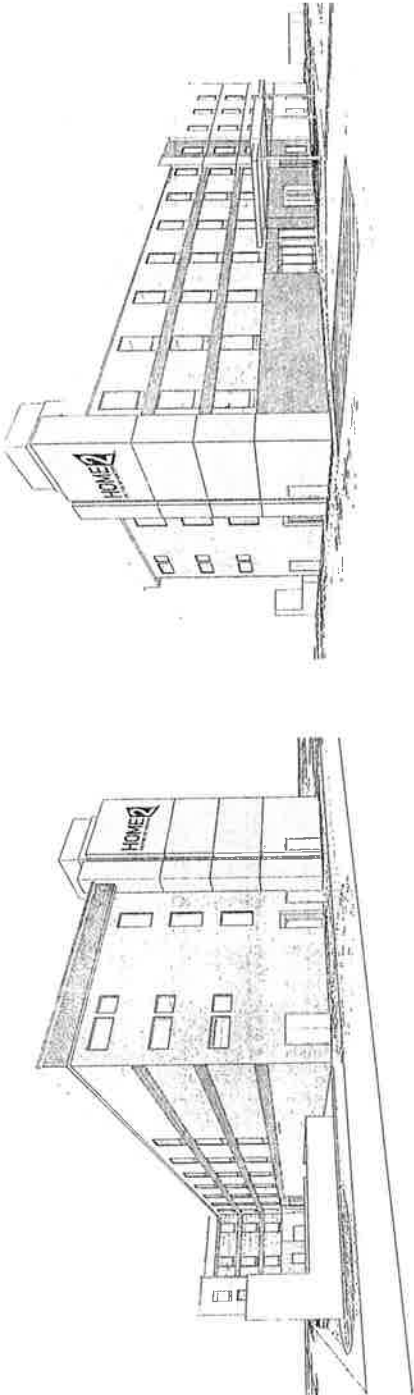
18-12 02

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



13.4

NOT FOR CONSTRUCTION
FOR PERMIT ONLY



1000 N. GAVIN AVE.
TULSA, OK 74103
918.442.1234
WWW.JSA-ARCHITECTS.COM

JSA
ARCHITECTS

1000 N. GAVIN AVE.
TULSA, OK 74103
918.442.1234
WWW.JSA-ARCHITECTS.COM
JASON S. ANDERSON, AIA
JASON S. ANDERSON, AIA
JASON S. ANDERSON, AIA

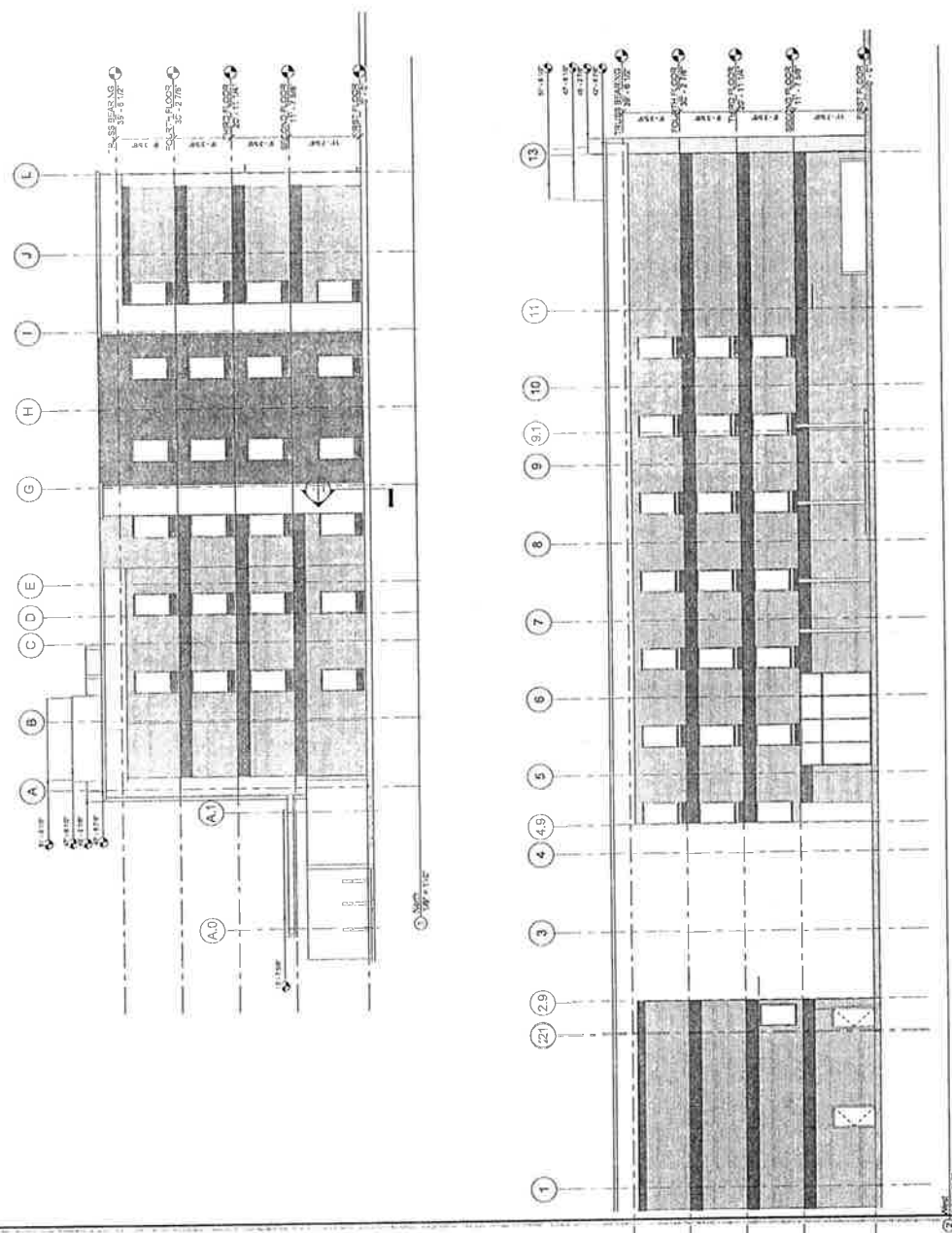
HOME2
SUITES BY HILTON
7151 STREET
TULSA, OKLAHOMA
#13423

1000 N. GAVIN AVE.
TULSA, OK 74103
918.442.1234
WWW.JSA-ARCHITECTS.COM

SHEET
A0.03
HOTEL VIEWS

13.9

P.O. BOX 543
CENTRE POINT, MO.
66002-0543
SITE AREA 30,837 SQ. FT.
TOTAL BUILDING AREA 12,600 SQ. FT.
MAX. BUILDING HEIGHT PROPOSED 5'-6.02'
BUILDING SETBACK - 35 FT.
PAVING SPACES PROVIDED - 48
MINIMUM LANDSCAPE AREA REQUIRED 194,800 SQ. FT. - 123,044 SQ. FT.
LANDSCAPE AREA PROVIDED 13,194 SQ. FT.

[illegible]

13.11

13.12

**NOT FOR CONSTRUCTION
FOR PERMIT ONLY**

DATE: 10/15/2013
DRAWN: JSA

JSA
ARCHITECTS
1000 N. 10TH ST.
TULSA, OKLA 74103
918.582.1234
JSA@JSA-ARCH.COM
WWW.JSA-ARCH.COM

HOME 2
SUITES BY HILTON
71st STREET
TULSA, OKLAHOMA
#13-423

A0.02
AREA DEVELOPMENT
DETAILS

SHEET

TRANS-ENCLOSURE PLAN
1/4" = 1'-0"

TRANS-ENCLOSURE SECTION
1/4" = 1'-0"

TRANS-ENCLOSURE DOOR
1/4" = 1'-0"

KEY NOTES

1. SEE GENERAL NOTES FOR MATERIALS AND FINISHES.
2. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
3. SEE GENERAL NOTES FOR ELECTRICAL REQUIREMENTS.
4. SEE GENERAL NOTES FOR MECHANICAL REQUIREMENTS.
5. SEE GENERAL NOTES FOR PLUMBING REQUIREMENTS.
6. SEE GENERAL NOTES FOR FINISHES.
7. SEE GENERAL NOTES FOR COLOR.
8. SEE GENERAL NOTES FOR TEXTURE.
9. SEE GENERAL NOTES FOR GLASS.
10. SEE GENERAL NOTES FOR METAL.
11. SEE GENERAL NOTES FOR WOOD.
12. SEE GENERAL NOTES FOR STONE.
13. SEE GENERAL NOTES FOR CONCRETE.
14. SEE GENERAL NOTES FOR ASPHALT.
15. SEE GENERAL NOTES FOR GRAVEL.
16. SEE GENERAL NOTES FOR SOIL.
17. SEE GENERAL NOTES FOR VEGETATION.
18. SEE GENERAL NOTES FOR FURNITURE.
19. SEE GENERAL NOTES FOR EQUIPMENT.
20. SEE GENERAL NOTES FOR SIGNAGE.

MATERIAL LEGEND:

- GRASS
- DECORATIVE CHURCH LANSCAPE STONE
- ALUMINUM
- PAINTED CONCRETE
- EXPOSED AGGREGATE FINISH
- CONCRETE
- CONCRETE MASONRY
- PAINTED MASONRY

GENERAL NOTES:

1. SEE GENERAL NOTES FOR MATERIALS AND FINISHES.
2. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
3. SEE GENERAL NOTES FOR ELECTRICAL REQUIREMENTS.
4. SEE GENERAL NOTES FOR MECHANICAL REQUIREMENTS.
5. SEE GENERAL NOTES FOR PLUMBING REQUIREMENTS.
6. SEE GENERAL NOTES FOR FINISHES.
7. SEE GENERAL NOTES FOR COLOR.
8. SEE GENERAL NOTES FOR TEXTURE.
9. SEE GENERAL NOTES FOR GLASS.
10. SEE GENERAL NOTES FOR METAL.
11. SEE GENERAL NOTES FOR WOOD.
12. SEE GENERAL NOTES FOR STONE.
13. SEE GENERAL NOTES FOR CONCRETE.
14. SEE GENERAL NOTES FOR ASPHALT.
15. SEE GENERAL NOTES FOR GRAVEL.
16. SEE GENERAL NOTES FOR SOIL.
17. SEE GENERAL NOTES FOR VEGETATION.
18. SEE GENERAL NOTES FOR FURNITURE.
19. SEE GENERAL NOTES FOR EQUIPMENT.
20. SEE GENERAL NOTES FOR SIGNAGE.



Case #: PUD-595-B-7
Minor Amendment

Hearing Date: July 9, 2014
 (continued from 6/18/14)

Case Report Prepared by:

Dwayne Wilkerson

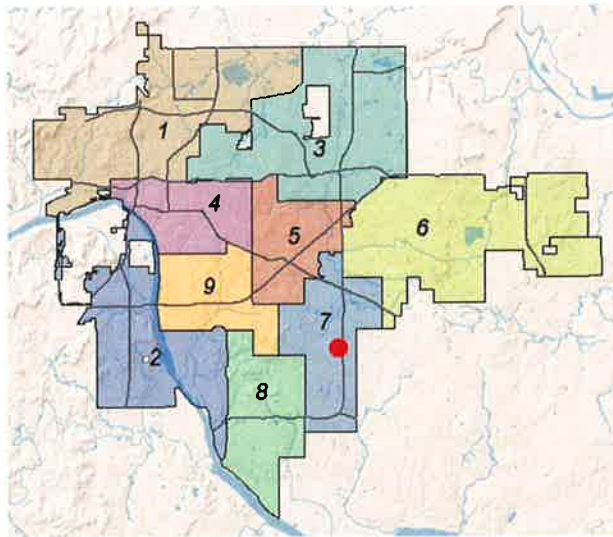
Owner and Applicant Information:

Applicant: Andrew A. Shank

Property Owner: DLB Investments, LLC c/o
 Eller & Detrich

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to revise the sign standards in Development Area A.

Gross Land Area:
 17.93 Acres

Location:
 West of Highway 169 and north of East 71st
 Street South on the east side of South 101st
 East Avenue.

Lot 1, Block 1, HOMECENTER AMENDED
 (Development Area A)

Zoning:

Existing Zoning: CO/PUD-595-B

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project is not a significant departure from the development standards defined in the Plan Unit Development

Staff Data:

TRS: 18-14-6

CZM: 54

Atlas: 996

City Council District: 7

Councilor Name: Arianna Moore

County Commission District: 1

Commissioner Name: John Smaligo

14.1

SECTION I: PUD-595-B-7 Minor Amendment

APPLICANT AMENDMENT REQUEST:

I. Minor Amendment Summary

The Applicant requests a minor amendment to PUD 595-B limited to Lot 1, Block 1, HOMECENTER AMD (the "Property") to revise the sign standards for the Property **only** in order to permit the installation of an approximately 150sf non-digital display surface area (the "Sign") on the existing support structure of the project identification sign for PUD 595-B (the "Project Identification Sign"). The conceptual site plan for the Sign is attached as Exhibit "B". The Sign will advertise exclusively for the owner/tenant of the Property and will count as the one ground sign permitted by the PUD for the Property. Except as amended by this application, the development standards for PUD 595-B, as amended, remain unchanged.

II. Case Narrative

The existing sign standards in PUD-595-B allow for a 150sf (display surface area) by 20ft (height) ground sign on the Property. The requested minor amendment increases the permitted height of the Sign to 40ft **in order to locate the Sign on the existing support structure** of the Project Identification Sign located on the Property. Because the Sign will count as the one ground sign dedicated to exclusive advertising for the owner/tenant of the Property, the requested minor amendment will reduce the total number of sign structures in the PUD. The current development standards for the Project Identification Sign were approved in 2008 in PUD 595-B-1. The development standards for the Project Identification Sign provide in pertinent part that the Project Identification Sign may advertise for the owners and tenants occupying a building within the PUD in accordance with City of Tulsa Zoning Code provisions concerning changeable copy signs. Historically, the Project Identification Sign has advertised for Mathis Brothers because (1) it was originally approved as a business sign for Development Area A and (2) Mathis Brothers was the first development in the PUD (and thus the only "owner of a building" entitled to use the Project Identification Sign). The current owners of property within PUD 595-B are finalizing the property owner association documentation that will allocate advertising time on the Project Identification Sign among the owners/tenants in the PUD. As soon as that documentation is completed, the Project Identification Sign will begin advertising for the other owners/tenants of the PUD in addition to Mathis Brothers. Advertising time will be regulated by the property owners and will be outside the regulatory authority of this PUD.

STAFF RECOMMENDATION

Minor Amendment:

Amendment Request: Modify the PUD Development Standards as follows:

- 1) Prohibit Ground Signs on Lot-1, Block-1 Home Center.
- 2) Add 156 square feet of display surface area to the existing project identification sign but only for a non-digital sign similar to the sign represented on Exhibit B.
- 3) Prohibit any additional project identification sign on Lot-1 Block-1 Home Center.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.12 PUD Section of the City of Tulsa Zoning Code.*

"Modifications to approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered."

Staff has reviewed the request and determined:

- 1) 156 square feet of display surface area has been added to the overall sign allocation on the existing Project Identification Sign located on Lot-1 Block-1 Home Center.
- 2) The potential for an additional ground sign with 150 square feet of display surface area has been removed from said Lot-1.
- 3) The potential for an additional project identification as defined in PUD-595 has been removed from Lot-1. That ground sign can be placed at another location in PUD 595 B however the 64 square feet that could have been placed on said Lot-1 will no longer be allowed on that tract.
- 4) The requested amendment does not represent a significant departure from the approved development standards in the PUD in the character of the allowed ground sign

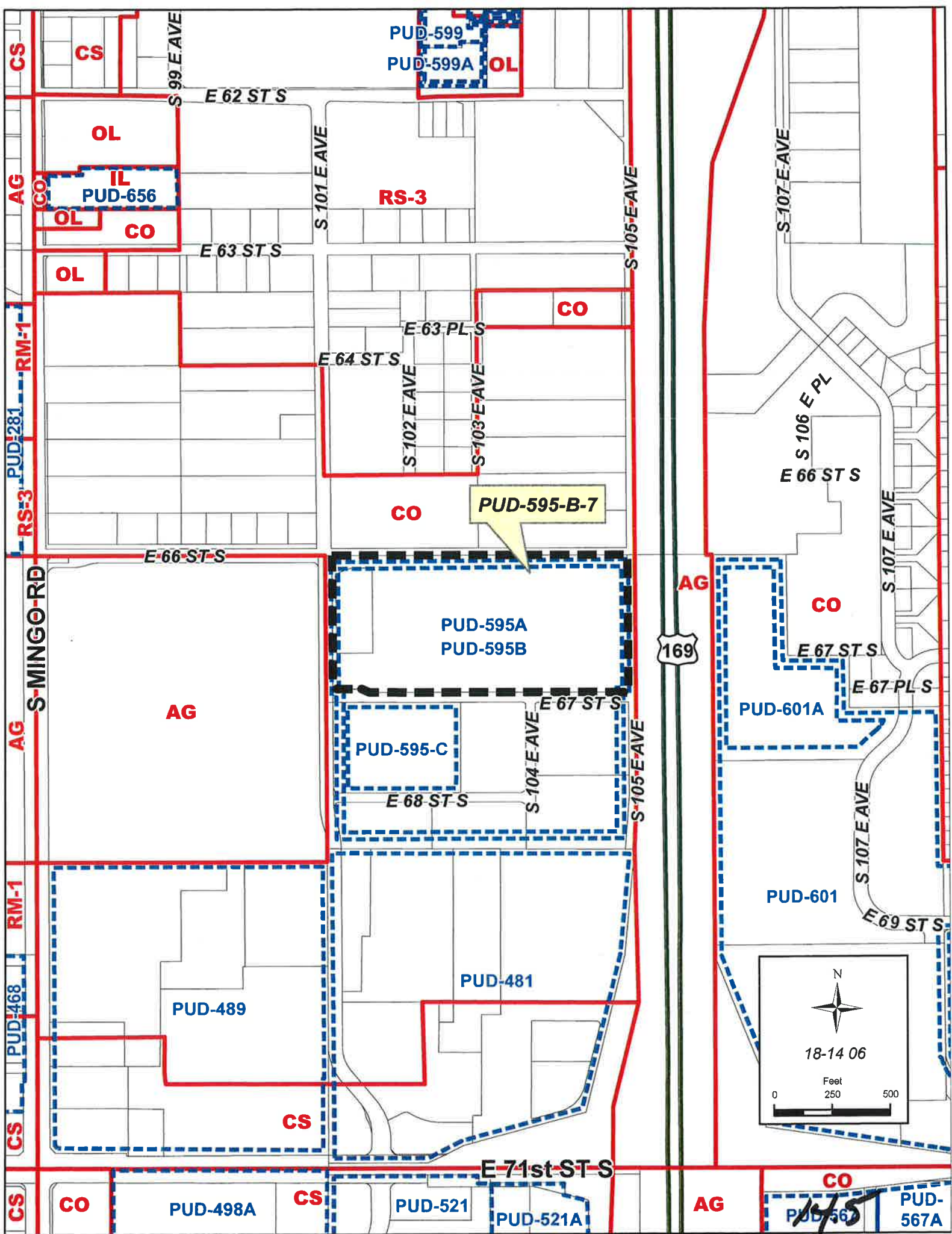
Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Exhibit "A"

14.3

Applicant Exhibit "B"

With considerations listed above, staff recommends **APPROVAL** of the minor amendment request to modify the Sign Standards in Development Area A, PUD-595-B.





18-14 06

Feet
0 250 500

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

14.6

CLIENT: Mathis Brothers

ADDRESS: S. 101st East Ave. Tulsa, Oklahoma 74133

DESCRIPTION: Non Illuminated Flex face sign

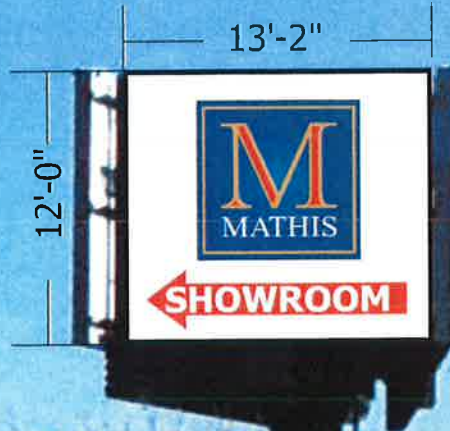
SCALE: 1/8" = 1'-0"

DATE: 2-13-2014

SALESMAN: Mark Kwitowski

INDUSTRIAL SIGNS & NEON

APPROXIMATE SIZE



14.7



Case #: PUD-793-1
Minor Amendment

Hearing Date: July 9, 2014

Case Report Prepared by:

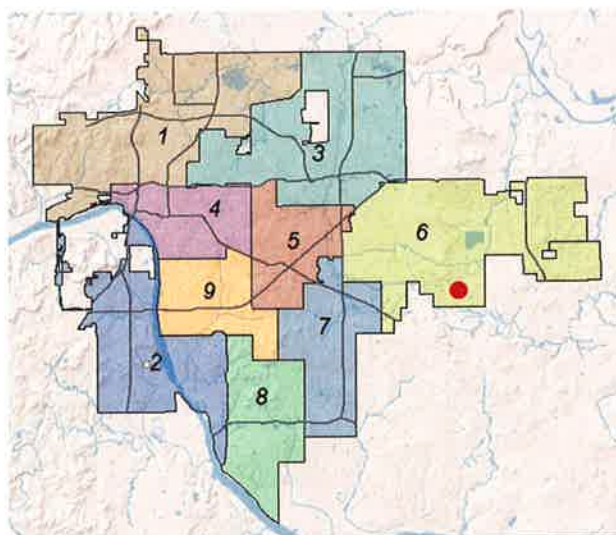
Jay Hoyt

Owner and Applicant Information:

Applicant: Roy Johnsen
 Property Owner: Trinity Creek Properties, INC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase the maximum coverage of all-weather material from 550 SF to 700 SF in the required front yard.

Gross Land Area:
 82.06 Acres

Location: West of the SW Corner of East 41st Street and South 177th East Avenue

Sunset Hills

Zoning:

Existing Zoning: RS-4/PUD-793
 Proposed Zoning: No Change

Comprehensive Plan:

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

Staff Recommendation:

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

Staff Data:

TRS: 19-14-26
 CZM: 50 Atlas: N/A

City Council District: 6

Councilor Name: Byron Steele

County Commission District: 1

Commissioner Name: John Smaligo

15.1

July 9, 2014

SECTION I: PUD-793-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to increase the maximum coverage of all-weather material from 550 SF to 700 SF in the required front yard.

The original maximum coverage of all-weather material allowed in the required front yard is currently 550 sf. This is independent of lot size, meaning that a smaller or larger lot would still be limited to this amount. The applicant is proposing to increase the allowable area to 700 sf.

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

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-793 shall remain in effect.

Exhibits included with staff recommendation:

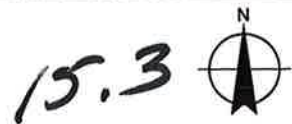
INCOG zoning case map
INCOG aerial photo
Applicant Typical Drive Exhibit

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the maximum coverage of all-weather material from 550 SF to 700 SF in the required front yard.

15.2



19-14 26





Aerial Photo Date: March 2014

PUD-793-1

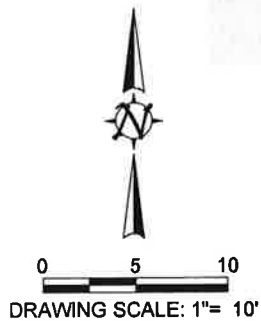
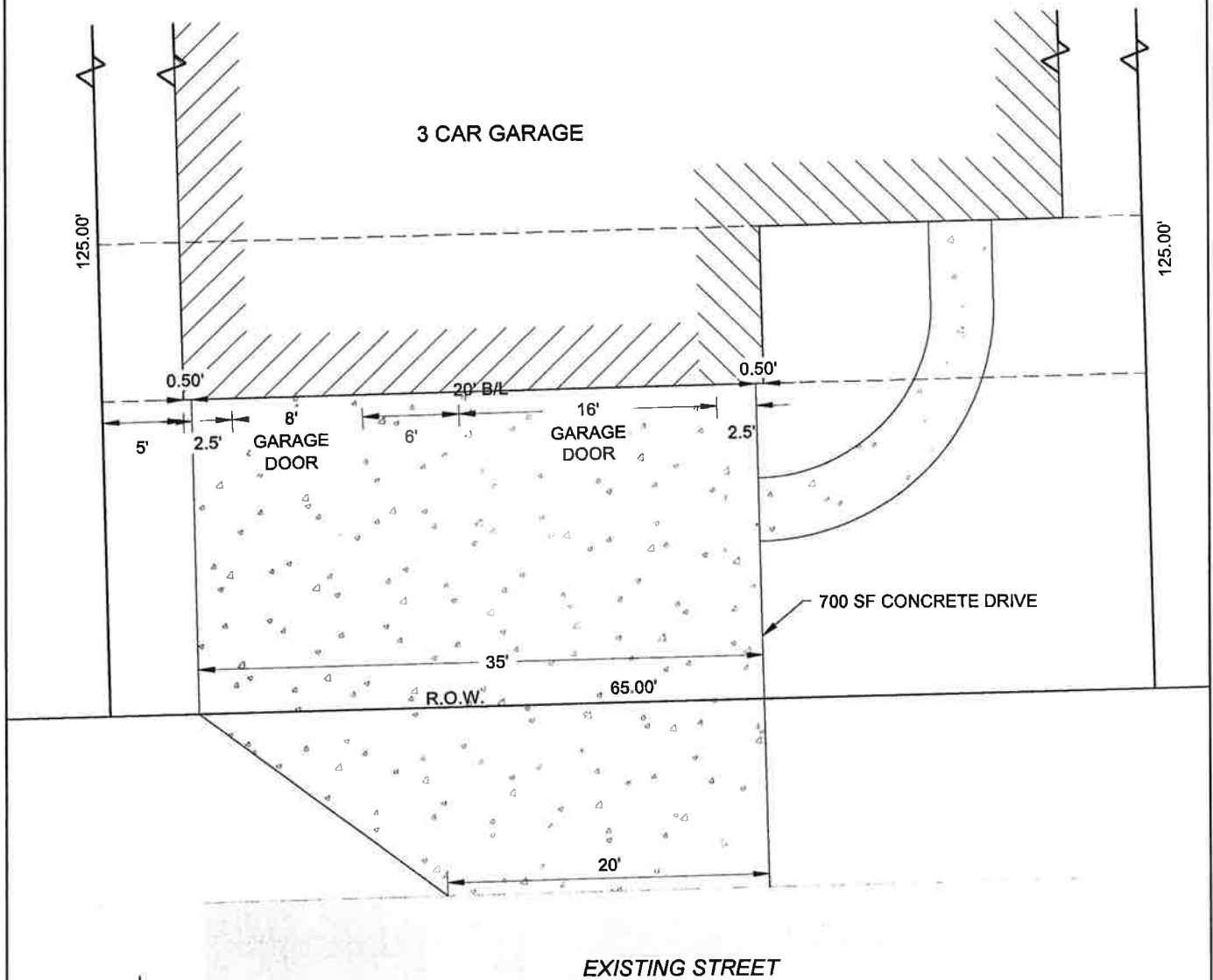
19-14 26

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



15.4

Drive Exhibit
for
Sunset Hills



TYPICAL DRIVE

AAB Engineering, LLC
AAB
Engineering • Land Planning

15.5



Tulsa Metropolitan Area
Planning Commission

Case #: PUD-805
Detailed Site Plan

Hearing Date: July 9, 2014

Case Report Prepared by:

Jay Hoyt

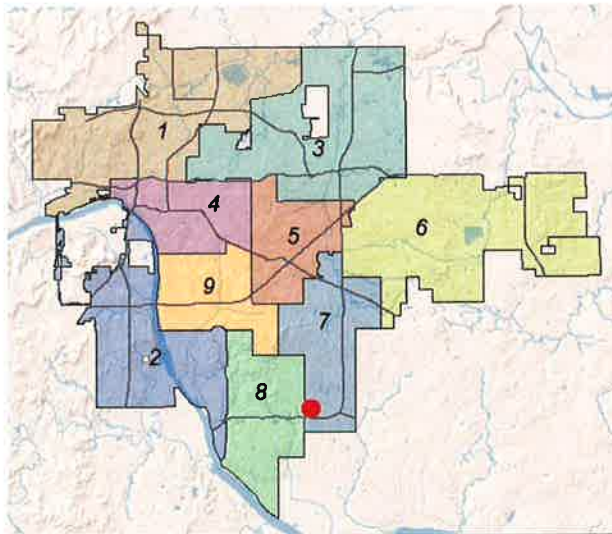
Owner and Applicant Information:

Applicant: Khoury Engineering, Inc.

Property Owner: LERE-03 TULSA, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new Tunnel Car Wash Facility within the PUD.

Gross Land Area:

1.033 Acres

Location: East of S. Memorial Dr. & E. 87th
Ct. S.

(8761 South Memorial Drive)

Development Area A

Zoning:

Existing Zoning: OL/PUD-805

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Town Center

Growth and Stability Map: Growth

Staff Recommendation:

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

Staff Data:

TRS: 18-13-13

CZM: 53

Atlas: 1733

City Council District: 7

Councilor Name: Arianna Moore

County Commission District: 3

Commissioner Name: Ron Peters

16.1

July 9, 2014

SECTION I: PUD-805 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 1.033 Acre site in a Planned Unit Development for a new Tunnel Car Wash facility including one, one story building.

PERMITTED USES:

Use Unit 17 but limited to Tunnel Car Wash only; and Use Unit 11, Offices, Studios and Support Services. The proposed Tunnel Car Wash facility is permitted as a matter of right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. The plan illustrates a design that will meet the minimum standards outlined in the Planned Unit Development and in the Zoning Code. Exterior lighting, whether ground or building mounted, shall not exceed 16 ft in height and shall be pointed down. Outdoor lighting shall be shielded and designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas.

SIGNAGE:

The site plan illustrates ground and wall sign locations. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along the building frontage. The Planned Unit Development does not address pedestrian access and circulation requirements.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

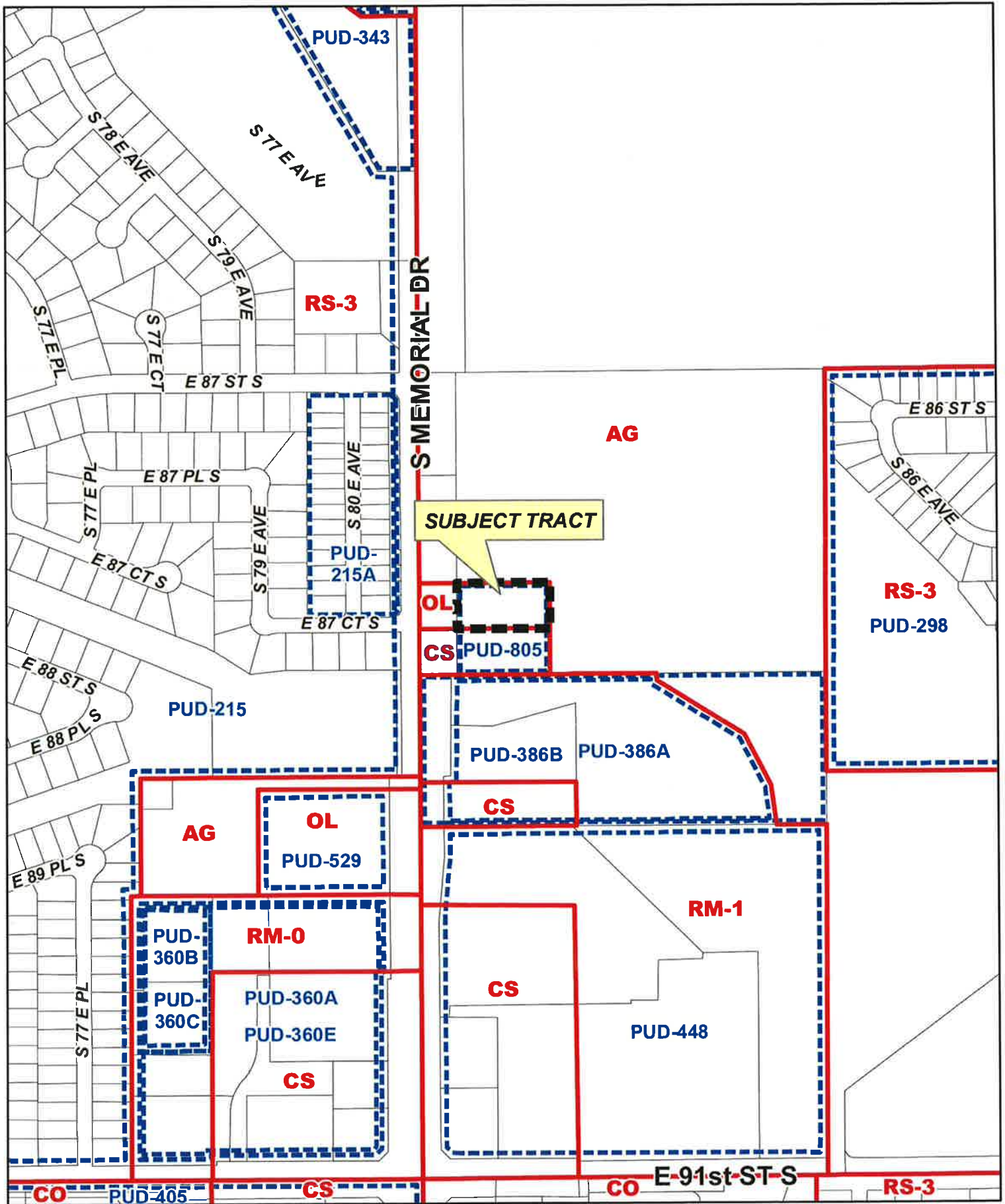
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-805**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case aerial map
INCOG aerial photo
Applicants Site Plan
Applicants Enlarged Photometric Plan
Applicants Photometric Plan
Applicants Exterior Elevations

Staff recommends **APPROVAL** of the detail site plan for the proposed new Tunnel Car Wash facility.

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



PUD-805 DSP

18-13 13





0 200 400
Feet

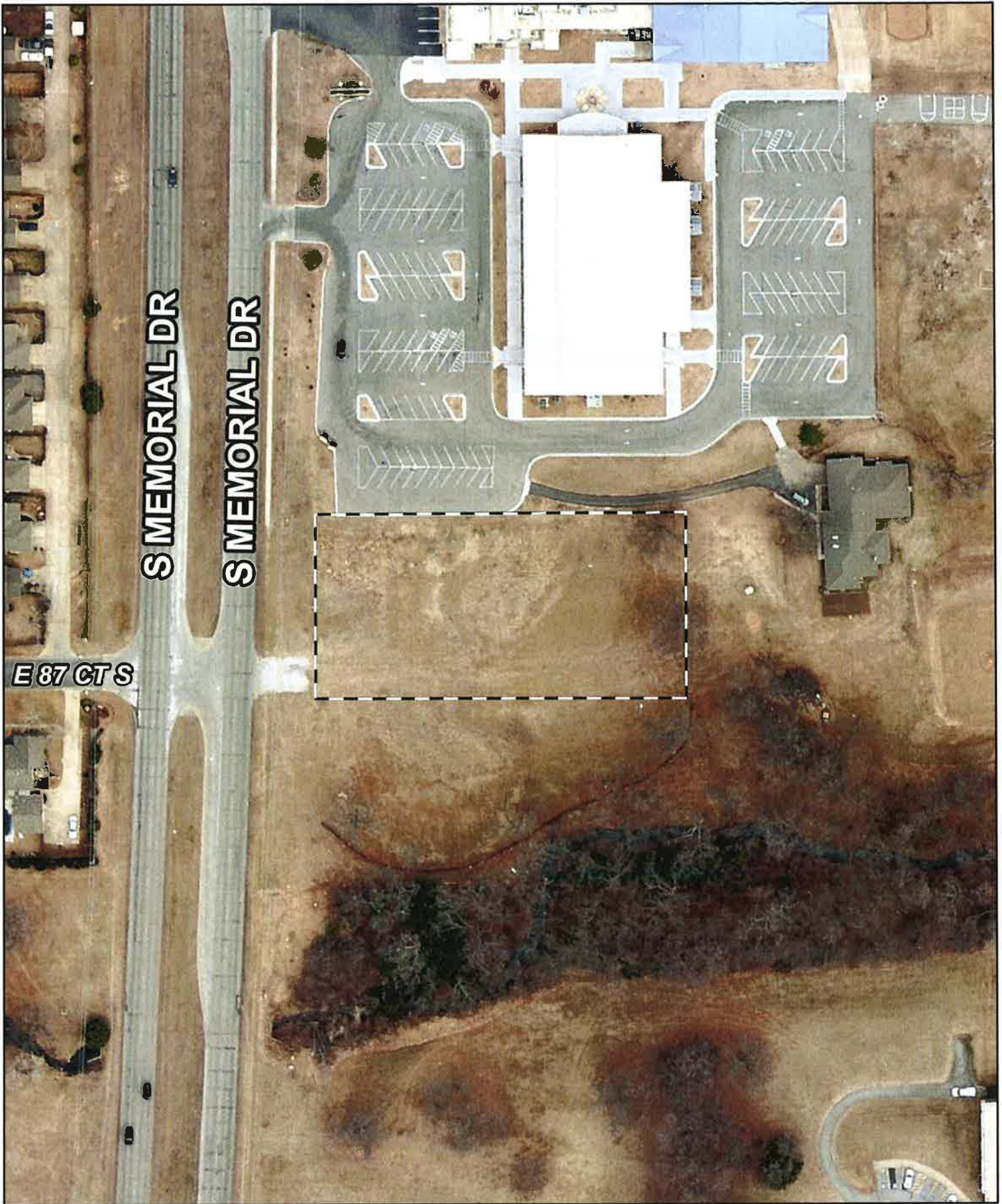
Aerial Photo Date: March 2014

PUD-805 DSP

18-13 13

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





Aerial Photo Date: March 2014

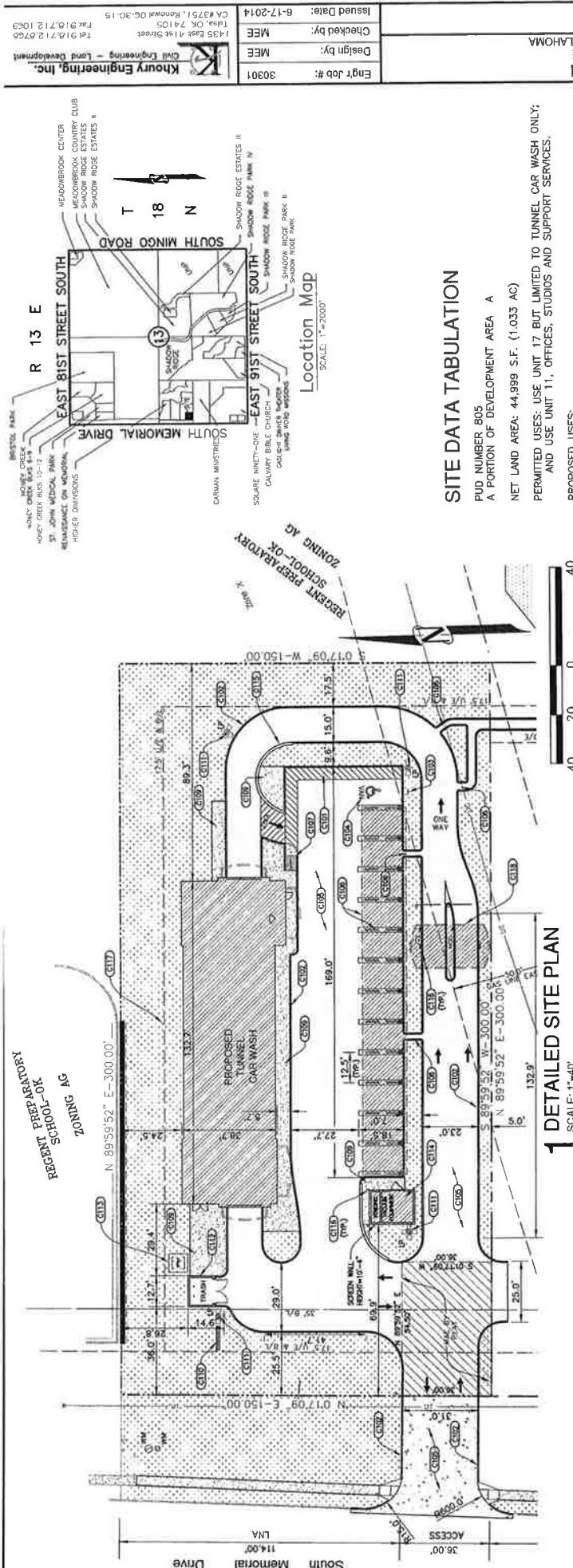
PUD-805 DSP

18-13 13

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



166



2 KEYED NOTES

C101	4" WIDE PAINT STRIPE 45° AT 2' O/C. USE 2 COATS YELLOW TRAFFIC PAINT.
C102	INTEGRAL CONCRETE CURB.
C103	ACCESSIBLE PARKING SIGN ON POST.
C104	PAINTED ACCESSIBLE SYMBOL.
C105	CONCRETE PAVING.
C106	CONCRETE CURB FLUME FOR DRAINAGE.
C107	ACCESSIBLE CURB RAMP.
C108	VACUUM CANOPY. REFER TO ARCHITECTURAL PLANS.
C109	CONCRETE SIDEWALK.
C110	PLYON SIGN - REFER TO ARCHITECTURAL & SIGNAGE PLANS FOR DETAILS.
C111	PARKING LOT LIGHTING TO BE INSTALLED 30" BEHIND CURB.
C112	TRASH RECEPTACLE ENCLOSURE.
C113	ELECTRICAL TRANSFORMER.
C114	VACUUM ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
C115	ROLL TYPE CONCRETE CURB.
C116	PIPE BOLLARD.
C117	SAND INTERCEPTORS BY OWNER.
C118	CASHIER STATION. REFER TO ARCHITECTURAL PLANS.


LEGAL DESCRIPTION:


A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING A PART OF LOT ONE (1), OF HIGHER DIMENSIONS, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4851, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1), OF HIGHER DIMENSIONS (PLAT #4851); THENCE N 01°17'09" E, ALONG THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°17'09" E, ALONG THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 150.00 FEET; THENCE N 89°59'52" E, A DISTANCE OF 300.00 FEET; THENCE S 00°17'09" W, A DISTANCE OF 150.00 FEET; THENCE S 89°59'52" W, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

LEGEND

SCALE: NTS

MAE = MUTUAL ACCESS EASEMENT
U/E = UTILITY EASEMENT PER PLAT 5701
U/P = LIGHT POLE
B/L = BUILDING LINE SETBACK PER PLAT 5701

 SOD (BERMUDA GRASS)

 PAVEMENT

SITE DATA TABULATION

PUD NUMBER 805
A PORTION OF DEVELOPMENT AREA A
NET LAND AREA: 44,999 S.F. (1.033 AC)
PERMITTED USES: USE UNIT 17 BUT LIMITED TO TUNNEL CAR WASH ONLY;
AND USE UNIT 11, OFFICES, STUDIOS AND SUPPORT SERVICES.

PROPOSED USES:

MAXIMUM BLDG. FLOOR AREA RATIO PERMITTED: 0.133 (6,00 S.F.)
PROPOSED BLDG. FLOOR AREA RATIO: 0.115 (5,179 S.F.)

MAXIMUM BLDG. HEIGHT PERMITTED: 30 FT
MAXIMUM BLDG. HEIGHT PROPOSED: 27 FT

MINIMUM BLDG. SETBACKS REQUIRED:

MINIMUM BLDG. SETBACKS REQUIRED.

OFF STREET PARKING
RATIO PER USE: 1 / 250 PER USE UNIT 11 OR N/A FOR AUTO WASH

TOTAL NUMBER OF SPACES	REQUIRED	PROPOSED
6	6	1

MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED:

15.0% (6,750 SF)

MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDED:
40.2% (18,073 SF)

LANDSCAPED STREET YARD PER STREET FRONTAGE REQUIRED: 10 FT

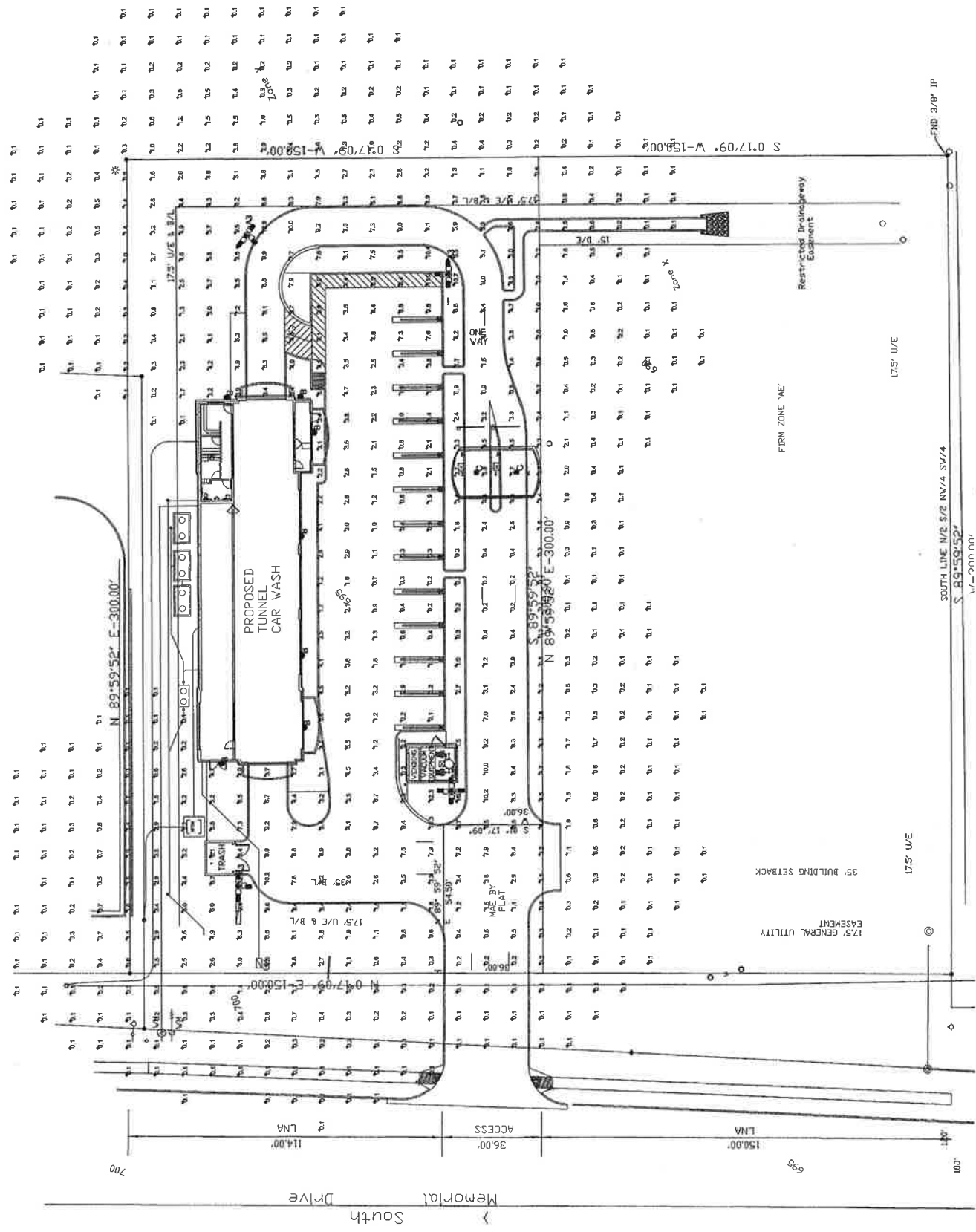
ADDITIONAL LANDSCAPE AREA(S) REQUIRED (IF ANY): N/A

LIGHTING HEIGHT FOR PARKING AREAS

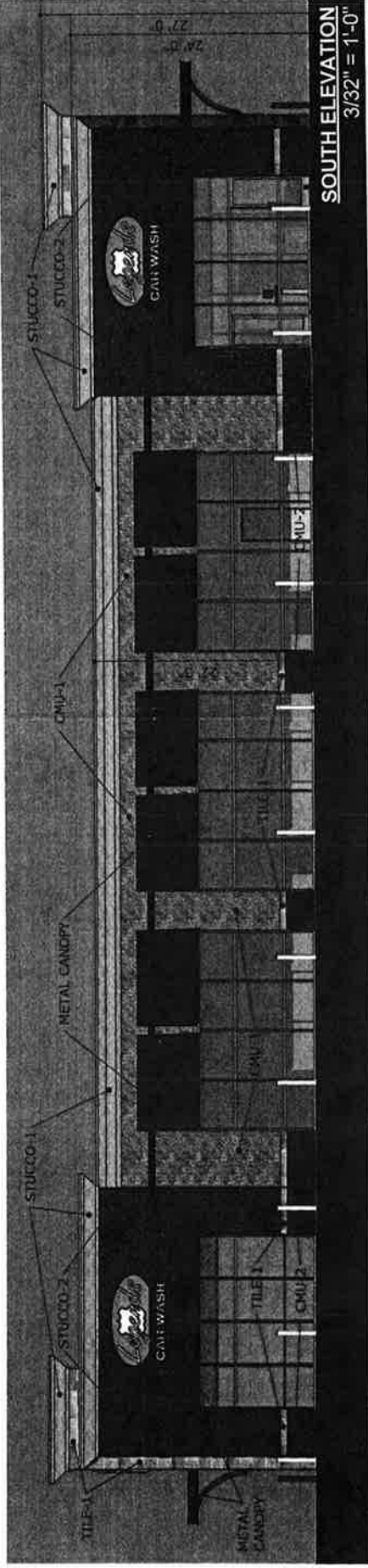
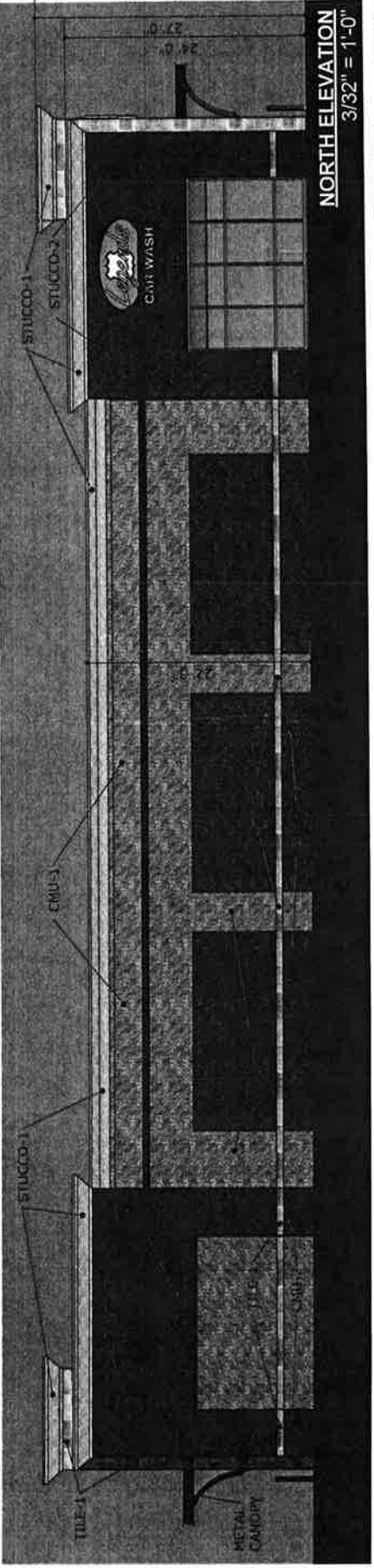
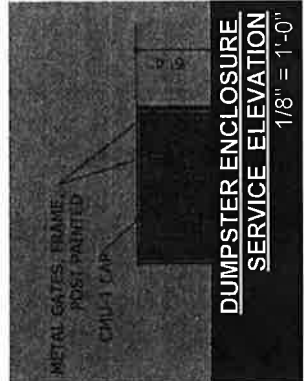
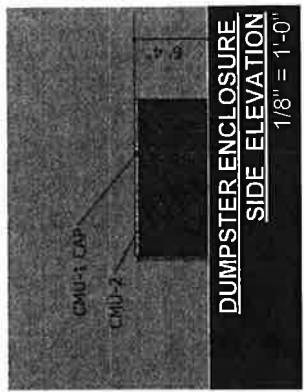
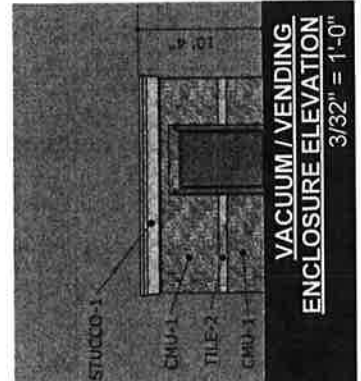
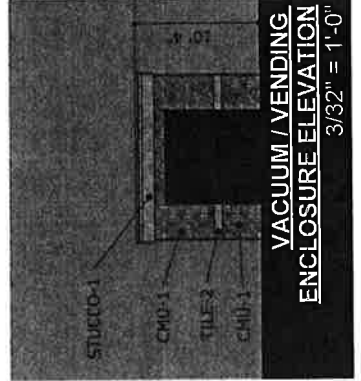
MAXIMUM HEIGHT PERMITTED: 16 FT
HEIGHT PROPOSED: 16 FT

HEIGHT PROPOSED: 16 FT

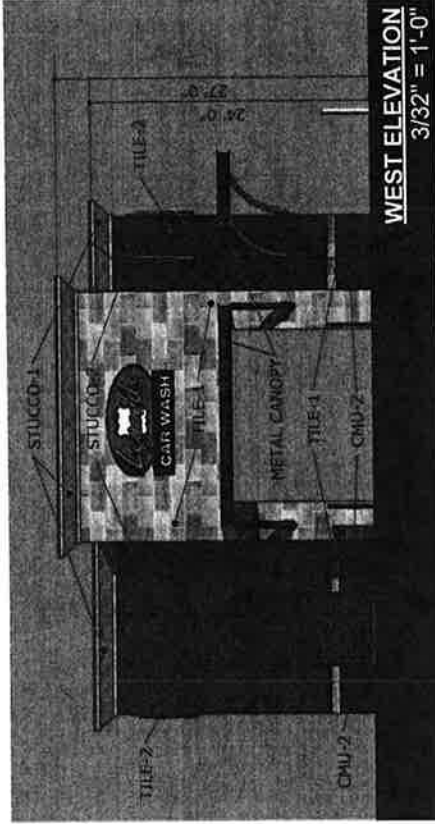
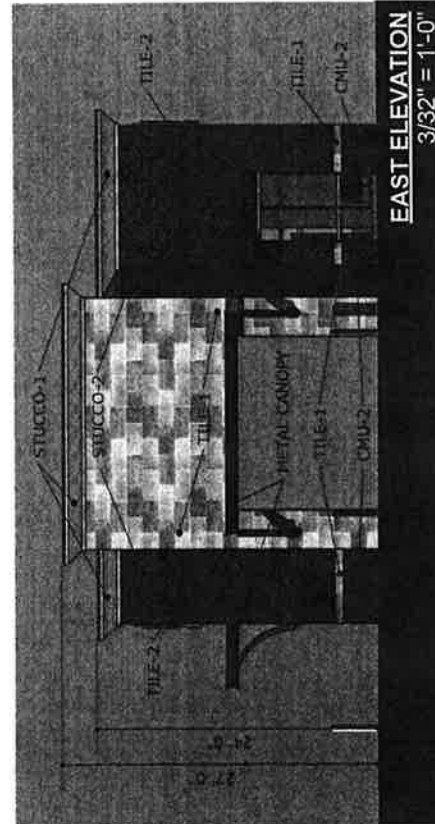
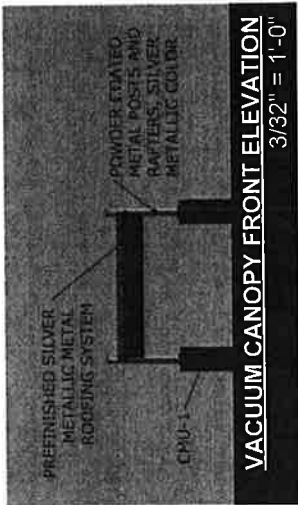
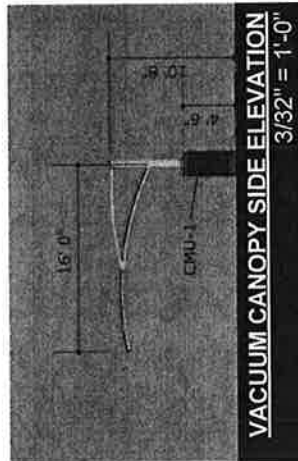
LEGENDS CAR WASH 6761 SOUTH MEMORIAL DRIVE CITY OF TULSA - TULSA COUNTY - OKLAHOMA	5/30/14	EXHIBIT	SP-1
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16.91




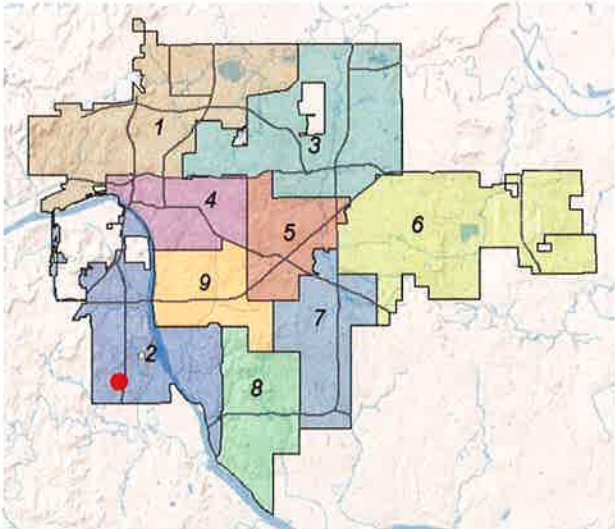
16.10



LEGENDS EXPRESS
 CAR WASH
 S. Memorial Dr.
 Tulsa, OK 74133

BUILDING ELEVATIONS

A3.1

	<p>Case #: Z-7115-SP-2 Detailed Site Plan</p> <p>Hearing Date: July 9, 2014</p>
<p><u>Case Report Prepared by:</u></p> <p>Jay Hoyt</p>	<p><u>Owner and Applicant Information:</u> Applicant: Kinslow, Keith & Todd, Inc. – Nicole Watts Property Owner: Unit Corporation</p>
<p><u>Location Map:</u> (shown with City Council Districts)</p> 	<p><u>Applicant Proposal:</u></p> <p>Detailed Site Plan: Plan represents details for a new office building and parking garage in a Corridor District.</p> <p>Gross Land Area: 28.5 Acres</p> <p>Location: Southeast corner of W. 81st Street and S. Union Avenue (8200 South Unit Drive)</p>
<p><u>Zoning:</u> Existing Zoning: CO: Z-7115-SP-2 Proposed Zoning: No Change</p> <p><u>Comprehensive Plan:</u> Land Use Map: Town Center Growth and Stability Map: Growth</p>	<p><u>Staff Recommendation:</u></p> <p>Staff recommends approval. The project conforms with the development standards defined in the Corridor Development Plan</p>
<p><u>Staff Data:</u> TRS: 18-12-14 CZM: 51 Atlas: 0</p>	<p><u>City Council District:</u> 2 <i>Councilor Name:</i> Karen Keith</p> <p><u>County Commission District:</u> 2 <i>Commissioner Name:</i> Jeannie Cue</p>

July 9, 2014

SECTION I: Z-7115-SP-2 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for one new six-story office building and one four-story parking garage on a 28.5 acre site in a Corridor District.

PERMITTED USES:

Office used permitted by right within Use Unit 10 and 11. The Office proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Corridor Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. The plan illustrates a design that will meet the minimum standards outlined in the Corridor Plan and in the Zoning Code. Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. 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 residential area, street or highway right of way.

SIGNAGE:

The site plan does not illustrate ground or wall sign locations. All signs will require a separate permit. All signage will be required to meet the Corridor Plan Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks throughout the site, along the access roads, along West 81st Street and along South Union Avenue.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

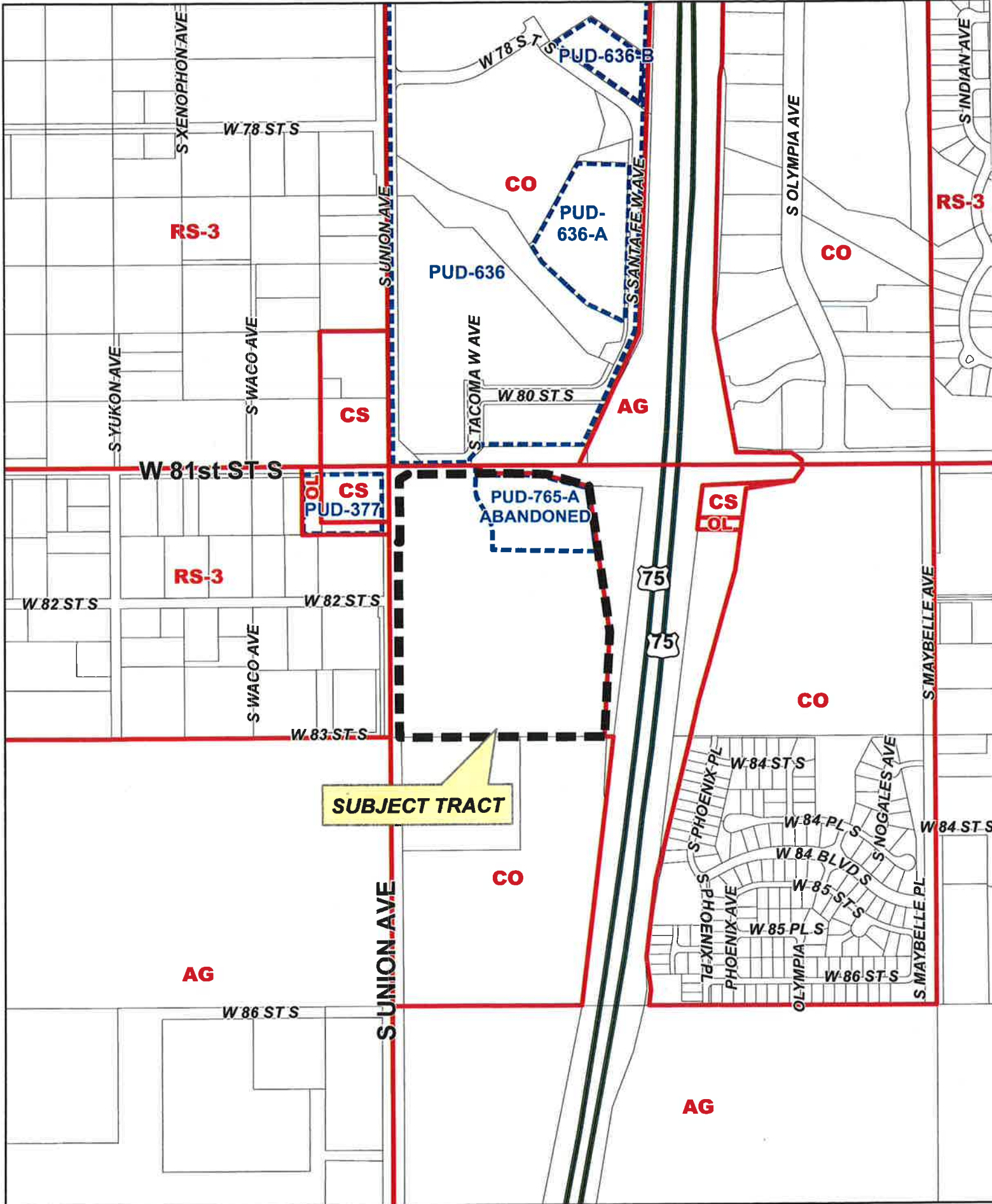
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-7115-SP-2**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan, and the stated purposes of the Corridor District section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case aerial map
INCOG aerial photo
Applicants Overall Site Plan
Applicants Enlarged Site Plans
Applicants Site Electrical Plans
Applicants Photometric Plan
Applicants Exterior Elevations

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

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



SUBJECT TRACT

Z-7115-SP-2

18-12 14

17.4



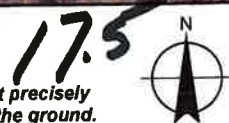


Aerial Photo Date: March 2014

Z-7115-SP-2

18-12 14

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





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architectural & engineering
tel 918.744.4270
fax 918.744.7849
2200 south union avenue suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 5303 EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN ACCORDANCE
WITH CURRENT CITY OF TULSA STANDARDS AND
SPECIFICATIONS INCLUDING BUT NOT LIMITED TO:



UNIT
CORPORATION
NEW
HEADQUARTER
8200 SOUTH UNION DRIVE
TULSA, OKLAHOMA

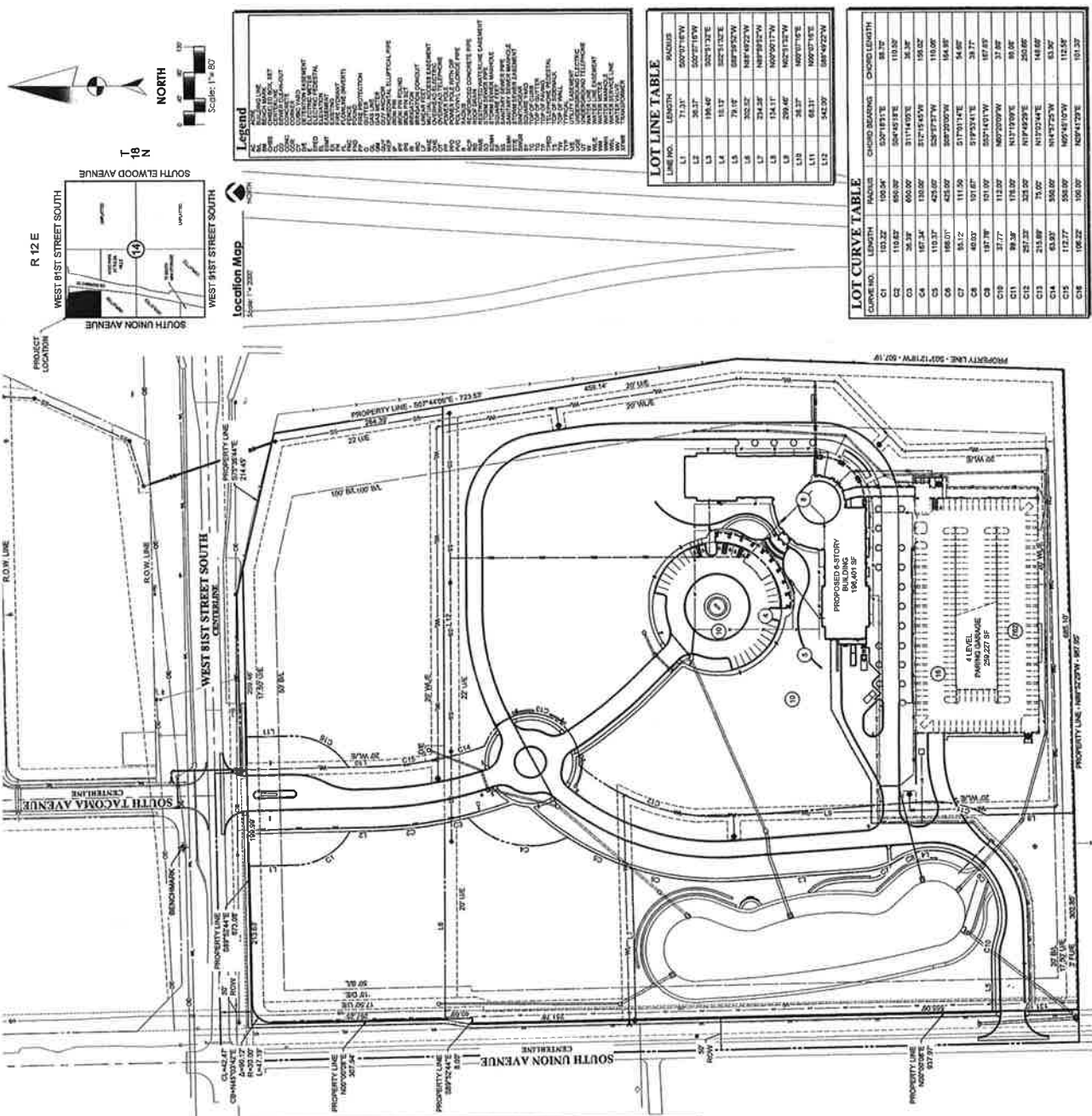


SCALE: 1"=50'
SHEET NO. 1
ATLAS PAGE NO. 772.867
MANAGER: ANW
DRAWN BY: TMS
DATE: 4/20/2014

CORRIDOR
OVERALL SITE PLAN

1

17.6



Site Data: Corridor Development Plan	
Land Area Summary	
TOTAL NET LAND AREA	1,241,337.94 SF (28.46 AC)
LOT LAND AREA	622,106.97 SF (14.30 AC)
Site Data	
CO.	2-7728-SR-162-7115-SR-2
BLDG. AREA	198,401 SF
BLDG. HEIGHT	44' MAX.
BLDG. HEIGHT ALLOWED	50' MAX.
PROPOSED FLOOR AREA RATIO	0.18
Off-Street Parking Requirements	
OFF-STREET PARKING REQUIREMENT	
REQUIRED:	17 PARKING SPACES FOR THE FIRST 25,000 SF THEN 17.50 SF PER 1,000 SF
PROVIDED:	214
REQUIRED:	17 PARKING LOT
PROVIDED:	17
REQUIRED:	10 PARKING GARAGE
PROVIDED:	10
Impervious Area	
TOTAL SITE AREA	1,241,337.94 SF (28.46 AC)
TOTAL DISTURBED AREA	1,241,337.94 SF (28.46 AC)
PROPOSED IMPERVIOUS AREA:	119,105.54 SF
NET INCREASE:	119,105.54 SF
Building Setbacks	
REQUIRED:	100' FROM HIGHWAY US 75
PROVIDED:	100' FROM HIGHWAY US 75
REQUIRED:	100' FROM CENTRAL LINE OF COLLECTOR DR. FROM SOUTH BOUNDARY OF AREA A
PROVIDED:	100' FROM CENTRAL LINE OF COLLECTOR DR. FROM SOUTH BOUNDARY OF AREA A
REQUIRED:	100' FROM HIGHWAY US 75
PROVIDED:	100' FROM HIGHWAY US 75
REQUIRED:	100' FROM CENTRAL LINE OF COLLECTOR DR. FROM NORTH BOUNDARY OF AREA A
PROVIDED:	100' FROM CENTRAL LINE OF COLLECTOR DR. FROM NORTH BOUNDARY OF AREA A
REQUIRED:	100' FROM HIGHWAY US 75
PROVIDED:	100' FROM HIGHWAY US 75
REQUIRED:	100' FROM CENTRAL LINE OF COLLECTOR DR. FROM SOUTH BOUNDARY OF AREA A
PROVIDED:	100' FROM CENTRAL LINE OF COLLECTOR DR. FROM SOUTH BOUNDARY OF AREA A
Legal Description	
LOT 1, BLOCK 1, UNIT CORPORATION	25'
Exterior Lighting:	
REQUIRED:	25'
PROVIDED:	25'

LOT LINE TABLE	
CURVE NO.	LENGTH
C1	110.22'
C2	110.22'
C3	110.22'
C4	110.22'
C5	110.22'
C6	110.22'
C7	110.22'
C8	110.22'
C9	110.22'
C10	110.22'
C11	110.22'
C12	110.22'
C13	110.22'
C14	110.22'
C15	110.22'
C16	110.22'

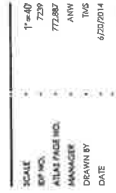
LOT CURVE TABLE	
CURVE NO.	LENGTH
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C3	110.22'
C4	110.22'
C5	110.22'
C6	110.22'
C7	110.22'
C8	110.22'
C9	110.22'
C10	110.22'
C11	110.22'
C12	110.22'
C13	110.22'
C14	110.22'
C15	110.22'
C16	110.22'

Benchmark 1
CONCRETE STORM DRAIN STRUCTURE BEING 125' NORTH OF THE INTERSECTION OF WEST 81ST STREET SOUTH AND SOUTH THOMAS AVENUE (EAST SIDE OF PARKWAY)
N. 377023.05, E. 200023.81

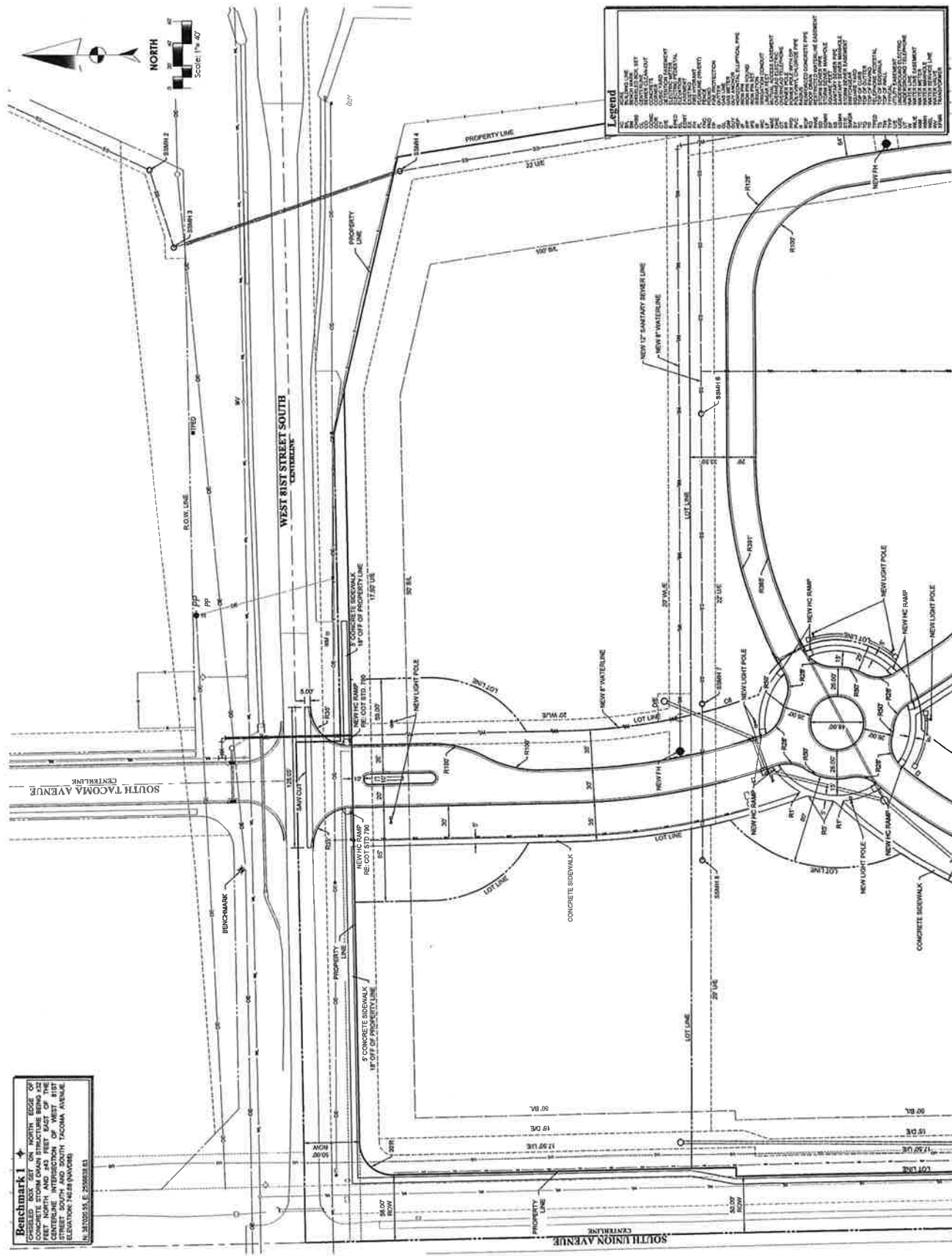
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8200 SOUTH UNIT DRIVE
TULSA, OKLAHOMA



17.7

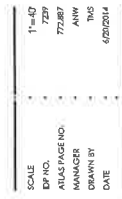


17.7

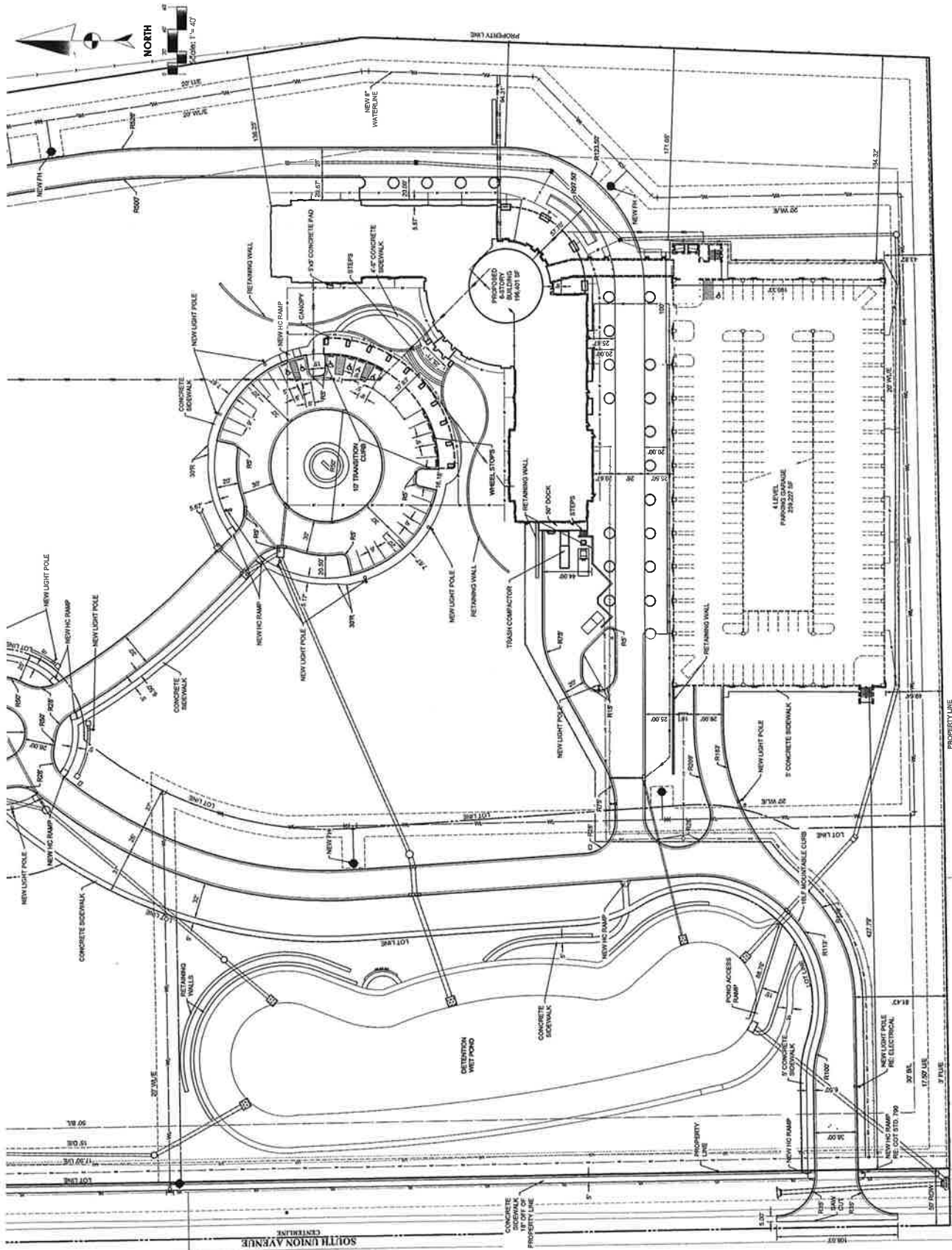


NEW HEADQUARTERS

8200 SOUTH UNIT DRIVE
TULSA, OKLAHOMA

CORRIDOR
SOUTH SITE PLAN

37.8



17.8



Kiewit & Hodd, Inc.
10000 N. 10th Ave., Suite 100
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Fax: 918.744.7884
2200 South Tulsa Place, Suite 2
Tulsa, Oklahoma 74116
www.kharchitects.com
info@kharchitects.com



Thomas A. Kiewit, P.E. No. 11719
State of Oklahoma
Professional Engineer

UNIT CORPORATION
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Tulsa, Oklahoma 74116
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Fax: 918.744.7884
2200 South Tulsa Place, Suite 2
Tulsa, Oklahoma 74116
www.kharchitects.com
info@kharchitects.com



UNIT CORPORATION

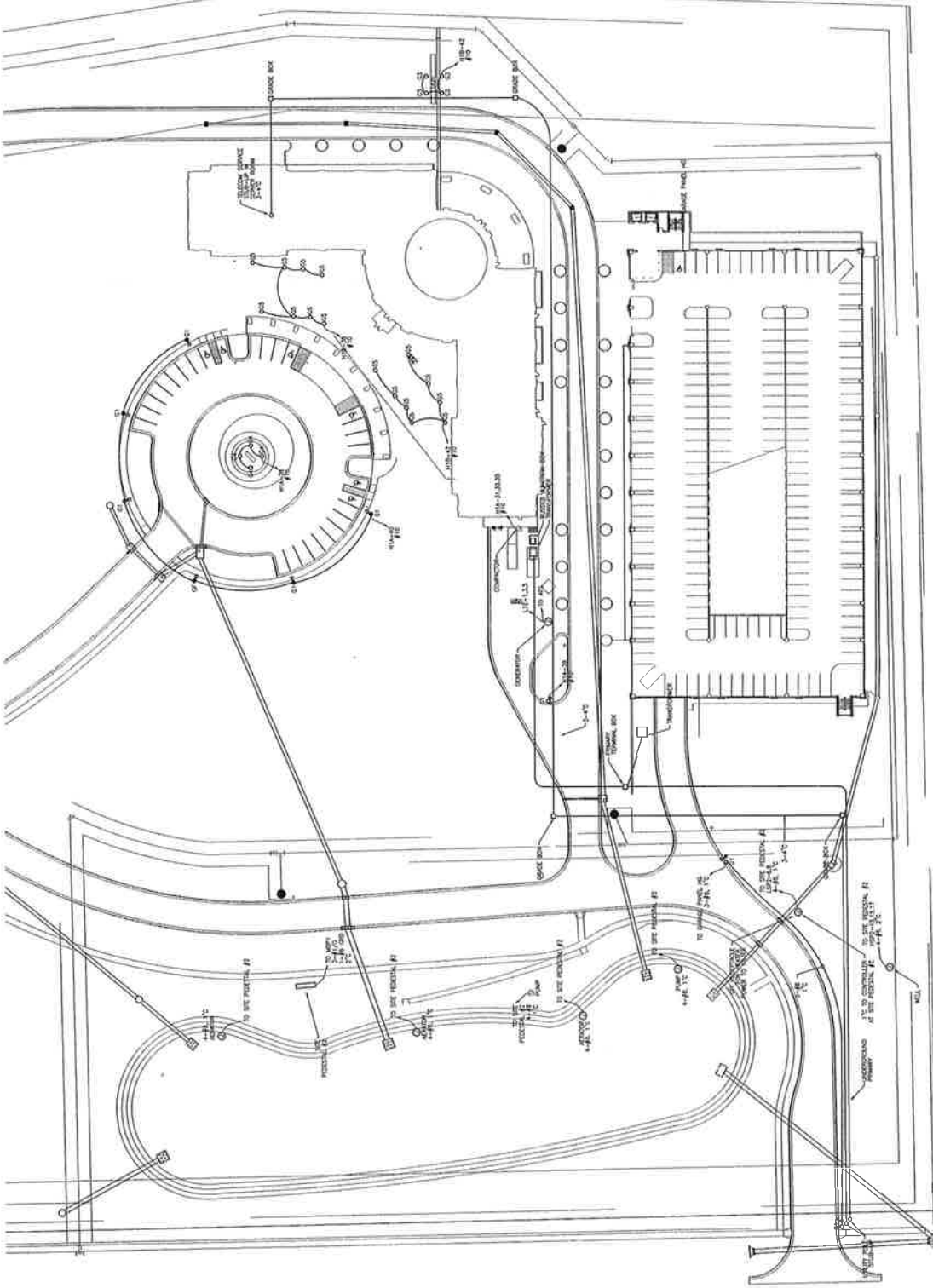
NEW
HEADQUARTERS
800 SOUTH UNIT DRIVE
TULSA, OKLAHOMA 74116



DATE: 11/11/11
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

NO.	DESCRIPTION	DATE
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3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

SITE ELECTRICAL
PLAN
E4.1 17.9



A SITE ELECTRICAL PLAN
SHEET 17.9



Thomas F. Keester, PE# 17749
TFX Engineering, Inc.
Cofas 2206 exp 6/2019

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Journal of Internal Medicine 247: 105–112

Although the study was not designed to test the effect of the intervention on the use of the 100-hour rule, the results suggest that the intervention may have had a positive effect on the use of the 100-hour rule. The results show that the intervention group was more likely to use the 100-hour rule than the control group. This suggests that the intervention may have helped students to understand the importance of the 100-hour rule and to use it more effectively.

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Journal of Internal Medicine 255: 105–112

[illegible][illegible]

100

UNIT
CORPORATION

**NEW
HEADQUARTERS**
1000 SOUTH UNIT DRIVE
TULSA, OKLAHOMA 74132

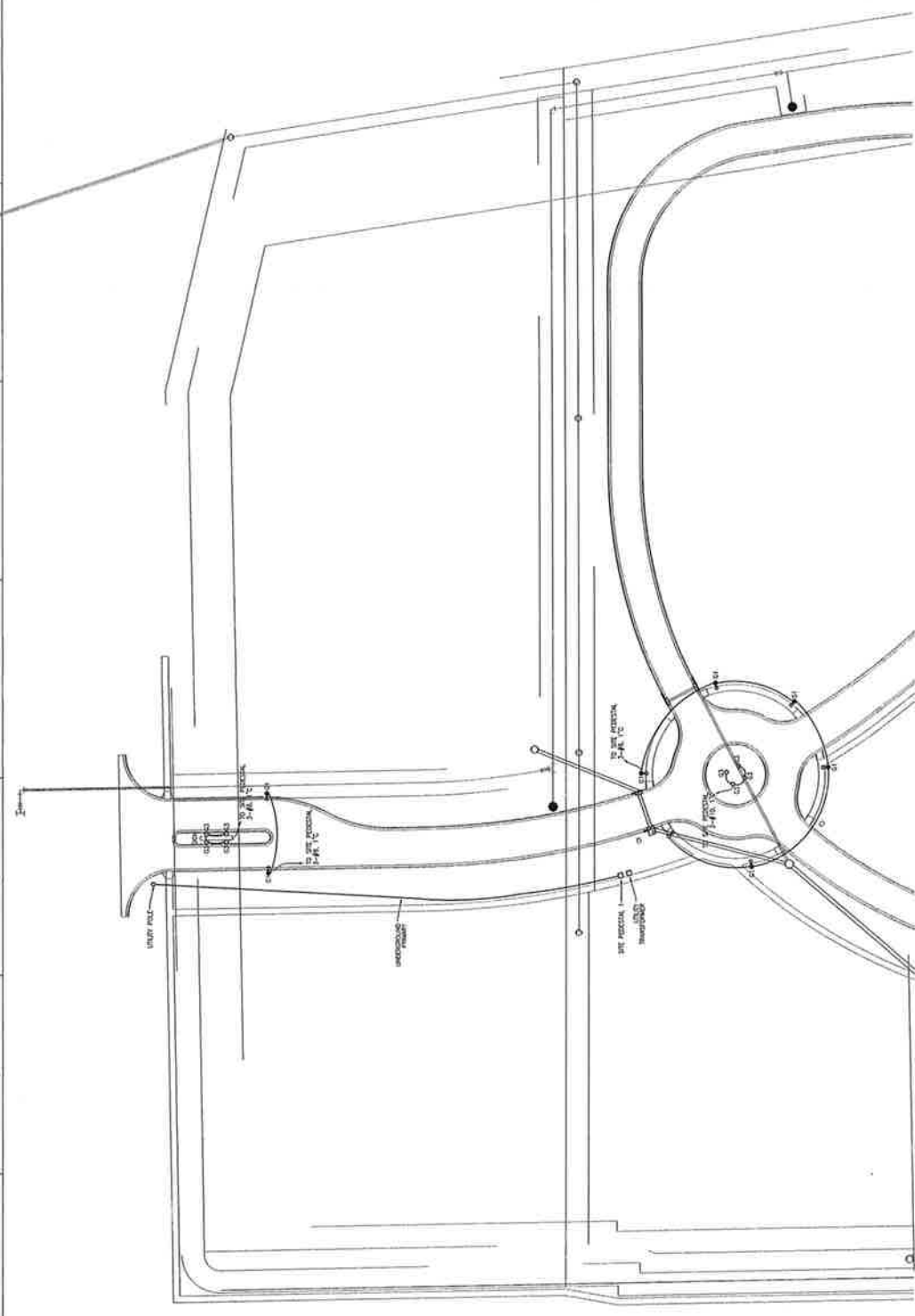


BID DOCUMENTS

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SITE ELECTRICAL

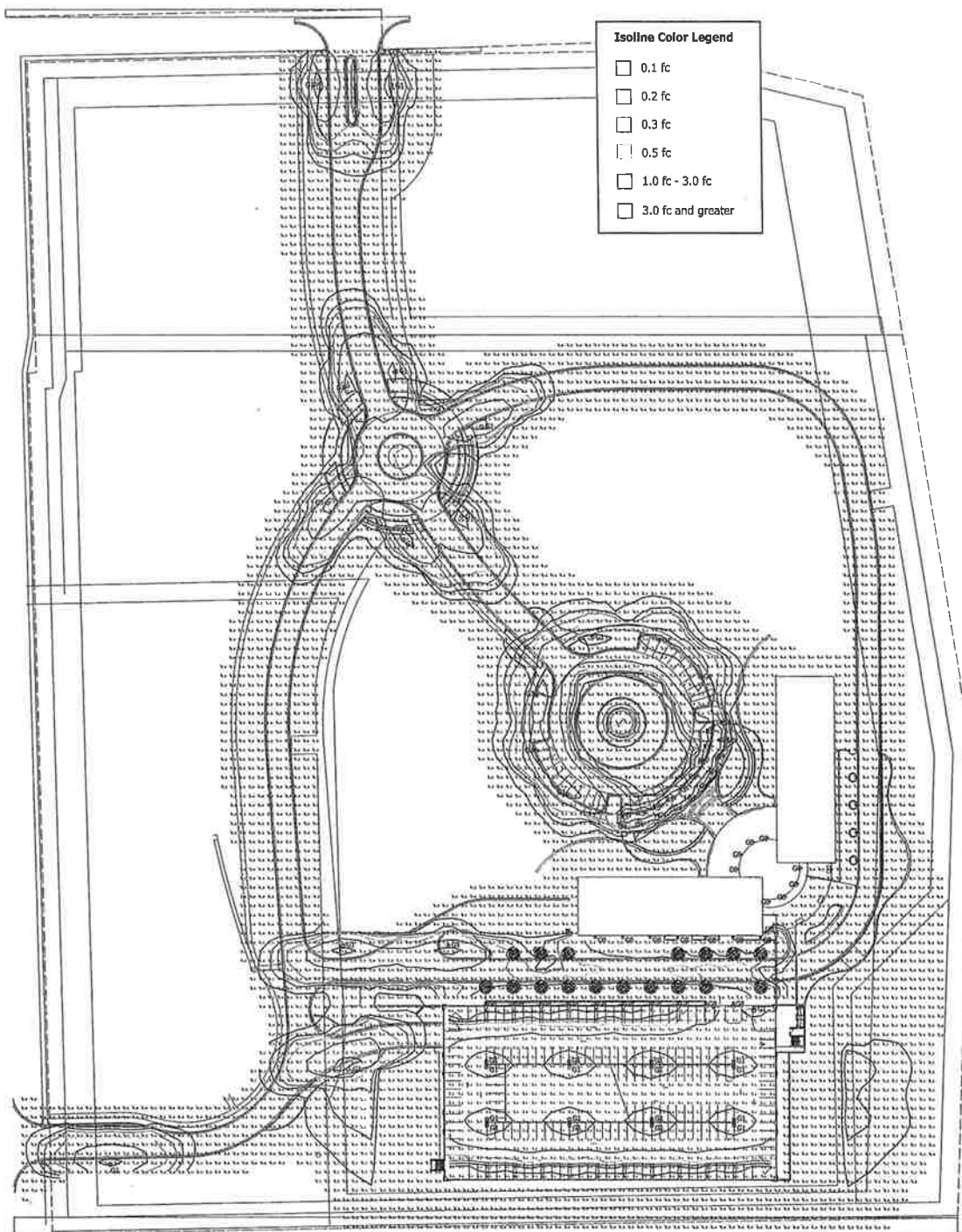
PLAN
E4.2 **17.1D**



A SITE ELECTRICAL PLAN
SCALE 1"=60'-0"

17.12

17.12



17.12

UNIT
CORPORATION

**NEW
HEADQUARTERS**
1800 SOUTH UNIT DRIVE
TULSA, OKLAHOMA 74132

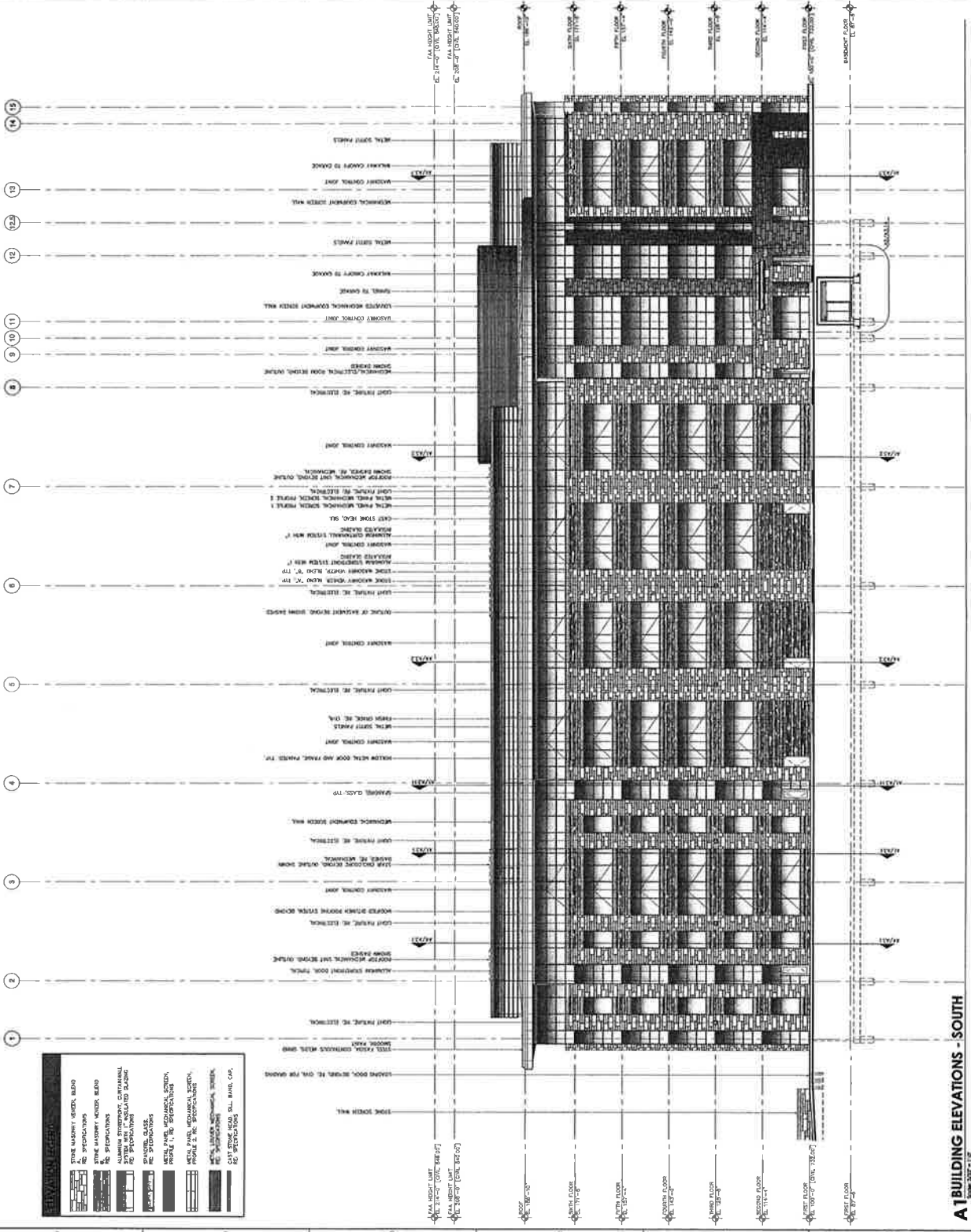


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BUILDING ELEVATION -
SOUTH

SOUTH
A2.1/7.13



A1 BUILDING ELEVATIONS - SOUTH

201-261-1100

17.13



Kitchell & Kitchell, Inc.
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fax 918.744.784
2200 south vance place, suite 2
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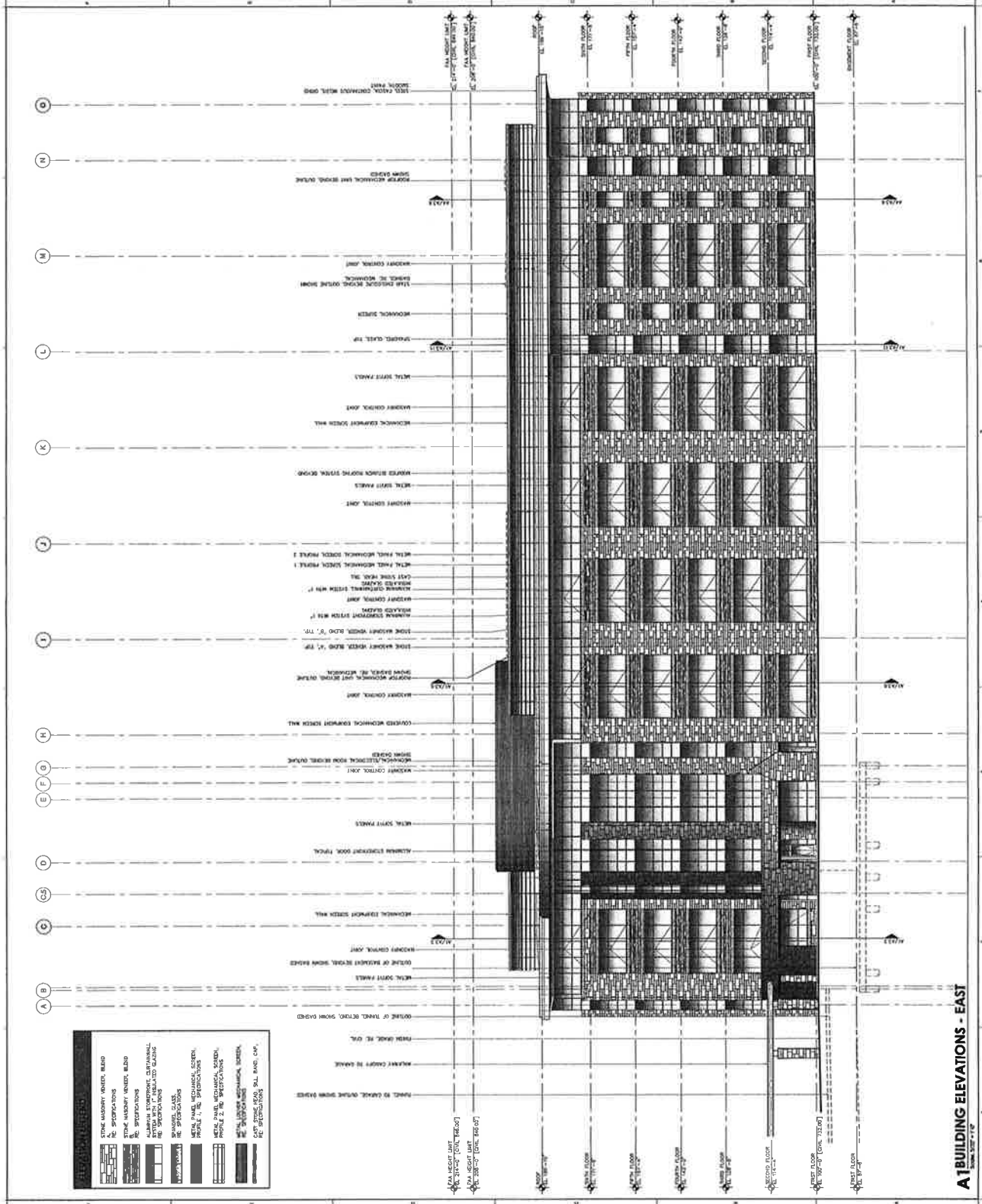


UNIT DOCUMENTS

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1	GENERAL NOTES	10/1/11
2	SECTION 01100 - STRUCTURAL STEEL	10/1/11
3	SECTION 01200 - CONCRETE	10/1/11
4	SECTION 02100 - EXTERIOR FINISHES	10/1/11
5	SECTION 03100 - PAINTS AND COATINGS	10/1/11
6	SECTION 04100 - CEMENTS, MORTARS, AND CONCRETE	10/1/11
7	SECTION 05100 - METALS	10/1/11
8	SECTION 06100 - WOOD AND PLASTICS	10/1/11
9	SECTION 07100 - GLASS	10/1/11
10	SECTION 08100 - ROOFING	10/1/11
11	SECTION 09100 - FLOORING	10/1/11
12	SECTION 10100 - PARTITIONS	10/1/11
13	SECTION 11100 - ELECTRICAL	10/1/11
14	SECTION 12100 - PLUMBING	10/1/11
15	SECTION 13100 - MECHANICAL	10/1/11
16	SECTION 14100 - SPECIALTIES	10/1/11
17	SECTION 15100 - FURNITURE	10/1/11
18	SECTION 16100 - CASEWORK	10/1/11
19	SECTION 17100 - SIGNAGE	10/1/11
20	SECTION 18100 - SECURITY	10/1/11
21	SECTION 19100 - TELECOMMUNICATIONS	10/1/11
22	SECTION 20100 - MAINTENANCE	10/1/11

BUILDING ELEVATION - EAST

A2.2/17.14

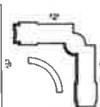


A1 BUILDING ELEVATIONS - EAST

17.14

UNIT
CORPORATION

**NEW
HEADQUARTERS**
8200 SOUTH UNIT DRIVE
TULSA, OKLAHOMA 74132











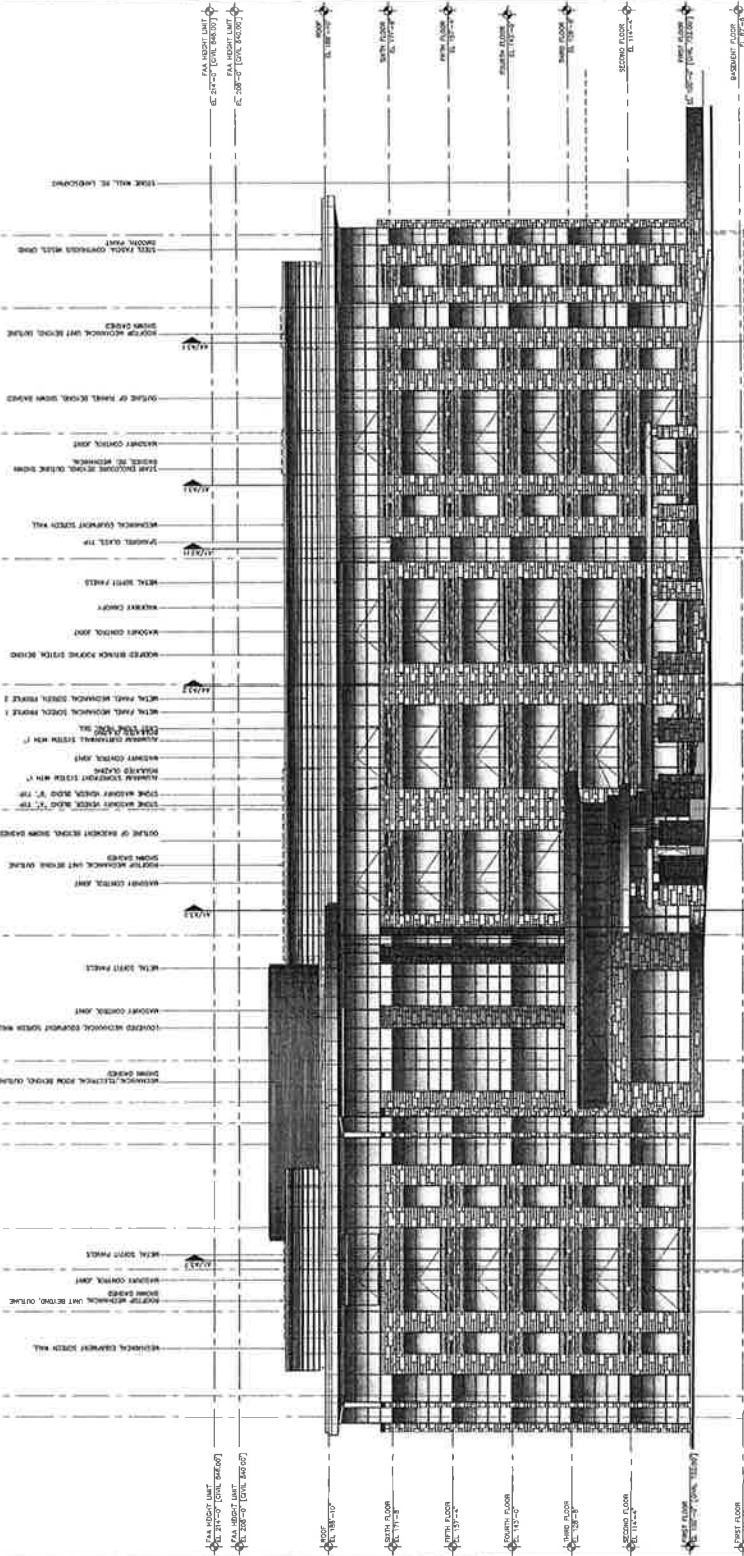
ORDERED BY _____
CALLED BY _____
BID DOCUMENT'S _____

13.2.2014
REVISED

BUILDING ELEVATION -
NORTH

A2.3

	STONE MASONRY SOLDER BLEND RE. SPECIFICATIONS		STONE MASONRY SOLDER BLEND RE. SPECIFICATIONS		ALUMINUM STRUCTURAL OPERATIONAL SYSTEM WITH 1" INSULATED GLAZING RE. SPECIFICATIONS		SMOKED GLASS RE. SPECIFICATIONS		METAL PANEL, MECHANICAL SCREEN, PANELED, RE. SPECIFICATIONS		METAL PANEL, MECHANICAL SCREEN, PANELED, RE. SPECIFICATIONS		METAL LOUVER, MECHANICAL SCREEN, RE. SPECIFICATIONS		CAST STONE WALL PANEL, CAST, RE. SPECIFICATIONS
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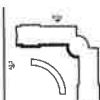
A1 BUILDING ELEVATIONS - NORTH

 $\Delta H = 20.1 \text{ kcal/mol}$

17.15



**NEW
HEADQUARTERS**
8200 SOUTH UNIT DRIVE
TULSA, OKLAHOMA 74132

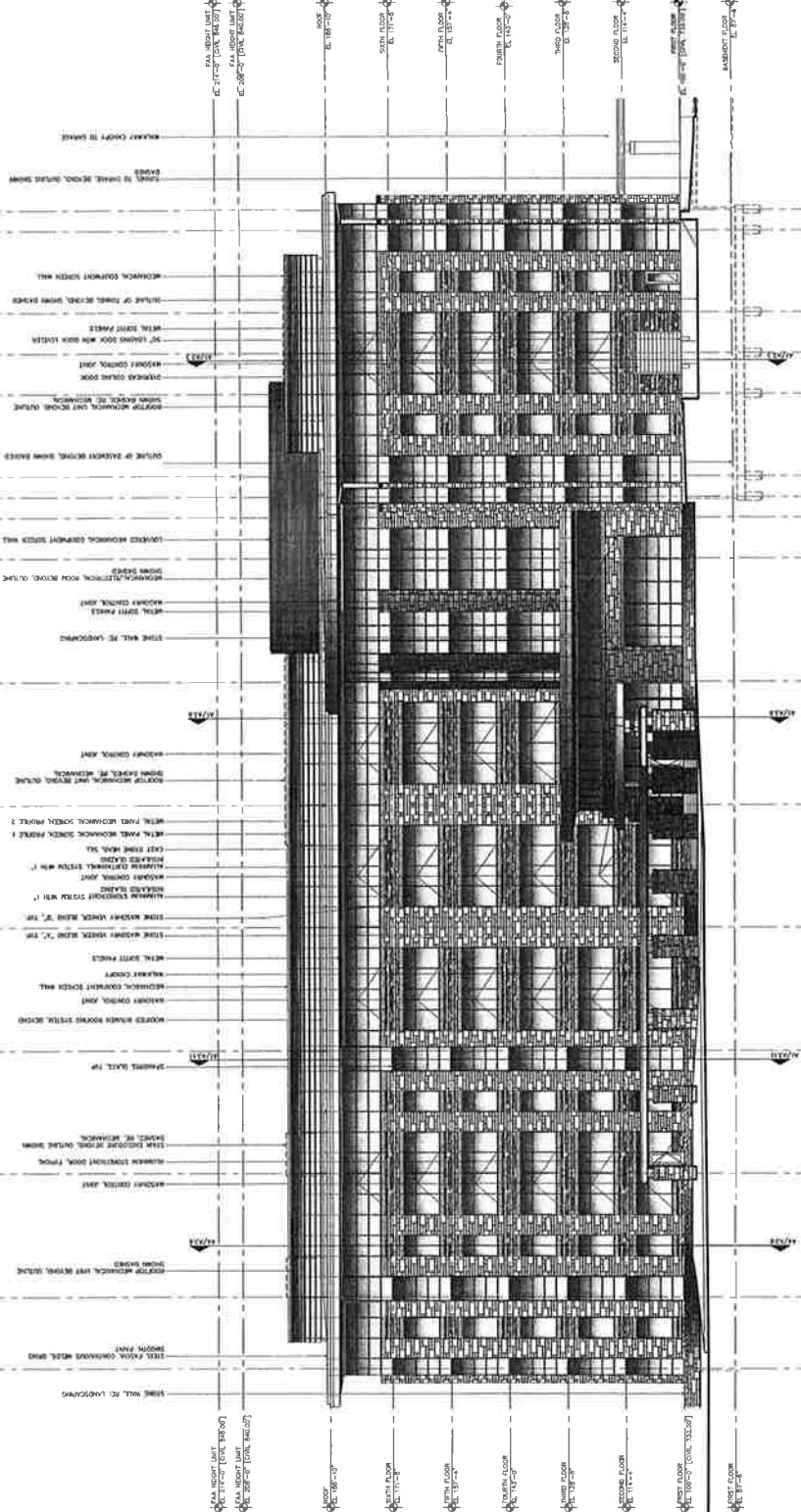
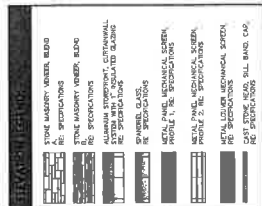
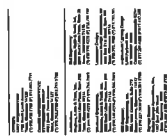


10026 IF _____
 ID DOCUMENT'S _____

3.04E 2014

BUILDING ELEVATION
WEST

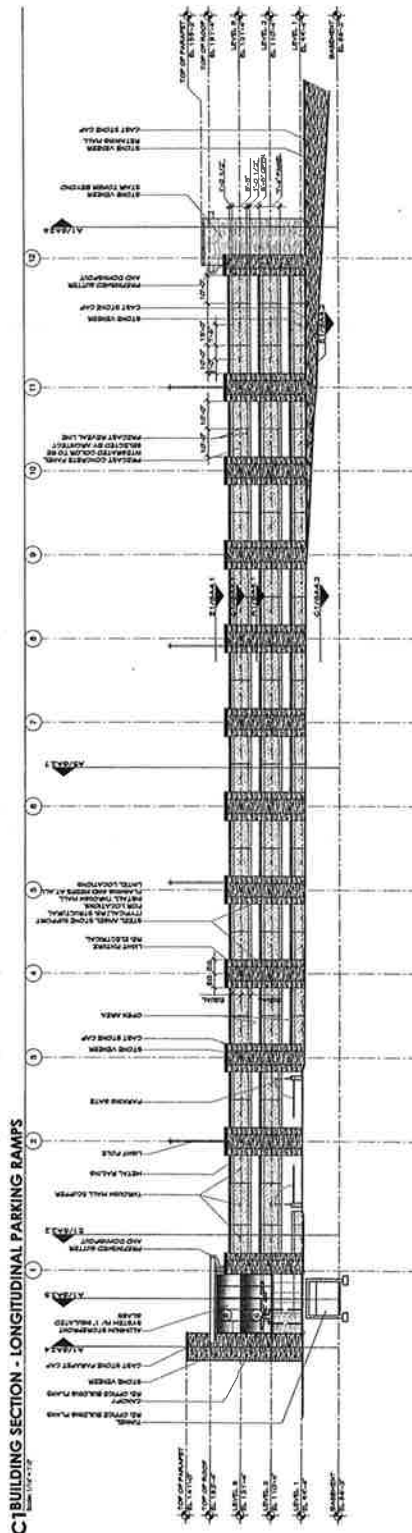
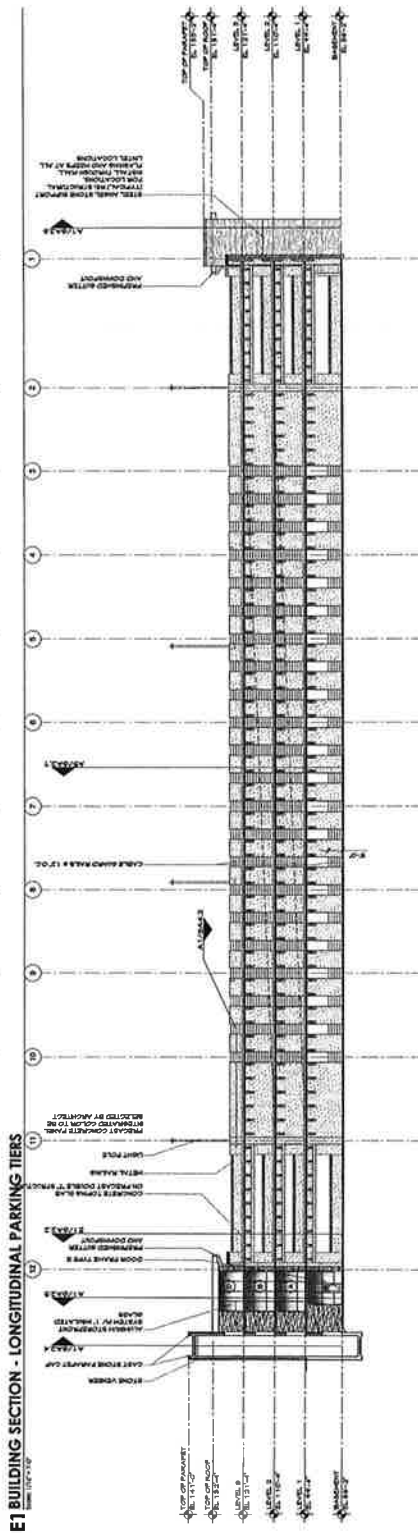
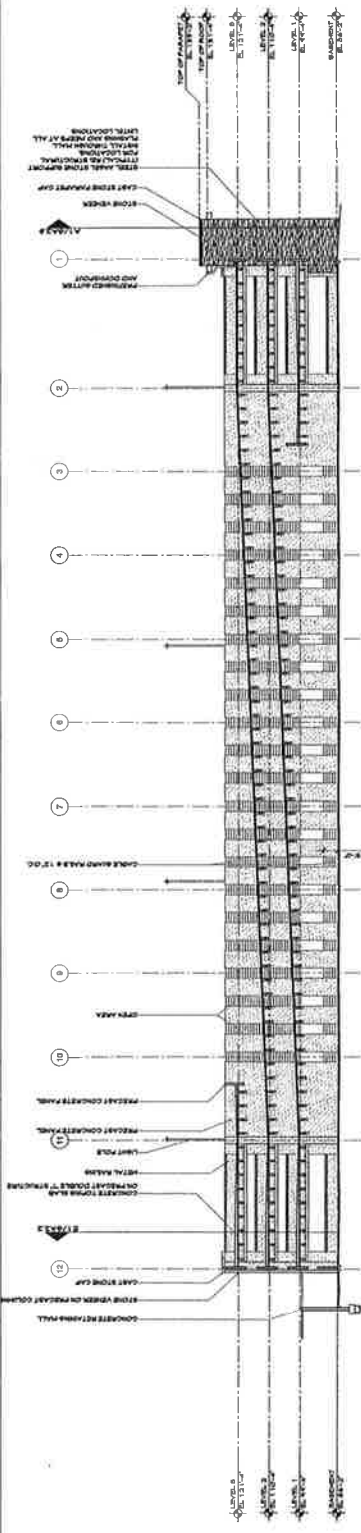
A2.4

UNIT
CORPORATION

WAT BUILDING ELEVATIONS - WEST

— 325 —

17.14



17.17



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Tulsa, Oklahoma 74114
www.kktarchitects.com
info@kktarchitects.com

UNIT CORPORATION
PARKING GARAGE
GA2.2



UNIT CORPORATION

PARKING GARAGE

800 SOUTH UNIT DRIVE
TULSA, OKLAHOMA 74103

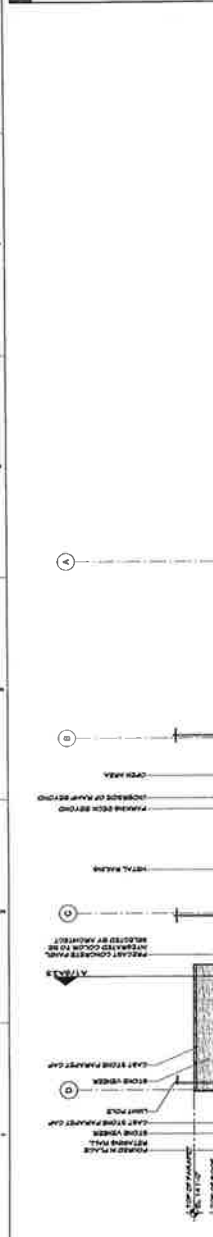


BID DOCUMENTS

PARKING GARAGE
ELEVATION

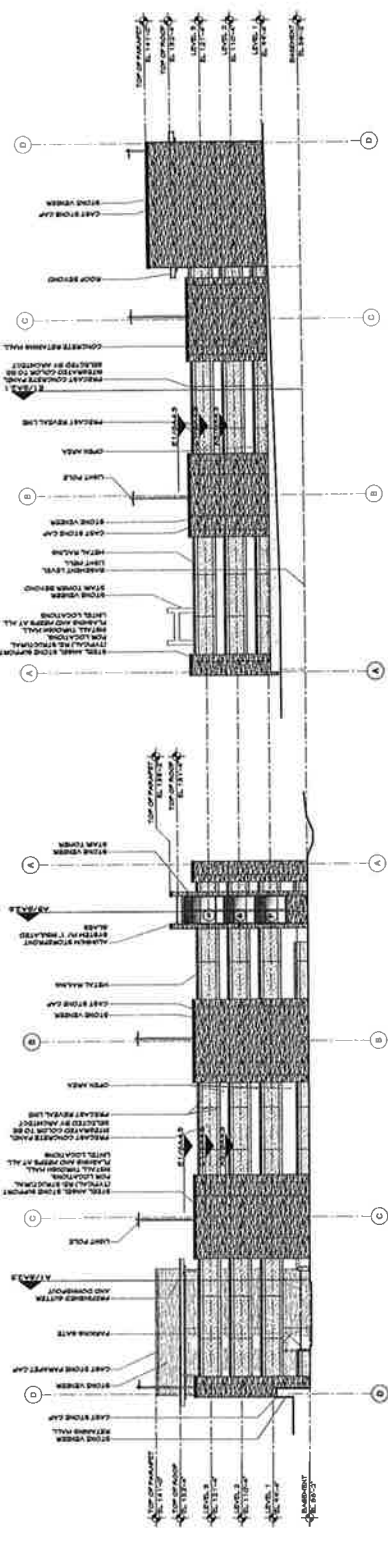
GA2.2

STONE - TO MATCH STONE ON MAIN BUILDING
NO SPECIFICATION
CONCRETE - TO MATCH CONCRETE ON MAIN BUILDING
NO SPECIFICATION
PAINT - TO MATCH PAINT ON MAIN BUILDING
NO SPECIFICATION
GLASS - TO MATCH GLASS ON MAIN BUILDING
NO SPECIFICATION
ALL OTHER MATERIALS TO BE SPECIFIED BY THE ARCHITECT
NO SPECIFICATION



E1 BUILDING SECTION - TRANSVERSE PARKING TIERS

Scale: 1/4" = 1'-0"

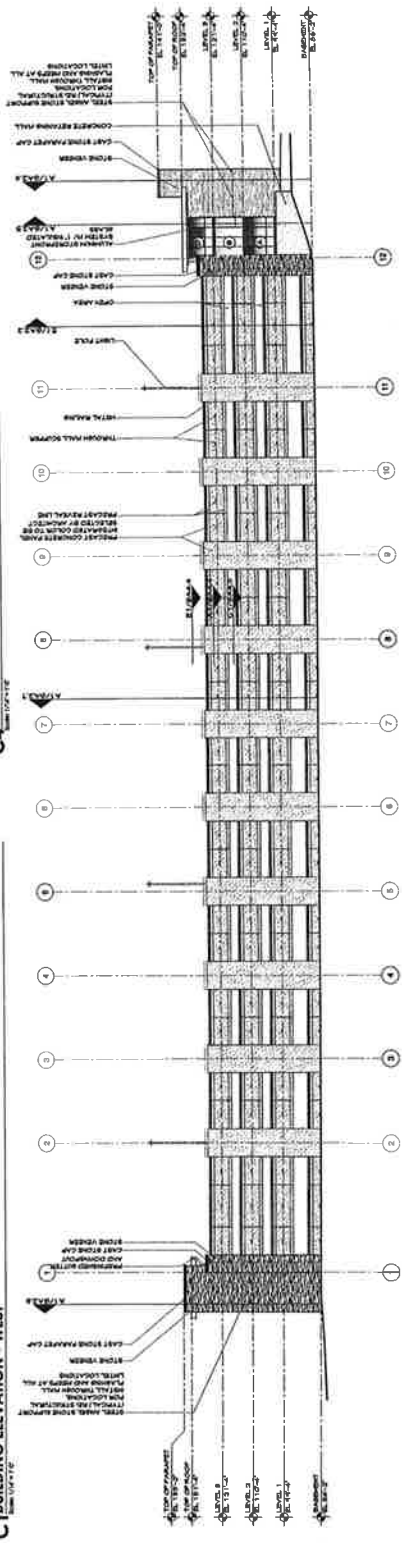


C4 BUILDING ELEVATION - EAST

Scale: 1/4" = 1'-0"

C1 BUILDING ELEVATION - WEST

Scale: 1/4" = 1'-0"



A1 BUILDING ELEVATION - SOUTH

Scale: 1/4" = 1'-0"

17.18



Tulsa Metropolitan Area
Planning Commission

Case Number: AC-129
Alternative Compliance Landscape Plan

Hearing Date: July 9, 2014

Case Report Prepared by:

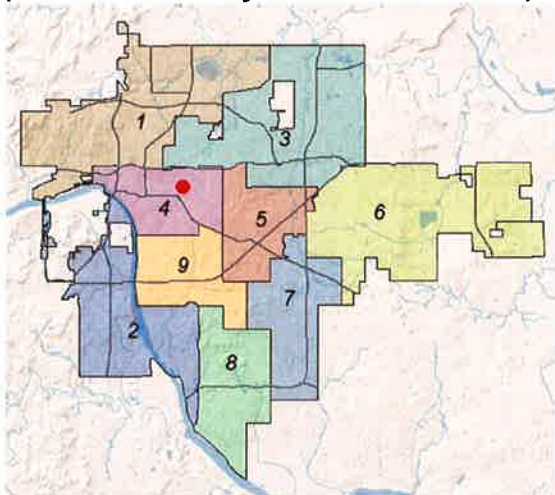
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Sack and Associates / Erick Sack

Property Owner: Bama Companies

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Off street surface parking lot

Proposed Use: Expansion of off street surface parking lot.

Concept summary: Provide Alternative Compliance Landscape plan to reduce interior landscape requirements.

Tract Size: 1.6± acres

Location: Northwest corner of East 11th Street South at South Columbia Avenue

Zoning:

Existing Zoning: CH

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Main Street

Growth and Stability Map: Area of Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 9305

CZM: 37

Atlas: 28

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

18.1

SECTION I: AC- 129

ALTERNATIVE COMPLIANCE CONCEPT STATEMENT:

The parking lot, as approved by the Board of Adjustment, will be a private lot with controlled access and a high level of security including cameras. The interior parking lot landscape requirements limit the effectiveness of the security cameras therefore we are asking for an alternative compliance solution.

All requirements of the Landscape ordinance are met with the exception of Section 1002.B.1; which requires "that no parking space shall be located more than 50 feet from a landscaped area containing at least 30 square feet, with a minimum width or diameter of three feet"

CH zoning does not have a street yard requirement. The alternative compliance concept is to move the trees that are required on the interior of the lot to the street yard and perimeter of the site. The proposal is to increase the number of trees required in Section 1002.C.2 by a minimum of 25% and place them around the perimeter of the parking lot.

DETAILED STAFF RECOMMENDATION:

Section 1003.D the Zoning Code states that the applicant may request that the "Planning Commission review and determine that, although not meeting the technical requirements of this Chapter, it is equivalent to or better than the requirements of this Chapter."; and

The applicant has included in the Exhibits below an Alternative Compliance Landscape Plan that provides substantial improvements in the perimeter of the parking area which will provide street trees that would not otherwise be part of this plan; and

Staff has reviewed the request and is confident that the proposed plan is equivalent or better than the requirements of Chapter 1003 of the Tulsa Zoning Code; therefore

Staff recommends **APPROVAL** of AC-129 as outlined in Section I above.

SECTION II: Supporting Documentation

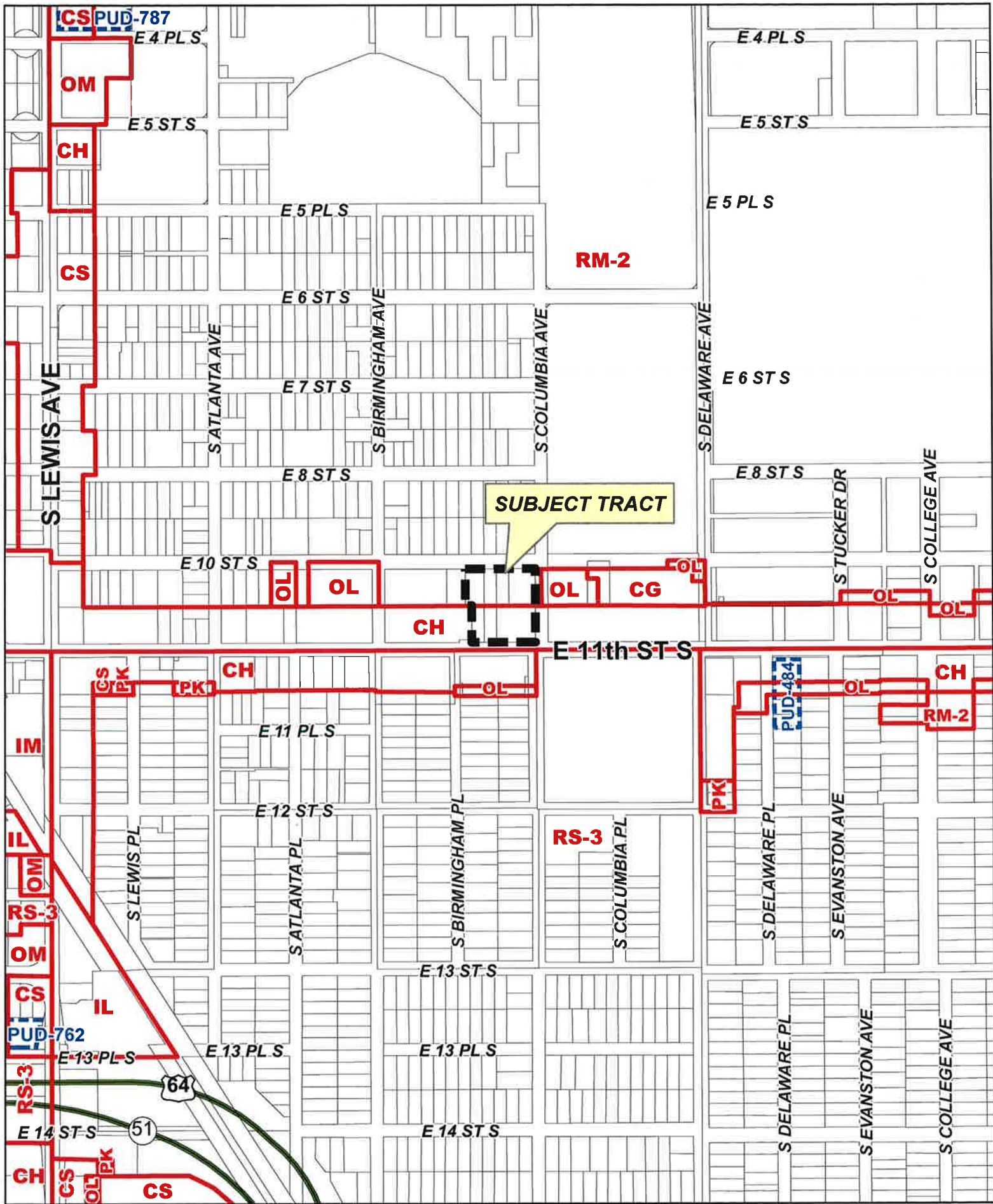
EXHIBITS:

INCOG Case map

INCOG Aerial

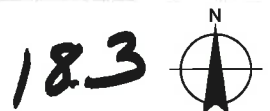
Applicant Exhibits:

Alternative Compliance Landscape Plan



AC-129

19-13 05





Aerial Photo Date: March 2014

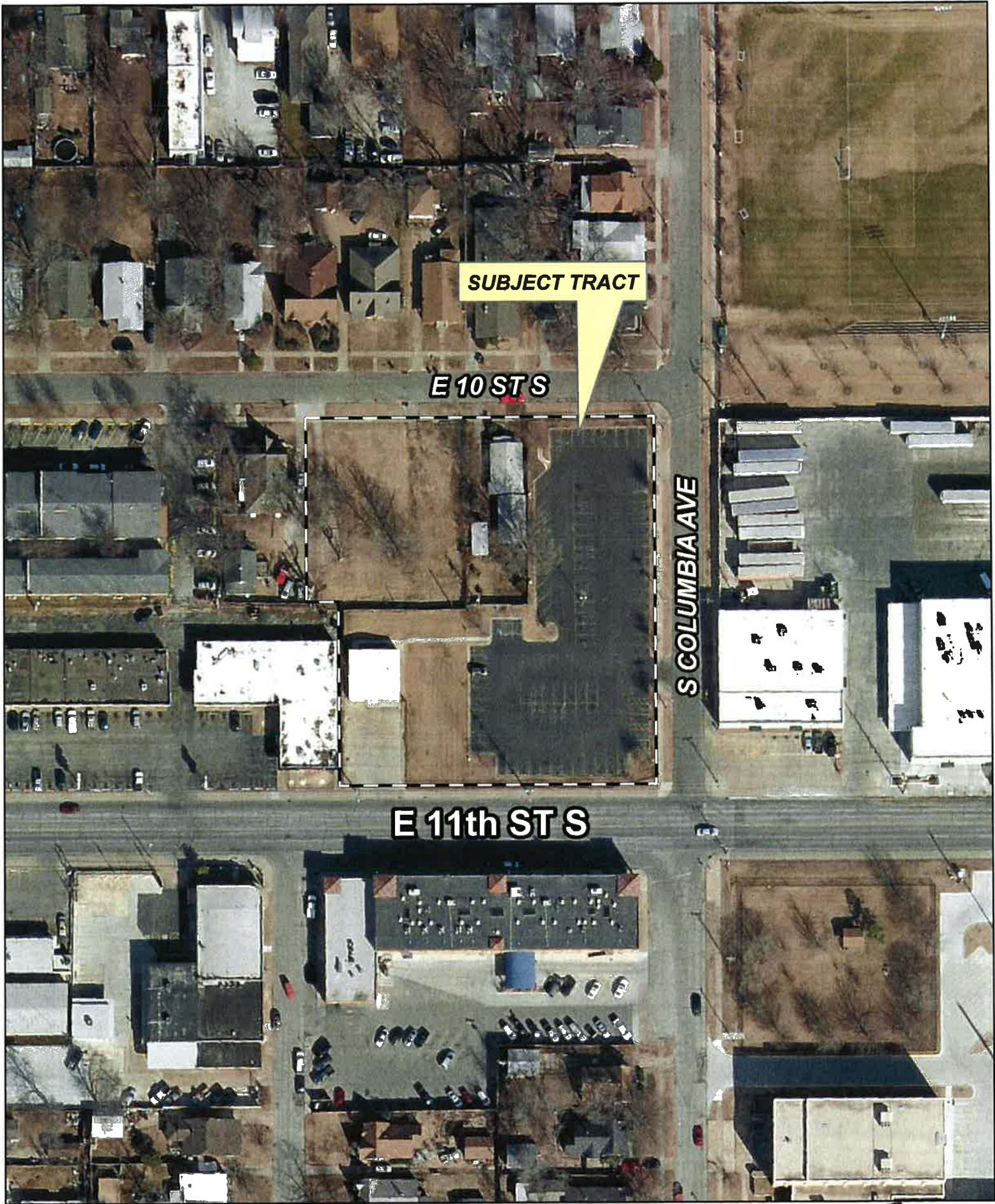
AC-129

19-13 05

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

18.4





SUBJECT TRACT

E 10 ST S

S COLUMBIA AVE

E 11th ST S

Feet
0 50 100

Aerial Photo Date: March 2014

AC-129

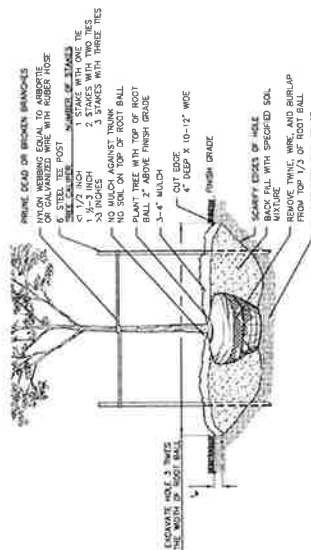
19-13 05

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



General Notes

1. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FULL TWELVE MONTH PERIOD AFTER SUBSTANTIAL COMPLETION. REPLACEMENTS SHALL BE GUARANTEED FOR THE SAME PERIOD. REPLACEMENTS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE. THE COST OF SUCH REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN LANDSCAPING MATERIALS AND SOIL FOR A PERIOD OF NOT LESS THAN 30 DAYS AFTER ACCEPTANCE OF PROJECT BY OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL MATERIALS FROM THE PLANTING PLAN. WHEN DISCREPANCIES OCCUR BETWEEN THE MATERIALS LISTED IN THE PLANTING PLAN AND THE MATERIALS LISTED IN THE MATERIALS LIST IN ALL CASES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL MATERIALS (E.G., WATER, ELECTRIC, CABLE TV, ETC.) PRIOR TO THE START OF ANY WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES OF MATERIALS FROM THE PLANTING PLAN. WHEN DISCREPANCIES OCCUR BETWEEN THE MATERIALS LISTED IN THE PLANTING PLAN AND THE MATERIALS LISTED IN THE MATERIALS LIST IN ALL CASES.



Tree Planting Detail
NOT TO SCALE

Planting Notes

1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1 - CURRENT EDITION.
2. PLANTING SHALL BE LOCATED WHERE IT IS SHOWN ON THE PLAN EXCEPT WHERE DESIGNATED OR BELOW GROUND OBSTRUCTIONS ARE ENCOUNTERED. SHOULD ANY OBSTRUCTIONS BE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHO WILL RELOCATE THE PLANT MATERIAL.
3. ALL PLANTING BEDS SHALL BE PREPARED IN THE FOLLOWING MANNER: REMOVE EXISTING GRASS AND SOIL TO A DEPTH OF 6\"/>

Certification of Installation

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WRITTEN CERTIFICATION OF THE CONTRACTOR SHALL BE SUBMITTED TO THE CITY OF OKLAHOMA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF PLANNING AND DESIGN, 100 EAST SECOND STREET, SUITE 100, OKLAHOMA CITY, OKLAHOMA 73102. THE CERTIFICATION SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WRITTEN CERTIFICATION OF THE CONTRACTOR SHALL BE SUBMITTED TO THE CITY OF OKLAHOMA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF PLANNING AND DESIGN, 100 EAST SECOND STREET, SUITE 100, OKLAHOMA CITY, OKLAHOMA 73102. THE CERTIFICATION SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WRITTEN CERTIFICATION OF THE CONTRACTOR SHALL BE SUBMITTED TO THE CITY OF OKLAHOMA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF PLANNING AND DESIGN, 100 EAST SECOND STREET, SUITE 100, OKLAHOMA CITY, OKLAHOMA 73102. THE CERTIFICATION SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

Irrigation Notes

1. IRRIGATION TO BE PROVIDED BY A AUTOMATED UNDER GROUND IRRIGATION SYSTEM.

gnd

BAMA COMPANY PARKING
LOT EXPANSION 2014

LANDSCAPE DETAIL AND NOTES

CITY OF OKLAHOMA

SACK AND ASSOCIATES, INC.

REVISION	BY	DATE
1	SD	10/1/14
2	SD	10/1/14
3	SD	10/1/14
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29	SD	10/1/14
30	SD	10/1/14

ATLAS PAGE NO. 11

SHEET 2 OF 2 SHEETS



18.7

TMAPC
July 9, 2014
Mixed-Use Institutional Zoning District

Item: Provide recommendation to City Council on ordinance regarding Mixed-Use Institutional (MX-I) Zoning District.

Background & Purpose: On January 9, 2014 the Tulsa City Council approved the Utica Midtown Corridor Small Area Plan. Recommendations within both sub-areas of this plan call for a new zoning tool and outline desired outcomes. This tool will represent one of the most significant implementation steps for the adopted plan. To begin the process, TMAPC initiated a text amendment to the zoning code when the plan was adopted.

With direction from this newly adopted policy, the planning team from Perkins & Will generated a mixed use zoning district in a working format for staff to review and collaborate. Initially the proposed district was specific to the geography of this plan area. But it was determined that a more desirable application would be to develop a zoning district that could be available for broader use. Areas with educational or medical campuses exist within other parts of the City that may wish to enjoy the benefits of this kind of land use designation as well.

Below is a summary of the review process to date for the proposed MX-I ordinance:

May 1, 2014	Finalized draft ordinance for public engagement and posted on TMAPC.org website for public review
May 7, 2014	TMAPC work session - provided update and draft of ordinance
May 7 – July 9, 2014	Public review/engagement period
May 29, 2014	Held public meeting at First Lutheran Church, 1244 S. Utica Avenue, 6:00 p.m.
June 4, 2014	TMAPC work session – provided update on outreach efforts, latest draft of ordinance and set a public hearing date.
July 9, 2014	TMAPC public hearing

Throughout the review process, staff from various departments (City's Planning and Development Department, City legal and TMAPC staff) and the consultant team have worked continually to refine the ordinance and address any issues raised in the public process.

The review team has consulted with Kirk Bishop from Duncan Associates who is leading the City's zoning code update project. The MX-I zoning district is being created as an additional district with the City of Tulsa's current zoning code. It will later be integrated into the overall code update and will include illustrations of concepts described in the district.

General Description of the MX-I Zoning District: Mixed use zoning introduces diverse land uses within a single zoning district. It is intended to encourage the kind of environment that supports all modes of transportation. This particular district was recommended through the adoption of the Utica Midtown Corridor Small Area Plan because it allows flexibility that is needed for larger institutions to grow and change over time while providing predictability for adjacent property owners, especially residential neighbors, regarding buffers or transitions so there is a recognition and respect for the character of all of the unique areas that come together in a corridor such as Utica Ave. between 11th and 21st Streets.

Key points of the MX-I District:

- ✓ Applied as a base zoning district
- ✓ Supports institutional uses (educational and medical) and fosters development of complementary uses in the vicinity of these campuses
- ✓ Provides a transition between large campus/institutional uses and established residential neighborhoods and historic preservation districts
- ✓ Allows flexibility within defined campus environments and surrounding areas
- ✓ Encourages compatibility between land uses and transportation options within the district
- ✓ Provides standards for signage to accommodate pedestrian scale developments as well as large structures often found in a campus setting
- ✓ Encourages a walkable environment through standards addressing transparency of store-fronts, build-to zones, landscaping, screening that create an animated, cohesive pedestrian realm

Staff Recommendation: Provide a recommendation of approval to City Council on ordinance to establish Mixed-Use Institutional (MX-I) Zoning District.

(Published in the Tulsa Business & Legal News,

_____, 2014)

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 42, TULSA REVISED ORDINANCES, TITLED "ZONING AND PROPERTY RESTRICTIONS", RELATED TO RESTRICTIONS ON LAND USES WITHIN THE CITY OF TULSA; AMENDING CHAPTER 2, TITLED "GENERAL PROVISIONS"; AMENDING SECTION 200, TITLED "ZONING AND SUPPLEMENTAL ZONING DISTRICTS ESTABLISHED"; ADDING A NEW ZONING DISTRICT TITLED "MIXED-USE INSTITUTIONAL DISTRICT", DESIGNATED BY THE ABBREVIATION "MX-I"; ADDING A NEW CHAPTER, CHAPTER 7a, ESTABLISHING A NEW ZONING DISTRICT TITLED "MIXED-USE INSTITUTIONAL DISTRICT"; PROVIDING THE PURPOSES AND MINIMUM REQUIREMENTS FOR THE MX-I DISTRICT; ESTABLISHING DEFINITION OF TERMS; PROVIDING PRINCIPAL AND ACCESSORY USES PERMITTED WITHIN THE MX-I DISTRICT AND ESTABLISHING REQUIREMENTS AND CONDITIONS FOR SUCH USES; PROVIDING USES PERMITTED BY SPECIAL EXCEPTION WITHIN THE MX-I DISTRICT AND ESTABLISHING REQUIREMENTS AND CONDITIONS FOR SUCH USES; ESTABLISHING BULK AND AREA REQUIREMENTS FOR DEVELOPMENT WITHIN THE MX-I DISTRICT; AND PROVIDING OTHER REQUIREMENTS FOR DEVELOPMENT WITHIN THE MX-I DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That Title 42, Chapter 2, Section 200, Tulsa Revised Ordinances, be and the same is hereby amended to read as follows:

"SECTION 200. ZONING AND SUPPLEMENTAL ZONING DISTRICTS ESTABLISHED.

The Zoning Districts and Supplemental Zoning Districts set forth below are hereby established. The District symbol is in the column to the left.

AG	Agriculture District
RE	Residential Single-Family, Estate District
RS-1	Residential Single-Family Low Density District
RS-2	Residential Single-Family Medium Density District
RS-3	Residential Single-Family High Density District
RS-4	Residential Single-Family Highest Density District

RD	Residential Duplex District
RT	Residential Townhouse District
RM-0	Residential Multifamily Lowest Density District
RM-1	Residential Multifamily Low Density District
RM-2	Residential Multifamily Medium Density District
RM-3	Residential Multifamily High Density District
RMH	Residential Manufactured Home District
PK	Parking District
OL	Office Low Intensity District
OM	Office Medium Intensity District
OMH	Office Medium - High Intensity District
OH	Office High Intensity District
CS	Commercial Shopping Center District
CG	Commercial General District
CH	Commercial High Intensity District
CBD	Central Business District
CO	Corridor District
SR	Scientific Research and Development District
IL	Industrial Light District
IM	Industrial Moderate District
IH	Industrial Heavy District
PUD	Planned Unit Development (Supplemental Zoning District)
HP	Historic Preservation District (Supplemental Zoning District)
FBC*	Form Based Code District
MX-I	Mixed-Use Institutional District

*Form Based Code Districts are regulated by Title 42-B and only by this Code to the extent provided in Title 42-B.”

Section 2. That title 42, Tulsa Revised Ordinances, be and the same is hereby amended to add Chapter 7a thereto to read as follows:

“CHAPTER 7a

MIXED-USE INSTITUTIONAL (MX-I) DISTRICT PROVISIONS

- 750. Purposes, Minimum Requirements and Definitions
- 751. Principal Uses
- 752. Accessory Uses
- 753. Bulk and Area Requirements
- 754. Special Exception Uses, Requirements
- 755. Other Requirements

SECTION 750. PURPOSES OF THE MIXED-USE INSTITUTIONAL DISTRICT, MINIMUM REQUIREMENTS AND DEFINITIONS

A. General Purpose. The Mixed-Use Institutional District (MX-I) is designed to:

1. Achieve the economic objectives of the Comprehensive Plan by encouraging sustainable growth of regional job centers anchored by institutions.
2. Meet the need for medical and educational services in the metropolitan area and trade area.
3. Provide an environment conducive to the development and conservation of medical and educational institutions.
4. Permit the establishment of uses which are customarily located in proximity to such institutions.
5. Accommodate a mix of uses and encourage a compatible relationship with adjoining land uses and thoroughfares by:
 - a. Establishing bulk and area requirements, including transitional heights that provide adequate buffers between uses and intensities.
 - b. Requiring off-street loading and parking facilities to mitigate vehicular impacts in surrounding residential areas.
 - c. Controlling the number, size, height, display surface area, location and types of signs.
 - d. Preserving, enhancing and creating open space.

B. Minimum Requirements.

Properties proposed for Mixed-Use Institutional zoning shall include one or more hospitals, colleges, or universities. The minimum land area required for a Mixed-Use Institutional district shall be 5 acres, provided that properties of less than 5 acres in size which are contiguous with areas zoned Mixed-Use Institutional or which are separated therefrom only by a non-arterial street, alley or railroad right-of-way, may be approved for Mixed-Use Institutional zoning.

C. Definitions.

The following terms shall have the meanings indicated when used in this Chapter 7a:

1. "Business establishment" shall mean a space within a building occupied for a use permitted by right or special exception in this District, except for residential uses.
2. "Ground-floor level" shall mean the first level of a building at or above grade.
3. "Planned right of way" shall mean the right of way designated in the Tulsa Metropolitan Area Major Street and Highway Plan. If the particular street is not designated on the Tulsa Metropolitan Area Major Street and Highway Plan, the planned right of way shall be deemed to extend twenty-five feet (25') on both sides of the centerline of the right of way of the particular street.

4. "Liner building" shall mean a building specifically designed to mask a parking garage or structure from frontage on a public street.
5. "Buffer Yard" shall mean the area where landscaping and screening is required as set forth in Table 3.
6. "Frontage Yard" shall mean an area 10 feet in depth between the planned right of way and the closest edge of the build-to zone within the lot, extending the full width of the lot.

SECTION 751. PRINCIPAL USES PERMITTED IN THE MIXED-USE INSTITUTIONAL DISTRICT

The principal uses permitted in the Mixed-Use Institutional District are designated by use unit. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. Additional requirements are contained in this Chapter 7a. The use units permitted in the Mixed-Use Institutional District are set forth below in Table 1.

Table 1
Use Units Permitted in the Mixed-Use Institutional District

Use Units		District
No.	Name	MX-I
1	Area-Wide Uses By Right	X
2	Area-Wide Special Exception Uses	E
4	Public Protection & Utility Facilities	X
5	Community Services and Similar Uses	X
6	Single-Family Dwelling	X
7	Duplex Dwelling	X
7a	Townhouse Dwelling	X
8	Multifamily Dwelling and Similar Uses	X
10	Off-Street Parking Areas	X*
11	Offices, Studios, and Support Services	X
12	Eating Establishments, Other Than Drive-Ins	X
12a	Adult Entertainment Establishments	X**
13	Convenience Goods and Services	X
14	Shopping Goods and Services	X***
15	Other Trades and Services	E
19	Hotel, Motel and Recreational Facilities	E

22	Scientific Research and Development	X
X	Use by Right	
E	Special Exception	
*	No surface parking lot, whether principal use or accessory use, shall be permitted within 100 ft. of any Historic Preservation District.	
**	Use Unit 12a uses require Board of Adjustment approval of a special exception if the lot containing the use is within 150 ft. of an RS District other than streets or freeways which are in RS Districts.	
***	Liquor stores, pawn shops, all Retail Building Material Establishments, and all Service Establishments require Board of Adjustment approval of a special exception.	

SECTION 752. ACCESSORY USES PERMITTED IN THE MIXED-USE INSTITUTIONAL DISTRICT

A. Accessory Uses Permitted.

Accessory uses customarily incident to a principal use permitted in the Mixed-Use Institutional District are permitted in such District. In addition, the following uses set forth in Table 2, are permitted as accessory uses.

Table 2
Accessory Uses Permitted in the Mixed-Use Institutional District

Name
Heliport
Loading Dock and Storage Facilities
Repair and Service Facilities, including Vehicle Repair
Laundry Facilities
Physical Plant
Disaster Shelters
Antennas and Supporting Structures
Business Signs (as permitted in this Chapter)
Building Signature Signs (as defined in this Chapter)
Directional and Wayfinding Signs (as defined in this Chapter)

B. Accessory Use Conditions.

1. General Conditions

- a. Accessory buildings shall meet the minimum building setback requirements of this District.
- b. An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.

2. Signage

a. General Conditions

- (1) Signs that have not been issued a sign permit shall not be located in the Mixed-Use Institutional District.

(2) Type:

[a] Signs within the Mixed-Use Institutional District shall be limited to building signature signs as herein defined, directional and wayfinding signs as herein defined, and to business signs of the following types: wall signs, projecting signs, canopy signs, marquee signs, and monument-style ground signs.

[b] Signs shall not be permitted to exceed an illumination of seventy foot candles (70 fc) measured at two foot (2') distance.

[c] Signs shall comply with the sign setback regulations set forth in paragraph 1221.C.1.

b. Business Signs

- (1) Wall signs, projecting signs, canopy signs, and marquee signs.

[a] Uses for which permitted: wall, projecting, canopy and marquee signs shall be permitted only for business establishments located within the ground- floor level, second-floor level, and third-floor level of a building.

[b] Number:

[1] Ground-floor level business establishments: A maximum of three such signs shall be permitted for each business establishment located within the ground-floor level of a building and having a façade that faces a street.

[2] Second-floor level and third-floor level business establishments: A maximum of two such signs shall be permitted for each business establishment located within the second-floor level or third-floor level of a building and having a façade that faces a street.

[3] Corner business establishments:

i. One additional such sign shall be permitted for each business establishment located within the ground- floor level, second-floor level or third- floor level of a building and occupying a corner space that faces two streets.

ii. Such sign shall be oriented toward the additional street.

[4] Only one of such signs may be projecting along each street –facing façade of the particular business establishment.

[5] If the particular business establishment is identified on a ground sign that is permitted for the building in which the business establishment is located, the number of wall, projecting, canopy and marquee signs otherwise permitted for the business establishment shall be reduced by one for each ground sign in which the business establishment is identified.

[c] Display Surface Area:

[1] Only one (1) side of a double-faced sign shall be included in the computation of display surface area.

[2] No individual projecting sign shall exceed twelve square feet (12 SF) in display surface area, and no other individual sign shall exceed sixty square feet (60 SF) in display surface area, provided that the total display surface area of all wall, projecting, canopy and marquee signs permitted for a business establishment shall not exceed ten percent (10%) of the area of the street-facing façade of the particular business establishment.

[d] Location and Height:

Permitted signs shall be located directly above the independent entrance to the business establishment identified on the sign or directly above or adjacent to windows in the street-facing façade of the business establishment and within the area of the street-facing façade of the building establishment, provided, however:

[1] No portion of a sign permitted for a ground-floor level business establishment shall be located more than thirty-five feet (35') in height above the elevation of the nearest curb.

[2] No portion of a sign permitted for a second-level or third-level business establishment shall be located more than fifty feet (50') in height above the elevation of the nearest curb.

[3] No portion of any sign shall extend above the top of a parapet or building wall upon which it is located.

(2) Ground signs:

[a] Uses for which permitted: Ground signs shall be permitted only for business establishments within a building containing more than twenty-five thousand square feet (25,000 SF) of gross floor area.

[b] Number: If the building for which a ground sign is permitted faces only one street, a maximum of one ground sign shall be permitted. If the building faces two or more streets, a maximum of two ground signs shall be permitted, provided that each shall be oriented toward a different street.

[c] Location: Ground signs shall only be located on private property provided that under no circumstances shall a ground sign encroach into a sidewalk or obstruct traffic visibility.

[d] Size and height: Ground signs shall not exceed eighteen feet (18') in length and two feet (2') in depth measured from the outer edges of the ground sign, and five feet (5') in height measured from the lowest point of the elevation of the nearest curb to the highest point of the ground sign.

c. Building Signature Signs:

(1) A building signature sign is a sign that identifies the owner of the building or a business establishment located in the building and occupying more than fifty percent (50%) of the gross floor area of the building.

(2) Building signature signs shall be permitted only on buildings four (4) or more stories in height, provided no part of such sign shall extend above the top of the parapet or building wall upon which it is located.

(3) Only one building signature sign shall be permitted per exterior building wall.

(4) The display surface area of a building signature sign shall not exceed five percent (5%) of the area of the wall to which it is affixed or three hundred square feet (300 SF), whichever is less.

- (5) All sides of the building which display a building signature sign shall display the exact copy which is displayed on any other side which displays a building signature sign.

d. Directional and wayfinding signs:

Directional and wayfinding signs for business establishments within the Mixed-Use Institutional District may be permitted by special exception within the lot containing the use and shall be subject to the conditions (including but not limited to regulation of the location, number, display surface area and height of such signs) established by the Board of Adjustment in granting the special exception. Signs described in Section 225 B.3. shall not require a special exception.

e. Prohibited signs:

The following signs are prohibited in the Mixed-Use Institutional District:

- (1) Outdoor advertising signs.
- (2) Animated, flashing, revolving or rotating, and changeable copy signs, and signs with movement.
- (3) Inflatable signs.
- (4) Digital displays.
- (5) Roof signs.

f. Sign exceptions:

Sign exceptions are permitted in accordance with Section 225, and the terms within Section 225 applicable to a C District shall apply to the Mixed-Use Institutional District; provided however that the sign exceptions listed in Section 225.B.2. shall not be applicable in the Mixed-Use Institutional District.

SECTION 753. BULK AND AREA REQUIREMENTS FOR THE MIXED-USE INSTITUTIONAL DISTRICT

Table 3

Bulk and Area Requirements for the Mixed-Use Institutional District

MINIMUM DISTRICT AREA (acres)	5 acres
LOT AREA MINIMUM (SF)	
Single family	5,500
Duplex	6,900
Townhouse	1,600
Multi-family	7,500

Other uses / buildings	3,500
LOT FRONTAGE (Min. Ft.)	
Arterial or Freeway Service Road	50 FT
All other streets	20 FT
BUILDING SETBACK	See "Build-to Zone" Requirements
BUILD-TO ZONE or BTZ (Min./Max. Ft)* Measured from the planned right-of-way	
Arterial or Freeway Service Road	10/20 FT
All other streets	20/30 FT
MINIMUM PERCENTAGE OF STREET-FACING BUILDING FAÇADE IN BUILD-TO ZONE:	
Arterial or Freeway Service Road	70%
All other streets	50%
MAXIMUM FLOOR AREA RATIO	None
SIDE YARD (Min.)	None**
REAR YARD (Min.)	5 ft.***
FRONTAGE YARD	10 ft. See Section 750 C. 6. and 755 C.2.
PARKING SETBACK (Min. Ft) Measured from the planned right-of-way	30 ft.****
SURFACE PARKING SEPARATION	100 ft. from HP
BUILDING HEIGHT (Max. Ft.)	NA*****
STREET-FACING BUILDING ENTRANCES	A functional entrance is required on each street-facing building façade, and each multi-family unit on the ground-floor level shall have a functional pedestrian entrance facing the street. The length of street-facing facade without an intervening entrance shall not exceed 150 ft. An angled or curved entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements of the two streets.
TRANSPARENCY	
Arterial or Freeway Service Road	A minimum transparency of 50% is required along the length of the street- facing building façade measured between 3 and 8 ft. above the nearest curb.
All other streets	A minimum transparency of 40% is required along the length of the street- facing building façade measured between 3 and 8 ft. above the nearest curb.
* A minimum distance of 12 ft. is required between the edge of curb and the face of the building.	

** A side yard of 10 ft. shall be provided where this District abuts an R District, a Historic Preservation District, or a lot occupied by a single-family dwelling, duplex or townhouse without an intervening right-of-way. Such side yards shall not be used for the purpose of parking, paving, loading, servicing or any other activity, and shall comply with the buffer yard landscaping and screening requirements in Section 755.C.

*** A rear yard of 20 ft. shall be provided where this District abuts an R District, a Historic Preservation District, or a lot occupied by a single-family dwelling, duplex or townhouse without an intervening right-of-way. Such rear yards shall not be used for the purpose of parking, paving, loading, servicing or any other activity, and shall comply with the buffer yard landscaping and screening requirements in Section 755.C.

**** A 10 ft. wide buffer yard compliant with the landscaping requirements in Section 755.C. shall be provided to separate parking from the sidewalk, provided that no buffer yard is required where the ground-floor level of a parking garage or structure is masked by a liner building.

*****Exceptions:

- a. When this District abuts a Historic Preservation District with an intervening right of way that is not an alley, a maximum height requirement of 3 stories or 35 ft., whichever is less, applies within 100 ft. of the right-of-way centerline.
- b. When this District abuts an R District with an intervening right of way that is not an alley, a maximum height requirement of 4 stories or 48 ft., whichever is less, applies within 100 ft. of the right-of-way centerline.
- c. When this District abuts an R District or a Historic Preservation District with an intervening alley, a maximum height requirement of 24 ft. applies within 40 ft. of the alley centerline AND a maximum height requirement of 4 stories or 48 ft., whichever is less, applies at a distance between 40 ft. and 90 ft. of the alley centerline.
- d. When this District abuts an R District or a Historic Preservation District without an intervening right of way, a maximum height requirement of 24 ft. applies within 50 ft. of the lot boundary AND a maximum height requirement of 4 stories or 48 ft., whichever is less, applies at a distance between 50 and 100 ft. of the lot boundary.
- e. A maximum height requirement of 8 stories or 96 ft., whichever is less, applies for a distance of 100 ft. from the 4 story / 48 ft. zone where the District abuts a Historic Preservation District.

A. Build-to Zone

1. The build-to zone is the area on the lot where all or a portion of the street-facing building facade must be located, measured as a minimum and maximum yard (setback) range from the planned right-of-way.
2. The street-facing façade of a building within a lot shall be located within and shall extend along the length of the build-to zone for a minimum distance equal to a particular percentage of the width of the lot. The applicable percentage is set forth in Table 3 and shall be calculated by dividing the width of the building façade located within the build-to zone by the width of the lot. For purposes of this calculation, the width of the lot shall be the most narrow width of the lot within the build-to zone.

B. Transparency

1. Transparency regulations govern the percentage of a street-facing building façade that must be covered by glazing (e.g., transparent windows and/or doors).
2. The transparency of a street-facing building facade is measured between three (3) and eight (8) feet above the elevation of the nearest curb.
3. Glazed elements must be clear and non-reflective and not be painted or tinted (transparent, low-emissivity glass is permitted).

SECTION 754. SPECIAL EXCEPTION USES IN THE MIXED-USE INSTITUTIONAL DISTRICT, REQUIREMENTS

A. Requirements.

The special exception uses permitted in the Mixed-Use Institutional District, as designated in Table 1, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment. Except as provided above, all special exception uses shall comply with the bulk and area requirements of this District.

B. Additional Requirements for Use Unit 14, 15 and 19 Uses.

Uses included within Use Units 14, 15, and 19 where permitted by special exception are subject to the following additional requirements:

1. The permitted uses will not interfere with or detrimentally affect any adjoining or nearby residential properties.
2. Vehicular and pedestrian circulation shall be reviewed by Traffic Engineering, including the location of ingress and egress points.

SECTION 755. OTHER REQUIREMENTS

A. Structured Parking Facilities

1. Shall conceal cars housed at ground-floor level through the second story from street view with architectural detailing and/or liner buildings.
2. Shall provide a 10 foot buffer yard compliant with the landscaping requirements in Section 755.C. when the ground- floor level use is parking.

B. Loading Areas and Dumpsters

1. Loading dock entrances along the street shall be screened with masonry from public view at ground level from the lot on which such loading docks are located.
2. Dumpsters shall be placed at the side or the rear of the building and shall be screened with masonry from public view at ground level from the lot on which such dumpsters are located.

C. Additional Landscaping and Screening Requirements

Landscaping and screening in the Mixed Use Institutional District shall meet or exceed the minimum standards set forth as follows and shall meet or exceed the standards set forth in Section 1002.B. and 1002.D. Landscaping and screening in the Mixed-Use Institutional District shall not be required to meet the standards set forth in Section 1002.A. or 1002.C.

1. Buffer Yards

- a. Trees meeting the following standards shall be provided in all buffer yards:

- (1) A minimum of one large or medium tree as defined in Section 1003 shall be provided per twenty-five linear feet (25 LF) of lot frontage and within a buffer yard. A professional landscape architect licensed in Oklahoma may submit plans substituting tree species not included in Section 1003.
- (2) In the event that large or medium trees are not appropriate due to overhead utilities or other obstructions one small tree shall be provided per twenty linear feet (20 LF) of lot frontage.
- (3) Trees shall generally be evenly spaced.
- (4) Large and medium trees shall be a minimum of two and one-half inches (2.5") in caliper and twelve feet (12') in height at time of planting. Small trees shall be a minimum of two inches (2") in caliper and eight feet (8') in height at time of planting.

- b. Understory plantings meeting the following standards shall be provided in all required buffer yards:

- (1) Ground covers and/or shrubs shall be provided at a size and density in order to protect tree roots and to prevent erosion within a three (3) year growth cycle.
- (2) Sod shall not be permitted in required landscape areas.

- (3) Where used to meet the landscape requirement, shrubs shall be maintained at a minimum height of three (3) feet and a maximum height of eight (8) feet with no more than fifty percent (50%) opacity.

c. Screening shall be provided as follows:

- (1) Opaque walls or fences a minimum of six feet (6') in height shall be provided if the buffer yard is a required side or rear yard and shall be maintained in good condition. Screening shall not be required if the lot is a lot occupied by a single-family dwelling, duplex or townhouse.
- (2) Opaque walls with a minimum height of thirty-six inches (36") shall be provided within ten feet (10') of a surface parking edge where surface parking is located within one hundred feet (100') of any Mixed-Use Institutional district boundary except when a building is located between the Mixed-Use Institutional district boundary and the surface parking lot. Walls shall be maintained in good condition.

2. Frontage Yards

Trees meeting the following standards shall be provided in all frontage yards:

- a. A minimum of one large or medium tree as defined in Section 1003 shall be provided per twenty-five linear feet (25 LF) of lot frontage and within a frontage yard. A professional landscape architect licensed in Oklahoma may submit plans substituting tree species not included in Section 1003.
- b. In the event that large or medium trees are not appropriate due to overhead utilities or other obstructions one small tree shall be provided per twenty linear feet (20 LF) of lot frontage.
- c. Trees shall generally be evenly spaced.
- d. Large and medium trees shall be a minimum of two and one-half inches (2.5") in caliper and twelve feet (12') in height at time of planting. Small trees shall be a minimum of two inches (2") in caliper and eight feet (8') in height at time of planting.

D. Walls and Fences

1. Except as otherwise required in this chapter, the maximum height of fences or walls within a frontage yard shall be thirty-six inches (36").
2. The maximum height of other fences or walls shall be eight feet (8').

E. Mechanical Equipment

1. Mechanical equipment is not permitted between the building and the street.
2. An opaque wall or fence exceeding the height of the equipment shall be required if the equipment is visible from a public street or from adjacent properties at the level where such equipment is located.
3. Rain barrels, cisterns, and similar equipment shall be designed as part of the building and shall not require screening.
4. Chiller Plants and similar utility structures:
 - a. Shall provide a minimum 15 ft. landscape strip that meets the landscaping requirements of a buffer yard.
 - b. Opaque walls or fences a minimum of six feet (6') in height shall be provided between the chiller and the public right-of-way and between the chiller and an abutting R District, Historic Preservation District, or lot occupied by a single-family dwelling, duplex or townhouse, without an intervening right-of-way.
5. There is no obligation that equipment belonging to a public utility be screened."

Section 3. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 4. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith be and the same are now expressly repealed.

Section 5. EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof this ordinance shall take effect immediately from and after its passage, approval and publication.

ADOPTED by the Council: _____
Date

Chair of the Council

ADOPTED as an emergency measure: _____
Date

Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____.
Date Time

Dewey F. Bartlett Jr., Mayor

By _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma:

_____,
Date

at _____.
Time

Mayor

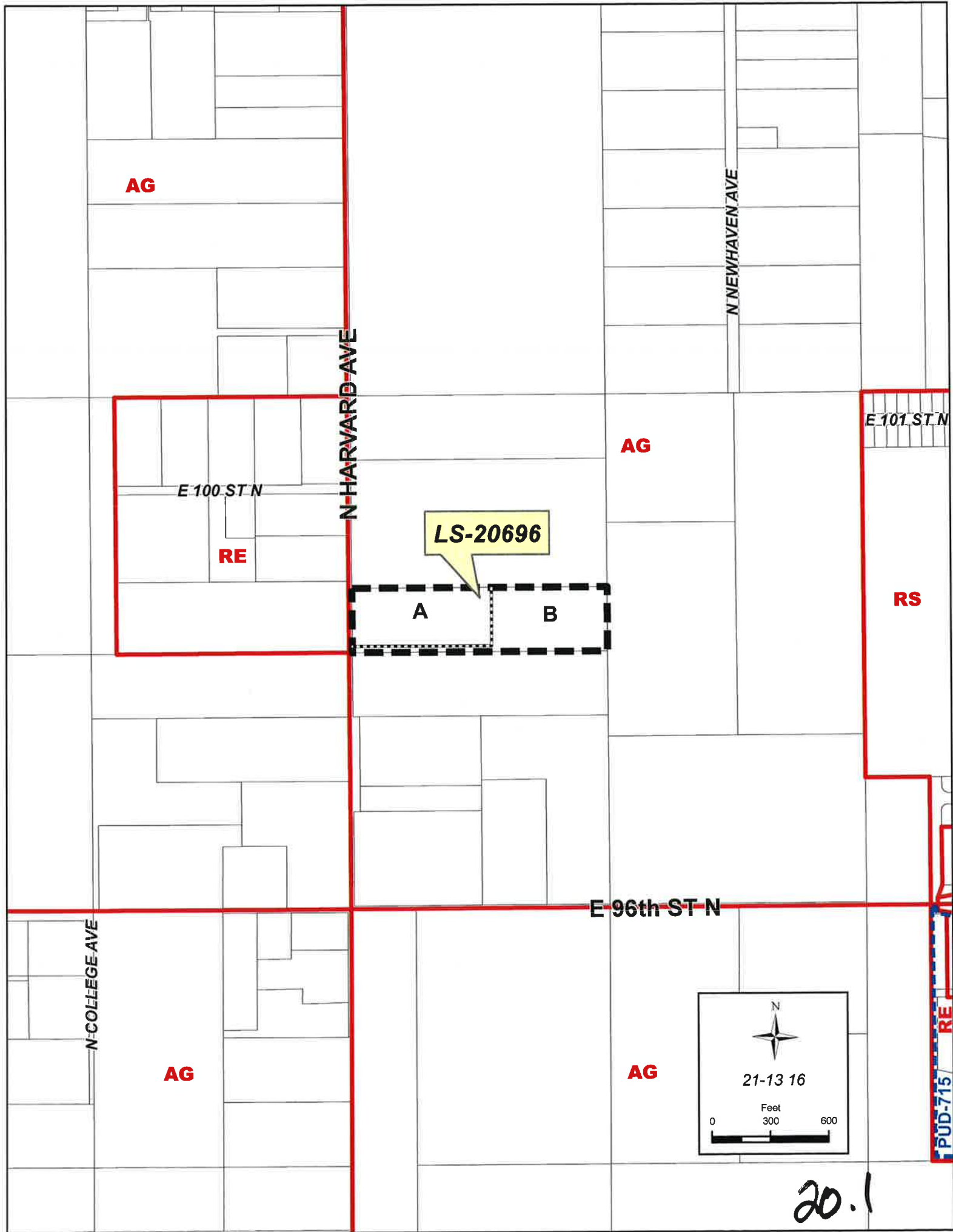
(Seal)

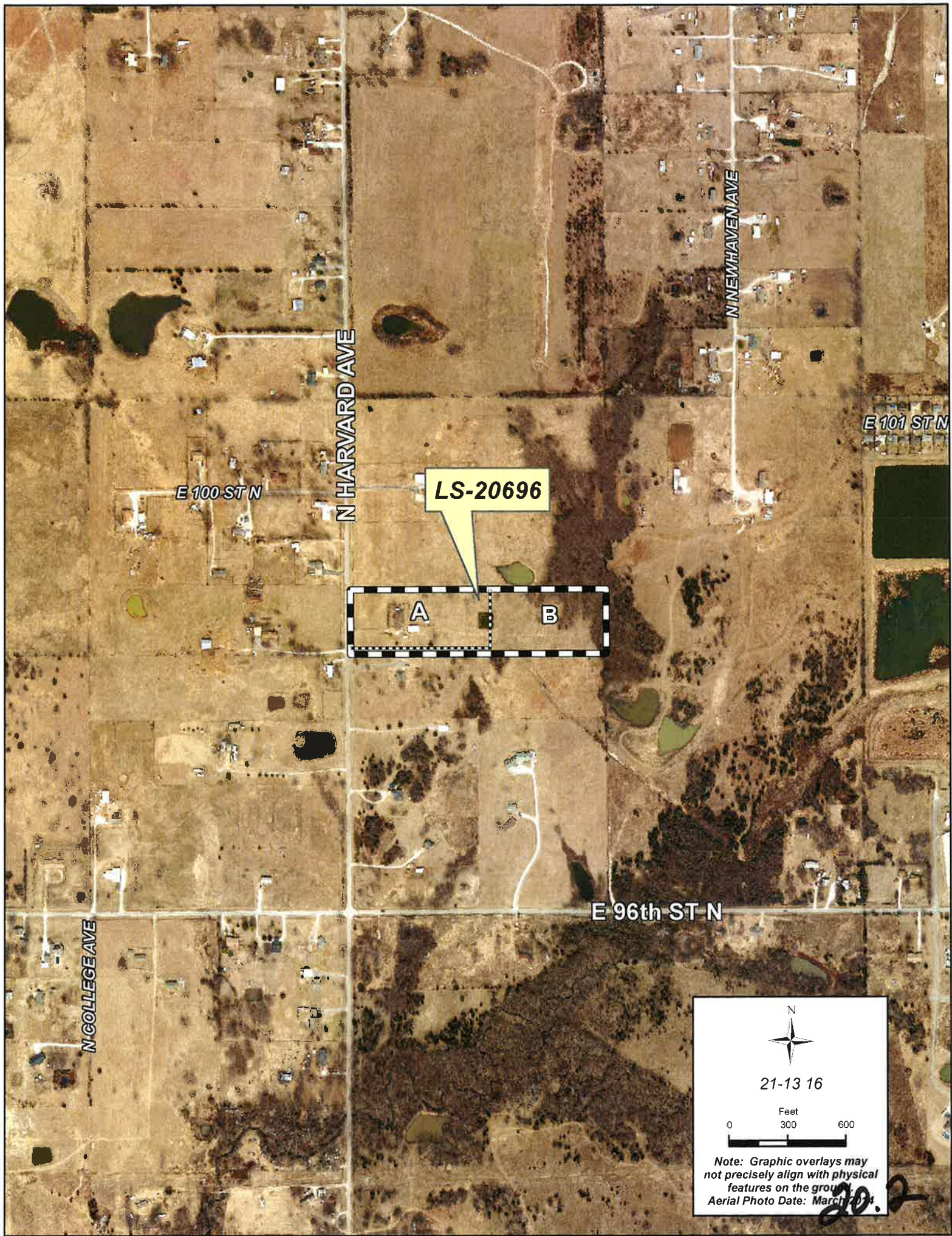
ATTEST:

City Clerk

APPROVED:

City Attorney





LS-20696



21-13 16



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

20.2

LOT-SPLIT

July 9, 2014

LS-20696

Max Campbell, (1316) (AG) (County)

North of the Northeast corner of East 96th Street North and North Harvard Avenue

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

Technical Advisory Committee met on June 19, 2014 and had the following comments: a 50 foot right of way easement along North Harvard Avenue and sidewalks to be constructed on North Harvard.

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



Tulsa Metropolitan Area
Planning Commission

Case Number: CVS Tulsa Addition
Minor Subdivision Plat

Hearing Date: July 9, 2014

Case Report Prepared by:

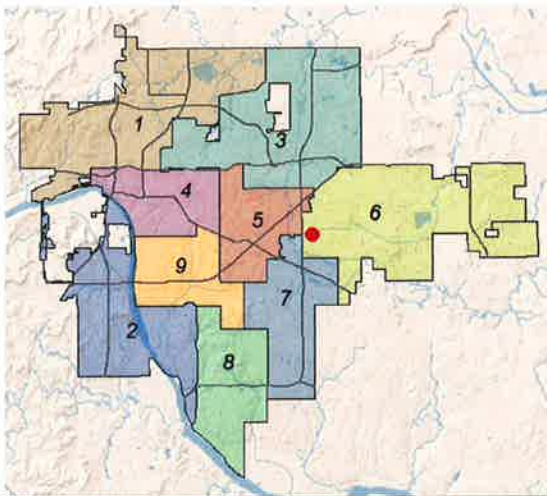
Diane Fernandez

Owner and Applicant Information:

Applicant: Michael Doggett

Property Owner: CVS 10012 LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Minor Subdivision Plat Approval

Tract Size: .94± acres

Location: Northwest corner of East 31st
Street South and South Garnett Road

Zoning:

Existing Zoning: CS

Comprehensive Plan:

Land Use Map: Town Center

Areas of Stability and Growth Map: Area of
Growth

Staff Recommendation:

Staff recommends **approval**.

City Council District: 6

Councilor Name: Byron Steele

County Commission District: 1

Commissioner Name: John Smaligo

21.1

EXHIBITS:

INCOG Case map

INCOG Aerial (small scale)

INCOG Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Subdivision Map

MINOR SUBDIVISION PLAT

CVS Tulsa Addition - (CD 6)

Northwest corner of East 1st Street South and South Garnett Road

This plat consists of 1 Lot, 1 Block, on .94 acres.

The following issues were discussed June 5, and June 19, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS (commercial service).
2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** No comment.

Legal: Revised language from City Legal needs to be incorporated.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

21.3

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.

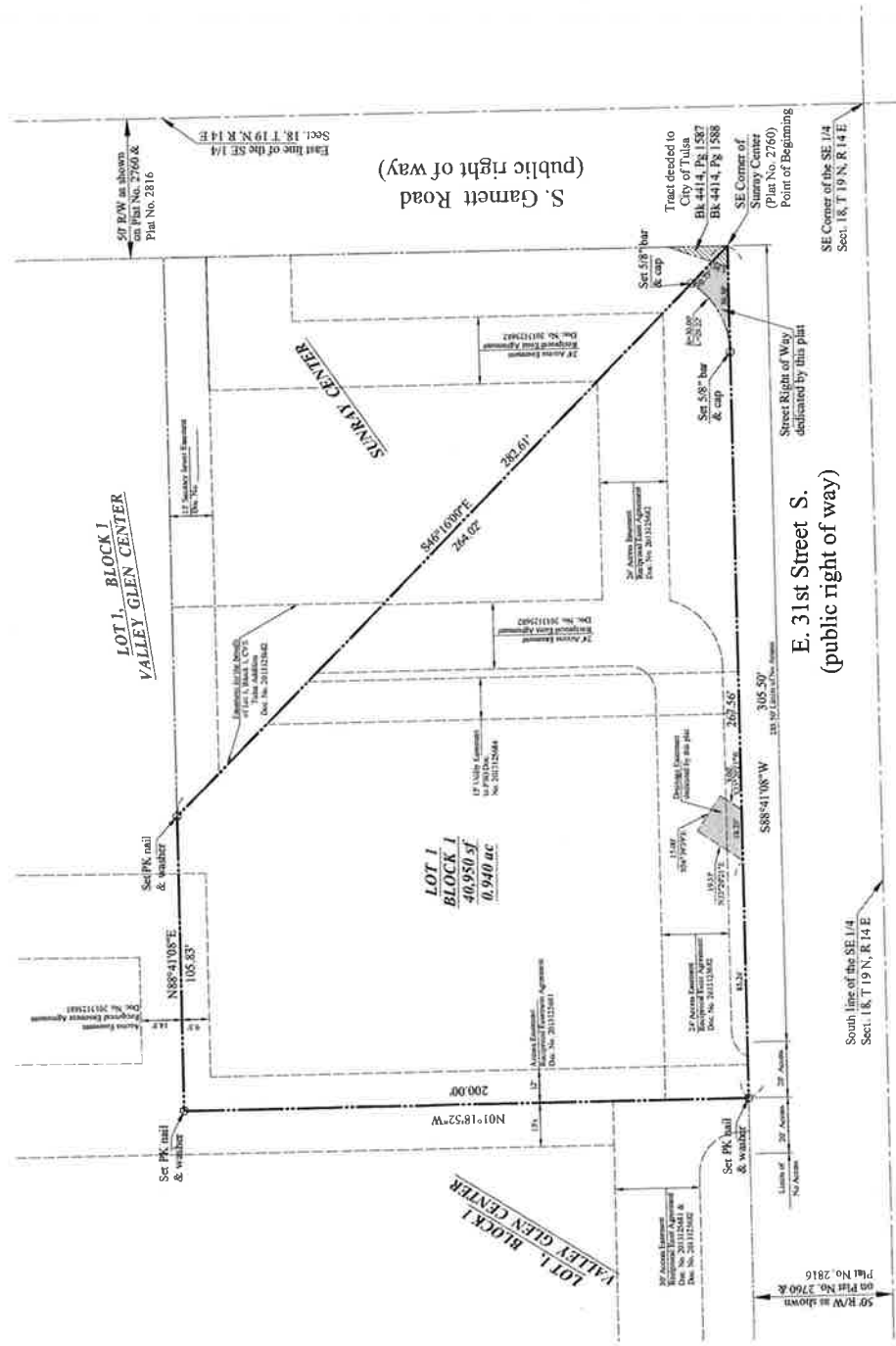
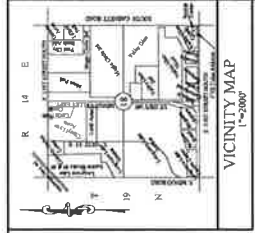
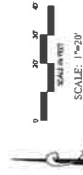
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

PLAT NO.

CVS TULSA ADDITION

A subdivision in the City of Tulsa, Tulsa County, Oklahoma, being a replat of part of Sunney Center and part of Valley Glen Center in the Southeast Quarter of Section 18, Township 19 North, Range 14 East of the Indian Base and Meridian.

MAP OF RECORD
 TULSA COUNTY, OKLAHOMA
 CONTROL STATION: TUL-19
 CONTROL STATION: TUL-20
 COMPILED BY: CIVIL ENGINEERING, INC.
 DATE OF ADJUSTMENT: JULY 2014



STATE OF OKLAHOMA
 COUNTY OF TULSA
 I, Earleen Wilson, Tulsa County Clerk, do hereby certify that this plat is a true and correct copy of a file document now on file in my office.
 Dated this _____ day of _____, 2012.
 EARLEEN WILSON, Tulsa County Clerk

FINAL PLAT
 CERTIFICATE OF APPROVAL
 I hereby certify that this plat was approved by the Tulsa Metropolitan Planning Commission on _____.
 Chairman _____
 Vice Chairman _____
 City Engineer _____
 City Attorney _____
 City Clerk _____
 City Engineer _____
 City Attorney _____
 City Clerk _____

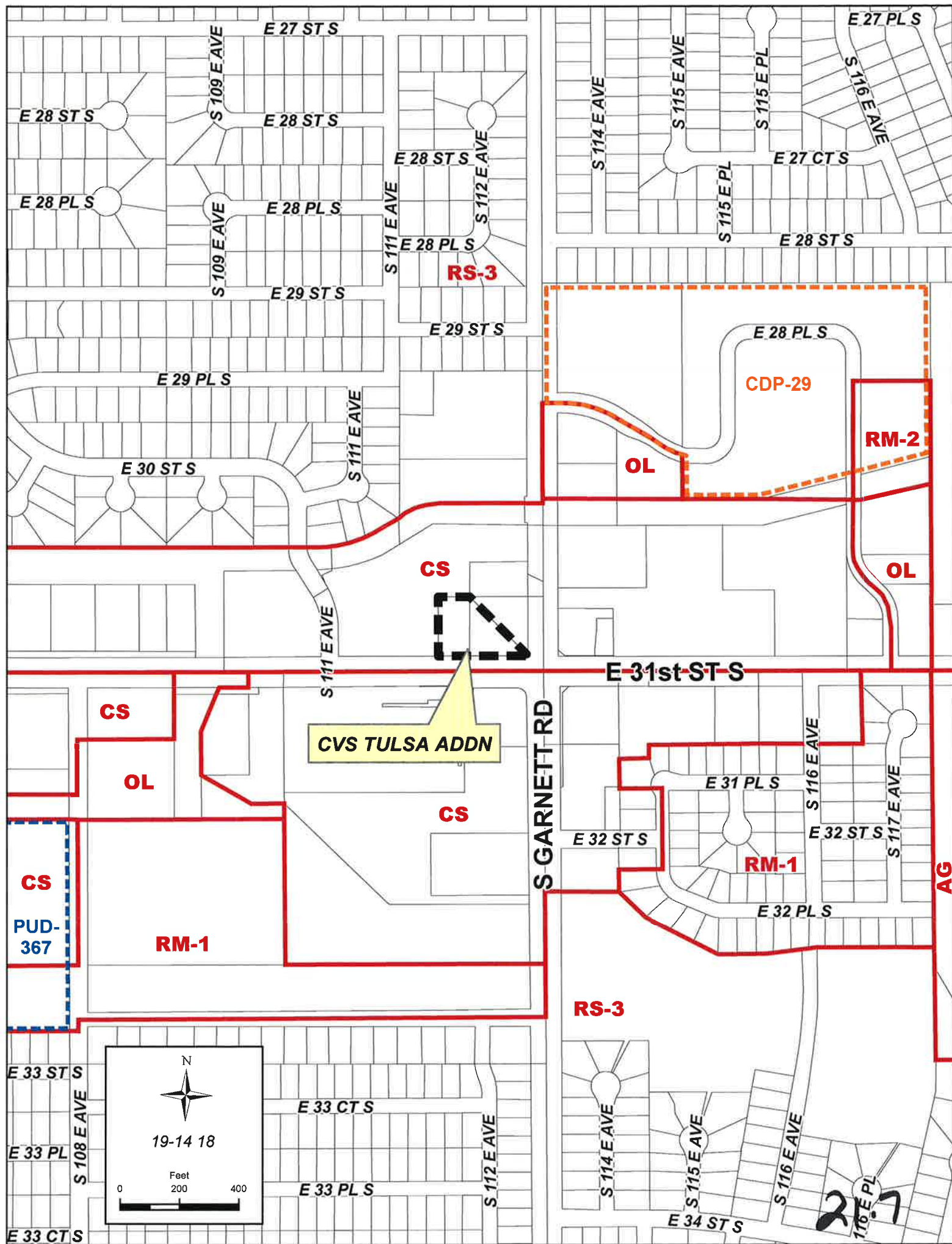
Civil Engineering Inc.
 3214 NW AVONDALE WAY, SUITE 4
 BENTONVILLE, AR 72712
 479-604-1800 | FAX 479-604-1801 | FAX 479-604-1802

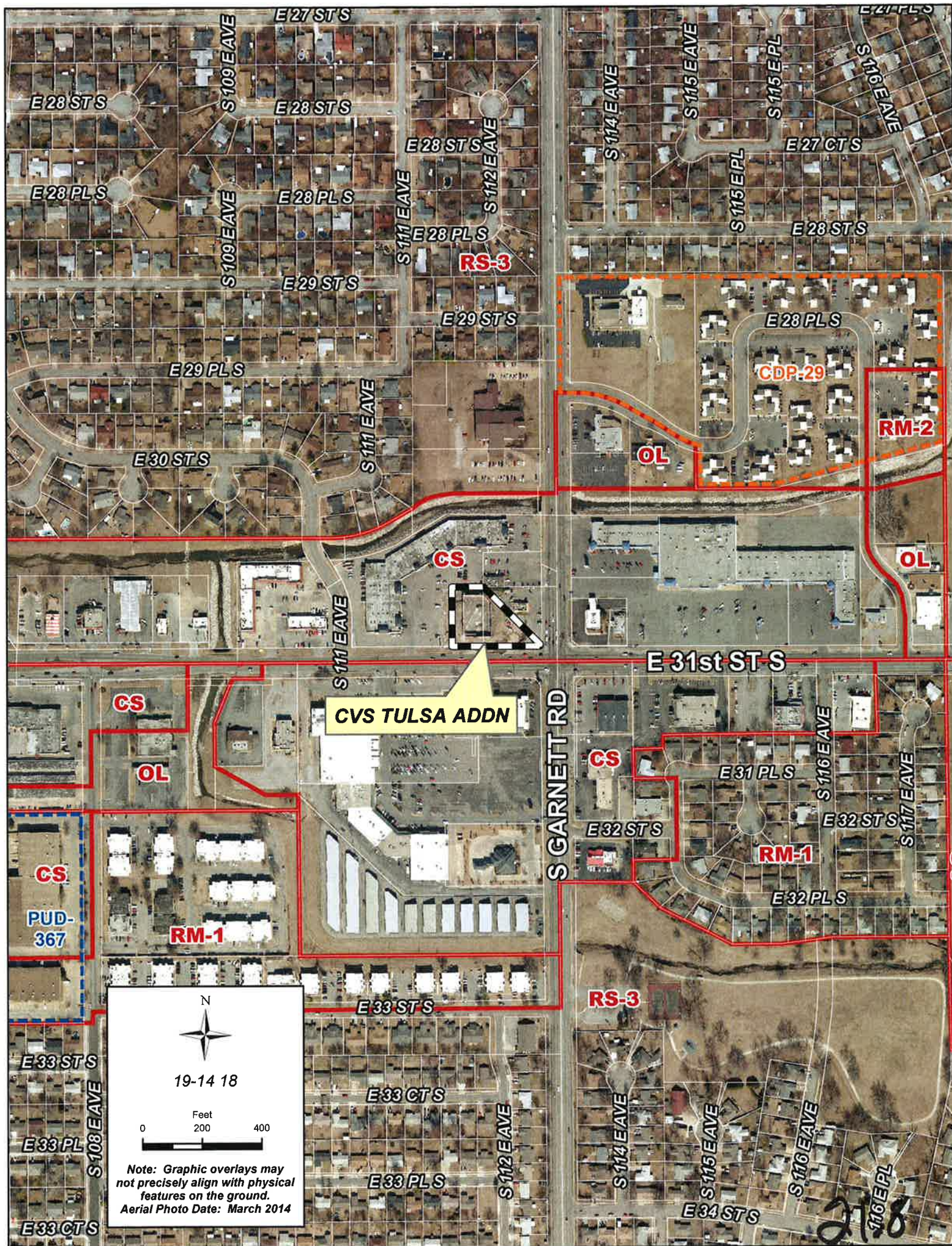
Owner:
 CVS 0012 OK, LLC
 10000 N. 10th Ave.
 Wagonville, AR 72712
 479-604-1800

Surveyor:
 Robert L. Dayton, P.E.
 Civil Engineering, Inc.
 3214 NW Avondale Way, Suite 4
 Bentonville, AR 72712
 479-604-1800 | FAX 479-604-1801 | FAX 479-604-1802

DATE: July 23, 2014
 DRAWN BY: RLD
 CHECKED BY: RLD
 SCALE: 1"=20'
 SHEET 1 OF 1

21.6





CVS TULSA ADDN

S GARNETT RD

E 31st ST S

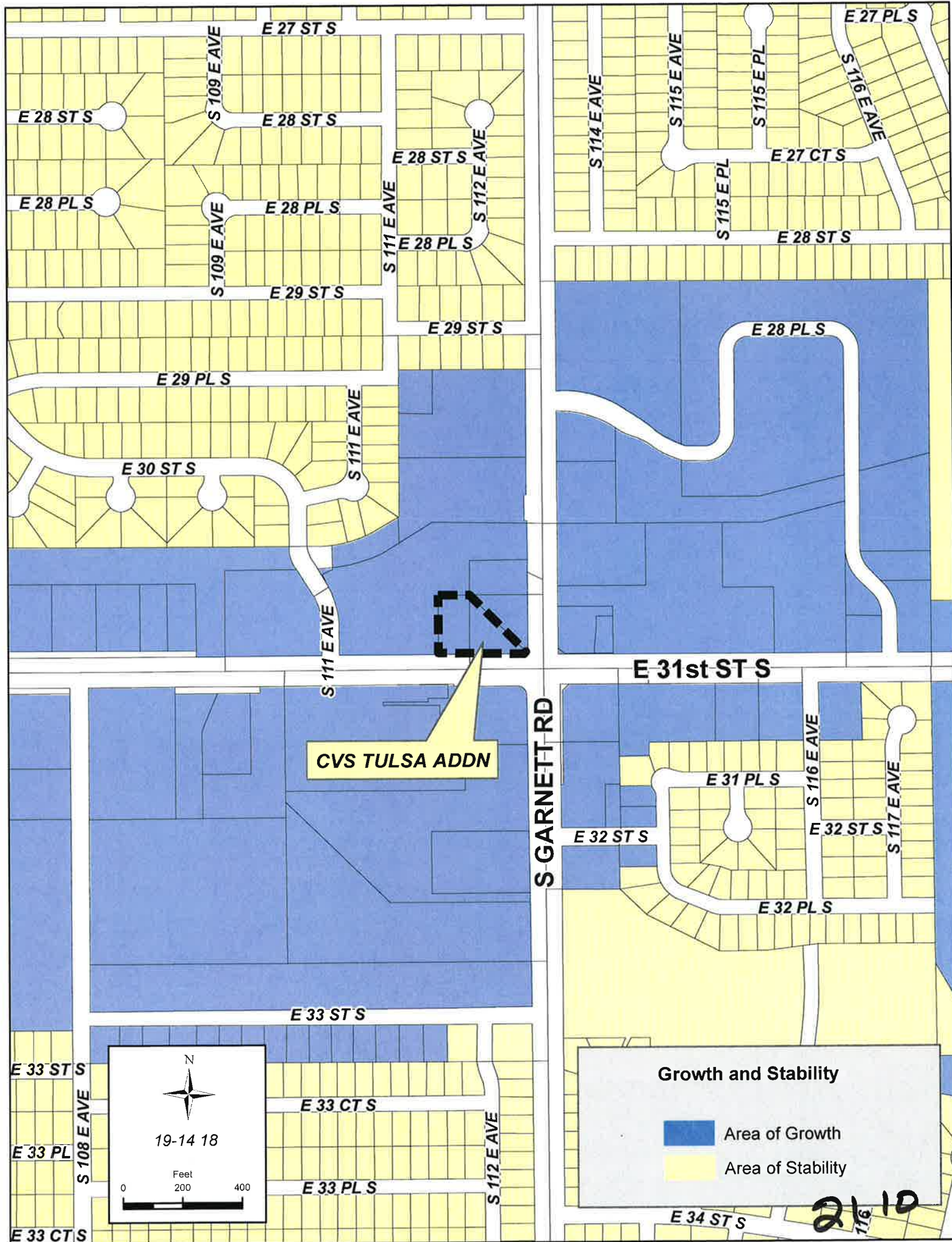


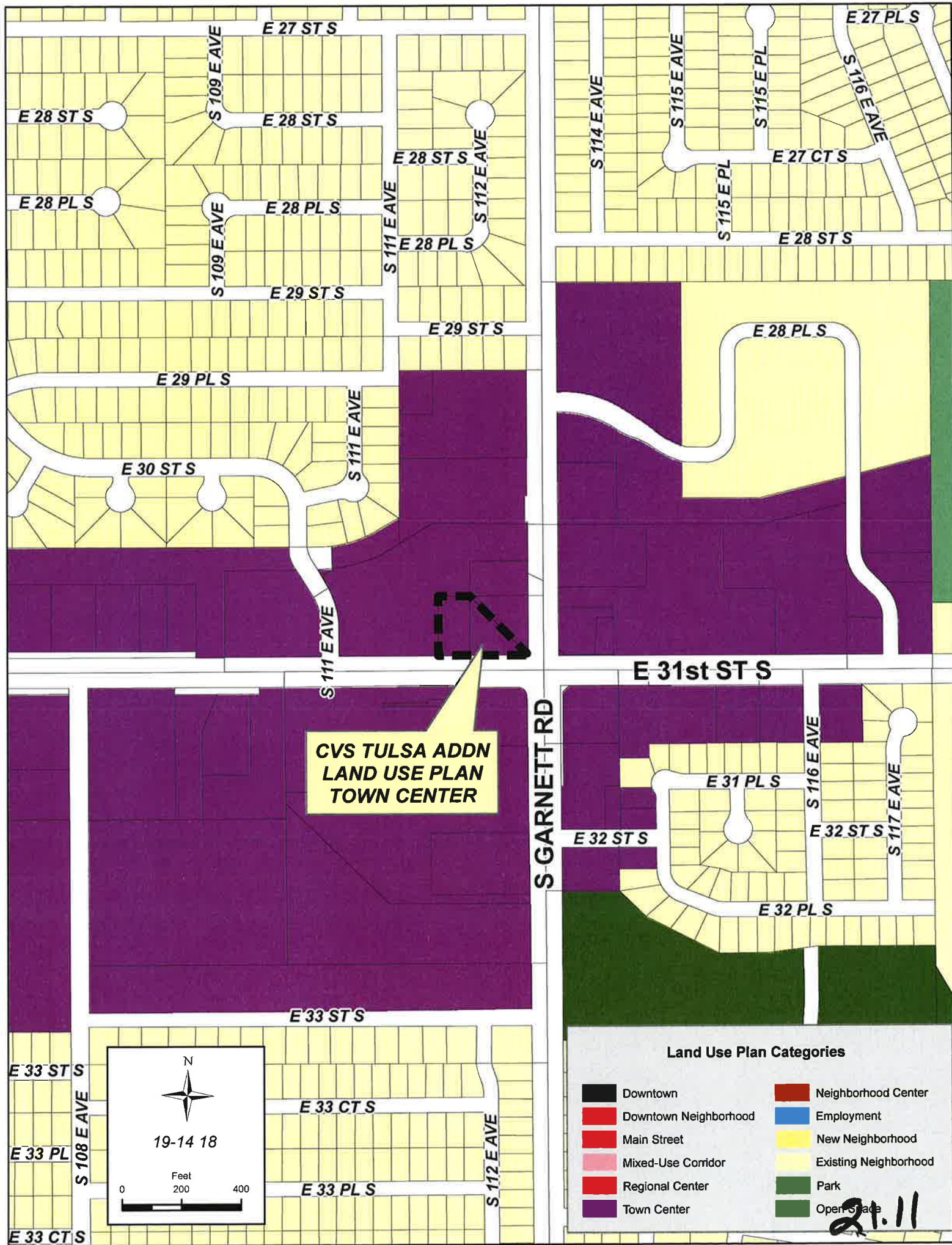
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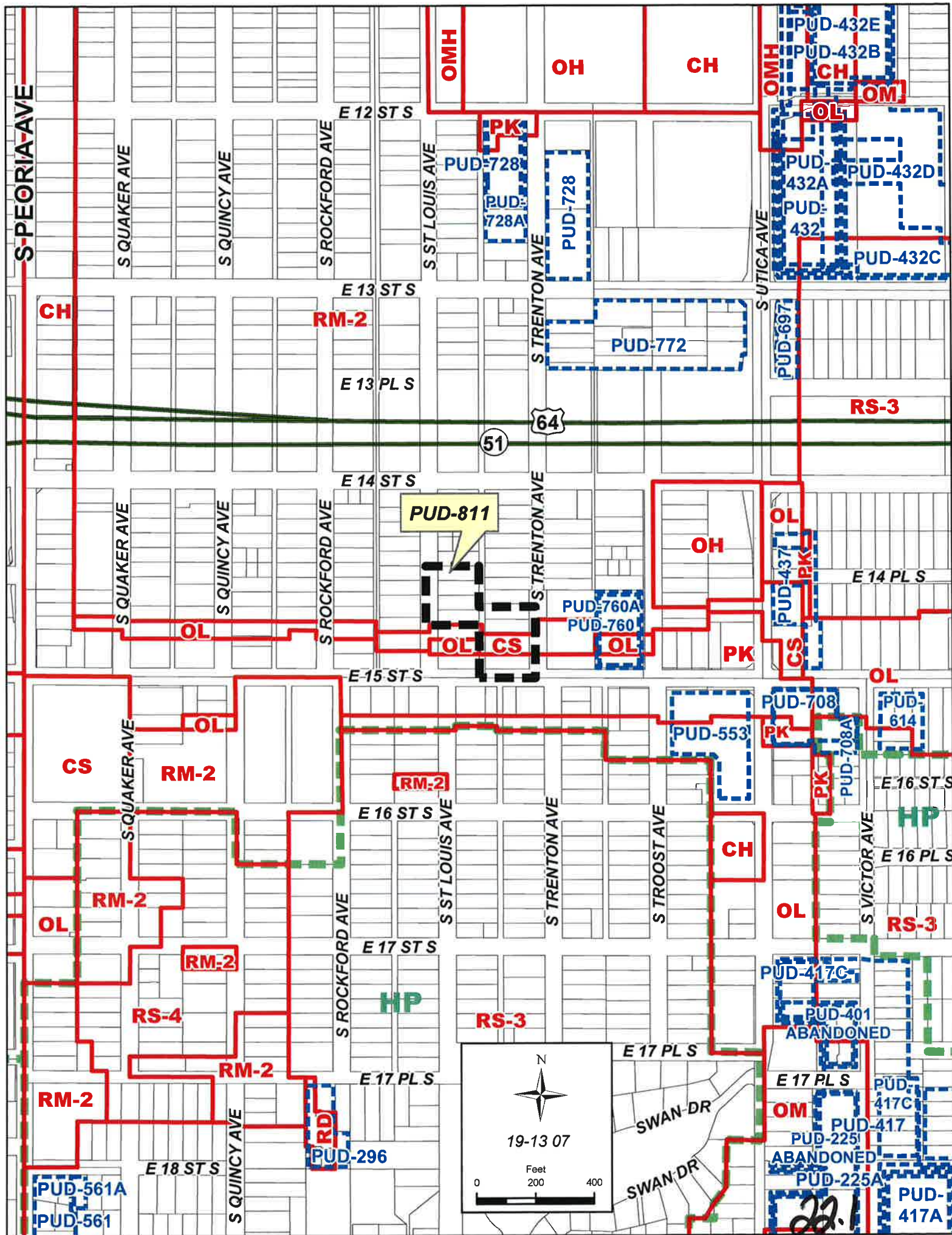
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Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2014

2129







Huntsinger, Barbara

Subject: FW: PUD 811 (15th at Trenton)

Subject: RE: PUD 811 (15th at Trenton)

Mr. Jones,

I will proceed with a staff continuance requesting additional information. I will place you on the July 23rd agenda and will need your final exhibits and any text revisions by the end of the day on July 17th.

Respectfully,

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]

Sent: Tuesday, July 01, 2014 8:23 AM

To: Ricky Jones

Subject: RE: PUD 811 (15th at Trenton)

Good morning!

I hate to be a pain but I don't think the exhibits do an adequate job of illustrating the concept and it is important to illustrate to the planning commission how that is all going to work.

Have you given any additional consideration to the landscape standards and possible solutions to storm water detention.... That could significantly affect the conceptual plan and maybe the development standards.

So let's continue until the July 23rd meeting. I will request the continuance from staff.

Thanks

Dwayne

From: Ricky Jones [<mailto:ricky@tannerbaitshop.com>]

Sent: Tuesday, July 01, 2014 7:19 AM

To: Wilkerson, Dwayne

Subject: RE: PUD 811 (15th at Trenton)

Well, yes you are hearing from me. I cannot assemble the development team to discuss and prepare the additional exhibits (so you won't have them today). That being said, I think it might be best to either continue the application or write your comments and requirements into the Staff Recommendation and we will have to live with them. I'll leave it up to you. I am in the office all morning if you want to call and discuss.

Ricky Jones, Principal, AICP

Tanner Consulting, LLC

Civil Engineering ·

Surveying · Land Planning

5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Ricky@tannerbaitshop.com
Ph: (918) 745-9929
Fx: (918) 745-9969



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7269

(In conjunction with PUD 815)

Hearing Date: July 9, 2014

(continued from 6/18/14)

Case Report Prepared by:

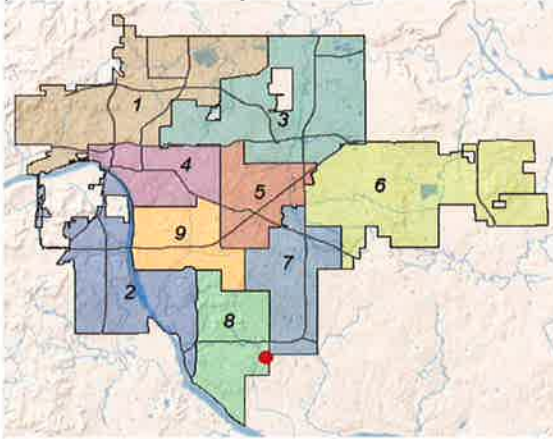
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Costco Wholesale/ Michael Okuma

Property Owner: William E. Warren Foundation/
Thomas E. Cooper

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Vacant

Proposed Use: Retail/Wholesale Club

Concept summary: Construct new Costco Retail
and Automotive Fuel Sales

Tract Size: 18± acres

Location: Northwest corner of E. 103rd St. & S.
Memorial Dr.

Zoning:

Existing Zoning: AG/ CS

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 8326

CZM: 57

Atlas: 2468

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: Z-7269

DEVELOPMENT CONCEPT:

The applicant is requesting a rezoning from AG to CS for construction of a Wholesale Club. The site is adjacent to existing single family residential on the west side of the site and on a portion of the north side of the site.

The Comprehensive Plan illustrates this area as a Regional Center. The terrain of the site slopes down from South Memorial Drive and construction requirements for a stormwater detention facility and normal grading standards will require a large retaining wall at the west and north boundary of the property adjacent to the residential areas. The final result will include a proposed 36 foot tall building on top of a retaining wall.

The CS bulk and area, landscape and screening guidelines defined in the Tulsa Zoning Code do not provide adequate neighborhood transition in this circumstance, therefore a PUD will be provided to require appropriate landscaping, building setbacks, lighting standards and other details to provide a compatible relationship between this new facility and the existing residential development.

EXHIBITS:

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

None

DETAILED STAFF RECOMMENDATION:

- A) The proposed development of this site is consistent with the Regional Center vision of the Comprehensive Plan; and
- B) CS without a PUD overlay does not provide appropriate transition and screening areas adjacent to the existing residential development. In conjunction with PUD 815 this site can be respectful to the existing single family residential properties north and west of this site. The property owners immediately west and north of the site will be significantly affected by the development of this property. The northwest corner of this site will be elevated, retaining walls will be constructed and earth fill will be placed so the finished floor elevation of the proposed building will be significantly above the adjacent residential structures. Staff has worked with the applicant to provide significant and appropriate standards for landscaping, screening, lighting, trash management, delivery management and other considerations that are part of the PUD which will help mitigate the physical effects of this site as it relates to the adjacent and surrounding property owners. Considerations for stormwater management and building placement have been implemented into the PUD providing appropriate transition zones between this site and the adjacent single family residential areas; and

- C) Approval of CS Zoning in conjunction with PUD 815 is not consistent with the connectivity vision of the Comprehensive Plan. As a result, additional traffic congestion will be added to South Memorial Drive without allowing relief west through Bridal Trails. The public streets leading east out of Bridal Trails will be blocked by this PUD and will not achieve a connection to Memorial as originally planned. Future development of the property immediately south of this PUD will be required to access their site from those stub streets at South 104th and South 108th and through a mutual access provisions discussed in the applicants concept statement. Appropriate improvements to South Memorial Drive along with private access agreements with the Warren Foundation are in place between the effected property owners. Those agreements are intended to implement private vehicular and pedestrian access solutions without adding to public maintenance responsibilities that would be part of future additional public street construction projects; and
- D) CS zoning in conjunction with PUD 815 is consistent with the anticipated future development of the remaining surrounding properties; therefore

Staff recommends Approval of Z-7269 only in conjunction with PUD 815.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Many building blocks are included as part of staff analysis in context with the Comprehensive Plan. Some of those building blocks include Land Use Designation, Transportation Vision, Open Space and Connectivity. In this instance, Z-7269 as a base zoning would allow future connections with a public street network. PUD 815 satisfies most of the components of the Comprehensive Plan however the public street connections that were anticipated during construction of Bridal Trails at 104th and/or 108th will not be constructed. Staff recognizes the impact on the Bridal Trails subdivision should vehicular access be required providing connection to South Memorial as part of this project or future projects. TMAPC staff determined with input from the City of Tulsa Development Services Division that a public street connection from Bridal Trails to South Memorial is not essential to the vehicular circulation system in this part of Tulsa. Abandoning that concept at this particular location should not be considered setting precedence for other locations.

Land Use Vision:

Land Use Plan map designation:

The entire site is considered a Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth map designation:

23.3

The entire site is considered an Area of Growth.

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan:

The most widespread commercial street type is the strip commercial arterial, these arterials typically serve commercial areas that contain many small retail strip centers with buildings set back from front parking lots. Because of this, strip commercial arterials have many intersections and driveways that provide access to adjacent businesses. Historically, this type of street is highly auto-oriented and tends to discourage walking and bicycling. On-street parking is infrequent.

Commuter streets are designed with multiple lanes divided by a landscaped median or a continuous two way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

Trail System Master Plan Considerations:

Less than one mile north of this site is a significant multipurpose trail adjacent to the Creek Turnpike. The sidewalk system along South Memorial adjacent to this project has been identified as a connection link to the trail system and should be widened to 8' along the entire frontage. Future development north of this site will be required to meet the same standard.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Significant terrain considerations at the northwest corner of the site will require a retaining wall system to raise the proposed building and to enclose an onsite stormwater detention facility. The effects of this wall adjacent to the single family residential area west and north of the site are significant. It is anticipated that at the

23.4

extreme low point of the existing property the northwest corner the top of the building will be approximately 50 feet above existing ground elevation. Detailed cross sections and landscape screening have been provided to represent this relationship in the PUD.

Site Analysis: The subject property is approximately 18.18+/- acres in size and is located northwest of the intersection of East 103rd Street South at South Memorial Drive. The property appears to be vacant and is zoned AG.

Surrounding Properties: The subject tract is abutted on the east by South Memorial Drive then further east across the street is a large mixed use commercial area in the City of Bixby, zoned commercial with a PUD overlay; on the north by single family residential zoned PUD 378-A/RS-2, and commercial property zoned PUD 378/CS and RM-1; on the south by vacant land, zoned AG and a Medical Clinic under construction zoned CS; and on the west by a large lot single family residential subdivision, zoned RS-1.

Terrain: The site generally slopes from east to west toward an existing single family residential subdivision. The northwest corner of this site is approximately 40 feet below the east edge of the site.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>		<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Commuter Arterial	Primary	120 feet	6 +

UTILITIES:

The subject tract has municipal water and sewer available.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 22802 dated January 29, 2013, and number 11833 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-7212 January 2013: A request was made for rezoning a 25± acre tract of land from AG to CS. All concurred in approval of the south 1,050 feet (13 acres) to CS zoning, on property located south of southwest corner so East 101st Street and South Memorial Drive, and also known as part of subject property.

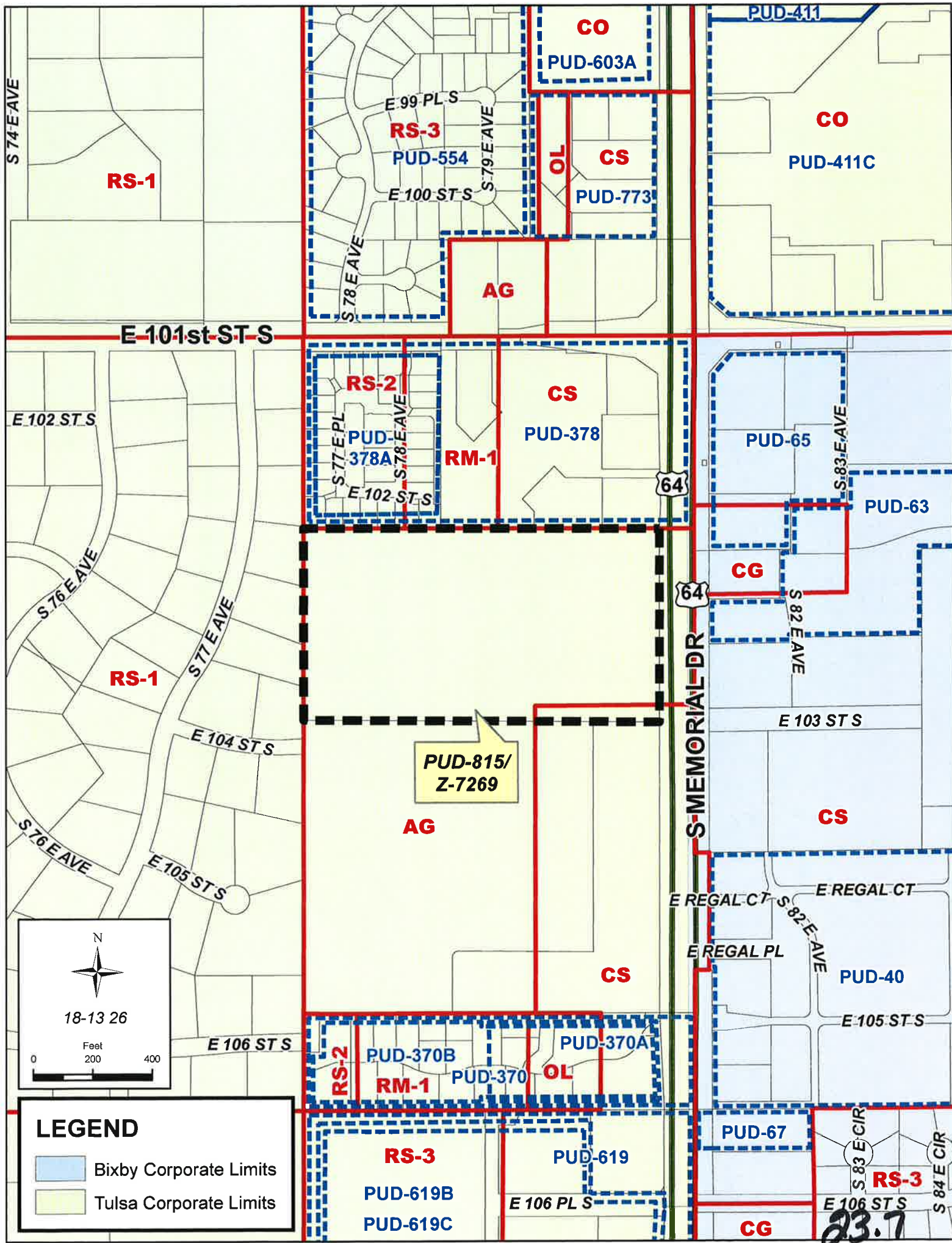
BOA-17835 September 23, 1997: The Board of Adjustment approved a Special Exception to permit a 90' monopole cellular antenna supporting tower (Use Unit 4) in an AG district, per plan submitted, on property located at south of the southwest corner of East 101st Street and South Memorial Drive and also known as part of subject property.

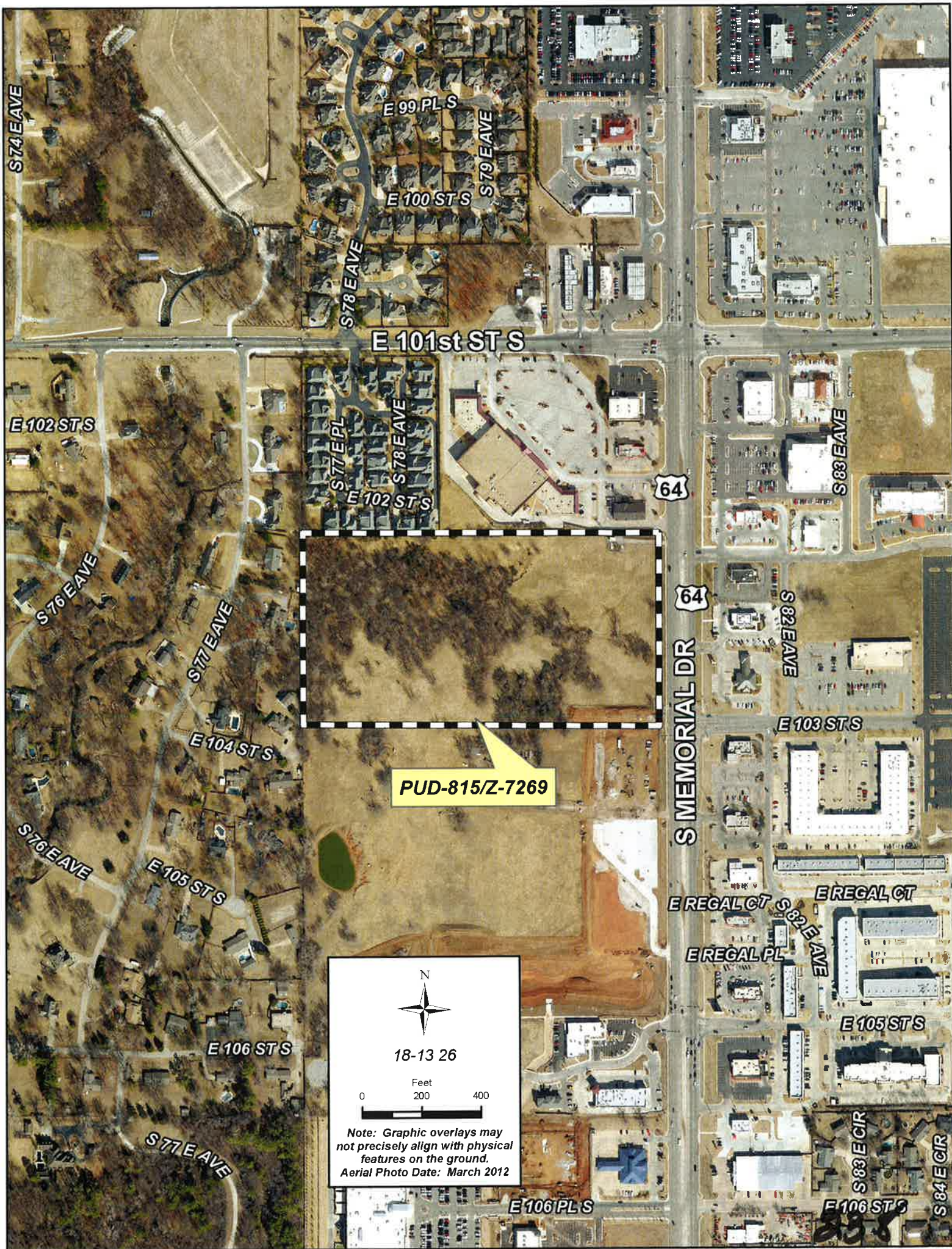
Surrounding Property:

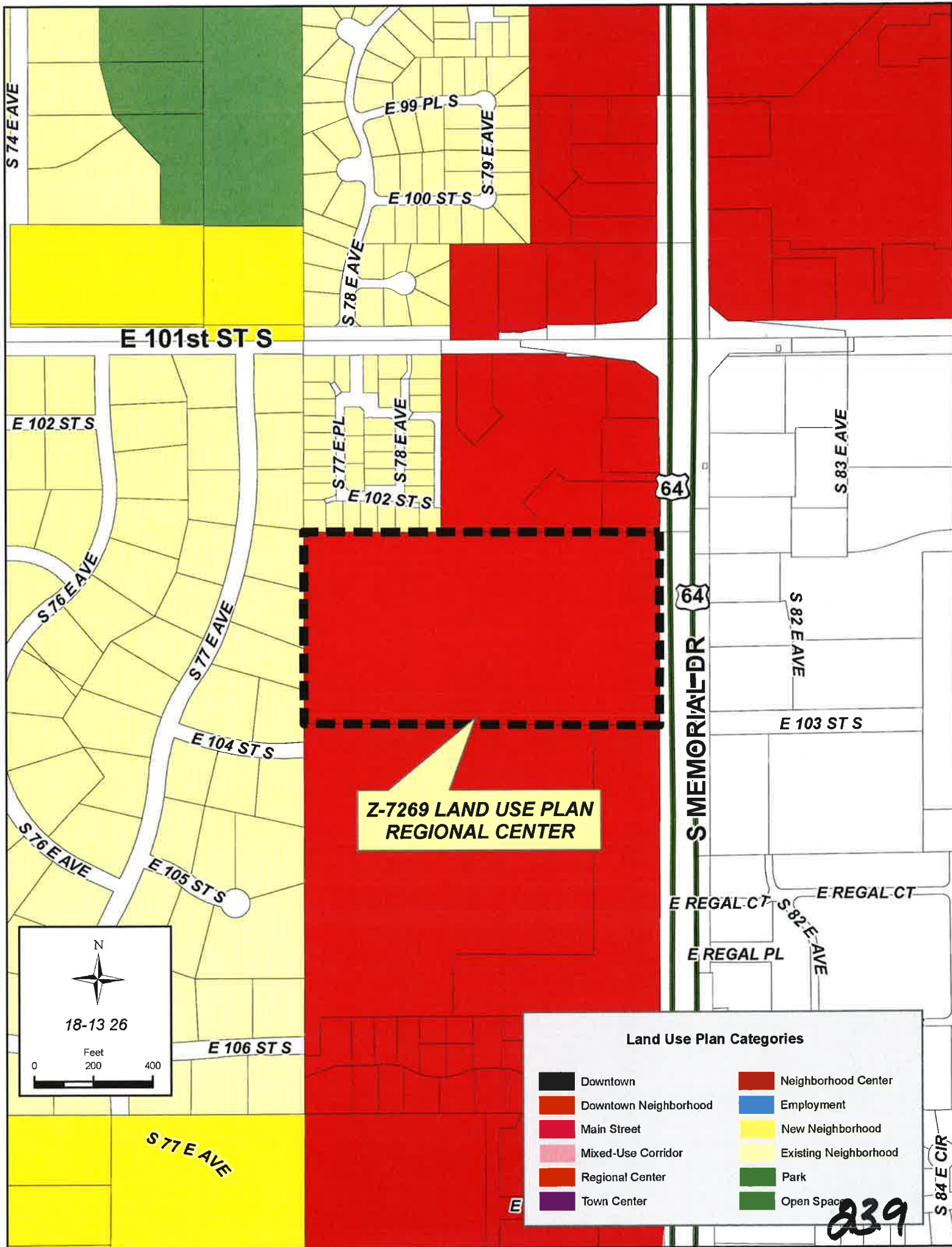
23.5

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

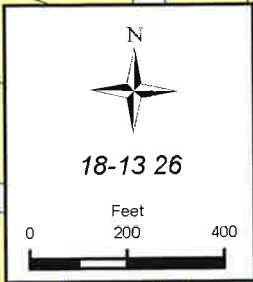
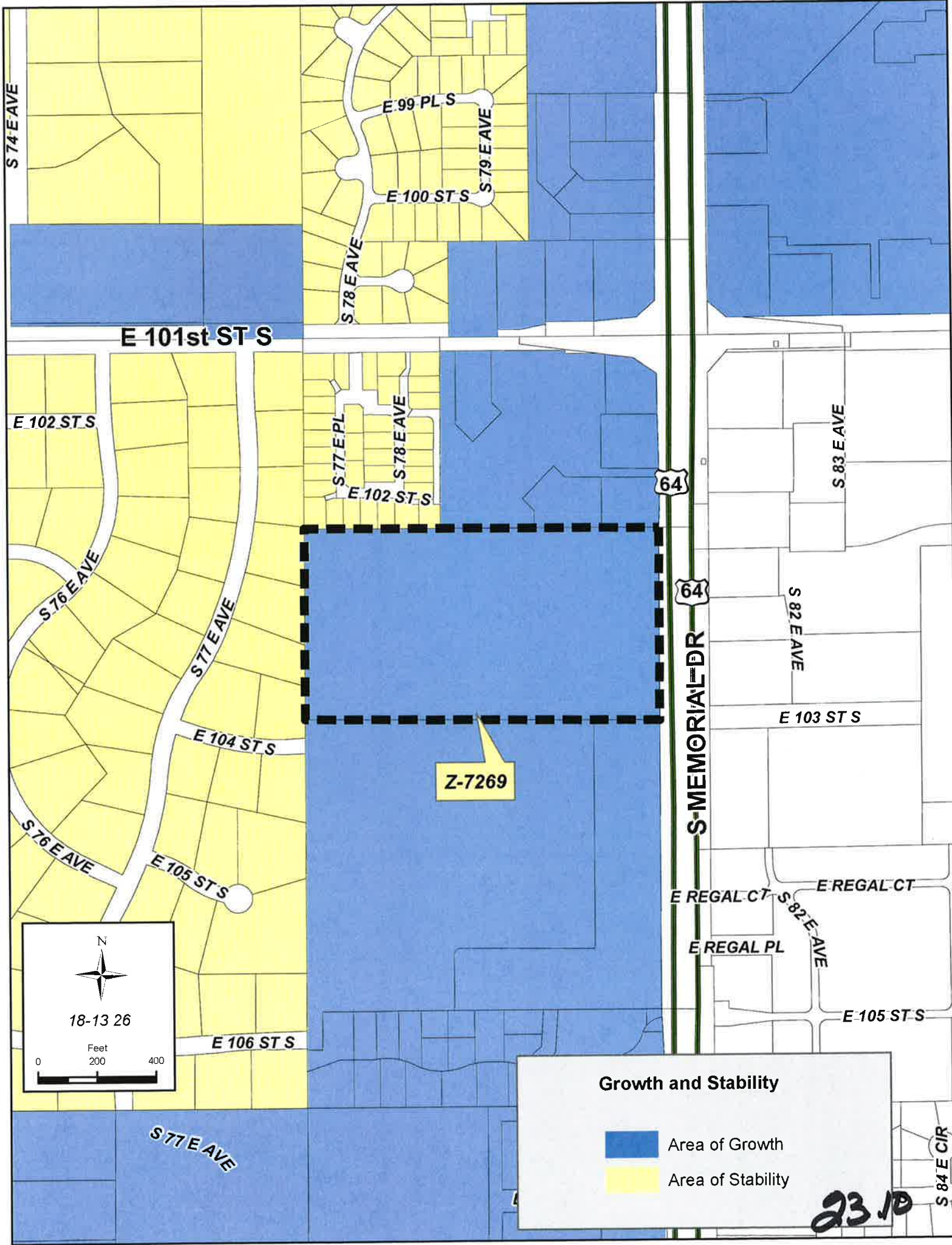
PUD-378 November 1984: All concurred in approval of a proposed Planned Unit Development on a 20± acre tract of land, for an office and commercial development, subject to conditions, on property located on the southwest corner of East 101st Street South and South Memorial Drive and abutting north of subject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







239



Growth and Stability

- Area of Growth
- Area of Stability

23.10



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-815

(In conjunction with Z-7269)

Hearing Date: July 9, 2014

(continued from 6/18/14)

Case Report Prepared by:

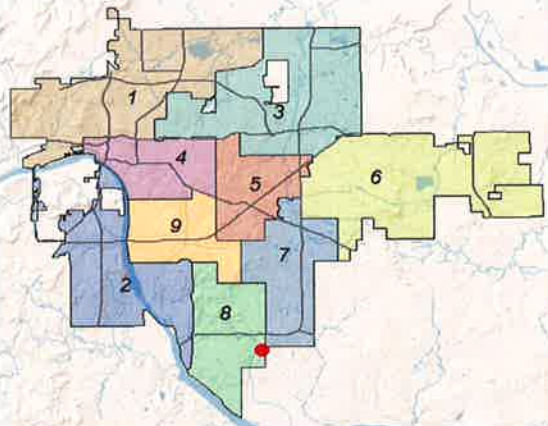
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Costco Wholesale/ Michael Okuma

Property Owner: William E. Warren Foundation/
Thomas E. Cooper

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



Applicant Proposal:

Existing Use: Vacant

Proposed Use: Retail/Wholesale Club

Concept summary: Construct new Costco Retail
and Automotive Fuel Sales

Tract Size: 18+ acres

Location: Northwest corner of E. 103rd St. & S.
Memorial Dr.

Zoning:

Existing Zoning: AG/CS

Proposed Zoning: CS/PUD-815

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 8326

CZM: 57

Atlas: 2468

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

24.1

SECTION I: PUD- 815

DEVELOPMENT CONCEPT:

I. Applicants Development Concept

The proposed Costco Wholesale development (hereinafter the "Project") comprises of Rezoning approximately 18.18 gross acres of land (hereinafter the "Property") located at the Northwest quadrant of South Memorial Drive and East 103rd Street South from Agricultural (AG) to Commercial Shopping Center District (CS)/- Planned Unit Development (PUD) and concurrent Plat for 2 new parcels consisting of:

- (i) +/- 17.21 acres for the Costco Warehouse, including the existing cell tower area;
- (ii) +/- 0.97 acres for the Costco Gas Station.

Costco Wholesale Corporation is in the process of purchasing the 18.18 acres from the Foundation Land Holding Co.,- Memorial #1, LLC (hereinafter the "Foundation"). In other words, the Foundation is current owner of the Property, as noted on the PUD application. The Foundation's affiliate Warren Professional Building Corporation (WPBC) is also the owner of the other adjacent properties to the south of the Property that is comprised of the approximate 20.05 acre Life Estate Tract (southwest of Property), the approximate 4.882 acre Foundation MOB Tract (southeast of Property) and the 2.494 acre WPBC MOB Tract (does not abut Property). The Property, after the sale, will be a standalone project.

The Property is bordered by the following: single family residences to the west, single family/ multifamily residences and a shopping center to the north, Memorial Drive to the east, vacant land/life estate to the south. The Foundation owned vacant land, along the southeastern boundary of the Property, is in the process of being developed as a medical center. The Foundation owned Life Estate, along the southwestern side of the Property, consists of a single family structure and barn. The Life Estate is a tenant of the Foundation, leasing the property at no cost.

Although the Property will be a standalone Project, the Project has been coordinated with the Foundation, (including cross access agreements and temporary construction easements between the 3 properties that have mutual access, drainage and utility rights within E. 103rd Street) so that no property will be landlocked post-sale. Please see attached Recorded Access Easement Agreement, particularly Exhibit E.2 showing the access easements between the 2 post sale owners (Costco and the Foundation), where Costco will own the 45 foot cross access easement on Tract No. 1 of the Access Easement Agreement.

The Project has also been coordinated with the Foundation and City Traffic Engineer for provisions to maintain thru traffic along South Memorial Drive and a new dedicated left turn pocket into the Costco site (and Future Regional Center) via a modified median and adjusted signalization at the existing traffic signal on 103rd St. South. We have included the City of Tulsa Approved IDP# 6562 Warren Memorial Site- Phase I Infrastructure plans for reference. Project design is consistent with the approved City of Tulsa Phase I Infrastructure plans.

24.2

It is important to note that there is no roadway access to the residential neighborhood on the west side of the Project contemplated by the City, the Foundation or Costco Wholesale at this time. In several meetings (April 2013 and April 2014) with the Bridle Trails Estates neighborhood group, the residences very strongly objected to any connection (vehicular or pedestrian) from E 103rd St to E 104th St through the Property. Also the connection from E 103rd St to E 104th St requires acquiring a portion of the Foundation's southwestern Life Estate Tract in order to make the connection and Costco Wholesale does not have any rights to use or encumber the Foundation's property. However, the layout of the Project site plan will provide the maximum flexibility for the future if the connection is required when the Foundation property is developed.

The site Property is undeveloped land covered with trees and grasses. The proposed Project will demolish an existing approximately 1,000sf structure and three sheds as well as removal of 18.18 acres of overgrown non-heritage trees and shrub. The existing cell tower at the northeast portion of the Property will remain in place with its existing access easement relocated as part of the Project.

The Project will provide a new +/- 149,469sf Costco Warehouse including a Tire Center and Food Center, a 4,000sf Exterior Liquor Sales structure with separate entrance from the Warehouse (per Oklahoma ABLE Commission requirements), a fuel station and associated site improvements, such as (i) parking, (ii) landscape, (iii) buffers between the existing northerly and westerly residences and the Costco Warehouse via: (i) screen/ retaining walls along the North Property line, (ii) sloped landscaping/ on-site detention basin along the West Property line, (iii) retaining wall along the South Property line. These elements are shown in the enclosed Site Plan, Site Sections, perspective view and Landscape Plan.

The Costco Warehouse perimeter walls would be an average of 30'-6" high, with an accentuated entrance at 34'-0" high. The Costco Fuel Canopy height will be 17'-6" high. The proposed building design provides architectural articulation (via combination of metal panel system and split face and smooth concrete masonry blocks, with steel canopy and braces at the main entry) so that the overall massing of the building is reduced. Vertical elements, such as the cantilevered steel canopy at the main entry, create a pedestrian scale element in addition to providing functional shading and living shadow play throughout the day. All service elements of the building, such as the loading dock, trash compactor and transformers are screened from the public view. Wall fixtures with direct down lights on the building keep glare away from adjacent properties and provide security luminance. These elements are shown in the enclosed Exterior Elevations, Site Plan, and Site Sections Illustrative Landscape Plan.

The proposed Costco Warehouse Use can be categorized as Uses Unit 13 (Convenience Goods and Services: Retail trade establishments engaged in the merchandising of groceries) and Unit 14 (Shopping Goods and Services- Retail establishments engaged in the merchandising of shopping goods and services and liquor stores). Specifically, Costco sells items such as electronics, household

24.3

appliances and furnishings, including outdoor furnishings such as barbeques, patio furniture and pool accessories, products associated with home and personal improvement including health and beauty aids. The proposed Project includes ancillary businesses such as photo kiosk, optical kiosk, optical exam, pharmacy, hearing aid center, food service, tire center sales and installation, fresh program including a bakery, meat preparation, deli and produce cooler, point of sales coolers and freezers as well as a separate liquor sales area. Seasonal sales of items, such as boat, RV, automobiles, etc. would occur in designated Seasonal Display Areas throughout the year.

The Project also proposes a fuel dispensing facility, which encompasses a 32' x 120' pump island canopy over multi-product dispensers and underground fuel storage tanks. The fueling facility is located at the northeast corner of the site and obtains direct access from S. Memorial Drive. Future fuel dispensing units may include compressed natural gas, electrical charging stations and other systems may be part of our future automotive fuel options.

The Warehouse operating hours to the public are limited to: Monday thru Friday from 10:00AM to 8:30PM, Saturday from 9:30AM to 6:00PM and Sunday from 10:00AM to 6:00PM.

Truck deliveries will occur every day from 2:00AM to 12:00AM and 9:00PM to 11:00PM.

The Gas Station operating hours are limited to Monday thru Friday from 5:00AM to 10:00PM, Saturday and Sunday from 6:00AM to 8:00PM.

II. Development Standards

A. Land Uses, Bulk and Area Requirements

Gross Land Area: 18.18 acres +/-

Existing Zoning: Agricultural

Proposed Zoning: CS Commercial Shopping Center District

Permitted Uses and Accessory Uses customarily incident to the following:

Use Unit 11(Offices studio and Support Services: Offices, studios, medical and certain other compatible or supporting services.

Unit 13 (Convenience Goods and Services: Retail trade and service establishments.

Unit 14 (Shopping Goods and Services- Retail establishments engaged in the merchandising of shopping goods and services.

24.4

Maximum Floor Area Permitted: 0.50 FAR (395,960 square feet)

Minimum Building Setbacks Required:

East ($\frac{1}{2}$ of right of way width designated on Major Street Plan plus 50 feet)

North	55 feet
West	150 feet
South	0 feet

Retaining Wall Setback:

North	18 feet
West	15 feet

Retaining Wall Standards:

Retaining walls facing north and west that are not internal to the stormwater detention facility shall be non painted earth tone masonry walls. It is anticipated that the walls will be constructed as a segmental block retaining wall system and will be an integral part of the landscape screening concept. Alternative wall systems may be considered during the site plan review process.

Maximum building height above finished floor 36'-0"

Off Street Parking Spaces Required Ratio: 1 sp /300sf

(There will be no distinction between uses in the PUD. The total floor area for the entire PUD including outparcels will be used to calculate the required minimum parking based on this ratio)

Bicycle Parking:

A bicycle rack with room to secure and store a minimum of 6 bicycles will be required near the main entrance to the building.

B. Landscaping:

The site landscaping will meet or exceed the standards illustrated on the conceptual landscape plan submitted by the applicant and included in the staff report as described in concept below:

1. Trees and shrubs shall be placed at different levels within a wide buffer along the north property line to provide a tiered affect in order to provide the maximum amount of landscape screening adjacent to the north and west perimeter of the site.

24.5

2. Landscaping along the southern property line shall consist of a combination of native rough seeded areas, large and medium shrubs and small ornamental trees. Each parking lot landscape planter shall be planted with a minimum of one medium or large shade tree, small shrubs, grasses, perennials, accent plants.
3. Landscaping will be designed in accordance with the Proposed Landscape Plan attached in this PUD package and will be subject to final approval in a Detailed Landscape Plan submitted and approved by the Tulsa Metropolitan Area Planning Commission staff prior to building permit issuance.
4. Minimum landscape standards not defined in the Conceptual Landscape Plan will meet or exceed the requirements stated City of Tulsa Zoning Code.

Landscape Plans that have been signed and sealed by a Professional Landscape Architect in Oklahoma may use any appropriate plant material selection in the design and is not limited to the approved tree list in the Tulsa Zoning Code.

C. Trash, Mechanical and Equipment Area Screening and Outdoor Display Areas

Screening:

All mechanical, equipment, trash and recycling areas shall be screened from public view. These areas shall not be seen by persons standing at ground level from the west or north side of the site. Screening walls shall be masonry with a minimum height of 6 feet shall be earth tone, not painted and will be incorporated at the following locations.

1. The service area on the west side at the truck dock,
2. Between the northern single family residential lots and the Costco fire department access lane. The screening wall will be placed south of the landscape buffer at the top of the retaining wall and as illustrated on the conceptual plan.
3. Adjacent to the easterly wall of the detention basin. The exact length will be determined during detailed site plan review however this screening fence will not be less than the north south dimension measured from the from the north edge of the compactor to the loading dock.

Trash Management:

The self contained trash compactor and/or cardboard baler are located between the west detention basin and Costco building and shall not be seen by the residences on the North or West sides. The self contained compactor and balers

are inherently screened from the public since they are operated from inside the Costco warehouse and baled within the unit.

Removal of the baler, by a Costco vendor shall only occur during business hours. There shall be no outdoor storage of any trash or trash bales at any time.

Outside trash storage of any kind is prohibited therefore no dumpster or dumpster enclosure is allowed.

Rooftop HVAC units:

No ground HVAC systems are allowed. Rooftop units shall be screened from public view from the property line via building parapets. Mechanical units near the north or west sides of the building will be prohibited within 50 feet of the parapet.

Display/ Seasonal Sales

Seasonal sales of items, such as boat, RV, automobiles, etc. may only occur in designated Seasonal Display Areas on the south side of the site as illustrated on the conceptual landscape and site plan. Seasonal sales may occur throughout the year.

D. Lighting

Lighting design shall meet the standards as shown on attached photometric plan. Lighting used to illuminate the parking lot shall be arranged to shield and direct light away from property within an R district. Shielding of such light shall be designed to prevent the light producing element from being visible to a person standing in an R district.

Maximum mounting height for site lighting shall be 40 feet.

Maximum mounting height for wall mounted lighting shall be 14 feet.

Full cutoff light fixtures are required along the residential neighborhoods to the west and north as illustrated on the photometric plan included.

E. Signage

Ground signage shall be limited to 1 monument sign placed near the southeast corner of the site. The monument sign will not exceed 25 feet in height and 100 square feet of display surface area. Only one (1) side of a double faced sign shall be included in the computation of the display surface, per Tulsa Zoning Code.

Wall Signage Standards:

Internally illuminated wall signage or fuel canopy signage is prohibited. All wall signage shall be illuminated with wall mounted downward facing light fixtures.

South Wall:

24.7

Maximum display surface area of 400 square feet. No south facing wall signage will be allowed within 500 feet of the west line of the PUD.

East Wall:

Maximum display surface area: 440 sq ft.

On the entrance canopy:

Maximum display surface area: 130 sq ft

On the Fuel Station Canopy:

West, East, North and South: 130 sq ft.

Wall signs are prohibited on the north or west side of the building.

F. Access and Pedestrian Circulation

Vehicular Access:

Full vehicle access onto the Property will be provided from an existing signalized intersection at South Memorial Drive and East 103rd Street South. Improvements in the Memorial Drive right-of-way and in a private mutual access easement on the west side of the signalized intersection have been implemented as follows:

- 1) New southbound deceleration/ right turn lane with new curb, gutter and sidewalk,
- 2) New eastbound approach with dual lefts, a dedicated through and a right-turn lane,
- 3) Extended northbound left-turn bay via raised concrete median,
- 4) Traffic Signal modifications to address channelization/ turning needs extended signal mast arms, loops, etc.

This full access entry drive is shared with the adjacent Foundation/ Medical/ Regional Center property (southeast of Property) and the adjacent Foundation/ Life Estate property (south of Property) via cross access agreements. Project shall be in substantial compliance with Recorded Access Easement Agreement, between the two post sale owners (Costco and the Foundation), where Costco will own the 45 foot cross access easement on Tract No. 1 of the Access Easement Agreement. Vehicle circulation patterns into and out of the parking area have been coordinated with project and City Traffic Engineers.

The Foundation currently owns 100% of the +/- 46 acres Property, including the 18.18 acres Costco parcel. The Costco parcel will become 2 separate parcels via Plat and access to and from Memorial Drive will be granted to both Costco and the Foundation via aforementioned Recorded Access Easement Agreement. To be clear, post sale, Costco will own 2/3 of the east/west access driveway (45 foot wide), which is part of Tract No. 1, and the Foundation will own 1/3 of the access driveway as part of Tract No. 2. Per same Access Easement Agreement, ingress and egress access to the Foundation/ Life Estate (Tract No. 3) is via Foundation's Tract No. 2 via a north/ south 30 foot wide access driveway. To further emphasize that there shall be no landlocked parcel, the Agreement

24.8

Exhibit shows 2 ingress and egress access points further south on Memorial Drive, which can be used by users of Foundation's Tract No. 3.

Secondary vehicle access to the Costco warehouse and gas station site will be located along the northern edge of the Property along South Memorial Drive so that there is no residual gas station traffic backup onto the main/ primary access at the south entry drive.

In order to minimize noise emanating from the Project onto the residential neighbors, Costco Delivery Truck access and the unlikely event of Fire Dept. access shall be limited to the following routes:

- 1) Fire/ Life Safety access via Fire Dept. trucks shall occur southbound on Memorial Drive by entering the northerly access drive and going behind Costco building, turning along the westerly detention basin and along the south property line and exiting onto S. Memorial Drive. For aerial building access, Fire trucks can stage between the loading dock and the Liquor Sales pod.
- 2) Costco delivery trucks shall enter the Property at the Memorial/ 103rd intersection and proceed westward along the south internal drive, pull forward towards the Liquor Pod and back up into the screened loading dock. Normal deliveries will not be allowed on the north side of the building. Medium sized trucks/vans, such as vendor truck/vans (i.e. FedEx. UPS bread trucks etc) shall be allowed on the west side.
- 3) Gas fueling trucks shall enter the Property from Memorial Drive and shall be limited to the east side of the warehouse.

Pedestrian Access:

Pedestrian circulation systems will be provided throughout the Project parking area via pedestrian walkways provided from the public right of way (South Memorial Drive) to the Costco Wholesale front entry. Public sidewalks along Costco's S. Memorial Drive frontage will be a minimum of 8 feet to provide off street bicycle access to the trail system north of the site.

Bicycle Storage and Access:

This store is within one mile of a major multi use trail system in Tulsa. Provisions for employee or guest bicycle storage will be provided on site. The site will require a bicycle rack a minimum of 6 bicycles near the store entrance.

G. Utilities and Drainage

The following Public Improvements to the existing utility infrastructure will be necessary in conjunction with the proposed development of the site:

24.9

- 1) New Off Site Public Storm drain system beyond the Northwest corner of the Costco property, connecting Costco's proposed detention basin to the existing stream,
- 2) New On Site Public Sanitary sewer from the Gas Station grease/oil interceptor (thru Costco's parking lot) to the City's sewer point of connection in East 104th Street South,
- 3) New On Site Public water line from South Memorial Drive

Site drainage will include a natural swale on the northern property line to route the existing drainage across the site to provide a low impact drainage via area drains and landscaping.

A stormwater detention basin of approximately 16 feet deep and approximately 600 feet long along the western property line shall be constructed of either cast in place concrete or modular concrete brick to contain the site drainage. The basin shall be screened on the west with bermed or tiered landscaping consisting of medium shrubs, coniferous trees and medium shade trees, as shown on attached site sections. The bottom of the basin will be sodded lawn. Site drainage, detention and retaining walls will be designed in accordance with the proposed Grading, Drainage, Utility and Site Sections within this PUD package and will meet the City of Tulsa Engineering guidelines required for a building permit package.

Fuel Station

Retaining wall along the north property line of the gas station parcel will be designed to accommodate a future fifth fueling island. Should Costco determine that additional pumps would better supply its members in the future, provisions for 2 additional multiproduct dispensers shall be allowed, including a Canopy extension for a total of 10 dispensers.

H. Detailed Site and Landscape Plan Reviews

No building permit shall be issued until a Detailed Site Plan Review package (site plan, elevations, and lighting plan) of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development concept herein and the development standards.

No certificate of occupancy shall be issued for a building until the landscaping of the Project has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission staff. A temporary certificate of occupancy may be appropriate as determined by the Building Permit office in the event that landscaping cannot be completed due to weather conditions leading up to the opening date.

I. Plat Requirement

No building permit shall be issued until the property 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 filed of record.

24.10

The 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.

III. Tentative Development Schedule

Submittal of Rezone/ PUD & Plat applications:	4/29/14
TMAPC Hearing for of Rezone/ PUD & Plat application:	7/9/14
City Council Hearing for Rezone/ PUD:	8/7/14
Final Plat TMAPC Hearing	8/22/14
City Council Hearing for Final Plat:	9/5/14
Memorial Drive and Signal retrofit/ IDP	
Major Construction Permit work:	Fall 2014
Stormwater connection watershed Development Permit	Spring 2015
Building Permit	Spring 2015
Costco Pad delivery	Summer 2015
Stormwater connection	Summer 2015
Costco Store Opening	Fall 2015

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits (All are Conceptual):
 - Site Plan
 - Grading Plan (3 Pages)
 - General Utility Plan
 - Overall Site Plan
 - Drainage outfall connection plan
 - Lighting
 - Landscape Plan
 - Building Elevations
 - Building Perspective
 - Cross Sections Key Map and Cross Sections (2 pages)
 - Mutual Access Exhibit

DETAILED STAFF RECOMMENDATION:

- A) The proposed development of this site is consistent with the Regional Center vision of the Comprehensive Plan; and
- B) PUD 815 is complementary to the existing properties north and west of this site. The single family residential property owners immediately west and north of the site will be significantly affected by the development of this property. The northwest corner of this site will be elevated and retaining walls and earth fill will be placed so the finished floor elevation of the proposed building will be significantly above the adjacent residential structures. Staff has worked with the applicant to provide significant and appropriate

24.11

standards for landscaping, screening, lighting, trash management, delivery management and other considerations that are part of the PUD which will help mitigate the physical effects of this site as it relates to the adjacent and surrounding property owners. Considerations for stormwater management and building placement have been implemented into the PUD providing appropriate transition zones between this site and the adjacent single family residential areas; and

- C) Approval of this PUD is not consistent with the connectivity vision of the Comprehensive Plan. As a result this development additional traffic pressure will be added to South Memorial Drive without allowing relief west through Bridal Trails. The public streets leading east out of Bridal Trails will be blocked by this PUD and will not achieve a connection to Memorial as originally planned. Future development of the property immediately south of this PUD will be required to access their site from those stub streets at South 104th and South 108th and through a mutual access provisions discussed in the applicants concept statement. Appropriate improvements to South Memorial Drive along with private access agreements with the Warren Foundation are in place between the affected property owners. Those agreements are intended to implement private vehicular and pedestrian access solutions without adding to public maintenance responsibilities that would be part of future additional public street construction projects; and
- D) PUD 815 is consistent with the anticipated future development of the remaining surrounding properties therefore;

Staff recommends Approval of PUD-815 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Many building blocks are included as part of staff analysis in context with the Comprehensive Plan. Some of those building blocks include Land Use Designation, Transportation Vision, Open Space and Connectivity. In this instance, Z-7269 as a base zoning would allow future connections with a public street network. PUD 815 satisfies most of the components of the Comprehensive Plan however the public street connections that were anticipated during construction of Bridal Trails at 104th and/or 108th will not be constructed. Staff recognizes the impact on the Bridal Trails subdivision should vehicular access be required providing connection to South Memorial as part of this project or future projects. TMAPC staff has determined with input from the City of Tulsa Development Services Division that a public street connection from Bridal Trails to South Memorial is not essential to the vehicular circulation system in this part of Tulsa. Abandoning that concept at this particular location should not be considered setting precedence for other locations.

Land Use Vision:

Land Use Plan map designation:

The entire site is considered a Regional Center

24.12

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth map designation:

The entire site is considered an Area of Growth.

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan:

The most widespread commercial street type is the strip commercial arterial, these arterials typically serve commercial areas that contain many small retail strip centers with buildings set back from front parking lots. Because of this, strip commercial arterials have many intersections and driveways that provide access to adjacent businesses. Historically, this type of street is highly auto-oriented and tends to discourage walking and bicycling. On-street parking is infrequent.

Commuter streets are designed with multiple lanes divided by a landscaped median or a continuous two way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

Trail System Master Plan Considerations:

Less than one mile north of this site is a significant multipurpose trail adjacent to the Creek Turnpike. The sidewalk system along South Memorial adjacent to this project has been identified as a connection link to the trail system and should be widened to 8'

24.13

along the entire frontage. Future development north of this site will be required to meet the same standard.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Significant terrain considerations at the northwest corner of the site will require a retaining wall system to raise the proposed building and to enclose an onsite stormwater detention facility. The effects of this wall adjacent to the single family residential area west and north of the site are significant. It is anticipated that at the extreme low point of the existing property the northwest corner the top of the building will be approximately 50 feet above existing ground elevation. Detailed cross sections and landscape screening have been provided to represent this relationship in the PUD.

Site Analysis: The subject property is approximately 18.18+/- acres in size and is located northwest of the intersection of East 103rd Street South at South Memorial Drive. The property appears to be vacant and is zoned AG.

Surrounding Properties: The subject tract is abutted on the east by South Memorial Drive then further east across the street is a large mixed use commercial area in the City of Bixby, zoned commercial with a PUD overlay; on the north by single family residential zoned PUD 378-A/RS-2, and commercial property zoned PUD 378/CS and RM-1; on the south by vacant land , zoned AG and a Medical Clinic under construction zoned CS; and on the west by a large lot single family residential subdivision, zoned RS-1.

Terrain: The site generally slopes from east to west toward an existing single family residential subdivision. The northwest corner of this site is approximately 40 feet below the east edge of the site.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>		<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Commuter Arterial	Primary	120 feet	6 +

UTILITIES:

The subject tract has municipal water and sewer available.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 22802 dated January 29, 2013, and number 11833 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-7212 January 2013: A request was made for rezoning a 25+ acre tract of land from AG to CS. All concurred in approval of the south 1,050 feet (13 acres) to CS zoning, on property located south of southwest corner so East 101st Street and South Memorial Drive, and also known as part of subject property.

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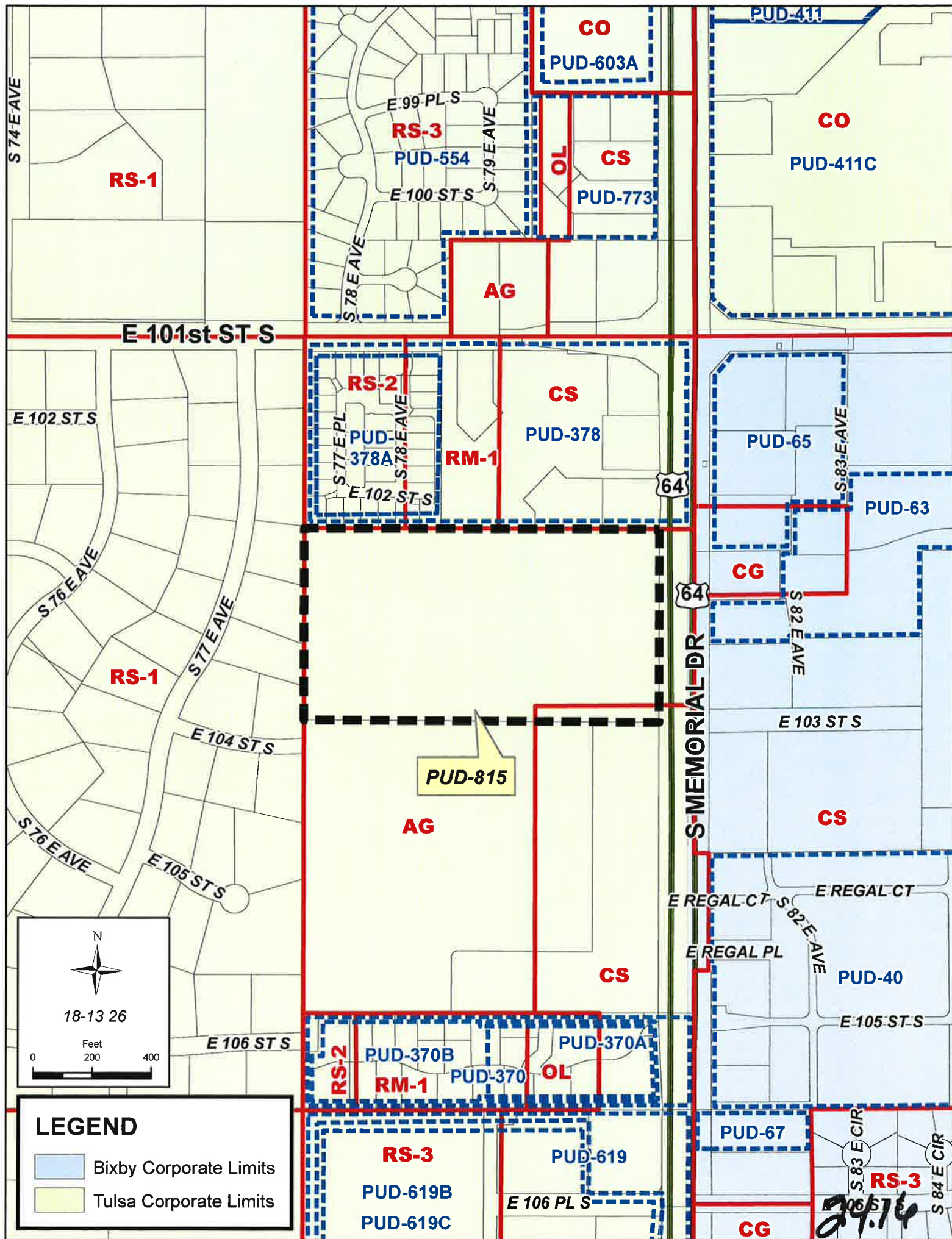
BOA-17835 September 23, 1997: The Board of Adjustment approved a Special Exception to permit a 90' monopole cellular antenna supporting tower (Use Unit 4) in an AG district, per plan submitted, on property located at south of the southwest corner of East 101st Street and South Memorial Drive and also known as part of subject property.

Surrounding Property:

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

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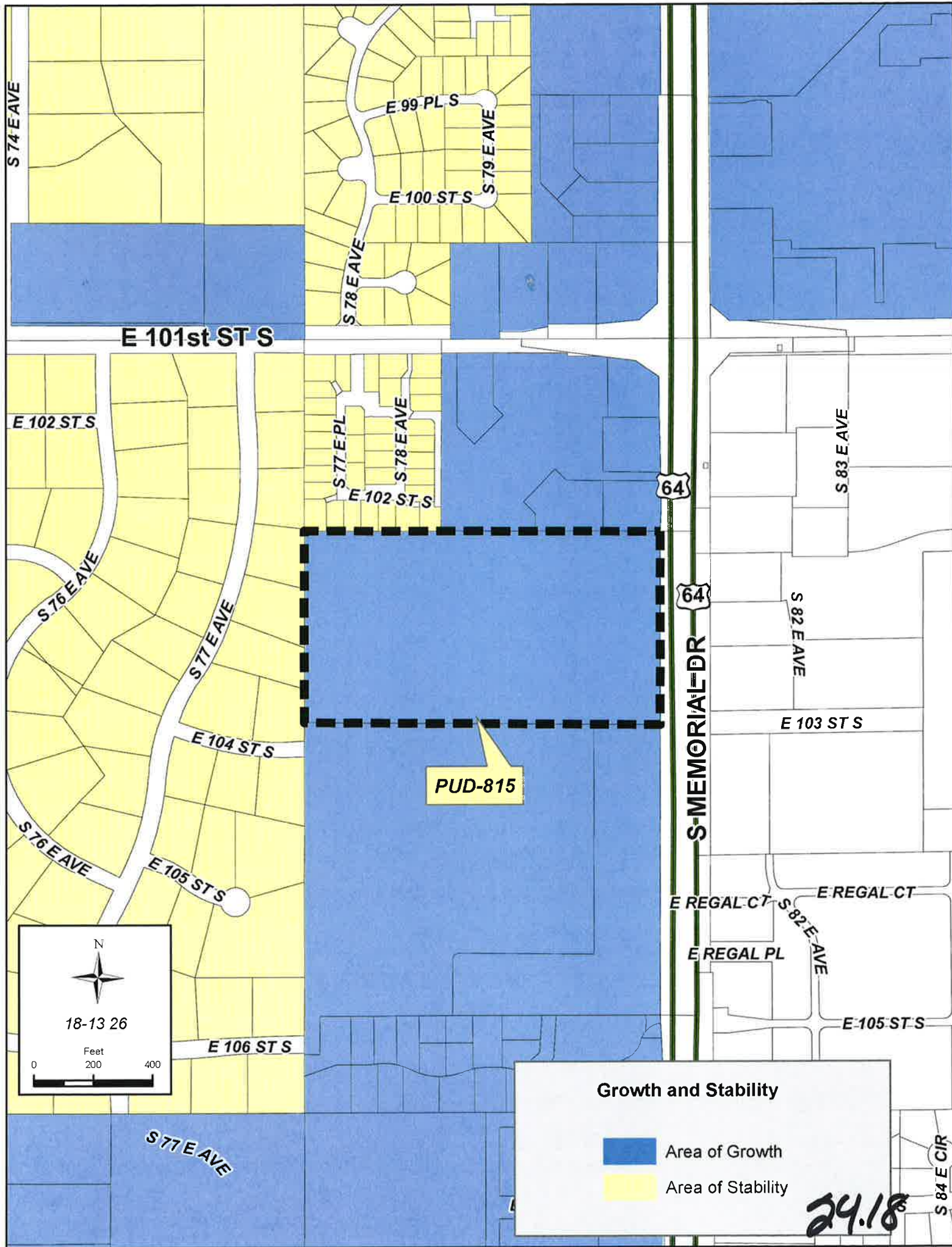
PUD-815

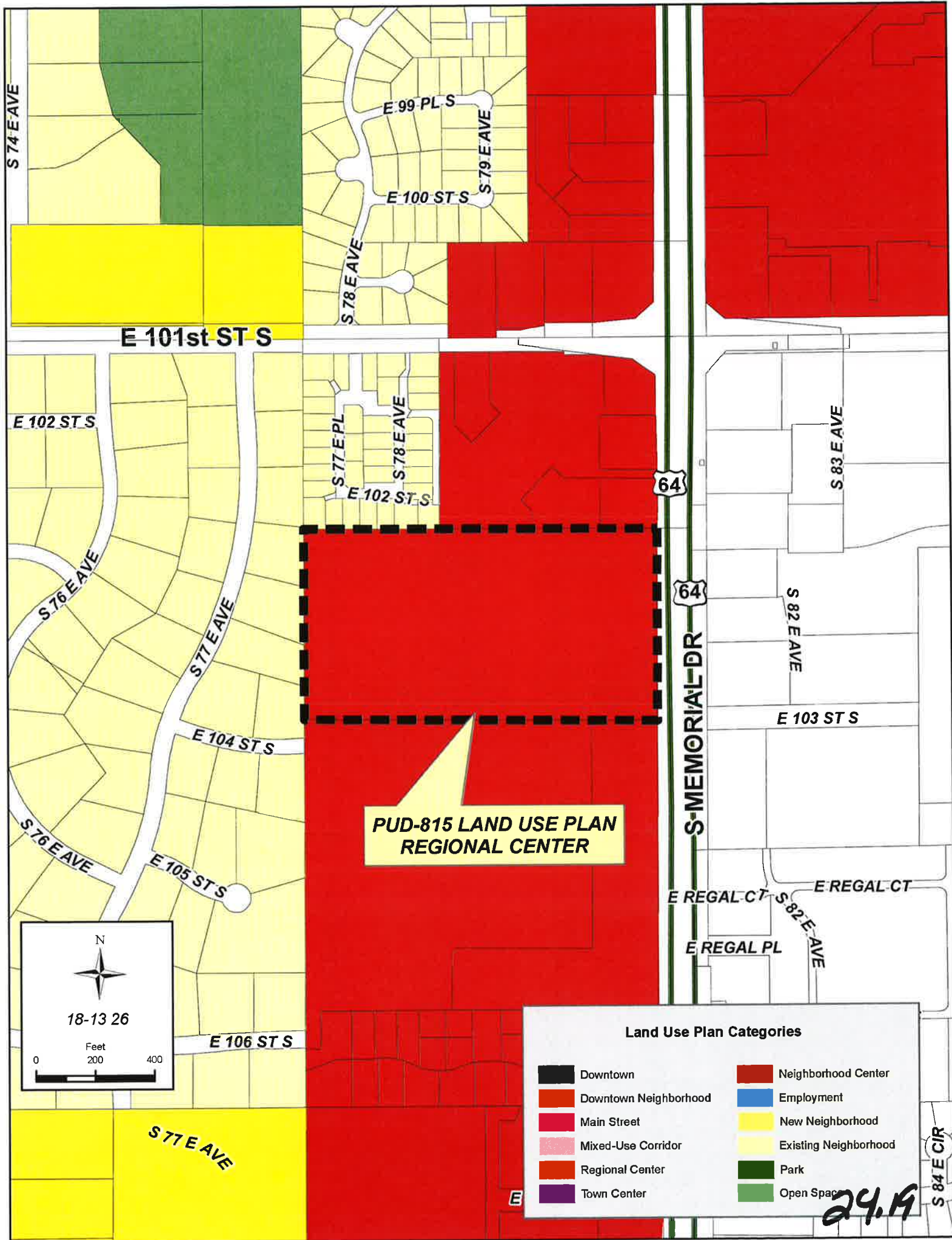


18-13 26

0 200 400
Feet

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





PROJECT INFORMATION

CLIENT: COSTCO WHOLESALE
598 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: S. MEMORIAL DR & E. 103rd ST
TULSA, OKLAHOMA

BOUNDARIES: THIS SITE IS BASED ON A C&G
SURVEY PROVIDED BY
KIM EYAHORN VIA EMAIL ON
02-27-2013 AND 08-29-2013

SITE PLAN: COS OK-10
DATED 06-26-2014

PROJECT INFORMATION CONTINUED

SITE AREA
TOTAL SITE AREA: 47.2 AC (3,240,000 SF)
TOTAL PAVED AREA: 1,100,000 SF
TOTAL UNPAVED AREA: 2,140,000 SF
TOTAL SITE AREA: 3,240,000 SF

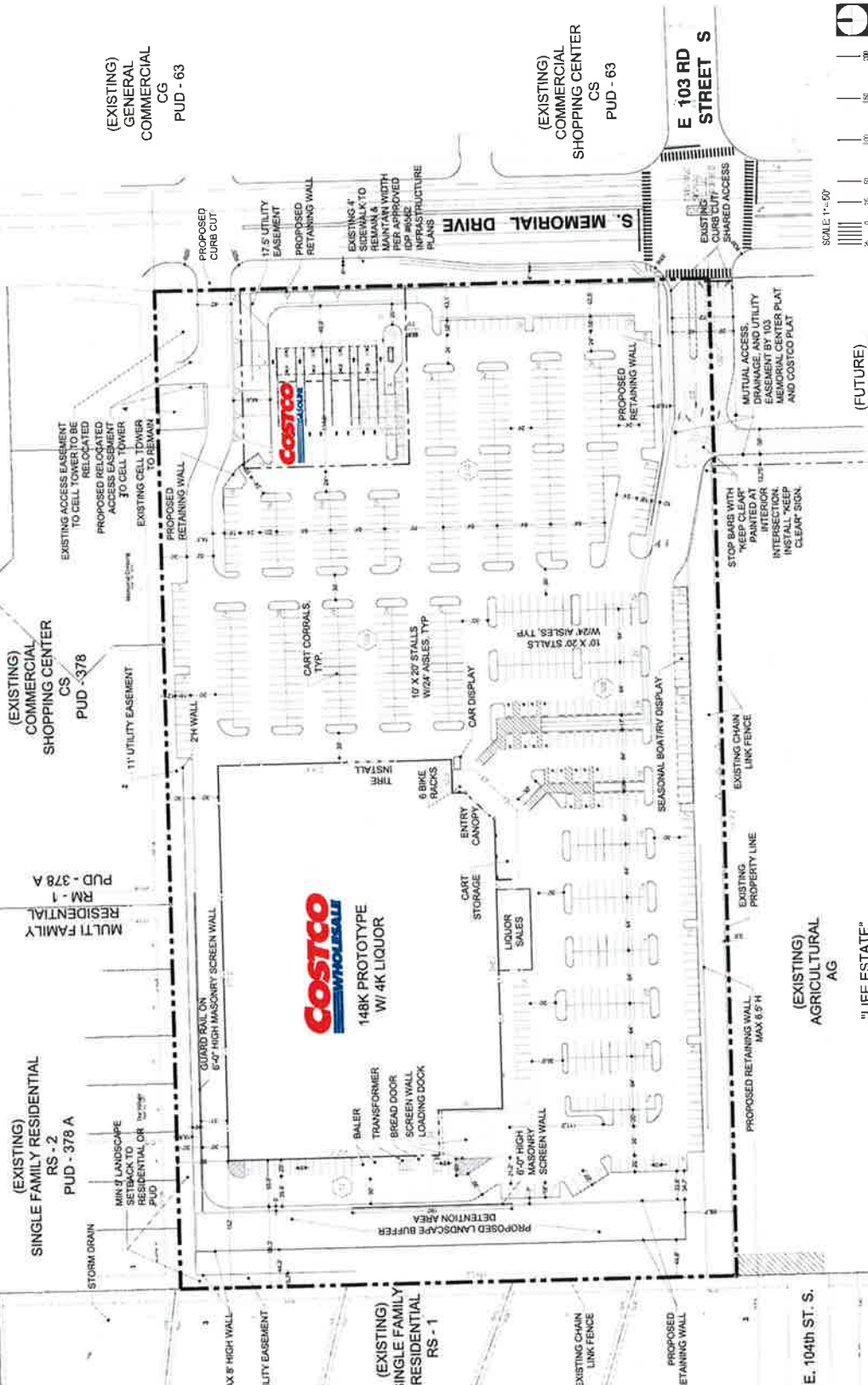
BUILDING AREA
TOTAL BUILDING AREA: 100,000 SF
TOTAL BUILDING AREA: 100,000 SF
TOTAL BUILDING AREA: 100,000 SF

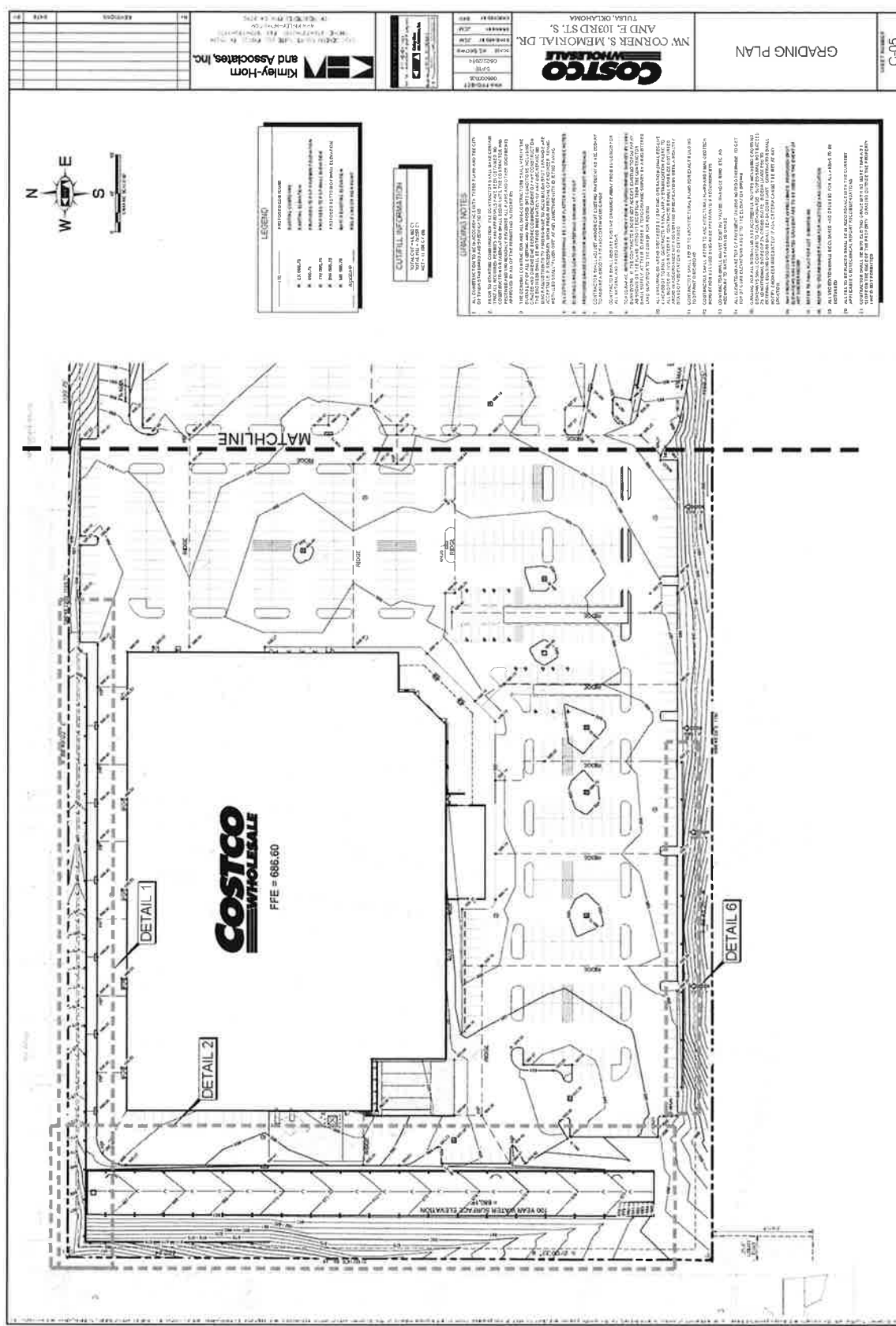
PARKING SUMMARY
TOTAL PARKING SPACES: 1,100
TOTAL PARKING SPACES: 1,100
TOTAL PARKING SPACES: 1,100

ZONING CLASSIFICATION
ZONING: CS - COMMERCIAL SHOPPING CENTER
ZONING: CS - COMMERCIAL SHOPPING CENTER
ZONING: CS - COMMERCIAL SHOPPING CENTER

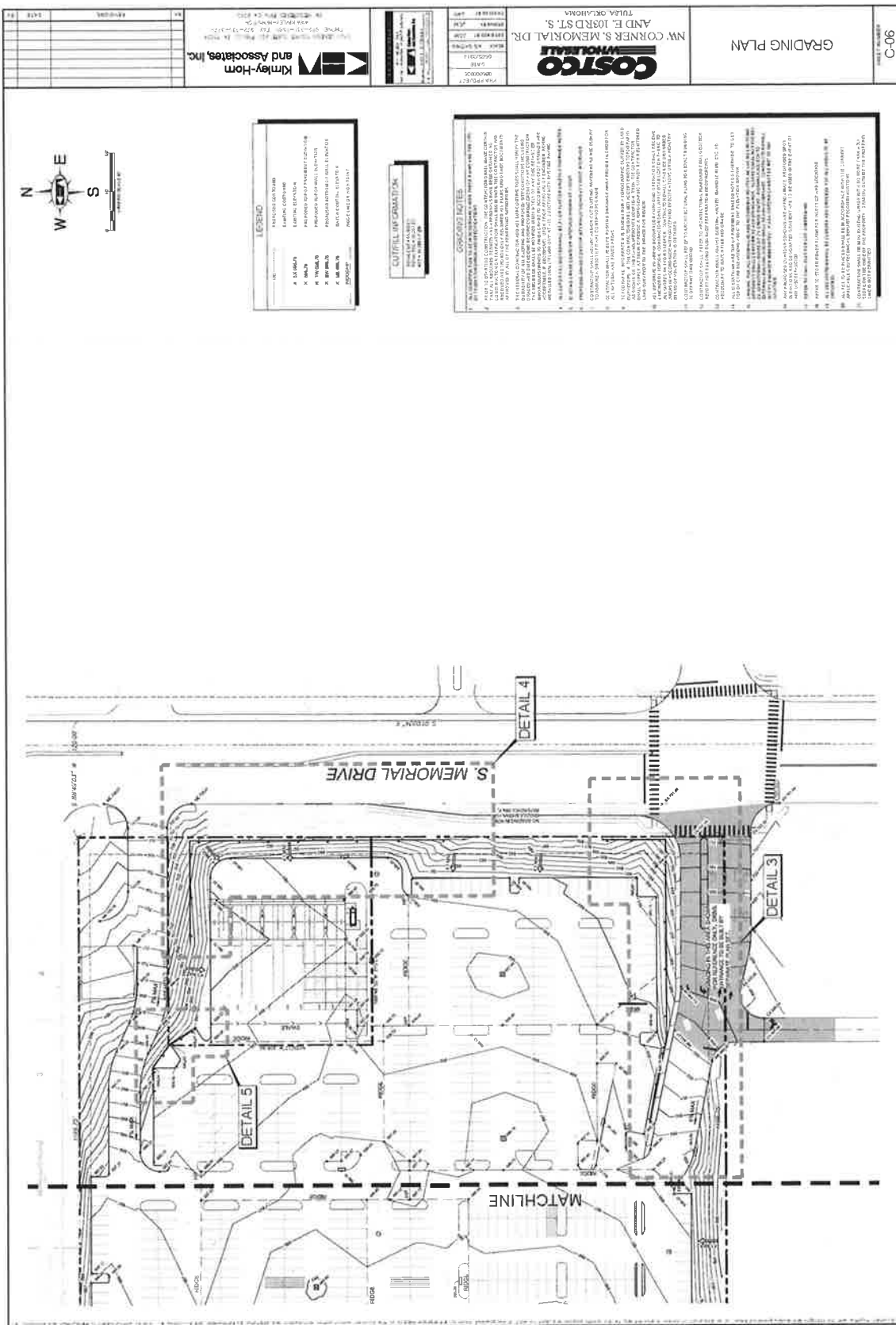
VICINITY MAP
VICINITY MAP: A map showing the project location relative to surrounding streets and landmarks.

REGIONAL MAP
REGIONAL MAP: A map showing the project location within the state of Oklahoma.





24.21



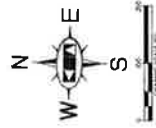
COSTCO WHOLESALE
NW CORNER S. MEMORIAL DR.
AND E. 103RD ST., S.
TULSA, OKLAHOMA

OWNER: COSTCO
DESIGNER: KIMLEY-HORN
DATE: 10/20/13
PROJECT NO: 13000000000000000000

Kimley-Horn
15150 KENNEDY COURT, SUITE 200, FORT COLLINS, CO 80504
PHONE: 970-225-3300 FAX: 970-225-3379
WWW.KIMLEY-HORN.COM
OK REGISTERED FIRM NO. 1543

Kimley-Horn

NO.	REVISIONS	DATE	BY



24.24

DRAINAGE OUTFALL
CONNECTION PLAN

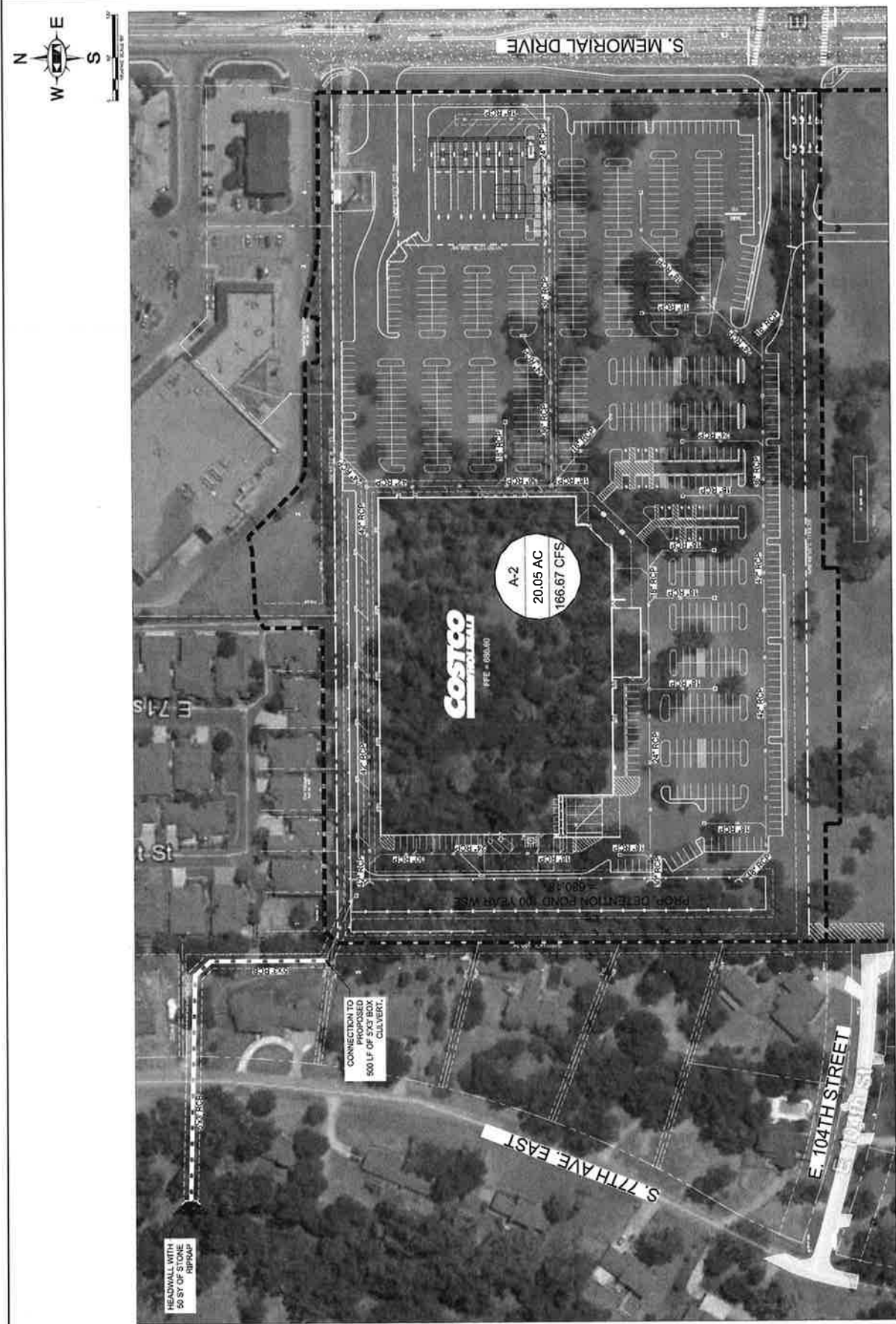
Costco Wholesale
NW CORNER S. MEMORIAL DR.
AND E. 103RD ST. S.
MESA, OKLAHOMA

DATE: 09.20.14
DESIGNED BY: JLM
CHECKED BY: JLM
PROJECT NO: 2013



Kimley-Horn and Associates, Inc.
5150 GEMENS COURT, SUITE 200, FHSO, TX 75024
PHONE: 972-333-3360 FAX: 972-333-3779
WWW.KH-USA.COM
OK REGISTERED FIRM NO. 2140

REV	DATE	DESCRIPTION



NOT TO SCALE
ALL DIMENSIONS ARE IN FEET
ALL ELEVATIONS ARE IN FEET
ALL DISTANCES ARE IN FEET
ALL ANGLES ARE IN DEGREES
ALL CURVES ARE IN FEET
ALL SLOPES ARE IN PERCENT
ALL TOLERANCES ARE AS SHOWN
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ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE REQUEST FOR CLARIFICATION
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ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE REQUEST FOR IMPROVEMENT
ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE REQUEST FOR ENHANCEMENT
ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE REQUEST FOR OPTIMIZATION
ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE REQUEST FOR STREAMLINING
ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE REQUEST FOR SIMPLIFICATION

24.25



FUEL FACILITY -
LED (GA & GE)
FO SCALE



PC-108 8711



percentage of work time spent for this purpose. In total, this per-

FIGURE DISCREPTION
<p>① COORDINATE LOCATION: 1000' NORTH, 1000' EAST, TIME 3</p> <p>② OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>③ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>④ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>⑤ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>⑥ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>⑦ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p>
<p>⑧ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>⑨ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>⑩ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>⑪ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>⑫ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>⑬ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p>
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<p>⑳ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㉑ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>㉒ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㉓ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>㉔ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㉕ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p>
<p>㉖ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㉗ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>㉘ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㉙ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>㉚ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㉛ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p>
<p>㉜ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㉝ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>㉞ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㉟ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>㊱ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㊲ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p>
<p>㊳ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㊴ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>㊵ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㊶ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p> <p>㊷ OBSERVATION: HORIZONS FOGGY, 50' - 60' ABOVE GROUND, WIND 10 KNOTS</p> <p>㊸ COMMENTS: 1000' NORTH, 1000' EAST, TIME 3</p>



POLE DETAIL

SITE LIGHT

PLAN

© NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE FBI

ARCHITECT REFERENCE NO.:

FILE DATE: APRIL 2013

REVISION DATE: 05/20/14

CRASH

CHECKED: AMT/JCM

DD PACKAGE

TULSA, OK



T.E., Inc.

830 N. RIVERVIEW DRIVE
SUITE #200
BENTON, WA 98057
PHONE: 425-970-3753
FAX: 425-970-3756

SE-1



COSTCO
WHOLESALE

24.26

(EXISTING)
SINGLE FAMILY RESIDENTIAL
RS - 2
PUD - 378 A

(EXISTING)
COMMERCIAL
SHOPPING CENTER
CS
PUD - 378

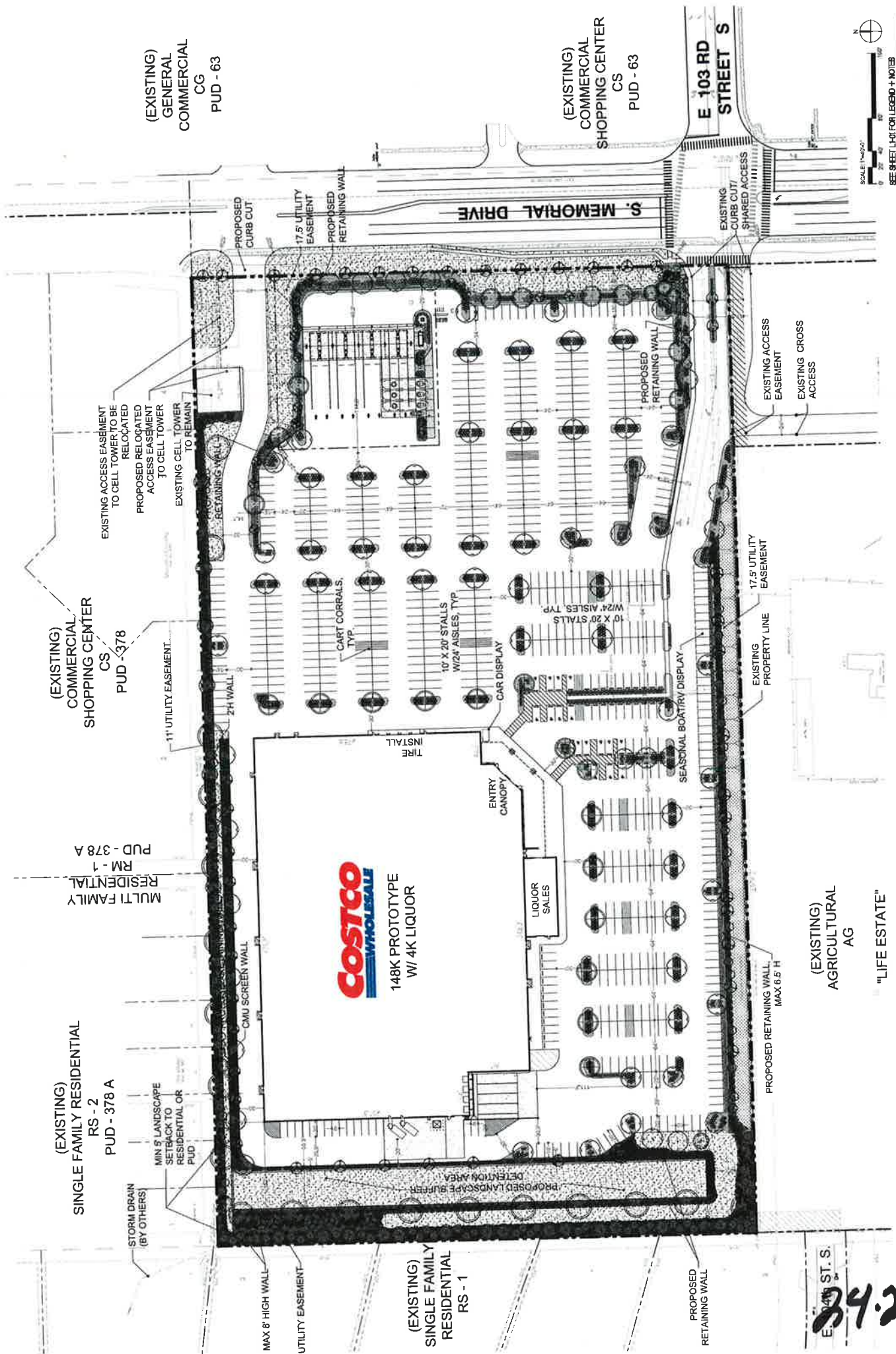
MULTI FAMILY
RESIDENTIAL
RM - 1
PUD - 378 A

(EXISTING)
GENERAL
COMMERCIAL
CG
PUD - 63

(EXISTING)
COMMERCIAL
SHOPPING CENTER
CS
PUD - 63

(EXISTING)
SINGLE FAMILY
RESIDENTIAL
RS - 1

(EXISTING)
AGRICULTURAL
AG
"LIFE ESTATE"



(EXISTING)
SINGLE FAMILY RESIDENTIAL
RS - 2
PUD - 378 A

MULTI FAMILY
RESIDENTIAL
RM - 1
PUD - 378 A

(EXISTING)
COMMERCIAL
SHOPPING CENTER
CS
PUD - 378

(EXISTING)
GENERAL
COMMERCIAL
CG
PUD - 63

(EXISTING)
COMMERCIAL
SHOPPING CENTER
CS
PUD - 63

E 103 RD
STREET S



COSTCO WHOLESALE | L1-00
PRELIMINARY LANDSCAPE PLAN
NWQ S. MEMORIAL DRIVE & E. 103RD STREET
TULSA, OKLAHOMA
DW # 12-0153 | 20120909 U 06/09/14

Greenbergfarrow
15000 Rockwell Road, Suite 200
Dallas, TX 75244
P: 972-255-6400 F: 972-255-6470
www.greenbergfarrow.com

(EXISTING)
SINGLE FAMILY RESIDENTIAL
RS - 1

STORM DRAIN

MIN 9' LANDSCAPE
SETBACK TO
RESIDENTIAL OR
PUD

MAX 8' HIGH WALL
UTILITY EASEMENT

PROPOSED LANDSCAPE BUFFER
DETENTION AREA

COSTCO WHOLESALE
148K PROTOTYPE
W/ 4K LIQUOR

LIQUOR
SALES

ENTRY
CANOPY

TIRE
INSTALL

CART CORRALS,
TYP.

10' X 20' STALLS
W/24' AISLES, TYP.

10' X 20' STALLS
W/24' AISLES, TYP.

CAR DISPLAY

SEASONAL BOAT/RV DISPLAY

PROPOSED RETAINING WALL
MAX 6.5 H

(EXISTING)
AGRICULTURAL
AG
"LIFE ESTATE"

17.5' UTILITY
EASEMENT

EXISTING
PROPERTY LINE

STOP BARS WITH
"KEEP CLEAR"
PAINTED AT
INTERIOR
INTERSECTION.
INSTALL "KEEP
CLEAR" SIGN.

MUTUAL ACCESS
DRAINAGE, AND UTILITY
EASEMENT BY 103RD
MEMORIAL CENTER PLAT
AND COSTCO PLAT

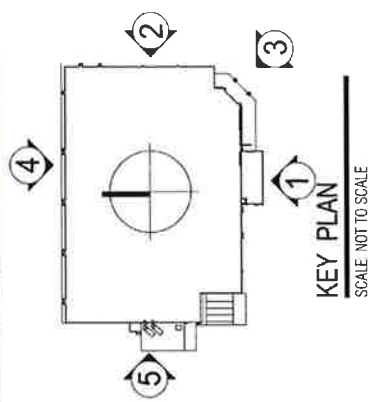
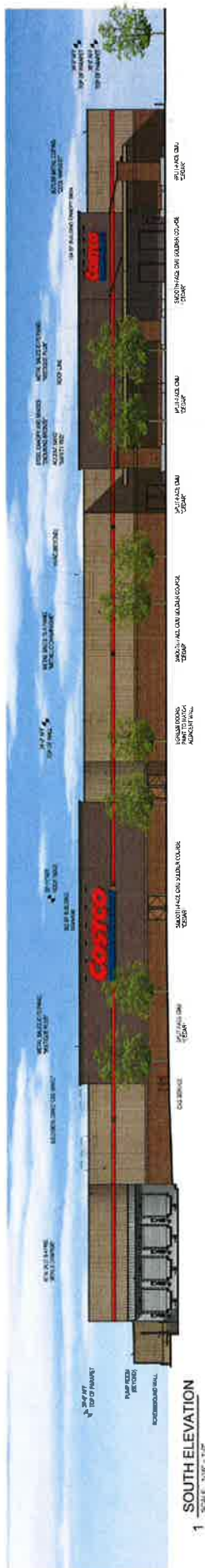
(FUTURE)
COMMERCIAL

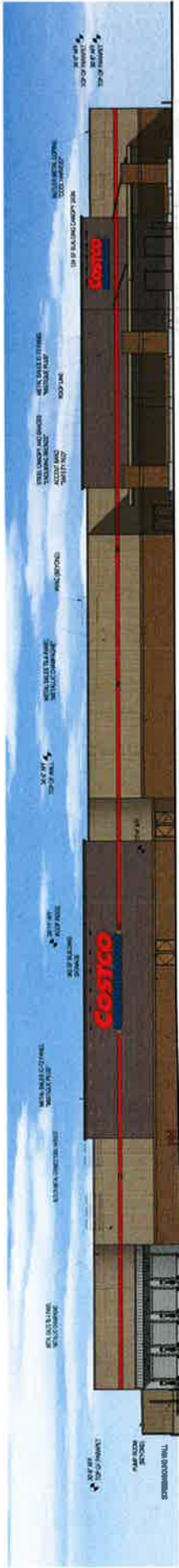
S. MEMORIAL DRIVE

EXISTING
CURB CUT/
SHARED ACCESS

PROPOSED
RETAINING WALL

24.28
E 103 RD
ST. S.





1 WAREHOUSE ELEVATION
SCALE: NOT TO SCALE



2 GAS STATION ELEVATION
SCALE: NOT TO SCALE



3 TIRE CENTER SIGNAGE
SCALE: 1/4" = 1'-0"

HELVEITCA - STYLE LETTERS
FLAT-OUT (BY M.B.S.)



4 ADDRESS
SCALE: 1/4" = 1'-0"

NOTE: LOCATE ADDRESS
NUMBERS PER FIRE MARSHAL

SIGNAGE	QUANTITY	AREA
TIRE CENTER SIGNAGE	1	20 SF
BUILDING CANOPY SIGNAGE	1	124 SF
BUILDING CANOPY SIGNAGE	2	794 SF
GAS STATION SIGNAGE	4	112 SF
TOTAL	8	1,020 SF

TOTAL MAX ALLOWED WALL SIGN AREA

SEE CALCULATIONS BELOW IN DETAIL SIGN PLAN BOX

5 "COSTCO", "SAFETY RED"
SW4081 (RED)

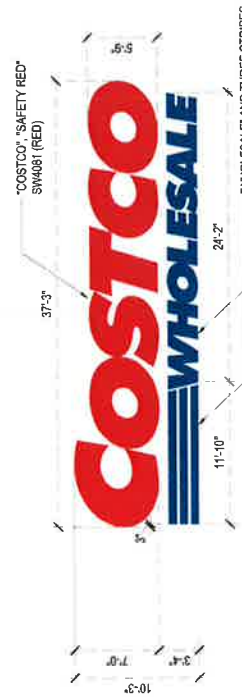


6 STANDARD BLUE "LAPS LAZULI" SW
1805
STANDARD RED "SAFETY RED" SW
4081

NOTE: REVERSE PAN (BY M.B.S.)
RAISED METAL CUT, EXTERNALLY
ILLUMINATED

7 GAS STATION CANOPY SIGNAGE
SCALE: 1/4" = 1'-0"

8 BUILDING CANOPY SIGNAGE
SCALE: 1/4" = 1'-0"



9 "COSTCO", "SAFETY RED"
SW4081 (RED)

NOTE: REVERSE PAN (BY M.B.S.)
RAISED METAL CUT, EXTERNALLY
ILLUMINATED

10 BUILDING SIGNAGE
SCALE: 1/4" = 1'-0"

DETAIL SIGN PLAN:

PUD/CORRIDOR SITE PLAN NUMBER: PUD 815
DEVELOPMENT AREA

GROUND SIGNS

NUMBER PERMITTEE: 1
MAXIMUM HEIGHT PERMITTED: 25 FT
SIGNAGE SHALL BE SET BACK FROM DEVELOPMENT AREA PERMITTED: 10 FT
MINIMUM SETBACK FROM DEVELOPMENT AREA(S) AND/OR PUD BOUNDARIES: 10 FT
BECAUSE COSTCO DOES NOT WANT OR NEED GROUND SIGN

WALL SIGNS

PROPOSED SIGNAGE:	QUANTITY	MAXIMUM ALLOWED AREA
BUILDING EAST ELEVATION - "COSTCO WHOLESALE" AT 10'-3" X 37'-3" = 382 SF	1	400 SF
BUILDING EAST ELEVATION - "TIRE CENTER" AT 10'-3" X 17'-4" = 180 SF	1	400 SF
BUILDING EAST ELEVATION - "COSTCO WHOLESALE" AT 5'-10" X 21'-3" = 124 SF	1	130 SF
BUILDING ENTRY CANOPY - "COSTCO WHOLESALE" AT 5'-10" X 21'-3" = 124 SF	1	130 SF
GAS STATION (4 SIDES) - "COSTCO GASOLINE" AT 1'-8" X 18'-0" EACH = 4 X 28 SF = 112 SF	4	1,100 SF
TOTAL: 1,080 SF		

PAINT
REAL RED SW680

SMOOTH FACE CMU
CEDAR

SPLIT FACE CMU
CEDAR

BUTLER METAL CORNICE
COOL HARVEST

METAL SALES IC-72 PANEL
METALLIC CHAMPAGNE

METAL SALES IC-72 PANEL
METALLIC CHAMPAGNE

COSTCO WHOLESALE MATERIAL BOARD AND SIGNAGE

NWO S. MEMORIAL DR. & E. 103RD ST. S.

TULSA, OK

CW # 12-0159

20120309 0 04/25/2014



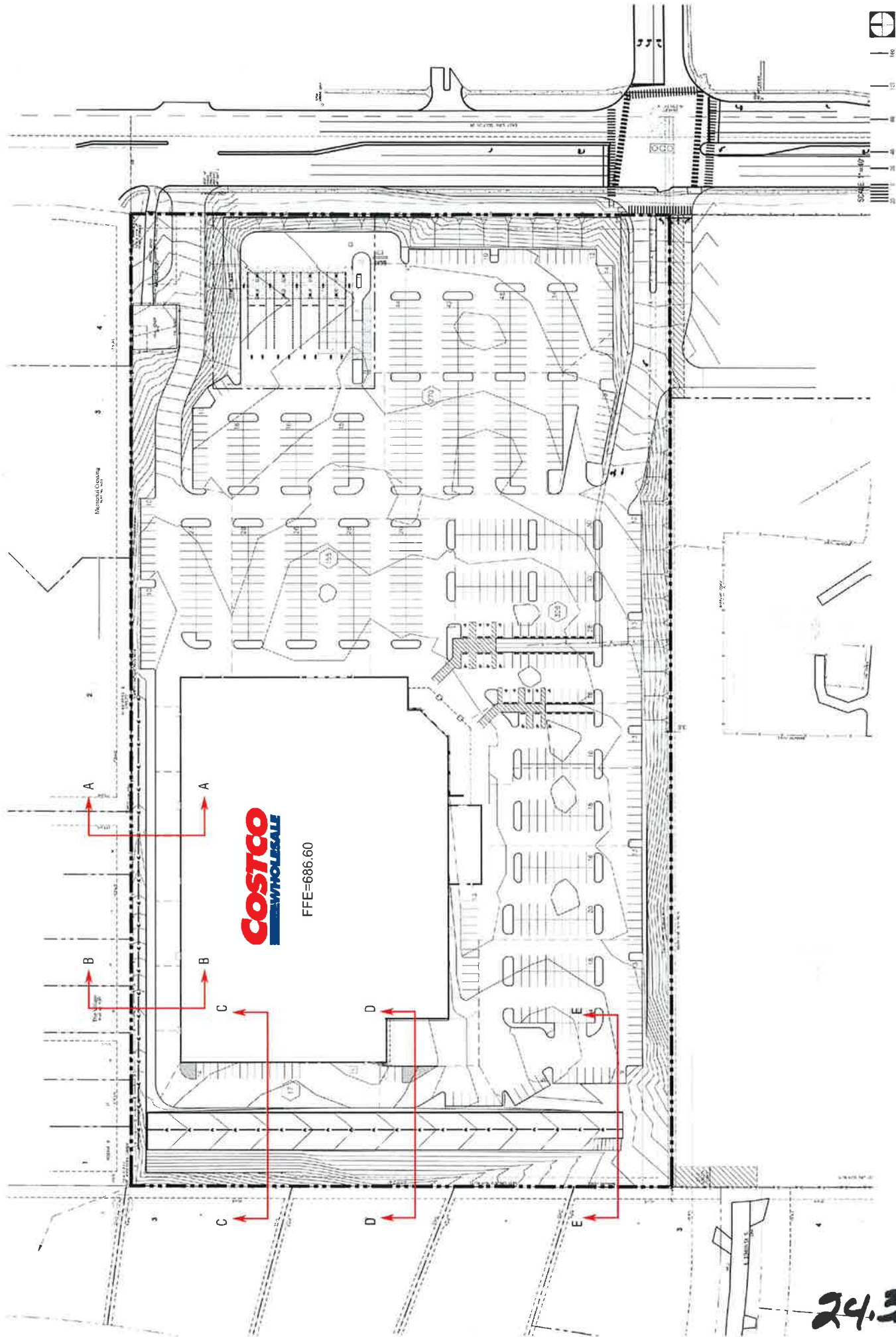


24.32

6/10/2013
 10:00 AM
 10:00 AM
 10:00 AM

COSTCO WHOLESALE | **PERSPECTIVE**
 NWO S MEMORIAL DR E 103RD ST S
 TULSA, OK
 CW #12-0159
 SCALE: AS NOTED
 2/10/2013
 09/27/2013

Costco
 WHOLESALE



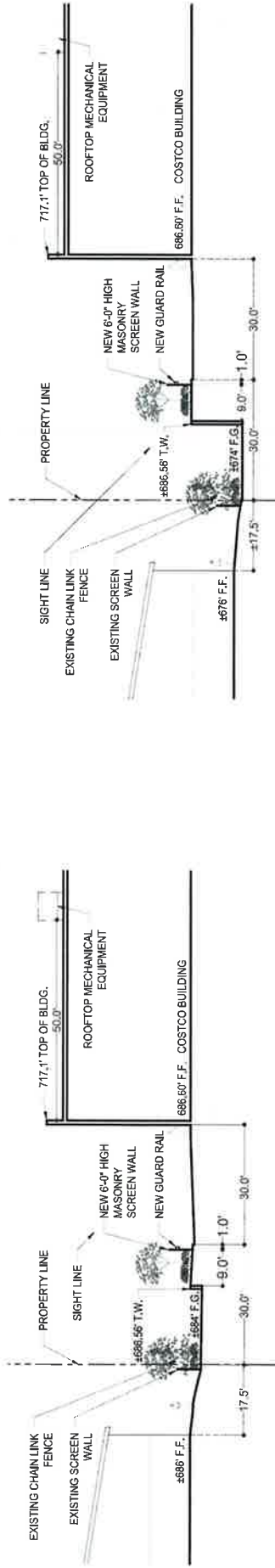
COSTCO WHOLESALE KEY MAP

NWO S. MEMORIAL DRIVE & E. 103RD STREET S
TULSA, OKLAHOMA
CW # 12-0159 20.030960 06/22/2014

GreenbergFarrow

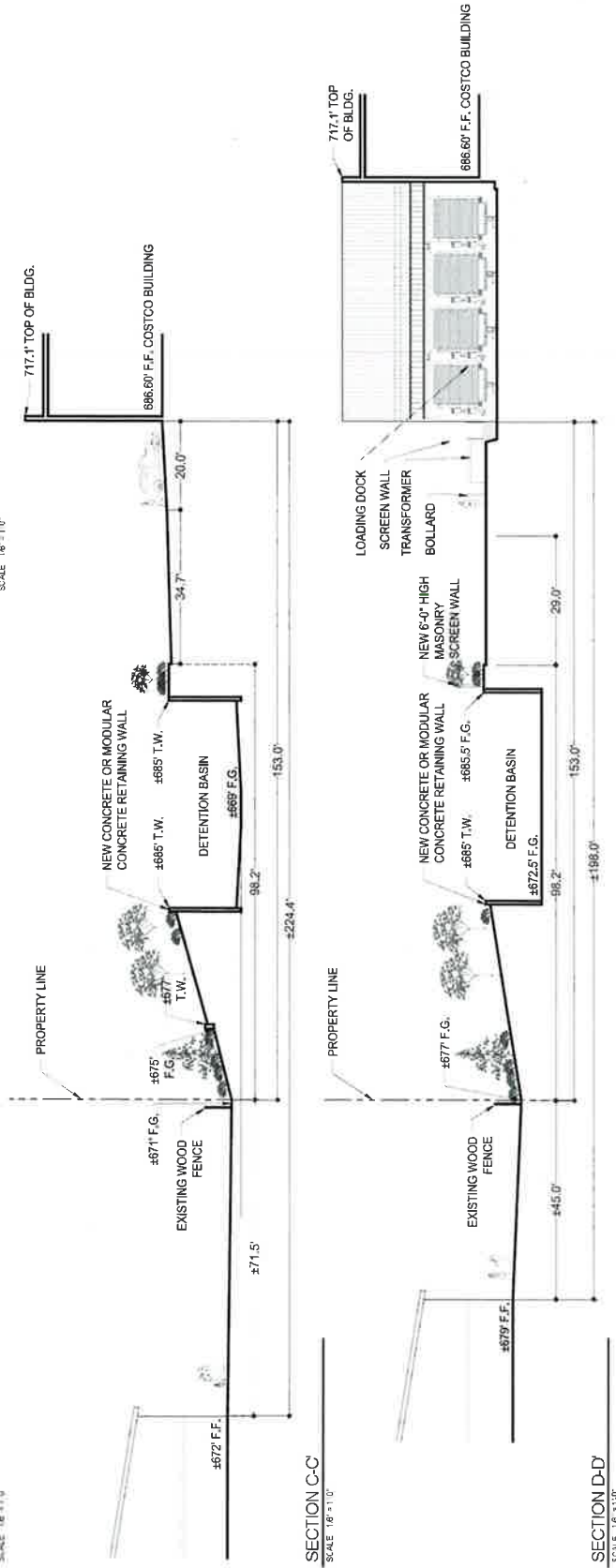
10000 MacArthur Blvd., Suite 200
Tulsa, OK 74129
P: 918.255.4443 F: 918.255.3479

24.33



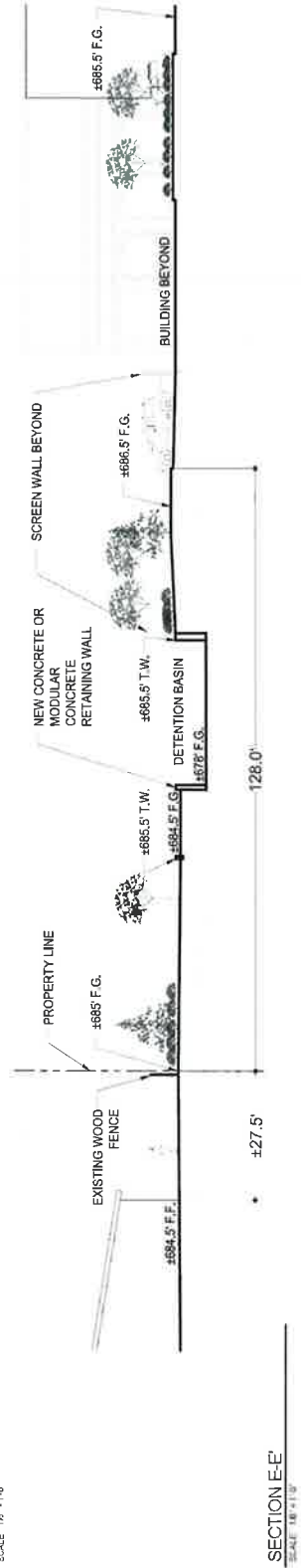
SECTION A-A'
SCALE 1/8" = 1'-0"

SECTION B-B'
SCALE 1/8" = 1'-0"



SECTION C-C'
SCALE 1/8" = 1'-0"

SECTION D-D'
SCALE 1/8" = 1'-0"



SECTION E-E'
SCALE 1/8" = 1'-0"

24.34

COSCO MEETING

With

THE VILLAGE HOMEOWNERS ASSOCIATION

April 28, 2014, 7:00 p.m.

The following are questions from Donald A. East, Lot 11, Block 1, "The Village":

1. **ZONING**: When is the Zoning Hearing planned? Usually, the Zoning at an arterial intersection cannot protrude further back than the Zoning at the nodal zoning. Commercial zoning cannot abut residential zoning without a buffer non-commercial zoning. i.e. "Bridal Trails" homes and "The Village" homes.
2. **ELEVATION CHANGE**: (East to West direction). Since there is an elevation fall of 30 to 40 feet from the South Memorial property side (East) to the rear property line (West) side of the Cosco property, what is the elevation of the building, slab and parking lot, when compared to the contiguous Village property line?
3. **RETAINING WALL MATERIAS**: Will there be a retaining wall built along the North property of the Cosco building, to allow for elevation change. If so, what is the height of the wall? What is the material and distance from the Village South property line? (See enclosed pictures of attractive high wall to elevate building pad).
4. **WATER DETENTIION PLAN**: On the preliminary plan viewed by the Association, the water detention pond appeared too small to accommodate the entire property including the building and parking areas. What is the size and location of this facility?
5. **LANDSCAPING PLAN**: What is the landscaping plan; especially the area between the Cosco wall, if any, the Cosco building, and The Village property?
6. **COSCO BUILDING**: What is the height of the building from the Village property and the material and color of the exterior walls?
7. **LIGHTING**: Will parking and building lighting be directed away from The Village property or will The Village property be illuminated from the lights?

24.35'

the village homeowners association
pictures of what they hope to see.
page 1 of 2



The Village Homeowners Association. Pictures of what they hope to see

Page 2 of 2



24.37



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7271

Hearing Date: July 9, 2014

Case Report Prepared by:

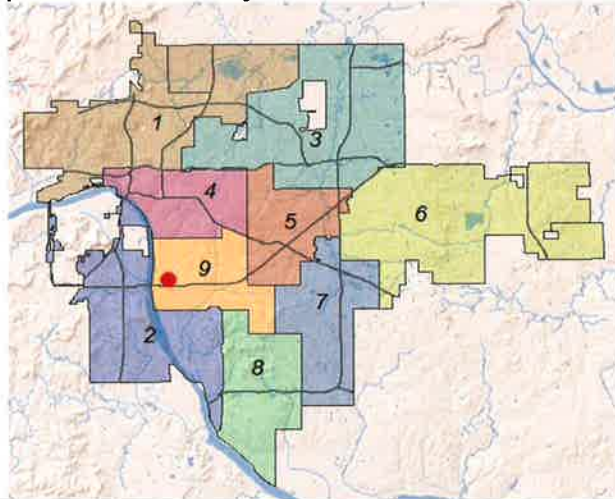
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa Engineering and Planning/Tim Terral

Property Owner: Myers-Duren Harley Davidson

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Single Family Residence

Proposed Use: Parking lot expansion for Myers-Duren

Concept summary: Rezone property for lot combination and parking lot construction.

Tract Size: 0.18 ± acres

Location: West of the Northwest corner of E. 49th Street South at South Peoria Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Mixed Use Corridor

Areas of Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends **approval to rezone** from RS-3 to OL.

Staff Data:

TRS: 9225

CZM: 46

Atlas: 474

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

25.1

SECTION I: Z- 7271

DEVELOPMENT CONCEPT:

DETAILED STAFF RECOMMENDATION:

The Tulsa Comprehensive Plan recognizes this area as a Mixed Use Corridor which considers parking behind business along the Peoria corridor as an appropriate use. This concept is not exactly the relationship considered appropriate however over time it is anticipated that the Mixed Use Corridor will continue to expand west into the residential neighborhood allowing future business to build adjacent to Peoria. When that happens parking will ultimately be placed behind the businesses and therefore this rezoning request is consistent with the long term vision of the Comprehensive Plan; and

Z-7271 is consistent with the existing development pattern north, east and south of the site however the encroachment into the neighborhood west of the site is not consistent with the Brookside Infill Development Recommendations at this location. Previous parking lot construction east of this site also violated that vision; and

The OL zoning request at this location is consistent with the anticipated development pattern of the property surrounding this site; therefore **Staff recommends Approval of Z-7271 as outlined in Section I above.**

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This project is well within the limits of the Mixed Use Corridor identified in the Comprehensive Plan however it is also within the Area of Stability which represents the single family character of the adjoining neighborhood. This expansion of the existing OL zoning is an appropriate transition from the single family residential neighborhood to the Peoria Corridor.

Land Use Vision:

Land Use Plan map designation: The entire site is classified as a Mixed Use Corridor.

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

Areas of Stability and Growth designation: The entire site is classified as an area of Stability. The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large

25.2

proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan:

East 49th Street South is a non arterial street however this site is just west of Peoria and adjacent to an existing parking lot. Peoria is a Bus Rapid Transit corridor and a Multi Modal primary arterial street. Providing sidewalk access along 49th to provide safe pedestrian access from the neighborhood to the multi modal corridor is an important consideration to the walkability of this neighborhood.

Trail System Master Plan Considerations:

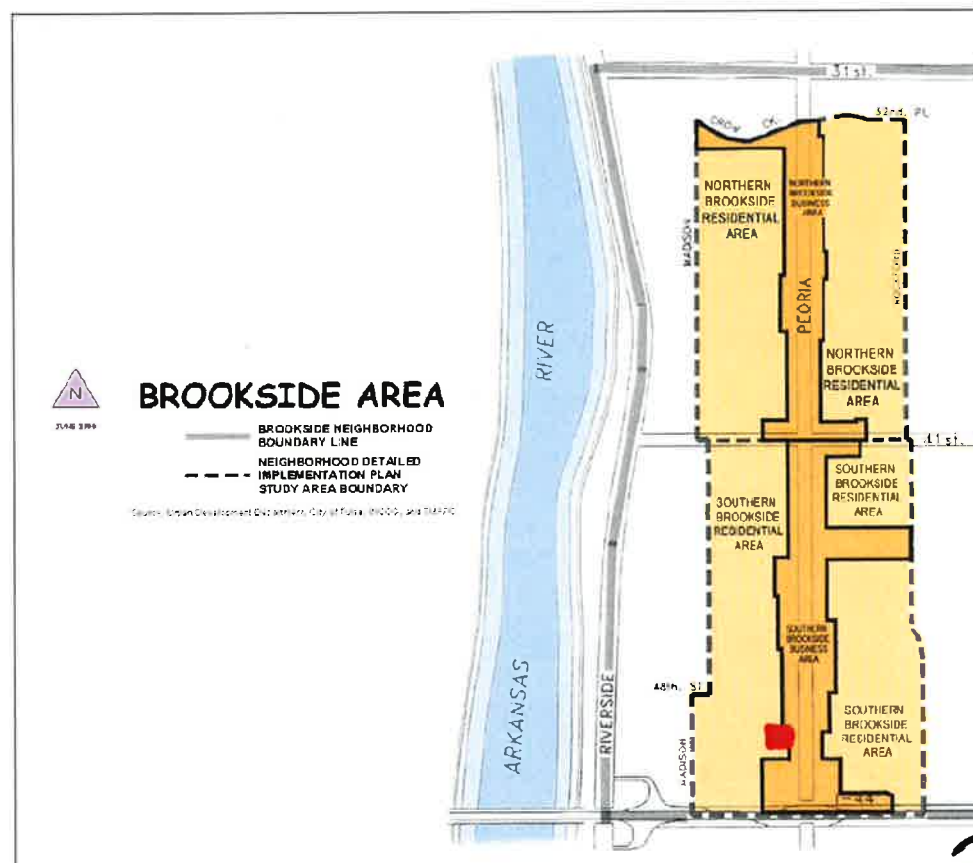
This site is within one half mile of the Riverparks Trail System. Sidewalks will be required to the 49th street right of way during the plat or plat waiver process.

Special District Considerations:

This site is included in the Brookside Infill Neighborhood Detailed implementation Plan. The specific rezoning request is part of the Southern Brookside Residential Area and was originally considered an area that should preserve existing residential development patterns.

BROOKSIDE INFILL DEVELOPMENT DESIGN RECOMMENDATIONS - A COMPONENT OF THE BROOKSIDE INFILL NEIGHBORHOOD DETAIL

EXHIBIT 1 -
BROOKSIDE
AREA



DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The requested zoning will continue an encroachment into the edge of a single family residential neighborhood. The Comprehensive Plan recognizes the significance of maintaining the character of the neighborhood but it also considers this area as a potential expansion of the Mixed Use Corridor. The minimal screening standards and lighting standards within an OL district adjacent to a single family residential area will be implemented and will be very similar to the existing parking lot standards that have been implemented east of this site. This rezoning request will ultimately provide an opportunity to remove an existing single family structure and provide additional parking for the motorcycle dealership north of the site.*

Site Analysis: The subject property is approximately 0.18--± acres in size and is located west of Peoria on the north side of East 49th Street South. The property appears to be single family residential and is zoned RS-3.

Environmental Considerations: There is no terrain or obvious environmental considerations that would affect the development of this site.

Surrounding Properties: The subject tract is abutted on the east by a surface parking lot, zoned OL; on the north by Myers-Duren Harley Davidson, zoned CH; on the south by a single family residence, zoned RS-3; and on the west by single family residential, zoned RS-3.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 49 th Street South	None	50 feet	2

UTILITIES:

The subject tract has municipal water and sewer available.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
None

SECTION III: Relevant Zoning History:

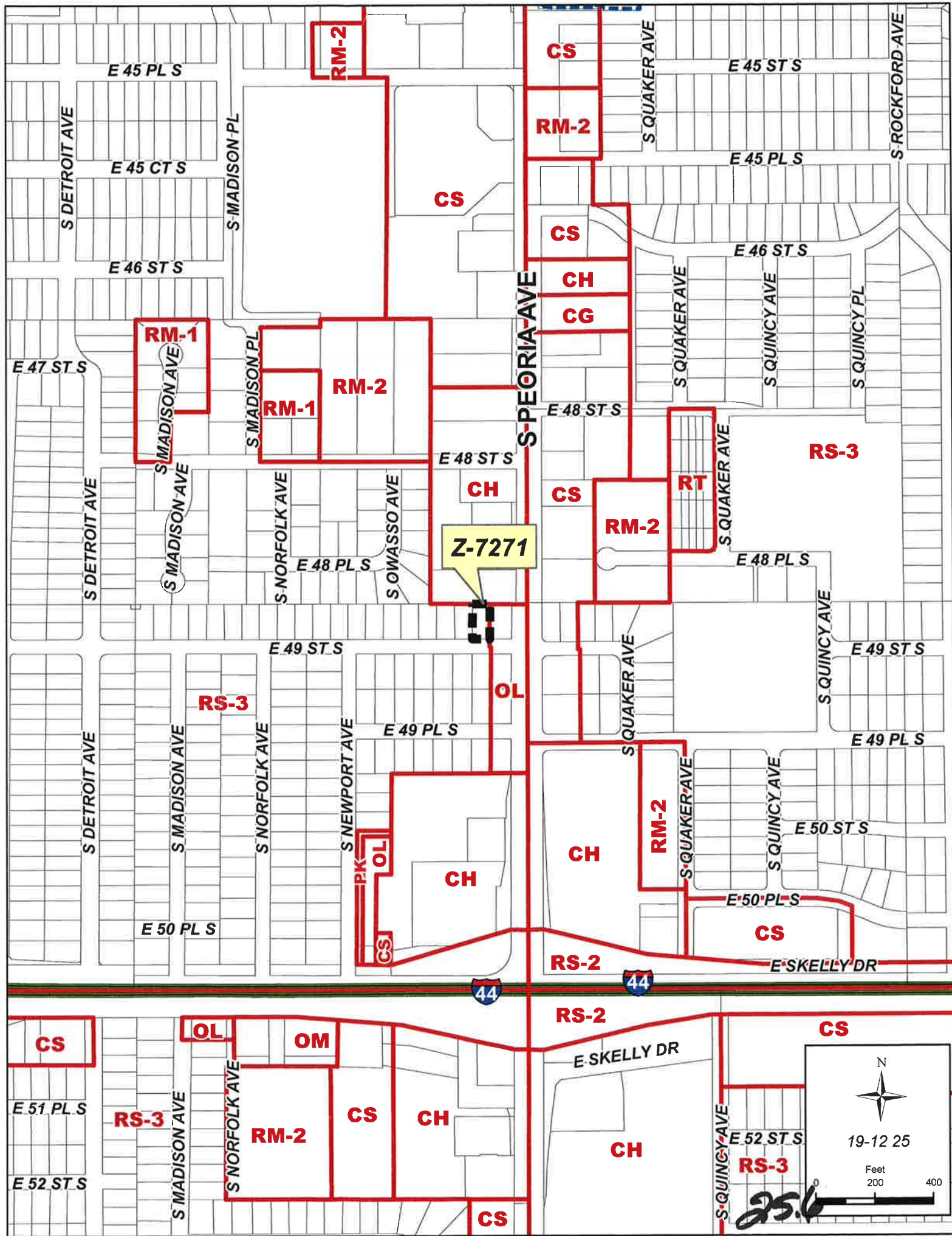
ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

Z-7064 September 2007: All concurred in approval of a request for rezoning a 1+ acre tract of land from RS-3 to CH on property located on the northeast corner of East Skelly Drive and South Newport Avenue

Z-6971 February 2005: All concurred in approval of a request for rezoning a .20+ acre tract of land from RS-3 to OL for a small office on property located on the northwest corner of East 49th Street and South Peoria Avenue.

Z-6752 March 2000: All concurred in approval of a request for rezoning a 1.33+ acre tract of land from RS-3 to RM-2 on property located west of the northwest corner of East 48th Street and South Peoria Avenue.

25.5





E 45 PL S

E 45 CT S

E 46 ST S

E 47 ST S

S DETROIT AVE

S MADISON AVE

S MADISON PL

S MADISON PL

S NORFOLK AVE

S WASSO AVE

S PEORIA AVE

S QUAKER AVE

S ROCKFORD AVE

E 45 ST S

E 45 PL S

E 46 ST S

S QUINCY AVE

S QUINCY PL

E 48 ST S

E 48 ST S

Z-7271

E 48 PL S

E 48 PL S

E 49 ST S

E 49 PL S

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E 49 PL S

E 50 PL S

E 50 PL S

E 50 ST S

E SKELLY DR

E 51 PL S

E 52 ST S

S MADISON AVE

S NORFOLK AVE



19-12 25

Feet

0 200 400

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

Aerial Photo Date: March 2014

E 52 ST S

25.7



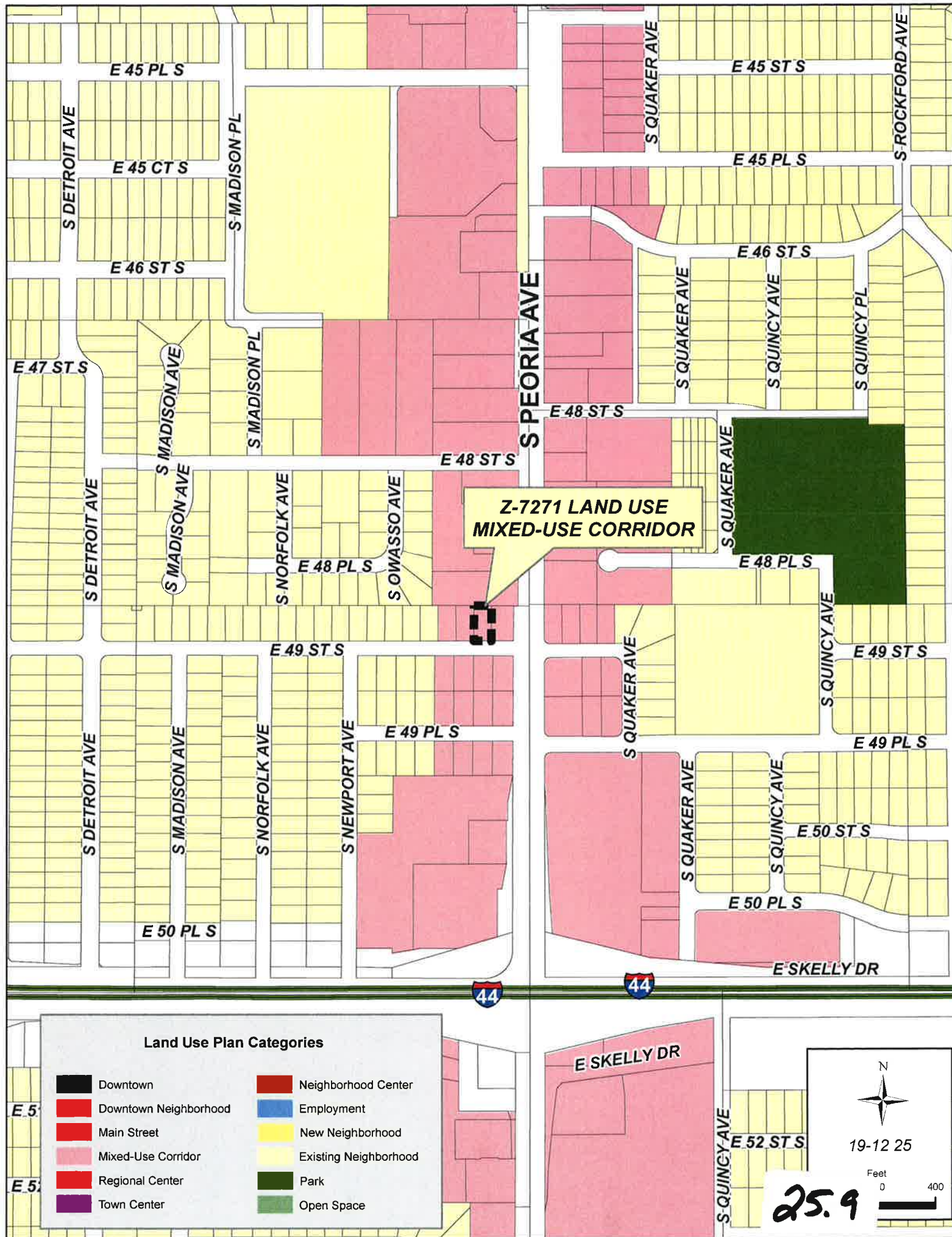
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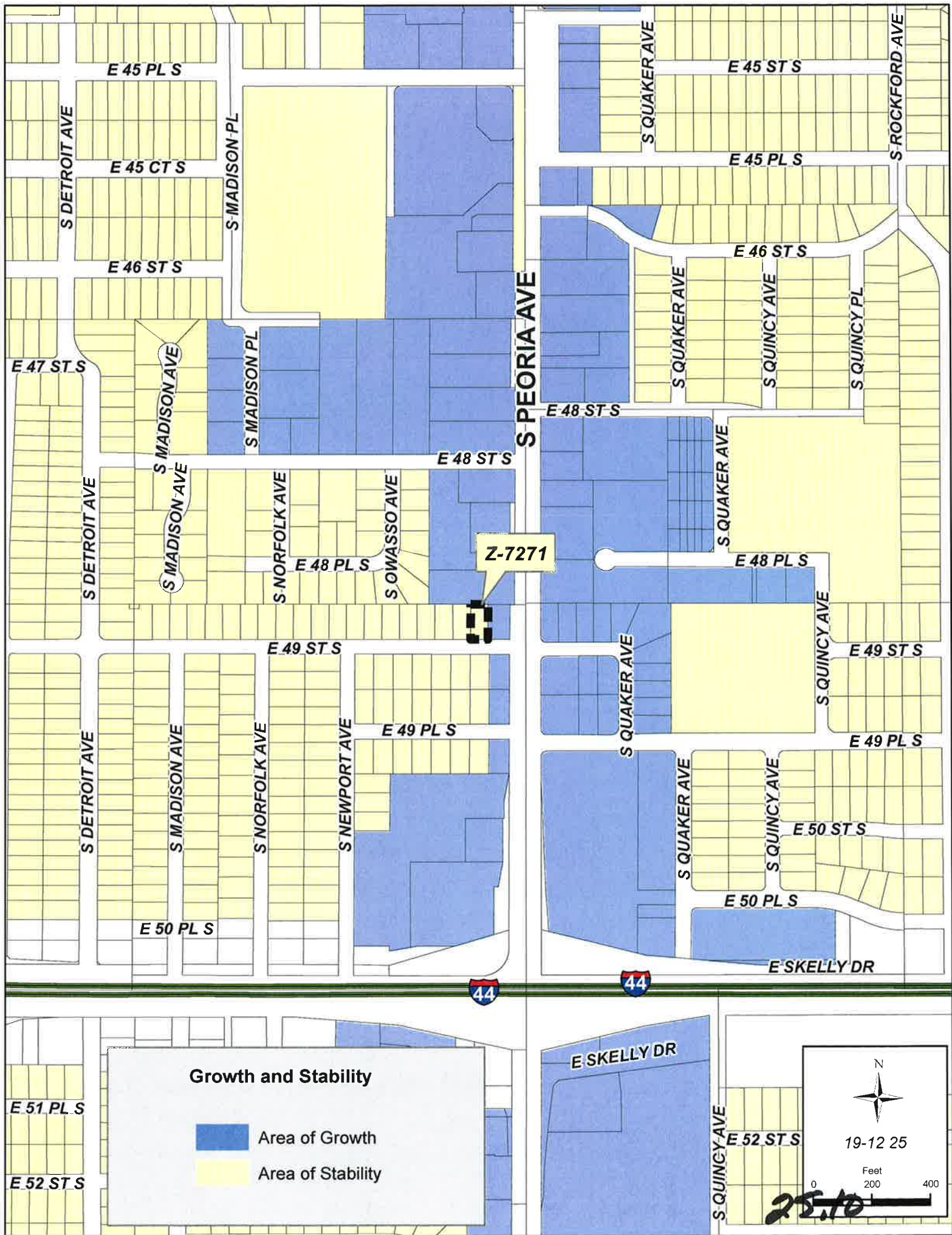
19-12 25

Feet
0 50 100

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2018

25.8







Tulsa Metropolitan Area
Planning Commission

Case Number: Plat Waiver Z-7271

Hearing Date: July 9, 2014

Case Report Prepared by:

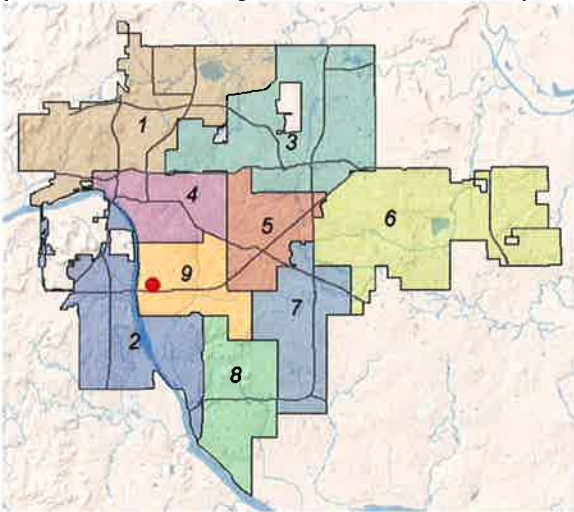
Diane Fernandez

Owner and Applicant Information:

Applicant: Tim Terrell, TEP Engineering

Property Owner: Myers-Duren Harley
Davidson

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver Request

Tract Size: 0.18 ± acres

Location: West of the Northwest corner of E.
49th Street South at South Peoria Ave.

Zoning:

Existing Zoning: RS-3, Pending OL

Staff Recommendation:

Staff recommends **approval**.

City Council District: 9

Councilor Name: G.T. Bynam

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

INCOG Zoning Map
INCOG Aerial Map

26.1

PLAT WAIVER

July 9, 2014

Z-7271 – West of Northwest corner of South Peoria Avenue and east 49th Street (CD 0)

The platting requirement is being triggered by a rezoning from RS-3 to OL.

Staff provides the following information from TAC for their June 19, 2014 meeting:

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

STREETS: Sidewalks must be provided along 49th Street.

SEWER: No comment.

WATER: No comment.

STORMWATER: The entire lot lies within the City of Tulsa Regulatory Floodplain. All floodplain requirements for development must be complies with.

FIRE: No comment.

UTILITIES: No comment.

Staff recommends **APPROVAL** of the plat waiver for the platted property.

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

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

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

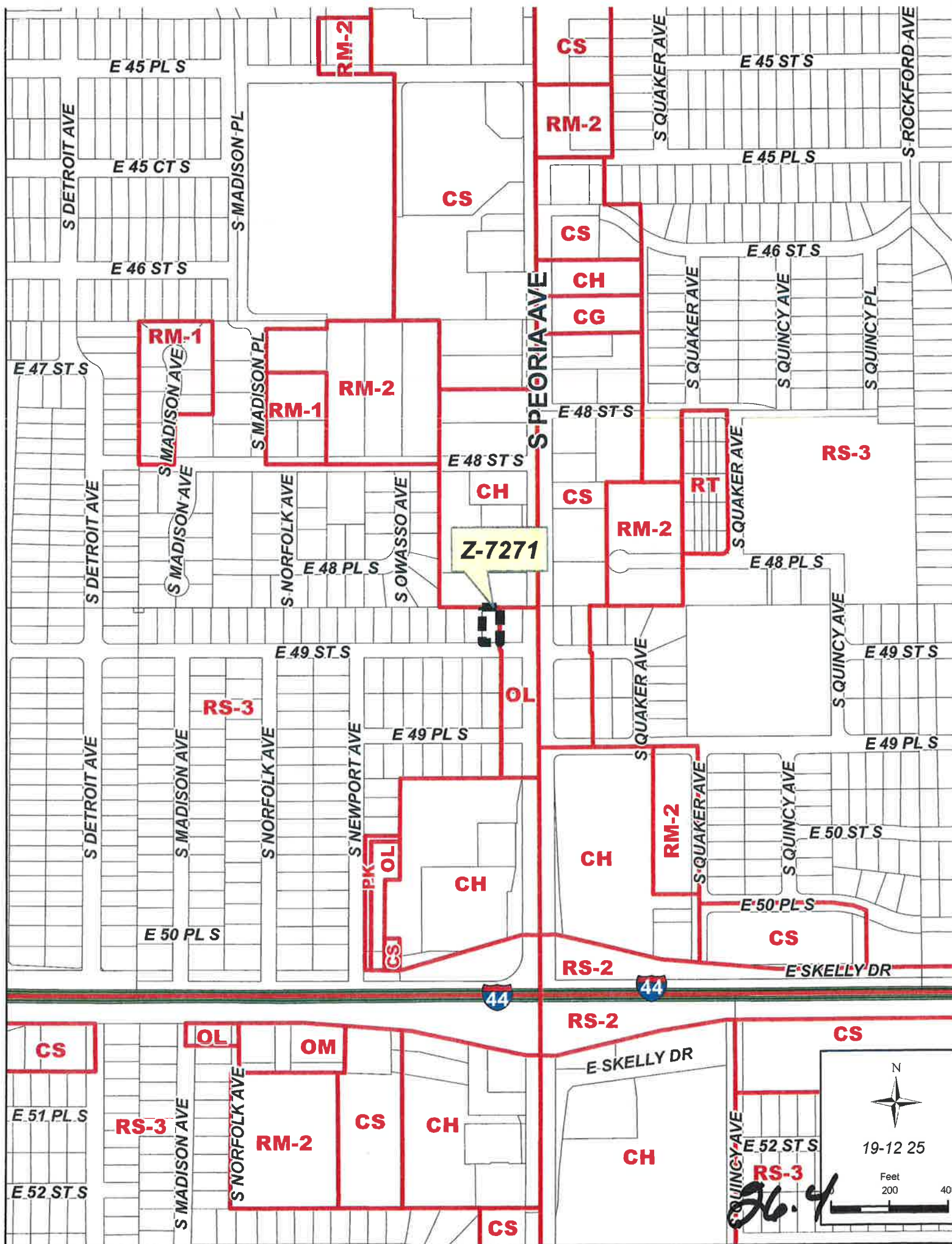
- | | YES | NO |
|--|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | | X |
| 6. Infrastructure requirements: | | |

26.2

- | | |
|---|---|
| a) Water | X |
| i. Is a main line water extension required? | X |
| ii. Is an internal system or fire line required? | X |
| iii. Are additional easements required? | |
| b) Sanitary Sewer | |
| i. Is a main line extension required? | X |
| ii. Is an internal system required? | X |
| iii. Are additional easements required? | X |
| c) Storm Sewer | |
| i. Is a P.F.P.I. required? | X |
| ii. Is an Overland Drainage Easement required? | X |
| iii. Is on site detention required? | X |
| iv. Are additional easements required? | |
| 7. Floodplain | X |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | X |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | X |
| 8. Change of Access | |
| a) Are revisions to existing access locations necessary? | X |
| 9. Is the property in a P.U.D.? | |
| a) If yes, was plat recorded for the original P.U.D. | |
| 10. Is this a Major Amendment to a P.U.D.? | X |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | |
| 11. Are mutual access easements needed to assure adequate access to the site? | |
| 12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | X |

Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

26.3



SOWASSO AVE

S PEORIA AVE

E 49 ST S

E 49 ST S

E 49 PLS

Z-7271



19-12-25



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

24.5



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7272

Hearing Date: July 9, 2014

Case Report Prepared by:

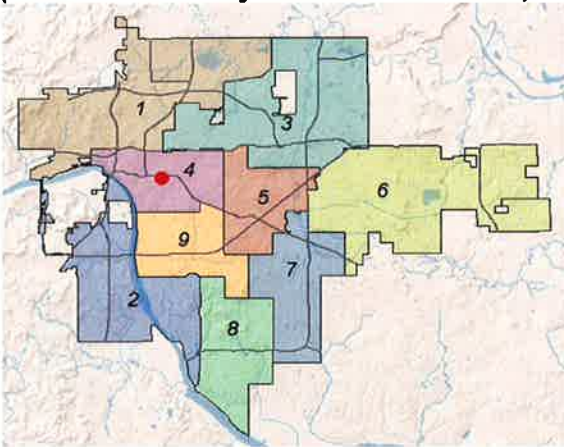
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Conley Family Holdings,
LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Duplex

Proposed Use: Commercial High Intensity

Concept summary: Rezone two parcels to
allow commercial development.

Tract Size: 0.28 ± acres

Location: North of the northeast corner of
South Troost Avenue and East 15th Street
South.

Zoning:

Existing Zoning: RM-2

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Regional Center

Areas of Stability and Growth Map: Area
of Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 9307

CZM: 37

Atlas: 14

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

27.1

SECTION I: Z- 7272

DEVELOPMENT CONCEPT:

The applicant has requested CH zoning on a small tract of land that was zoned years ago as RM-2 and currently has duplexes on the property. All of the surrounding property has been rezoned to a much more intense use. This rezoning request will remove the last of the RM-2 zoning east of South Troost Avenue between the Broken Arrow Expressway and East 15th Street South. Additional redevelopment opportunities provided by this rezoning request will continue to expand use the existing infrastructure.

DETAILED STAFF RECOMMENDATION:

Z-7272 requesting CH (Commercial High Intensity) as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan; and

CH zoning is harmonious with existing surrounding property; and

CH zoning is consistent with the expected future development pattern of the proximate properties; therefore

Staff recommends Approval of Z-7272 to rezone property from RM-2 to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This is a very small site that does not meet the vision of a large scale project however the rezoning request allows the development of this property to be part of a much larger Regional Center designation and allows flexibility for future Regional Center growth opportunities.

Land Use Vision:

Land Use Plan map designation: The entire site is part of a Regional Center Designation.

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation:

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase

27.2

economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

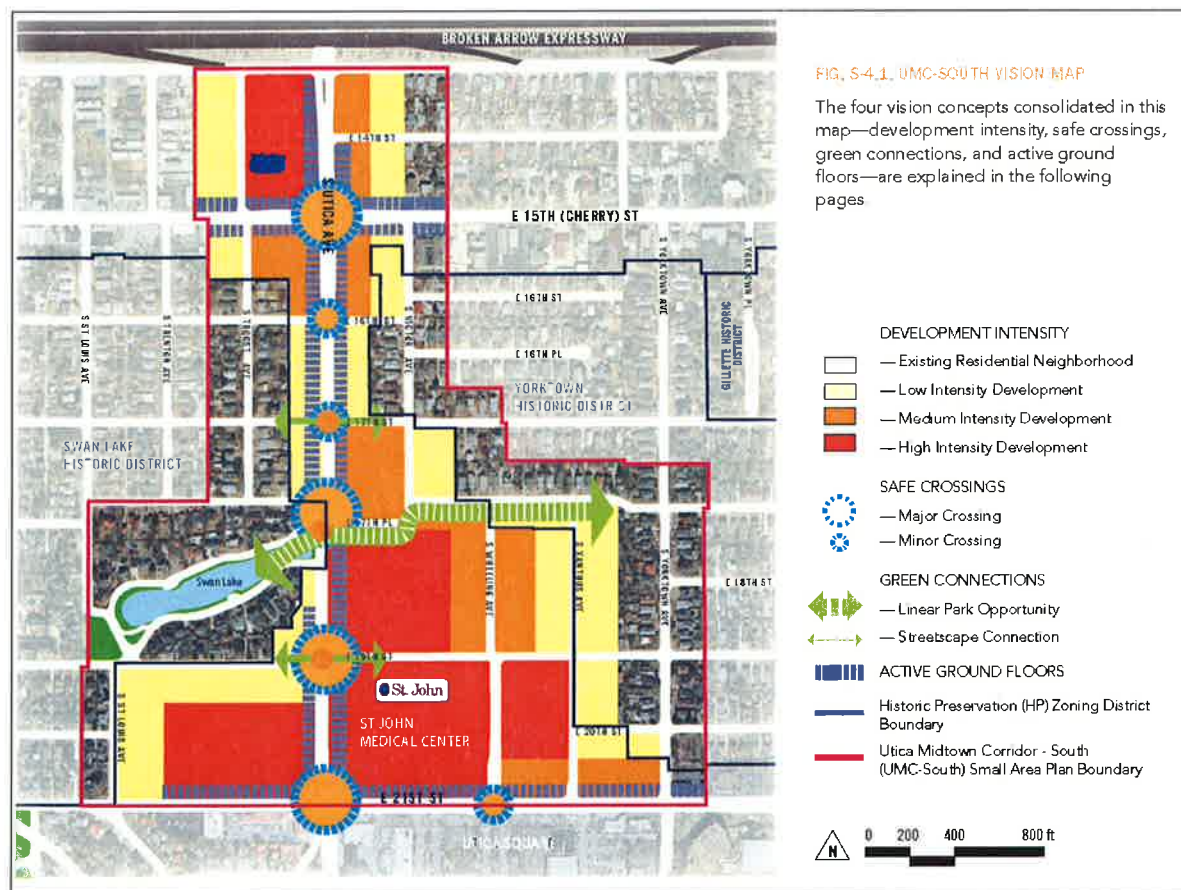
Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: There are no special considerations for this site.

Trail System Master Plan Considerations: There are no special considerations for this site.

Small Area Plan: This site is included in the recently completed Utica Midtown Small Area Plan. The rezoning will allow future development to be consistent with the vision identified in that plan. Z-7272 is in the High Intensity Development area west of Utica and north of 15th Street as shown in Figure S-4.1 below.



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The applicant has indicated that the existing duplex properties will be torn down in anticipation of new commercial development. The CH zoning designation will not allow duplex dwellings except in a mixed use buildings. Staff has discussed the resulting non conforming use with the applicant and is planning on removing the buildings so it will not be a future concern.*

Site Analysis: The subject property is approximately 0.28± acres in size and is located north of the northeast corner of South Troost Avenue and East 15th Street South. The property appears to be residential duplex and is zoned RM-2

Environmental Considerations: There are no terrain or known environmental concerns that would require special consideration for redevelopment of this site.

Surrounding Properties: The subject tract is abutted on the east by a mix of retail, fuel sales, convenience goods and services, car wash and a small office, zoned CH; on the north by vacant land , zoned OH; on the south by a mix of retail, zoned CH; and on the west by retail and restaurants, zoned CH/PUD 760.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Troost Avenue	None	50 feet	2

UTILITIES:

The subject tract has municipal water and sewer available.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - None

SECTION III: Relevant Zoning History:

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

Subject Property:

27.4

Z-7038 October 2006: A request for rezoning a 2± acre tract of land from RM-2 to CH for new commercial development and parking, was withdrawn by applicant, on property located north of the northeast corner of South Troost Avenue and East 15th Street and also known as the subject property.

Surrounding Property:

PUD-760-A January 2012: All concurred in approval of a proposed Major Amendment to PUD on a 1± acre tract of land to add Use Unit 12a to permitted uses to allow for a bar, on property located on northwest corner of East 15th Street and South Troost Avenue.

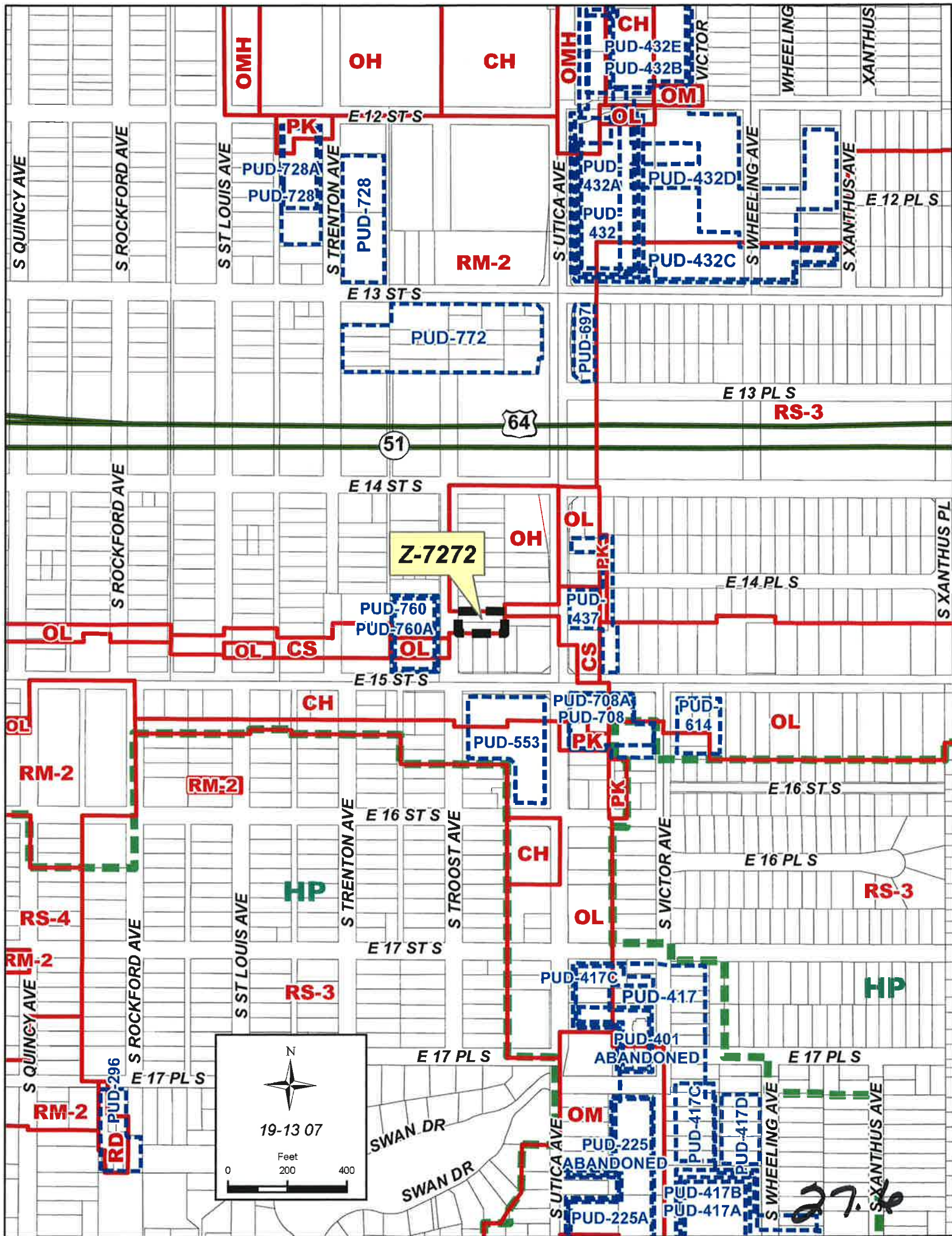
PUD-760 October 2008: All concurred in approval of a proposed Planned Unit Development on a 1.35± acre tract of land for retail and office use on property located on northwest corner of East 15th Street and South Troost Avenue.

Z-7102 October 2008: All concurred in approval of a request for rezoning a 2.7± acre tract of land from OL/RM-2 to OH for office use on property located southwest corner of the Broken Arrow Expressway and South Utica Avenue.

PUD 553 April 1997: All concurred in approval of a proposed Planned Unit Development on a 2.14± acre tract of land to permit a bank, including drive-in facility, and office use per conditions on property located on the southwest corner of East 15th Street and South Utica Avenue.

PUD-437 August 1988: All concurred in approval of a proposed Planned Unit Development a 1.35± acre tract of land for uses as permitted by right in an OL district excluding drive-in banks and funeral homes and allowing 2 stories on property located on the southeast corner of East 14th Place and South Utica Avenue.

Z-6111 September 1986: A request was made to rezone a .2 acre tract from OL to CS; a portion of the subject property was recommended for approval by Staff if the property continues with the commercial lot to the south and if TMAPC amends the Comprehensive plan to include this area otherwise Staff recommended denial. The TMAPC recommended denial, however the City Council approved the CS zoning, on property located north of the northwest corner of East 15th Street and Utica Avenue and abutting to the east of subject property.





Z-7272

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Feet

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

Aerial Photo Date: March 2014



E 14 ST S

Z-7272

S TROOST AVE

S UTICA AVE

E 15 ST S



19-13 07

Feet
0 50 100

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

27.8







Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7273

Hearing Date: July 9, 2014

Case Report Prepared by:

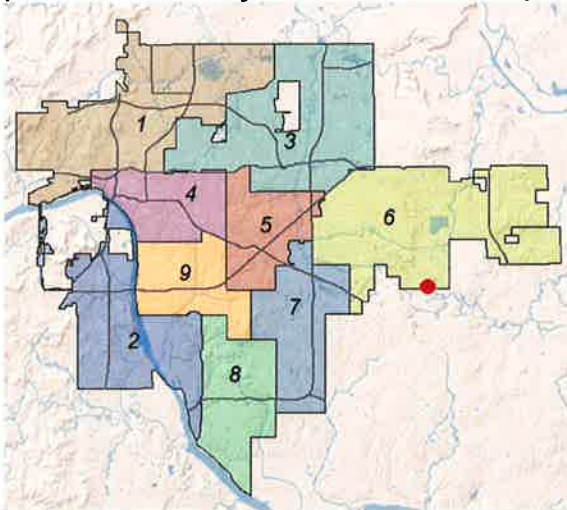
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Crafton Tull/ George Marquez

Property Owner: Jireh, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Residential

Proposed Use: Assisted/ Independent Living

Concept summary: Rezoning required for the construction of multifamily construction.

Tract Size: 11 ± acres

Location: East of northeast corner of E. 51st St. and S. 177th E. Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: RM-3

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Growth

Staff Recommendation:

Staff recommends denial of RM-3.

Staff recommends approval of RM-2

Staff Data:

TRS: 9425

CZM: 50

Atlas: 0

City Council District: 6

Councilor Name: Byron Steele

County Commission District: 1

Commissioner Name: John Smaligo

28.1

SECTION I: Z- 7273

DEVELOPMENT CONCEPT:

The proposed development for this site with this application is an assisted care independent living center. The property is immediately north of a large Multi Family Project in the City of Broken Arrow. This rezoning request is immediately west of a single family residential project currently under construction.

DETAILED STAFF RECOMMENDATION:

- A) The proposed development plans presented for this site are consistent with the New Neighborhood vision of the Comprehensive Plan; and
- B) RM-3 zoning without a PUD overlay does not provide appropriate height transition and screening areas adjacent to the existing and proposed residential development. Unlimited height standards are not appropriate at this location; and
- C) RM-3 zoning allows a density and development standards that are not appropriate for the long term vision of new neighborhood development at this location.
- D) RM-2 zoning appears to support the current project proposed for the site and is compatible with the existing and future development pattern of the proximate properties.

**Therefore staff recommends Denial of the applicant's RM-3 zoning request.
Staff recommends Approval of RM-2 zoning for Case Z-7273.**

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The request for RM-3 zoning is not consistent with the vision of a New Neighborhood which may include "low-rise apartments or condominiums". The RM-3 zoning does not provide any limitation in building height and is therefore inconsistent with the Comprehensive Plan. Staff has met with the architect who agrees that the RM-2 height restriction of 35 feet can be achieved without compromising the design of the facility being proposed at this time.

Land Use Vision:

Land Use Plan map designation: The entire project area is included in a New Neighborhood Designation.

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

Areas of Stability and Growth designation: The entire project area is included in an Area of Growth.

28.2

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: East 51st is a Secondary Arterial street that defines the border with Broken Arrow. Rezoning this property will require a subdivision plat and dedication of the ultimate street right of way at this location. Future development plans will be shared with Broken Arrow, Tulsa County and the City of Tulsa.

Trail System Master Plan Considerations: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is at the west end of stub streets that are not shown on the conceptual plan. The future development of this area will require consideration of what to do with those stub streets. The Comprehensive Plan suggests connectivity for vehicular and pedestrian circulation. The applicant should anticipate some connectivity requirement to those streets during the plat process.

Site Analysis: The subject property is approximately 11± acres in size and is located East of northeast corner of E. 51st St. and S. 177th E. Ave. The property appears to be used residentially and is zoned AG.

Environmental Considerations: There is no significant terrain or other obvious environmental conditions that would affect development of this site.

Surrounding Properties: The subject tract is abutted on the east by single family residential properties being developed zoned RS-3; on the north by vacant land, zoned AG; on the south by the City of Broken Arrow, zoned RM; and on the west by vacant land, zoned AG.

STREETS:

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

28.3

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

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits
 - Conceptual Site Plan
 - Conceptual Building Elevations.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 11826 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-21265 June 14, 2011: The Board of Adjustment approved a Special Exception to permit a (Use Unit 5) Child Care Center and Church use in the AG district (Section 301); and a Variance to permit Recreational Vehicles parked on the site during construction of the facility to be used for dwelling purposes and to be connected to utilities (Section 302.B.3.b); and a Variance to permit the RV's to be parked on a non-all-weather surface (Section 222), with multiple conditions, on property located north of northeast corner of E. 51st St. and S. 177th E. Ave. and also known as the subject property.

Surrounding Property:

PUD-784 June 2011: All concurred in approval of a proposed Planned Unit Development on a 39± acre tract of land for single-family residential development, on property located east of northeast corner of East 51st Street and South 177th East Avenue, and abutting east of subject property.

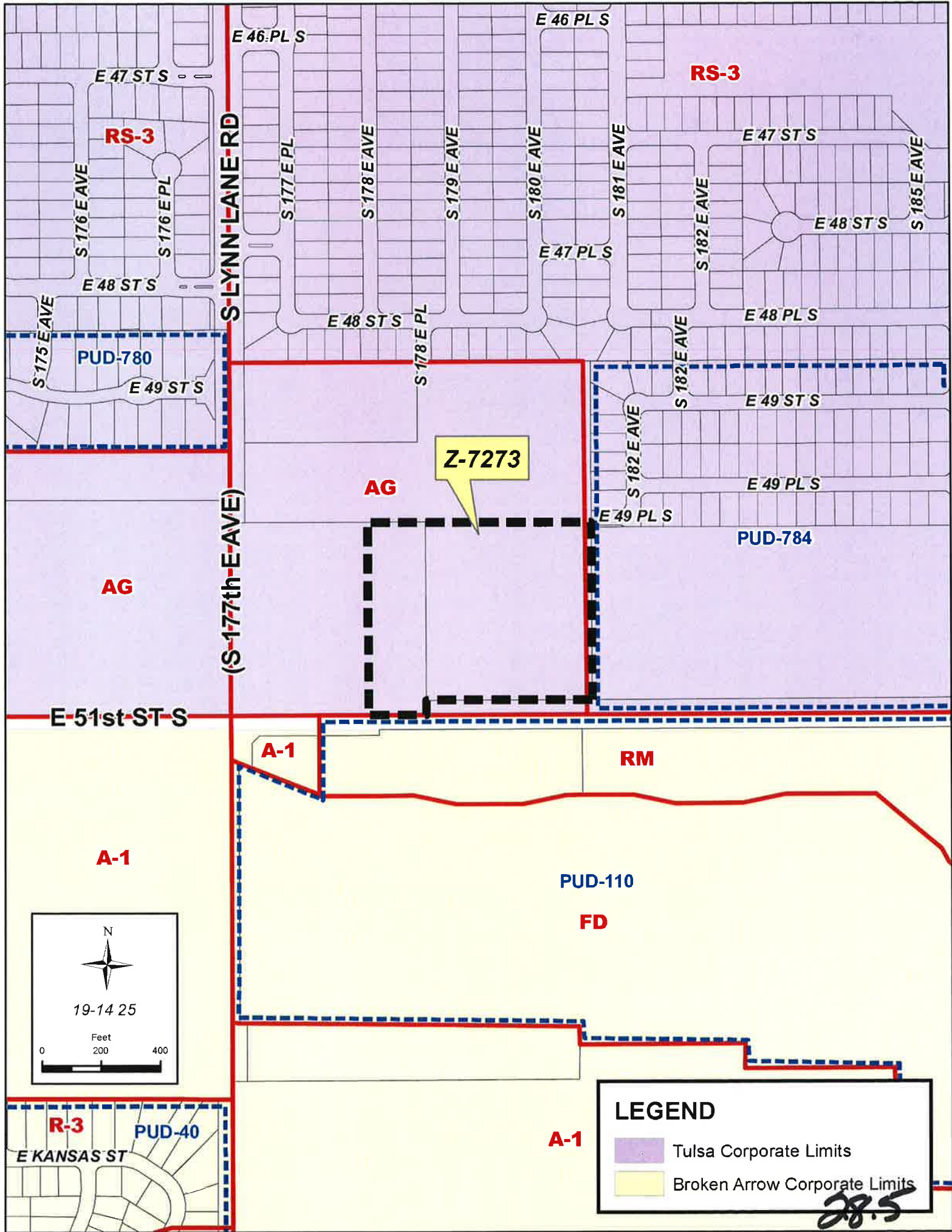
PUD-780 March 2011: All concurred in approval of a proposed Planned Unit Development on a 9.93± acre tract of land for a gated single-family development, on property located north of the northwest corner of East 51st Street and South 177th East Avenue.

Z-6970 February 2005: All concurred in approval of a request to rezone a 10± acre tract from AG to RS-3, located north of the northwest corner of East 51st Street and South 177th East Avenue.

Z-6945 August 2004: All concurred in approval of a request to rezone a on a 126.5± acre tract from AG to RS-3, on property located north and east of the northeast corner of East 51st Street and South 177th East Avenue.

October 2001 Z-6834: All concurred in approval of a request to rezone a 10± acre tract from AG to RS-3 on a property located north of the northwest corner of East 51st Street South and South 177th East Avenue.

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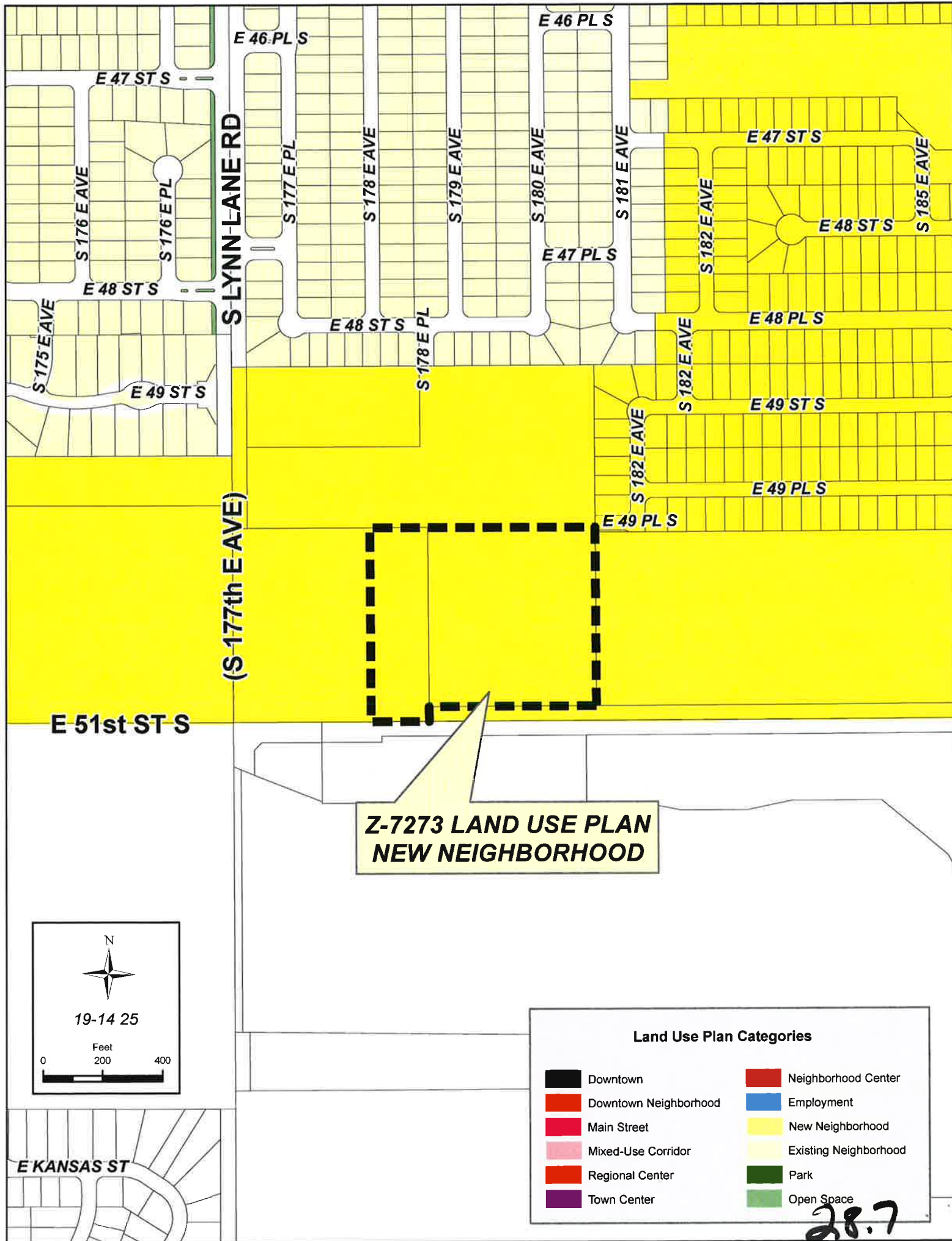
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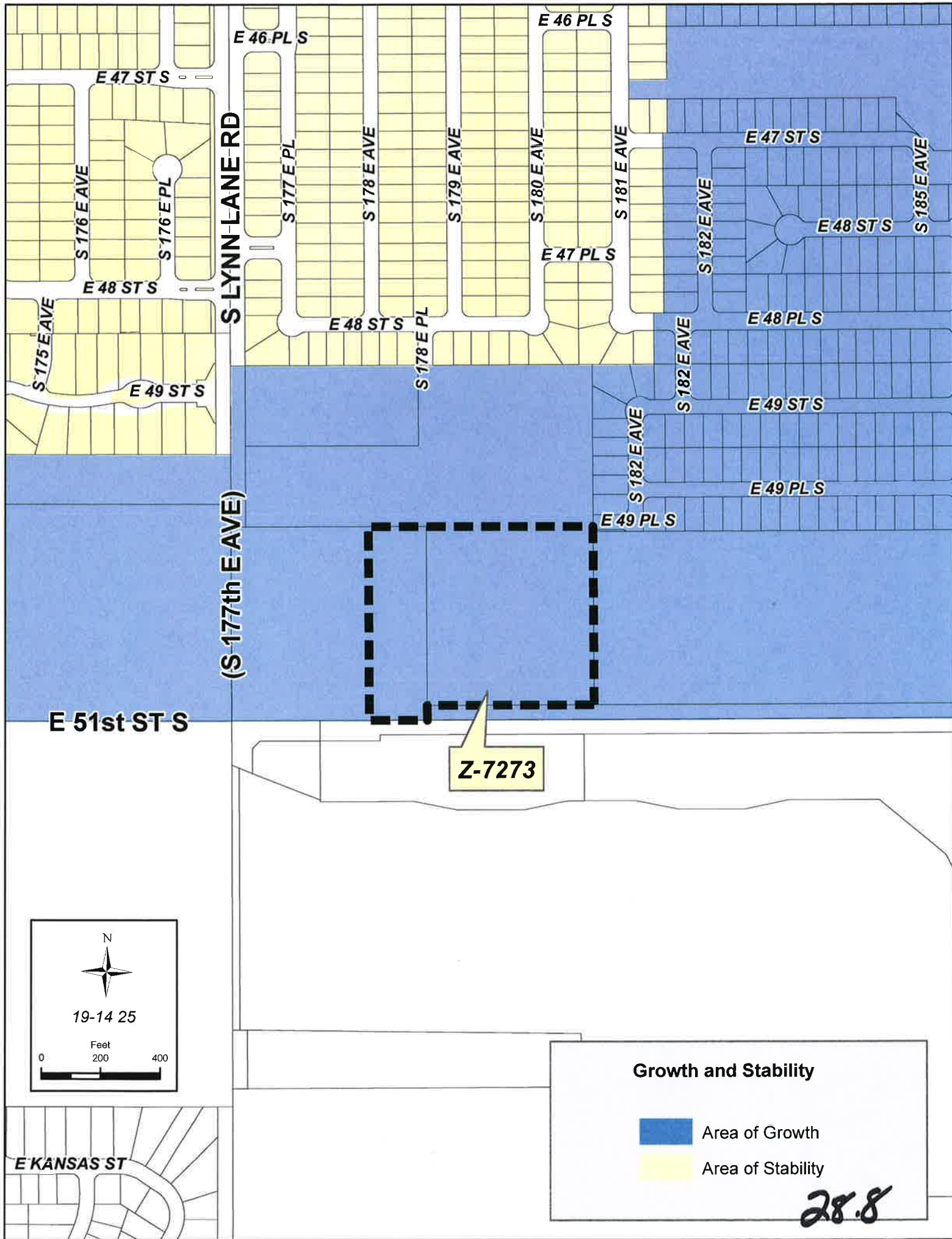
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014

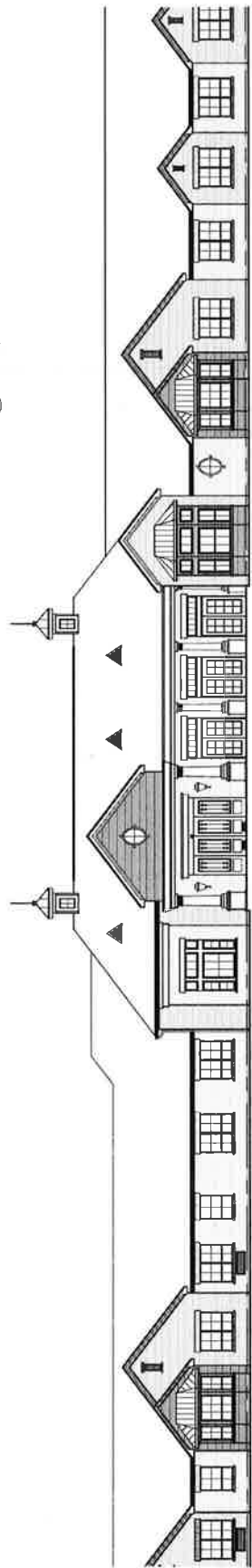
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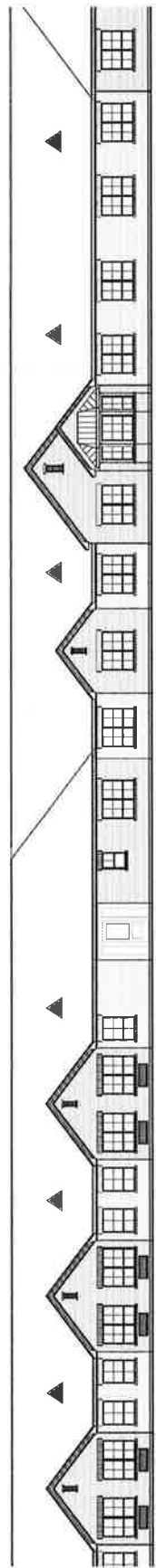




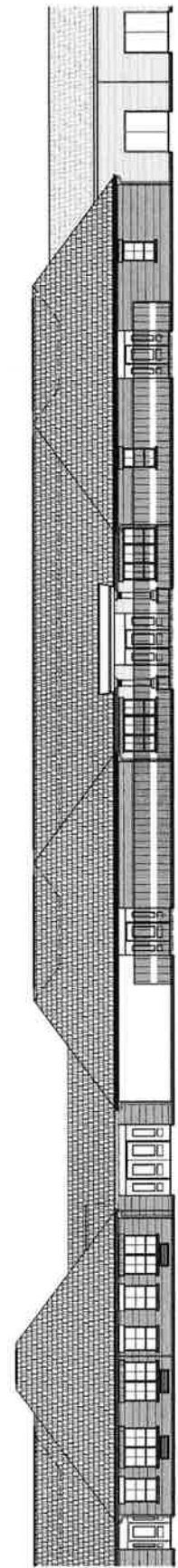
01 FRONT ELEVATION (SOUTH)
A1.1 SCALE 1/8" = 1'-0"



02 EAST ELEVATION
A1.1 SCALE 1/8" = 1'-0"



03 NORTH ELEVATION
A1.1 SCALE 1/8" = 1'-0"



04 WEST ELEVATION
A1.1 SCALE 1/8" = 1'-0"

SHEET TITLE:
CONCEPTUAL
RENDERINGS

A1.2

02 CONCEPTUAL RENDERING
SCALE: 1/8" = 1'-0"



01 ELEVATION DETAIL
SCALE: 1/8" = 1'-0"



PROPOSED DEVELOPMENT
INDEPENDENT AND ASSISTED LIVING
RETIREMENT COMMUNITY
TULSA, OKLAHOMA

GAYLEN HOWARD LAING ARCHITECT
ARCHITECTURE INTERIOR DESIGN PLANNING
1300 WEST RANDOL MILL ROAD SUITE 100 ARLINGTON, TEXAS 76012 817/901-7200

PRELIMINARY
NOT FOR CONSTRUCTION
REVISIONS
REVISION NO. 001
DATE: 05/23/14

DATE: 05-23-14
ISSUE:
REZONING
APPLICATION
REVISION:

28.11

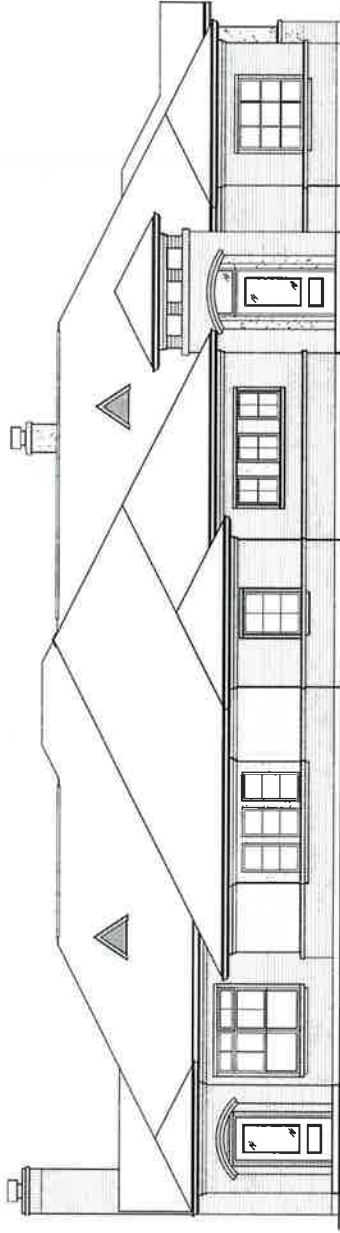
PROPOSED DEVELOPMENT
 INDEPENDENT AND ASSISTED LIVING
 RETIREMENT COMMUNITY
 TULSA, OKLAHOMA

PRELIMINARY
 NOT FOR CONSTRUCTION
 THESE DRAWINGS
 SHALL BE USED
 FOR INFORMATION
 ONLY

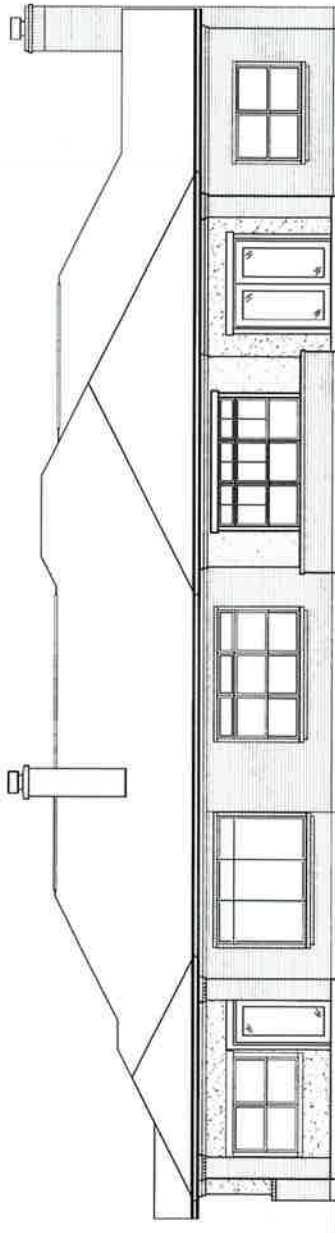
DATE: 05-25-14
 ISSUE:
 REZONING
 APPLICATION
 REVISION:

SHEET TITLE:
 DUPLEX COTTAGE
 ELEVATIONS

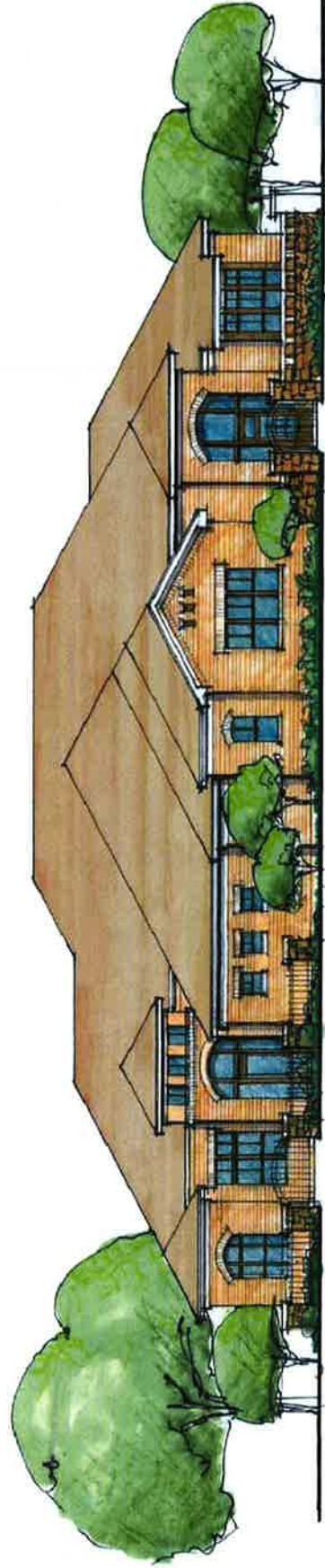
A1.3



01 FRONT ELEVATION
 A1.3 SCALE 1/4" = 1'-0"



02 REAR ELEVATION
 A1.3 SCALE 1/4" = 1'-0"



03 CONCEPTUAL RENDERING
 A1.3 SCALE 1/4" = 1'-0"

28.12



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-636-C/ Z-5457-SP-5

Hearing Date: July 9, 2014

Case Report Prepared by:

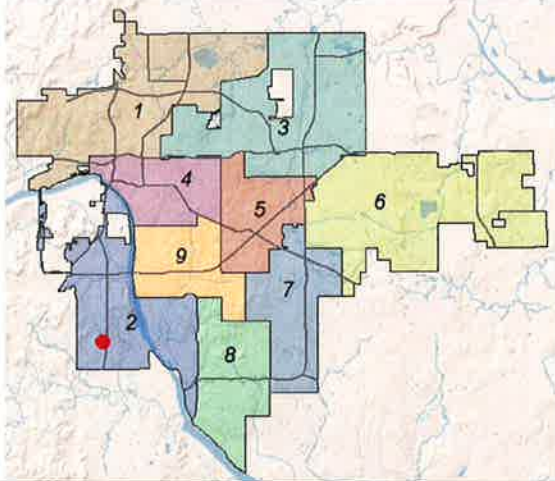
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Horizon West Tulsa, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Vacant

Proposed Use: Commercial

Concept summary: Major amendment to establish new development area boundaries.

Tract Size: 20± acres

Location: North of northwest corner of Highway 75 and W. 81st St.

Zoning:

Existing Zoning: CO/ PUD-636

Proposed Zoning: CO/ PUD-636-C

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 8211

CZM: 51

Atlas: 0

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

29.1

SECTION I: PUD- 636-C/ Z-5457-SP-5

DEVELOPMENT CONCEPT: The original development areas that were prepared for this project were prepared with a hand sketch that was impossible to accurately define. This amendment clearly defines the use boundaries that were necessary for implementation of a subdivision plan and subsequent site plan development.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

Conceptual Site Plan:	Exhibit A
Aerial Photograph:	Exhibit B
Access and Circulation Plan	Exhibit C
Topography and Drainage Concept	Exhibit D
Existing Utilities	Exhibit E
Area Zoning Map	Exhibit F
Legal Description for total tract	Exhibit G
Development Area F Legal Description	Exhibit H
Development Area G Legal Description	Exhibit I
Development Area H Legal Description	Exhibit J
Development Area I Legal Description	Exhibit K

APPLICANTS CONCEPT STATEMENT:

The purpose of PUD Major Amendment 636-C ("PUD 636-C") and Corridor Plan Major Amendment No. Z-5457-SP-5 ("Corridor District Site Plan") is to reconfigure the boundaries of the Development Areas and portions of Development Areas remaining to be developed (the "Project"). The Development Areas within the Project that remain to be developed are a part of Development Areas "D" and "G" and all of Development Area "F".

This Amendment is necessary to remove the discrepancies between the boundaries of these remaining Development Areas as originally proposed and the grades and features of the Project site. These discrepancies have been magnified by the construction of South Santa Fe West Avenue, West 80th Street South and the channelization and improvement of Hager Creek for both drainage and detention purposes.

The Conceptual Site Plan for PUD 636-C and Corridor District Site Plan Z-5457-SP-5 is attached hereto Exhibit "A".

An Aerial Photograph of the Project and surrounding area is attached hereto as Exhibit "B".

The Project will provide a 6 FT wooden fence along the North boundary of Development Area "F". The East, South and West boundaries of the Project and the internal boundaries of the Project will not be required to be screened.

The Access and Circulation Plan for the Project is attached hereto as Exhibit "C".

27.2

The Project will not have on-site detention or pay a fee in lieu of detention, but instead will drain into existing detention ponds and structures in Hager Creek as detention from the Property has been accounted for in such existing detention structures. Lot Owners within the Project will be members of the Nickel Creek Phase III Property Owners Association, Inc., and will pay their proportionate share of the costs to maintain the detention ponds, structures and the channel within Hager Creek.

A copy of the Topography and Drainage Concept for the Project is attached hereto as Exhibit "D".

All public utilities necessary for the development of the Project are available on-site or immediately across the street from the Project. The existing utilities are shown on Exhibit "E" attached hereto.

The Area Zoning Map is shown on Exhibit "F".

The Legal Description of the Project is attached hereto as Exhibit "G".

The Legal Description of Development Area "F" is attached hereto as Exhibit "H".

The Legal Description of Development Area "G" is attached hereto as Exhibit "I".

The Legal Description of Development Area "H" is attached hereto as Exhibit "J".

A map of the location of the Project is shown on Exhibit "K".

Because the underlying zoning of the Property is CO-Corridor District, no rezoning is necessary to support the Project as proposed in this PUD Major Amendment and Corridor District Site Plan.

The Development Standards for Development Areas "F", "G" and "H" are set forth herein below.

SECTION I: DEVELOPMENT STANDARDS:

Development Area "F"

GROSS LAND AREA: 12.10 AC

PERMITTED USES:

As permitted by right and exception within a CS – Commercial Shopping Center District, excluding Use Unit 12A.

MAXIMUM BUILDING FLOOR AREA: 158,122 SF

MAXIMUM FLOOR AREA RATIO PER LOT: .30 FAR

MAXIMUM LAND COVERAGE OF BUILDINGS PER LOT: 30%

MAXIMUM BUILDING HEIGHT: Two (2) stories, not to exceed 35 FT

Unoccupied architectural features not to exceed 50 FT may exceed the Maximum Building Height with Detail Site Plan and Corridor Site Plan approval.

MINIMUM BUILDING SETBACKS:

From the centerline of West 81st Street South

110 FT

29.3

From the centerline of South Union Avenue	100 FT
From the centerline of South Tacoma West Avenue	80 FT
From the centerline of West 80th Street South	80 FT
From the north boundary	60 FT
From internal boundaries of the Project	10 FT

MINIMUM PARKING SETBACK:

From North boundary	10 FT
From South boundary	10 FT
From West boundary	10 FT
From East boundary along South Tacoma West Avenue	10 FT
From internal boundaries of the Project	5 FT

OFF-STREET PARKING:

As provided by the applicable Use Unit.

OTHER BULK AND AREA REQUIREMENTS:

As provided in the CS – Commercial Shopping Center District.

SIGNS:

GROUND SIGNS:

Lots fronting on West 81st Street and South Union Avenue.

Ground signs shall be limited to one (1) per lot on each such arterial street frontage with a maximum of 80 SF of display surface area and 12 FT in height; provided, further, any lot with frontage on both West 81st Street and South Union Avenue may have such a ground sign on both such street frontage.

Lots fronting on West 80th Street and South Tacoma Avenue.

Ground signs shall be limited to one (1) per lot on each such street frontage with a maximum of 64 SF of display surface area and 6 FT in height; provided, further, any lot with frontage on both West 80th Street and South Tacoma Avenue may have such a ground sign on each such street frontage.

WALL SIGNS:

Wall signs shall be permitted not to exceed 2 SF of display surface area per linear foot of building wall to which attached.

DIRECTIONAL SIGNS:

Signs not visible from a public street and signs not exceeding 5 SF of display surface area, including without limitation, wayfinding, directional and informational signs, will be permitted without requiring Detail Sign Plan approval.

PROJECT SIGNS:

In addition to the ground signage provided above, a Project identification sign ("Project Sign") shall be permitted along each arterial street with a

27.4

maximum of 300 SF of display surface area and 30 FT in height. Along South Union Avenue, a Project Sign shall not be located more than 360 FT North of the center of the intersection of West 81st Street South and South Union Avenue.

Development Area "G"

GROSS LAND AREA: 3.98 AC

PERMITTED USES:

As permitted by right and exception within a CS – Commercial Shopping Center District, including nightclub and/or bar if located within a principal hotel or motel building, but excluding other Use Unit 12A uses.

MAXIMUM BUILDING FLOOR AREA: 104,021 SF

MAXIMUM FLOOR AREA RATIO PER LOT: .60 FAR

MAXIMUM LAND COVERAGE OF BUILDINGS PER LOT: 30%

MAXIMUM BUILDING HEIGHT: 65 FT

Unoccupied architectural features not to exceed 75 FT may exceed the Maximum Building Height with Detail Site Plan and Corridor Site Plan approval.

MINIMUM BUILDING SETBACKS:

From the centerline of West 80th Street South	80 FT	
From the centerline of South Santa Fe West Avenue		80 FT
From the north boundary	30 FT	
From internal boundaries of the Project	10 FT	

MINIMUM PARKING SETBACK:

From North boundary	13 FT
From West boundary	5 FT
From South Santa Fe West Avenue	10 FT
From West 80 th Street South	10 FT
From internal boundaries of the Project	5 FT

OFF-STREET PARKING:

As provided by the applicable Use Unit.

OTHER BULK AND AREA REQUIREMENTS:

As provided in the CS – Commercial Shopping Center District.

SIGNS:

GROUND SIGNS:

Ground signs shall be limited to one (1) per lot on each street frontage with a maximum of 64 SF of display surface area and 6 FT in height.

29.5

WALL SIGNS:

Wall signs shall be permitted not to exceed 2 SF of display surface area per linear foot of building wall to which attached.

DIRECTIONAL SIGNS:

Signs not visible from a public street and signs not exceeding 5 SF of display surface area, including without limitation, wayfinding, directional and informational signs, will be permitted without requiring Detail Sign Plan approval.

PROJECT SIGNS:

In addition to the ground signage provided above, any business within Development Area "G" may have a sign panel located upon any Project Sign in Development Area "F" or Development Area "H".

Development Area "H"

GROSS LAND AREA: 2.96 AC

PERMITTED USES:

As permitted by right and exception within a CS – Commercial Shopping Center District, excluding Use Unit 12A.

MAXIMUM BUILDING FLOOR AREA: 38,762 SF

MAXIMUM FLOOR AREA RATIO PER LOT: .30 FAR

MAXIMUM LAND COVERAGE OF BUILDINGS PER LOT: 30%

MAXIMUM BUILDING HEIGHT: Two (2) stories, not to exceed 35 FT

MAXIMUM BUILDING HEIGHT: 35 FT

Unoccupied architectural features not to exceed 40 FT may exceed the Maximum Building Height with Detail Site Plan and Corridor Site Plan approval.

MINIMUM BUILDING SETBACKS:

From the centerline of West 81 st Street South	100 FT
From the centerline of West 80 th Street South	80 FT
From the centerline of South Tacoma West Avenue	80 FT
From the East boundary of the Project	30 FT

MINIMUM PARKING SETBACK:

From North boundary	5 FT
From West boundary	10 FT
From East boundary	5 FT
From South boundary	10 FT
From internal boundaries of the Project	0 FT

29.6

OFF-STREET PARKING:

As provided by the applicable Use Unit.

OTHER BULK AND AREA REQUIREMENTS:

As provided in the CS – Commercial Shopping Center District.

SIGNS:

GROUND SIGNS:

Lots fronting on West 81st Street.

Ground signs shall be limited to one (1) per lot on each such arterial street frontage with a maximum of 80 SF of display surface area and 12 FT in height.

Lots fronting on South Tacoma Avenue and West 80th Street South.

Ground signs shall be limited to one (1) per lot on each such street frontage with a maximum of 64 SF of display surface area and 6 FT in height.

WALL SIGNS:

Wall signs shall be permitted not to exceed 2 SF of display surface area per linear foot of building wall to which attached.

DIRECTIONAL SIGNS:

Signs not visible from a public street and signs not exceeding 5 SF of display surface area, including without limitation, wayfinding, directional and informational signs, will be permitted without requiring Detail Sign Plan approval.

PROJECT SIGNS:

In addition to the ground signage provided above, a Project identification sign shall be permitted along West 81st Street South with a maximum of 300 SF of display surface area and 30 FT in height.

All Development Areas

LANDSCAPED AREA:

A minimum of ten percent (10%) of the Net Land Area of each lot within the Project shall be improved as landscaped open space.

TRASH AND MECHANICAL EQUIPMENT AREAS:

All trash and mechanical equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility providers) including building mounted, shall be screened from public view in such a manner that the same cannot be seen by a person standing on any part of the property line at ground level.

Trash dumpster areas shall be screened by a masonry construction with steel doors. The doors shall be covered with an appropriate covering containing a minimum of 95% opacity on the gate frame.

NO OUTSIDE STORAGE:

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

LANDSCAPING AND SCREENING DETAILS:

The Project landscaping and screening details will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscape and will establish a minimum of 10 FT landscape buffer separating the North boundary of the parking area from the stormwater detention facility to the North.

ACCESS AND CIRCULATION:

The Project will have access and circulation as shown on Exhibit "C". The Project will not have direct vehicular access to West 81st Street and with Detail Site Plan approval the Project may have not more than three (3) access points onto South Union Avenue.

PEDESTRIAN ACCESS AND CIRCULATION:

Sidewalks shall be provided along East 81st Street South, South Tacoma West Avenue, West 80th Street South and South Union Avenue. In addition, designated pedestrian access (i.e., paving or striping) shall be provided from arterial streets to each building with frontage on an arterial street.

II. SCHEDULE OF DEVELOPMENT:

Development is expected upon final approval of this PUD Major Amendment and Corridor District Site Plan, platting of the Property and Detail Site Plan, Corridor Site Plan and Landscape Plan approval. The anticipated construction start date within the Project is the second quarter of 2015.

DETAILED STAFF RECOMMENDATION:

The major amendment is consistent with the land use standards of the original PUD/Corridor plan the Tulsa Comprehensive Plan; and

The previously approved development standards do not completely align with the goals of the West Highlands/Tulsa Hills Small Area Plan however there are no obstacles to many of the goals of the West Highlands/Tulsa Hills Small Area Plan; and

Future site plan development in this area can continue efforts toward meeting the applicable goals identified in the West Highlands/Tulsa Hills Small Area Plan; and

The major amendment is consistent with the PUD chapter of the Tulsa Zoning Code; and

The proposed development standards are consistent with the existing and development under construction in this area; therefore

Staff recommends Approval of PUD-636-C/ Corridor Development Plan Z-5457-SP-5 as outlined in Section I above.

29.8

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The major amendment is a reconstruction of the original PUD and Corridor Development Plan and was primarily prepared to reinstate the original standards. Unfortunately the West Highlands/Tulsa Hills Small Area Plan was implemented and approved years after the original PUD was developed. The remainder of this development will be reviewed in context with those standards however detailed site plan review will encourage implementing the goals of the West Highlands/Tulsa Hills Small Area Plan.

Land Use Vision:

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

Areas of Stability and Growth map designation: The entire site is located in an Area of Growth Designation.

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan:

The Comprehensive Plan designates South Union Avenue as a Multi Modal Secondary Arterial Street. West 81st is only classified as a secondary arterial with no other considerations.

The South Union Multi-modal street concept emphasizes plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use

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

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

Staff Comment: The future vision of the Comprehensive Plan is years away from full implementation. This project will require street right-of-way dedication and will encourage interior connectivity consistent with the Corridor District vision defined in the Zoning Code. The West Highlands/Tulsa Hills Small Area Plan for this area is complete. Landscaping and sign limitations adjacent to the secondary arterial streets should be a significant component of new development. This landscape edge will encourage a "rural" feel consistent with the existing development pattern west of South Union Avenue.

Trail System Master Plan Considerations: None

Small Area Plan: West Highlands/Tulsa Hills Small Area Plan considers this area as a Town Center but the goals defined in the plan are oriented toward preservation and development of the natural environment. The following outline defines a few of the goals that are part of the Comprehensive plan.

- 1: Encourage substantial buffering along Union.
- 2: Employ transition sensitive design strategies within CO zoned sites:
- 3: Encourage CO zoned project to include points of access on multiple roads
- 4: Take deliberate measures to preserve existing healthy, substantive trees and integrate them into site plans.
- 5: Allow for transition sensitive development of both residences and offices between Union Avenue and Us 75.
- 6: Encourage development of natural drainage areas where appropriate. Examples should include natural stream bed restoration and green space preservation.

Special District Considerations: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site has been previously developed with public streets, utilities and stormwater detention. This major amendment has been prepared to clarify details that were not previously defined in a way that could not be accurately implemented.

Site Analysis: The subject property is approximately 20± acres in size and is located north of northwest corner of Highway 75 and W. 81st St. The property appears to be vacant and is zoned CO/ PUD-636.

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Environmental Considerations: Terrain is not a significant obstacle to development however details will be required beyond what is necessary for a relatively flat site. Detailed site plan review will be an important part of maintaining the natural environment that is recognized in the West Highlands/Tulsa Hills Small Area Plan.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 81 st Street	Secondary Arterial	100	2+
South Union Avenue	Multi Modal Secondary Arterial	100	2
South Tacoma Avenue	None	50	2
West 80 th Street	None	50	2

UTILITIES:

The subject tract has municipal water and sewer available.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 19935 dated October 2, 2000 and Ordinance number 14912 dated December 5, 1980, established zoning for the subject property.

Subject Property Area:

PUD-636-B/Z-5457-SP-4 January 2014: All concurred in approval of a proposed Major Amendment to PUD on a 2+ acre tract of land to add commercial use to Development Area E of PUD-636, on property located north of northwest corner of West 81st Street and Highway 75.

PUD-636-A/ Z-5457-SP-3 November 6, 2013: All concurred in approval of a proposed Major Amendment to PUD on a 6+ acre tract of land for a commercial development, called The Main Event, on property located north of northwest corner of West 81st Street and U.S. Highway 75.

PUD-636/ Z-5457-SP-2/ Z-4825-SP-1 October 2000: All concurred in approval for a proposed Planned Unit Development, on a 108+ acre tract of land for a mixed use development including, single-family, townhouse dwellings, multifamily and commercial uses subject to conditions of the PUD located on the northwest corner of West 81st Street South and South Highway 75 and includes the subject property.

Surrounding Property:

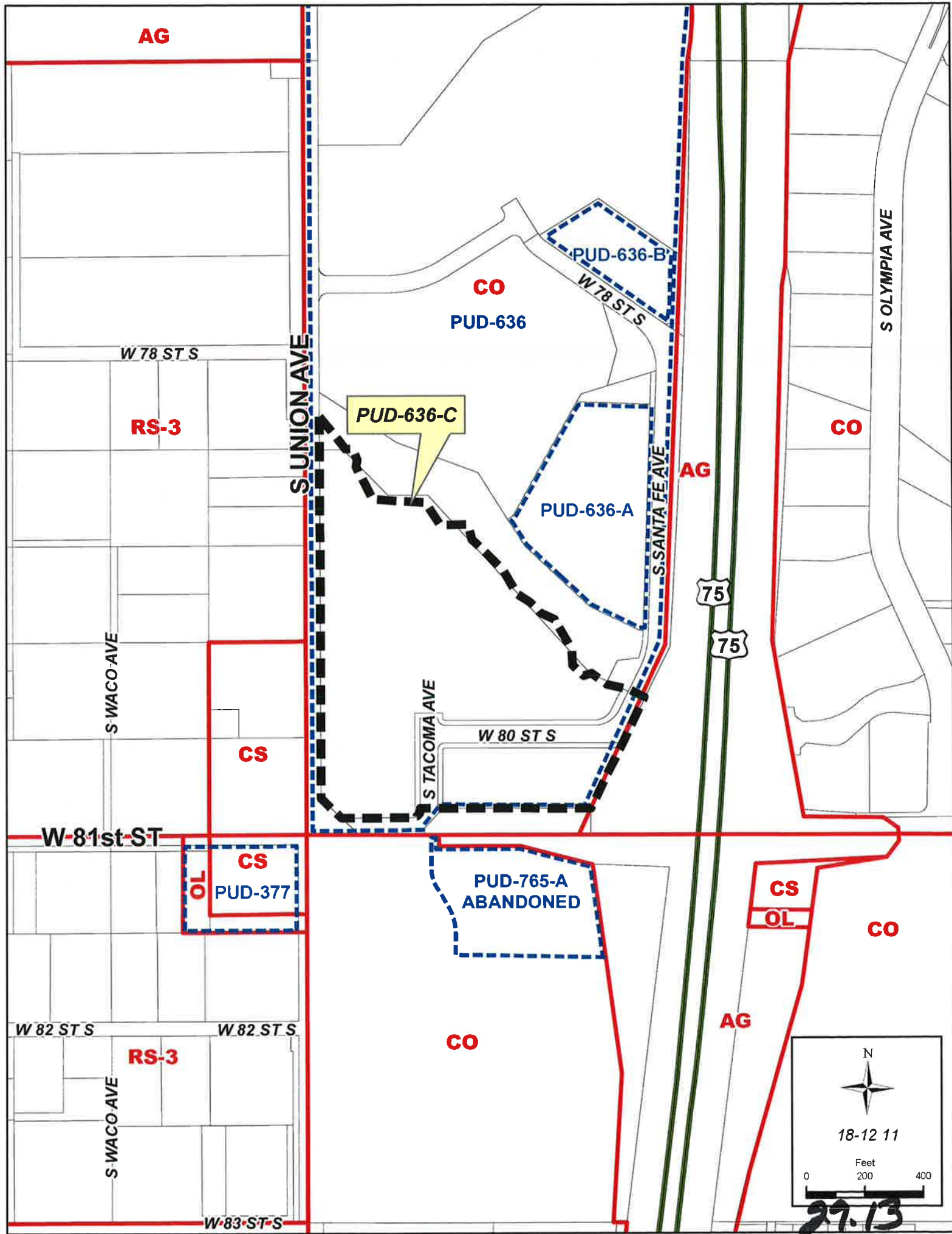
Z-7236-SP-1/ Z-7115-SP-2 August 2013: All concurred in approval of a request for Corridor Development Plans on a 31+ acre tract of land for and office development permitting a 6-story building with a maximum building square footage of 566,000, on property located on the southeast corner of West 81st Street and South Union Avenue.

Z-7236/ PUD-765-A September 2013: All concurred in approval of a Major Amendment to PUD to abandon and a request for rezoning on a 5+ acre tract of land for office development, on property located on the southeast corner of West 81st Street and South Union Avenue.

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Z-5993/PUD-377 November 1984: All concurred in approval of request for rezoning a 2.06± acre tract of land from RS-3 to OL/CS/PUD and a proposed Planned Unit Development for a printing and graphic art reproduction & associated sales business on property located on the southwest corner of West 81st Street South and West Union Avenue.

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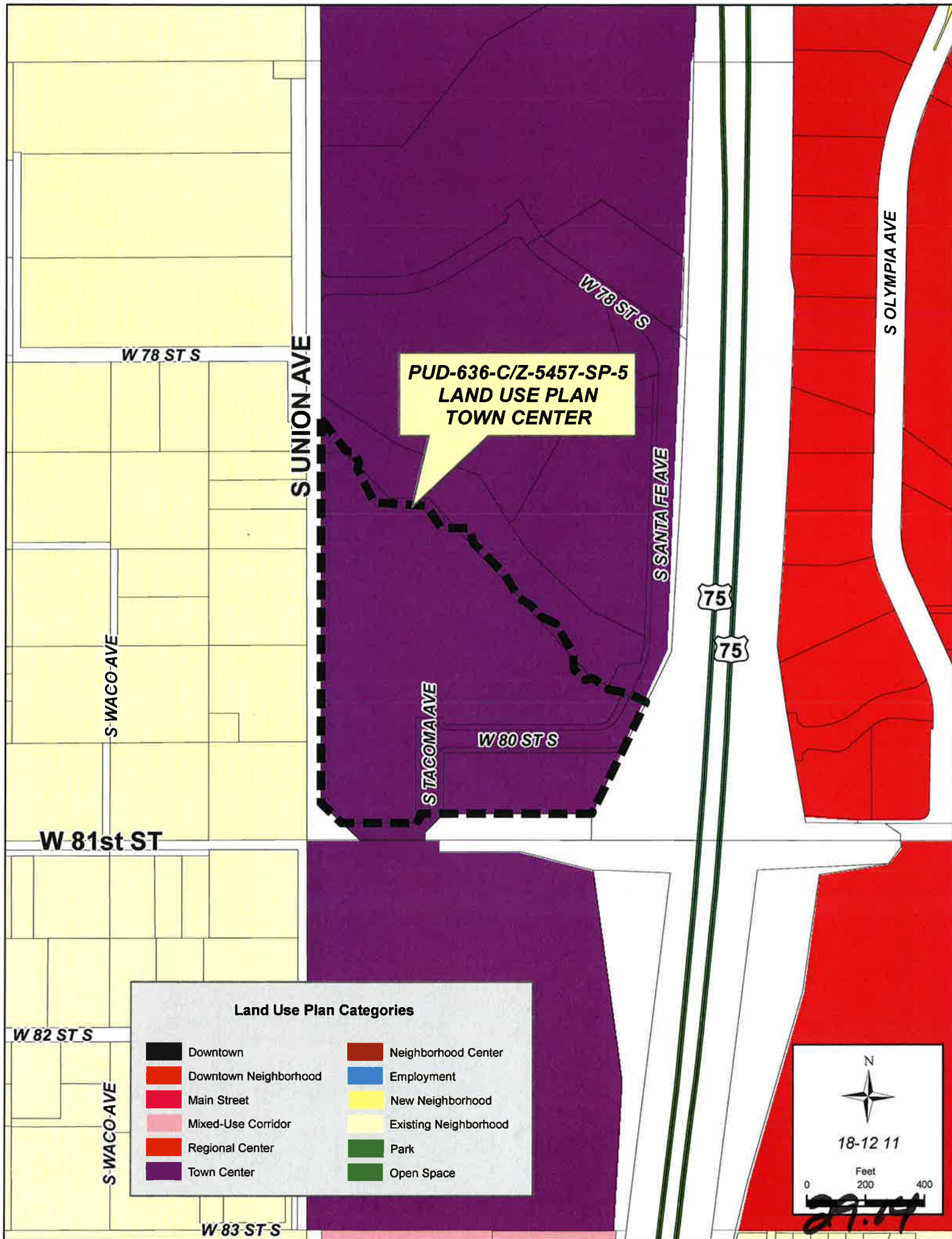
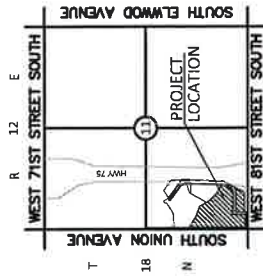
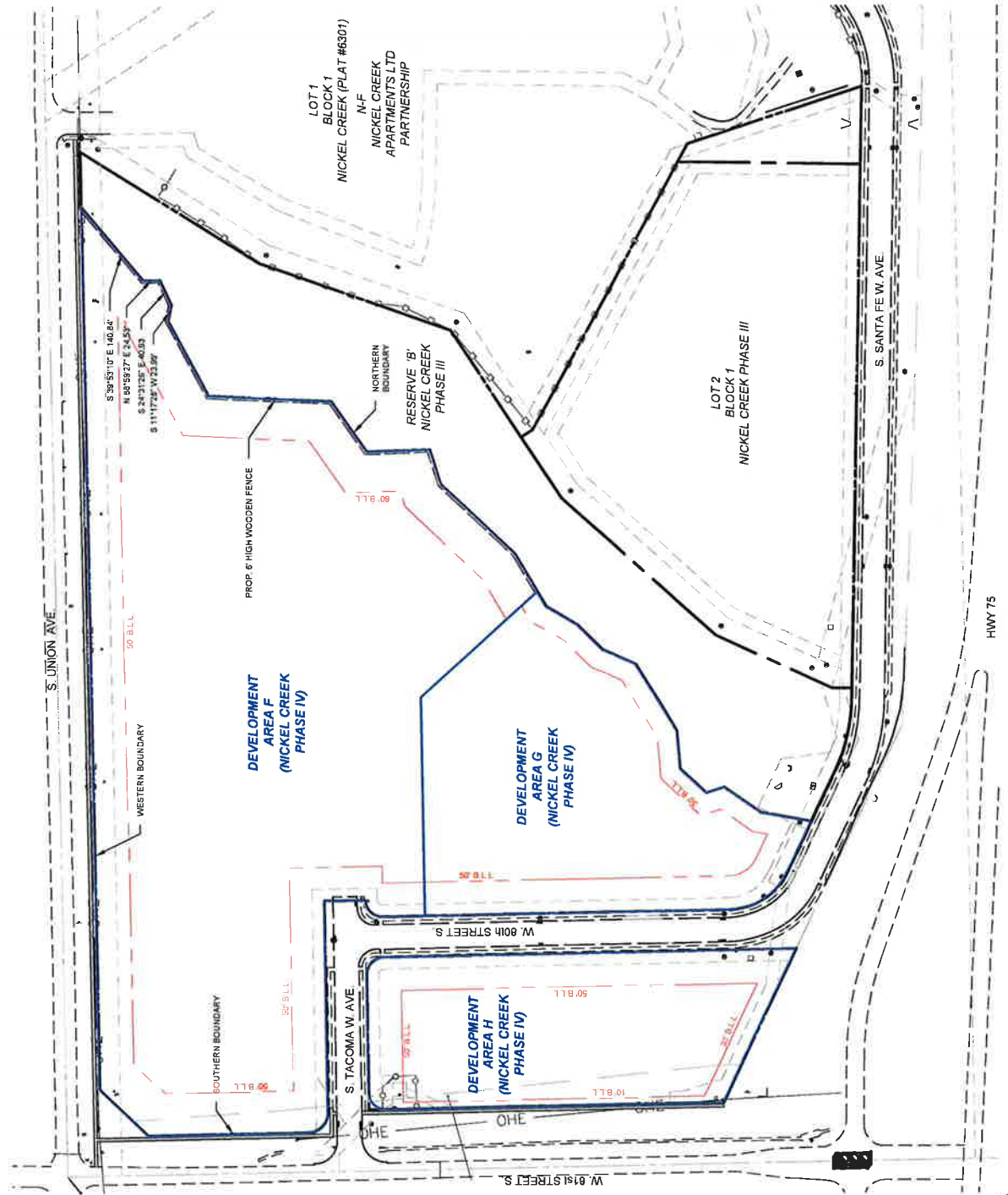
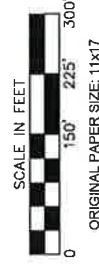




EXHIBIT 'A'
CONCEPTUAL SITE PLAN
PUD-636-C
Z-5457-SP-5
MAY 27, 2014

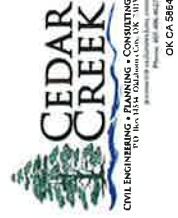
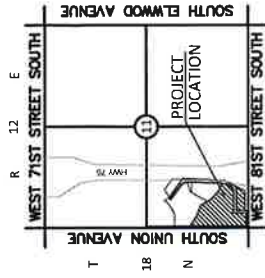
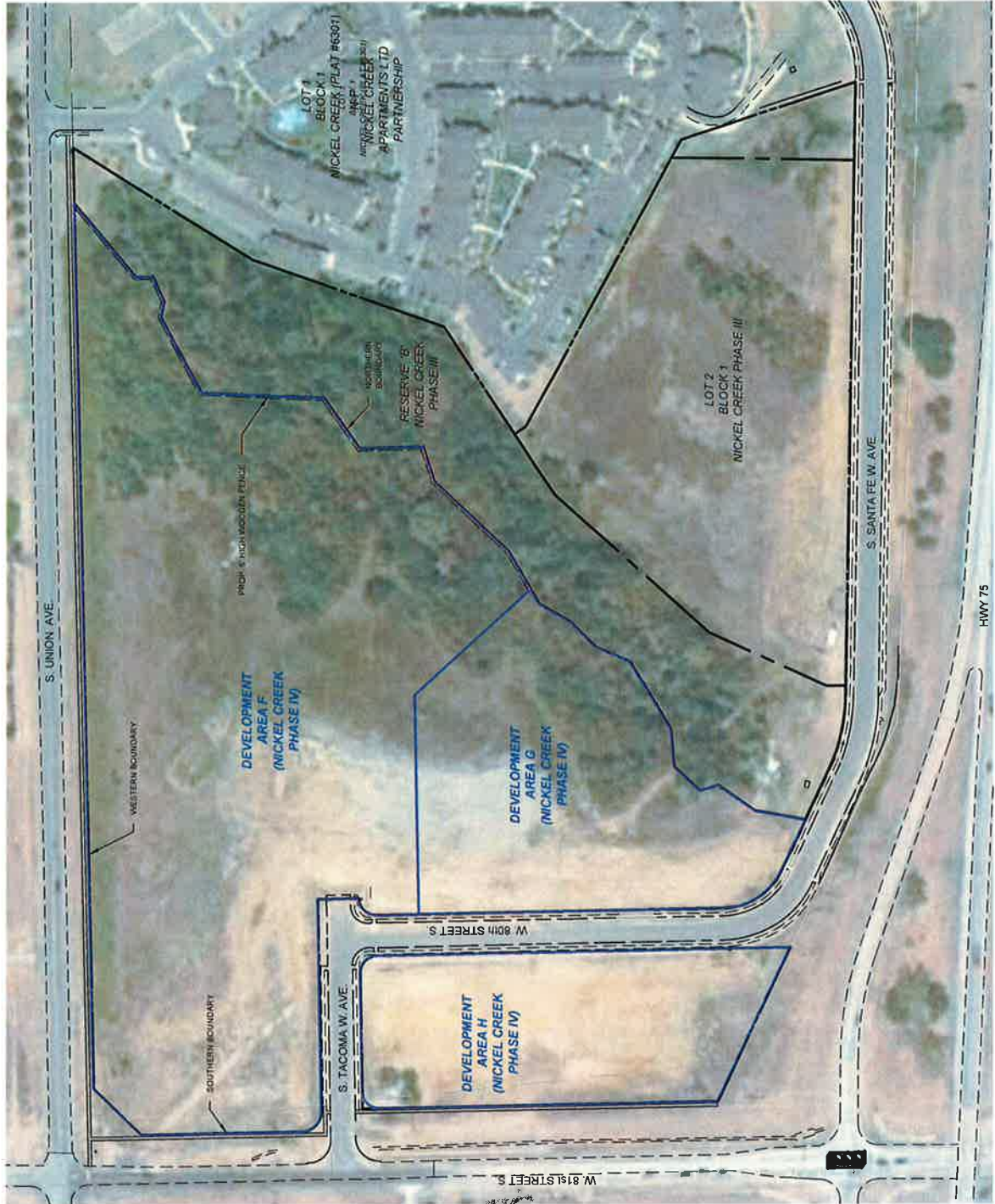


LOCATION MAP
NOT TO SCALE



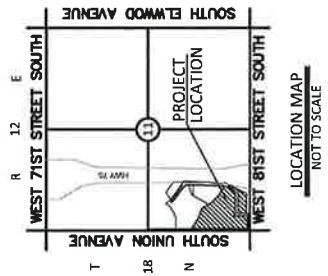
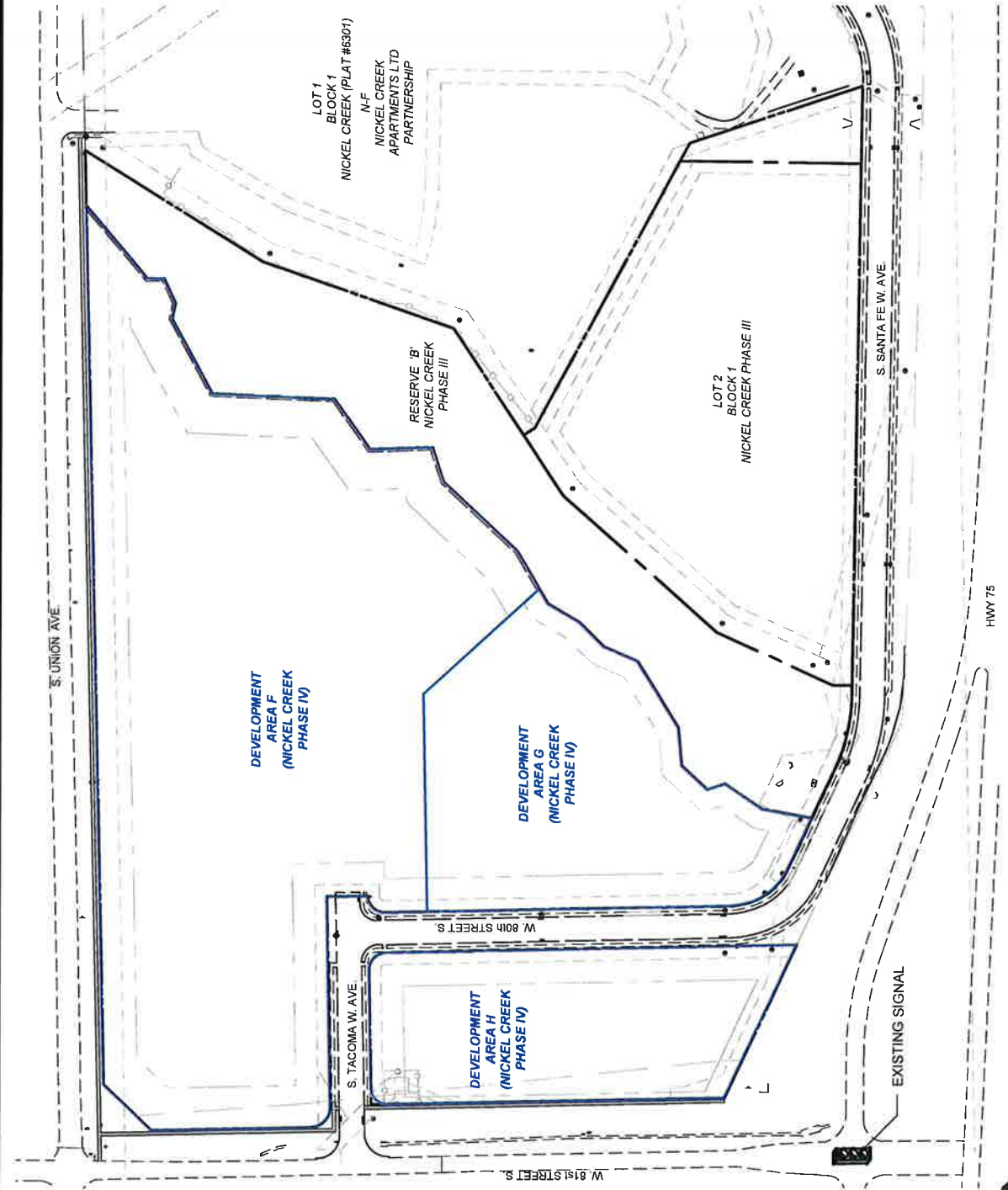
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EXHIBIT 'B'
AERIAL PHOTOGRAPH
PUD-636-C
Z-5457-SP-5
MAY 27, 2014



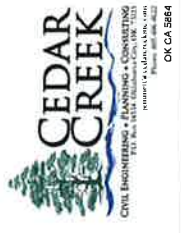
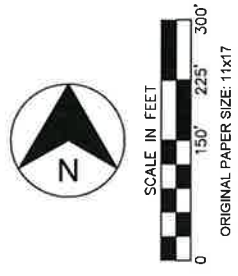
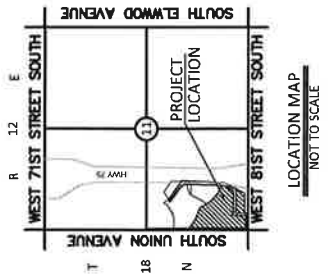
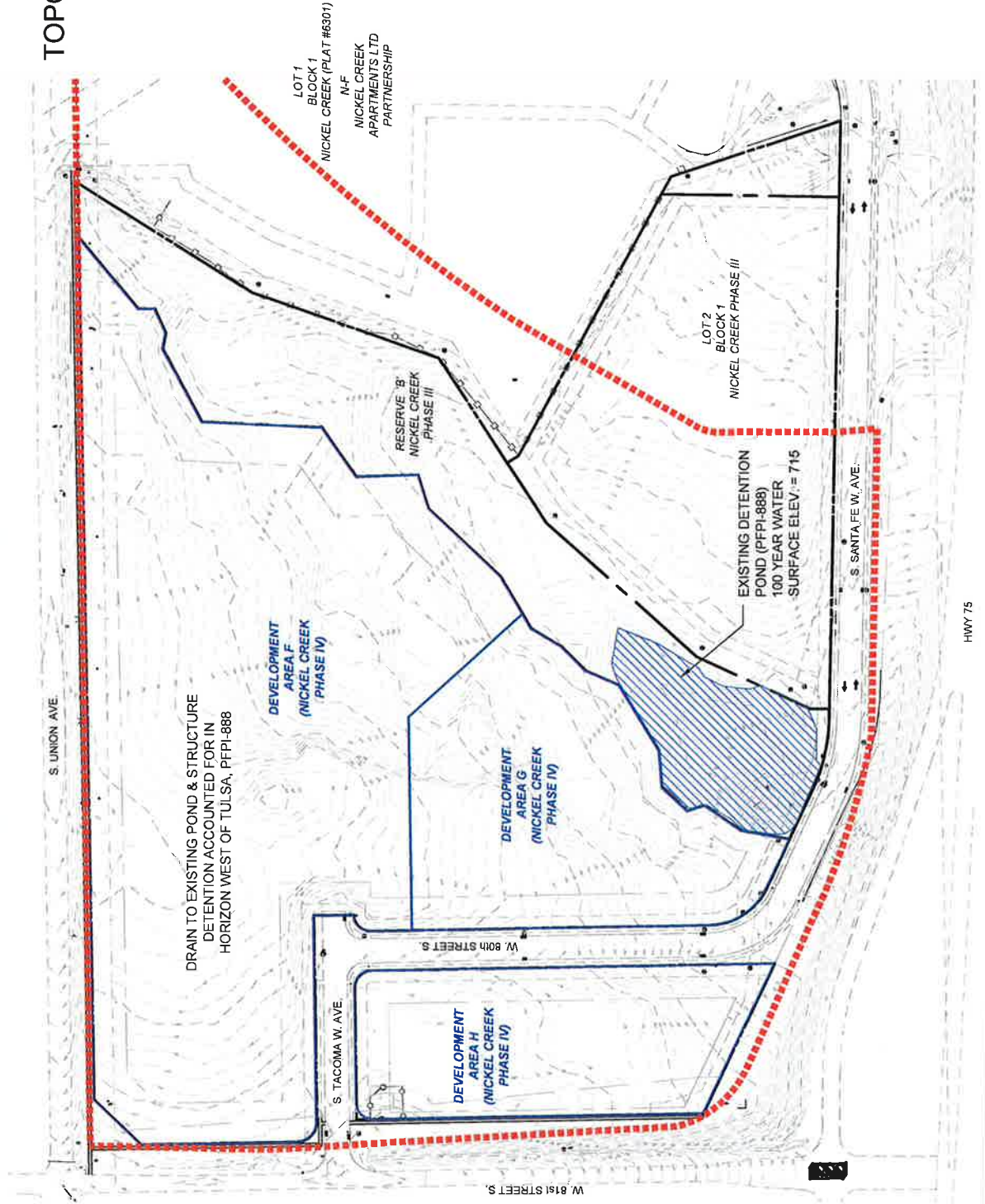
29.17

EXHIBIT 'C' ACCESS AND CIRCULATION PLAN PUD-636-C Z-5457-SP-5 MAY 27, 2014



29.18

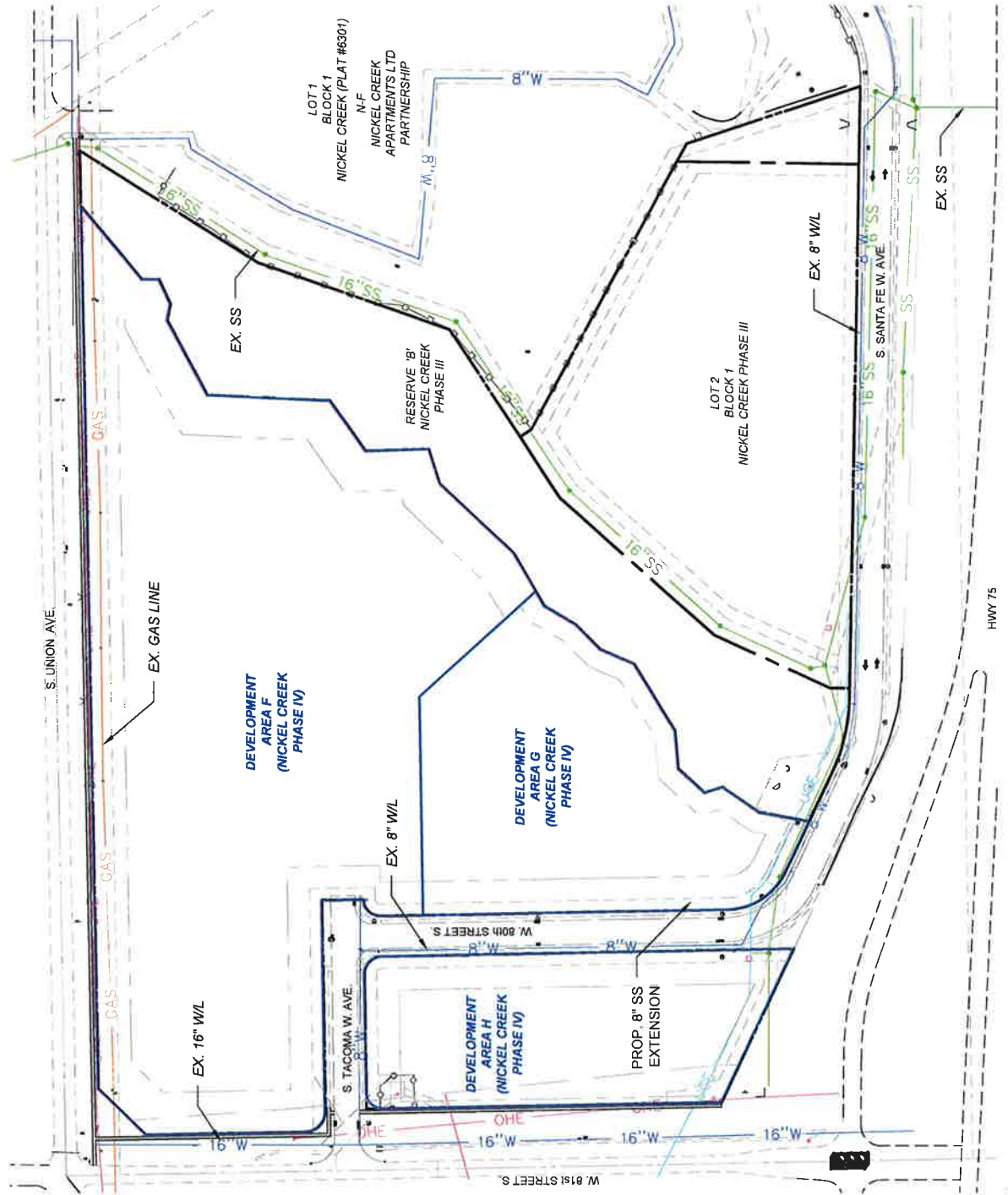
EXHIBIT 'D' TOPOGRAPHY AND DRAINAGE CONCEPT PUD-636-C Z-5457-SP-5 MAY 27, 2014



HWY 75

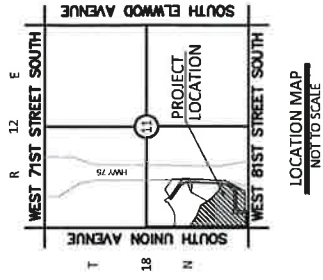
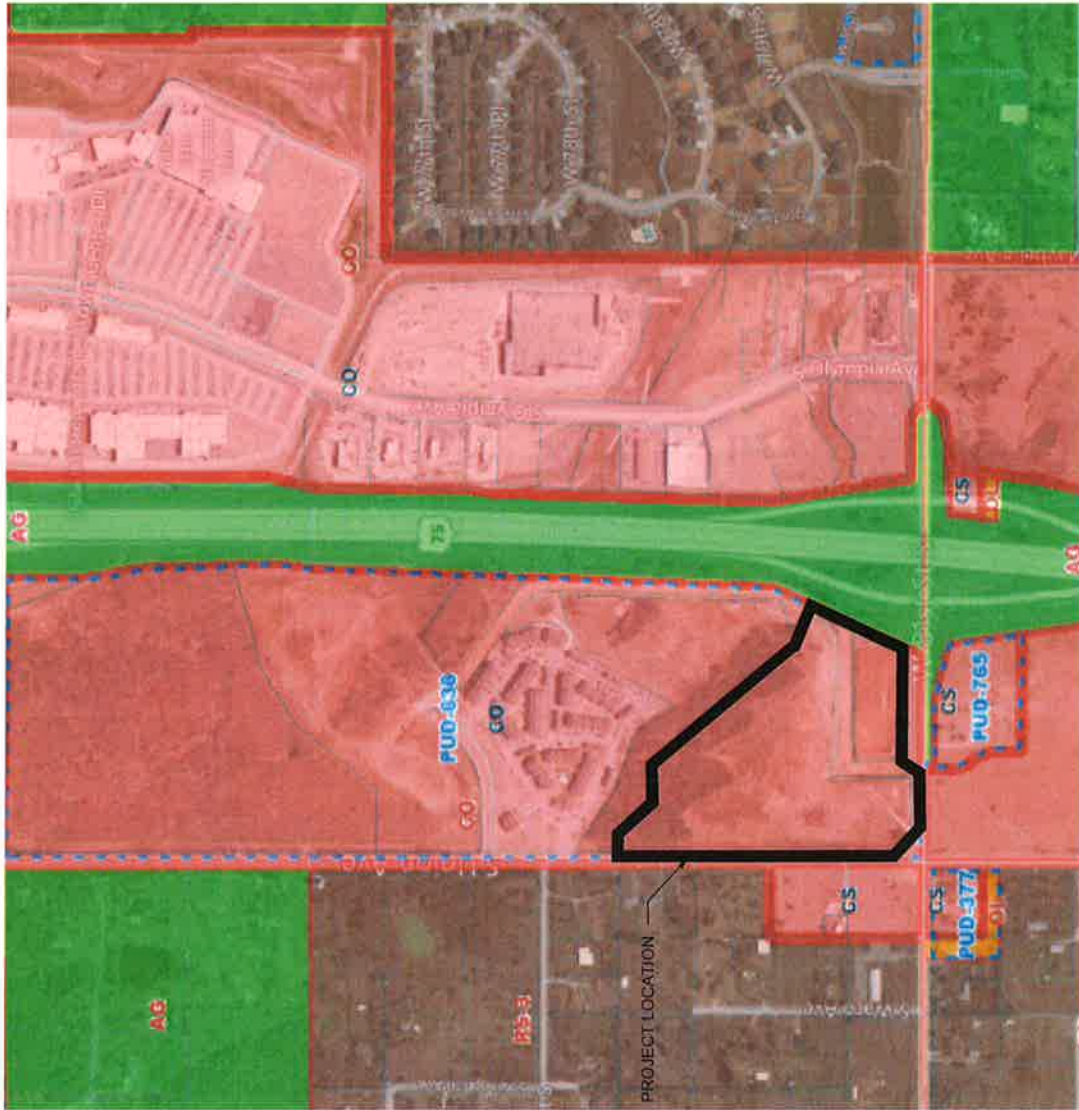
29.19

EXHIBIT 'E' EXISTING UTILITIES PUD-636-C Z-5457-SP-5 MAY 27, 2014



27.20

EXHIBIT 'F' AREA ZONING MAP



SCALE:NTS

ORIGINAL PAPER SIZE: 11x17



OK CA 5864

EXHIBIT 'G'

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter of Section 11, Township 18 North, Range 12 East of the Indian Meridian, City of Tulsa, Tulsa County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Southwest Quarter;

THENCE North 89°02'15" East a distance of 50.00 feet to a point on the east right of way line of South Union Avenue;

THENCE South 01°15'01" East, along said east right of way line parallel with the west line of said Southwest Quarter, a distance of 1,215.13 feet to the POINT OF BEGINNING;

THENCE South 39°53'10" East a distance of 140.84 feet;

THENCE North 88°59'27" East a distance of 24.53 feet;

THENCE South 24°31'26" East a distance of 40.93 feet;

THENCE South 11°17'28" West a distance of 23.99 feet;

THENCE South 28°06'59" East a distance of 125.85 feet;

THENCE South 87°24'34" East a distance of 178.52 feet;

THENCE South 34°54'22" East a distance of 91.07 feet;

THENCE North 88°04'53" East a distance of 92.59 feet;

THENCE South 17°35'07" East a distance of 53.99 feet;

THENCE South 46°26'02" East a distance of 149.29 feet;

THENCE South 30°17'17" East a distance of 90.89 feet;

THENCE South 59°02'58" East a distance of 53.01 feet;

THENCE South 44°38'40" East a distance of 51.69 feet;

THENCE South 66°26'33" East a distance of 53.96 feet;

THENCE South 31°16'21" East a distance of 116.69 feet;

THENCE South 04°51'06" East a distance of 56.19 feet;

THENCE South 47°03'32" East a distance of 51.70 feet;

THENCE North 72°33'35" East a distance of 27.71 feet;

THENCE South 55°05'57" East a distance of 66.36 feet;

THENCE South 79°26'34" East a distance of 74.99 feet;

THENCE South 64°56'31" East a distance of 60.00 feet to a point on the east right of way line of South Santa Fe West Avenue;

THENCE South 25°03'29" West along said east right of way line a distance of 166.30 feet;

THENCE continuing South 25°03'29" West a distance of 250.43 feet;

THENCE South 88°56'53" West a distance of 580.12 feet to a point on the west right of way line of South Tacoma West Avenue;

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

1. South 01°03'20" East a distance of 2.17 feet to a point of curvature;
2. Southwesterly along a curve to the right having a radius of 30.00 feet (said curve subtended by a curve which bears South 43°56'40" West a distance of 42.43 feet) for an arc distance of 47.12 feet to a point on the northerly right of way line of West 81st Street South;

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

1. South 88°56'40" West a distance of 232.22 feet;
2. North 46°09'48" West a distance of 97.95 feet to a point on the east right of way line of said South Union Avenue;

THENCE North 01°15'01" West along said east right of way line, a distance of 1,307.31 feet to the POINT OF BEGINNING.

Said tract containing 20.557 acres or 895,465.52 square feet more or less.



CIVIL ENGINEERING • PLANNING • CONSULTING
P.O. Box 14534 Oklahoma City, OK 73113
jeffmen@cedarcreekinc.com

Phone 405-806-4622

OK CA 5864

29.22

EXHIBIT 'H'

LEGAL DESCRIPTION

DEVELOPMENT AREA 'F' LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter of Section 11, Township 18 North, Range 12 East of the Indian Meridian, City of Tulsa, Tulsa County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Southwest Quarter;

THENCE North 89°02'15" East a distance of 50.00 feet to a point on the east right of way line of South Union Avenue;

THENCE South 01°15'01" East, along said east right of way line parallel with the west line of said Southwest Quarter, a distance of 1,215.13 feet to the POINT OF BEGINNING;

THENCE South 39°53'10" East a distance of 140.84 feet;

THENCE North 88°59'27" East a distance of 24.53 feet;

THENCE South 24°31'26" East a distance of 40.93 feet;

THENCE South 11°17'28" West a distance of 23.99 feet;

THENCE South 28°06'59" East a distance of 125.85 feet;

THENCE South 87°24'34" East a distance of 178.52 feet;

THENCE South 34°54'22" East a distance of 91.07 feet;

THENCE North 88°04'53" East a distance of 92.59 feet;

THENCE South 17°35'07" East a distance of 53.99 feet;

THENCE South 46°26'02" East a distance of 149.29 feet;

THENCE South 30°17'17" East a distance of 65.51 feet;

THENCE South 47°26'30" East a distance of 230.68 feet;

THENCE South 01°03'20" East a distance of 324.41 feet to a point on the north right of way line of West 80th Street South;

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

1. South 88°56'40" West a distance of 62.51 feet to a point of curvature;
2. Northwesterly along a curve to the right having a radius of 25.00 feet (said curve subtended by a curve which bears North 46°03'20" West a distance of 35.36 feet) for an arc distance of 39.27 feet;

THENCE South 88°56'40" West a distance of 60.00 feet to a point on the west right of way line of South Tacoma West Avenue; THENCE along said westerly right of way line the following Two (2) courses:

1. South 01°03'20" East a distance of 312.00 feet to a point of curvature;
2. Southwesterly along a curve to the right having a radius of 30.00 feet (said curve subtended by a curve which bears South 43°56'40" West a distance of 42.43 feet) for an arc distance of 47.12 feet to a point on the northerly right of way line of West 81st Street South;

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

1. South 88°56'40" West a distance of 232.22 feet;
2. North 46°09'48" West a distance of 97.95 feet to a point on the east right of way line of said South Union Avenue;

THENCE North 01°15'01" West along said east right of way line, a distance of 1,307.31 feet to the POINT OF BEGINNING.

Said tract contains 527,000 square feet or 12.10 acres +/-.



CIVIL ENGINEERING • PLANNING • CONSULTING
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jemmett@cedarcreekinc.com
Phone 405-406-4622
OK CA 5884

2923

EXHIBIT 'I'

LEGAL DESCRIPTION

DEVELOPMENT AREA 'G' LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter of Section 11, Township 18 North, Range 12 East of the Indian Meridian, City of Tulsa, Tulsa County, Oklahoma being more particularly described as follows:
COMMENCING at the northwest corner of said Southwest Quarter;

THENCE North 89°02'15" East a distance of 50.00 feet to a point on the east right of way line of South Union Avenue;

THENCE South 01°15'01" East, along said east right of way line parallel with the west line of said Southwest Quarter, a distance of 1,215.13 feet;

THENCE South 39°53'10" East a distance of 140.84 feet;

THENCE North 88°59'27" East a distance of 24.53 feet;

THENCE South 24°31'26" East a distance of 40.93 feet;

THENCE South 11°17'28" West a distance of 23.99 feet;

THENCE South 28°06'59" East a distance of 125.85 feet;

THENCE South 87°24'34" East a distance of 178.52 feet;

THENCE South 34°54'22" East a distance of 91.07 feet;

THENCE North 88°04'53" East a distance of 92.59 feet;

THENCE South 17°35'07" East a distance of 53.99 feet;

THENCE South 46°26'02" East a distance of 149.29 feet;

THENCE South 30°17'17" East a distance of 65.51 feet to the POINT OF BEGINNING;

THENCE continuing South 30°17'17" East a distance of 25.39 feet;

THENCE South 59°02'58" East a distance of 53.01 feet;

THENCE South 44°38'40" East a distance of 51.69 feet;

THENCE South 66°26'33" East a distance of 53.96 feet;

THENCE South 31°16'21" East a distance of 116.69 feet;

THENCE South 04°51'06" East a distance of 56.19 feet;

THENCE South 47°03'32" East a distance of 51.70 feet;

THENCE North 72°33'35" East a distance of 27.71 feet;

THENCE South 55°05'57" East a distance of 66.36 feet;

THENCE South 79°26'34" East a distance of 74.99 feet to a point on the westerly right of way line of South Santa Fe West Avenue;

THENCE along said westerly right of way line and the northerly right of way line of West 80th Street South, the following Three (3) courses:

1. South 25°03'29" West a distance of 83.38 feet to a point of curvature;

2. Southwesterly along a curve to the right having a radius of 95.00 feet (said curve subtended by a curve which bears South 57°00'05" West a distance of 100.52 feet) for an arc distance of 105.93 feet;

3. South 88°56'40" West a distance of 446.20 feet;

THENCE North 01°03'20" East a distance of 324.41 feet;

THENCE North 47°26'30" East a distance of 230.68 feet to the POINT OF BEGINNING.

Said tract contains 173,423 square feet, or 3.98 acres +/-.



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OK CA 5864

29.24

EXHIBIT 'J'

LEGAL DESCRIPTION

DEVELOPMENT AREA 'H' LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter of Section 11, Township 18 North, Range 12 East of the Indian Meridian, City of Tulsa, Tulsa County, Oklahoma being more particularly described as follows:
COMMENCING at the northwest corner of said Southwest Quarter;

THENCE North 89°02'15" East a distance of 50.00 feet to a point on the east right of way line of South Union Avenue;

THENCE South 01°15'01" East, along said east right of way line parallel with the west line of said Southwest Quarter, a distance of 2,358.93 feet;

THENCE North 89°02'15" East a distance of 392.17 feet to a point on a curve being a point on the east right of way line of South Tacoma West Avenue and the POINT OF BEGINNING;

THENCE Northeasterly along said east right of way line on a non tangent curve to the right having a radius of 25.00 feet (said curve subtended by a chord which bears North 43°56'40" East a distance of 35.36 feet) for an arc distance of 39.27 feet to a point on the south right of way line of West 80th Street South;

THENCE North 88°56'40" East, along said south right of way line, a distance of 605.35 feet to a point on the westerly right of way line of U.S. Highway 75;

THENCE South 25°03'29" West, along said westerly right of way line, a distance of 250.43 feet to a point on the north right of way line of West 81st Street South;

THENCE South 88°56'53" West, along said north right of way line, a distance of 520.12 feet to a point on the east right of way line of said South Tacoma West Avenue;

THENCE North 01°03'20" West, along said east right of way line, a distance of 199.83 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 129,208 square feet or 2.9662 acres, more or less.



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29.25



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7008-SP-6

Hearing Date: July 9, 2014

Case Report Prepared by:

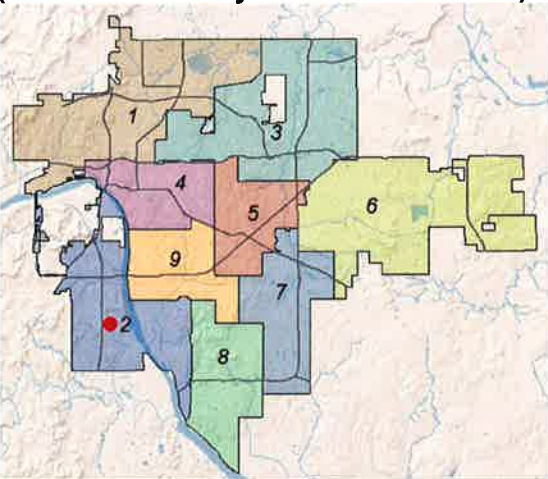
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Cross Engineering Consultants, Inc./
Jonathan Hake

Property Owner: Tulsa Hills, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Vacant

Proposed Use: Use Unit 17

Concept summary: Add Automotive Use with
limitations to part of Development Area B.

Tract Size: 1± acres

Location: East of southeast corner of West 71st
Street and South Olympia Avenue

Zoning:

Existing Zoning: CO

Proposed Zoning: CO

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 8211

CZM: 51

Atlas: 0

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

30.1

SECTION I: Z-7008-SP-6

DEVELOPMENT CONCEPT:

The applicant has requested a very limited Use Unit 17: Automotive and Allied Activity on one lot in Development Area B. The site is at the north east corner of Tulsa Hills and is remote without access directly to West 71st Street South or to South Olympia Ave.

The request limits the uses to light automobile/vehicle repair, provides limitations to the hours of operation, outdoor storage, and prohibits other uses that might otherwise be objectionable if allowed in this development.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Procedures letter
 - Interior photo and standards statement
 - Summary statement
 - Concept site plan
 - Concept building elevations
 - Concept lighting plans
 - Concept landscape plans

CORRIDOR DEVELOPMENT PLAN STANDARDS:

Allow Use Unit 17 Automotive and Allied Activities in Lot 19 Block 2 of the Tulsa Hills Addition. The following restrictions apply:

- 1) Automobile/vehicle repair only
- 2) No overnight outdoor storage of automobiles, parts or accessories of any kind.
- 3) Operating hours shall be limited to 7:00 am to 7:00 pm Monday through Friday.
- 4) No tire installation
- 5) No body work

All additional development standards outlined in Z-7008-SP-1 shall apply.

PLATTING REQUIREMENT:

A plat waver will be required.

DETAILED STAFF RECOMMENDATION:

Adding Use Unit 17 with restrictions as an amendment is consistent with the Tulsa Comprehensive plan; and

A light automotive repair facility, planned architectural style, hours of operation and other operational standards is consistent with the vision of the corridor chapter of the Tulsa Zoning Code; and

Z-7008- SP-6 is harmonious with the existing businesses surrounding this property: therefore
Staff recommends Approval of Corridor Plan Z-7008-SP-6 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *This parcel is part of a much larger Regional Center and is one added service component that is consistent with Comprehensive Plan.*

Land Use Vision:

Land Use Plan map designation: The entire site is in Regional Center.

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth map designation: The entire site is in an Area of Growth.

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan:

West 71st south is a primary arterial and commuter street:

The most widespread commercial street type is the strip commercial arterial, these arterials typically serve commercial areas that contain many small retail strip centers with buildings set back from front parking lots. Because of this, strip commercial

arterials have many intersections and driveways that provide access to adjacent businesses. Historically, this type of street is highly auto-oriented and tends to discourage walking and bicycling. On-street parking is infrequent.

Commuter streets are designed with multiple lanes divided by a landscaped median or a continuous two way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

Trail System Master Plan Considerations: None

Small Area Plan: West Highlands Small Area Plan

Special District Considerations: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is the last undeveloped property located on the north end of Tulsa Hill's shopping area. The site is on top of a large retaining wall that separates this site from the adjacent property approximately 15 feet below this building.

Site Analysis: The subject property is approximately 1± acres in size and is located east of southeast corner of W. 71st St. and S. Olympia Ave. The property appears to be vacant and is zoned CO.

Environmental Considerations: None

Surrounding Properties: The subject tract is abutted on the east by single family residential, zoned RS-3; on the north by a variety of business including a convenience store, multi family and vacant land, zoned CSRM-2/PUD and AG; on the south and west by Tulsa Hills Shopping center, zoned CO-Z-7008-SP-1.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
West 71 st Street	Primary Arterial	120	6+

UTILITIES:

The subject tract has municipal water and sewer available.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 21266 dated March 24, 2006, established zoning for the subject property.

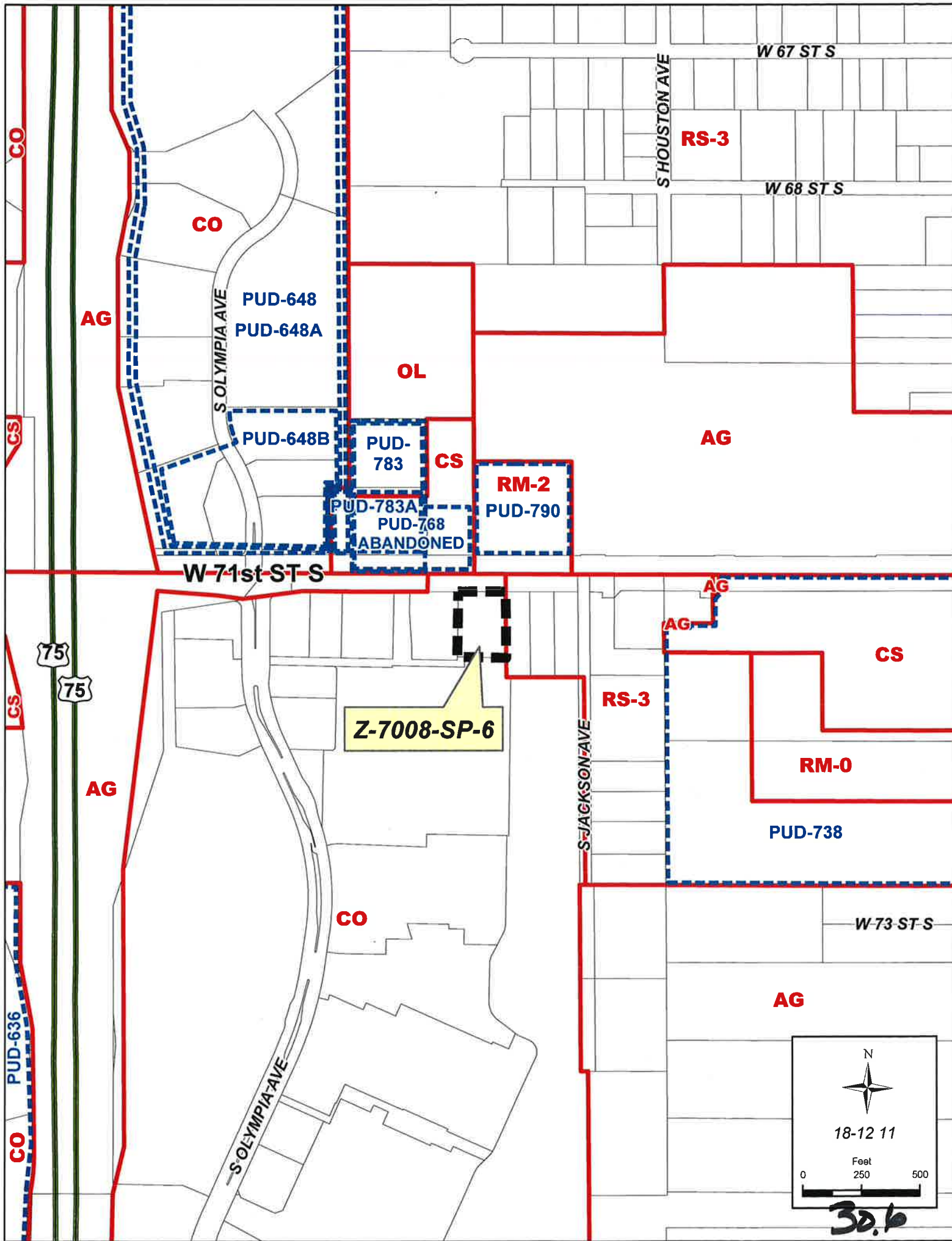
Z-7008-SP-5 December 2012: All concurred in approval of a request for a Corridor Development Plan on a 1± acre tract of land to permit a drive-in restaurant as a permitted use, on property located west of northwest corner of West 81st Street and South Olympia Avenue.

Z-7008-SP-4 September 2011: All concurred in approval of a Corridor Plan for a 2.29± acre tract of land to add Use Unit 17 to the permitted uses and to re-allocate floor area, on property located north of northwest corner of West 81st Street and South Olympia Avenue.

Z-7008-SP-3 December 2009: All concurred in approval of a Corridor Site Plan on a 6.56± acre tract of land to add auto wash only within Use Unit 17 on tract 2-C, in the Tulsa Hills development, on property located north of northeast corner of West 81st Street and South Olympia Avenue.

Z-7008-SP-2 March 2008: All concurred in approval of a Corridor Site Plan on a 1.31± acre tract of land to add tire sales, brake repair/ replacement, chassis alignment, shock absorber maintenance and installation, battery sales, oil changes and lubrication, and engine tune-up services only, to the permitted uses of Tract A, in the Tulsa Hills development, and to approve specific building materials as well as orientation of service bay doors, on property located north of northwest corner of West 81st Street and South Olympia Avenue.

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in approval of a Corridor Site Plan on 176+ acres to permit a regional shopping center know as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71st Street South and West 81st Street South.



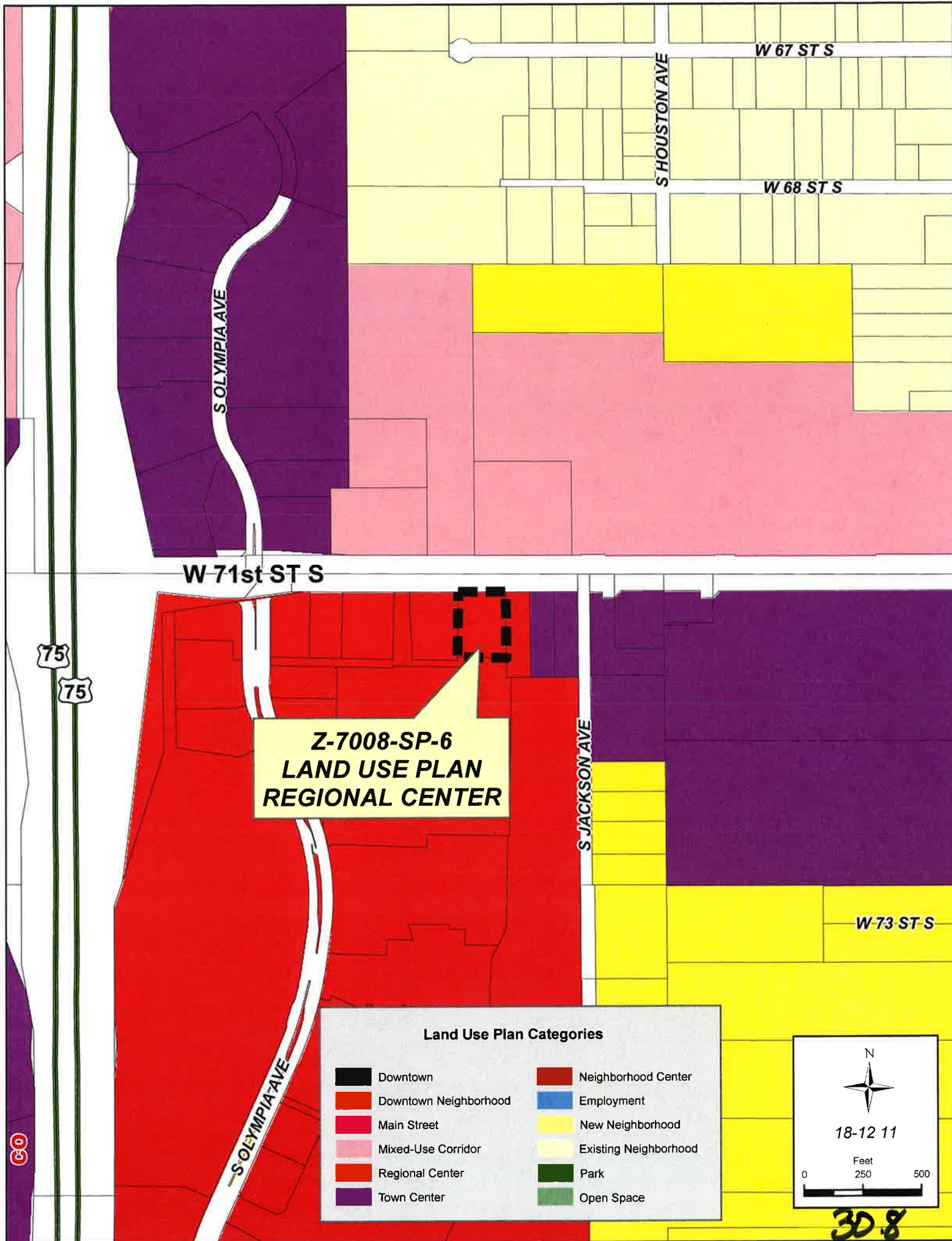


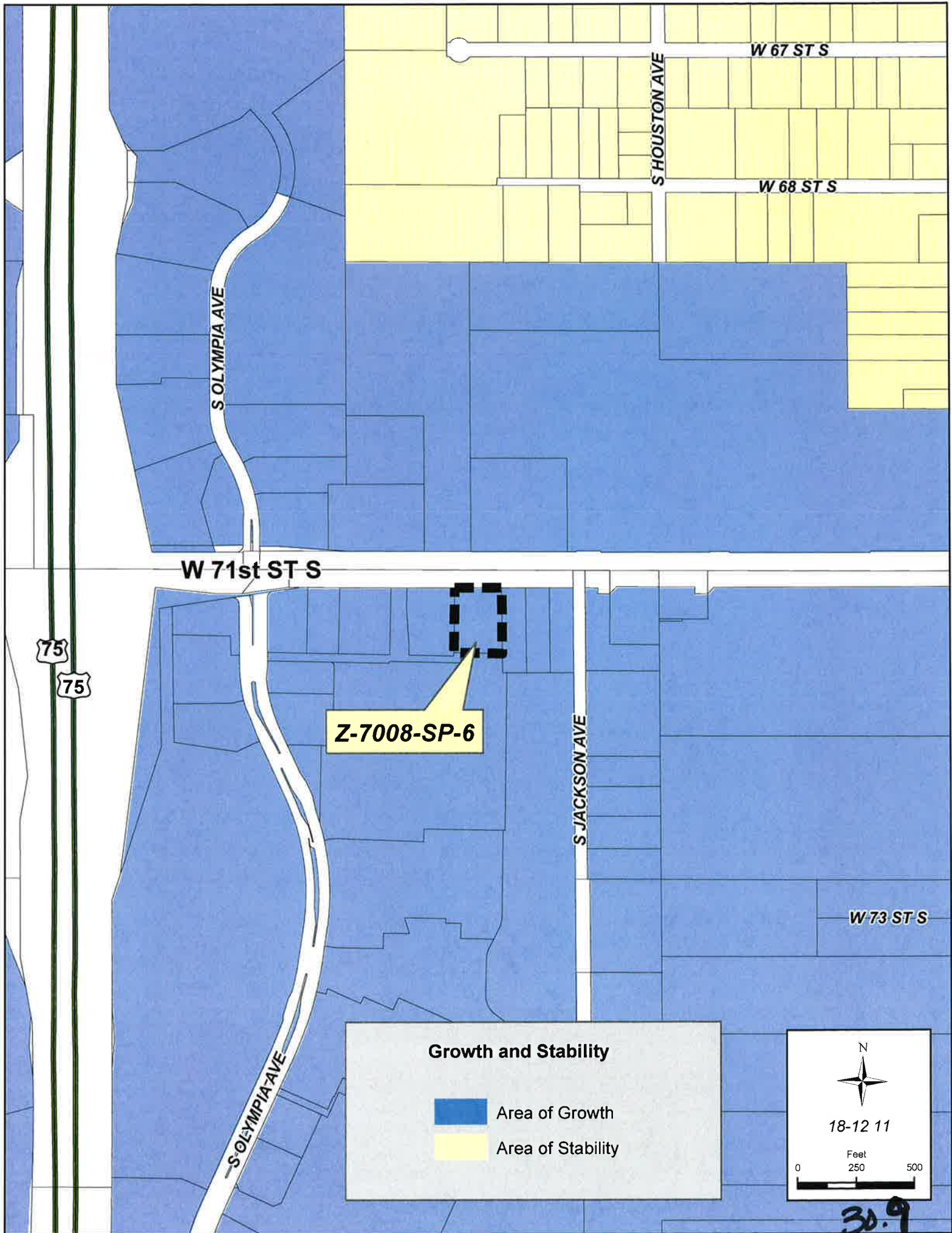
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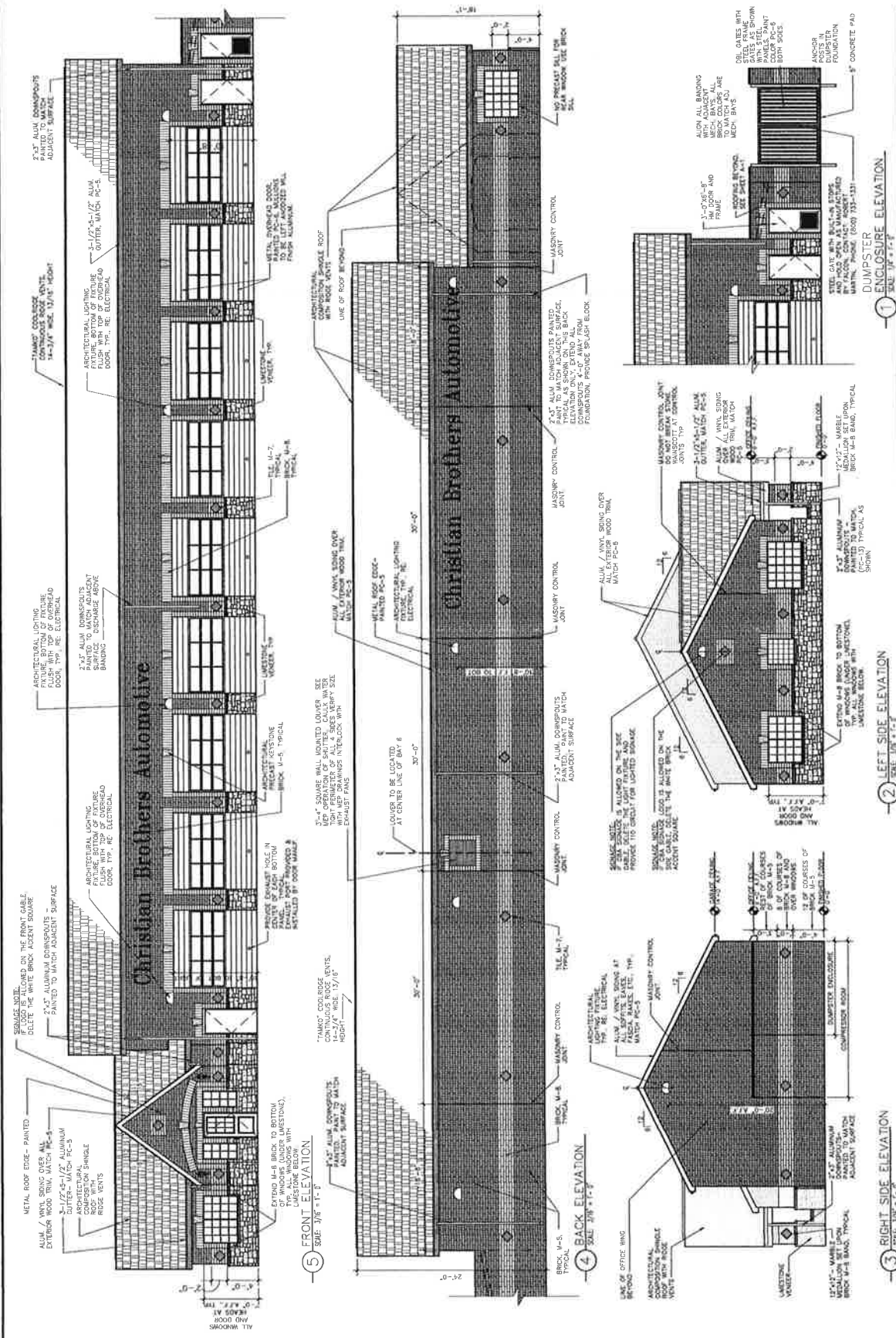
18-12 11

Feet
0 250 500

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

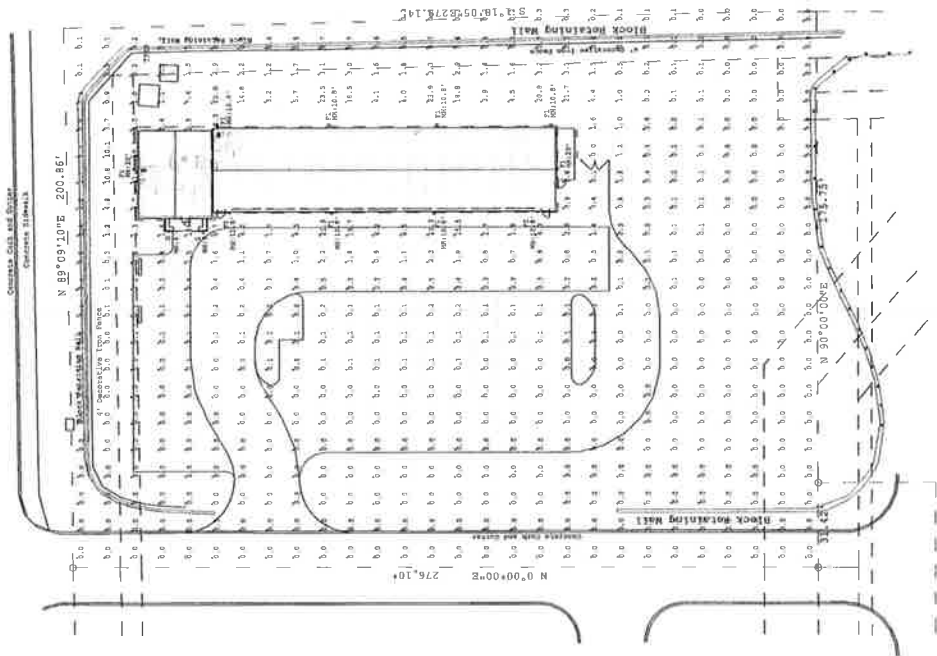






Material	Color	Notes
M-3	SPEC-BRK, QUR-BRN	1. 2" x 4" BRICK JAMB, MEANS OF DOORS AND WINDOWS, AND ACQUANT IN SILLERS AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR M-8.
M-4	ARCHITECTURAL COMPOSITION SHINGLES	2. ALL ROOFS TO BE ASPHALT/FLY ASPHALT COMPOSITION SHINGLES WITH COOL ROOF ADHESIVE AND 2" x 4" FLOOR JOISTS.
M-5	ARCHITECTURAL COMPOSITION SHINGLES	3. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO EYE, TYPICAL OF ALL ELEVATIONS. BRICK CLAND AND GRAFTY CONTROL #4023.
M-6	ARCHITECTURAL COMPOSITION SHINGLES	4. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO EYE, TYPICAL OF ALL ELEVATIONS. BRICK CLAND AND GRAFTY CONTROL #4023.
M-7	ARCHITECTURAL COMPOSITION SHINGLES	5. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO EYE, TYPICAL OF ALL ELEVATIONS. BRICK CLAND AND GRAFTY CONTROL #4023.
M-8	SPEC-BRK, QUR-BRN	6. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO EYE, TYPICAL OF ALL ELEVATIONS. BRICK CLAND AND GRAFTY CONTROL #4023.

West 71st Street South



① PHOTOMETRIC SITE PLAN
Scale 1"=20'

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
○	2	FL1	SINGLE	1,000 Lumens, 1' x 4' recessed light
○	1	FL2	SINGLE	1,000 Lumens, 1' x 4' recessed light
○	8	FL1	SINGLE	1,000 Lumens, 1' x 4' recessed light
○	2	FL2	SINGLE	1,000 Lumens, 1' x 4' recessed light

Calculation Summary				
Label	CalcType	Units	Avg	Max
Grid Planar	Illuminance	FC	1.02	23.0
			Min	Avg/Min Max/Min
			0.0	N.A.

30.12



LANDSCAPE NOTES

- [illegible]

MAINTENANCE NOTES

1. THE GRASS TRIMMER AND OTHER ASSET OF ANY TYPE SHALL BE GRUITY AND FULLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION. ALL WEEDS, INTRUSIVE PLANTS, TREES, SHRUBS, FLOWERS, FOLIAGE, BRANCHES, TWIGGERS, BRUISES, WOUNDS, ETC. SHALL BE REMOVED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF ANY DEBRIS, LITTER, RUBBISH, AND OTHER MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION. ALL WEEDS, INTRUSIVE PLANTS, TREES, SHRUBS, FLOWERS, FOLIAGE, BRANCHES, TWIGGERS, BRUISES, WOUNDS, ETC. SHALL BE REMOVED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
5. THE CONTRACTOR SHALL PROVIDE SEPARATE AND SUFFICIENT FOR ONE YEAR MAINTENANCE TO BEGON.

Q1708


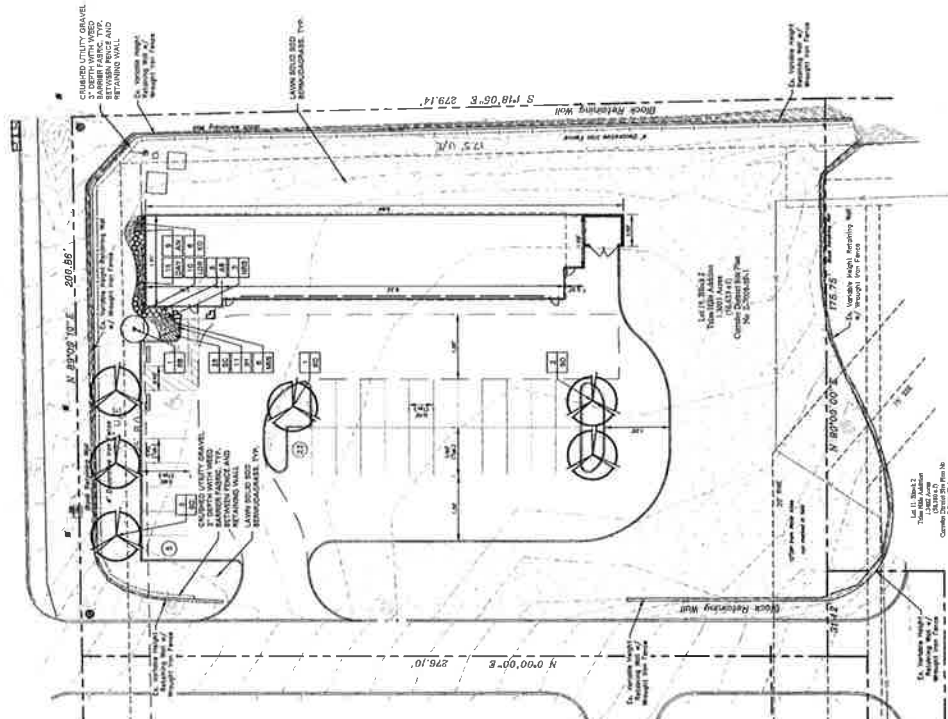
1. PLANT SED BY HAND TO COVER INDICATED AREAS. PLANT SED SHOULD BE PLANTED TO THE TOP OF THE JOINT BY HAND WITH TROWEL TO FILL VOID.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE FREE FROM UNWANTED UNDULATIONS.
3. WATER SED THOROUGHLY AS SED OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED BERMUDGRASS AND FESCUE AT 100 LBS PER THOUSAND. IN OTHER MONTHS, POLYMER FERTILIZER AT 1000 TONS PER ACRE.

1000

[illegible]

ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LOT IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE TABULATIONS

[illegible]

BELLE
FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205

CROSS

Landscape Plan

Sheet No. 1.01

Project No
14028



Christian Brothers

AUTOMOTIVE

From: Christian Brothers Automotive Corporation
15995 N. Barkers Landing, #145
Houston, TX 77079

To: City of Tulsa

RE: Letter of Intent - Christian Brothers Automotive

It is our hope that following your review of our intent we will be granted permission to continue the development process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

The artist's rendering below is an exact representation of our standard prototype.



Nice difference.

15995 N. BARKERS LANDING RD., SUITE 145, HOUSTON, TX 77079 • 281.870.8900 •
CHRISTIANBROTHERSAUTO.COM

30.14



Christian Brothers

AUTOMOTIVE

This finished store is 100% representative of our standard prototype.



Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 7 pm, Monday through Friday. All vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not do tire work or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, work designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 1% of all work performed. Typically this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In the majority of cases, the customer will be referred to a specialist auto repair facility.

Nice difference.

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The business is manned by 3 to 4 employees and the owner / franchisee.

The City of Tulsa will find that we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal and state compliant EPA containment vessels.

Working Interior Photos



Nice difference.

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Office Interior



Summary:

Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential. We truly believe our development brings a unique experience to the automotive repair arena. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and conditioning process becomes less threatening to people of all walks of life.

It is our hope that the City of Tulsa will truly appreciate our presence and will find us to be a valued member of the community.

Thank you,

Jonathan Wakefield
CBAC Director, New Store Development

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