

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2693

March 4, 2015, 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:

Work Session Report:

Director's Report:

Report from Consultant/Zoning Code Update

1. Minutes of February 18, 2015, Meeting No. 2692

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. **LS-20760** (Lot-Split) (CD-2) – Location: Northeast corner of West 81st Street South and South Olympia Avenue
3. **LS-20761** (Lot-Split) (CD-7) – Location: Northeast corner of East 81st Street South and South Mingo Road
4. **LC-645** (Lot-Combination) (CD-1) – Location: Northwest corner of East Admiral Boulevard and North Peoria Avenue
5. **LS-20762** (Lot-Split) (CD-6) – Location: North of the northeast corner of East 61st Street South and South 129th East Avenue
6. **LC-646** (Lot-Combination) (CD-3) – Location: West of the southwest corner of East Apache Street and North 129th East Avenue
7. **LS-20763** (Lot-Split) (CD-8) – Location: South and west of the southwest corner of East 101st St South and South Louisville Avenue

8. **PUD-531-A-1/Z-6034-SP-3a – Roy Johnsen**, Location: Northeast corner of East 81st Street South and South Mingo Road, requesting a **PUD/CO Minor Amendment** to divide Development Area B into two tracts, B-1 and B-2 and to modify the Development Standards to allocate floor area and modify building height restrictions for B-2, **CO/CS/PUD-531-A**, (CD-7)
9. **PUD-539-2 – Branch Communications**, Location: Northeast corner of East 11th Street South and South 123rd East Avenue, requesting a **PUD Minor Amendment** to allow Use Unit 4 for cell tower use only, **CS/OL/PUD-539**, (CD-6)
10. **PUD-539 - Branch Communications**, Location: Northeast corner of East 11th Street South and South 123rd East Avenue, requesting a **PUD Detail Site Plan** for a new cell tower within the PUD, **CS/OL/PUD-539**, (CD-6)
11. **PUD-405-24 – John W. Moody**, Location: Southwest corner of East 92nd Street South and South 78th East Avenue, requesting a **PUD Minor Amendment** to add Use Unit 17 – Automotive and Allied Activities to allowable uses, **CO/PUD-405**, (CD-8)
12. **PUD-803-1 – Tanner Consulting, LLC/Ricky Jones**, Location: South and east of the southeast corner of East 121st Street and South Yale Avenue, requesting a **PUD Minor Amendment** to increase the number of lots and decrease the minimum lot width and lot size, **RS-3/PUD-803**, (CD-8)
13. **PUD-575-B – Kevin Vanover, PE**, Location: East of the southeast corner of South 97th East Avenue and South 79th Street, requesting a **PUD Detail Site Plan** for a new dental office within the PUD, **CO/PUD-575-B**, (CD-7)
14. **PUD-819-1 – AAB Engineering, LLC**, Location: Northeast corner of South Garnett Road and East 11th Street South, requesting a **PUD Minor Amendment** to revise landscape requirements for all Development Areas; reduce on site signage in Development Area A; increase square footage of display surface area of an off-site sign, **CS/PUD-819**, (CD-3)
15. **AC-135 – Ken Alexander**, Location: Between Osage Drive and the Tisdale Expressway, South of Gilcrease Parkway, requesting an **Alternative Compliance Landscape Plan** in lieu of the requirement for all parking spaces to be placed within 75 feet of a landscaped area with a tree, **IL**, (CD-1)
16. **Z-7008-SP-1 – Kyle Anz**, Location: North of the northwest corner of West 81st Street and South Olympia Avenue, requesting a **Detail Site Plan** for a new restaurant in a Corridor District, **CO/Z-7008-SP-1**, (CD-2)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

17. **PUD-826 – AAB Engineering/CBC Builds**, Location: Northeast corner of East 23rd Street and South Delaware Place, requesting a **PUD**, (CD-4) (**Applicant is requesting a continuance to March 18, 2015.**)
18. **CZ-440 – Roy Johnsen**, Location: South of southeast corner of East 133rd Street and South Garnett Road, requesting rezoning from **AG to RE**, (County) (**Staff is requesting a continuance to March 18, 2015.**) (Related to PUD-827/Oak Estates Preliminary Plat)
19. **PUD-827 – Roy Johnsen**, Location: South of southeast corner of East 133rd Street and South Garnett Road, requesting PUD, **AG to RE/PUD**, (County) (**Staff is requesting a continuance to March 18, 2015.**) (Related to CZ-440/Oak Estates Preliminary Plat)
20. **Oak Estates – Preliminary Plat**, Location: South of southeast corner of East 133rd Street and South Garnett Road, (County) (**Staff is requesting a continuance until March 18, 2015 so that the PUD standards and other issues can be determined.**) (Related to CZ-440/PUD-827)

OTHER BUSINESS

21. **LS-20759** – **Request for refund** of \$100.00. Development Services and City legal determined that a lot-split on this tract would not be necessary.
22. **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.

Case Number: PUD-531-A-1/Z-6034-SP-3a
Minor Amendment

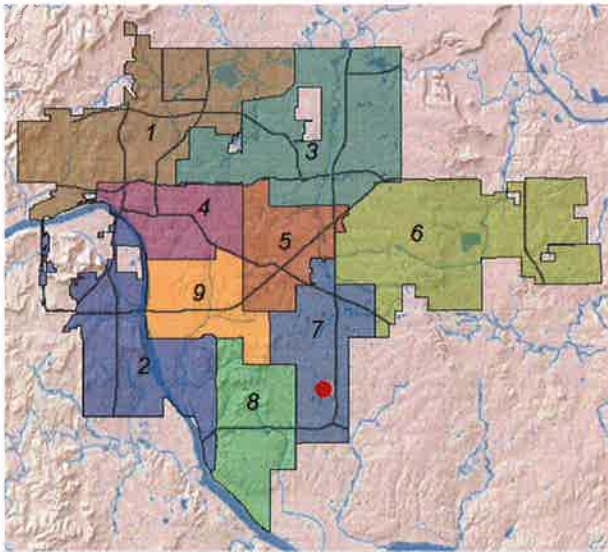
Hearing Date: March 4, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Roy Johnsen

Property Owner: Manley Properties, LP

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD/CO minor amendment to divide Development Area B into two tracts, B-1 and B-2 and to modify the Development Standards to allocate floor area and modify building height restrictions for B-2.

Gross Land Area: 4.77 Acres

Location: Northeast corner East 81st Street South and Mingo Road

Development Area B

Zoning:
Existing Zoning: CO/CS/PUD-531-A
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 18-14-7
CZM: 54 Atlas: 1413

City Council District: 7
Councilor Name: Anna America

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-531-A-1/Z-6034-SP-3a Minor Amendment

STAFF RECOMMENDATION

Amendment Request: To divide Development Area B into to Development Areas, B-1 and B-2 as well as modify the Development Standards to allocate floor area for B-1 and B-2 and modify the building height restrictions for B-2.

See Applicant's Minor Amendment Exhibit for specific proposed changes.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.1 PUD Section of the City of Tulsa Zoning Code.*

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

As well as Section 1107.H.9

"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."

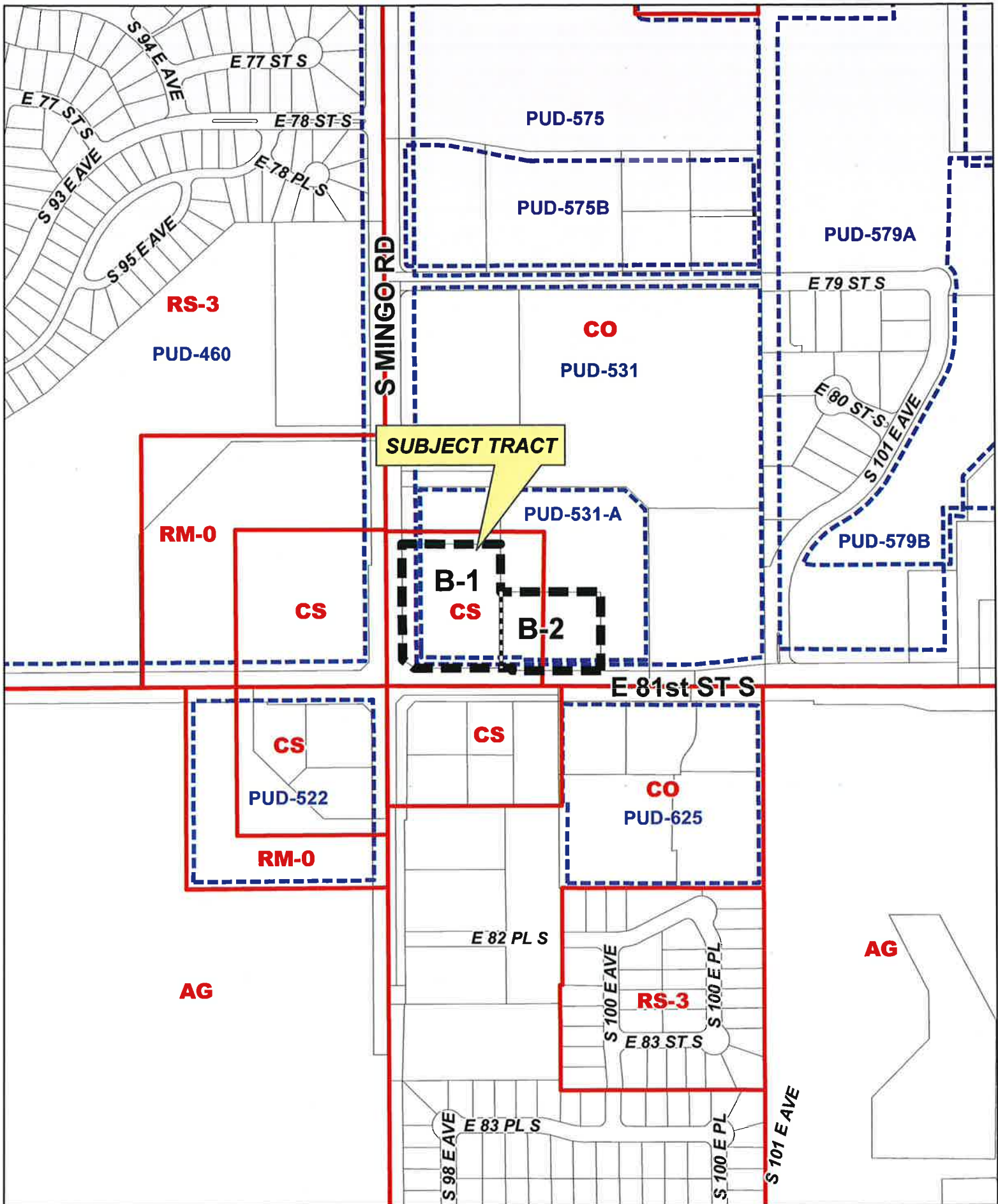
Staff has reviewed the request and determined:

- 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-531-A/Z-6034-SP-3 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Exhibit 2 Existing Tract Legal Description
Applicant Exhibit 3 Proposed Tract "B-1" Legal Description
Applicant Exhibit 4 Proposed Tract "B-2" Legal Description
Applicant Minor Amendment Exhibit
Applicant Property Exhibit

With considerations listed above, staff recommends **APPROVAL** of the minor amendment request to divide Development Area B into to Development Areas, B-1 and B-2 as well as modify the Development Standards to allocate floor area for B-1 and B-2 and modify the building height restrictions for B-2.



PUD-531-A-1/Z-6034-SP-3a



18-14 07





0 Feet 200 400



Subject Tract

18-14 07

PUD-531-A-1/Z-6034-SP-3a

8.9

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





0 Feet 50 100



Subject
Tract

18-14 07

PUD-531-A-1/Z-6034-SP-3a

8.5

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



TRACT “B” LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK ONE (1), MEADOWBROOK CHASE, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, MEADOWBROOK CHASE; THENCE SOUTH 89°03'26" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 156.75 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 89°03'26" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 289.67 FEET; THENCE NORTH 00°56'35" WEST AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 8.00 FEET; THENCE SOUTH 89°03'26" WEST AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 315.00 FEET; THENCE NORTH 46°08'45" WEST AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 39.99 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01°20'56" WEST ALONG THE WESTERLY LINE OF SAID LOT 3 FOR 376.25 FEET; THENCE SOUTH 89°03'26" WEST FOR 311.31 FEET; THENCE SOUTH 00°56'36" EAST FOR 155.42 FEET; THENCE NORTH 89°03'26" EAST FOR 324.41 FEET; THENCE SOUTH 00°56'34" EAST FOR 257.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 208,017 SQUARE FEET OR 4.776 ACRES, MORE OR LESS.

Exhibit 3 – Proposed Tract “B-1” Legal Description

TRACT “B-1” LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK ONE (1), MEADOWBROOK CHASE, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, MEADOWBROOK CHASE; THENCE SOUTH 89°03'26" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 446.42 FEET; THENCE NORTH 00°56'35" WEST AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 8.00 FEET; THENCE SOUTH 89°03'26" WEST AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 34.73 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 89°03'26" WEST AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 280.27 FEET; THENCE NORTH 46°08'45" WEST AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 39.99 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01°20'56" WEST ALONG THE WESTERLY LINE OF SAID LOT 3 FOR 376.25 FEET; THENCE NORTH 89°03'26" EAST FOR 311.31 FEET; THENCE SOUTH 00°56'36" EAST FOR 404.42 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 124,923 SQUARE FEET OR 2.868 ACRES, MORE OR LESS.

Exhibit 4 – Proposed Tract "B-2" Legal Description

TRACT "B-2" LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK ONE (1), MEADOWBROOK CHASE, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, MEADOWBROOK CHASE; THENCE SOUTH 89°03'26" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 156.75 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 89°03'26" WEST ALONG SAID SOUTHERLY LINE FOR 289.67 FEET; THENCE NORTH 00°56'35" WEST ALONG SAID SOUTHERLY LINE FOR 8.00 FEET; THENCE SOUTH 89°03'26" WEST ALONG SAID SOUTHERLY LINE FOR 34.73 FEET; THENCE NORTH 00°56'36" WEST FOR 249.00 FEET; THENCE NORTH 89°03'26" EAST FOR 324.41 FEET; THENCE SOUTH 00°56'34" EAST FOR 257.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 83,094 SQUARE FEET OR 1.908 ACRES, MORE OR LESS.

Meadowbrook Chase
Minor Amendment
Planned Unit Development No. 531- A -1
Corridor Conceptual Site Plan Z-6034-SP-3

Narrative:

The subject property is located at the northeast corner of 81st South and South Mingo Road and comprises 4.776 acres located within a CO Corridor District and a CS Commercial District, and previously established as Development Area B by PUD -531-A and Z-6034-SP-2. Development Area B as existing is a part of Lot 3 Block 1, Meadowbrook Chase.

The applications are herein submitted to request that Development Area B may be divided into two tracts, Development Area B-1 and Development Area B-2.

Existing development standards of the previously revised Development Area B are as follows:

Land Area Net:	4.77 acres
Permitted Uses:	As permitted by right within a CS District.
Maximum Floor Area:	104,008 sq.ft.
Maximum Building Height:	40 ft.
Minimum Building Setbacks:	
From centerline of Mingo	100 ft.
from centerline of 81st Street	100 ft.
from other boundaries	10 ft.

Proposed development standards of Development Area B-1 are as follows:

Land Area Net:	2.868 acres
Permitted Uses:	As permitted by right within a CS District.
Maximum Floor Area:	30,000 sq.ft.
Maximum Building Height:	40 ft.
Minimum Building Setbacks:	
from centerline of Mingo	100 ft.
from centerline of 81 st St.	100 ft.
from other boundaries	10 ft.

Proposed development standards of Development Area B-2 are as follows:

Land Area Net:	1.8868 acres
Permitted Uses:	As permitted by right within a CS District.
Maximum Floor Area:	74,000 sq.ft.
Maximum Building Height:	120 ft.
Minimum Building Setbacks:	
from centerline of 81 st St.	100 ft.
from other boundaries	10 ft.

Other existing development standards pertaining to Development Area B as initially set forth , and not above modified, shall remain applicable.

A location map and relevant legal descriptions are attached as follows:

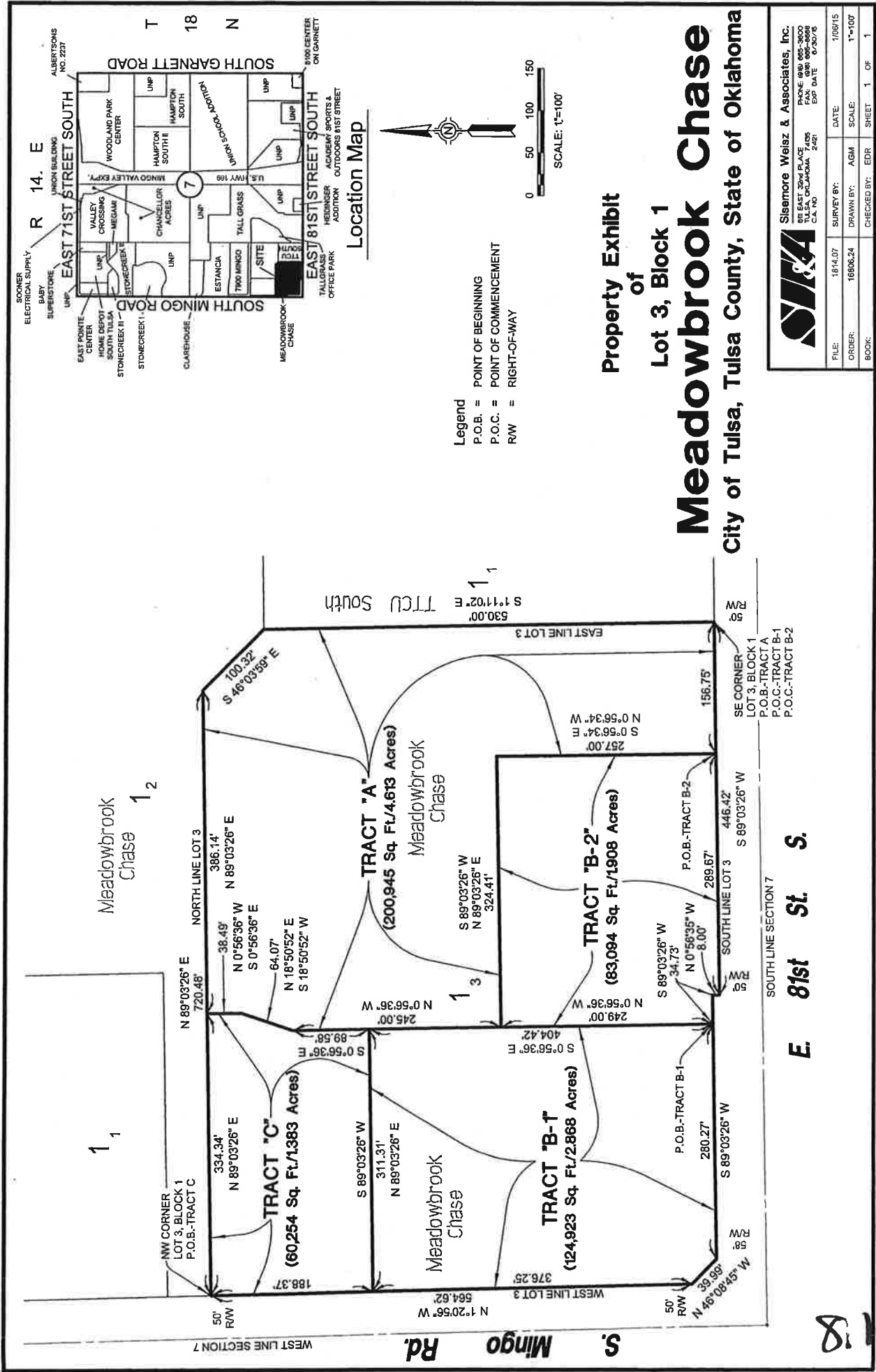
Exhibit 1 - Location Map

Exhibit 2 - Existing Tract "B" Legal Description

Exhibit 3 - Proposed Tract "B-1" Legal Description

Exhibit 4 - Proposed Tract "B-2" Legal Description

Exhibit 1 - Location Map



Sisemore Weisz & Associates, Inc.	
101 EAST 20TH PLACE TULSA, OKLAHOMA 74105 C.A. NO. 2451	PHONE (918) 485-3000 FAX (918) 485-3008 E-MAIL: info@sisemoreweisz.com
FILE: 1514.07	SURVEY BY: DATE: 10/01/15
ORDER: 16906.24	DRAWN BY: AGM SCALE: 1"=100'
BOOK:	CHECKED BY: EDR SHEET 1 OF 1

Case Number: PUD-539-2
Minor Amendment

Hearing Date: March 4, 2015

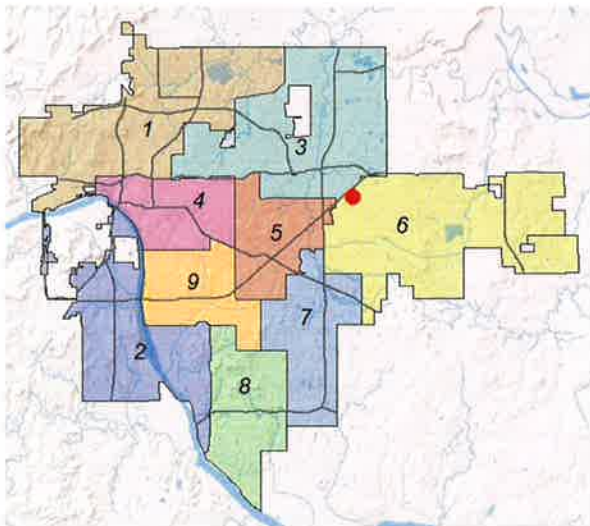
Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Branch Communications

Property Owner: KTO Ltd. Co.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept Summary:

The underlying zoning is CS/OL. The PUD does not allow Use Unit 4. Underlying zoning allows use unit 4 by special exception in OL and by right in CS.

Gross Land Area: 10.7 Acres

Location: Northeast corner of East 11th Street
South and South 123 East Avenue

12306 East 7th Street South

Development Area B

Zoning:

Existing Zoning: CS/OL/PUD-539

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Employment

Growth and Stability Map: Growth

Staff Recommendation:

*Staff recommends **APPROVAL** for use unit but limited to a Cell Tower Use.*

Staff Data:

TRS: 9405

CZM: 39

Atlas: 977

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: PUD-539-2 Minor amendment

STAFF RECOMMENDATION

Amendment Request: Modify allowed uses to include Use Unit 4 to allow construction of a Cell Tower.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.15 PUD Section of the City of Tulsa Zoning Code.*

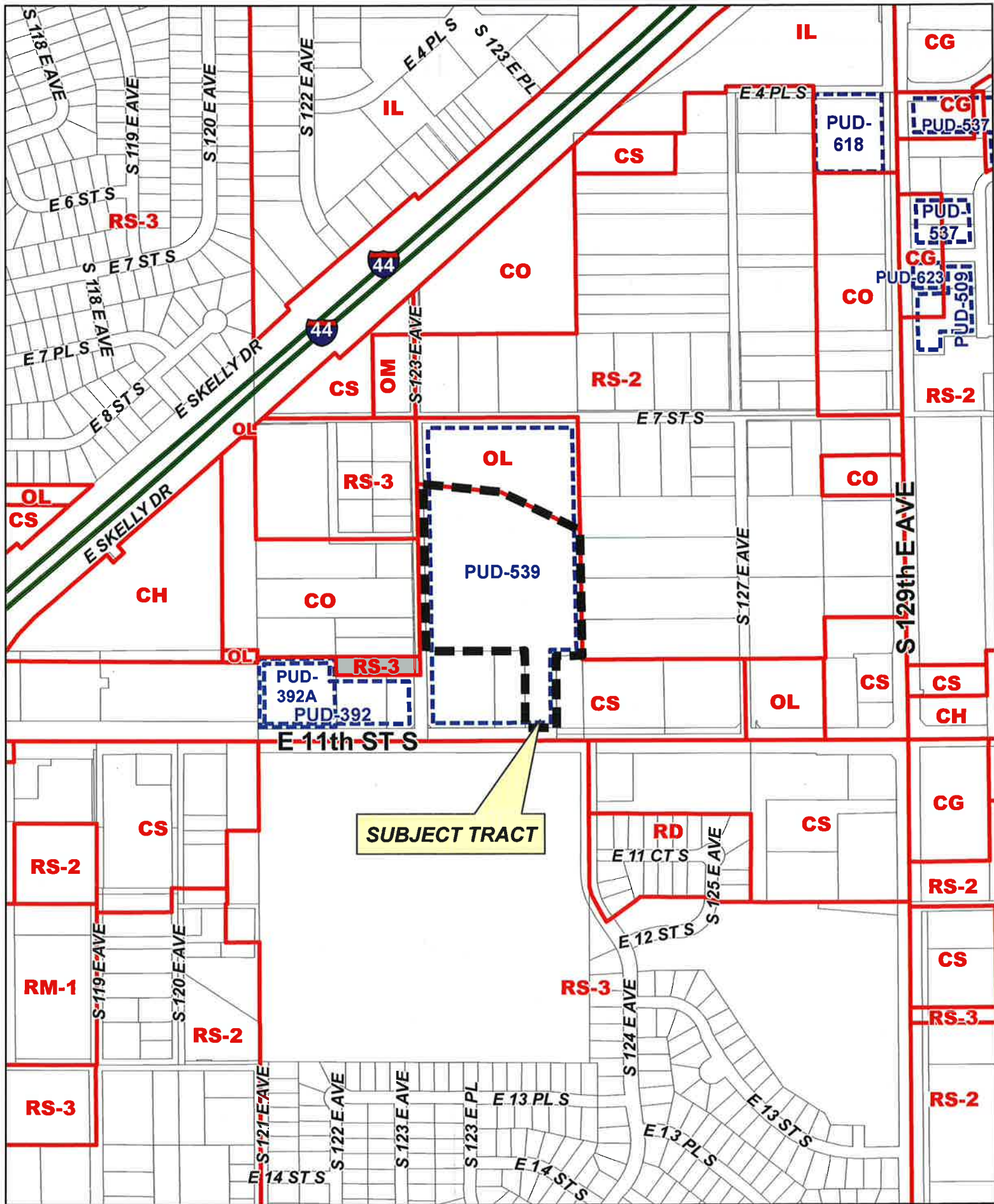
"Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use by right and the proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties"

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the development standards in the PUD.
- 2) All remaining development standards defined in PUD-539 and PUD-539-1 shall remain in effect.

INCOG zoning case map
INCOG aerial photo
Applicant Site Survey
Applicant Aerial Site Plan
Applicant Compound Plan
Applicant Antenna Elevation
Applicant Compound Details

Staff recommends **APPROVAL** of the minor amendment to allow use Unit 4 but limited to a Cell Tower.



PUD-539-2

19-14 05

9.3





SUBJECT TRACT

Feet

0 250 500



**Subject
Tract**

PUD-539-2

19-14 05

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

Aerial Photo Date: March 2014



VENDOR:

T-Mobile

4333 ENTERPRISE DR
OKLAHOMA CITY, OK 73128

PRODUCED BY:

sls

SPECIALTY TELECOMMUNICATIONS
PROFESSIONAL ENGINEERS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
CO. #5498 EXP. JUN 2015

PRODUCED BY:

BRANCH

COMMUNICATIONS, LLC
1316 S. BOSTON AVE. STE. 215
TULSA, OKLAHOMA 74119
(918) 949-4351

SITE NAME:

CENTRAL

BTS NUMBER:

TU01181

SITE ADDRESS:

12306 EAST 7TH STREET SOUTH
TULSA OK OK 74128

PROJECT NUMBER:

OK-0126

ENGINEER:

SAMUEL THEADORE

PROFESSIONAL ENGINEER
22174
OKLAHOMA

PE #22174 EXP. NOV 2015

NO	DATE	DESCRIPTION	BY
1	10/27/14	PRELIM ISSUE	JPR
2	11/03/14	CONST. ISSUE	JPR
3	11/17/14	CONST. ISSUE	JPR

SHEET TITLE:

AERIAL SITE PLAN

SHEET #:

C1

PROJECT #:

TU01181

BY:

JPR

CHKD:

JWM

1



TRUE NORTH
(2.69° E)
MAG

1 AERIAL SITE PLAN
SCALE: N.T.S.

9.6

VENDOR:

T-Mobile
4533 ENTERPRISE DR.
OKLAHOMA CITY, OK 73126

PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS
CONSULTANTS, LLC
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. ANNE ARK
OKLAHOMA CITY, OK 73114
(405) 755-1127
COP #0095 EXP. JUL 2015

PRODUCED BY:

BRANCH

COMMUNICATIONS/LLC
13431 N. ANNE ARK
TULSA, OKLAHOMA 74119
(918) 944-4251

SITE NAME:

CENTRAL

PTS NUMBER:

TU01181

SITE ADDRESS:

12306 EAST 7TH STREET SOUTH
TULSA, OK 74128

PROJECT NUMBER:

OK-0126

ENGINEER:



NO.

DATE

DESCRIPTION

BY

JPR

NDP

NDP

NDP

NDP

NDP

NDP

NDP

NDP

NDP

NDP

NDP

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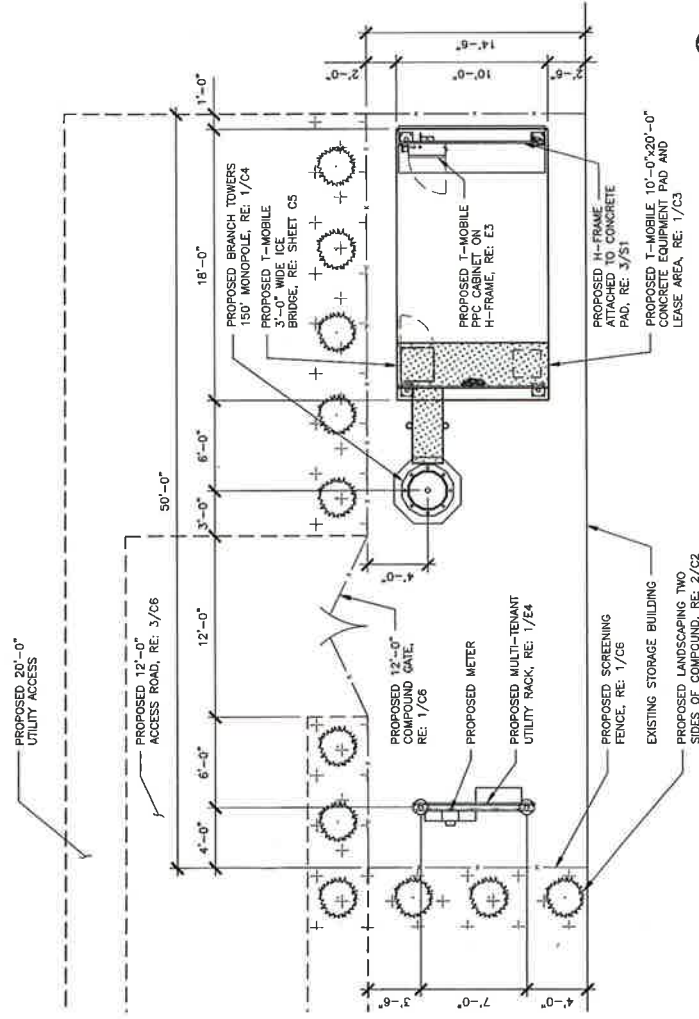
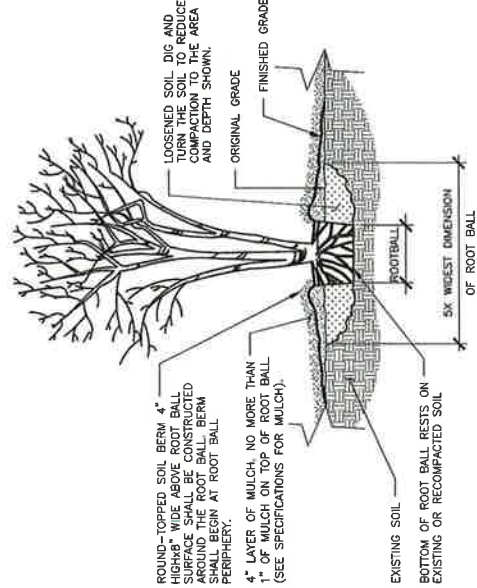
2 TREE PLANTING DETAIL

SCALE: N.T.S.

NOTE:

1. THIS LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF (CITY OF TULSA ZONING CODE TITLE 42) SECTION 1002

Samuel Rheadore Curtis



FOR SITE CIVIL DETAILS, RE: SHEET C2

1 COMPOUND PLAN

SCALE: 1\"/>

9.7

VENDOR:

T-Mobile
4533 ENTERPRISE DR.
OKLAHOMA CITY, OK 73128

PRODUCED BY:

SFS
SPECIALTY TELECOMMUNICATIONS
ENGINEERING, LLC
PROFESSIONAL ENGINEER
13431 N. UNIVERSITY BLVD. SUITE 100
OKLAHOMA CITY, OK 73114
(405) 555-7497
CDA #000125-001-2015

PRODUCED BY:

BRANCH
COMMUNICATIONS, LLC
COMMUNICATIONS ENGINEER
1516 S. BOSTON AVE. STE. 219
TULSA, OKLAHOMA 74119
(918) 444-1651

SITE NAME:
CENTRAL

RIS NUMBER:
TU01181

SITE ADDRESS:
12306 EAST 7TH STREET SOUTH
TULSA, OK OK 74128

PROJECT NUMBER:
OK-0126

ENGINEER:

SAMUEL HEARD
PROFESSIONAL ENGINEER
OKLAHOMA
221174

PE #22174 EXP NOV 2015

NO.	DATE	DESCRIPTION	BY
A	10/27/14	PRELIM ISSUE	JPR
G	10/31/14	CONST. ISSUE	NDP
1	11/24/14	CONST. ISSUE	NDP

SHEET TITLE:
COMPOUND DETAILS

SHEET #:
C6

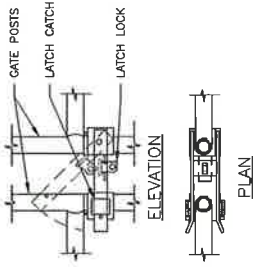
PROJECT #:
TU01181

REV:
1

BY: JPR
JWW

TYPICAL FENCING SIZES

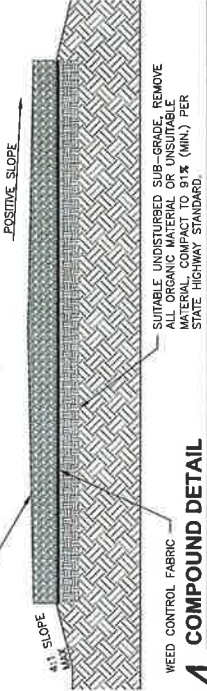
6" HIGH FENCE	SIZE	POST FOOTING
LINE POST	2 7/8"	9" x 48" DEEP
CORNER POST	4"	12" x 60" DEEP
GATE POST	4"	12" x 60" DEEP



2 GATE LATCH DETAIL
SCALE: N.T.S.

NOTE:

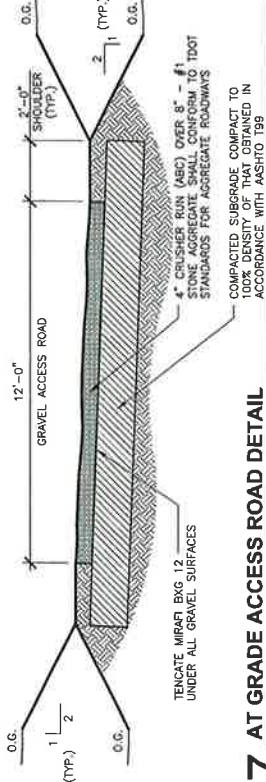
- CONTRACTOR TO HAVE A BRANCH COMMUNICATIONS REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.



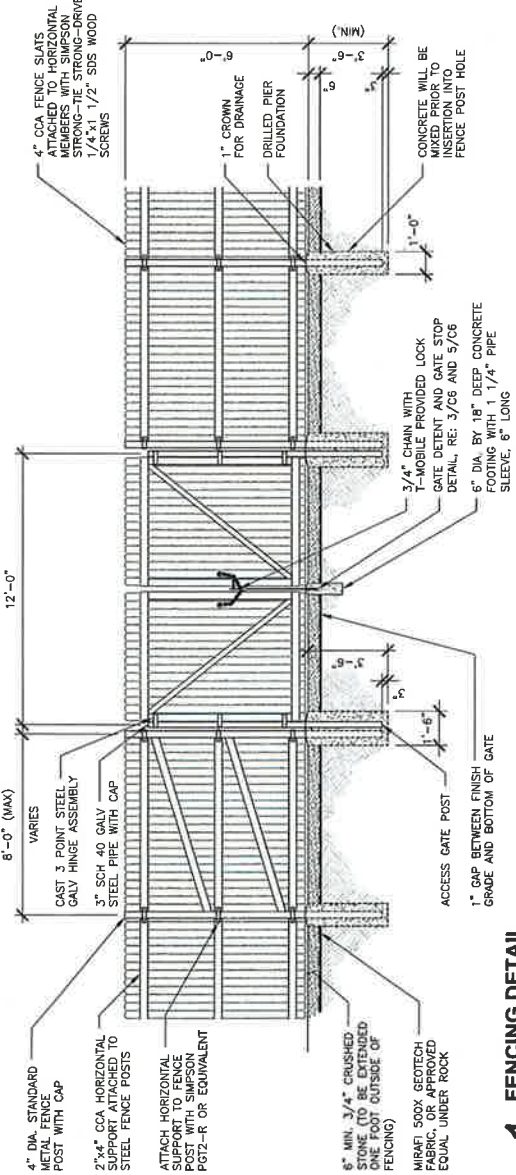
4 COMPOUND DETAIL
SCALE: N.T.S.

NOTES:

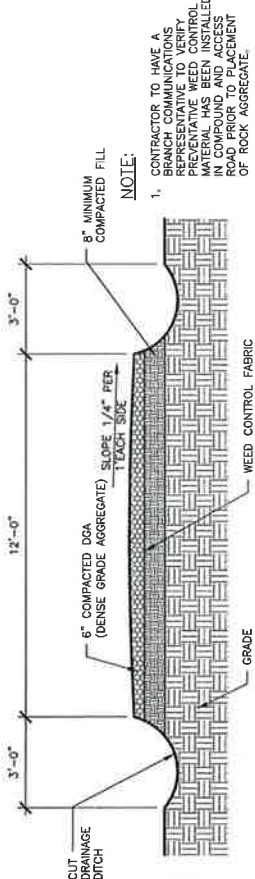
- CONTRACTOR TO HAVE A BRANCH COMMUNICATIONS REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.
- THE CONTRACTOR MUST EITHER SUPER-ELEVATE OR CROWN ALL ROAD SECTIONS.
- THE MAXIMUM SUPER-ELEVATION SHALL NOT EXCEED 8% CROSS SLOPE.



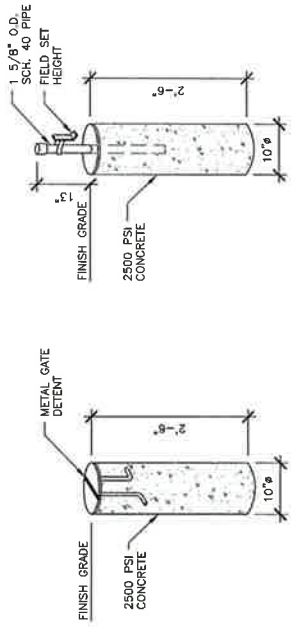
7 AT GRADE ACCESS ROAD DETAIL
SCALE: N.T.S.



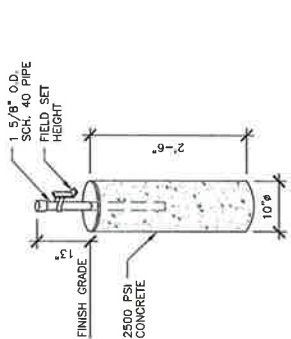
1 FENCING DETAIL
SCALE: N.T.S.



3 ON GRADE ACCESS ROAD DETAIL
SCALE: N.T.S.



5 GATE DETENT DETAIL
SCALE: N.T.S.



6 GATE STOP/KEEPER DETAIL
SCALE: N.T.S.

9.9.

Case Number: PUD-539
Detail Site Plan

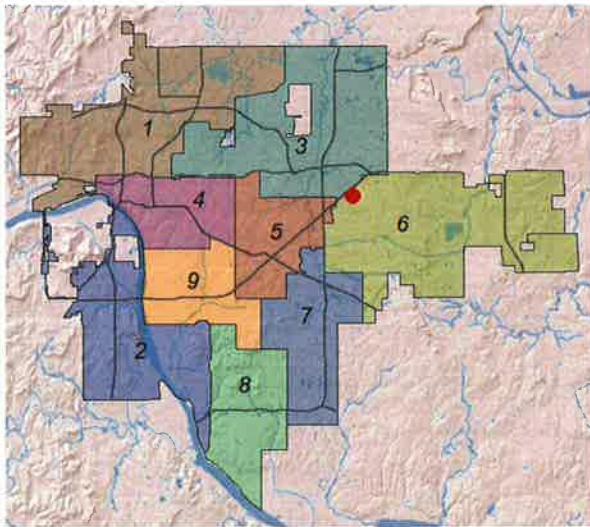
Hearing Date: March 4, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Branch Communications

Property Owner: KTO Ltd. Co.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for a new cell tower within the PUD.

Gross Land Area: 10.7 Acres

Location: Northeast corner of East 11th Street
South and South 123 East Avenue

12306 East 7th Street South

Development Area B

Zoning:
Existing Zoning: CS/OL/PUD-539
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Employment
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 9405
CZM: 39 Atlas: 977

City Council District: 6
Councilor Name: Connie Dodson
County Commission District: 1
Commissioner Name: John Smaligo

SECTION I: PUD-539 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 10.7 Acre site in a Planned Unit Development for a cell tower.

PERMITTED USES:

Currently only Mini-storage/boat storage and repair are permitted, however the applicant has also applied for a minor amendment (PUD-539-2) to allow cell towers – Use Unit 4. If the minor amendment is approved, then the cell tower proposed for this project would be 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 Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new cell tower meets all applicable guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

Cell towers are not required to provide off street parking.

LIGHTING:

Tower lighting will be required to comply with Section 1204.3.d of the City of Tulsa Zoning Code.

SIGNAGE:

Per Section 1204.3.e of the Zoning Code, the use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

Due to the nature of this tower, no pedestrian access is required or shown.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

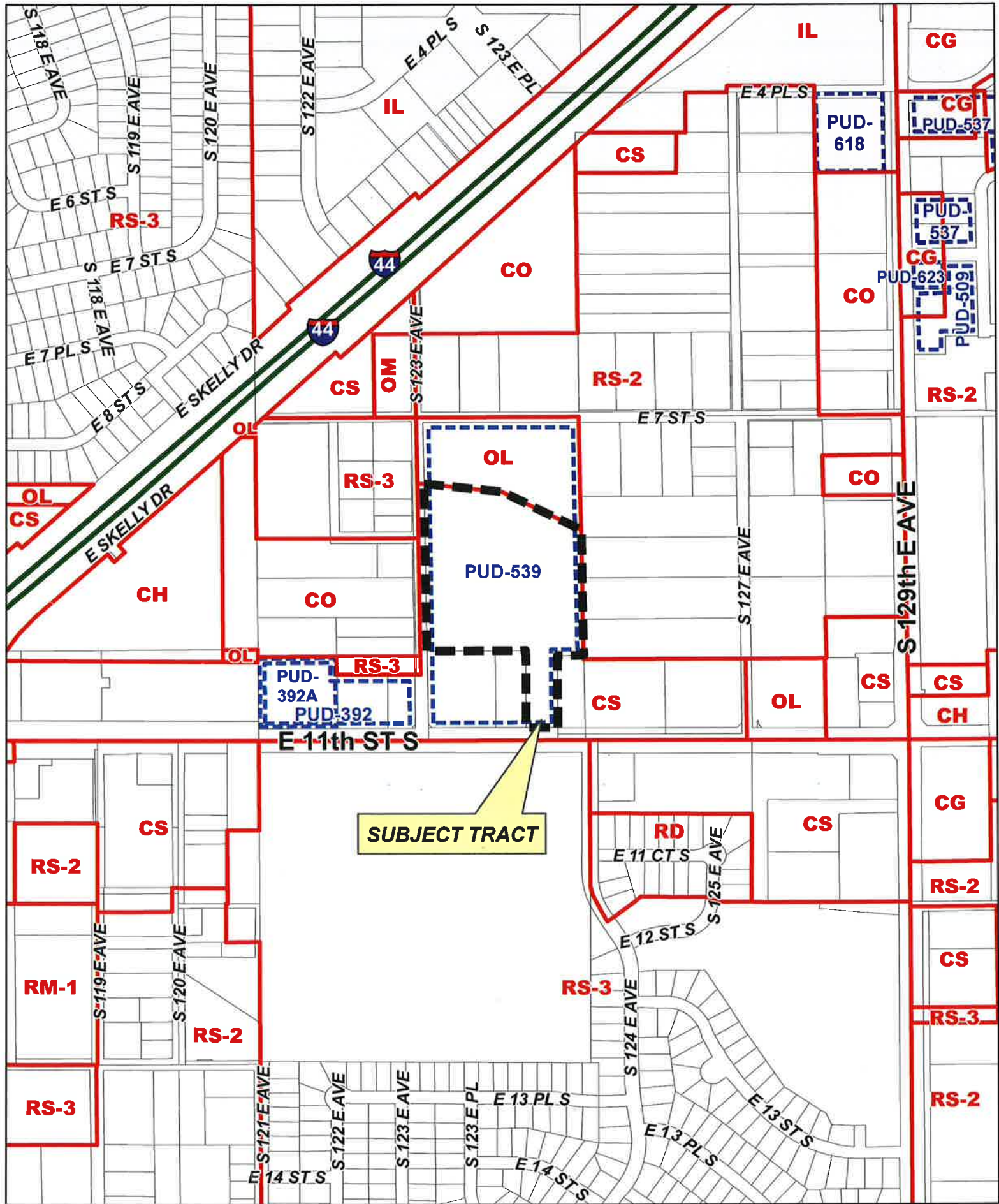
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-539**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved 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 map
INCOG aerial photo
Applicant Site Survey
Applicant Aerial Site Plan
Applicant Compound Plan
Applicant Antenna Elevation
Applicant Fencing Details

Staff recommends **APPROVAL** of the detail site plan for the proposed Cell Tower.

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



PUD-539-2

19-14 05





0 Feet 250 500



Subject Tract

PUD-539-2

19-14 05

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

Aerial Photo Date: March 2014



T-Mobile
4533 ENTERPRISE DR.
OKLAHOMA CITY, OK 73128

PRODUCED BY:



**SPECIALTY TELECOMMUNICATIONS
SERVICES, LLC
PROFESSIONAL ENGINEERS
AND CONSULTANTS
3431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167
COA #5498 EXP JUN 2015**

PRODUCED BY:

BR NCH

COMMUNICATIONS, LLC
BRANCH COMMUNICATIONS
1518 S BOSTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 949-4551

SITE NAME:

CENTRAL

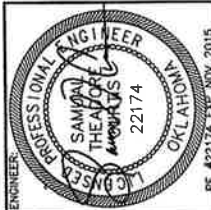
BTS NUMBER:

TU01181

SITE ADDRESS:
12306 EAST 7TH STREET SOUTH

TULSA OK OK 7412

OK-0126



DE 122176 NOV 2015

NO	DATE	DESCRIPTION	BY
A	10/27/14	PRELIM ISSUE	JPR
B	10/31/14	CONST ISSUE	NOP
C	11/24/14	CONST ISSUE	NOP

SHEET TITLE: **AERIAL SITE PLAN**

SHEET #: C1	PROJECT #:	REV:
	TU01181	1
	ST: CKD:	
	JPR / WM	



1 **AERIAL SITE PLAN**
SCALE: N.T.S.

SCALE: N.T.S.

10.7

VENDOR:

T-Mobile
4333 Enterprise
Oklahoma City, OK 73128

PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS
PROFESSIONAL ENGINEERS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
OK 1549 EXP JUN 2015

PRODUCED BY:

BR NCH
COMMUNICATIONS, LLC
1315 S BOSTON AVE STE 215
TULSA, OK 74128
(918) 849-4321

SITE NAME:

CENTRAL

RIS NUMBER:

TU01181

SITE ADDRESS:

12206 EAST 7TH STREET SOUTH
TULSA, OK 74128

PROJECT NUMBER:

OK-0126

ENGINEER:



PE #22174 EXP NOV 2015

NO	DATE	DESCRIPTION	BY
1	10/27/14	PRELIM ISSUE	JPR
2	10/31/14	CONST. ISSUE	NDP
3	11/24/14	CONST. ISSUE	NDP

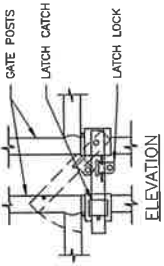
SHEET TITLE:

COMPOUND DETAILS

SHEET #	PROJECT #	REV
C6	TU01181	1
	BY: JPR	CHK: JMM

TYPICAL FENCING SIZES

6" HIGH FENCE	SIZE	POST FOOTING
LINE POST	2 7/8"	9" X 48" DEEP
CORNER POST	4"	12" X 60" DEEP
GATE POST	4"	12" X 60" DEEP

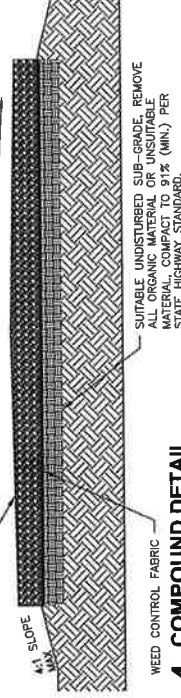


2 GATE LATCH DETAIL
SCALE: N.T.S.

NOTE:

- CONTRACTOR TO HAVE A BRANCH COMMUNICATIONS REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.

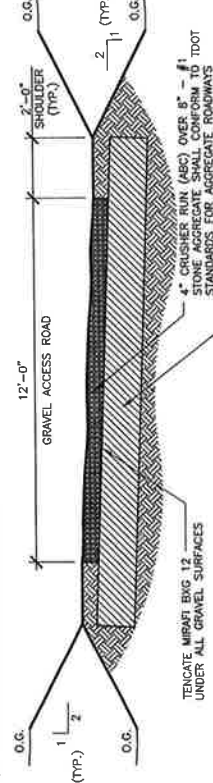
POSITIVE SLOPE



4 COMPOUND DETAIL
SCALE: N.T.S.

NOTES:

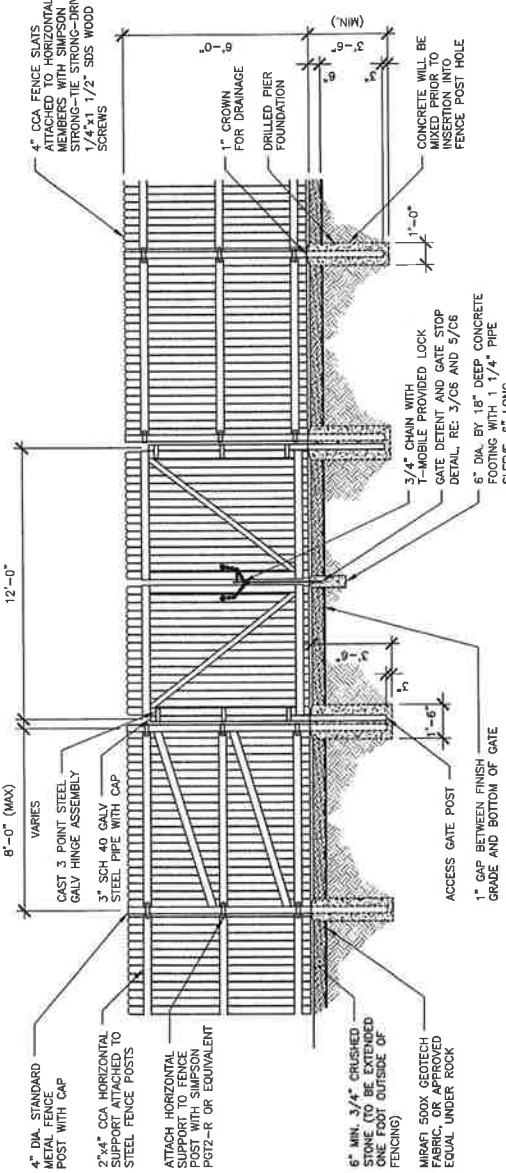
- CONTRACTOR TO HAVE A BRANCH COMMUNICATIONS REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.
- THE CONTRACTOR MUST EITHER SUPER-ELEVATE OR CROWN ALL ROAD SECTIONS.
- THE MAXIMUM SUPER-ELEVATION SHALL NOT EXCEED 8% CROSS SLOPE.



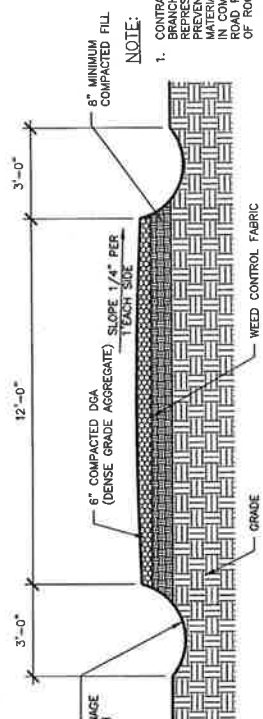
7 AT GRADE ACCESS ROAD DETAIL
SCALE: N.T.S.

NOTE:

- CONTRACTOR TO HAVE A BRANCH COMMUNICATIONS REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.



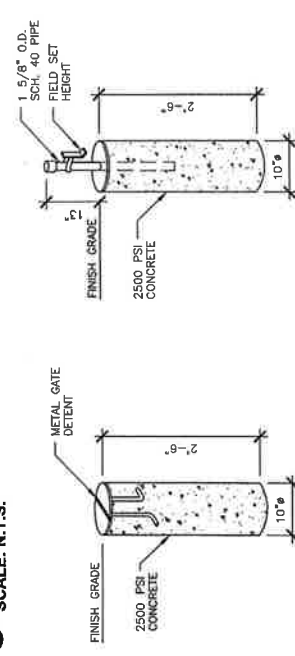
1 FENCING DETAIL
SCALE: N.T.S.



3 ON GRADE ACCESS ROAD DETAIL
SCALE: N.T.S.

NOTE:

- CONTRACTOR TO HAVE A BRANCH COMMUNICATIONS REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.



6 GATE STOP/KEEPER DETAIL
SCALE: N.T.S.

NOTE:

5 GATE DETENT DETAIL
SCALE: N.T.S.

NOTE:

10.10



Case Number: PUD-405-24
Minor Amendment

Hearing Date: March 4, 2015

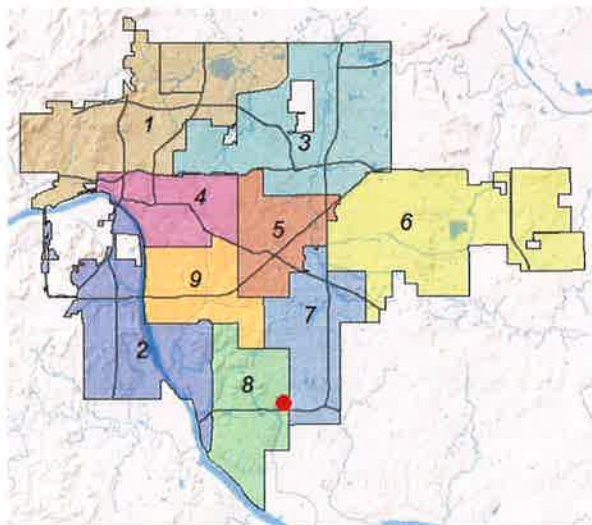
Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:

Applicant: John W. Moody

Property Owner: Danbo Enterprises, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to add Use Unit 17 – Automotive and Allied Activities to allowable uses.

Gross Land Area: 1.67 acres

Location: Southwest Corner of East 92nd Street South and South 78th East Avenue

Lot 1, Block 4, 9100 Memorial

9214 South 78th East Avenue

Development Area 1-D

Zoning:
 Existing Zoning: CO/PUD-405
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8-3-21
 CZM: 57 Atlas: 1905

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

11.1

SECTION I: PUD-405-24 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to add Use Unit 17 – Automotive and Allied Activities to allowable uses.

The current permitted uses for Development Area 1-D are those uses permitted as a matter of right in Use Unit 11 and accessory uses including barber and beauty shops, eating establishments, other than drive-ins, and private clubs, provided such accessory uses shall not exceed more than 5% of the gross floor area of the building in which located.

The applicant has stated that they intend to use the existing rear parking area of the site to park cars that will be repaired on an adjacent lot. The lot will be screened behind a six foot high solid screening fence.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.15 PUD Section of the City of Tulsa Zoning Code.*

"Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use by right and the proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties."

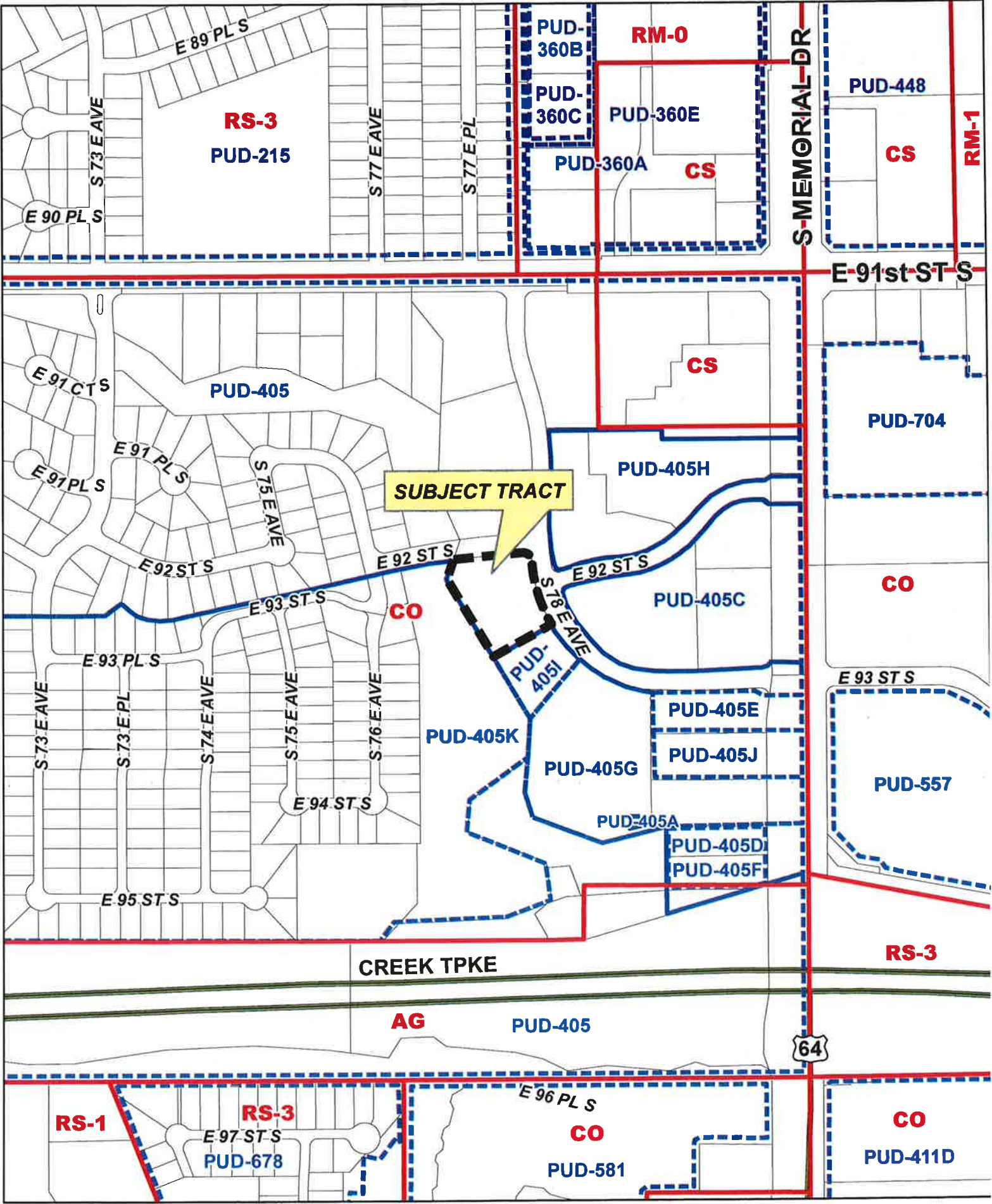
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-405 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged

With considerations listed above, staff recommends **approval** of the minor amendment request to add Use Unit 17 – Automotive and Allied Activities to allowable uses.



PUD-405-24

11.3



Feet

0 200 400



18-13 23





0 50 100
Feet



Subject
Tract

PUD-405-24

18-13 23

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

Aerial Photo Date: March 2014



Case Number: PUD-803-1
Minor Amendment

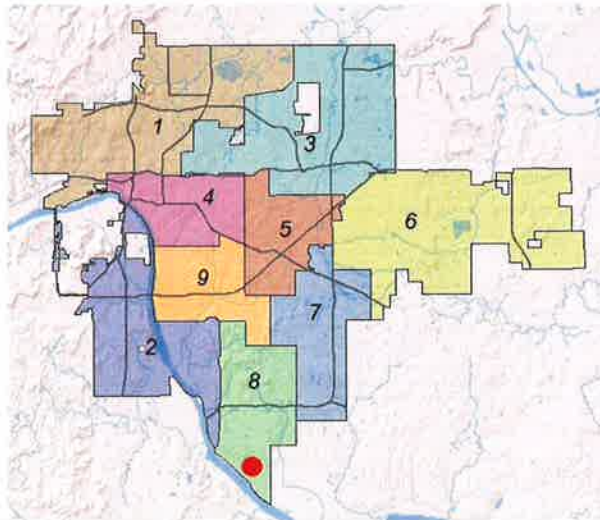
Hearing Date: March 4, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Tanner Consulting, LLC

Property Owner: Rivers Edge, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase the number of lots and decrease the minimum lot width and lot size.

Gross Land Area: 90.15 acres

Location: South and East of the Southeast Corner of East 121st Street and South Yale Avenue

Zoning:
Existing Zoning: RS-3/PUD-803
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 17-13-3
CZM: 62

Atlas: 2090

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-803-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to increase the number of lots and decrease the minimum lot width and lot size.

Please refer to the Minor Amendment Text Submitted by the applicant for the specific changes requested.

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-803 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map

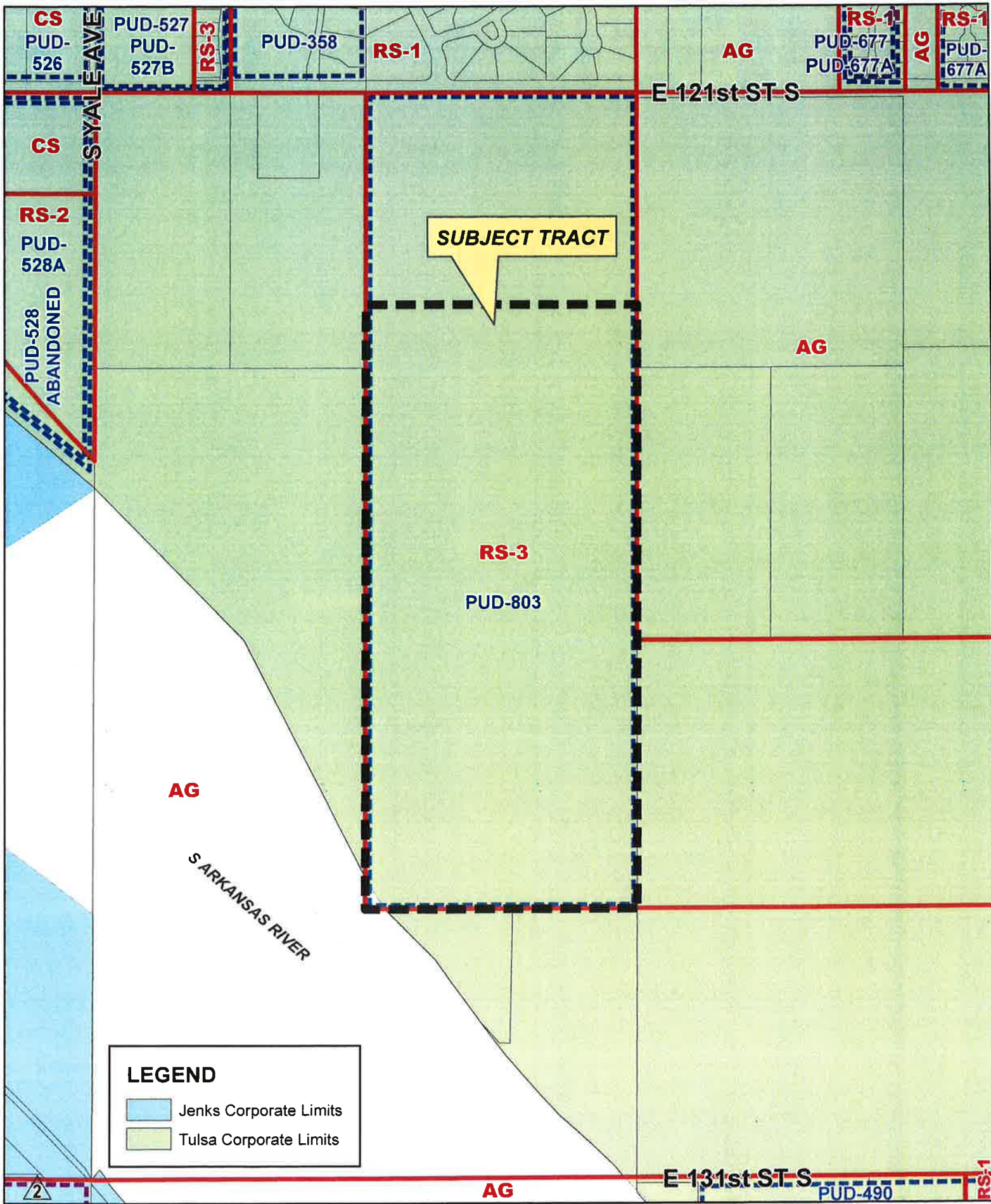
INCOG aerial photo

Applicant Exhibit A.1 – Boundary Legal Description

Applicant Exhibit A.2 – Boundary Exhibit

Proposed Minor Amendment Text

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the number of lots and decrease the minimum lot width and lot size.



PUD-803-1

17-13 03

12.3

S YALE AVE

E 121st ST S

SUBJECT TRACT

S ARKANSAS RIVER

E 131st ST S

0 300 600
Feet



Subject
Tract

PUD-803-1

17-13 03

12.4
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: March 2014



Exhibit "A.1"

121st & Yale

Boundary Legal Description

Description

A TRACT OF LAND THAT INCLUDES A PORTION OF GOVERNMENT LOT THREE (3), THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND GOVERNMENT LOT SIX (6) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 6; THENCE SOUTH 88°52'18" WEST AND ALONG THE SOUTH LINE OF SAID LOT 6, FOR A DISTANCE OF 1,319.91 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH 0°55'36" WEST AND ALONG AND THROUGH THE WEST LINE OF LOT 6, FOR A DISTANCE OF 2977.91 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 88°54'47" EAST FOR A DISTANCE OF 1,317.98 FEET, TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°57'49" EAST AND ALONG AND THROUGH THE EAST LINE OF GOVERNMENT LOT 3, FOR A DISTANCE OF 2976.91 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 6 AND THE POINT OF BEGINNING.

Area

SAID TRACT CONTAINING 3,927,019.26 SQUARE FEET OR 90.152 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

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

DATE

1.29.2015

Exhibit "A.2"

121st & Yale

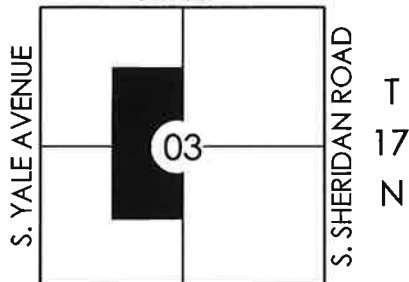
Boundary Exhibit



NORTH

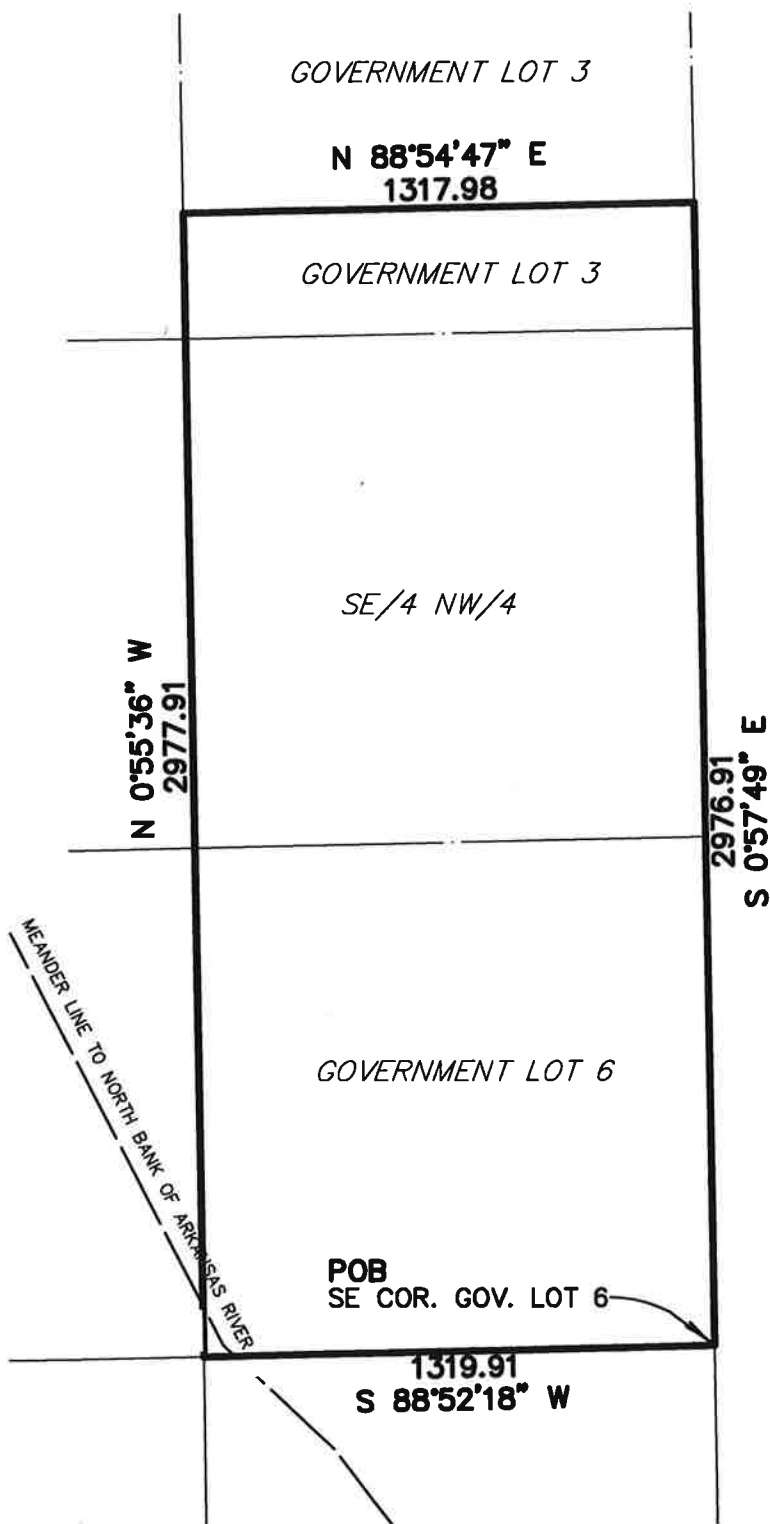
R 13 E

121ST STREET SOUTH



131ST STREET SOUTH

Location Map



LEGEND

COR	CORNER
GOV	GOVERNMENT
SE	SOUTHEAST
NW	NORTHWEST

12.4

**Minor Amendment
PUD 803 – 1**

Phase I of the overall development is in under construction and the plat of "The Estates At The River" will be filed in the early spring of 2015. The approximate lot size for the first phase is 70' x 130'. The developers would now like to have the opportunity to introduce a slightly smaller lot size for a portion of Phase II. The proposed 60' x 120' lots are consistent with the underlying RS-3 zoning but require a minor amendment to the PUD 803 Development Standards.

Request a minor amendment of the following Development Standards:

Maximum Number of Lots:	350 <i>(previously 320)</i>
Minimum Lot Width:	60 feet* <i>(previously 65 feet)</i>
Minimum Lot Size:	7,200 square feet <i>(previously 7,500 square feet)</i>

**Measured at the building setback line for lots on a curve.*

Case Number: PUD-575-B
Detail Site Plan

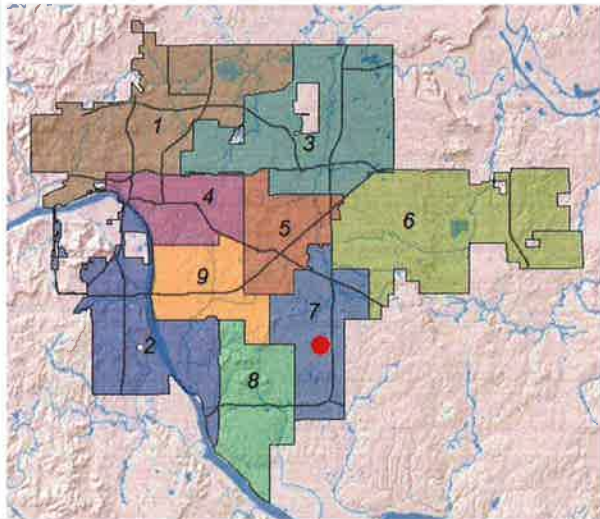
Hearing Date: March 4, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Kevin Vanover, PE

Property Owner: Tulsa Children's Dentistry

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for a new Dental Office within the PUD.

Gross Land Area: 1 Acre

Location: East of the Southeast corner of South 97th East Avenue and South 79th Street

9729 East 79th Street South

Development Area A-1

Zoning:
Existing Zoning: CO/PUD-575-B
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 18-14-07
CZM: 54 Atlas: 1413

City Council District: 7
Councilor Name: Anna America

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-575-B Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 1 Acre site in a Planned Unit Development for a new Dental Office including one, one story building.

PERMITTED USES:

Multifamily dwellings including assisted living facility and uses customarily accessory thereto Community Service and Similar Uses including childcare/school; Offices, Studios and Support Services. The Dental 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 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 not provided. All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. No light standard nor building-mounted light shall exceed 25 feet in height if within 150 feet of any existing or planned residential area and all such lights shall be set back at least 25 feet from such residential areas abutting the PUD.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays pedestrian access to the existing sidewalk along East 79th Street South. Pedestrian paths adjacent to the proposed building is also shown.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

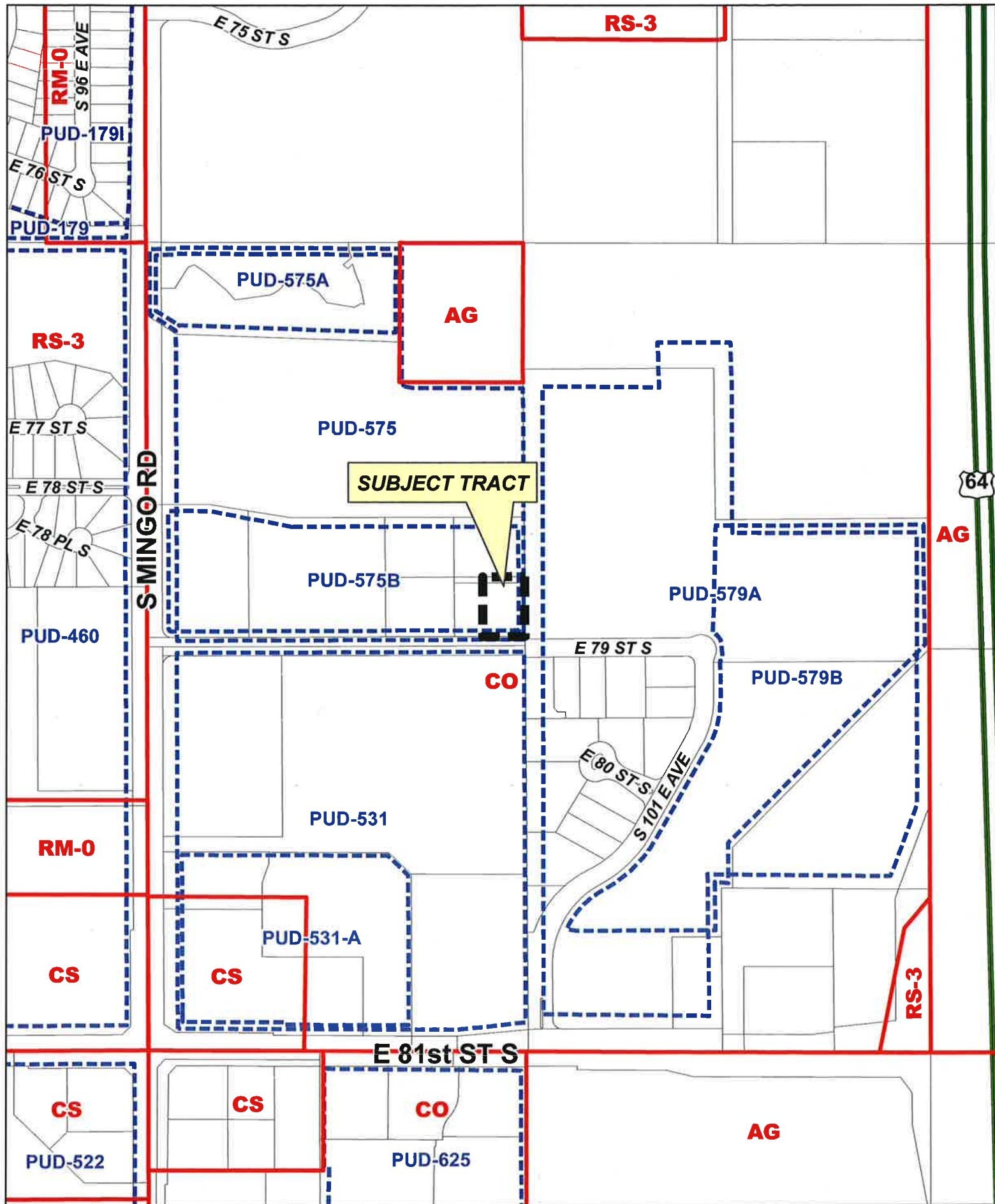
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-575-B**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Site Plan
Applicant Exterior Elevations

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

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



PUD-575B DSP

18-14 07





0 50 100
Feet



Subject
Tract

PUD-575B DSP

18-14 07

13.5
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: March 2014





0 Feet 200 400



Subject Tract

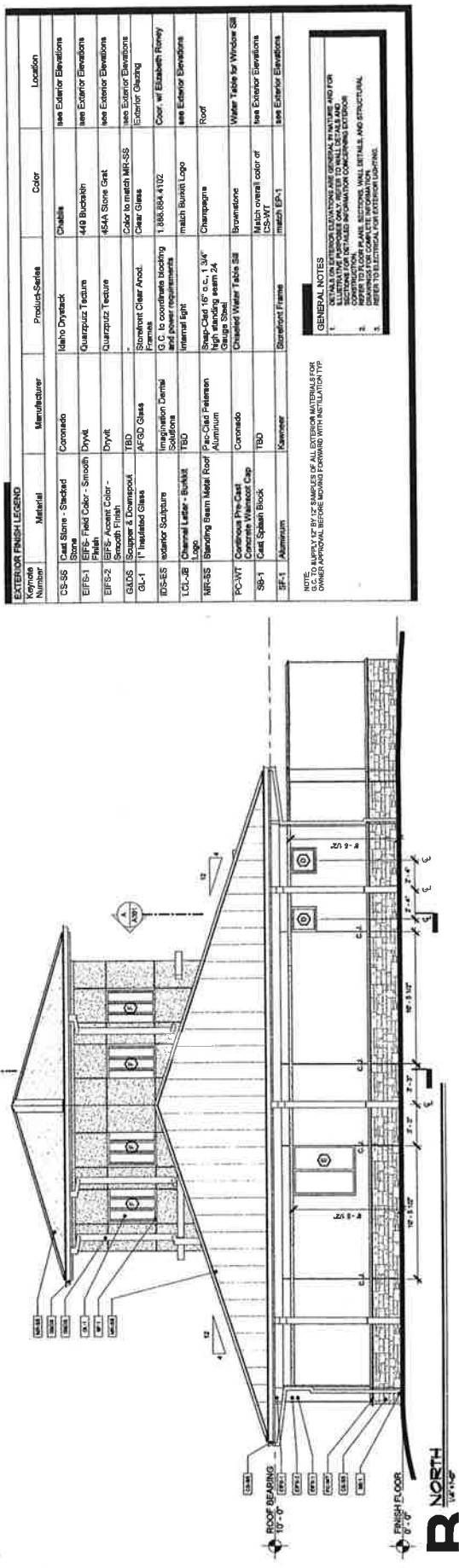
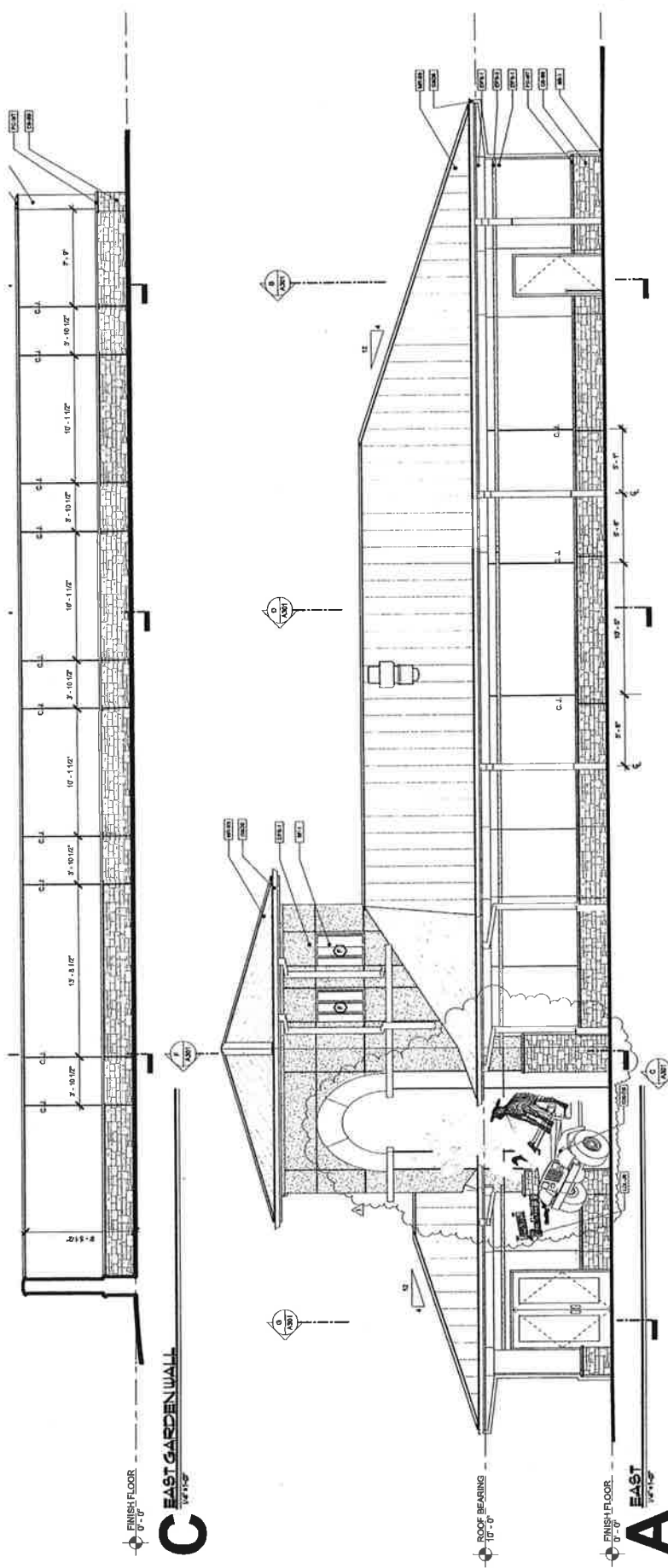
PUD-575B DSP

18-14 07

13.6
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014





Keynote Number	Material	Manufacturer	Product-Series	Color	Location
CS-S5	Cast Stone - Stacked Stone	Coronado	Idaho Drystack	Chablis	see Exterior Elevations
EIFS-1	EIFS - Field Color - Smooth	Dyvit	Quarapuz Tectum	440 Buckskin	see Exterior Elevations
EIFS-2	EIFS - Accent Color - Smooth Finish	Dyvit	Quarapuz Tectum	454A Stone Grst	see Exterior Elevations
GLOS	Gloss - Sculpture & Downspout	TBD	Clear Glass	Color to match MR-S5	see Exterior Elevations
GL-1	1" Tinted Glass	AFGD Glass	Clear Glass	Color to match MR-S5	see Exterior Elevations
IDS-S5	Interior Sculpture	Imagination Central Solutions	Imagination Central	1, 800, 854, 4102	Color w/ Elizabeth Runey
LCI-JB	Channel Letter - Bulkhead	TBD	Internal Light	match Sunset Logo	see Exterior Elevations
MR-S5	Standing Seam Metal Roof	For Chas Palsman	Aluminum	Chaparral	Roof
PC-VIT	Concrete Pre-Cast	Concrete Wallwork Cap	Aluminum	Brownstone	Water Table for Window Sill
SB-1	Cast Splash Block	TBD	Chained Water Table Sill	Match overall color of	see Exterior Elevations
SP-1	Aluminum	Kanamer	Decorative Frame	match SP-1	see Exterior Elevations

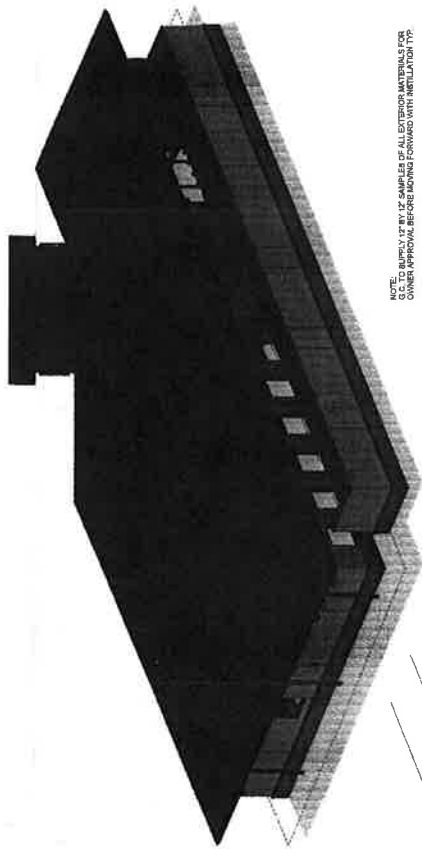
GENERAL NOTES

1. DETAILS FOR EXTERIOR ELEVATIONS AND ROOFING MATERIALS AND FOR SECTION FOR DETAIL INFORMATION CONCERNING EXTERIOR ROOFING MATERIALS AND ROOFING MATERIALS SHALL BE REFERRED TO THE EXTERIOR ELEVATIONS AND ROOFING MATERIALS SECTION FOR DETAIL INFORMATION CONCERNING EXTERIOR ROOFING MATERIALS AND ROOFING MATERIALS.

2. REFER TO FLOOR PLANS FOR WALL DETAILS AND STRUCTURAL DETAILS.

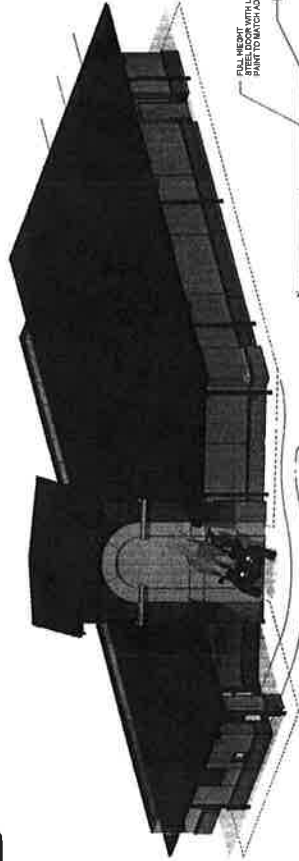
3. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING.

13.8

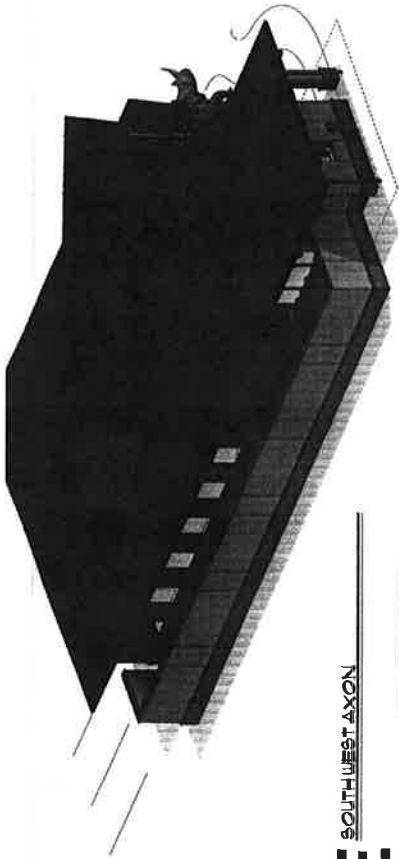


D NORTHWEST AXON

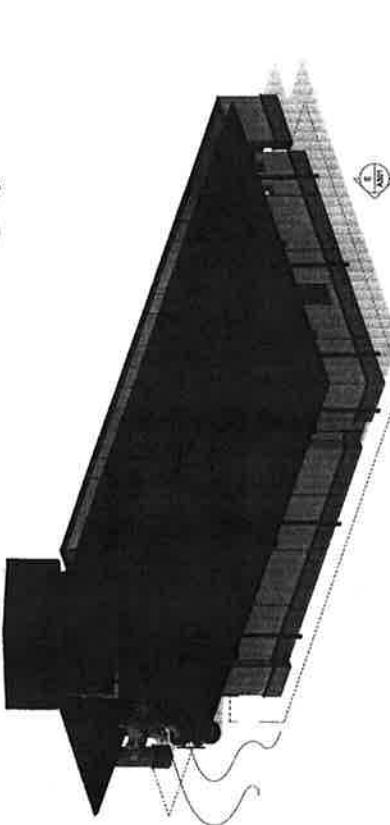
NOTE:
REVIEW ALL OF ABOVE OF ALL EXTERIOR MATERIALS FOR
OWNER APPROVAL BEFORE MOVING FORWARD WITH INSTALLATION.



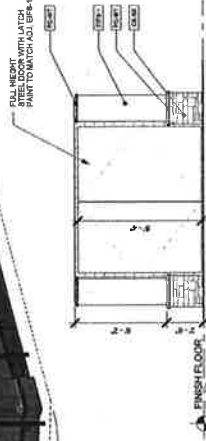
B SOUTHEAST AXON



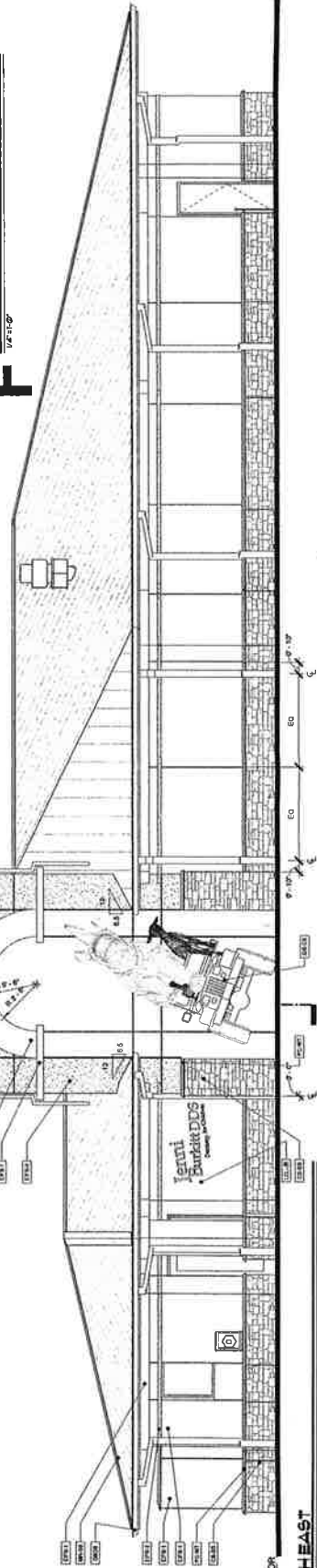
E SOUTHWEST AXON



C NORTHEAST AXON



F DUMPSTER ENCLOSURE
1/4" = 1'-0"



A SOUTHEAST
1/4" = 1'-0"

BURKITT DDS

Burkitt DDS
9729 Eas 79th Street
Tulsa, Oklahoma 74133

GH2 ARCHITECT

320 South Hudson, Suite 1
Tulsa, OK 74103
P: 918.444.7400
F: 918.444.7401
A: gh2@gh2architect.com



PROJECT # 2014002
ISSUE DATES
11.11.14 Construction Documents
11.11.14 Construction Documents
11.11.14 Construction Documents

SHEET NUMBER
A203

Case Number: PUD-819-1
Minor Amendment

Hearing Date: March 4, 2015

Case Report Prepared by:
Jay Hoyt

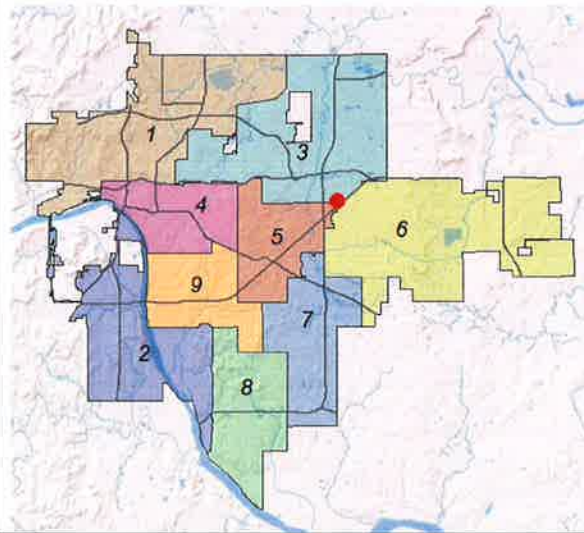
Owner and Applicant Information:

Applicant: AAB Engineering, LLC

Property Owner: Quik Trip Corporation

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to revise landscape requirements for all Development Areas; Reduce on site signage in Development Area A; Increase square footage of display surface area of an off-site sign.

Gross Land Area: 3.29 acres

Location: Northeast Corner of South Garnett Road and East 11th Street South

Zoning:

Existing Zoning: CS/PUD-819

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Town Center

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 19-14-05

CZM: 39

Atlas: 856

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: PUD-819-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to revise landscape requirements for all Development Areas; Reduce on site signage in Development Area A; Increase square footage of display surface area of an off-site sign.

Please refer to the Minor Amendment Text Submitted by the applicant for the specific changes requested to landscape requirements and signage.

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."

As well as Section 1107.H.13

"Modification to approved screening and landscaping plans, provided modification is not a substantial deviation from the original approved plan."

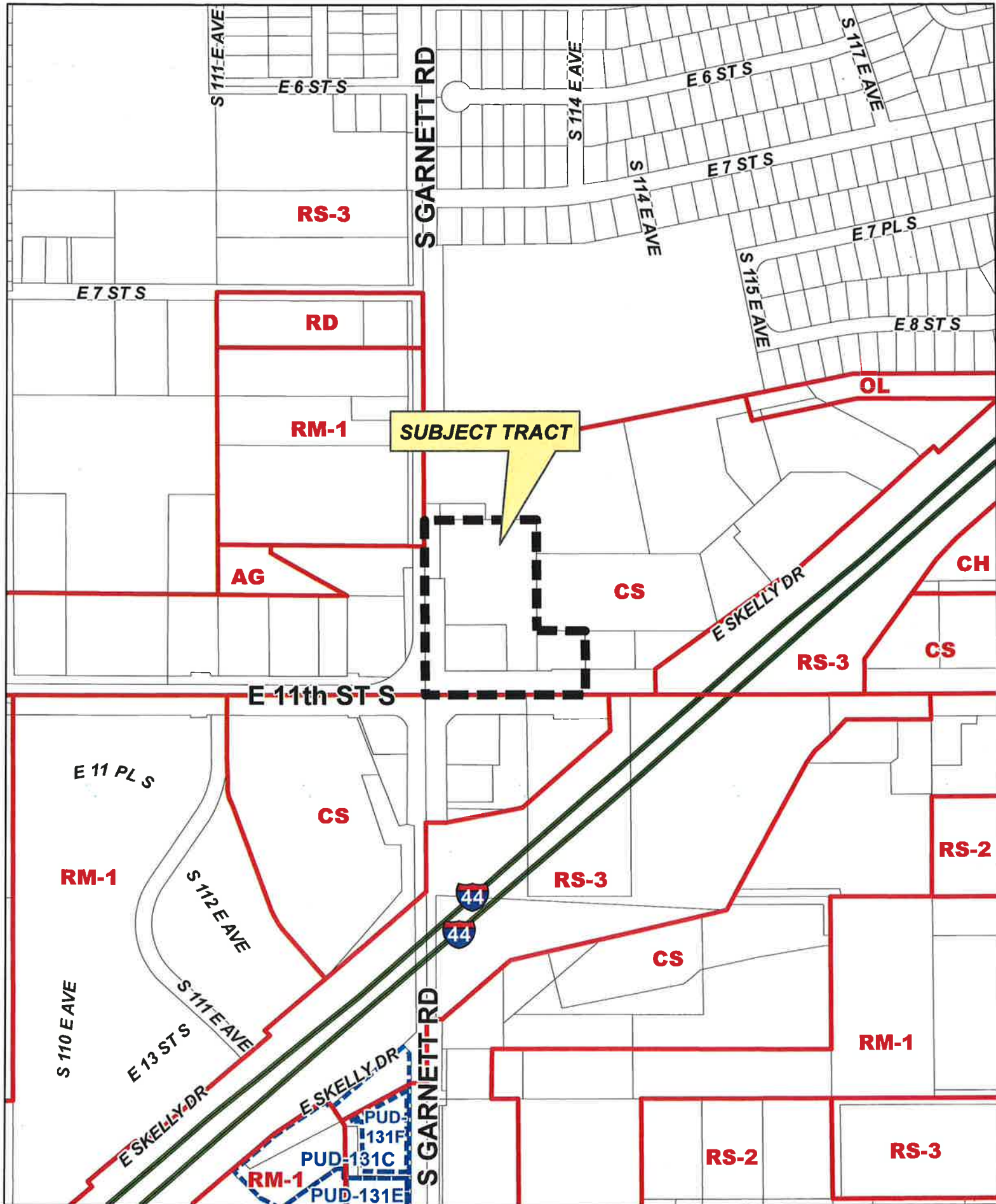
Staff has reviewed the request and determined:

- 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-819 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Legal Description
Proposed Minor Amendment Text

With considerations listed above, staff recommends **approval** of the minor amendment request to revise landscape requirements for all Development Areas; Reduce on site signage in Development Area A; Increase square footage of display surface area of an off-site sign.



PUD-819-1



19-14 05





0 200 400
Feet



Subject
Tract

PUD-819-1

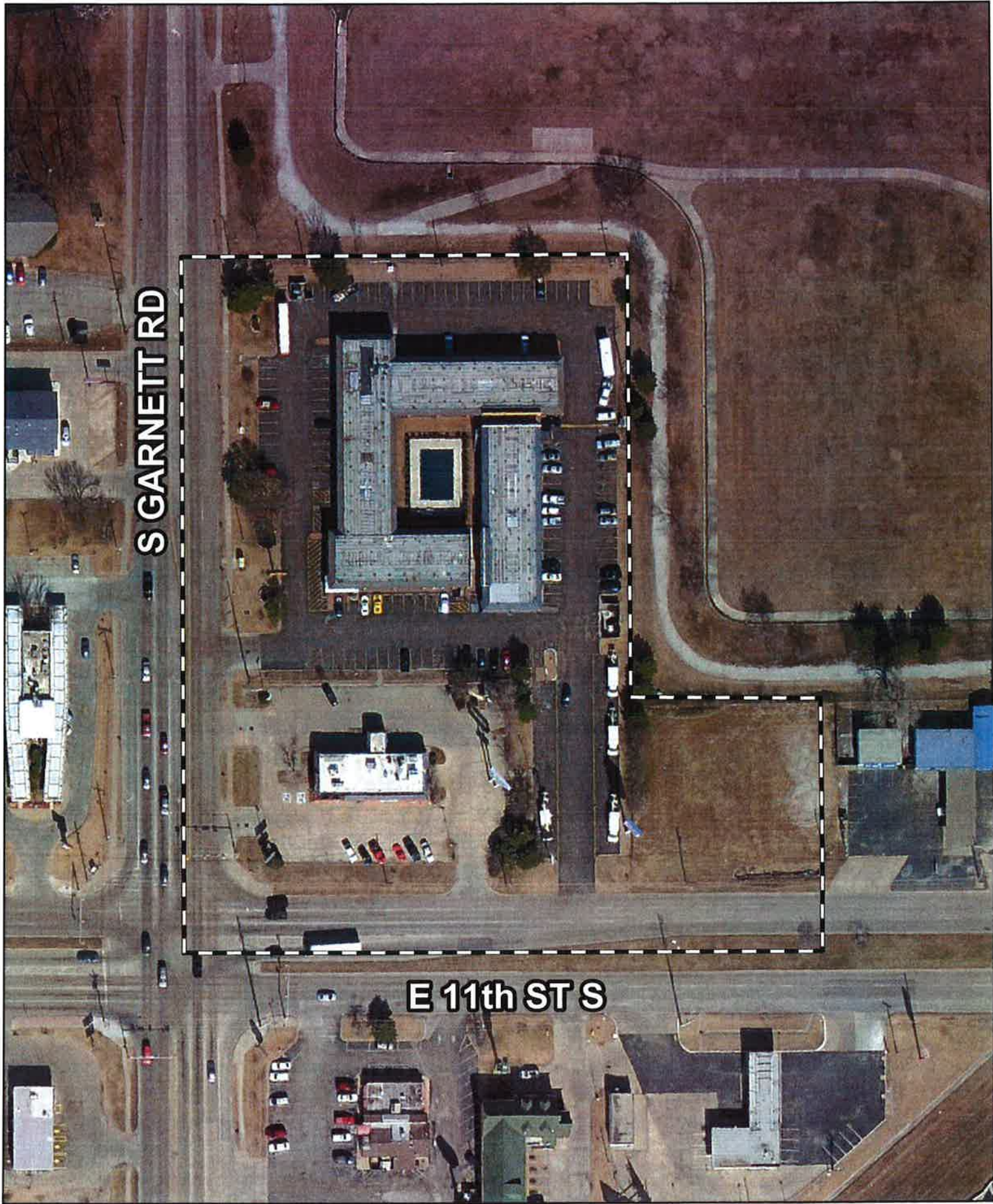
19-14 05

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

Aerial Photo Date: March 2014



14.4



S GARNETT RD

E 11th ST S

0 50 100
Feet



*Subject
Tract*

PUD-819-1

19-14 05

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

Aerial Photo Date: March 2014



14.5

LEGAL DESCRIPTION:

ALL OF LOT ONE (1), BLOCK ONE (1) OF MOTEL 6 FIRST, A SUBDIVISION TO THE CITY OF TULSA, ACCORDING TO THE RECORD PLAT THEREOF, PLAT NO. 4200; AND A PART OF LOT ONE (1), BLOCK ONE (1) OF CROSSROADS MALL ADDITION TO THE CITY OF TULSA, ACCORDING TO THE RECORD PLAT THEREOF, PLAT NO. 2957, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4-SW/4) OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF; ALL IN TULSA COUNTY, STATE OF OKLAHOMA, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4-SW/4) OF SAID SECTION 5; THENCE DUE NORTH ALONG THE WEST LINE OF SAID SW/4-SW/4 FOR A DISTANCE OF 568.47 FEET; THENCE LEAVING SAID WEST LINE, DUE EAST FOR 50.00 FEET TO THE NORTHWEST QUARTER OF SAID LOT ONE (1), BLOCK ONE (1) OF MOTEL 6 FIRST; THENCE ALONG THE NORTH LINE OF SAID MOTEL 6 FIRST, S89°46'00"E FOR A DISTANCE OF 315.00 FEET TO THE NORTHEAST CORNER OF SAID MOTEL 6 FIRST; THENCE DUE SOUTH ALONG THE EAST LINE OF SAID MOTEL 6 FIRST FOR A DISTANCE OF 362.52 FEET TO A POINT; THENCE LEAVING SAID EAST LINE S89°46'00"E FOR A DISTANCE OF 154.29 FEET; THENCE DUE SOUTH FOR A DISTANCE OF 126.15 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST 11TH STREET SOUTH; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE S00°14'00"W FOR A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SW/4 OF THE SW/4 OF SECTION 5; THENCE ALONG SAID SOUTH LINE N89°46'00"W FOR A DISTANCE OF 518.96 FEET TO THE POINT OF BEGINNING, CONTAINING 5.50 ACRES MORE OR LESS.

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF "MOTEL 6 FIRST", A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, AS SHOWN IN PLAT NO. 4200 OF THE TULSA COUNTY RECORDS. TAKEN TO BE S89°46'00"E.

PREPARED BY: ERIC ROLLSTON, P.L.S. NO. 1761

DATE OF PREPARATION: AUGUST 21, 2014

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

To Whom It May Concern:

PUD No. 819 is a planned unit development covering the northeast corner of 11th & Garnett and established certain landscaping and signage restrictions on the property. It was approved by the Tulsa Metropolitan Area Planning Commission on October 1, 2014 and by the Council of the City of Tulsa, Oklahoma, on October 30, 2014. An Alternative Compliance Landscape Plan (AC-134) was subsequently submitted and approved by the Tulsa Metropolitan area Planning Commission on January 21, 2015 which provided certain modifications to the landscape requirements as set out in the original PUD. The owners of the subdivision propose the following minor amendment to the PUD which will bring the landscape plan into conformance with the zoning requirements. The below modifications are as approved in AC-134.

Development Area A Required Garnett Road Street Yard Landscaping:	30% (15% in Original PUD)
Development Area C Required Garnett Road Street Yard Landscaping:	15% (30% in Original PUD)
Development Area B Required Total Landscaped Area:	11% (15% in Original PUD)

PUD No. 819 further allowed one double sided pole sign not exceeding 50' in height or 540 square feet of display surface area per side within the eastern 30 feet of Development Area C. It also allowed one double sided pole sign not exceeding 45' in height or 300 square feet of display surface area within Development Area A. The owner of development area A has negotiated with the owners of the other development areas and agreed to a more uniform sign treatment then was originally contemplated in the PUD. As such they request the following minor amendment to the signage section of the approved PUD.

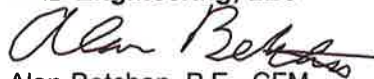
ONE DOUBLE SIDED POLE SIGN NOT EXCEEDING 45' IN HEIGHT SHALL BE PERMITTED ALONG GARNETT ROAD WITHIN DEVELOPMENT AREA A, PROVIDED IT DOES NOT EXCEED 150 SQUARE FEET OF DISPLAY SURFACE AREA PER SIDE. THIS SIGN SHALL BE FOR THE EXCLUSIVE USE OF DEVELOPMENT AREA A.

ONE DOUBLE SIDED POLE SIGN NOT EXCEEDING 50' IN HEIGHT OR 610 SQUARE FEET OF DISPLAY SURFACE AREA PER SIDE, SHALL BE PERMITTED WITHIN THE EASTERN 30 FEET OF DEVELOPMENT AREA C. THIS SIGN SHALL BE FOR THE EXCLUSIVE USE OF DEVELOPMENT AREAS A & B.

The above signage modification represents a net reduction of 80 square feet of available signage with the PUD.

If you have any questions or need any additional information please don't hesitate to contact us.

AAB Engineering, LLC



Alan Betchan, P.E., CFM
President



Case #: AC-135
Alternative Compliance Landscape Plan

Hearing Date: March 4, 2015

Case Report Prepared by:

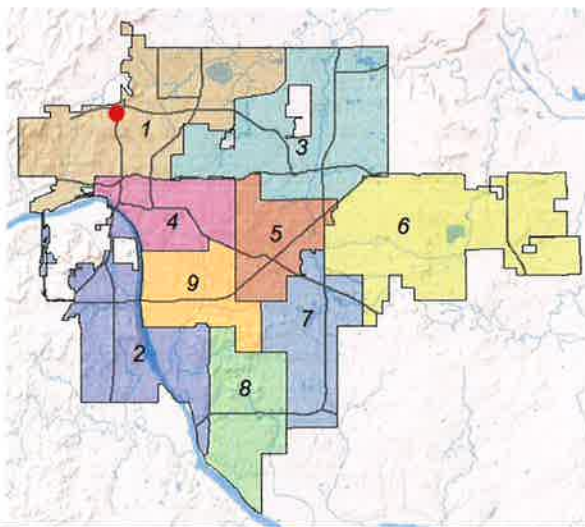
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Ken Alexander
 (Architect for owner)
 Property Owner: Tulsa Fin Tube

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary:

Request for Alternative Compliance Plan in lieu of the requirement for all parking spaces to be placed within 75 feet of a landscape area with a tree.

40.2 Acres +/-

Location:

Between Osage Drive and the Tisdale Expressway, South of Gilcrease Parkway.

Zoning:

Existing Zoning: IL
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Employment
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

The request provides satisfactory alternative plans for the Landscape standards of Chapter of the Tulsa Zoning Code

Staff Data:

TRS: 2012
 CZM: 2 Atlas: 278/349

City Council District: 1

Councilor Name: Jack Henderson

County Commission District: 1

Commissioner Name: John Smaligo

AC-135 ALTERNATIVE COMPLIANCE LANDSCAPE PLAN

SECTION I:

The applicant is requesting TMAPC approval for an Alternative Compliance Landscape Plan for a new manufacturing plant (Fin Tube) located south of the Gilcrease Parkway between Osage Drive and Tisdale Expressway.

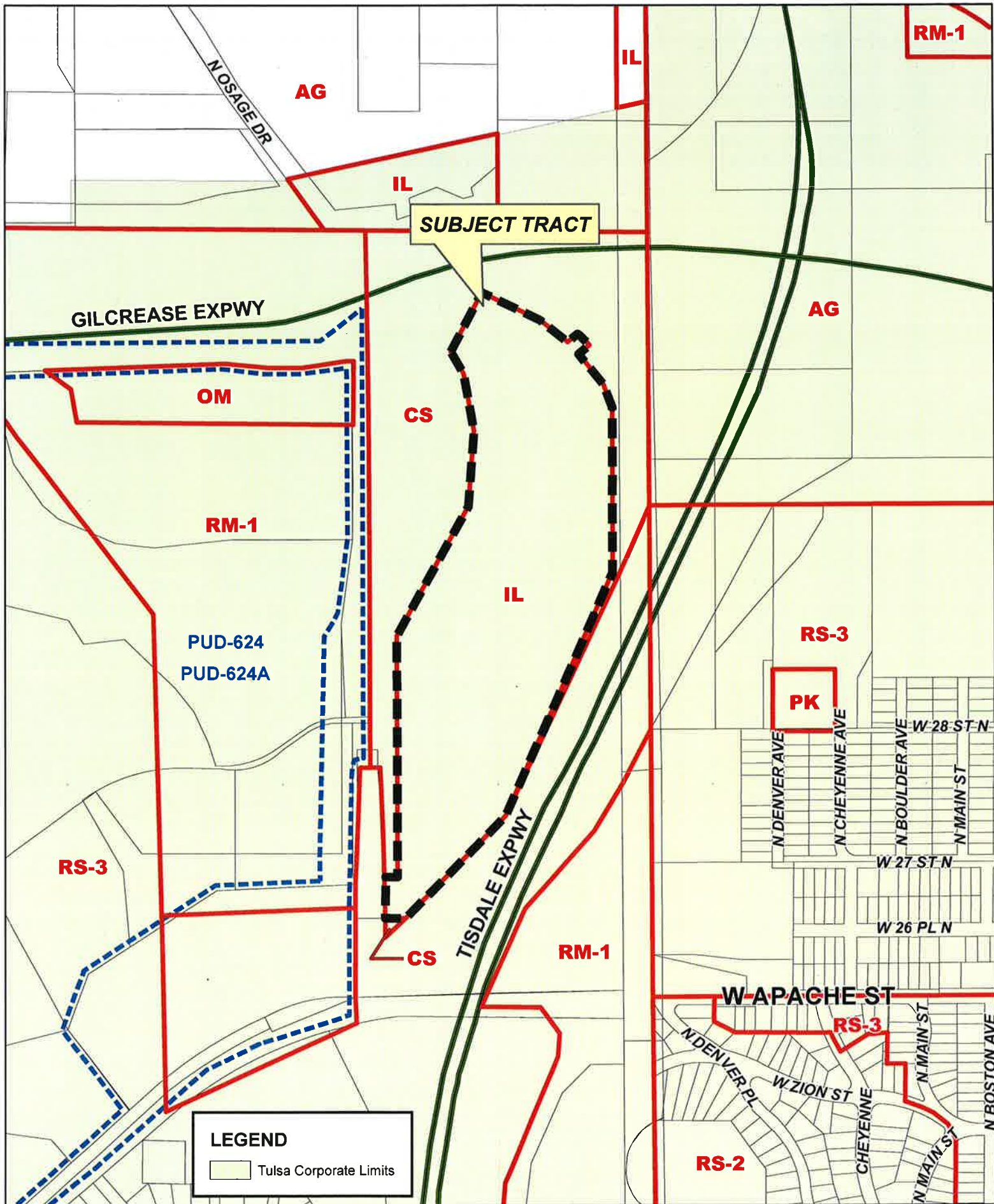
The landscape plan submitted does not meet the technical requirements of Chapter 10 of the code for the following reasons:

- 1) The parking area east of the production building does not meet the minimum standards defined in section 1001.B.2 requiring an irrigated landscaped area within 75 feet of any parking space.
- 2) The required 5' green space between the property line and the west edge of the parking north of the main entrance was approved through the building permit office and constructed in violation of the requirement in 1002.A.2.

In exchange for site development that would meet the provisions of the Landscape Chapter of the Tulsa Zoning Code noted above, the applicant has voluntarily agreed to provide the required street trees on the Osage Drive frontage and include the full landscape plan around the administration building as a part of the alternative compliance landscape plan consideration. The significant landscaping that is shown on page LS2 is part of the corporate image that has been developed for this new facility.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-135.

SECTION II: Applicants text and landscape plan (pages LS-1 and LS-2) are included as attachments.

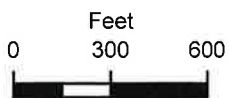


AC-135

20-12 22

15.3





SUBJECT
TRACT

AC-135

20-12 22

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

15.4



2991 & 2995 N. Osage, Tulsa, Oklahoma

Alternative Compliance – Landscape Requirements

The owners of Tulsa Fin Tube Inc. are asking for relief from a strict interpretation of the landscape code as defined in the Tulsa Zoning Code section 1002 as it pertains to the above project. The following is offered as a justification for approval of the submitted Alternative Compliance Landscape Plan.

Tulsa Fin Tube Inc. has been an important family owned industrial innovator, manufacturer and employer in Tulsa since 1983. The owners, seeking to build a new manufacturing plant, selected a large parcel of property in north Tulsa. The site is between North Osage Drive to the west, Tisdale Parkway to the east, Apache St. on the south and the Gilcrease Extension on the north. The property consists of 44.2 acres; the southern 20 acres has been developed for this project. When purchased, the northern half of the parcel was and will remain heavily wooded. The southern portion has previously served as an informal rodeo arena with adjacent parking and circulation space. At the time of purchase this area consisted of sparse scrub trees and bare ground.

The design of this new facility and separate administration building started in January of 2012. The owner's intent was not only to increase manufacturing capacity but to also have a more energy efficient and technologically current manufacturing plant. Part of this effort was a re-design of a decades old welding process to continuously capture, filter and re-cycle welding cooling water. The object was to cease disposing of 100% of the thousands of gallons of cooling water into the sanitary sewer system and move to a system of 100% capture and re-cycle of the water, i.e. 0% waste.

The submitted revisions to the approved and permitted plans are also consistent with the corporate philosophy of efficient use of energy and resources. The requested changes seek to relocate trees from a non-irrigated portion of the property adjacent to the employee parking lot on the east side of the plant building. Most of the tree coverage in this area was incorrectly calculated as a street yard for the Tisdale Parkway in the original landscape planting plan. This seeded lawn area is not readily visible to the public and inaccessible to the employees. The owners ask that these trees be relocated to an irrigated lawn area between the two buildings that is more visible and accessible. The net result of this tree relocation is a reduction of 35 trees balanced with an increase in the planting beds around the administration building and a much higher probability of survival of the trees.

LANDSCAPE REQUIREMENTS

- | | |
|---------------------------------|--|
| PARKING REQUIREMENTS | |
| 1 TREE PER 12 PARKING SPACES | |
| PARKING - 137 SPACES | |
| LANDSCAPE REQUIRED - 12 TREES | |
| LANDSCAPE PROVIDED - 12 TREES | |
| STREETCANE REQUIREMENTS | |
| 1 TREE / 1,500 SF OF STREETCANE | |
| AREA OF STREETCANE - 64,280 SF | |
| LANDSCAPE REQUIRED - 43 TREES | |
| LANDSCAPE PROVIDED - 61 TREES | |
| SITE COVERAGE | |
| BALDING AREA - 52,094 SF | |
| NON PAVED AREA - 111,893 SF | |
| (PIE "YARD") | |
| PAVED AREA - 120,184 SF | |
| LANDSCAPE AREA - 61,315 SF | |
| TOTAL AREA - 758,482 SF | |

BED PREPARATION

ALL SHRUBS AND GROUNDCOVER AREAS SHALL RECEIVE 27 CUBIC YARDS OF NATURAL SOIL CONDITIONER PER 100 SQ. YD. OF BED AREA. ANCHORAGE AMENDMENTS INTO THE SOIL TO A DEPTH OF EIGHT (8) INCHES.

APPLY SEEDING MIXTURE AT A RATE OF SIX (6) POUNDS PER 100 SQ. YD. TO ALL PLANTING BEDS. MIX FERTILIZER TO A DEPTH OF TWO (2) INCHES.

SEEDLING MIXTURE SHALL RECEIVE TWO (2) CUBIC YARDS OF NATURAL SOIL CONDITIONER AND MIX AS A BACKFILL WITH THE TOPSOIL AND LIME AS A BACKFILL.

MULCH

LAWN
ROLL, ALL LAWN AREAS WITH U-3 BERBERMA SOLO SLAB 900. WATER AND
SOIL, 100% IN ACCORDANCE WITH STANDARD TURFGRASS SPECIFICATIONS.
TO MAINTAIN ALL PLANTING BEDS AND TREE WELLS WITH SHROUDED CYRUS MULCH TO A DEPTH OF TWO (2) INCHES.

APPLY TO:

APPLY BUFFALO GRASS SEED TO AREAS AS LOCATED AT A RATE OF 75 LBS PER ACRE. WATER BUFFALO GRASS AS NECESSARY FOR ESTABLISHMENT.

GENERAL NOTES

CALL ONE BOTING YOU DO 1-800-522-8543
CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED TO UTILITIES AND
LANDSCAPE DURING LANDSCAPE INSTALLATION.
PLANT TREES THREE (3) INCHES ABOVE FRESH GRASS

CUT TWINE FROM AROUND THE TOP 1/3 OF THE ROOT

PUMP SHALL BE TWO (2) INCHES ABOVE FINISH GRADE.
ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE AWAY FROM THE
BUILDING AND OUT OF THE PLANTING BEDS.
ALL STEEL EDOING SHALL BE 7/8" X 4" STEEL PAINTED GREEN.
AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL PROVIDE WATER
FOR THE LANDSCAPED AREAS. THE SYSTEM WILL HAVE SEPARATE
ZONES FOR SHRUBS AND LAWN.

PLANT MATERIAL SCHEDULE

[illegible]

TREE PLANTING DETAIL

100

SHOPIB PLANTING DETAIL

NOT TO SCALE

A LANDSCAPE PLAN BY ROARK LANDSCAPE COMPANY

Case Number: Z-7008-SP-1
Detail Site Plan

Hearing Date: March 4, 2015

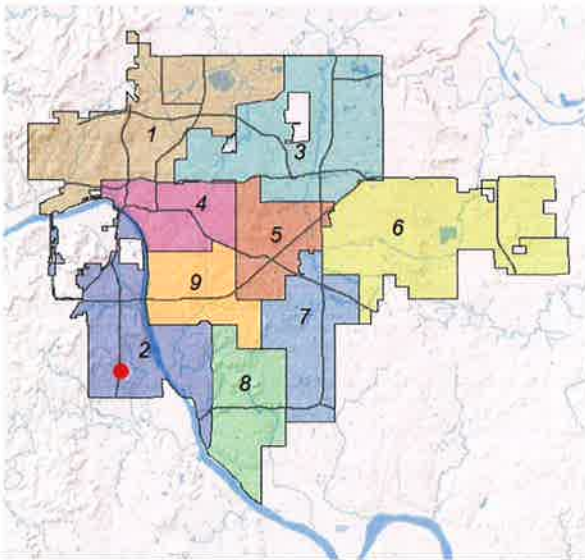
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Kyle Anz

Property Owner: HGA Tulsa Hills, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for one new restaurant in a Corridor District.

Gross Land Area: 0.46 Acres

Location: North of the Northwest Corner of S. Olympia Ave. & W. 81st St.

Lot 1B, Part of Lot 1, Block 2, Tulsa Hills

Zoning:
Existing Zoning: CO/Z-7008-SP-1
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 8211
CZM: 51
Atlas: NA

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: Z-7008-SP-1 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 0.46 Acre site in a Corridor District for a new restaurant, including one, one story building.

PERMITTED USES:

Uses permitted as a matter of right; Use Unit 10, Off-Street Parking; Use Unit 11, Offices and Studios, including drive-thru banking facilities; Use Unit 12, Entertainment and Eating Establishments other than Drive-Ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shopping Goods and Services; Use Unit 19, Hotel/Motel and Recreational Facilities – hotel and motel only; stormwater drainage and detention facilities; and uses customarily accessory to permitted uses. The restaurant 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 Development Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Corridor Development Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. Light standards within all Development Areas, whether pole or building mounted, shall not exceed 35 feet in height. The light fixtures shall be arranged so as to shield and direct the light away from surrounding residential areas and shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within surrounding residential areas. Compliance must qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.

SIGNAGE:

The site plan illustrates wall sign locations. Any new signage will require a separate permit. All signage will be required to meet the Corridor Development Plan 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 Development Plan requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along South Olympia Avenue as well as internal pedestrian paths adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

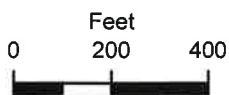
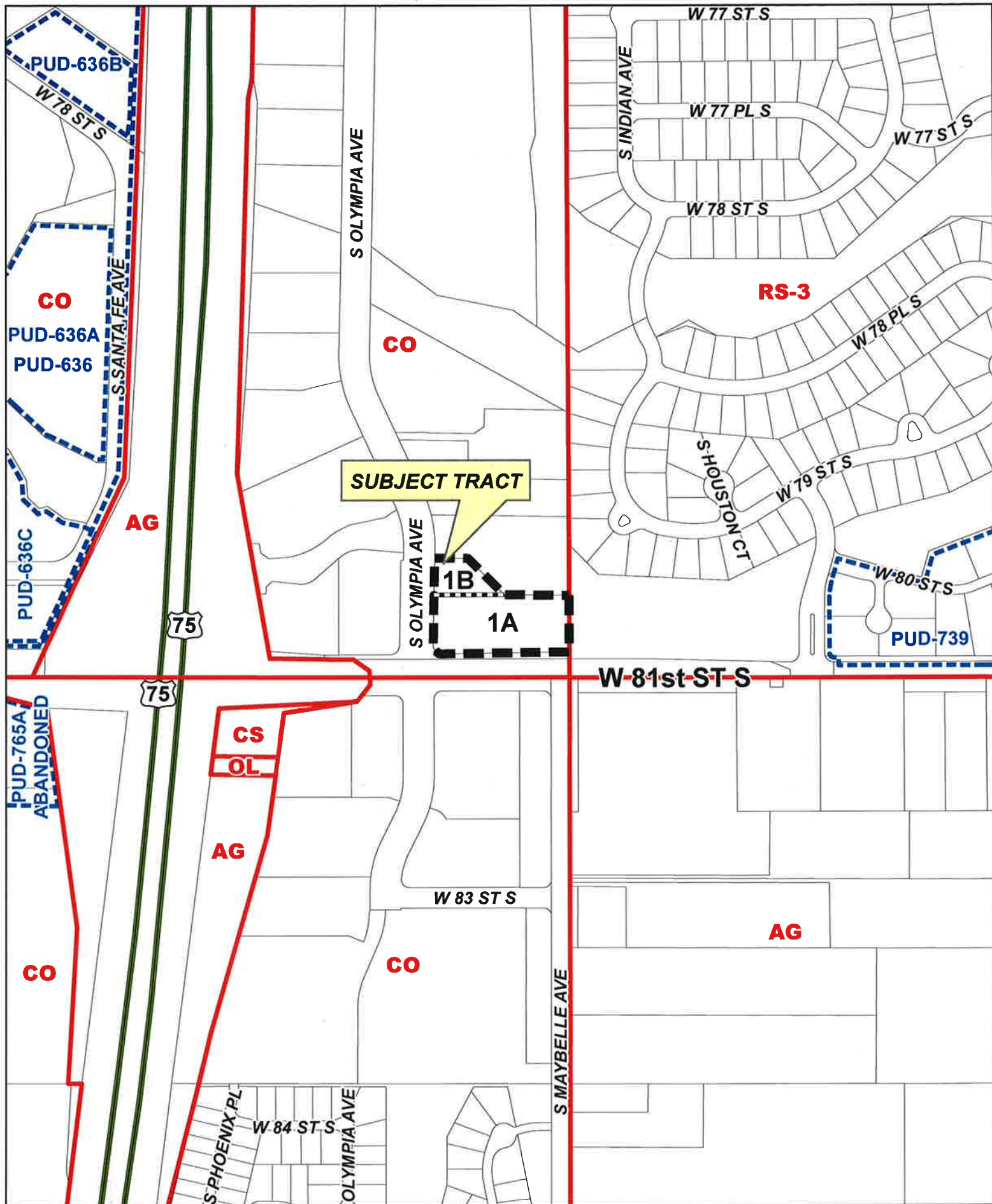
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-7008-SP-1**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Development Plan section of the Zoning Code.

Exhibits included with staff recommendation:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo enlarged
- Applicant Exterior Rendering
- Applicant Site Plan
- Applicant Survey
- Applicant Exterior Elevations
- Applicant Trash Enclosure Details
- Applicant Site Lighting Plan

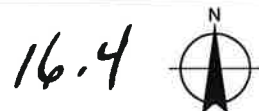
Staff recommends **APPROVAL** of the detail site plan for the proposed new restaurant.

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



Z-2008-SP-1 DSP

18-12 11





0 Feet 200 400



Subject Tract

Z-7008-SP-1 DSP

18-12 11

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

Aerial Photo Date: March 2014





S INDIAN AVE

S OLYMPIA AVE

1B

1A

W 81st ST S

S MAYBELLE AVE

0 50 100
Feet



Subject
Tract

Z-7008-SP-1_DSP

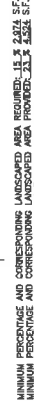
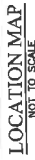
18-12 11

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

Aerial Photo Date: March 2014





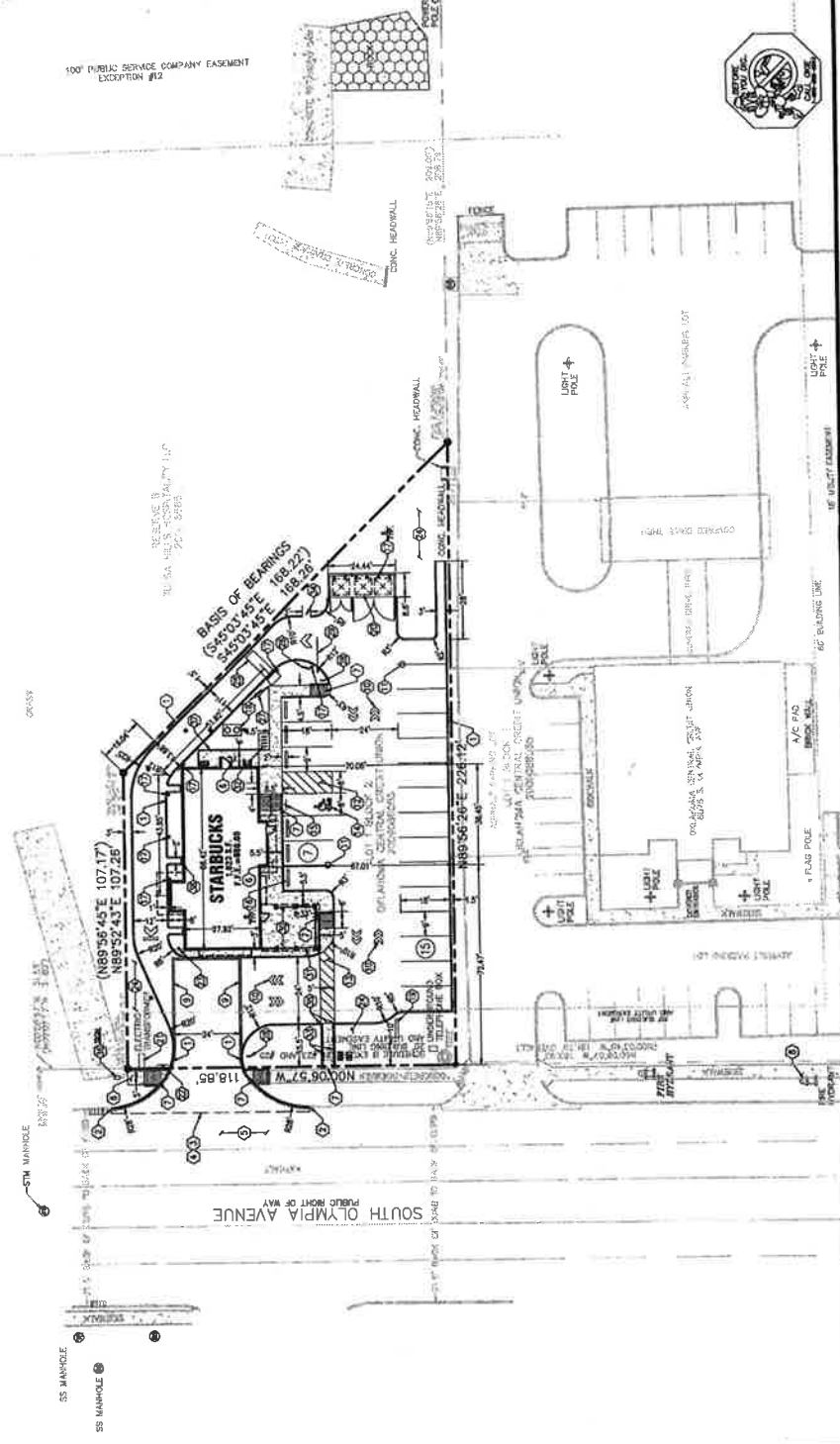


SITE DATA TABLE	
LOCATION:	W 31st St. & Tulsa, OK 74133
SITE AREA:	167,215 S.F.
PERMIT USE:	OFF (OFFICE DISTRICT)
PROPOSED USE:	WAGAT
PROPOSED USE:	AS PERMITTED BY CITY OF TULSA ZONING CODE
PROPOSED USE:	RECREATION/ WALK-SHOP
BUILDING COVERAGE:	0.00%
BUILDING HEIGHT PERMITTED:	30'
BUILDING HEIGHT PROPOSED:	27'-8"
BUILDING FLOOR AREA PERMITTED:	167,215 S.F.
BUILDING FLOOR AREA PROPOSED:	1,623 S.F.
1" = 50' PER 100 S.F.	
HANDCAP SPACES (1418)	18
HANDCAP SPACES	1
TOTAL SPACES	19
UNITS	21
INVESTMENT:	14,304 S.F.

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY NOTICED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REDUCED RISK OF DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTE
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA
STANDARDS AND SPECIFICATIONS.



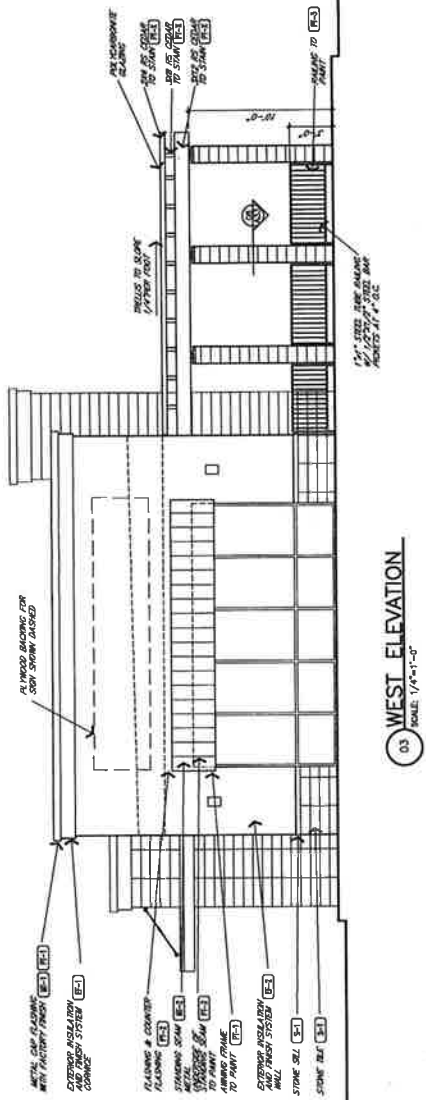
16.10



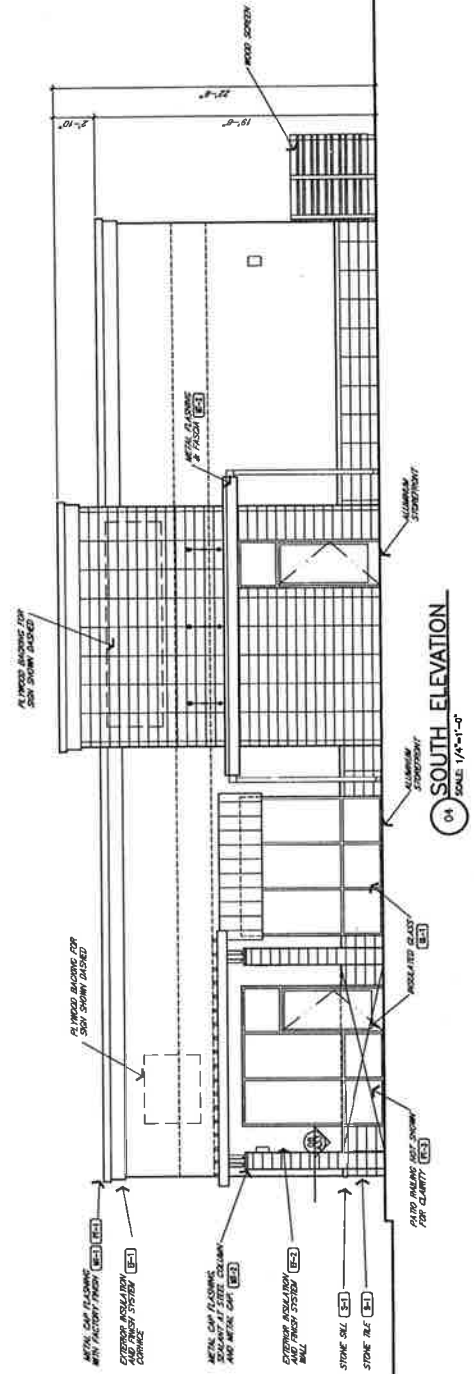
NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMIT

DATE: 10/15/11
SHEET: 1
EXTERIOR ELEVATIONS
A2.0

GENERAL NOTES
1. SHADING NOT SHOWN. SHDS WILL BE SUBMITTED SEPARATELY FOR PERMIT.

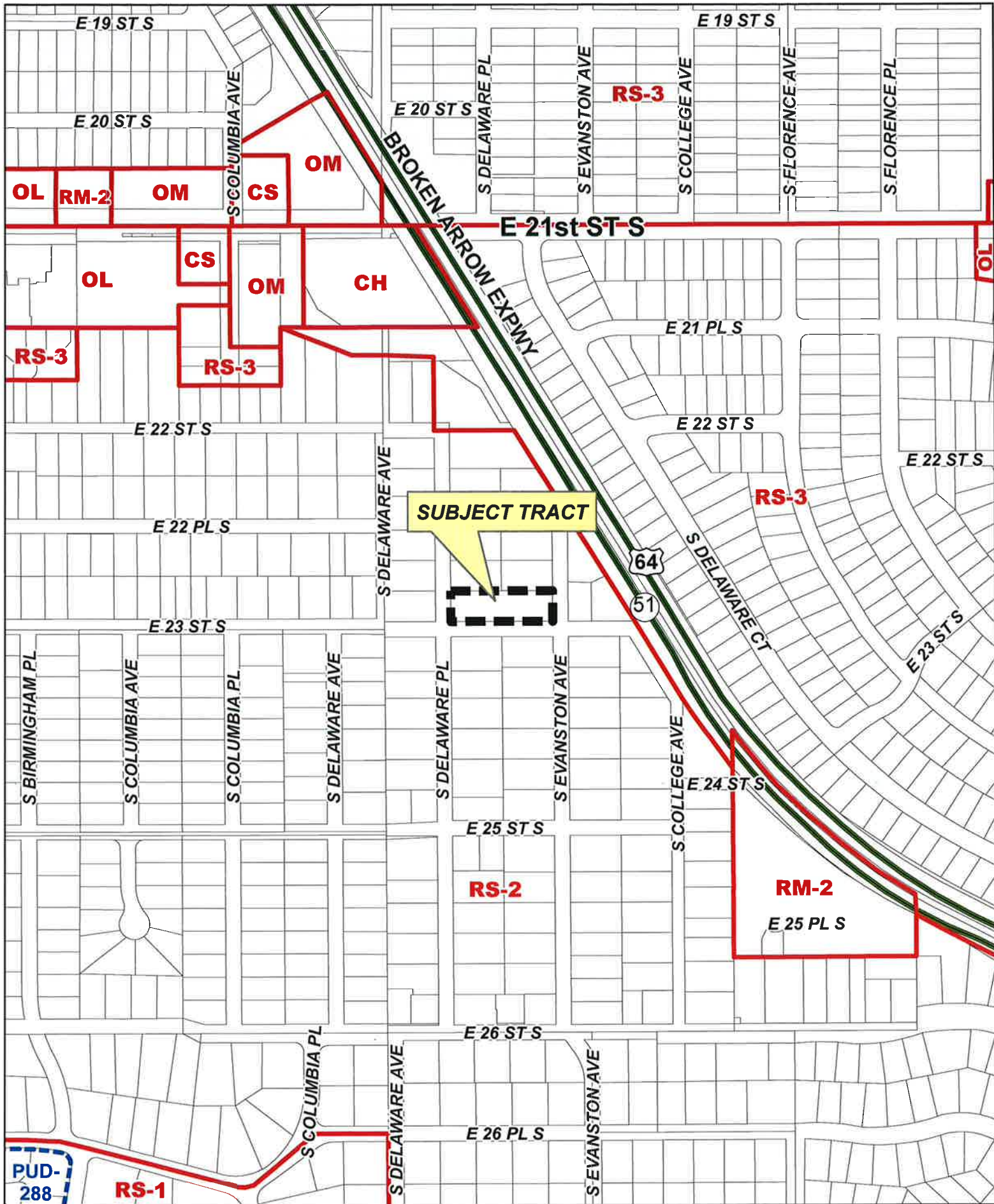


03 WEST ELEVATION
SCALE: 1/4\"/>



04 SOUTH ELEVATION
SCALE: 1/4\"/>

16.11



PUD-826

19-13 17

17.1



Huntsinger, Barbara

Subject: FW: PUD 826 (23rd at Delaware)

From: Wilkerson, Dwayne
Sent: Tuesday, February 24, 2015 5:39 PM
To: Alan Betchan
Cc: Huntsinger, Barbara
Subject: Re: PUD 826 (23rd at Delaware)

Alan,

Thanks for your reply. We will forward your request to the Planning Commission. Staff supports your request.

Respectfully

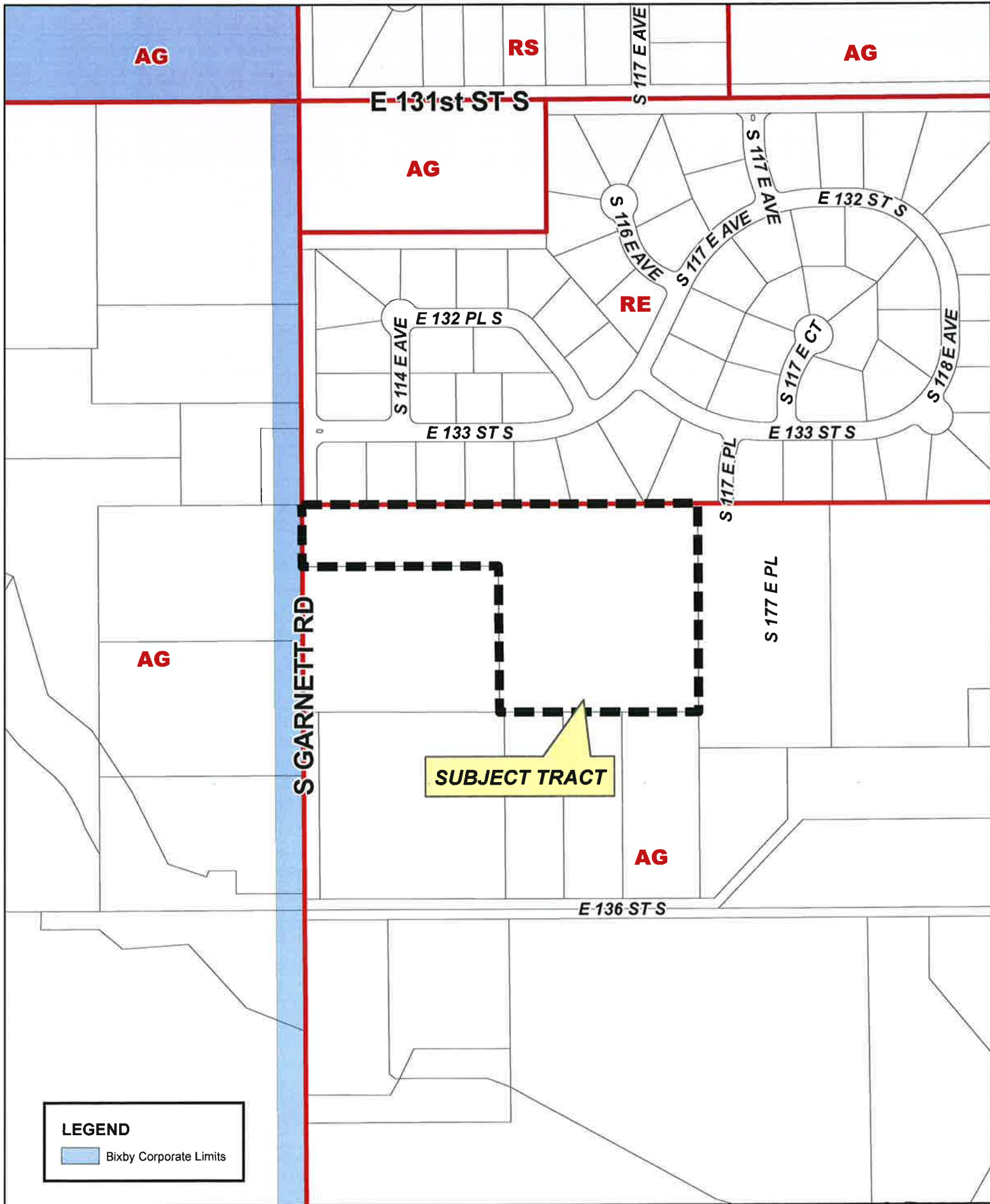
Dwayne

Sent from my iPhone

On Feb 24, 2015, at 5:27 PM, Alan Betchan <alan@aabeng.com> wrote:

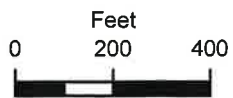
Dwayne,
I spoke with our client today and they would like to request a continuance to the 3.18.2015 meeting. We are working on revising the language to allow no drives from the outer most lots onto 23rd and provide for a more unique home configuration on those lots. We also plan to schedule a neighborhood meeting prior to the next Planning Commission Meeting.

Please let me know if you need anything else.
Thank you,
Alan



LEGEND

 Bixby Corporate Limits



CZ-440

17-14 08

18.1



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Thursday, February 26, 2015 9:09 AM
To: Huntsinger, Barbara
Cc: Roy D. Johnson; barrick.rosenbaum@cox.net
Subject: PUD 827 and CZ-440

Barbara,

Yesterday I met with Mr. Johnsen regarding PUD 827 and the accompanying zoning request CZ-440. Staff is continuing to work with the applicant, engineer and developer regarding details of this project. We agreed that staff would request a continuance for both items.

Please forward this email to the Planning Commission. Staff is requesting a continuance from the scheduled meeting on March 4th, 2015 to the March 18th, 2015 meeting. The continuance request is for both items.

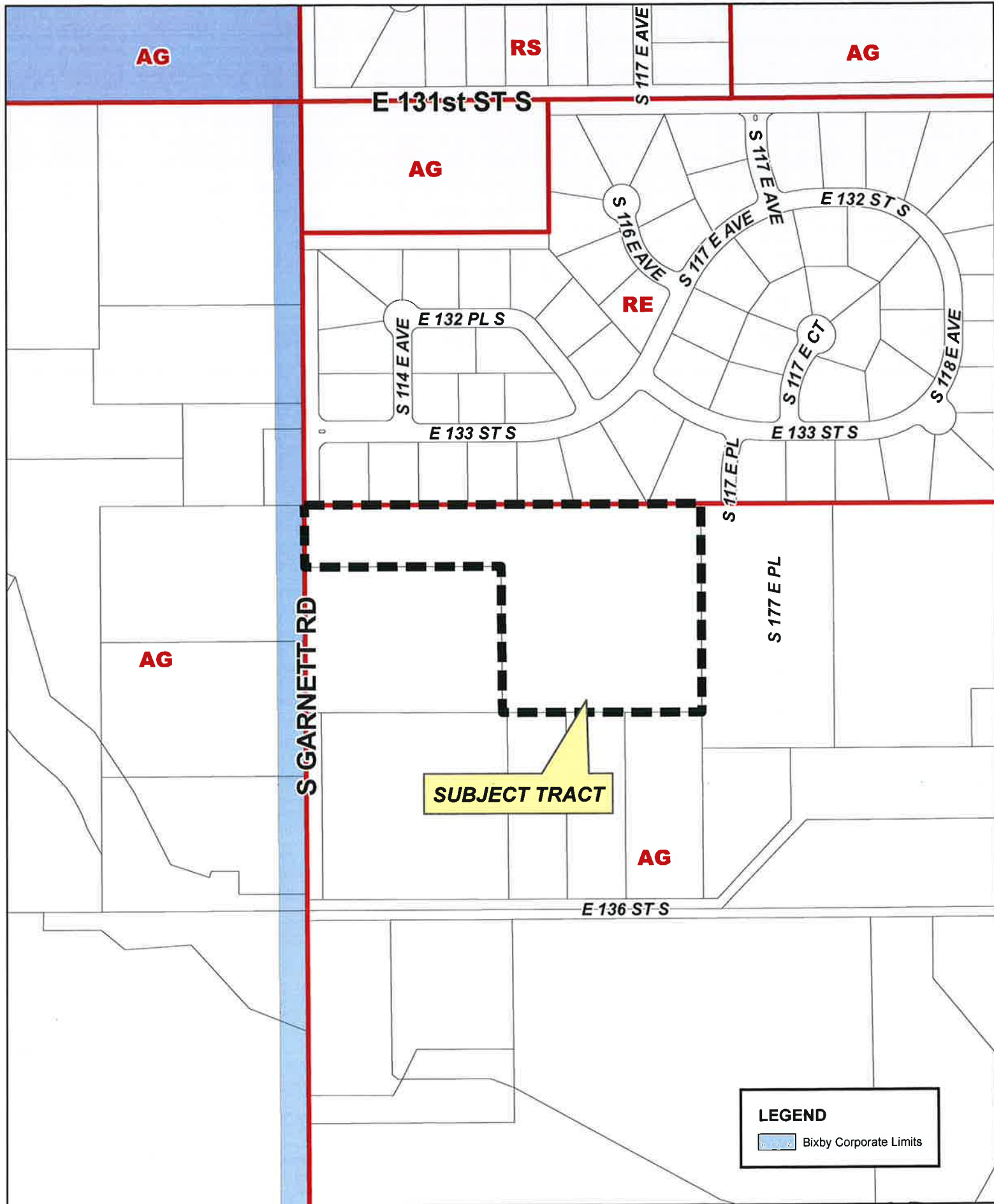
Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



PUD-827

17-14 08

19.1



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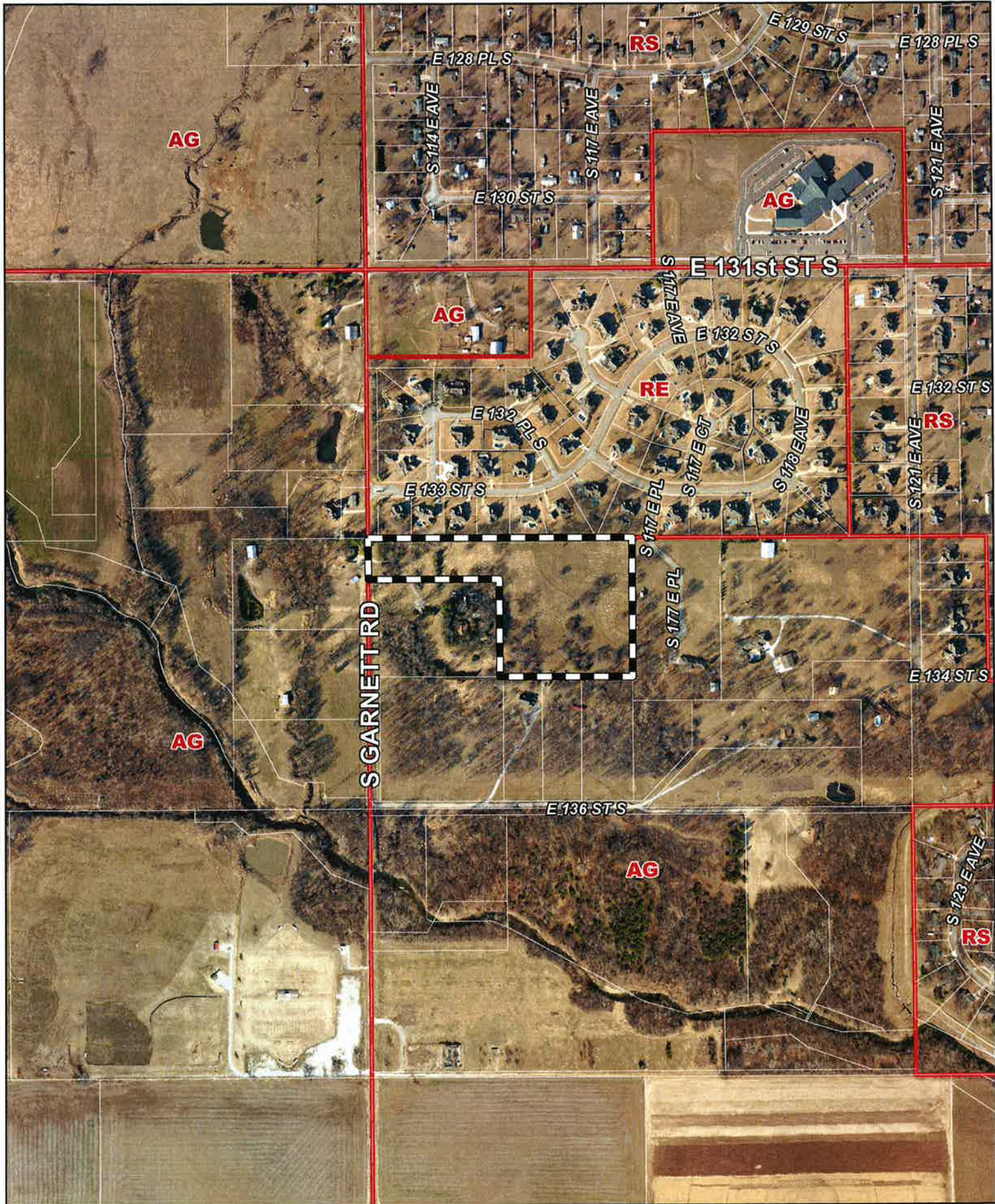
Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



0 Feet 300 600



Subject Tract

OAK ESTATES

17-14 08

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

Aerial Photo Date: March 2014



2011

