



**Tulsa Metropolitan Area
Planning Commission**

Z-7367a Staff Report

Hearing Date: March 6, 2024

Prepared by: Nathan Foster

nathanfoster@cityoftulsa.org

918-596-7609

Owner and Applicant Information

Applicant: Kurt Gariss

Property Owner: Muncie Power Products

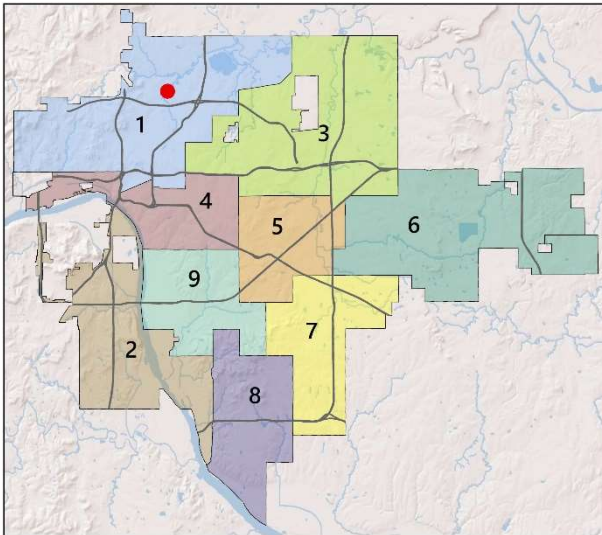
Property Location

East of the northeast corner of East Mohawk
Boulevard and North Peoria Avenue

Tract Size: ±48 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper

County Commission: District 1, Stan Sallee

Public Notice Required

Mailed Notice to 300' radius – min. 20 days in advance

Staff Recommendation

Staff recommends approval.

Request Summary

Minor amendment to development plan Z-7367 to increase
fixture heights for parking lot lighting near Mohawk
Boulevard

Zoning

Existing Zoning: Industrial – Moderate (IM)

Existing Overlays: Z-7367 Optional Development Plan

Use

Current Use: Industrial

Proposed Use: Industrial

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment

Small Area Plans: 36th Street North

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: Residential Collector

planitulsa Street Type: N/A

Transit: TOD Area

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Bike Lane

Environment

Flood Area: FEMA and COT Regulatory Floodplain

Tree Canopy Coverage: 30-50%

Detailed Staff Recommendation

The applicant is proposing to increase the allowable height for lighting fixtures within 200 feet of the Mohawk Boulevard right-of-way from 16 feet to 30 feet.

The development standards for Z-7367 were adopted in January of 2018. The original development plan required any light fixture within 200 feet of Mohawk Boulevard to be a maximum of 16 feet from the ground. During the initial permitting of the project, this development standard was not applied and resulted in 6 light fixtures being installed at 30 feet within the restricted area.

The light fixtures have existed since late 2021. The amendment request would not change other requirements of the development plan including the requirement that all lighting comply with the lighting requirements of the Tulsa Zoning Code and that all lighting shall be pointed down and away from the boundary of the development plan.

The building and parking lot elevations for this project sit below the elevation of Mohawk Boulevard which reduces the visibility of the lighting within the parking area from the street. The applicant has also submitted new landscaping plans for the Mohawk Boulevard corridor which will include the planting of around 40 new evergreen trees east of the driveway for the facility. The mixture of evergreen and existing deciduous trees along the Mohawk frontage will provide a natural screening from the street and neighborhood areas to the south.

The applicant has provided a lighting plan and a photometric illustration to demonstrate compliance with all other requirements. The minor amendment request is limited to the existing lighting on-site. Any future installation of lighting will be required to comply with the standards outlined in Z-7367.

Staff has reviewed the request and determined:

- 1) Z-7367a does not represent a significant departure from the approved development standards in the optional development plan and is considered a minor amendment to Z-7367.
- 2) All remaining development standards defined in Z-7367 and subsequent amendments shall remain in effect.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Employment.

Employment is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RMH/AG	Park and Open Space/Employment	Vacant
East	IM/Z-7367 ODP	Employment	Vacant
South	RS-3/AG	Neighborhood	Residential
West	IM/Z-7367 ODP/AG	Park and Open Space/Employment	Vacant

Small Area Plans

The subject property is located within the 36th Street North Small Area Plan. The optional development plan standards adopted under Z-7367 seek to implement several goals of the small area plan.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: East Mohawk Boulevard is designated as collector street which requires an ultimate right-of-way dedication of 60 feet.

Comprehensive Plan Street Designation: N/A

Transit: This property is in a recommended transit-oriented development area due to its proximity to the Peoria BRT line. This project implemented wider side paths along Mohawk Boulevard during construction which enhance pedestrian and bicycle connectivity to the BRT line.

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Mohawk Bike Lanes are a listed recommendation of the GO Plan.

Environmental Considerations

Flood Area: The subject properties contain both FEMA and City of Tulsa Regulatory floodplain boundaries.

Tree Canopy Coverage: Tree canopy in the area is 49%.

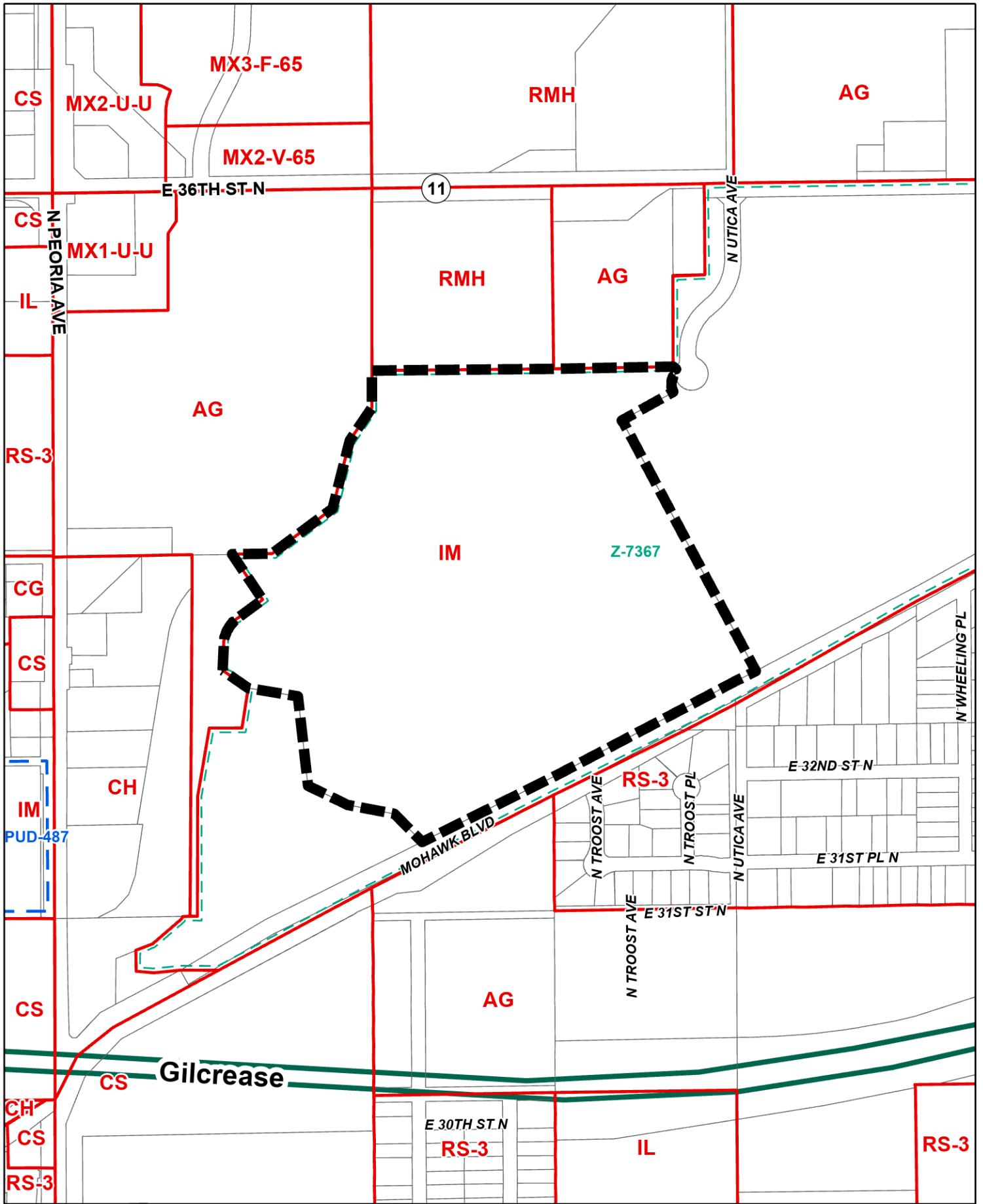
Exhibits

Case map

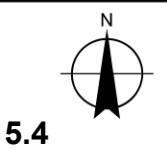
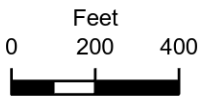
Aerial (small scale)

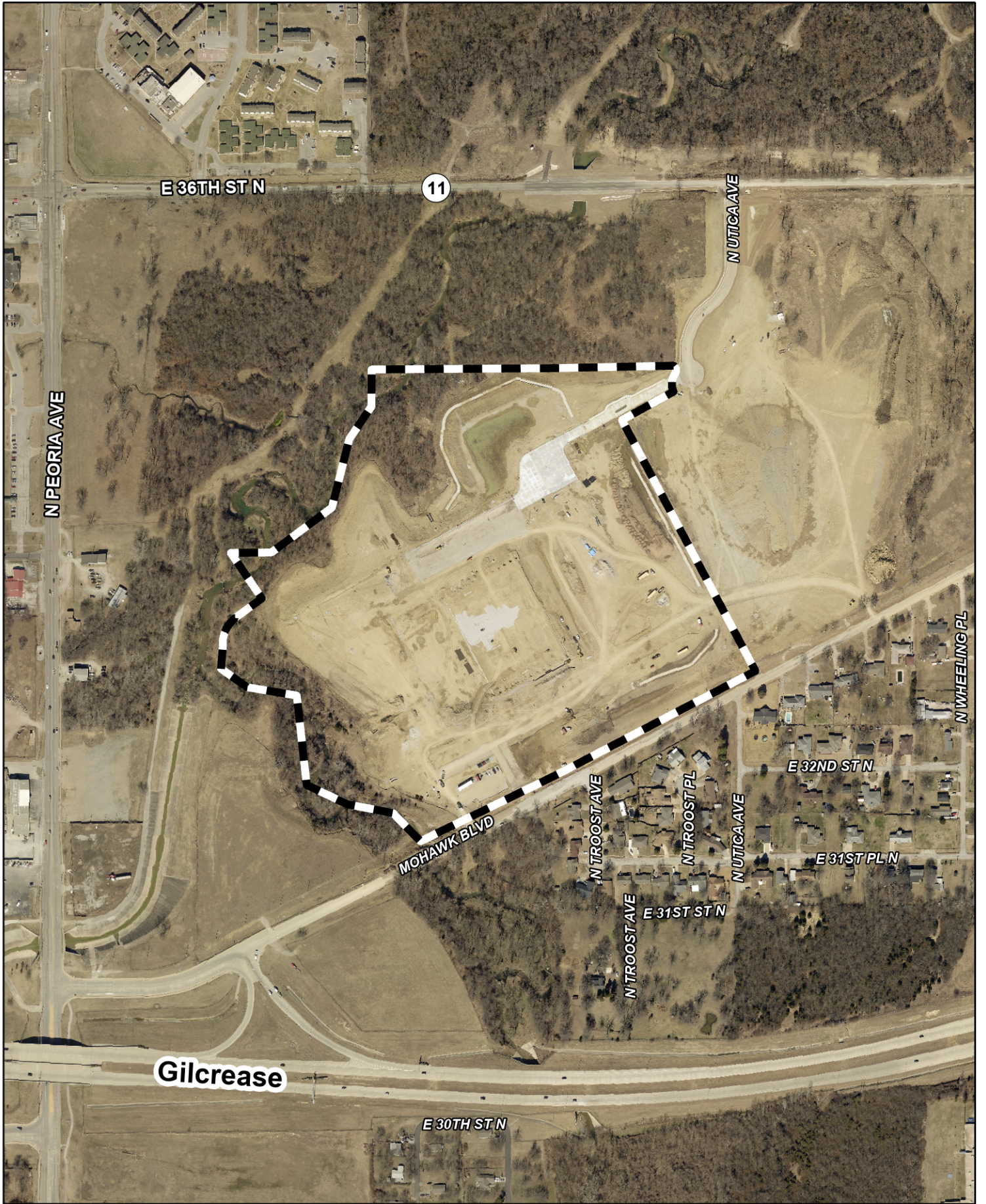
Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



Z-7367a





E 36TH ST N

11

N UTICA AVE

N PEORIA AVE

MOHAWK BLVD

N WHEELING PL

E 32ND ST N

E 31ST PL N

N TROOST AVE

N TROOST PL

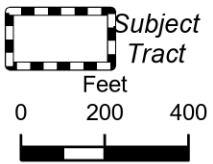
N UTICA AVE

E 31ST ST N

N TROOST AVE

Gilcrease

E 30TH ST N

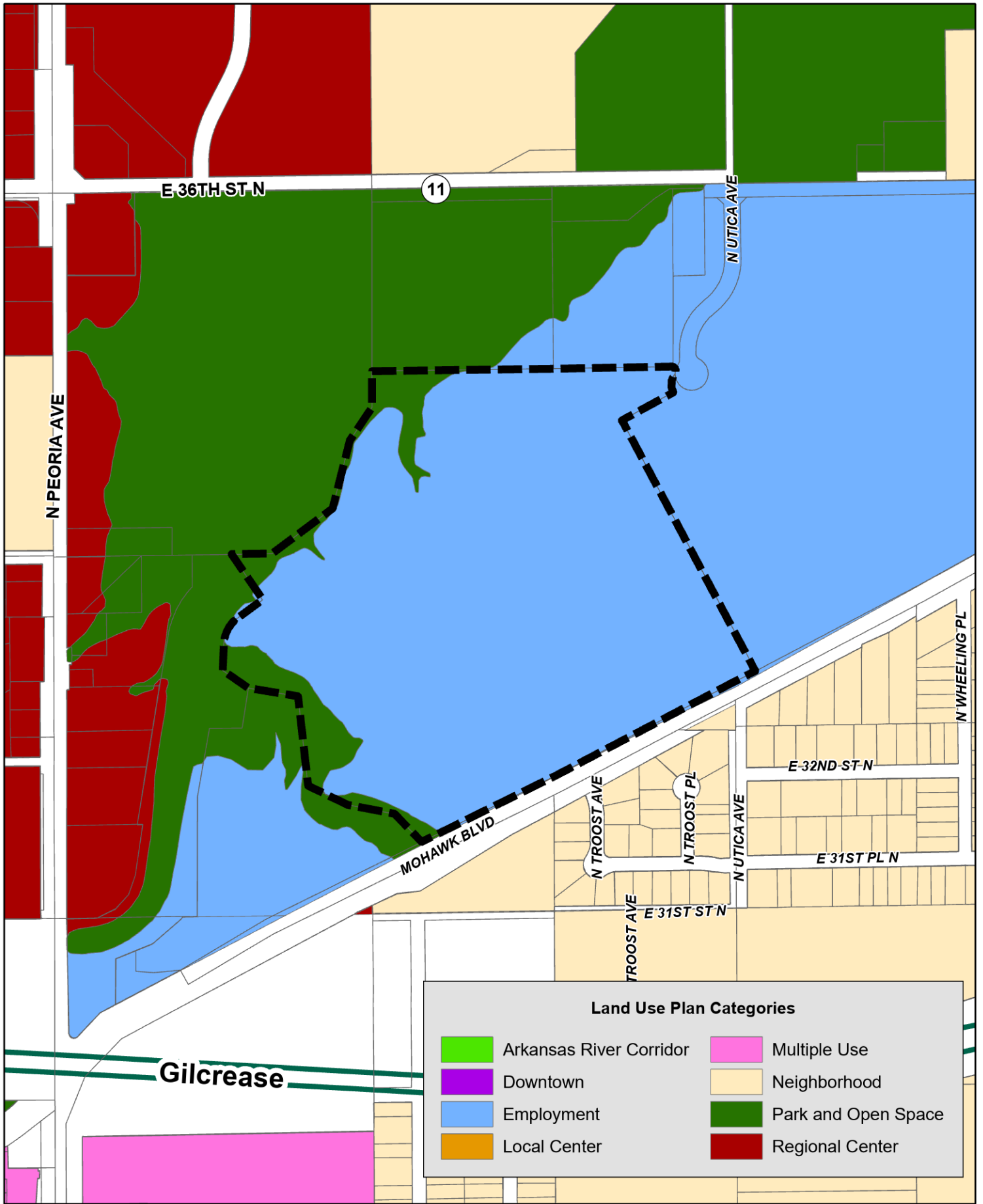


Z-7367a

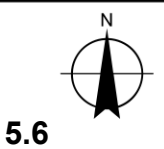
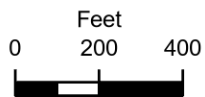
Note: Graphic overlays may not precisely align with physical features on the ground. **5.5**



Aerial Photo Date: 2021



Z-7367a



GENERAL NOTES:

1. NOT FOR CONSTRUCTION PURPOSES.
2. ALL CALCULATIONS CONTAIN AN ERROR FACTOR OF +/- 10%.
3. CALCULATION POINT SPACING IS 5' x 5'
4. ALL CALCULATIONS ARE IN FOOTCANDLE MEASUREMENTS
5. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: PARKING LOT = .25
6. FIXTURE MOUNTING HEIGHT - 30'

PLAN VIEW



Bell & McCoy
Lighting and Controls
1209 S Frankfort Ave, Suite 100
Tulsa OK, 74120

MUNCIE
LSI

Revisions:
X XX/XX/XXXX

Drawn By:
B. Romero

Date:
2/21/2024

Scale:
N.T.S

Sheet Title:
Site Photometrics
Sheet No.

1

Luminaire Schedule		Label	Arrangement	[MANUFAC]	Description	LLF	Lum. Watts	Total Watts	Lum. Lumens
□	7	S2	Back-Back	LSI INDUSTRIES, INC.	MRS LED 18L SIL 3 HV DIM 50 70CRI BRZ	0.900	135	1890	17592
□	4	S3	Single	LSI INDUSTRIES, INC.	MRS LED 18L SIL 5W HV DIM 50 70CRI BRZ	0.900	135	540	16846

Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCS	ILLUMINANCE	ILLUMINANCE	Fc	0.26	4.9	0.0	N.A.	N.A.
CALCS_1	ILLUMINANCE	ILLUMINANCE	Fc	0.07	0.8	0.0	N.A.	N.A.
PARKING	ILLUMINANCE	ILLUMINANCE	Fc	1.10	5.0	0.0	N.A.	N.A.

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MUNCIE
LSI

Revisions:
X XX/XX/XXXX

Drawn By:
B. Romero

Date:
2/21/2024

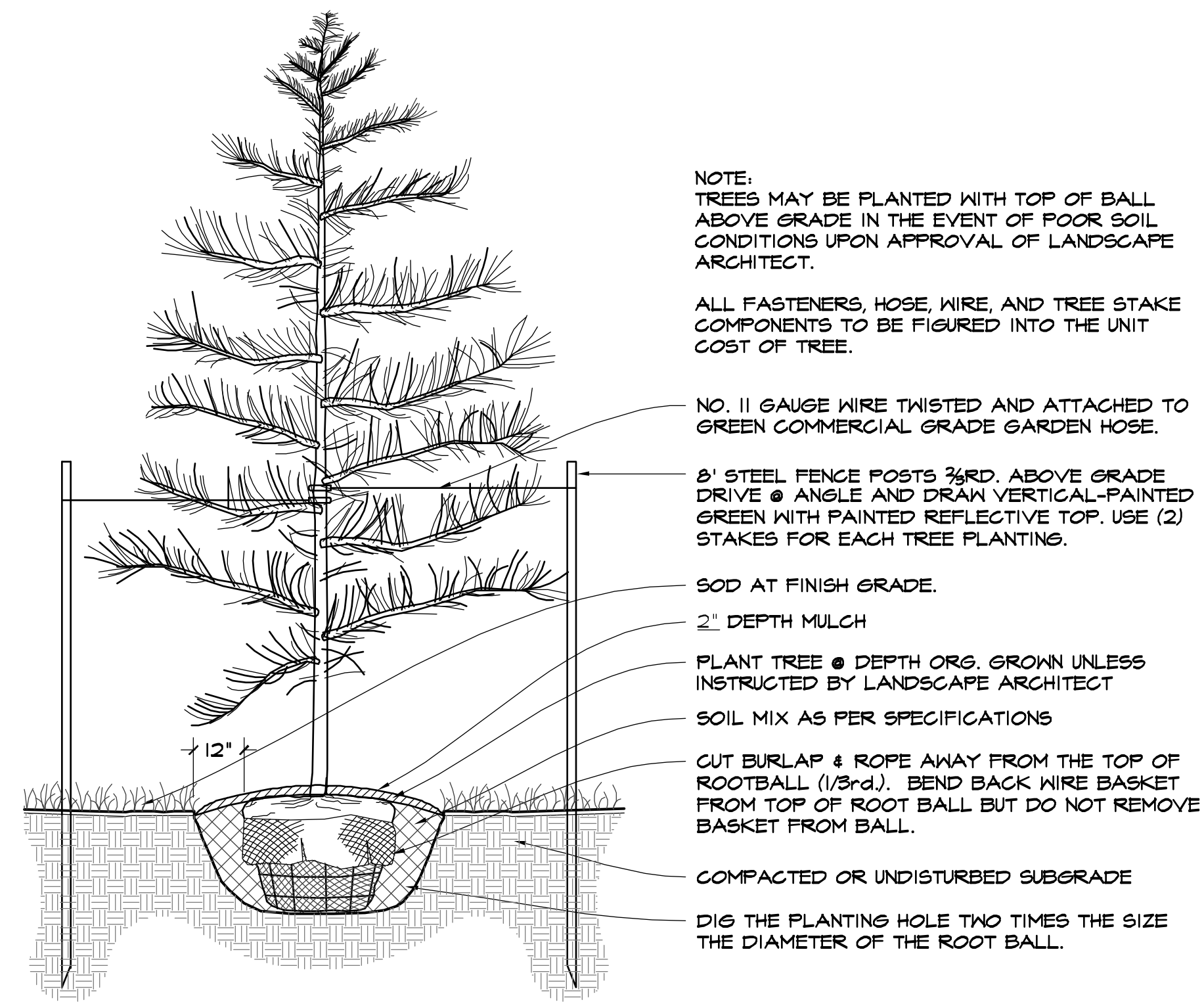
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Sheet Title:
Site Photometrics
Sheet No.

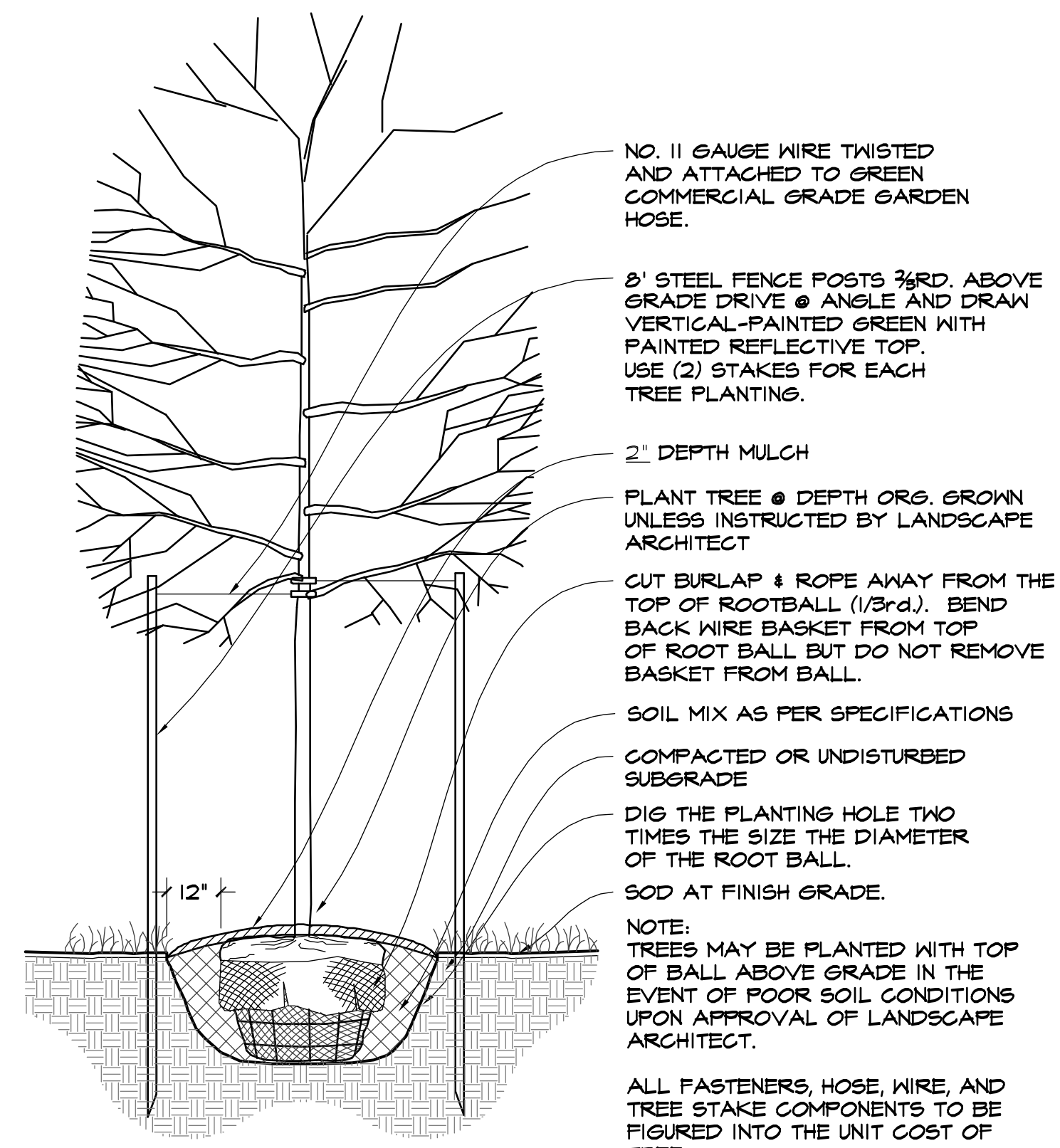
2

Luminaire Schedule									
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	7	S2	Back-Back	LSI INDUSTRIES, INC.	MRS LED 18L SIL 3 HV DIM 50 70CRI BRZ	0.900	135	1890	17592
	4	S3	Single	LSI INDUSTRIES, INC.	MRS LED 18L SIL 5W HV DIM 50 70CRI BRZ	0.900	135	540	16846

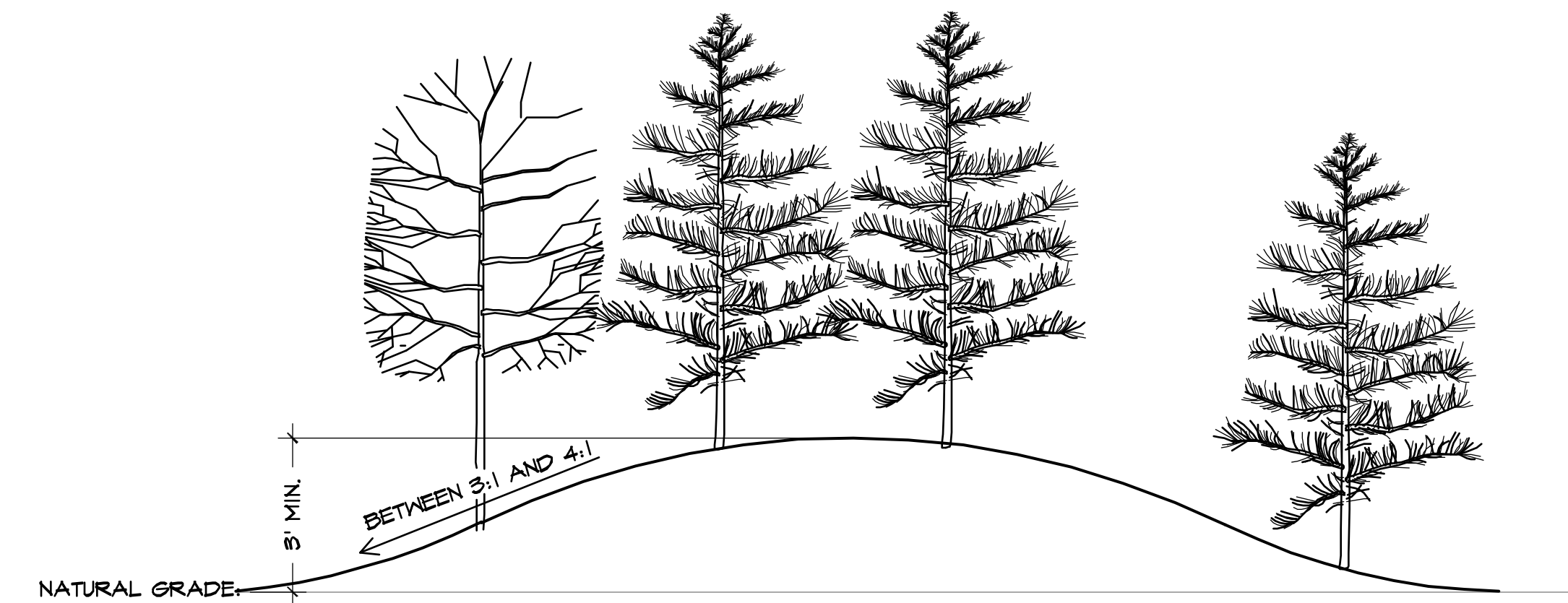
Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
CALCS	Illuminance	Fc	0.26	4.9	0.0	N.A.	N.A.		
CALCS_1	Illuminance	Fc	0.07	0.8	0.0	N.A.	N.A.		
PARKING	Illuminance	Fc	1.10	5.0	0.0	N.A.	N.A.		



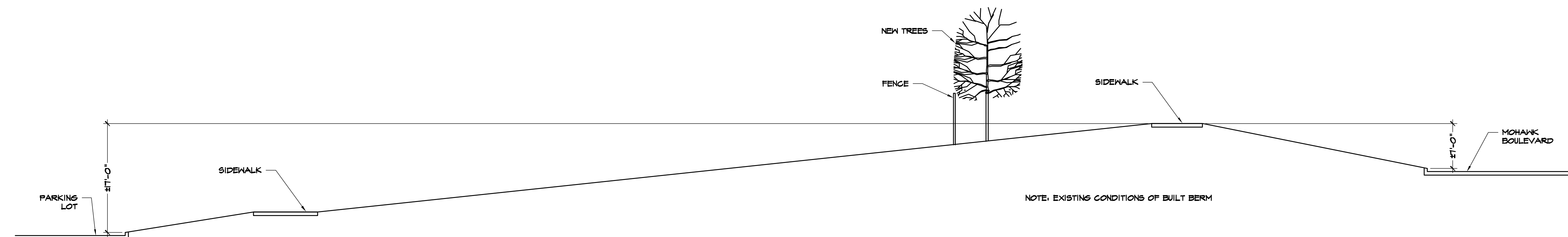
1 EVERGREEN TREE PLANTING - TYPICAL SECTION
SCALE: NTS



2 DECIDUOUS TREE PLANTING - TYPICAL SECTION
SCALE: NTS



3 BERM DETAIL - TYPICAL ELEVATION
SCALE: NTS



4 NORTH EAST BERM DETAIL - TYPICAL ELEVATION
SCALE: 1" = 10'-0"



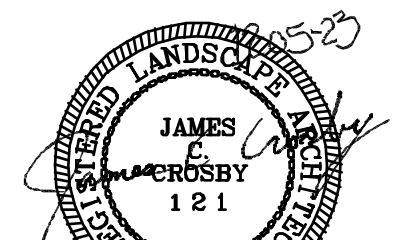
Michael Dwyer, LLC

809 East Jackson Place
Broken Arrow, OK
PH: 918.633.6277

LANDSCAPE ARCHITECT:

PDG
PLANNING DESIGN GROUP

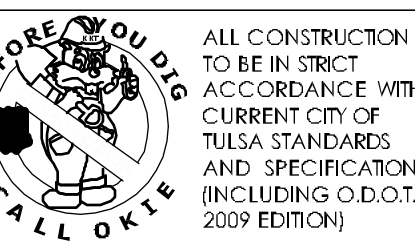
LANDSCAPE ARCHITECTURE • LAND PLANNING
RECREATIONAL DESIGN • LAND PLANNING
5314 S. YALE AVE., SUITE 510, TULSA, OK 74135
918.633.2555
WWW.PLANNINGDESIGNGROUP.COM



JAMES C. CROSBY, ASLA
LANDSCAPE ARCHITECT OF RECORD

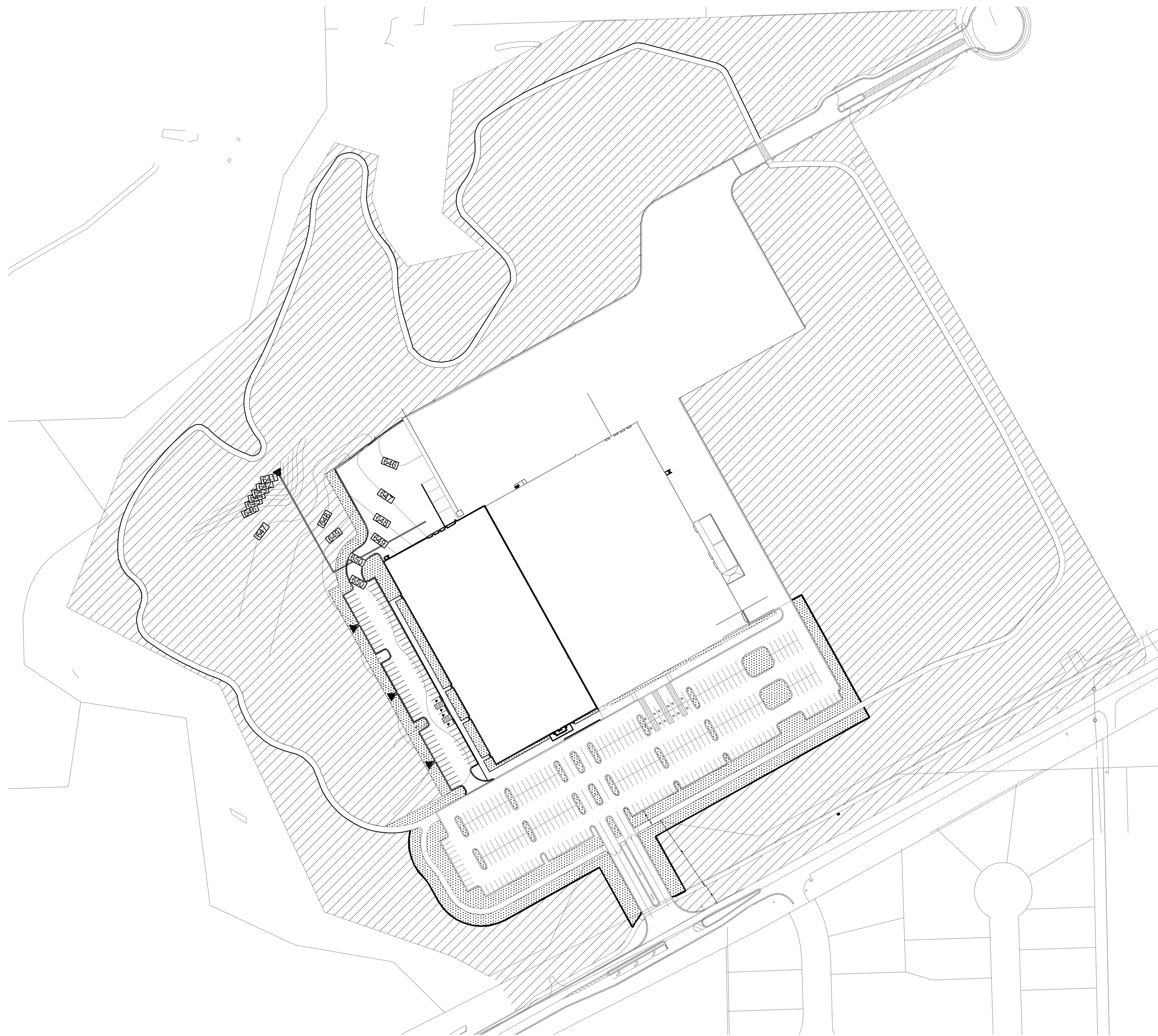
Proposed Layout for
Muncie Power Products, Inc.
Tulsa, OK

SET	DATE
1st Submittal	07/20/2020
△ REV	12/05/2023
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△	
△	
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LANDSCAPE
DETAILS

LS-2



LEGEND

	SOD US BERMUDA SOLID SOD 80,000 S.F. RE SPECS.
	HYDROSEEDING US BERMUDA 1,185,000 S.F. RE SPECS.

- SODDING SUMMARY NOTES**
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - ALL NETTING TO BE REMOVED FROM SOD DURING INSTALLATION.
 - FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. FLOAT SMOOTH TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
 - APPLY APPROVED FERTILIZER ON FINISH GRADE PRIOR TO SOD INSTALLATION AT A RATE OF ONE (1) POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET.
 - ON 3:1 SLOPES OR GREATER SOD SHALL BE INSTALLED PERPENDICULAR TO SLOPE AND SECURED WITH APPROVED WOOD STAKES AS NEEDED TO PREVENT SOD FROM SLOUGHING OFF SLOPES.
 - THE SITE IS TO BE KEPT CLEAN AND ORDERLY. ALL TRASH, INCLUDING DEBRIS FROM REMOVING WEEDS OR ROCKS FROM SODDED AREAS, SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. ALL PAVED AREAS SHALL BE KEPT CLEAN BY HOSEING AND/OR SWEEPING.
 - CONTRACTOR IS RESPONSIBLE FOR SOLID SODDING ALL AREAS DISTURBED DURING CONSTRUCTION OPERATIONS.
 - LAY BERMUDA SOD TO FORM A SOLID MASS TIGHTLY-FITTED JOINTS. DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - WATER SOD LIGHTLY AND THEN ROLL WITH A WATER FILLED LAWN ROLLER TO ENSURE CONTACT WITH SUBGRADE AND TO INSURE A SMOOTH SURFACE FREE OF CLUMPS AND DEPRESSIONS.
 - ALL AREAS NOT SHOWN ON PLAN THAT ARE DISTURBED DURING CONSTRUCTION ARE TO BE SOLID SODDED WITH US SOD. CONSULT LANDSCAPE ARCHITECT FOR APPROVAL BEFORE SODDING ANY ADDITIONAL AREAS NOT INDICATED ON THIS PLAN.

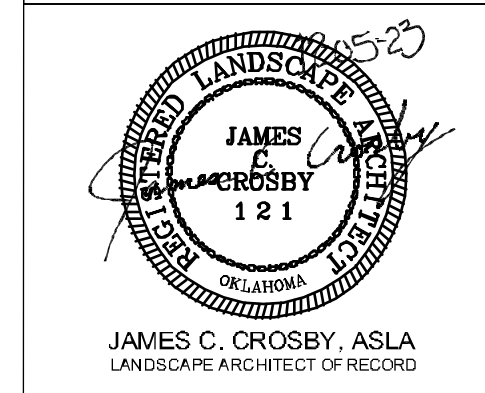
1 MUNCIE - GRASSING PLAN
SCALE: 1"=50'-0"

* ALL ORDINANCE REQUIRED LANDSCAPE AREA TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



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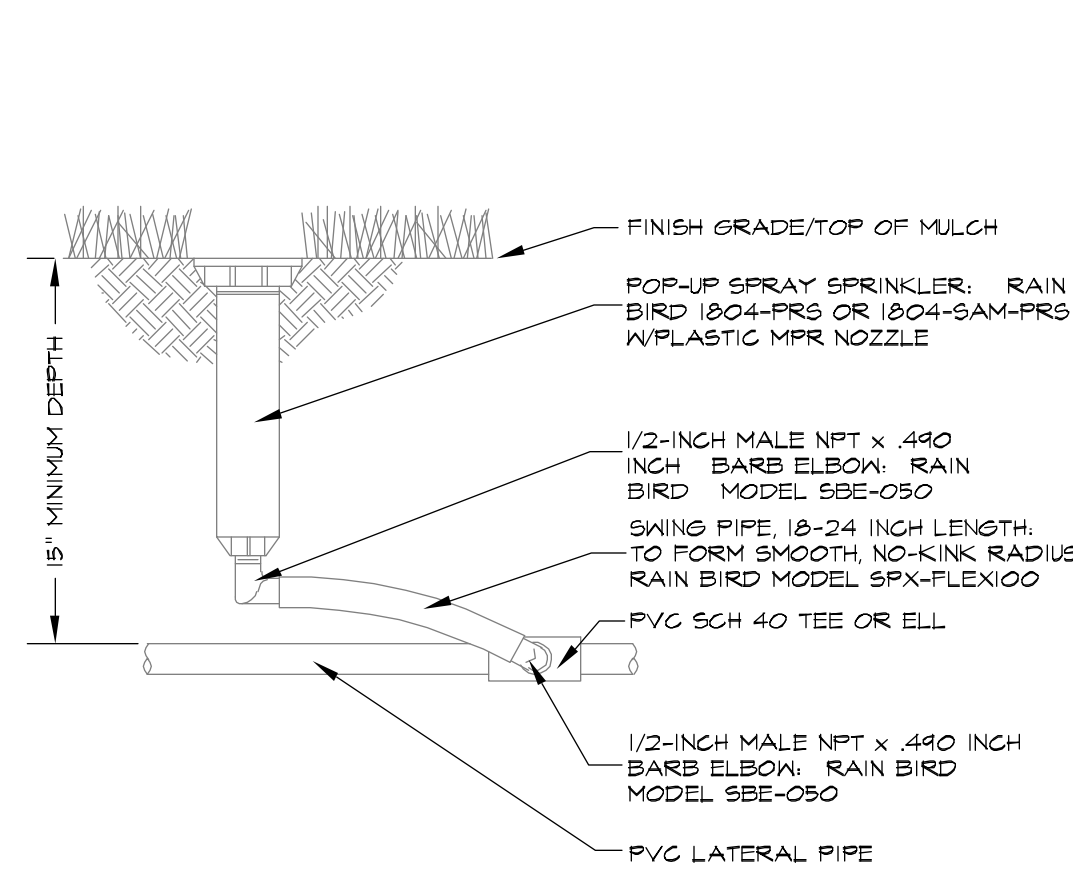


Proposed Layout for
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Tulsa, Ok

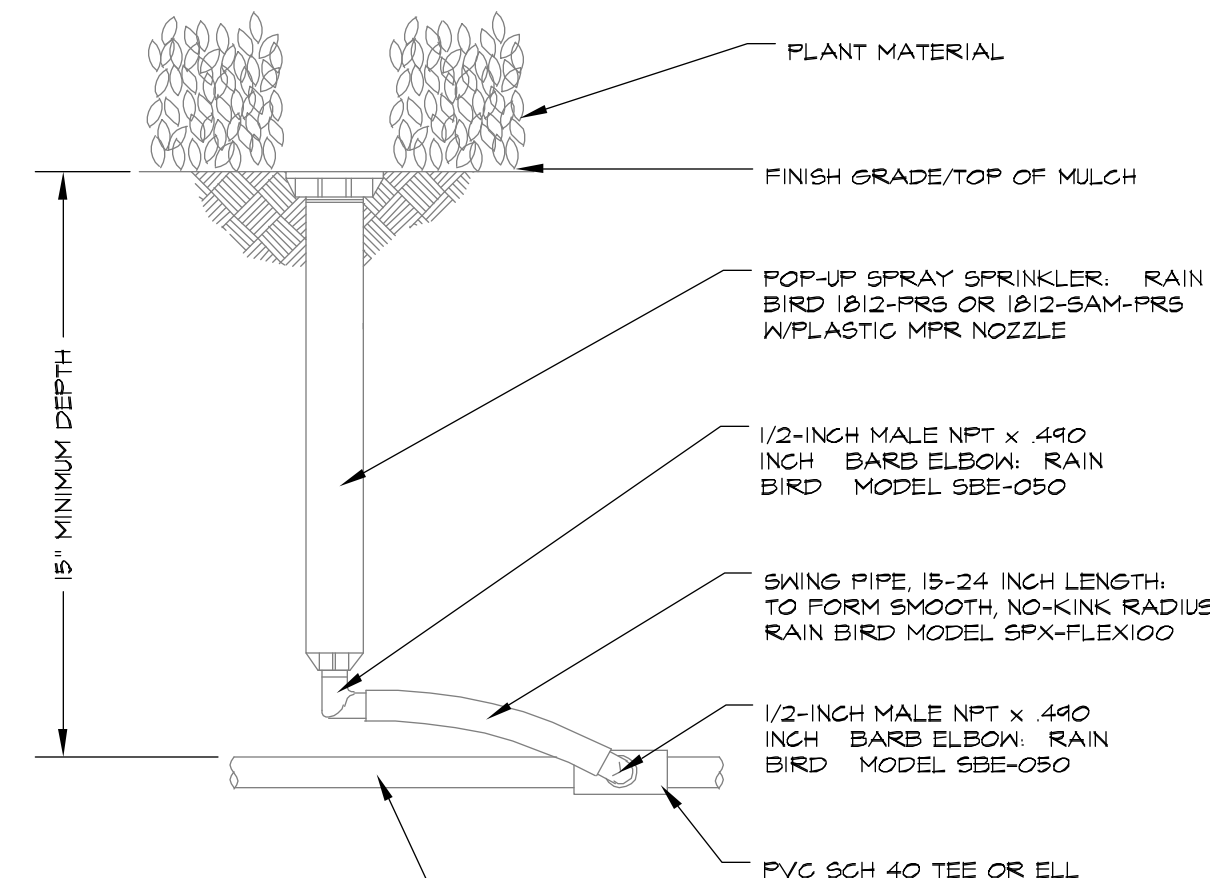
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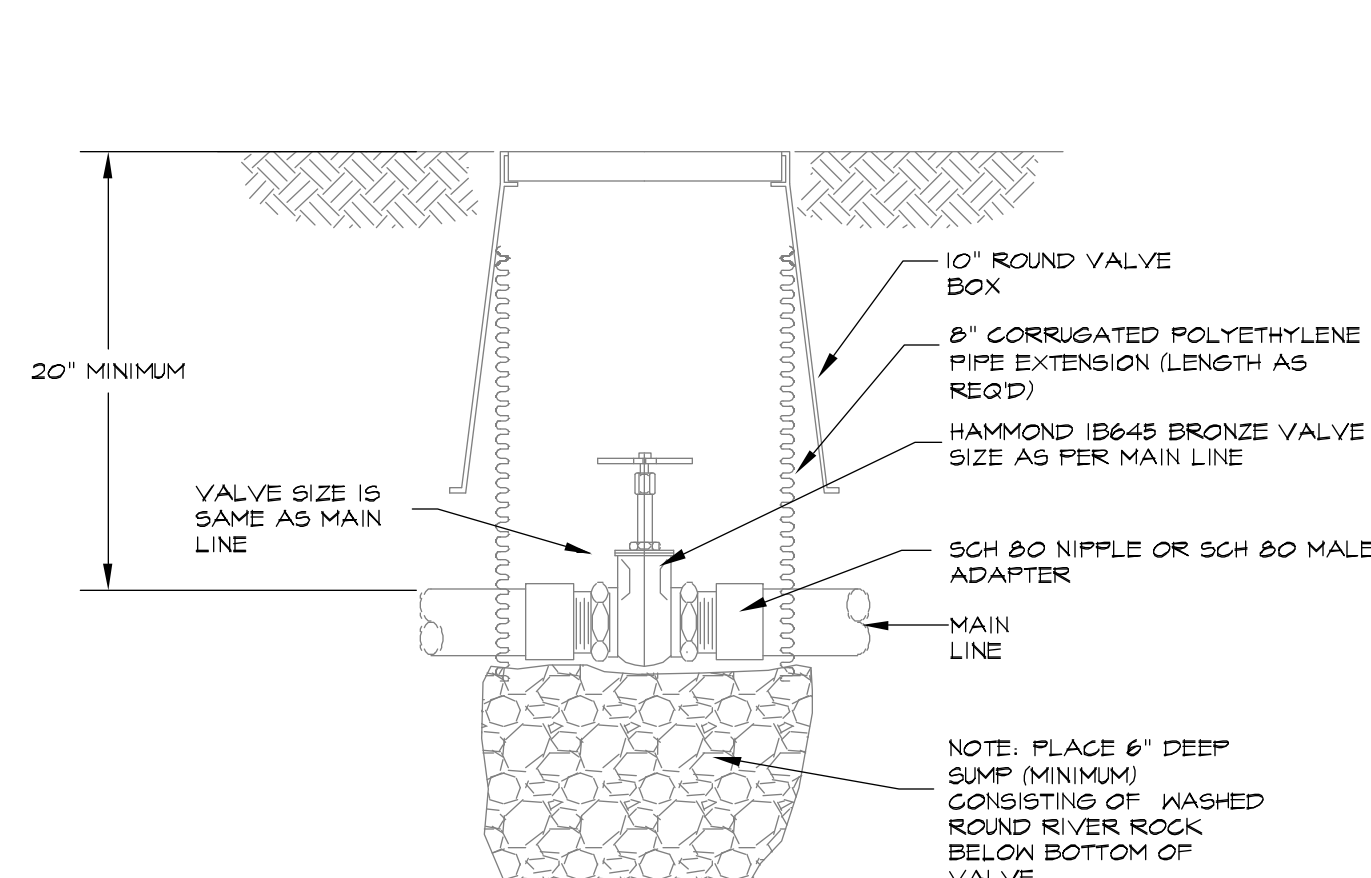
GRASSING PLAN
SOD-1



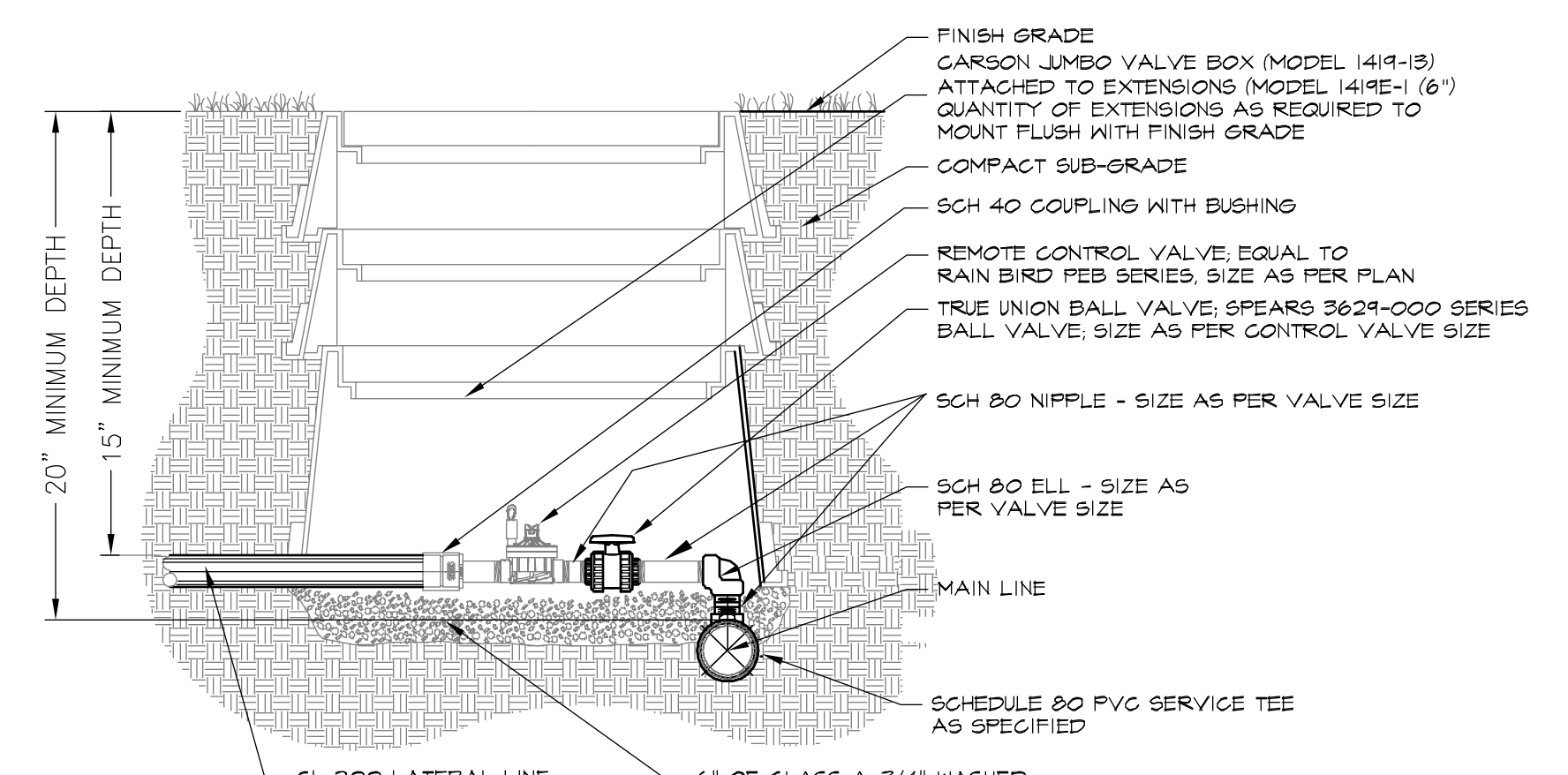
1 4' POP-UP SPRAY HEAD ASSEMBLY-TYPICAL SECTION
NOT TO SCALE



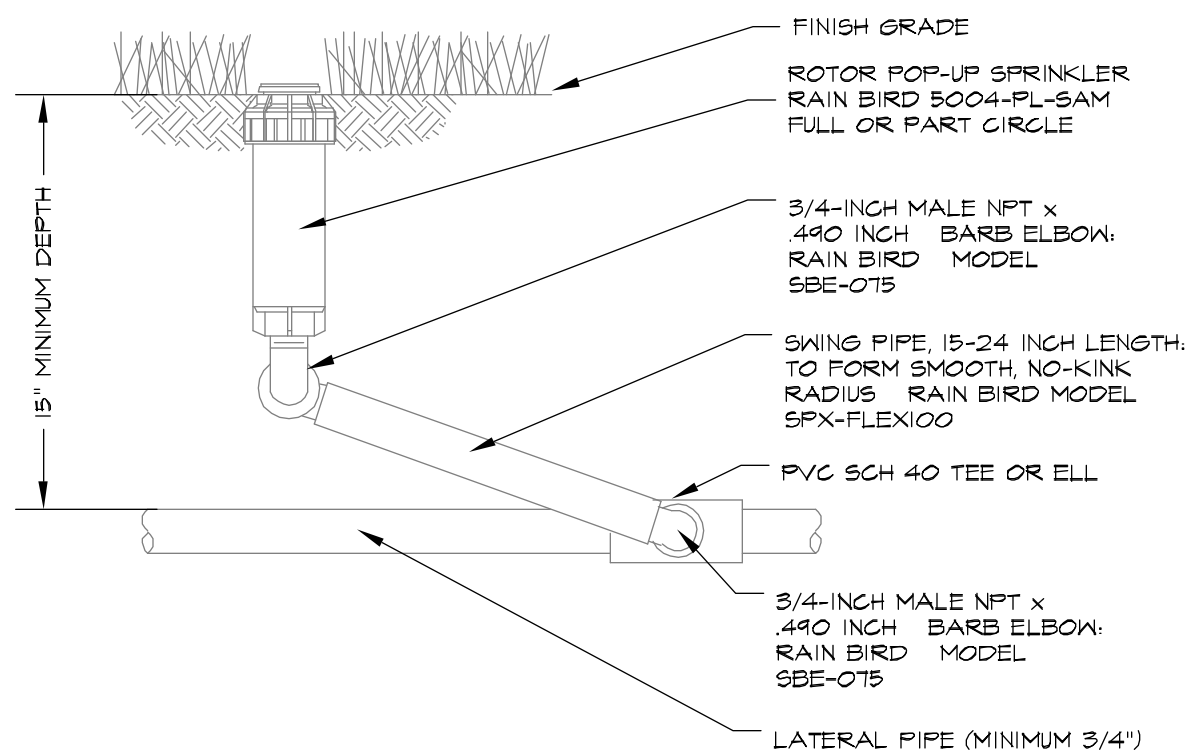
2 12' POP-UP SPRAY HEAD ASSEMBLY-TYPICAL SECTION
NOT TO SCALE



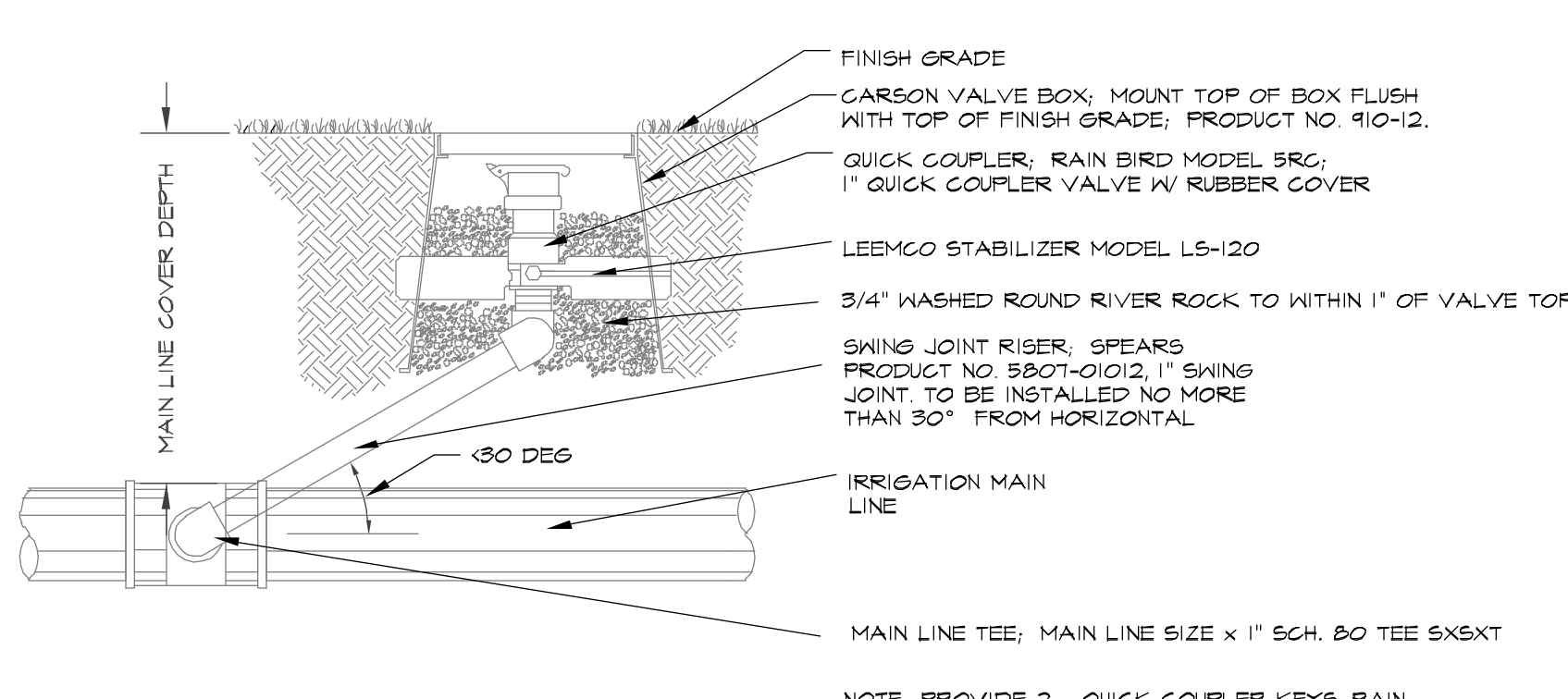
3 ISOLATION VALVE ASSEMBLY-TYPICAL SECTION
NOT TO SCALE



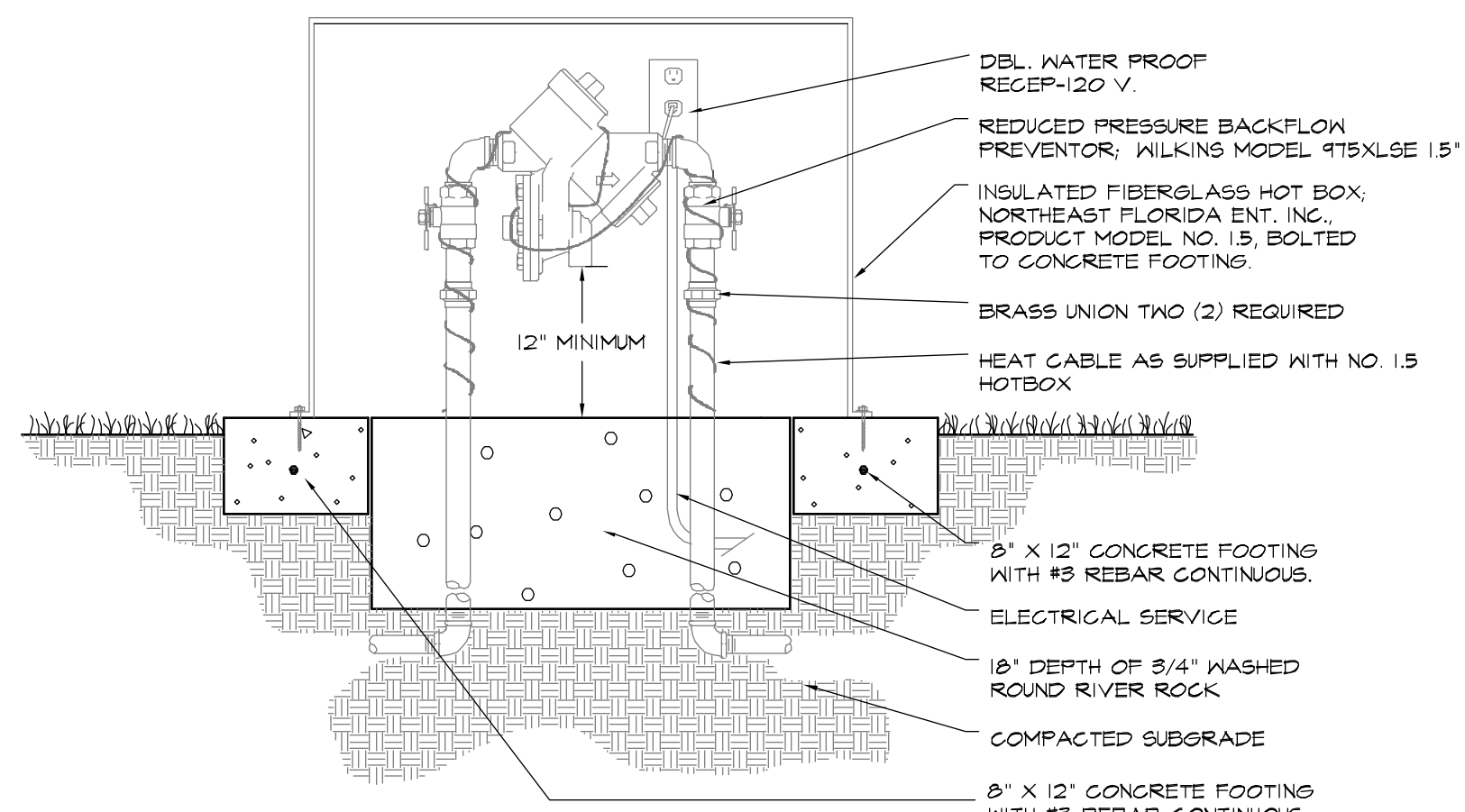
4 CONTROL VALVE ASSEMBLY-TYPICAL SECTION
NOT TO SCALE



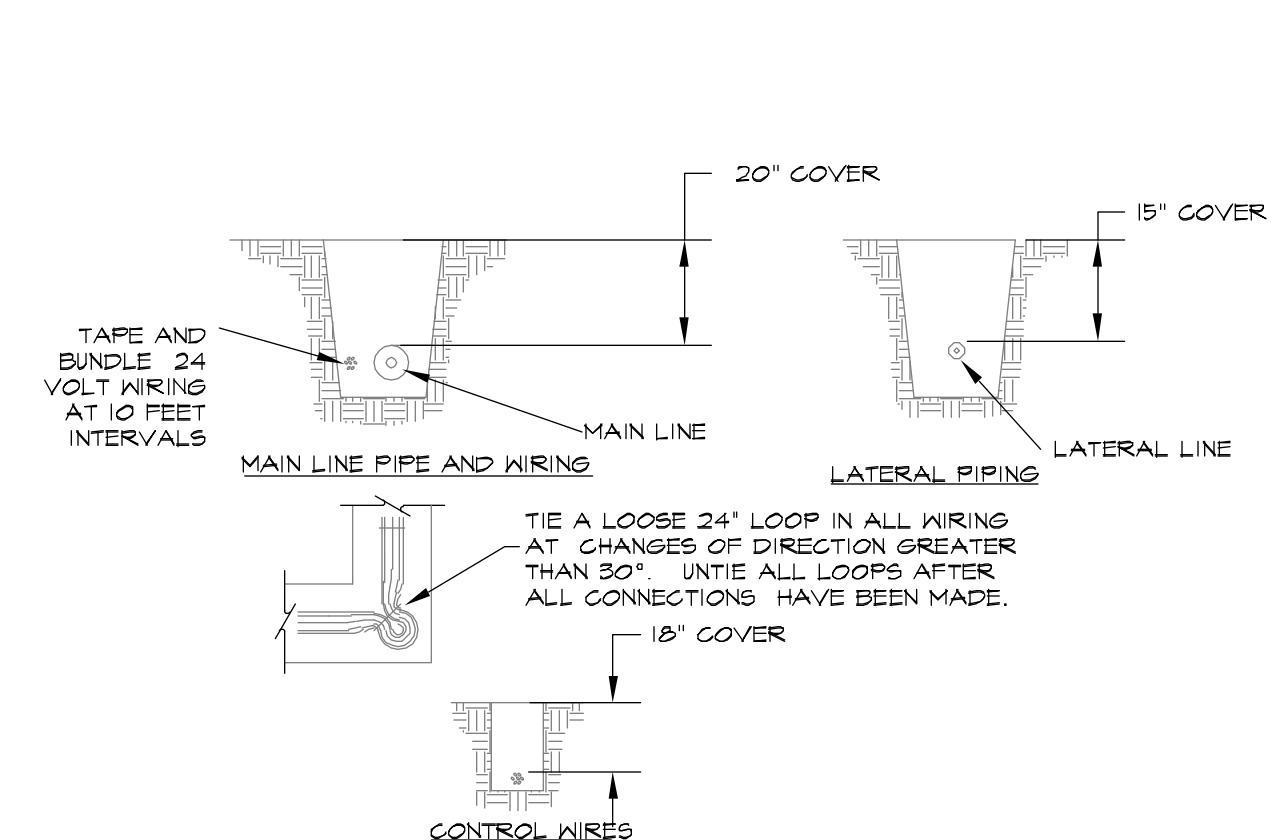
5 3/4\"/>



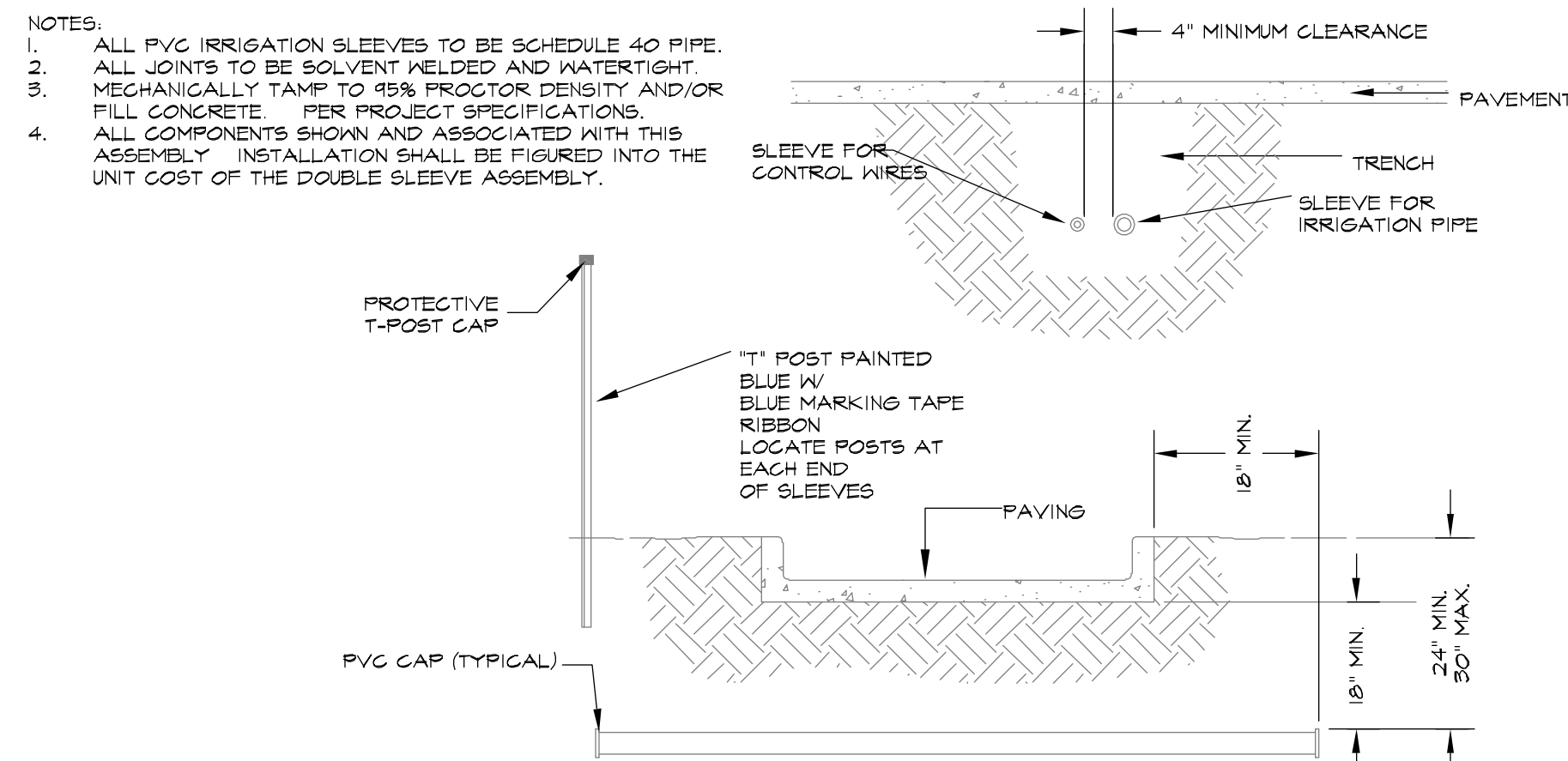
6 QUICK COUPLING VALVE-TYPICAL SECTION
NOT TO SCALE



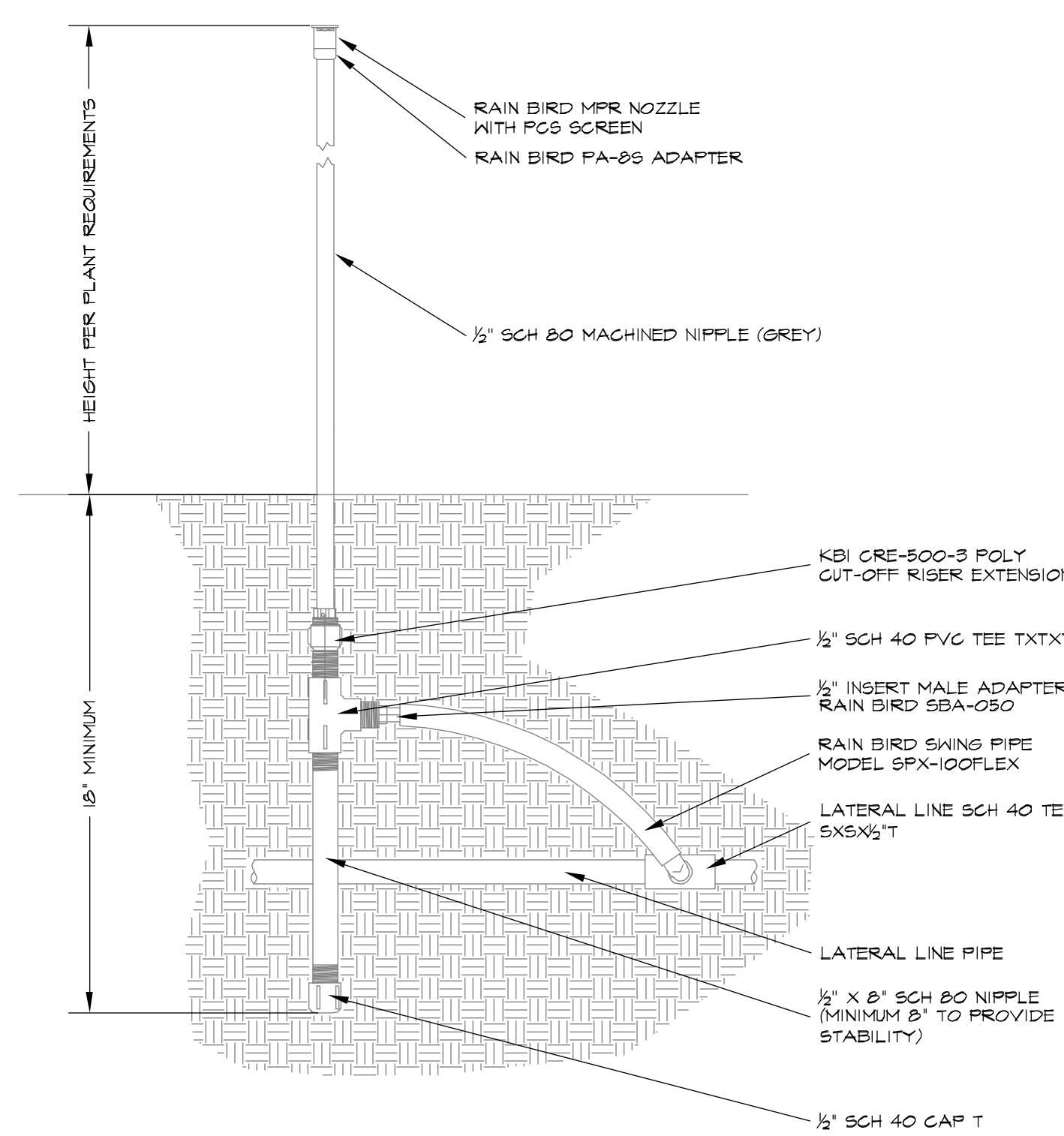
7 RPZ BACKFLOW PREVENTER OUTDOOR INSTALLATION (TYP)-SECTION
NOT TO SCALE



8 TRENCH-TYPICAL SECTION
NOT TO SCALE



9 PIPE AND WIRE SLEEVES-TYPICAL DETAIL
NOT TO SCALE



10 AUTOMATIC CONTROLLER ASSEMBLY-TYPICAL SECTION
NOT TO SCALE

IRRIGATION INSTALLATION NOTES

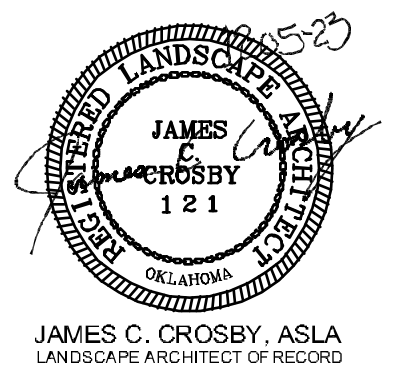
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FULL DESIGN FOR IRRIGATION SYSTEM WITH CUT-SHEETS OF ALL PROPOSED EQUIPMENT. ALL GRASS AREAS TO BE IRRIGATED WITH SPRAY HEADS AND ROTARY HEADS. ALL ROCK PLANTING BEDS TO BE IRRIGATED WITH DRIP IRRIGATION.
- PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS WITH TELEPHONE, GAS, CABLE TV, AND ELECTRIC COMPANIES. OWNER REPRESENTATIVE AND CONTRACTOR TO REVIEW SITE ELECTRICAL, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR SHALL MEASURE THE STATIC WATER PRESSURE AT THE LOCATIONS OF THE WATER METER AND SHALL REPORT TO LANDSCAPE ARCHITECT IN WRITING A MINIMUM OF TWO (2) WEEKS PRIOR TO COMMENCEMENT OF IRRIGATION INSTALLATION. SHOULD STATIC WATER PRESSURE BE LESS THAN 40 PSI, CONTRACTOR SHALL RECEIVE APPROVAL FROM OWNER REPRESENTATIVE PRIOR TO PROCEEDING.
- CONTRACTOR SHALL ROUTE LINES OUTSIDE OF CANOPY OF EXISTING OR PROPOSED TREES. WHEN OBSTRUCTIONS (TREES, SHRUBS, HYDRANTS, LIGHTS, ETC.) INTERFERE WITH SPRAY PATTERN OF SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, ADJUST SPRINKLER SYSTEM BY INSTALLING ADJUSTABLE PATTERN SPRINKLER HEADS ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. CONTRACTOR SHALL PERFORM ALL ADJUSTMENTS AT NO ADDITIONAL COST TO OWNER.
- IRRIGATION INSTALLATION SHALL BE COORDINATED WITH EXCAVATION, GRADING, BUILDING, ELECTRICAL, PAVING AND PLANTING OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PLACEMENT OF ALL SLEEVES ON THE PROJECT. SLEEVES SHALL BE SIZED TWO (2) TIMES THE NOMINAL DIAMETER OF THE LARGEST PIPE PASSING THROUGH THE SLEEVE. MINIMUM SLEEVE SIZE SHALL BE 4\"/>

11 PVC RISER WITH RAIN BIRD MPR NOZZLE- TYPICAL SECTION
NOT TO SCALE



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SET	DATE
1st	07/20/2020
Submittal	07/20/2020
2	
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14	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS (INCLUDING C.D.O.T. 2020 EDITION)

IRRIGATION DETAILS

IR-1

