

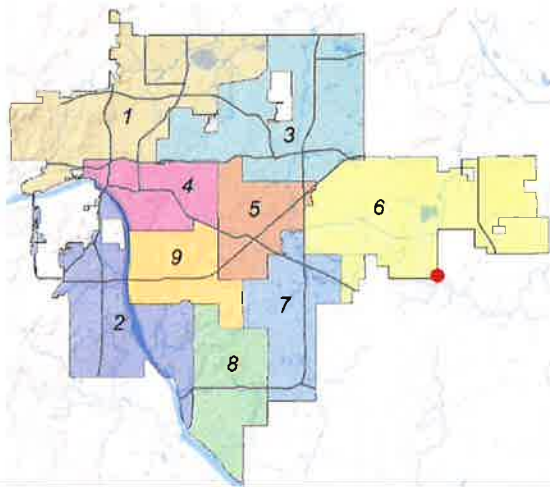


Case Number: PUD-712-5
Minor Amendment
Hearing Date: June 6, 2018

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Scott R. Eudey, Ross & Eudey, PLLP
 Property Owner: National Self Storage, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:
 Concept summary: PUD minor amendment to amend the sign standards to permit an additional ground sign.
 Gross Land Area: 0.59 acres
 Location: North of the NW/c of E 51st St S and S 193rd E Ave
 Lot 3 Block 1, Stone Creek Commercial Center
 Development Area A

Zoning:
 Existing Zoning: OL/PUD-712
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 9425
 CZM: 50 Atlas: N/A

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

SECTION I: Z-5444-SP-1d Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the Corridor Plan to increase the allowable floor area 15%.

Currently, the allowable floor area permitted by the development plan is 221,000 sf. The applicant is proposing to increase the allowable floor area by 15%, or 33,150 sf, for a total of 254,150 sf allowable.

The requested increase is due to an addition of a 3,000 sf gym facility to the existing hotel, which would have exceeded the total allowable area for the hotel. The requested 15% increase would allow this expansion and provide for some additional room for expansion in the future, if so desired. Even with the requested 15% added, the proposed total floor area of 254,150 sf would be significantly less than the 387,372 sf of floor area maximum that would be allowed in a CO district, based on an allowed 1.25 Floor Area Ratio.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.*

“Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan. “

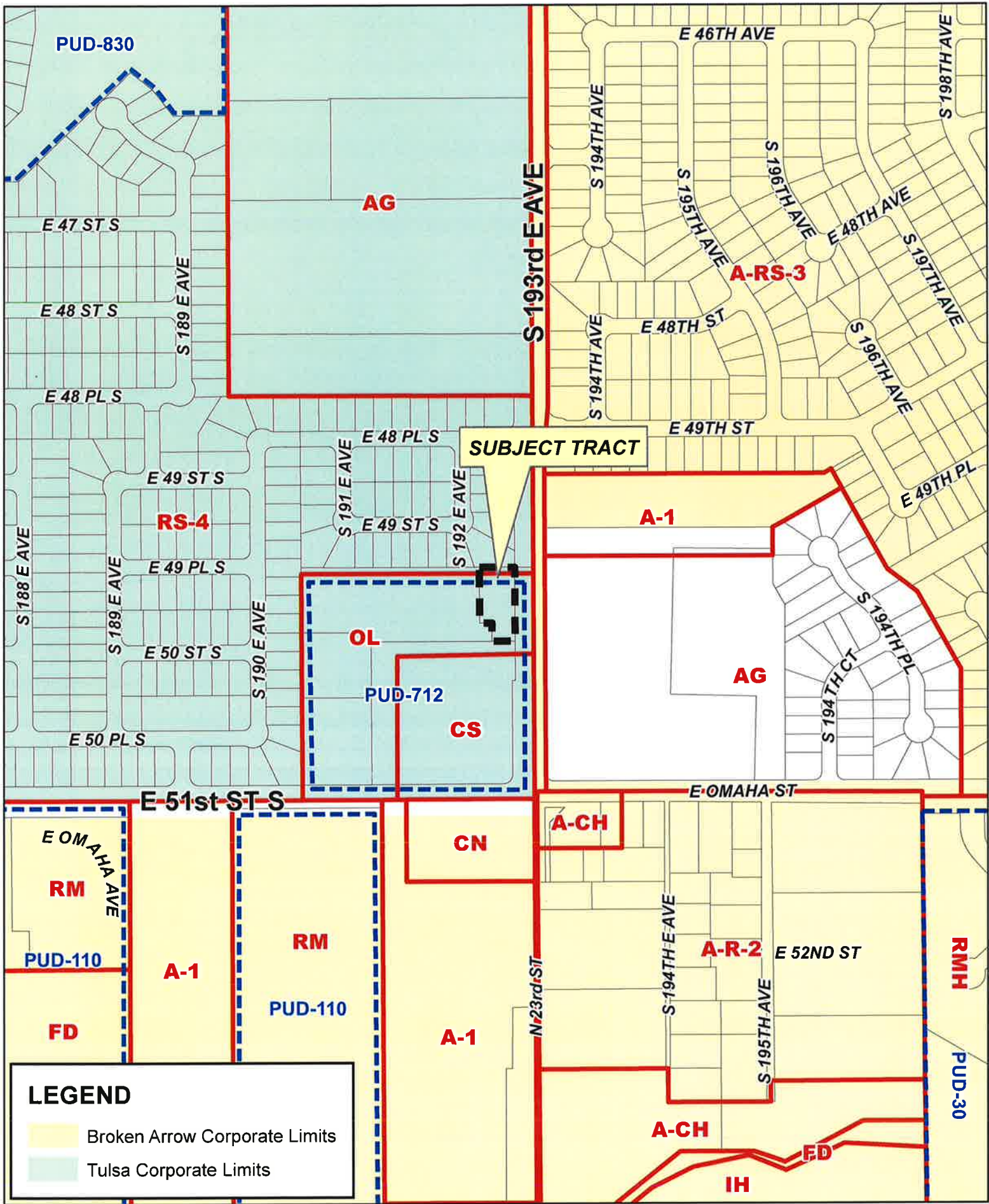
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor Development Plan.
- 2) All remaining development standards defined in Z-5444-SP-1 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Exhibits:
 - Site Plan
 - Enlarged Site Plan Aerial

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the allowable floor area by 15%.



PUD-712-5

19-14 25

7.3





S 193rd E AVE

E 46TH AVE

E 47 ST S

E 48 ST S

E 48 PL S

E 49 ST S

E 49 PL S

E 50 ST S

E 50 PL S

E 51st ST S

E OMAHA AVE

E OMAHA ST

E 52ND ST

N 23rd ST

S 194TH E AVE

S 195TH AVE

S 194TH AVE

S 194TH AVE

E 48TH ST

S 195TH AVE

S 196TH AVE

E 48TH AVE

S 197TH AVE

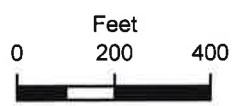
S 196TH AVE

E 49TH PL

S 194TH CT

S 194TH PL

S 198TH AVE



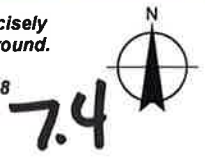
Subject Tract

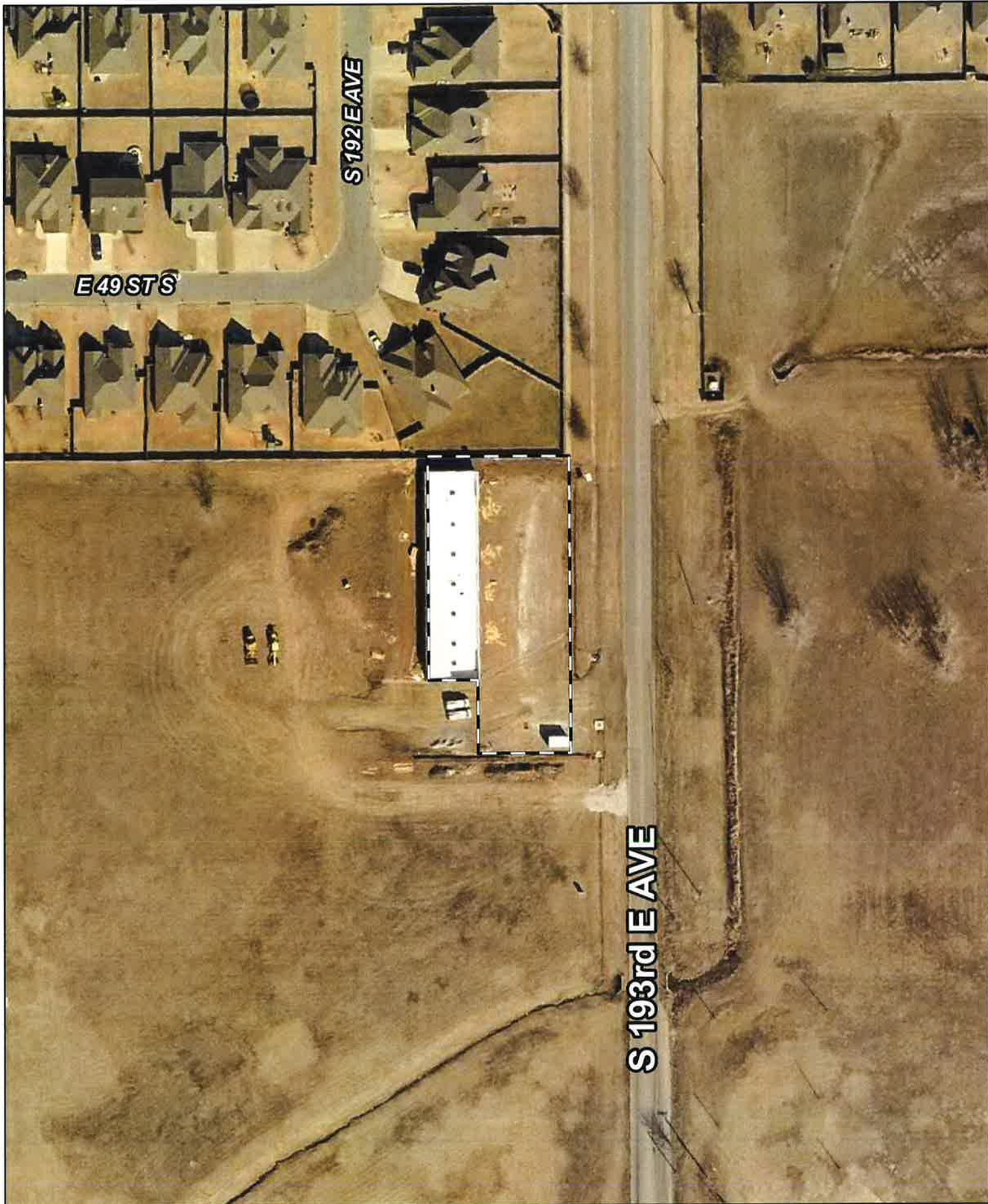
PUD-712-5

19-14 25

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

Aerial Photo Date: February 2018

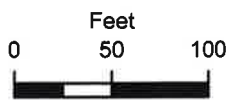




E 49 ST S

S 192 E AVE

S 193rd E AVE



Subject Tract

PUD-712-5

19-14 25

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

Aerial Photo Date: February 2018



Narrative:

Stone Creek Commercial Center (previously Stone Creek Center) Comprises a total of 13.26 acres (gross) located at the Northwest corner of East 51st Street South and South 193rd E. Ave. The specific property in question (Lot 3, Block 1) is zoned Office Light and is planned for retail commercial facilities pursuant to Planned Unit Development No. 712 as amended by minor amendment No. 712-1.

The application for minor amendment proposes an amendment of permitted signs to include an additional sign on Lot 3, Block 1 to identify the business occupying a retail shopping center. Drawings of the center and the proposed location of the sign are attached hereto as well as a depiction of the sign to be installed.

No change in the permitted uses is proposed and no change of underlying zoning is proposed.

Modifications of permitted signs are proposed as follows:

Permitted signs as approved for PUD No. 712-1 are as follows:

Signs: (Development Area A)

***** "Signs shall be limited to:

- (a) wall or canopy signs not exceeding 1.5 feet of display surface area per lineal foot of the main building wall to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed and no wall signs shall be affixed to the west and south building walls or canopies.
- (b) one ground sign at the intersection of 193rd and 51st identifying the center and/or tenants therein, not exceeding 25 feet in height and 200 square feet of display surface area, and
- (c) one ground sign along 193rd identifying the ministorage use not exceeding 20 feet in height and 120 square feet of display surface area,
- (d) one ground sign within the east 1/2 of Lot 1, Block 1, identifying the tenants therein, not exceeding 20 feet in height and 160 square feet of display surface area."

Proposed permitted signs are as follows:

Signs: (Development Area A)

***** "Signs shall be limited to:

- (a) wall or canopy signs not exceeding 1.5 feet of display surface area per lineal foot of the main building wall to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed and no wall signs shall be affixed to the west and south building walls or canopies, and
- (b) one ground sign at the intersection of 193rd and 51st identifying the center and/or tenants therein, not exceeding 25 feet in height and 200 square feet of display surface area, and
- (c) one ground sign along 193rd identifying the ministorage use not exceeding 20 feet in height and 120 square feet of display surface area, and
- (d) one ground sign within the east 1/2 of Lot 1, Block 1, identifying the tenants therein, not exceeding 20 feet in height and 160 square feet of display surface area, and
- (e) one ground sign within Lot 3, Block 1 along 193rd East Avenue identifying the tenants therein, not exceeding 20 feet in height and 160 square feet of display surface area."

[The underlined area depicts changes or additions]

7.8



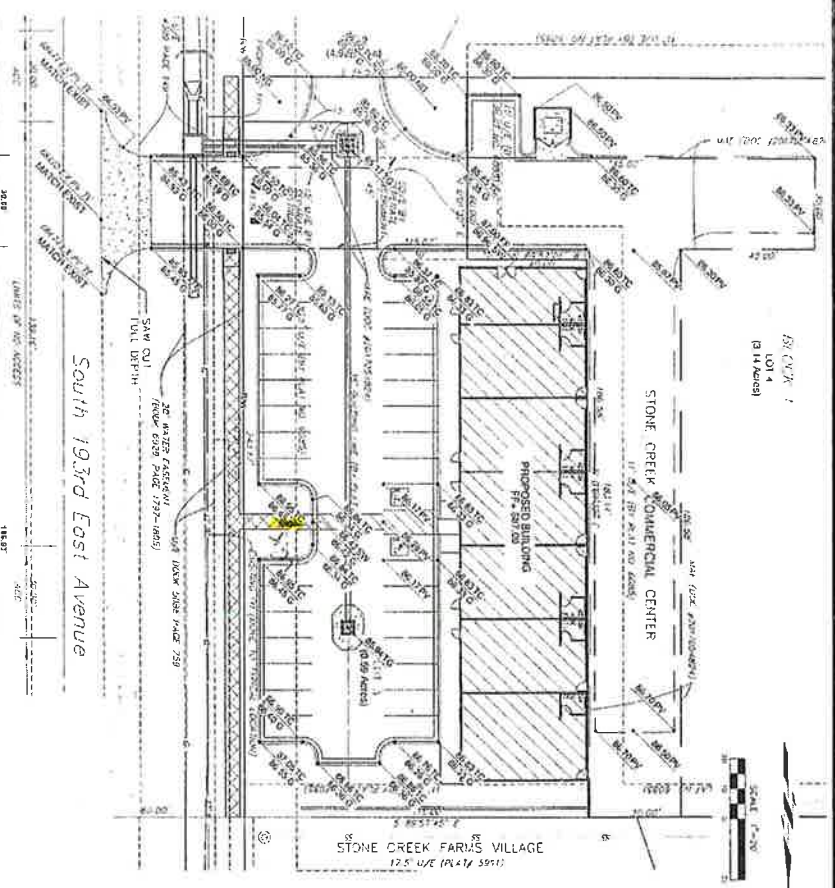
BENCHMARK
 25' REBAR ALUMINUM CAP SET IN A
 APPROXIMATELY 70' NORTHWEST OF
 THE INTERSECTION OF COUNTY LINE
 500' E 79TH AND BUS 5183
 ELEV. = 689.75 (KNOU 1029)

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
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GRADING PLAN

UNITS OF NO ACCESS BY SEPARATE INSTRUMENT.
 DDC 281785420

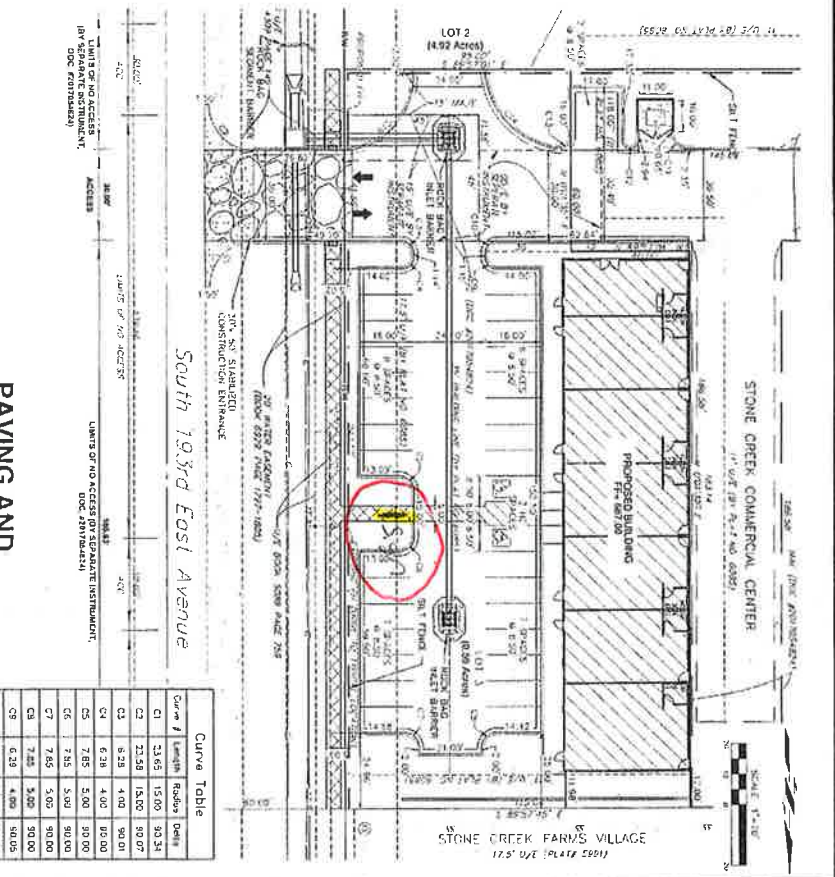


STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. CONSTRUCTION ENTRANCE SHALL BE STABILIZED WITH A MINIMUM OF 18" OF 3/4" GRADE CRUSHED STONE OR EQUIVALENT.
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PAVING AND HORIZONTAL CONTROL PLAN

UNITS OF NO ACCESS BY SEPARATE INSTRUMENT.
 DDC 281785420



Curve Table

Curve #	Length	Radius	Point
C1	33.65	15.00	30.31
C2	23.20	15.00	30.07
C3	8.28	4.00	30.00
C4	6.28	4.00	30.00
C5	7.85	5.00	30.00
C6	7.85	5.00	30.00
C7	7.85	5.00	30.00
C8	7.85	5.00	30.00
C9	6.28	4.00	30.00
C10	6.28	4.00	30.00
C11	7.85	5.00	30.00
C12	8.28	3.67	180.00
C13	8.28	3.67	180.00
C14	37.60	277.2	75.11
C15	37.23	24.00	32.00

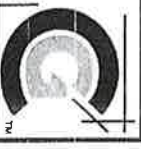
ROCK BAG SEDIMENT BARRIER NOTES:

1. SEDIMENT BARRIERS SHALL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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APPROVED FOR IIP PERMITS ONLY

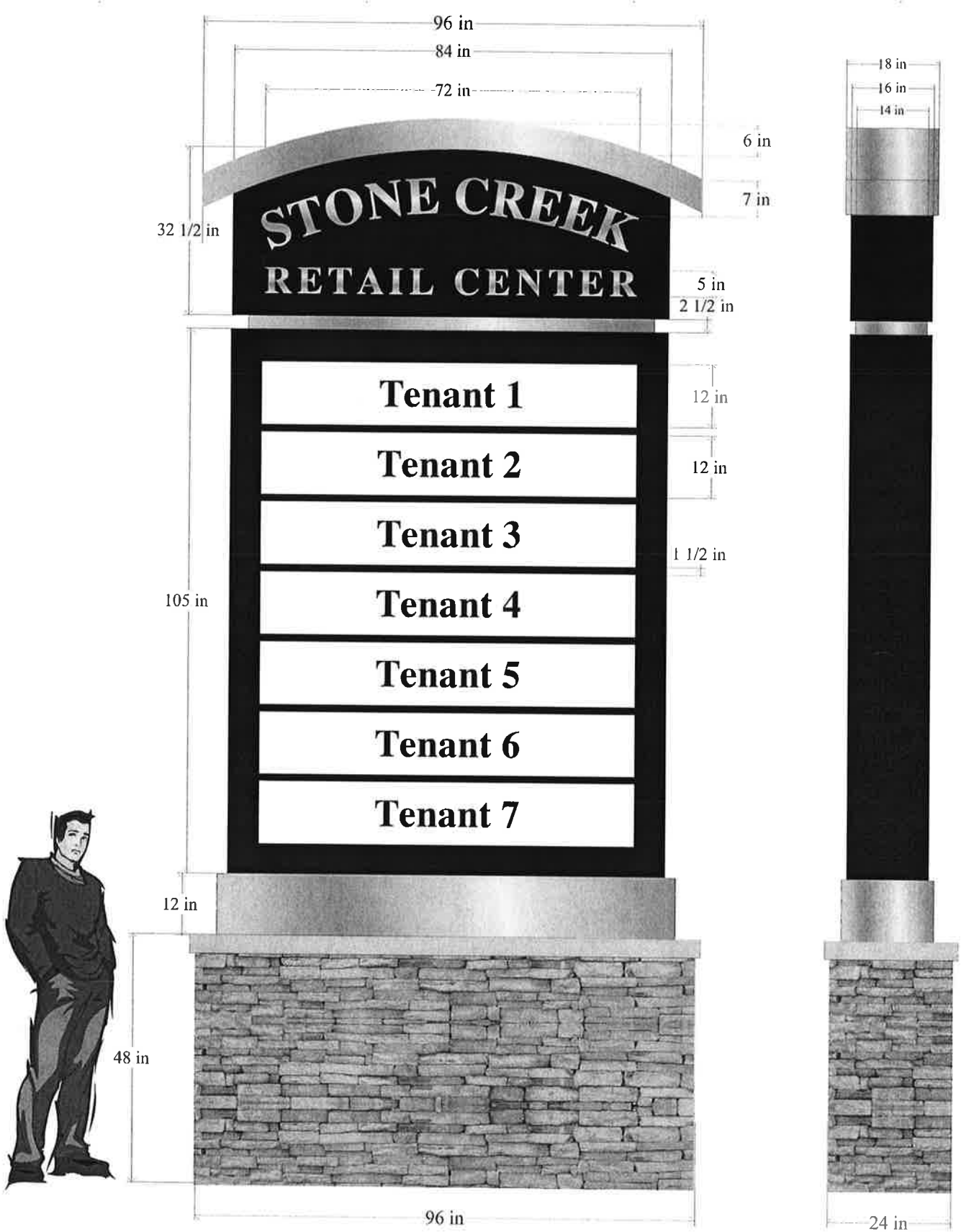
RECEIVED DATE: 03/24/2017
 PROJECT NUMBER: 214-421
 DATE: MAR 2017

STONE CREEK DEVELOPMENT RETAIL BUILDING
 LOT 3, BLOCK 1, STONE CREEK COMMERCIAL CENTER
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA




ALTA PAGE NO. 34
 SHEET NUMBER: PV01

sign
 sidewalk and landscaping will
 move the signs for sign to be
 centered in area



Design C: lighted monument. Tenant panels are white acrylic back lit. Top lettering metal punch thru. Brushed alum accent.

Side View

CLIENT NAME: THURMOND CONSULTING & STEVE BROWN		DRAWING # 18022001			5150 S. 94th East Ave. Tulsa, OK 74145 918-379-0993 888-607-SIGN Fax 918-379-0773	Copyright Notice © This drawing and all reproductions thereof are the property of OAKWOOD GRAPHICS and may not be reproduced, published, changed or used in any way without written consent. R. MAHAFFEY
CONTACT NAME: -		<input checked="" type="checkbox"/> PRELIMINARY ARTWORK <input type="checkbox"/> APPROVED ARTWORK				
FILE NAME: STONE CREEK RETAIL CENTER.CDL		DATE: 2-20-2018				
REV. #: *	PROJECT MANAGER: MICHELLE	PAGE: 1				

- APPROVED AS IS
- APPROVED WITH CHANGES: _____

SIGNATURE: _____
 DATE: _____

7.9