# TULSA METROPOLITAN AREA PLANNING COMMISSION

## For Meeting No. 2536

**January 21, 2009, 1:30 PM**
**175 East 2nd Street, 2nd Level, One Technology Center**
**Tulsa City Council Chambers**

**CONSIDER, DISCUSS AND/OR TAKE ACTION ON**

Call to Order:

**REPORTS**

**Chairman's Report:**

**Worksession Report:**

**Comprehensive Plan Report:**
Report on the update of the Comprehensive Plan

**Director's Report:**

1. Minutes of December 17, 2008, Meeting No. 2534
Minutes of January 7, 2009, Meeting No. 2535

**CONSENT AGENDA**

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

2. **LC-140** – Karl Suggs, Jr. (8513)/Lot Combination (PD 18 B) (PD 8)

South of East 86th Street and East of South Lakewood Avenue, 6207 E 86th Place South

3. **AC-086 – Szapranski-Pugh & Assoc.** (PD-18) (CD-8)

Northeast of the northeast corner of 81st Street and Mingo Road (Landscape Alternative Compliance for Lot 6, Block 1, Tallgrass Office Park.)

4. **PUD-575-B – Chris Evertz** (PD-18) (CD-8)

North of the northeast corner of 81st Street and Mingo Road (Detail Site Plan for a 22,319 square foot office building.)

5. **PUD-260-B – Ron Caldwell** (PD-18) (CD-7)

The northeast corner of Yale Avenue and 71st Street South (Detail Site Plan for an 11,945 square foot pharmacy.)

6. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

**ZONING CODE AMENDMENT PUBLIC HEARINGS**

7. **Proposed amendment of the Zoning Code, City of Tulsa, to permit community garden as a use by right. Section 1201, Area-Wide Uses by Right and Section 1800, Definitions.**

8. **Proposed amendment of the Zoning Code, City of Tulsa, governing the use or construction of property located in a residentially zoned area for the purpose of providing a home for independent living that provides room and board, personal care and/or habilitation service in a family environment as a single-housekeeping unit. Section 1800, Definitions; Section 1205, Use Conditions; Section 1205, Use Conditions and Section 1208, Use Conditions.**

## PUBLIC HEARINGS

9. **Riverwest –** (8202) Preliminary Plat (PD 8) (CD 2)

East of Northeast corner of West 71st Street South and Okmulgee Expressway/Highway 75 **(Continue per legal notice to 1/28/09)**

10. **Z-7123 –** (2329) Plat Waiver (PD 9) (CD 2)

South of West 37th Place and East of South Tacoma Avenue

11. **Z-7109 –** (9306) Plat Waiver (PD 4) (CD 4)

Southeast corner of 10th and South Troost Avenue

12. **PUD-511-1 – Tulsa Engineering & Planning/Tim Terral** (PD-6) (CD-9)

East of the northeast corner of 31st Street and Peoria Avenue (Minor Amendment to increase the maximum permitted height of a privacy wall/fence from eight feet to ten feet.) (Continued from 1/7/08)

13. **PUD-375-D – Sack and Associates, Inc./Mark Capron** (PD-8) (CD-2)

North of northwest corner of the West 61st Street South and South Union Avenue (Detail Site Plan for construction of a 17,098 square foot church building.)

14. **Z-7124 – DeShazo, Tang & Associates** **RS-3/RM-2 to CS**

Southwest corner of East 15th Street and South Indianapolis Avenue (west 36 feet of Lots 18, 19 and 20.) (Related to Item 15.) (PD-4) (CD-4)

15. **Z-7125 – DeShazo, Tang & Associates** **RS-3 to RM-2**

South of southwest corner of East 15th Street and South Indianapolis Avenue (Related to Item 14.) (PD-4) (CD-4)

16. **Z-7126 - Tanner Consulting, LLC** **RS-3 to PK**

Northeast of the northeast corner of East 15th Street and South Lewis Avenue (east of and adjacent to an existing ice cream store.) (PD-6) (CD-4)

## OTHER BUSINESS

17. **Proposed amendments to the TMAPC General Policies**

19. **Commissioners' Comments**

## ADJOURN

PD = Planning District/CD = Council District

NOTICE: **If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526**

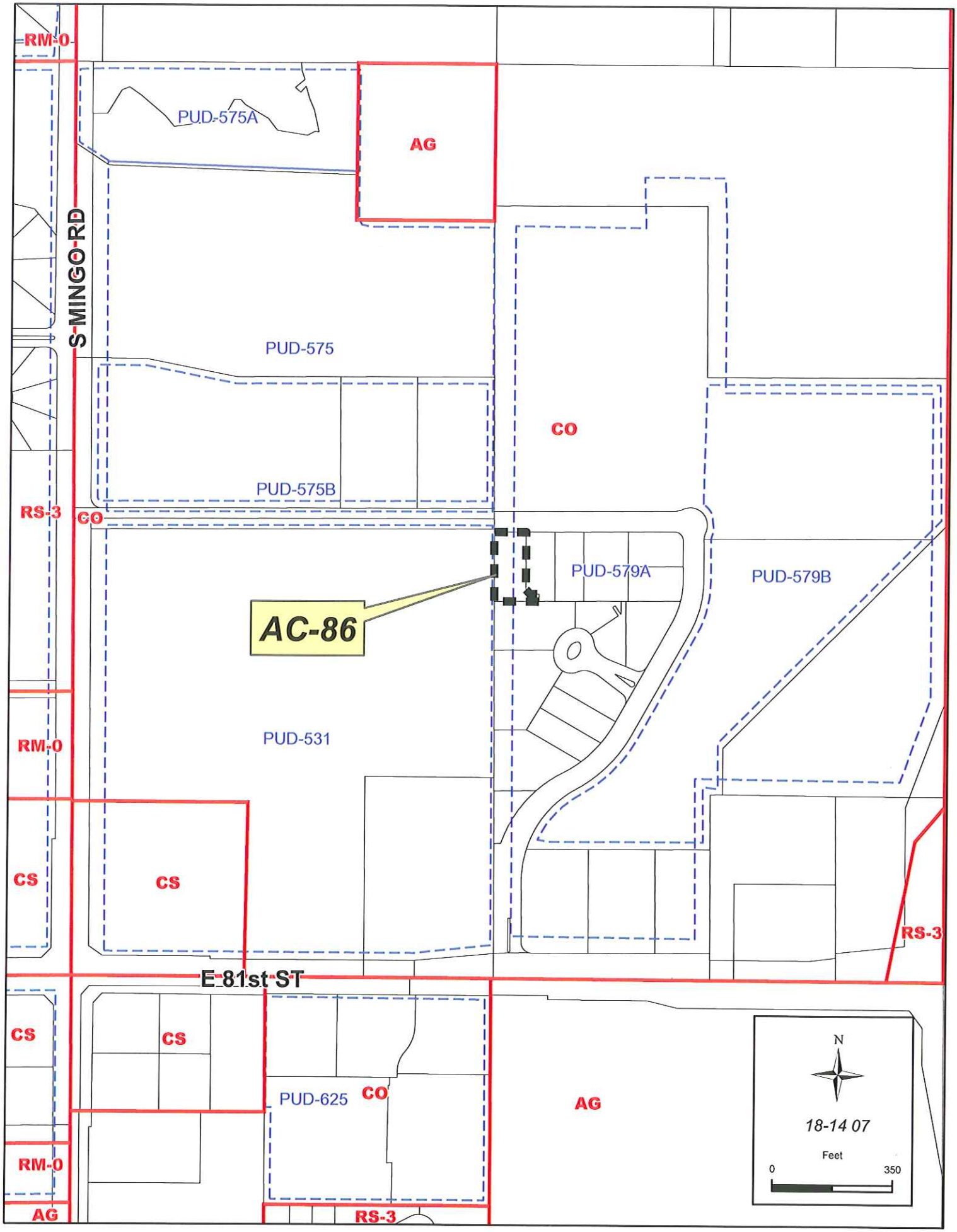
**Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.**

**Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.**

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

**TMAPC Mission Statement**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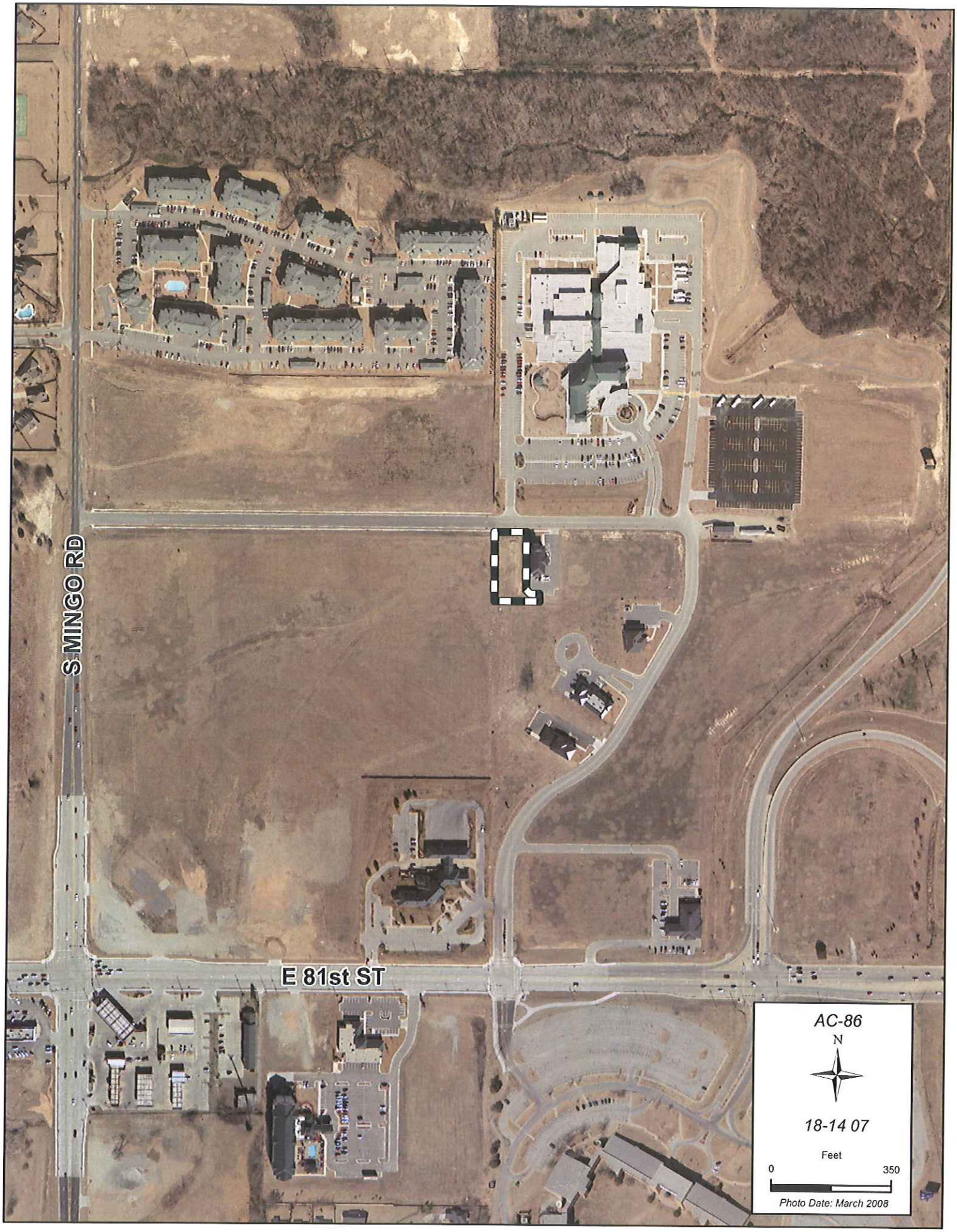
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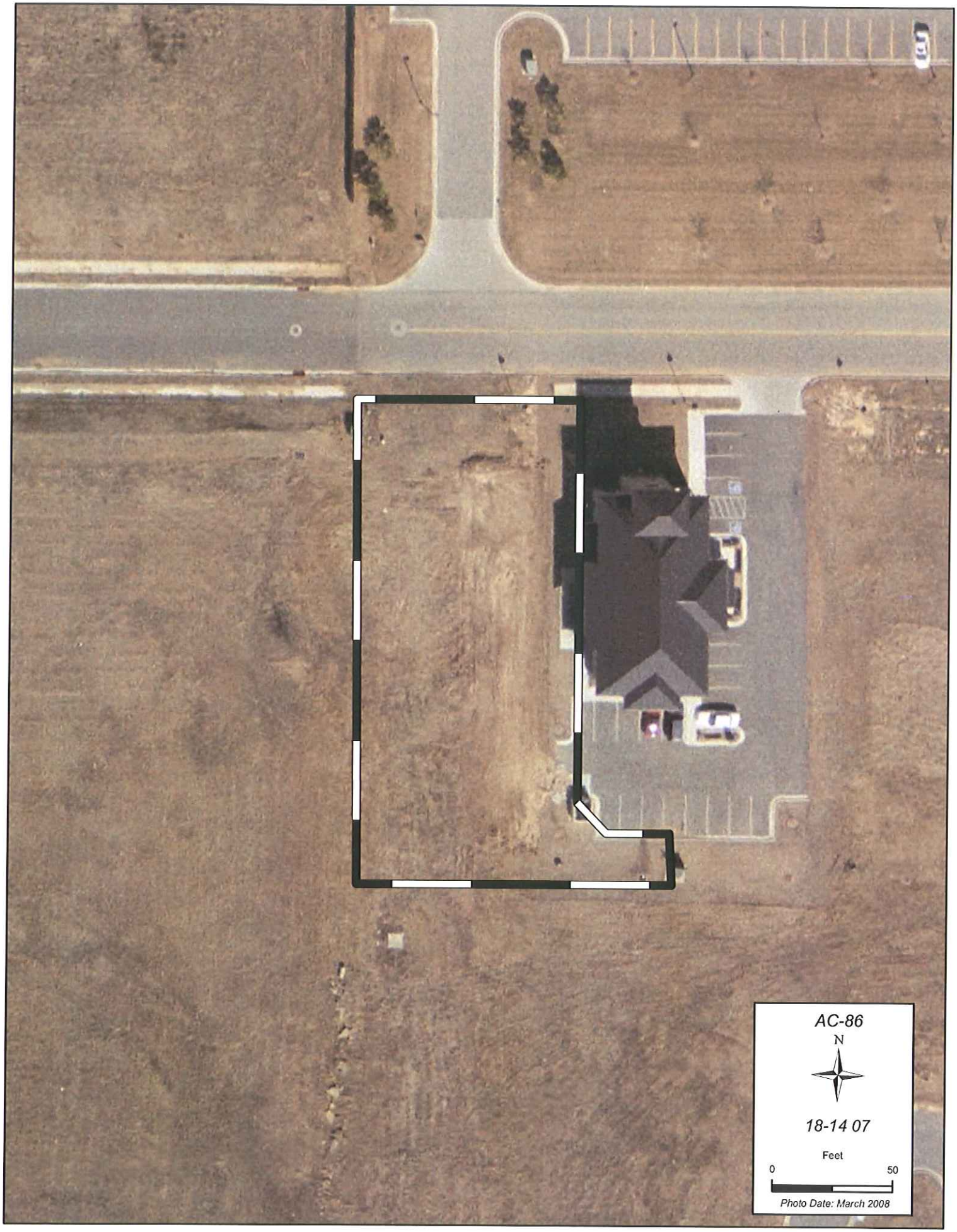


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January 21, 2009

## STAFF RECOMMENDATION

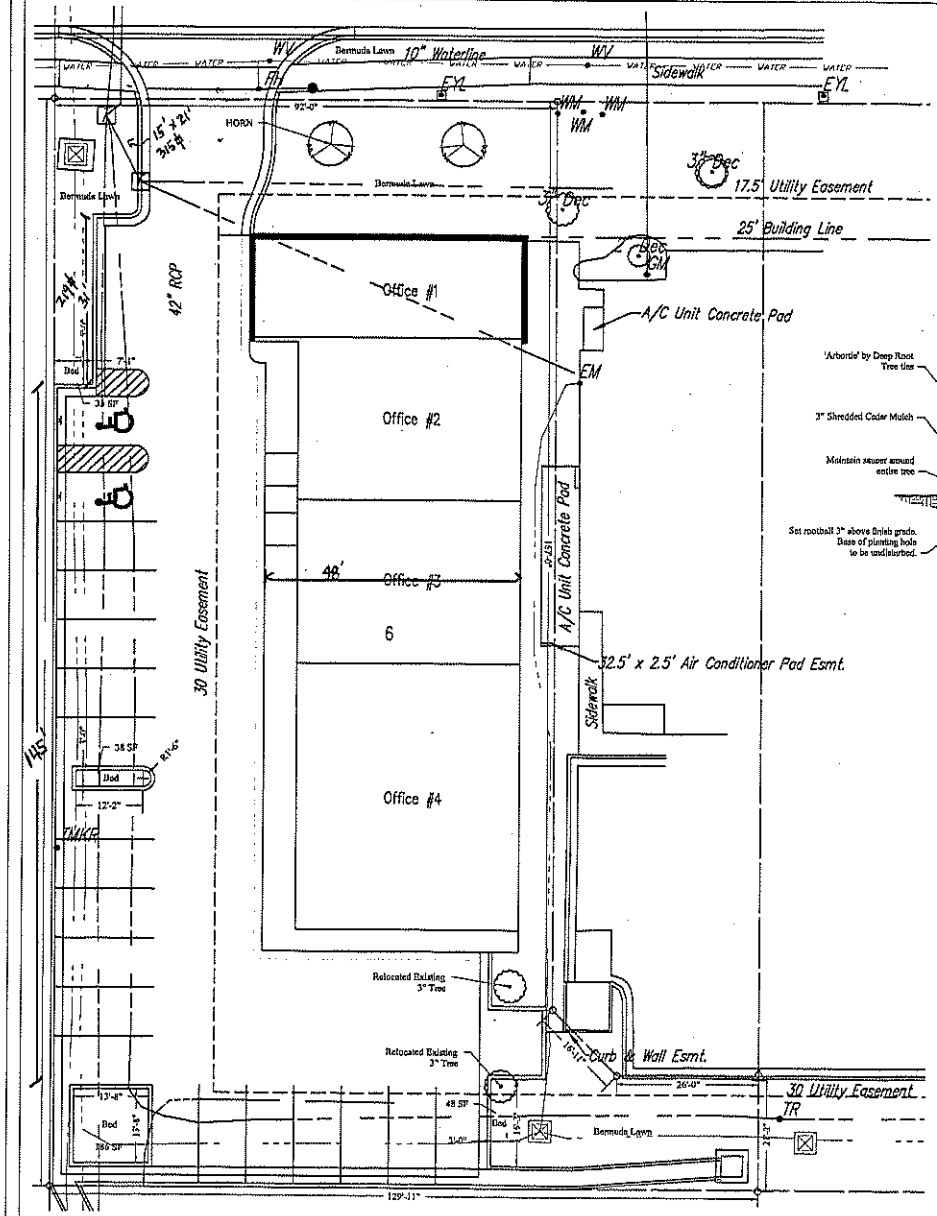
**AC-86** Alternative Compliance Landscape Plan – Northeast of the northeast corner of 81st Street and Mingo Road; Lot 6, Block 1 (Tract A) – Tallgrass Office Park resub. L1 B1 Tall Grass; TRS 8407; CZM 54; Atlas 1413; PD 18 CD 8; CO/PUD.

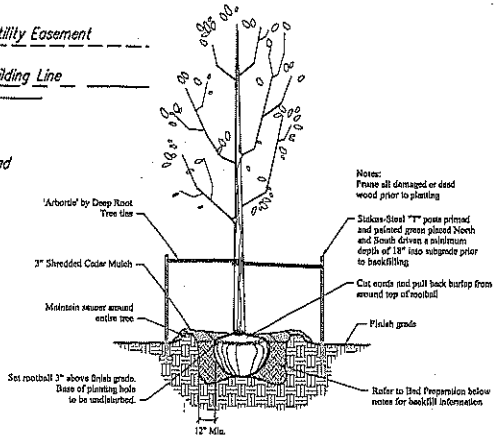
The applicant is requesting TMAPC approval of an alternative compliance landscape plan for Lot 6, Block 1 – Tallgrass Office Park. The applicant's landscape plan does not meet the required 5' landscape strip along 145' of the west boundary per §1002, A-3 of the Code. §1002. A-3 states, "Within the lot, off-street parking areas shall be separated from an abutting residential district or residential development area in a PUD, by a landscaped area which is not less than five feet in width". The applicant is providing 3 landscaped beds along the west boundary per the attached Exhibit A.

The detail site plan for the 5,200 square foot office building was approved on 6/4/08. The property immediately to the west is a corridor district with a PUD overlay approved for multi-family residential use.

§1003, D of the Zoning Code states that the TMAPC may approved landscape plans that "although not meeting the technical requirements of this chapter, it is equivalent to or better than the requirements of this chapter". Staff contends the landscape plan submitted herein meets that standard. The street yard is 71% landscaped and the total open/green space of the lot is 19.8%. 15% and 10% are required respectively. Parking area and street yard tree requirements are being met.

Citing the narrowness of the lot with respect to building width and required parking area dimensioning and the open space and street yard landscaping requirements have been exceeded, staff can support the submitted plan and therefore, recommends **APPROVAL** of the alternative compliance landscape plan for Lot 6, Block 1 (Tract A) – Tallgrass Office Park resub L1 B1 Tall Grass only.




1 Single-Trunk Tree Planting
Not To Scale

## General Notes:

Call OKIE prior to digging or trenching. Landscape Contractor is responsible for any damage to existing and new utility lines above or below ground and shall repair any damage caused during landscape or hardscape construction activities at no cost to the owner.

Locations of all plant materials shown on plans is approximate and may need to be field adjusted. Obtain Landscape Architects approval prior to making any major changes. Plant counts shown above are for convenience, verify all counts on plans prior to finalizing bid.

Ensure proper drainage away from building and out of planting beds in direction already established on site.

All areas that are disturbed by construction and not designated as plants shall be fine graded with additional topsoil and sodded with solid slab 'Legacy' Buffalo Grass sod.

## Bed Preparation:

1. Eliminate all weeds and grass in planting bed areas with Round-Up herbicide or approved equal prior to construction. Apply according to Manufacturer's recommendations and allow seven (7) days before disturbing any project soil.

2. Bed areas shall be cultivated to a depth of 12". Remove all dead grass, weeds, roots, rocks, and other debris. Work into existing soil; 3 cf of compost and 1 bag sterilized cow manure per 10 sf., to a depth of 12".

3. Contractor is responsible for fine grading and positive drainage in all planting beds and shall provide sandy loam top soil, where necessary, to provide such drainage.

4. Contractor to add Osmocote 19-6-12 at highest rate specified by the manufacturer to all beds areas prior to mulching with specified mulch.

5. Apply Shredded Cedar mulch in planting beds to a depth of 3" after plant installation.

6. Trees shall be planted in a pit that is a minimum, 12" wider than the root ball. Mix 1 bag of Back to Earth Soil Conditioner with the excavated topsoil to use as backfill. Use 4 Agriform tablets for each tree 2" caliper and less. Use 6 Agriform tablets for each tree larger than 2" in caliper. Equally space tablets around tree, 6" from root ball and 4" into backfill. Agriform tablets to be 20-10-5 with minors, 21 gram. Plant tree 3" above finish grade to allow for proper drainage. All trees shall be staked with approved staking method for a period of one year. Refer to Tree Planting Detail for more information.

7. All shrubs to be planted in a pit that is twice as wide as the root ball. Plant shrubs 2" above finish grade to allow for proper drainage.

## City of Tulsa
### Title 42, Chapter 10: Landscape Requirements

Streetyard Requirements: 15% Landscape Area Required
Gross Streetyard Area= 2300 sf
Landscape Area Required= 345 sf/15%
Landscape Area Provided= 1632 sf/71%

1 Tree per 1500 sf of Streetyard Area
Gross Streetyard Area= 2300 sf
Streetyard Trees Required= 2
Streetyard Trees Provided= 2

Parking Requirements: 1 Tree per 12 Parking Spaces Outside Building Setback and Easement Lines
Parking Spaces Provided= 21
Parking Lot Trees Required= 2
Tree Credits= 2
New Parking Lot Trees Provided= 0

Open Space Requirements: 10% of Total Lot
Total Lot 19,270 SF
Open Space Required= 1927 SF/10%
Open Space Provided= 3823 SF/19.8%

Irrigation: An Automatic Underground Irrigation System will be provided in all Landscaped Areas

## Plant Material Schedule - Site Plan

| # | KEY | COMMON NAME | BOTANICAL NAME | SIZE | SPACING / REMARKS |
|---|---|---|---|---|---|
| 2 | HORN | Colemner Hornbeam | Carpinus betulus 'Fastigiata' | 3" cal. | As Shown |

I, Carl Szafranski, Registered Landscape Architect #282 Certify that the Plan Shown Meets the Landscape Requirements in Title 42, Chapter 10 of the City of Tulsa Landscape Ordinance.

Signature _____

Date _____

## Owner Notes:

Owner - Stephen A. Gillett
Phone - 918-671-9440
Email - steve.gillett@cox.net


SP&A Szafranski-Pugh & Associates LANDSCAPE ARCHITECTURE

Szafranski-Pugh & Associates, Inc.
42 East 16th Street
Tulsa, Oklahoma 74119
Ph- 918.582.6978 918.494.7643 Fx-918.582.8006
E-Mail- szafranski@swbell.net jd@spa3d.com


Scale: 1"= 10'-0"

NORTH

BEFORE YOU DIG ... 1-800-522-6543 CALL OKIE

| Revisions | | |
|---|---|---|
| # | Description | Date |

Exhibit A

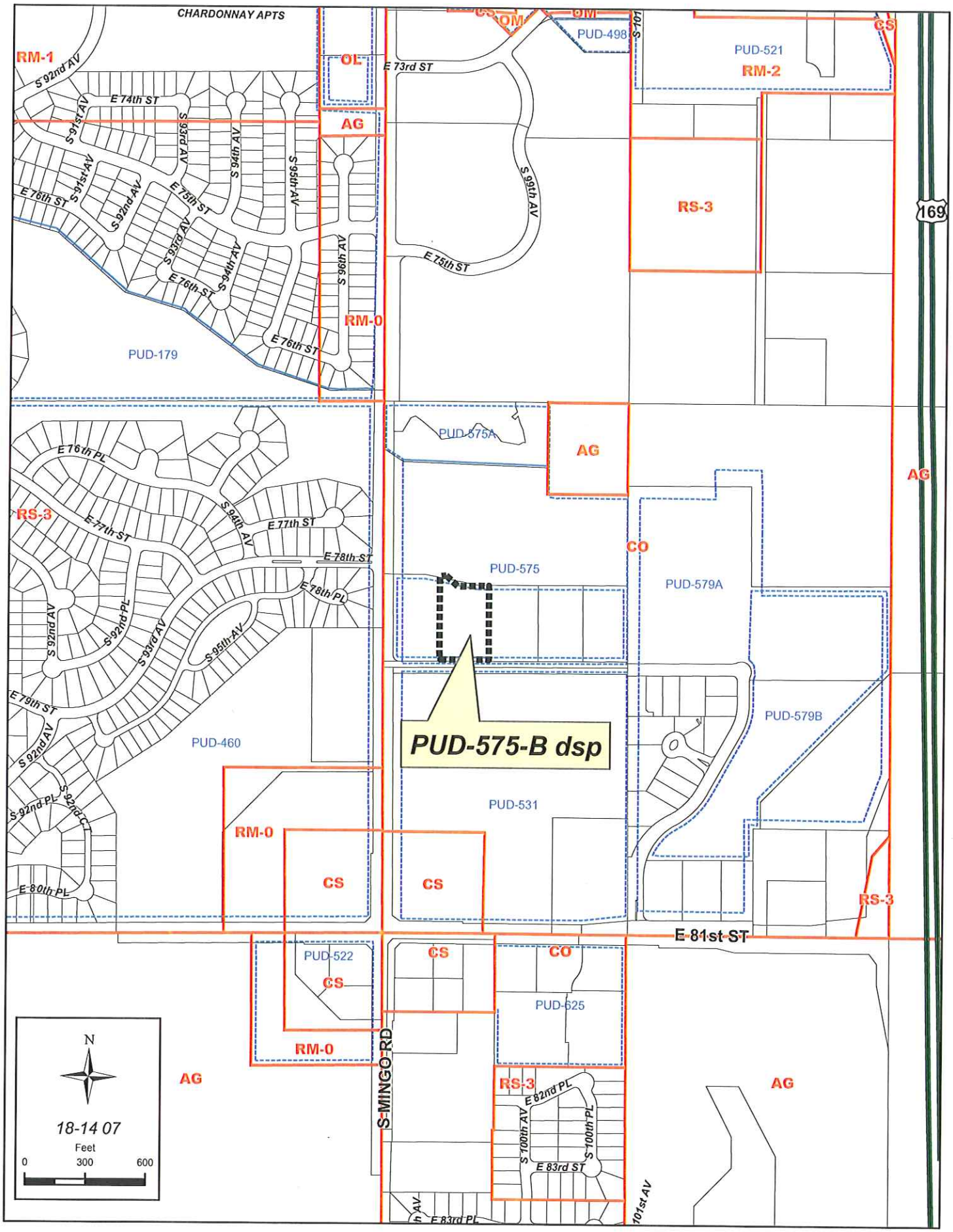
Project
Tallgrass Office Park
PUD #579-A
Lot 6, Block 1
Tulsa, Oklahoma

Sheet Title
Planting Plan

Scale: 1"= 10'-0"
Drawn: CJS
Checked: JWP
Issue Date: 12/09/08

Sheet #: L1

3.5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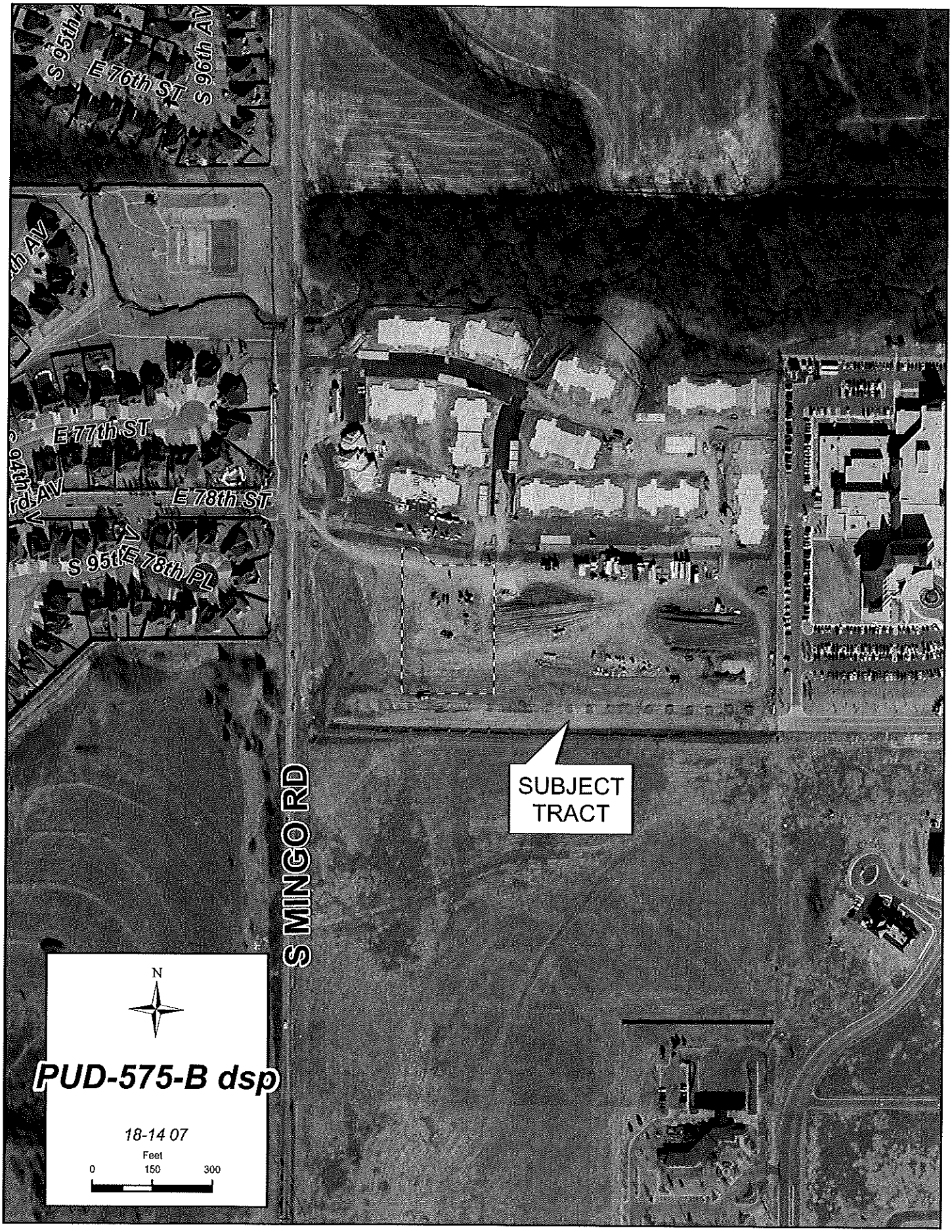
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PUD-575-B dsp
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150
300

4.3

January 21, 2009

## STAFF RECOMMENDATION

**PUD-575-B:** Detail Site Plan – North of the northeast corner of 81st Street and Mingo Road; Lot 2, Block 1 – 7900 Mingo; TRS 8407; CZM 54; Atlas 1266; PD 18; CD 8; CO/PUD.

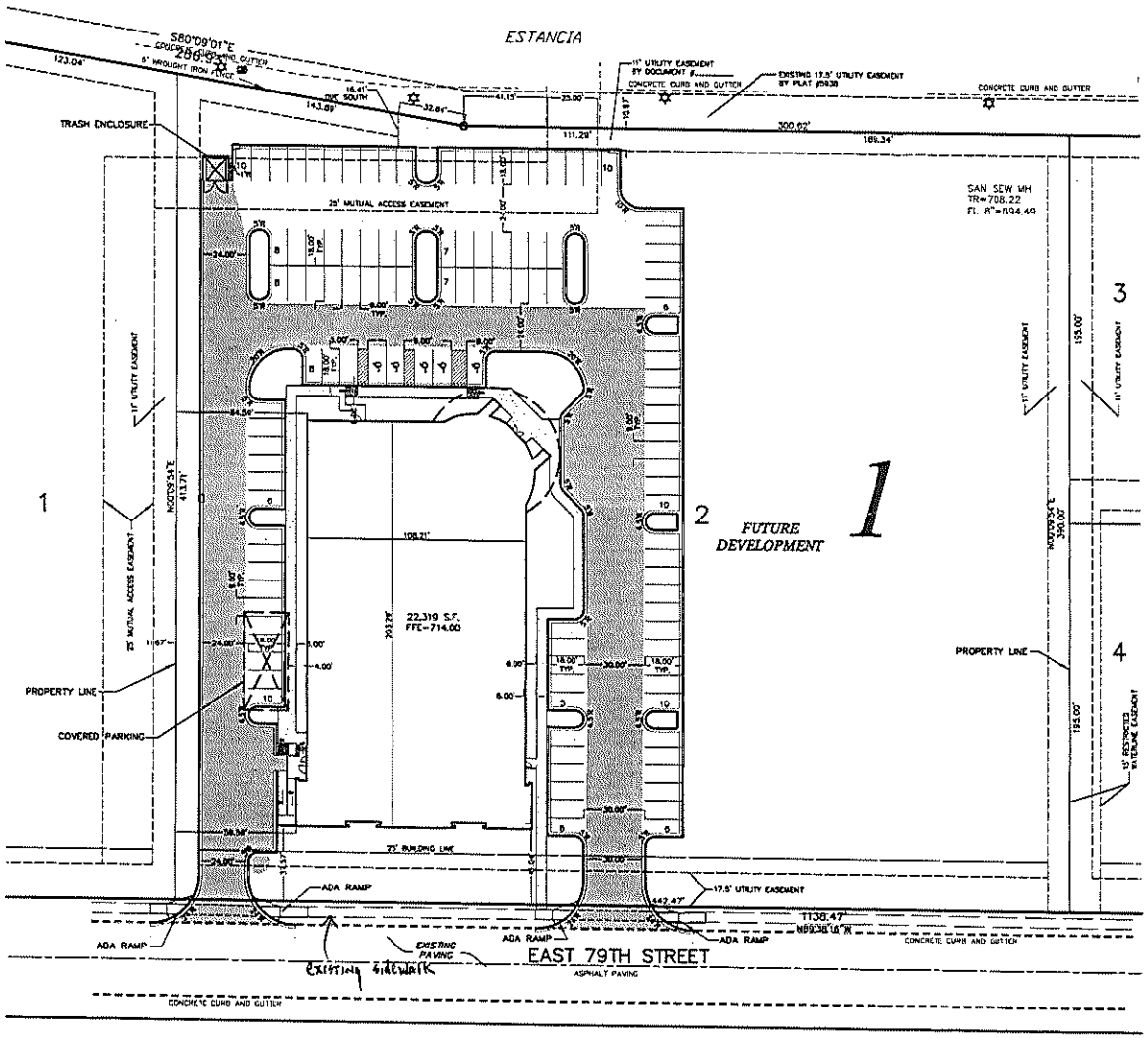
---

The applicant is requesting approval of a detail site plan for a 22,319 square foot office building. The proposed use, Use Unit 11 – Office, Studios and Support Services is a permitted use in PUD-575-B.

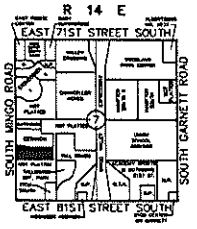
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the Zoning Code, and a 6' wrought iron fence will be constructed along the north boundary line. Landscaping is provided per the landscape chapter of the Zoning Code with a 5-foot landscape buffer along the north boundary line as required. All sight lighting is limited to 23-feet in height and is directed down and away from adjoining properties. A trash enclosure has been provided as required by the PUD. Sidewalks exist along East 79th Street as required by PUD Development Standards and Subdivision Regulations. ADA accessible ramps will be added to the existing sidewalk at vehicle access points.

Staff recommends **APPROVAL** of the detail site plan for the 22,319 square foot office building on Lot 2, Block 1 – 7900 Mingo.

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

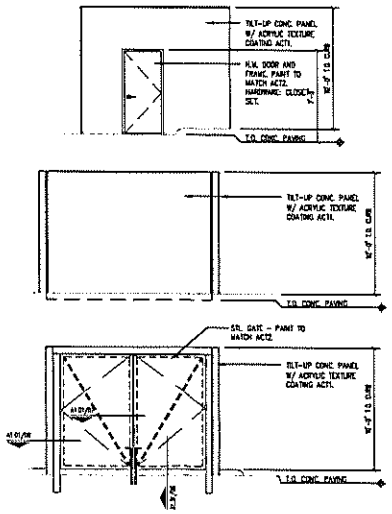



| LOT 18 / OUT PARCEL No. 2 SITE SUMMARY | | |
|---|---|---|
| LOCATION: | CITY OF TULSA | |
| PROPERTY AREA: | 174,240 | SF |
| OR | 4.00 | AC |
| BUILDING AREA: | 22,319 | SF |
| DEVELOPED AREA: | 99,700 | SF |
| PARKING REQUIRED: | 90 | |
| PARKING SHOWN ON SITE: | 117 | |
| STD. HANDICAP SPACE: | 9'x18' | |
| TYPICAL STD. PARKING SPACE: | 9'x18' | |
| IMPERVIOUS AREA: | 99,595 | SF |




Location Map
SCALE: 1"=2000'

| | |
|---|---|
| PUD/CORRIDOR SITE PLAN NUMBER: | PUD 375-B |
| DEVELOPMENT AREA: | A-1 |
| PERMITTED USES: | USE UNITS 5, 8 & 11 |
| PROPOSED USES: | MEDICAL OFFICE |
| MAXIMUM FLOOR TO AREA RATIO PERMITTED: | 1.25 |
| BLDG. FLOOR AREA PROPOSED FOR USE: | 22,319 SF |
| MAXIMUM BLDG. HEIGHT PERMITTED: | 45 FEET |
| MAXIMUM BLDG. HEIGHT PROPOSED: | 24 FEET |
| MINIMUM BLDG. SETBACKS REQUIRED: | |
| FROM CENTERLINE OF MINGO | 85 FEET |
| FROM CENTERLINE OF 79TH STREET | 55 FEET |
| LIGHTING HEIGHT FOR PARKING AREAS: | |
| MAXIMUM HEIGHT PERMITTED | 25 FEET |
| HEIGHT PROPOSED | 23 FEET |




Dumpster Elevations
SCALE: 1/4"=1'-0"

UTILITY STATEMENT
CALL OKIE PRIOR TO WORK
(405) 840-5032 or (800) 522-6543
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

BEFORE YOU DIG
CALL OKIE
(800) 522-6543

Bench Mark Location
Cut Square at NEC Curb Return at
E 79th St S and South Mingo Rd
Northing = 6922.7571
Easting = 8783.3184
Elevation 713.17

SITE LEGEND

- PROPOSED LIGHT DUTY CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER

LEGAL DESCRIPTION:
LOT 2, BLOCK 1, 7900 MINGO FINAL PLAT

| PARKING SCHEDULE | | | | |
|---|---|---|---|---|
| LOT No. | STANDARD | HANDICAP STANDARD | HANDICAP VAN | TOTAL |
| 2 | 112 | 3 | 2 | 117 |

0' 30' 60' 120'
SCALE: 1" = 30'
HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 3'

MMA Massey Mann & ASSOCIATES, LLC
PLANNING · ENGINEERING · LANDSCAPE ARCHITECTURE
1119 S. Denver Ave. Tulsa, OK 74119 918.599.0014 O. 918.599.0015 F.
5933 S. Mount Ave. Stillwater, OK 74078 405.624.0050 O. 405.624.0019 F.
www.massmann.com

DEVELOPER: COMPANY NAME
SURVEY: COMPANY NAME
ARCHITECT: COMPANY NAME
GEOTECH. ENGINEER: COMPANY NAME
CITY ENGINEER: COMPANY NAME
CITY PLANNER: COMPANY NAME

STATE OF OKLAHOMA
CHRISTOPHER A. KNIGHT
LANDSCAPE ARCHITECT
1/7/09

# O.P.A. Land Company

Lot 2, Block 1, 7900 Mingo
Tulsa, Oklahoma

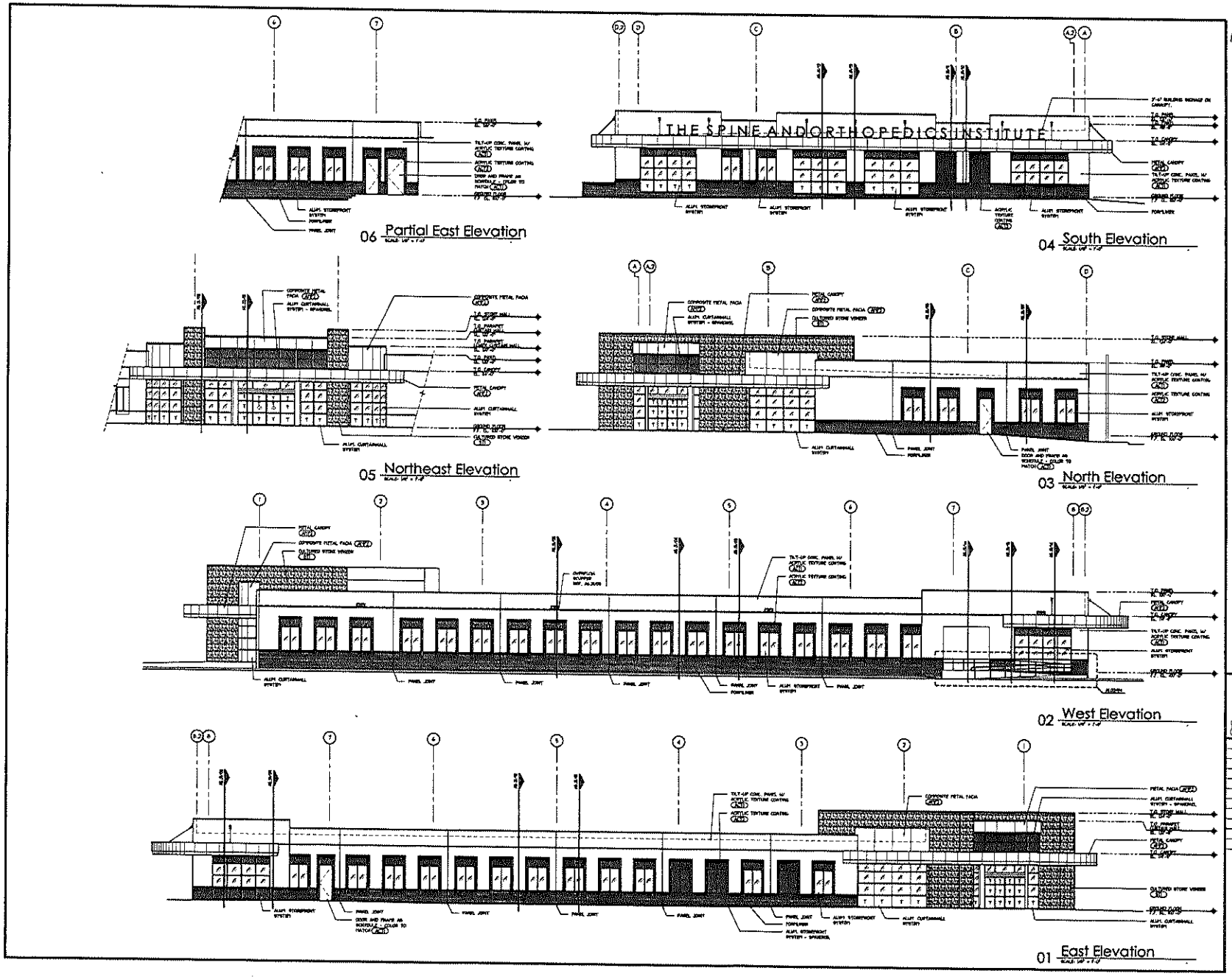
## Detailed Site Plan

LANDSCAPE ARCHITECT CERTIFICATE OF AUTHORITY NO. 2455 EXP. DATE JUNE 30, 2009
FINAL CONSTRUCTION DOCUMENTS
CIVIL ENGINEER CERTIFICATE OF AUTHORITY NO. 6298 EXP. DATE JUNE 30, 2009

| | |
|---|---|
| DATE: | 1/07/09 |
| REVISIONS | |
| DWG. BY | CAE |
| CHECKED BY | CLM |
| PROJECT NO. | 70004 |

SHEET NO.
DSP

4.5

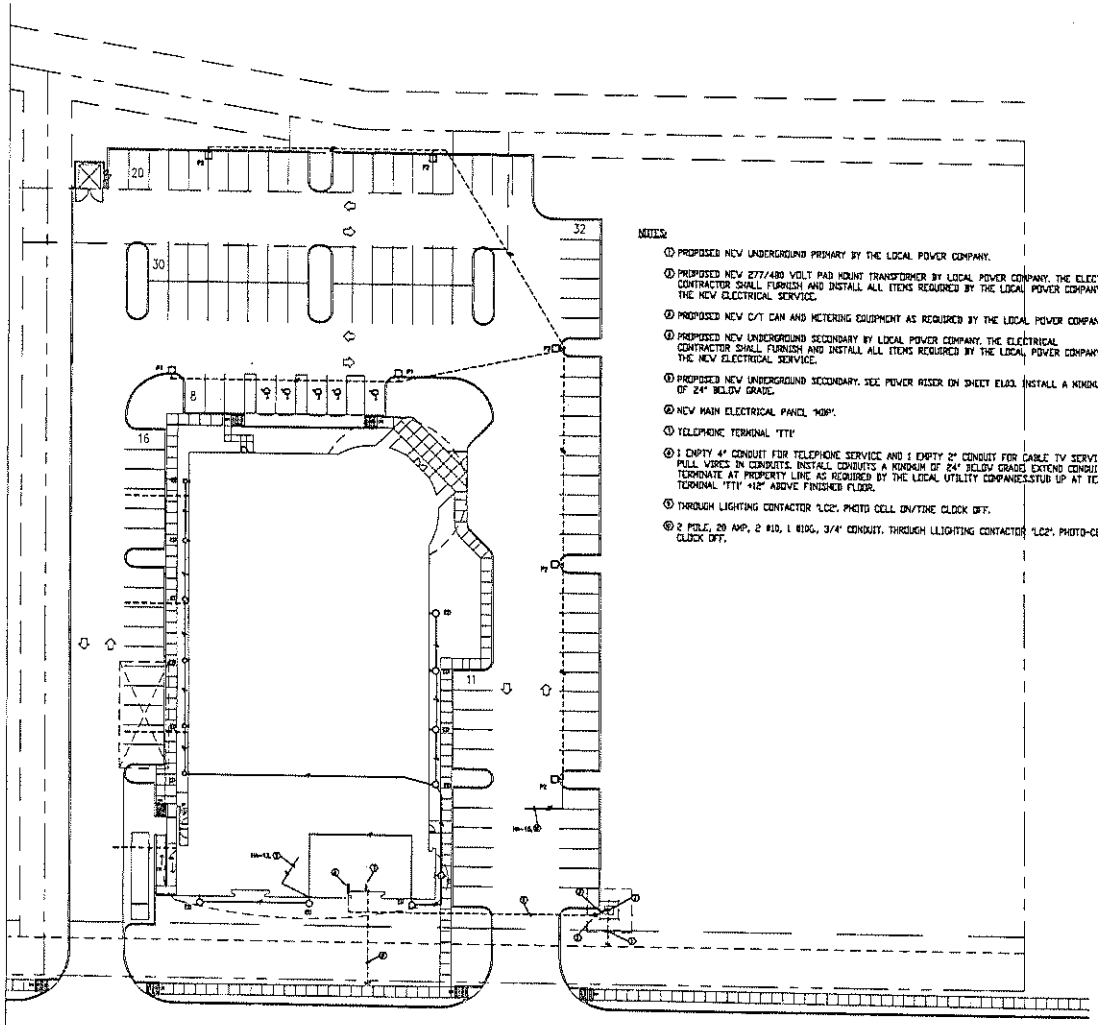



McCALLA RAINS ARCHITECTURE

O.P.A. LAND COMPANY
TULSA, OKLAHOMA

Issue Date: 12/19/06
Project No: 8016A
Sheet Title: EXTERIOR ELEVATION
Sheet No: A4.01

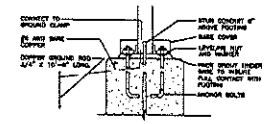
4.4



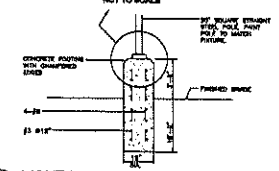

01 ELECTRICAL SITE PLAN

NOTES:

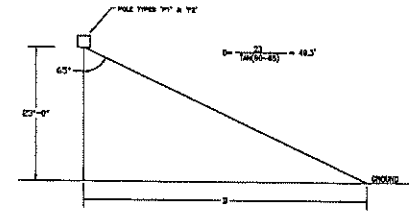
1. PROPOSED NEW UNDERGROUND PRIMARY BY THE LOCAL POWER COMPANY.
2. PROPOSED NEW 277/480 VOLT PAD MOUNT TRANSFORMER BY LOCAL POWER COMPANY. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED BY THE LOCAL POWER COMPANY FOR THE NEW ELECTRICAL SERVICE.
3. PROPOSED NEW C/T CAN AND METERING EQUIPMENT AS REQUIRED BY THE LOCAL POWER COMPANY.
4. PROPOSED NEW UNDERGROUND SECONDARY BY LOCAL POWER COMPANY. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED BY THE LOCAL POWER COMPANY FOR THE NEW ELECTRICAL SERVICE.
5. PROPOSED NEW UNDERGROUND SECONDARY. SEE POWER RISER ON SHEET E1.03. INSTALL A MINIMUM OF 24" BELOW GRADE.
6. NEW MAIN ELECTRICAL PANEL "MDP".
7. TELEPHONE TERMINAL "TT1"
8. 1 EMPTY 4" CONDUIT FOR TELEPHONE SERVICE AND 1 EMPTY 2" CONDUIT FOR CABLE TV SERVICE. INSTALL PULL WIRES IN CONDUITS. INSTALL CONDUITS A MINIMUM OF 24" BELOW GRADE. EXTEND CONDUITS AND TERMINATE AT PROPERTY LINE AS REQUIRED BY THE LOCAL UTILITY COMPANIES.STUB UP AT TELEPHONE TERMINAL "TT1" +12" ABOVE FINISHED FLOOR.
9. THROUGH LIGHTING CONTACTOR "LC2". PHOTO CELL ON/TIME CLOCK OFF.
10. 2 POLE, 20 AMP, 2 #10, 1 #10G., 3/4" CONDUIT. THROUGH LIGHTING CONTACTOR "LC2". PHOTO-CELL ON/TIME CLOCK OFF.



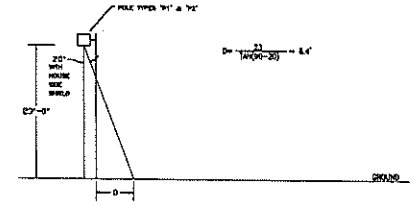

BASE DETAIL
NOT TO SCALE




2 LIGHT POLE FOOTING DETAIL
NOT TO SCALE
FIXTURES P1 + P2




LIGHT POLE - FRONT VIEW
NOT TO SCALE




LIGHT POLE - SIDE VIEW
NOT TO SCALE

D = MINIMUM DISTANCE TO PROPERTY LINE TO HELP PREVENT LIGHT TRESPASS FROM NEMA BLANSPORT FORMULA

3 SITE LIGHT TRESPASS CALCULATION DIAGRAMS
NOT TO SCALE

HSE

McCALLA RAINS ARCHITECTURE
McCALLA RAINS ARCHITECTURE PLLC
3501 Quebec Parkway, Suite 200
Denver, CO 80207
970.377.0372 970.461.1929(fax)

O.P.A. LAND COMPANY
TULSA, OKLAHOMA

STRUCTURAL ENGINEER
ARCHITECTE GAMEL GRAND, INC.
4141 North Central Expressway
Suite 1105
Dallas, Texas 75204

CIVIL ENGINEER
STOUFFLAKE PROFESSIONAL
11121 S. Sheridan
Tulsa, Oklahoma 74117

MEP ENGINEER
HORNING AND SUMNERS ENGINEERING, INC.
4101 N. Classen Blvd., Suite D
Oklahoma City, Oklahoma 73118

FREDERICK E. SUMNER 14819

Revisions:

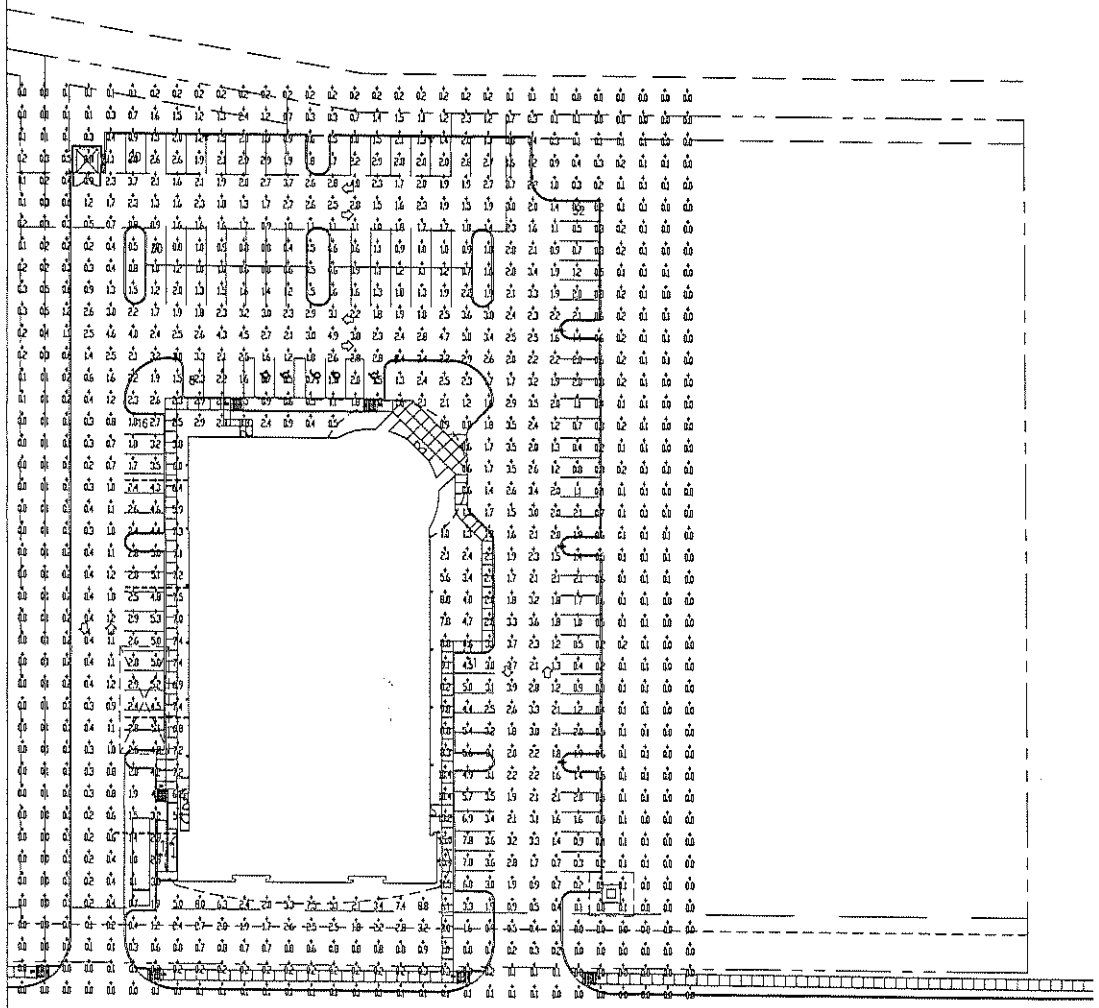
Issue Date:

Project No: 8014A

Sheet Title: ELECTRICAL SITE PLAN

Sheet No: E1.02

4.7



01 SITE LIGHTING FOOTCANDLE POINT BY POINT CALCULATION PLAN

NORTH

McCALLA RAINS ARCHITECTURE

# O.P.A. LAND COMPANY

TULSA, OKLAHOMA

Revisions

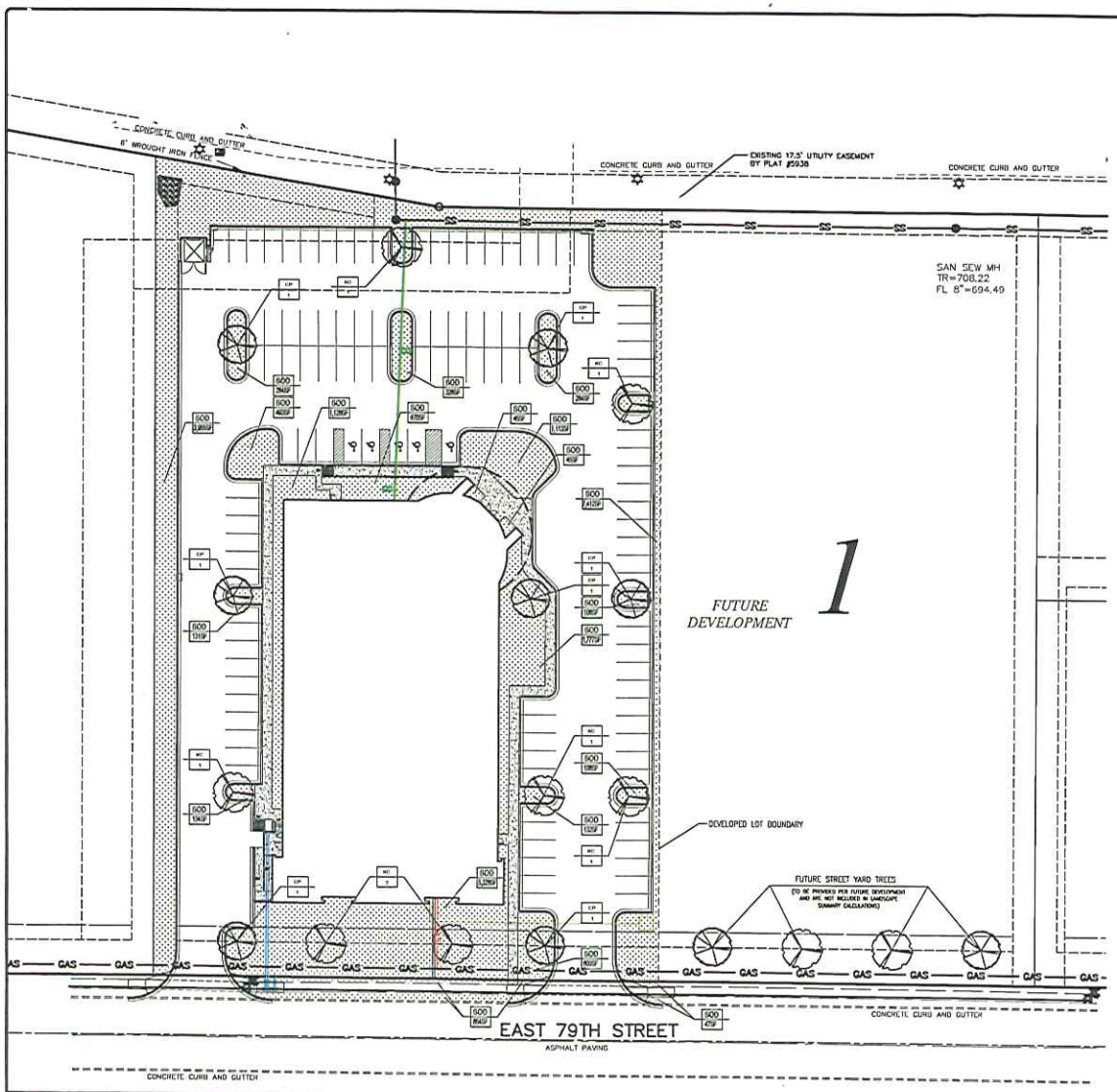
Issue Date:

Project No:
1501.6A

Sheet Title
SITE LIGHTING POINT BY POINT FOOTCANDLE CALCULATIONS

Sheet No:
E1.02S

4.8




UTILITY STATEMENT
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BEFORE YOU DIG
CALL OKIE
(800) 522-6543

SODDED AREA

PROPOSED PLANTING LIST

| SYMBOL | QTY. | COMMON NAME | BOTANICAL NAME | SIZE | Evgr. / Dec. | COMMENTS |
|---|---|---|---|---|---|---|
| TREES-MEDIUM | | | | | | |
| CP | 7 | Chinese Pistache | Pistacia chinensis | 2" Cal. | Dec. | 10'-12' HT, 6'-8' Spread 7' Clear Trunk B&B |
| KC | 7 | Kentucky Coffee Tree | Gymnocladus dioicus | 2" Cal. | Dec. | 10'-12' HT, 6'-8' Spread 6' Clear Trunk B&B |
| GROUNDCOVER | | | | | | |
| SOD | 24,940 SF | Common Bermuda | Cynodon Dactylon | 1.5" Mat. Min. | | Solid Sod |

## PLANTING NOTES:

1. TREE, SHRUB, GROUNDCOVER & SEASONAL COLOR BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
4. TREES SHALL BE PLANTED AS LEAST FOUR (4') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
5. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
6. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
7. TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN (14') FEET.
8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
9. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
11. FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.
12. PLANT SPACING IS AS INDICATED ON "PLANT SCHEDULE" UNLESS OTHERWISE NOTED. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS.
13. PROVIDE STEEL EDGING AS INDICATED ON THE DRAWING. WHERE NO EDGING IS INDICATED, PROVIDE A SHOVEL CUT EDGE WITHIN GROUND COVER OR SHRUB AREAS THAT ARE ADJACENT TO TURF.
14. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
15. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE OKLAHOMA NURSERYMANS STANDARDS.
16. TOPSOIL SHALL BE A MINIMUM OF 8" IN DEPTH. SOIL SHALL BE FREE OF STONES, ROOTS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENIFICIAL FOR PLANT GROWTH.
17. REF. SHEET L102 FOR PLANTING DETAILS.
18. REFER TO CIVIL FOR GRADING.

## GENERAL NOTES:

1. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE OTHER CONSULTANTS DRAWINGS, THE CIVIL DRAWINGS AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEERS OR LANDSCAPE ARCHITECTS PLANS.
2. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITIES AND THE GENERAL CONTRACTOR FOR LOCATION OF EXISTING UNDERGROUND UTILITIES. EXCAVATE AS NECESSARY TO CONFIRM LOCATIONS PRIOR TO EXCAVATION.
3. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES PRIOR TO BEGINNING EXCAVATION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH ADA. NOTIFY PROJECT ENGINEER OF ANY DISCREPANCIES.
5. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS NEEDED
6. ALL CONSTRUCTION WILL CONFORM TO CITY OF NORMAN STANDARDS.

## LANDSCAPE SUMMARY

| | |
|---|---|
| TOTAL LOT AREA | 174,240 SF |
| TOTAL DEVELOPED LOT AREA | |
| LOT AREA SQUARE FOOTAGE | 99,700 SF |
| LANDSCAPE AREA REQUIRED | (10%) 9,970 SF |
| LANDSCAPE AREA PROVIDED | (24.11%) 24,039 SF |
| STREET YARD (DEVELOPED LOT) | |
| EAST 79TH STREET YARD | 6,339 SF |
| REQUIRED LANDSCAPE AREA | (15%) 951 SF |
| PROVIDED LANDSCAPE AREA | (74.35%) 4,713 SF |
| REQUIRED 1 TREE / 1500 SF | = 4 TREES |
| PROVIDED | = 4 TREES |
| PARKING AREA TREES (DEVELOPED LOT) | |
| NUMBER OF PROPOSED PARKING SPACES OUTSIDE STREET YARD | 117 PARKING SPACES |
| REQUIRED 1 TREE / 12 PARKING SPACES OUTSIDE STREET YARD | 10 TREES |
| PROVIDED | 10 TREES |

0' 30' 60' 120'
SCALE: 1" = 30'

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 3'

MMA Massey Mann & ASSOCIATES, LLC
PLANNING - ENGINEERING
LANDSCAPE ARCHITECTURE
1119 S. Boston Ave. Tulsa, OK 74119 918.599.0594 O. 918.582.2138 F.
2803 S. Bryan Ave. Stillwater, OK 74013 405.944.6089 O. 405.944.9819 F.
WWW.MASSEY-MANN.COM

DEVELOPER: O.P.A. LAND COMPANY
SURVEY: JACOBS ENGINEERING
ARCHITECT: MCCALLORIOS ARCHITECTURE
GEOTECH. ENGINEER: PSI
CITY ENGINEER: COMPANY NAME
CITY PLANNER: COMPANY NAME

STATE OF OKLAHOMA
Christopher A. Mann
262
LICENSED LANDSCAPE ARCHITECT
1/7/09

# O.P.A. Land Company

Lot 2, Block 1, 7900 Mingo
Tulsa, Oklahoma
Landscape Plan

FINAL CONSTRUCTION DOCUMENTS

LANDSCAPE ARCHITECT CERTIFICATE OF ACKNOWLEDGMENT
OK. REG. CERT. NO. LA-262 EXP. 6/30/09

| | |
|---|---|
| DATE: | 12-30-08 |
| REVISIONS | |
| DWG. BY | SPR |
| CHECKED BY | CAE |
| PROJECT NO. | 70004 |

SHEET NO.
LS-1
OF 3

49

LANDSCAPE SPECIFICATIONS

SECTION 02900 – LANDSCAPE

PART 1 – GENERAL

1.01 REFERENCED DOCUMENTS

A. Refer to bidding requirements, special provisions, general provisions, and schedules for additional requirements.

1.02 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.03 REFERENCES

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortus Third, 1976 – Cornell University.

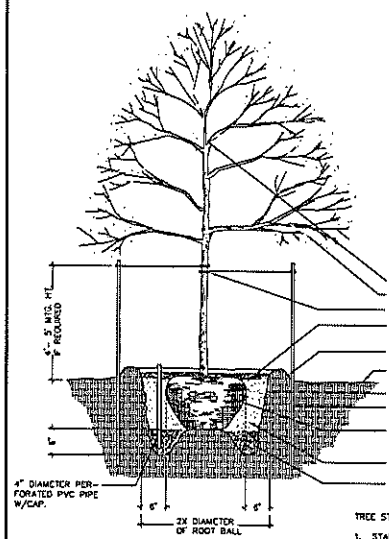
1.04 NOTIFICATION OF SOURCES

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Landscape Architect of the sources of plant materials and bed preparation required for the project.

1.05 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor to leave bed areas one-half (1/2") inch minimum, three (3") inches maximum below finish grade of sidewalks, drives and curbs as shown on drawings. The remainder of the site (all lawn areas) to be left one (1") inch below finish grade of sidewalks, drives and curbs. Construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.




1 TREE DETAIL

NTS

TREE STAKING NOTES:

1. STAKE ALL TREES 3" CALIPER AND ABOVE.
2. LOCATE STAKES OUTSIDE OF TREE WELL. POSITION STAKES TO SECURE TREE AGAINST SEASONAL PREVAILING WINDS.
3. USE RUBBER HOSE TO PROTECT TRUNK.
4. THREAD (2) STRANDS NO. 12 GAUGE GALVANIZED WIRE (TWISTED) THROUGH HOSE AND TIE TO STAKES.

1. REMOVE SUCKER SHOOTS AT BASE OF TREE.
2. MAKE CLEAN CUTS ON OLD STUBS IF PRESENT.
3. REMOVE ENTIRE SUPPLY OF TWIGS AND BUDS ON TRUNK.
4. REMOVE LOWER BRANCH WHERE AN OVERLYING BRANCH OCCUPIES APPROX. SAME AREA.
5. SHAPE TREE BY REMOVING INJURED AND MISSHAPED BRANCHES.
6. REMOVE CROSS BRANCHES AND THOSE DEVELOPING INTO SECONDARY LEADERS.
7. DO NOT REMOVE LEADER.

NOTE: DASHED LINES INDICATE BRANCHES TO BE REMOVED. BALD CYPRESS – NO MORE THAN 20 PERCENT OF LIMBS, FOLIAGE, ETC., TO BE REMOVED.

2 TREE PRUNING

NTS

UTILITY STATEMENT
CALL OKIE PRIOR TO WORK
(405) 840-5032 or (800) 522-6543
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

BEFORE YOU DIG
CALL OKIE
(800) 522-6543

1.06 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Landscape Architect. No trees, ground cover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.

2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all necessary work of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner, Landscape Contractor, and Landscape Architect will be completed prior to written acceptance.

4. After final acceptance of installation, the Landscape contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and ground covers shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials not in a vigorous thriving condition as soon as weather permits and upon notification by the Landscape Architect. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Landscape Architect shall be final.

a. Plants used for replacement shall be of the same kind and size as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall be at no cost to the Owner. Replacement plants shall carry a twelve (12) month guarantee. Any damage, including ruts in the lawn of bed areas, incurred as a result of making replacements shall be immediately repaired.

b. At the direction of the Landscape Architect, plants may be replaced at the start of the next year's planting season, but in such cases, dead plants shall be removed from the premises immediately.

c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

3. The above guarantee shall not apply where plants die after acceptance because of injury by storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

4. Acceptance for all landscape work shall be given after final inspection by the Owner and/or Landscape Architect, provided the job is in a completed, undamaged condition, and there is a stand of grass (substantial coverage) in all lawn areas. At this time, the owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.07 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County, and Local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full-time supervision by a qualified foreman acceptable to Landscape Architect.

1.08 MAINTENANCE AND GUARANTEE

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.

2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source, and delivery schedules to site.

3. Landscape Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality. Landscape Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects. Landscape Architect may reject unsatisfactory or defective material at any time during process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Plants

1. Quantities: the drawings and specifications are complimentary; anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

2. Quality and size: Plant materials shall conform to the size given on the plan, and shall be sound, healthy, vigorous, with well formed tops and good healthy root systems. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, and are to be of specimen quality.

3. Approval: All plant materials shall be subject to the approval of the Landscape Architect. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

4. Trees shall be healthy, vigorous, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.

5. Pruning: All pruning of trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.

A. Nomenclature conforms to customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

D. Mulch for planting bed areas shall be Shredded Hardwood Mulch.

E. Organic Fertilizer: Fertiloil, Sustane, or Green Sense as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

F. Grass Areas:

1. Solid Sod: Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

2. Hydromulch: Shall be extra hulled and treated farm type seed, delivered to the site in its original unopened container, and shall meet State Law requirements.

PART 3 – EXECUTION

3.01 BED PREPARATION AND FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Landscape Architect.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six inches prior to fertilizer and compost application. Apply fertilizer as per manufacturer's recommendations. Add four to six (4"–6") inches of compost and till into a depth of three (3") inches of the native soil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

2. All planting bed areas shall receive a two (2") inch layer of specified mulch.

3. Back fill for tree pits shall be as follows: Use existing top soils on site, free from large clumps, rock, debris, caliche, sub soils, etc., Placed in nine (9") inch layers and watered in thoroughly.

C. Grass Area:

1. Areas to be Solid Sod Bermuda grass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.02 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs or stake their intended locations as per the plans.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relation to the finish grade that it did to soil surface in place of growth.

F. Shrub and tree pits shall be no less than two (2") feet, twenty-four (24") inches wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks or stones over one (1") inches in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Run a perk test. Fill the hole with water and wait until the next day. If the water does not drain overnight, contact the landscape architect.

I. Back fill only with the existing soil that came from the hole. When the hole is dug in solid rock, topsoil from the same area should be used. Some rock mixed into the soil is beneficial. Topsoil from the immediate area should be used for the top one to three (1" – 3") inches of back fill, if possible. Remove burlap from the top of the ball, as well as all nylon, plastic string and even wire mesh. Container trees will usually be pot bound.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball unplanted and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with shredded hardwood spread to a minimum settled thickness of two (2") inches over entire area of bed or pit.

N. Obstruction below ground: In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3") feet below grade and no less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Pruning and Mulching: Each area shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design.

1. Dead wood or suckers and broken or badly bruised branches shall be removed. General lopping of all branches is not permitted.

2. Pruning shall be done with clean sharp tools.

3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of specified mulch two (2") inches in depth. This limit of the specified mulch for trees shall be the diameter of the plant pit.

P. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans.

2. All steel curbing shall be free of kinks or abrupt bends.

3. Top of curbing shall be 3/4" maximum higher than existing grade.

4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

5. Do not install steel edging along sidewalks.

3.03 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses.

B. Keep paved areas clean by sweeping or hosing at end of each days' work.


MMA Massey Mann & ASSOCIATES, LLC
PLANNING · ENGINEERING
LANDSCAPE ARCHITECTURE
11110 E. Bayaud Ave. Denver, CO 80210 P.720.598.0266 O. 888.882.8188 F.
20525 E. Broken Arrow Broken Arrow, OK 74014 P.918.355.0900 O. 888.882.8188 F.
www.massey-mann.com


DEVELOPER: O.P.A. LAND COMPANY

SURVEY: JACOBS ENGINEERING

ARCHITECT: MCCALLORIOS ARCHITECTURE

GEOTECH. ENGINEER: PSI

CITY ENGINEER: COMPANY NAME

CITY PLANNER: COMPANY NAME

STATE OF OKLAHOMA
CERTIFICATE OF AUTHORIZATION
NO. 5 DATE OF ISSUE JAN. 28, 1970
1/7/09

# O.P.A. Land Company

Lot 2, Block 1, 7900 Mingo
Tulsa, Oklahoma

## Landscape Notes & Details

LANDSCAPE ARCHITECT CERTIFICATE OF AUTHORIZATION NO. 5 DATE OF ISSUE JAN. 28, 1970

FINAL CONSTRUCTION DOCUMENTS

| | |
|---|---|
| DATE: | 12-30-08 |
| REVISIONS: | |
| DWG. BY | SPR |
| CHECKED BY | CAE |
| PROJECT NO. | 70004 |

SHEET NO. LS-2 OF 1

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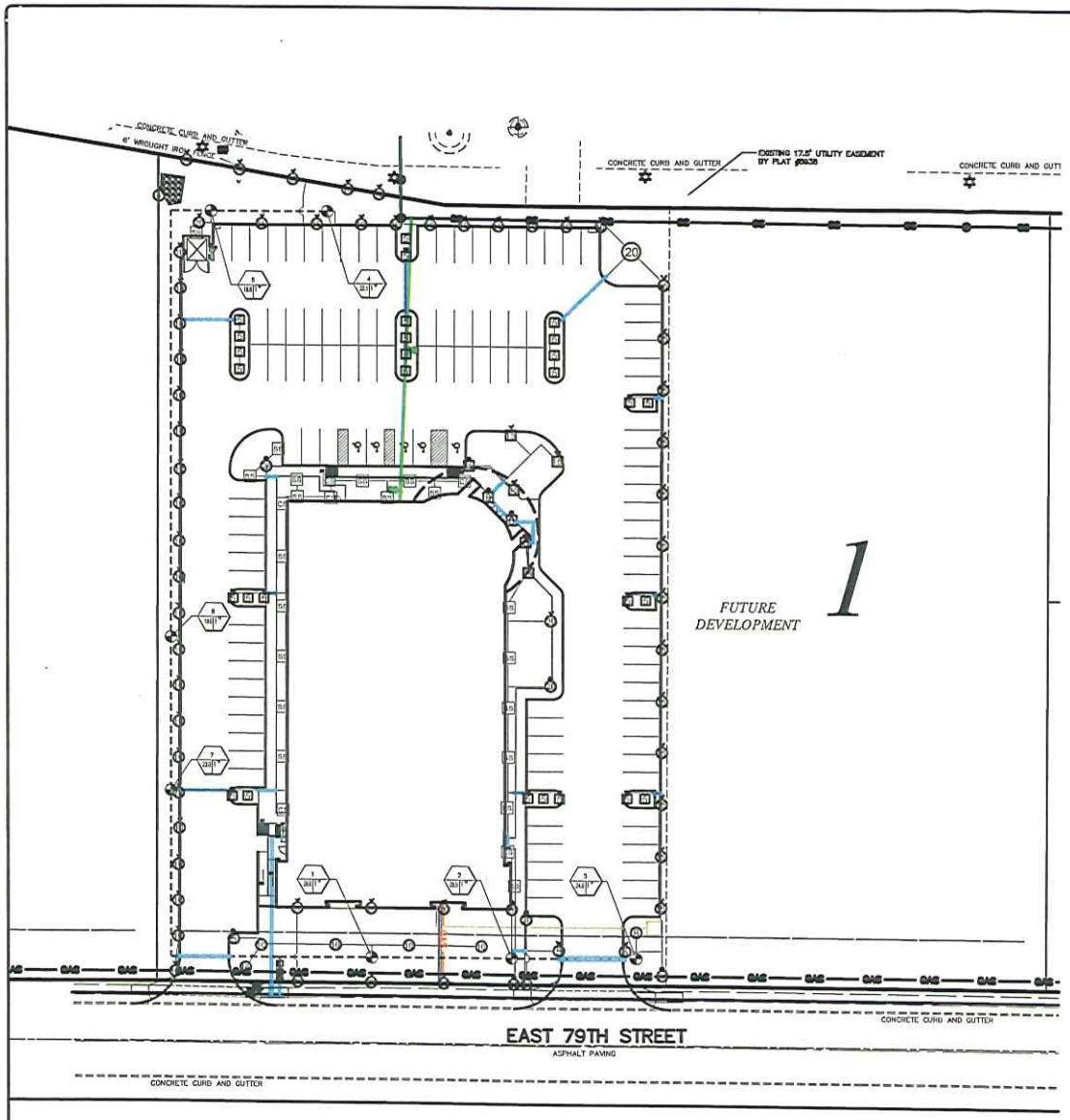


UTILITY STATEMENT
CALL OKIE PRIOR TO WORK (405) 840-5032 or (800) 522-6543
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

BEFORE YOU DIG
CALL OKIE
(800) 522-6543

MASTER LEGEND

| SYMBOL | DESCRIPTION | MANUFACTURER/MODEL | GPM Q | GPM H | GPM V | GPM F | PSI | RAD | PR Q | PR H | PR V | PR F |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Q H V F | | | | | | | | | | | | |
| - | POP-UP SHRUB SPRAY | RAIN BIRD 1806-SAM-PRS | 0.10 | 0.20 | 0.60 | - | 30 | 5' | 1.83 | 1.83 | 3.71 | - |
| - | POP-UP LAWN SPRAY | RAIN BIRD 1804-SAM-PRS | 0.10 | 0.20 | 0.60 | - | 30 | 5' | 1.83 | 1.83 | 3.71 | - |
| | POP-UP SHRUB SPRAY | RAIN BIRD 1806-SAM-PRS | 0.26 | 0.52 | 1.19 | 1.05 | 30 | 8' | 1.83 | 1.83 | 4.13 | 1.83 |
| | POP-UP LAWN SPRAY | RAIN BIRD 1804-SAM-PRS | 0.26 | 0.52 | 1.19 | 1.05 | 30 | 8' | 1.83 | 1.83 | 4.13 | 1.83 |
| | POP-UP SHRUB SPRAY | RAIN BIRD 1806-SAM-PRS | 0.39 | 0.79 | 1.45 | 1.58 | 30 | 10' | 1.75 | 1.75 | 3.23 | 1.75 |
| | POP-UP LAWN SPRAY | RAIN BIRD 1804-SAM-PRS | 0.39 | 0.79 | 1.45 | 1.58 | 30 | 10' | 1.75 | 1.75 | 3.23 | 1.75 |
| | POP-UP LAWN SPRAY | RAIN BIRD 1804-SAM-PRS | 0.92 | 1.85 | 1.85 | 3.70 | 30 | 15' | 1.83 | 1.83 | 1.83 | 1.83 |
| 20 - 20 | POP-UP LAWN ROTOR | HUNTER POP-ADJ-4LA | 1.8 | 3.0 | - | 3.0 | 30 | 22' | - | - | - | - |
| 20 - 20 | POP-UP LAWN ROTOR | HUNTER POP-ADJ-4LA | 1.8 | 3.0 | - | 3.0 | 50 | 26' | - | - | - | - |
| | POP-UP SHRUB SPRAY | RAINBIRD 1806-SAM-PRS | - | 0.49 | - | 1.21 | | | - | - | - | - |
| 10 10 | POP-UP LAWN SPRAY | RAINBIRD 1804-SAM-PRS | - | 0.49 | - | 1.21 | | | - | - | - | - |

| | |
|---|---|
| REMOTE CONTROL VALVE | RAIN BIRD 100-DV-SS, SIZE AS NOTED |
| GATE VALVE | NIBCO T-113 OR EQUAL- LINE SIZE IN BOX |
| WATER METER | BY ENGINEER - VERIFY LOCATION |
| QUICK COUPLER | RAIN BIRD 33DLRC -IN 10" ROUND VALVE BOX |
| RAIN SHUT-OFF DEVICE | WCS, INC.- RAIN GUARD #RG- SURFACE MOUNT IN WCS ENCLOSURE |
| FREEZE SHUT-OFF DEVICE | HUNTER FREEZE-CLIK-REV-BPSW |
| AUTO IRRIGATION CONTROLLER | RAIN BIRD ESP-24LX PLUS WALL MOUNT STANDARD ENCLOSURE |
| BACKFLOW PREVENTER | FEBCO 825Y - PLACE IN LEMUER OR EQUAL ENCLOSURE |
| MASTER VALVE | RAIN BIRD 200-EFB-CP, IN VALVE BOX |
| LATERAL LINE | SCH. 40 PVC - 1 ½" 30 psi and 35 GPM |
| MAINLINE | SCH. 40 PVC - SIZE AS NOTED, BURIED 12" MIN. |
| SLEEVING | SCH. 40 PVC - 2" MIN. OR 2 TIMES PIPE DIAMETER |

SCHEDULE 40 - PVC MAINLINE

| | |
|---|---|
| 2" | 31-50 GPM |

VALVES

COMMON: GPM — X — CONTROLLER STATION NO. — X" — VALVE SIZE

NOTES:
1. ALL HEADS ADJACENT TO PAVED AREAS SHALL BE INSTALLED 2" FROM BACK OF PAVING WITH POP-UP BODY.
2. ALL HEADS LOCATED AT TOE OF SLOPE TO BE INSTALLED WITH POP UP BODY.
3. ALL SLEEVING SHALL BE SCH.40 AND (2) TWO TIMES PIPE DIAMETER, 24" MIN. COVER.
4. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS STREETS, WALLS, ETC.
5. ALL IRRIGATION EQUIPMENT SHALL BE AS SPECIFIED OR EQUAL.
6. INSTALL PRESSURE REGULATOR IF PRESSURE RESIDUAL EXCEEDS 25 PSI.
7. ALL LINE LOCATIONS ARE DIAGRAMMATIC AND ARE SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION OF ALL MAINS & LATERALS.

0' 30' 60' 120'
SCALE: 1" = 30'

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 3'

MMA Massey Mann & ASSOCIATES, LLC
PLANNING - ENGINEERING LANDSCAPE ARCHITECTURE
1118 S. BOSTON AVE. TULSA, OK 74119 918.592.0384 O. 918.502.3186 F.
2933 S. SATANT AVE. EDMOND, OK 73013 405.844.6599 O. 405.844.6619 F.
WWW.MANNET-MANN.COM

DEVELOPER: O.P.A. LAND COMPANY
SURVEY: JACOBS ENGINEERING
ARCHITECT: MCCALLORIOS ARCHITECTURE
GEOTECH. ENGINEER: PSI
CITY ENGINEER: COMPANY NAME
CITY PLANNER: COMPANY NAME

STATE OF OKLAHOMA LICENSED LANDSCAPE ARCHITECT
1/7/09

# O.P.A. Land Company
Lot 2, Block 1, 7900 Mingo
Tulsa, Oklahoma
## Irrigation Plan

LANDSCAPE ARCHITECT CERTIFICATE OF AUTHORIZATION NO. 5-4-98 EXP. DATE JUNE 30, 2009

FINAL CONSTRUCTION DOCUMENTS

| | |
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| DATE: | 12-30-08 |
| REVISIONS | |
| DWG. BY | SPR |
| CHECKED BY | CAE |
| PROJECT NO. | 70004 |

SHEET NO. LS-3 OF 9

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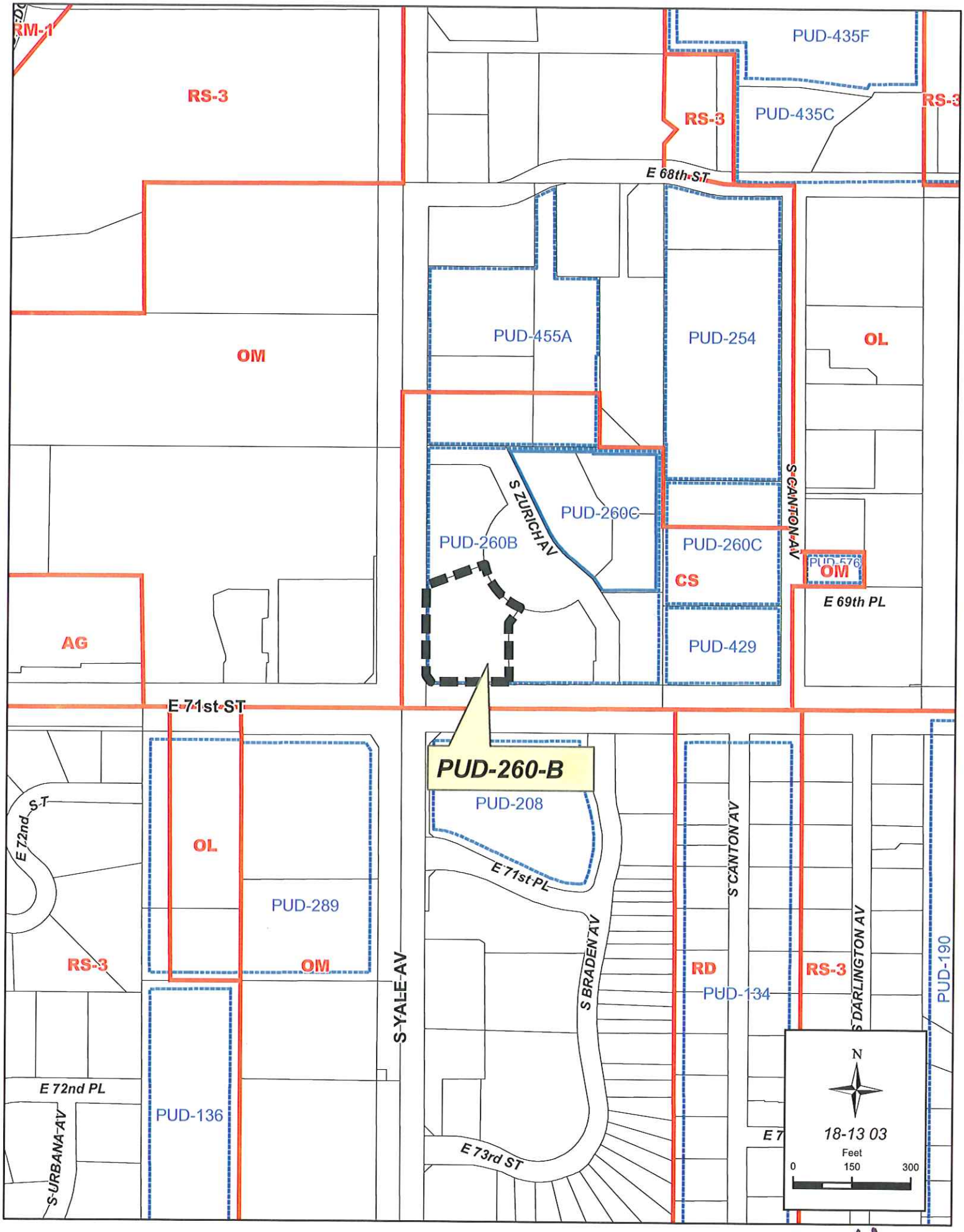
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DATE OF PHOTOGRAPHY:
MARCH 2008

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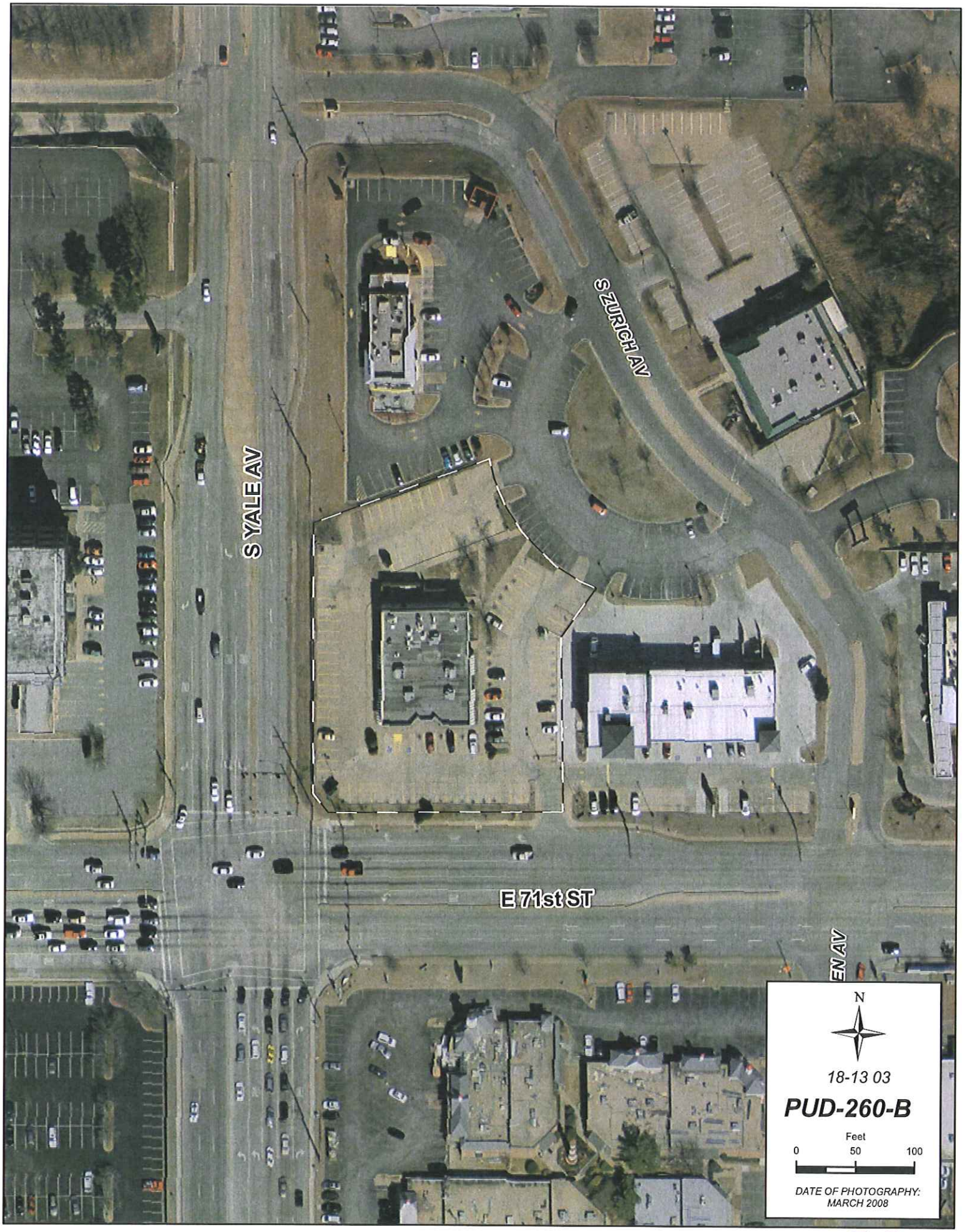
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DATE OF PHOTOGRAPHY:
MARCH 2008

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January 21, 2009

## STAFF RECOMMENDATION

**PUD-260-B:** Detail Site Plan – The northeast corner of Yale Avenue and 71st Street South; Lot 2, Block 1 – Hyde Park; TRS 8303; CZM 53; Atlas 1002; PD 18 CD 7; CS/PUD.

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The applicant is requesting approval of a detail site plan for an 11,945 square foot pharmacy. The proposed use, drug store within Use Unit 13 – Convenience Goods and Services is an approved use within PUD-260-B.

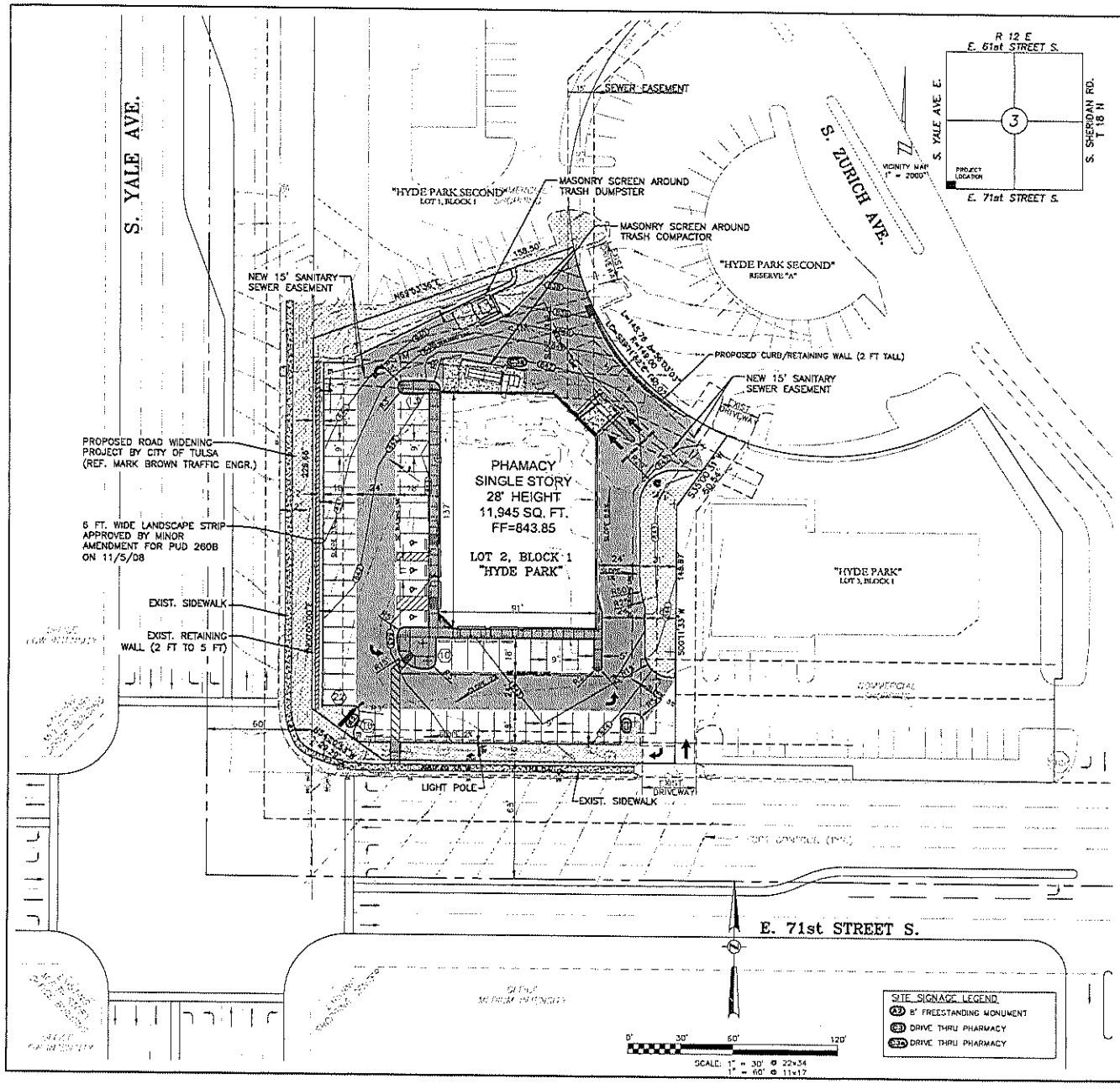
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code and PUD Development Standards as amended. Sight lighting is provided and will be directed down and away from adjoining properties. A trash enclosure is being provided as required by the PUD and the proposed trash compactor will also be completely screened from the view of a person standing at ground level. Sidewalks will provided or maintained along East 71st Street and Yale Avenue as required by PUD Development Standards and Subdivision regulations where they are not provided already. Separate pedestrian access is provided directly from 71st Street through the proposed parking lot as depicted on the attached site plan.

Staff recommends **APPROVAL** of the detail site plan for Lot 2, Block 1 – Hyde Park/PUD-260-B. The following revisions will be required prior to final processing and release of TMAPC approved plans:

- Per TMAPC submittal requirements, add an elevation view of both the trash compactor and the trash/dumpster enclosures. The view needs to include the over-all height of each enclosure, a typical fence/wall section, and a view showing the proposed solid screened gate.

- In the "TMAPC Attachment B" detail box on the site plan, clarify the building setbacks by describing what the building is being setback from (for example, 50' from the Yale Avenue ROW).

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







## TMAPC ATTACHMENT "B"

DETAIL SITE PLAN:
PUD/ CORRIDOR SITE PLAN NUMBER PUD 260B
DEVELOPMENT AREA 43.27 ACRES (55,181 S.F.)
PERMITED USES: USE UNITS 10, 11, 12, 12a, 13, 14 & 19
PROPOSED USES: USE 11 AND 14

MAXIMUM BLDG. FLOOR AREA PERMITTED: 12,033 S.F. (11,945 S.F. INTERNAL)
BLDG. FLOOR AREA PROPOSED FOR EACH USE: SINGLES STORY SALES

MAXIMUM BLDG. HEIGHT PERMITTED: 35'
MAXIMUM BLDG. HEIGHT PROPOSED: 28'

MINIMUM BLDG. SETBACKS REQUIRED: 25' AND 50' 50' From Yale + 71st St. ROW *25' From Internal Lot Lines.

OFF STREET PARKING
RATIO PER USE 1 / 200 S.F.
NUMBER OF SPACES REQUIRED PER USE 60 PER CITY CODE
NUMBER OF SPACES PROPOSED PER USE 61
TOTAL NUMBER OF SPACES REQUIRED PER USE 60
TOTAL NUMBER OF SPACES PROPOSED PER USE 61

MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED: 10% 5,018 S.F.
MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDED: 11.8% 5,420 S.F.

| | REQUIRED: | | PROVIDED: | |
|---|---|---|---|---|
| 71st | 1,560 | S.F. | 1,750 | S.F. |
| YALE | 6 FT. | WIDTH | 6 FT. | WIDTH |
| N/A | | S.F. | N/A | S.F. |
| N/A | | S.F. | N/A | S.F. |

ADDITIONAL LANDSCAPE AREA(S) REQUIRED (IF ANY):
LIGHTING HEIGHT FOR PARKING AREAS
MAXIMUM HEIGHT PERMITTED: 20 FT. HEIGHT PROPOSED: 20 FT.

Benchmark No. 1
X ON RIM OF STORM SEWER MANHOLE
N=399405.57, E=2582808.17
ELEV=843.23


**JACOBS ENGINEERING GROUP**

These drawings/documents are being submitted by Jacobs Engineering Group.

10001 N. BROADWAY EXTENSION
OKLAHOMA CITY, OKLAHOMA 73114
(405) 810-8254 PHONE
(405) 810-2980 FAX

Certificate of Authorization 1435
Expires June 30, 2009


CONSULTANT:

SEAL: Ron Cardwell 1-6-09

REGISTERED PROFESSIONAL ENGINEER RONALD Q. CARDWELL 23409 OKLAHOMA

**CVS/ pharmacy**

**STORE NUMBER: 8986**

NORTHEAST CORNER OF
E. 71ST STREET S. AND
S. YALE AVE.
TULSA, OKLAHOMA

**DEVELOPER:**

ARMSTRONG PROPERTIES, INC.
BIRMINGHAM TOWERS
2100 WHARTON STREET, SUITE 700
PITTSBURGH, PENNSYLVANIA 15203
PHONE: (412) 381-1122 EXT. 68
FAX: (412) 381-1615

REVISIONS:
1 ----
2 ----
3 ----
4 ----

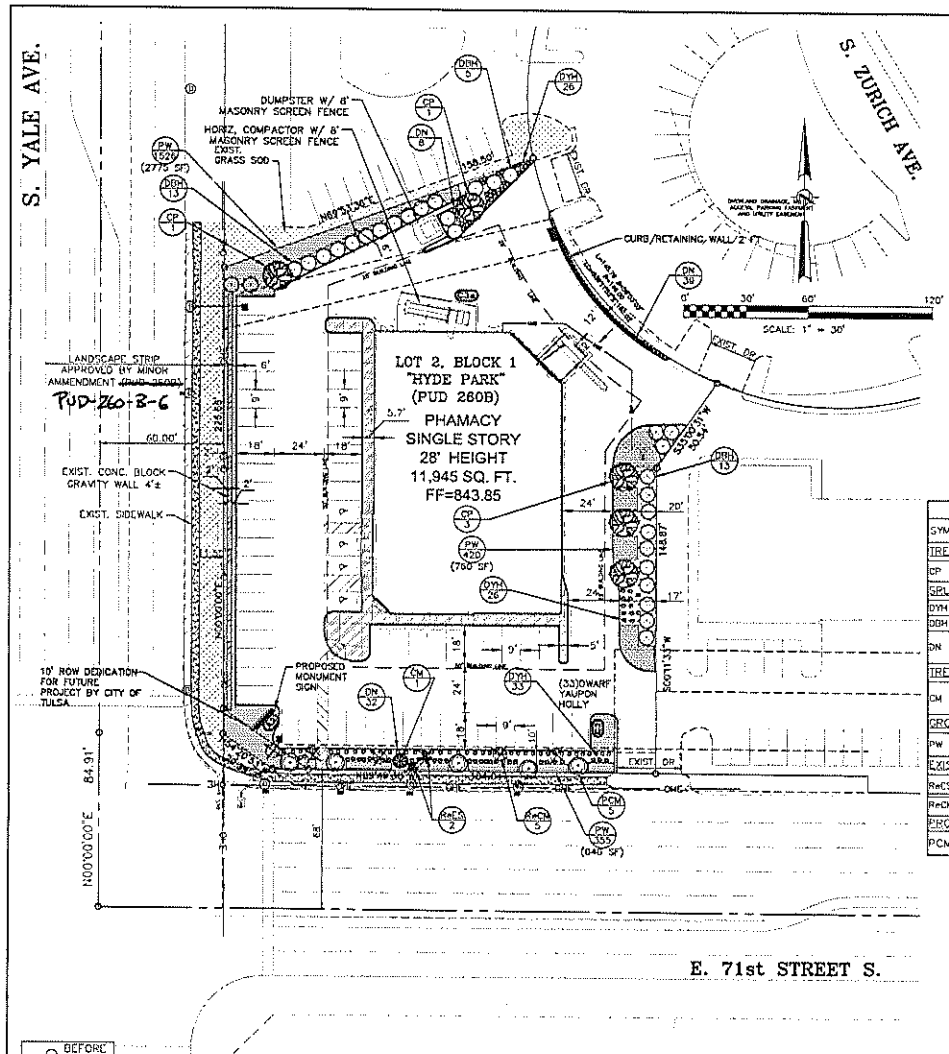
| | |
|---|---|
| LAYOUT COORD: | CDS |
| PLANNING MGR: | RQC |
| DRAWING BY: | CDS |
| DATE: | 11/24/2008 |
| JOB NUMBER: | 410159.037 |

TITLE:
**TMAPC SITE PLAN**

SHEET NUMBER:
**1.0**

COMMENTS: ----

5.5




## TMAPC ATTACHMENT "A"

OUTLAY SITE PLAN:
PUD/ CORRIDOR SITE PLAN NUMBER PUD 260B
DEVELOPMENT AREA 1.27 ACRES (55,181 S.F.)
PERMITED USES: USE UNITS 10, 11, 12, 12a, 13, 14, & 19
PROPOSED USES: USE 13 AND 14

MAXIMUM BLDG. FLOOR AREA PERMITTED: 12,000 S.F. (LOT 2 PUD 260B)
BLDG. FLOOR AREA PROPOSED FOR EACH USE: 11,945 S.F.

TOTAL LOT AREA SQUARE FOOTAGE:
MINIMUM LANDSCAPED AREA REQUIRED: 10% 5,518 S.F. (PUD 260B)
LANDSCAPED AREA PROVIDED: 11.6% 6,428 S.F.

STREET YARD AREA PER STREET FRONTAGE
STREET NAME S. YALE AVE N/A(1) S.F.
STREET NAME E. 71st ST. S. 1,260 S.F.

LANDSCAPED AREA PER STREET FRONTAGE (STREET YARD)

| STREET NAME: | REQUIRED: | PROVIDED: |
|---|---|---|
| S. YALE AVE | N/A(1) S.F. | N/A(1) S.F. |
| E. 71st ST. S. | 1,260 S.F. | 1,260 S.F. |
| | S.F. | S.F. |
| | S.F. | S.F. |

NUMBER OF TREES PER STREET YARD

| STREET NAME: | REQUIRED: | PROVIDED: |
|---|---|---|
| S. YALE AVE | N/A(1) TREES | N/A(1) TREES |
| E. 71st ST. S. | 2 TREES | 9 TREES |
| | TREES | TREES |
| | TREES | TREES |

NUMBER OF TREES FOR PARKING AREAS
REQUIRED: 2 TREES PROVIDED: 90 TREES

NOTE:
(1) PUD 260B MINOR AMENDMENT APPROVED 11/5/08 FOR 6' WIDE YALE AVE. LANDSCAPE STRIP.

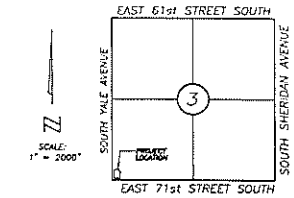
CERTIFICATION BY A LANDSCAPE ARCHITECT, ARCHITECT, OR ENGINEER REGISTERED IN THE STATE OF OKLAHOMA IS REQUIRED.

## PROPOSED PLANTING LIST

| SYMBOL | QTY. | COMMON NAME | BOTANICAL NAME | SIZE | E / O | COMMENTS |
|---|---|---|---|---|---|---|
| TREES-MEDIUM | | | | | | |
| CP | 5 | CHINESE PISTACHE | PISTACIA CHINENSIS | 2" | B | |
| SHRUBS | | | | | | |
| DYH | 65 | DWARF YAUPON HOLLY | ILEX VOMITORIA | 2 gallon | E | 24"-36" SPACING |
| DBH | 31 | DWARF BURFORD HOLLY | ILEX CORNUTA | 5 gallon | E | 5-8 FT |
| DN | 79 | DWARF NANDINA | NANDINA DOMESTICA "RICHMOND" | 2 gallon | E | FLOWERING |
| TREES-SMALL | | | | | | |
| CM | 1 | CRAPE MYRTLE | LUDNYMUS FORTUNEI "COLORATUS" | 5 gal. | E | |
| GROUND COVER | | | | | | |
| PW | 2,301 | PURPLE WINTERCREEPER | | 18" O.C. x 18" S.R. | | |
| EXISTING TREES REMOVAL | | | | | | |
| ReCS | 2 | EVERGREEN SHRUBS | | 8-10' TALL | | JUNIPERS |
| ReCM | 5 | CRAPE MYRTLE | | 8-10' TALL | | CONFLICTS W/ CURB |
| PROTECTED TREES | | | | | | |
| PCM | 5 | PROTECTED Crape MYRTLE | | | | |

## LANDSCAPE LEGEND

| NAME | SYMBOL | ABRV. |
|---|---|---|
| 2-gal. Dwarf Nandina (Richmond) | | DN |
| 2-gal. Dwarf Yaupon Holly | | DYH |
| 5-gal. Dwarf Burford Holly | | DBH |
| 2"-Chinese Pistache | | CP |
| 5-gal. Crape Myrtle | | CM |
| Protect Existing Crape Myrtle | | PCM |
| Remove Existing Crape Myrtle | | ReCM |
| Remove Existing Evergreen Shrub | | ReES |
| Purple Wintercreeper 18" O.C. x 18" S.R. | | PW |
| Existing Grass Sod | | |




## GENERAL NOTES:

1. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS.
2. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE OTHER CONSULTANTS DRAWINGS, THE CIVIL DRAWINGS AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER.
3. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEERS OR LANDSCAPE ARCHITECTS PLANS.
4. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITIES AND THE GENERAL CONTRACTOR FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES PRIOR TO BEGINNING EXCAVATION.
6. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
7. CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH ADA
8. NOTIFY PROJECT ENGINEER OF ANY DISCREPANCIES
9. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS NEEDED.
10. ALL CONSTRUCTION WILL CONFORM TO THE CITY OF BROKEN ARROW STANDARDS.

## PLANTING NOTES:

1. TREE, SHRUB, GROUND COVER & SEASONAL COLOR BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION.
2. ALL SHRUB, GROUND COVER, PERENNIAL & SEASONAL BEDS SHALL HAVE A TWO (2") INCH MULCH LAYER.
3. TREES SHALL BE PLANTED AS LEAST FOUR (4) FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
4. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.
5. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
6. TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN (14) FEET.
7. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
8. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
10. FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.
11. PLANT SPACING IS AS INDICATED ON PLANT SCHEDULE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS.
12. PROVIDE STEEL EDGING AS INDICATED ON THE DRAWING.
13. AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
14. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE OKLAHOMA NURSERYMANS STANDARDS.
15. TOPSOIL SHALL BE A MINIMUM OF 6" IN DEPTH. SOIL SHALL BE FREE OF STONES, ROOTS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
16. REF. SHEET C-5.1 FOR PLANTING DETAILS.
17. REFER TO CIVIL FOR GRADING.

## IRRIGATION:

1. AN AUTOMATIC, CONVENTIONAL DRP IRRIGATION SYSTEM EQUIPPED WITH A RAIN AND FREEZE SENSOR SHALL BE PROVIDED. IRRIGATION SYSTEM SHALL BE CONNECTED TO THE PUBLIC WATER SUPPLY WITH A DOUBLE CHECK VALVE BACKFLOW PREVENTER. POPUP SPRAY HEADS SHALL BE LOCATED AND POSITIONED TO PROVIDE ADEQUATE COVERAGE OF THE LANDSCAPING. HEADS SHALL BE SPACED ACCORDING MANUFACTURERS SPECIFICATIONS. LANDSCAPED AREAS SHALL BE ZONED ACCORDINGLY SO THAT THE MANUFACTURERS MINIMUM HEAD PRESSURE IS NOT EXCEEDED. CONTACT CITY TO VERIFY WATER PRESSURE AT SITE.
2. A 4" AND 2" CLASS SCH-40 SLEEVE SHALL BE PROVIDED ACROSS NEW DRIVES AND ACROSS PARKING TO ANY LANDSCAPED ISLANDS.
3. AN IRRIGATION CONTROLLER CAPABLE OF SERVICING THE NUMBER OF ZONES SHALL BE PROVIDED WITH 120VAC/15 AMP SERVICE. IRRIGATION CONTROLLER SHALL BE LOCATED IN AN OUTSIDE ENCLOSURE.
4. 3" ELECTRICAL CONDUIT WITH SWEEP ELL AND PULL STRING TO BE INSTALLED FROM CONTROLLER LOCATION TO LANDSCAPED AREAS.

| LANDSCAPE QUANTITIES | |
|---|---|
| TOTAL LANDSCAPED AREA | 6,428 S.F. |
| TOTAL SITE AREA | 55,181 S.F. |
| PERCENT OF LANDSCAPE AREA | 11.6 % |

BEFORE YOU DIG
CALL OKIE
(800) 522-6543

Benchmark No. 1
X ON RIM OF STORM SEWER MANHOLE
N=392805.57, E=2582808.17
ELEV=843.23

Utility Statement: CALL OKIE PRIOR TO DIGGING: 840-5032 / 1-800-522-6543
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.


**JACOBS ENGINEERING GROUP**

These drawings/documents are being submitted by Jacobs Engineering Group.

10001 N. BROADWAY EXTENSION
OKLAHOMA CITY, OKLAHOMA 73114
(405) 810-8254 PHONE
(405) 810-2980 FAX

Certificate of Authorization 1435
Expires June 30, 2009


CONSULTANT:

SEAL: Ronald Q. Cardwell 1/6/08
REGISTERED PROFESSIONAL ENGINEER RONALD Q. CARDWELL 23409 OKLAHOMA

**CVS/ pharmacy**

STORE NUMBER: 8986

NORTHEAST CORNER OF
E. 71ST STREET S. AND
S. YALE AVE.
TULSA, OKLAHOMA

DEVELOPER:
ARMSTRONG PROPERTIES, INC.
BIRMINGHAM TOWERS
2100 WHARTON STREET, SUITE 700
PITTSBURGH, PENNSYLVANIA 15203
PHONE: (412) 381-1122 EXT. 68
FAX: (412) 381-1615

REVISIONS:
1
2
3
4

| | |
|---|---|
| LAYOUT COORD: | CDS |
| PLANNING MGR: | RQC |
| DRAWING BY: | CDS |
| DATE: | 11/24/2008 |
| JOB NUMBER: | 410159.037 |

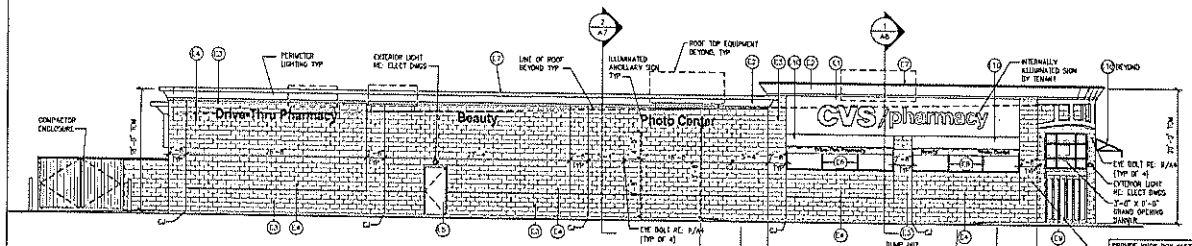
TITLE:
# TMAPC LANDSCAPE PLAN

SHEET NUMBER:
2.0

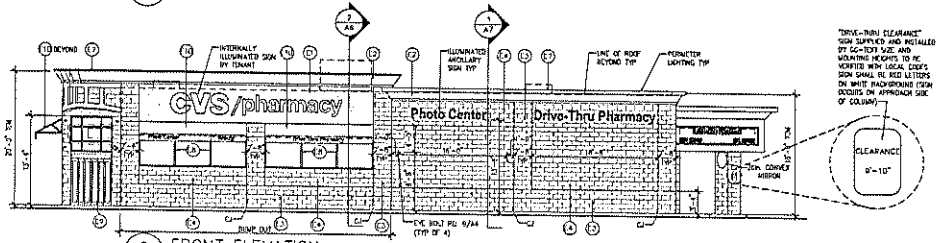
COMMENTS: ----

F:\Job\410159.037 71st & Yale\410159.037-CIVIL\dwg\CDS\TMAPC - Landscape Plan.dwg, 1/6/2009 3:01:18 PM, 1:2

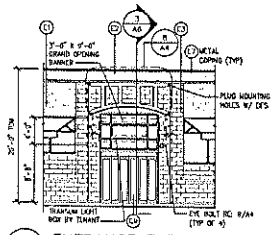
5.4



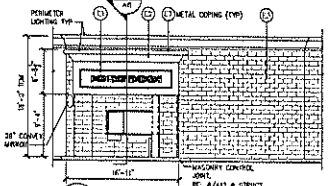

1 / A4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



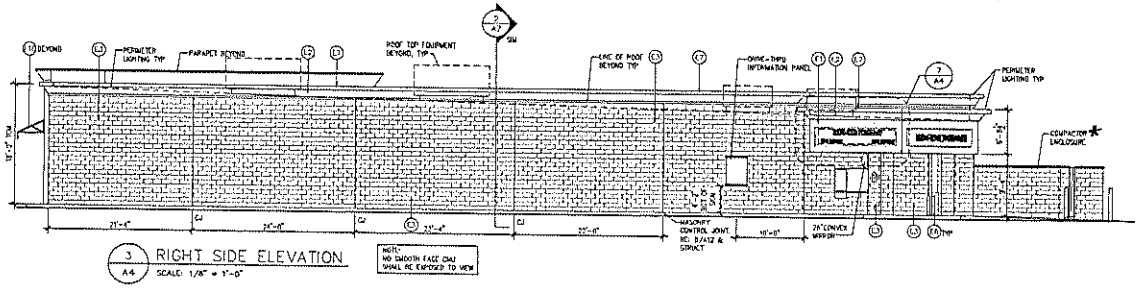

2 / A4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"




5 / A4 ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

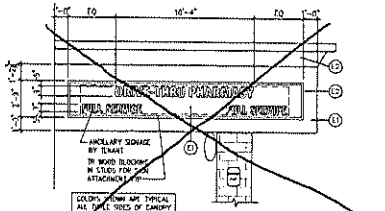



6 / A4 DRIVE-THRU ELEVATION
SCALE: 1/8" = 1'-0"

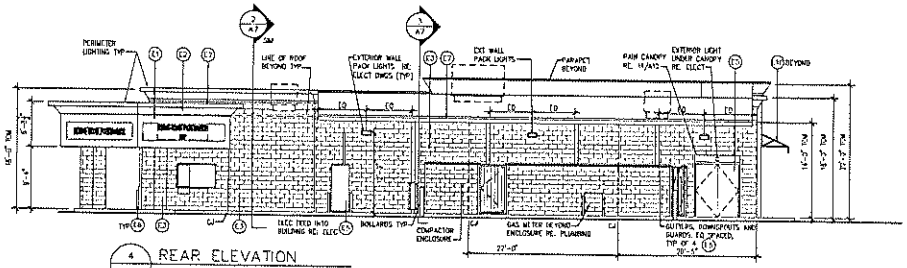



NOTE: NO SMOOTH FACE CMU SHALL BE EXPOSED TO VIEW

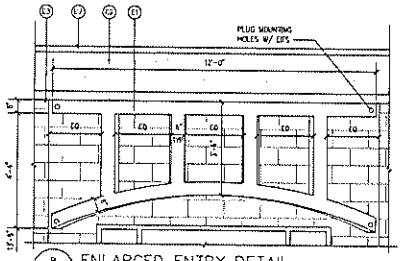
3 / A4 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



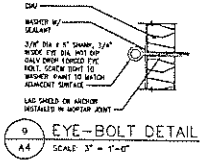

7 / A4 ENLARGED SIGN ELEVATION
SCALE: 1/4" = 1'-0"




4 / A4 REAR ELEVATION
SCALE: 1/8" = 1'-0"




8 / A4 ENLARGED ENTRY DETAIL
SCALE: 1/2" = 1'-0"




9 / A4 EYE-BOLT DETAIL
SCALE: 3" = 1'-0"

* Note: Dumpster Enclosure is same as Compactor except it is not adjacent to Bldg.

## EXTERIOR FINISH SCHEDULE

| TAG | MATERIAL / DESCRIPTION | COLOR | NOTES |
|---|---|---|---|
| E1 | DFS | STO MADE-0029 PEACHY BEIGE | INSTALLED PER MANUF. SPECS |
| E2 | DFS | STO MADE-0001 NATURTAIL | COPINGS |
| E3 | SPLIT FACE CMU | JOHNSON CONCRETE JC-5159 CHAMPAGNE | HOLLOW CHAMPCORE MORTAR COAT |
| E4 | SPLIT FACE CMU ACCENT | JOHNSON CONCRETE JC-6238 SOFT COTTON | HOLLOW CHAMPCORE MORTAR HARWOOD YELLOW |
| E5 | PAINT | BENJAMIN MOORE 2168-30 SEDONA CLAY | HOLLOW MTL DOORS/FRAMES, GUTTERS/DOWNSPOUTS |
| E6 | PAINT | OSHA YELLOW | TYP FOR ALL PIPE BOLLARDS |
| E7 | PREFINISHED METAL COPING | COLOR TO MATCH "E2" DFS | |
| E8 | ALUM STOREFRONT | CVS RED | |
| E9 | ALUM AUTOMATIC DOOR | CVS RED | |
| E10 | VINYL AWNING | DUFFON SIGNAWORX, INC. MERLOT #7939 DEEP RED | SUPPLIED & INSTALLED BY GC |

NOTE: SIGNAGE UNDER SEPARATE PERMIT. REFER TO APPROVED SIGNAGE PACKAGE FROM SIGNAGE VENDOR FOR SIZES AND LOCATIONS OF WORK. EXTERIOR SIGNAGE TO BE EXPANSION ANCHORED.

PYLON SIGNAGE DFS COLOR TO MATCH THE BUILDING DFS COLOR.

LEGEND

(XX) – RE: EXTERIOR FINISH SCHEDULE


JACOBS Carter Burgess

These drawings/documents are being submitted by Carter & Burgess Inc. Carter & Burgess, Inc. is a wholly owned subsidiary of Jacobs Engineering Group Inc and hereinafter referred to as Jacobs Carter Burgess.

777 MAIN STREET
30TH FLOOR
FORT WORTH, TX 76102
TEL (817) 222-8500
FAX (817) 222-8550


CONSULTANT:

SEAL:

CVS pharmacy

TYPE B-SOUTHERN-1984S-LEFT CHAMFER DRIVE-THRU

STORE NUMBER 08986

N.E. CORNER OF 71st STREET & SOUTH YALE AVE.
TULSA, OK 74136

DEAL TYPE: NEW / FIELD

DEVELOPER:

Armstrong | Development

Birmingham Towers
2101 Wharton Street, Suite 700
Pittsburgh, PA 15203
412-381-1122

REVISIONS:

DRAWING BY: TJG

DATE: 12/19/08

JOB NUMBER: FBW00100

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A4

COMMENTS:
RELEASED FOR BID/PERMIT

L.5.1

**Luminaire Schedule**

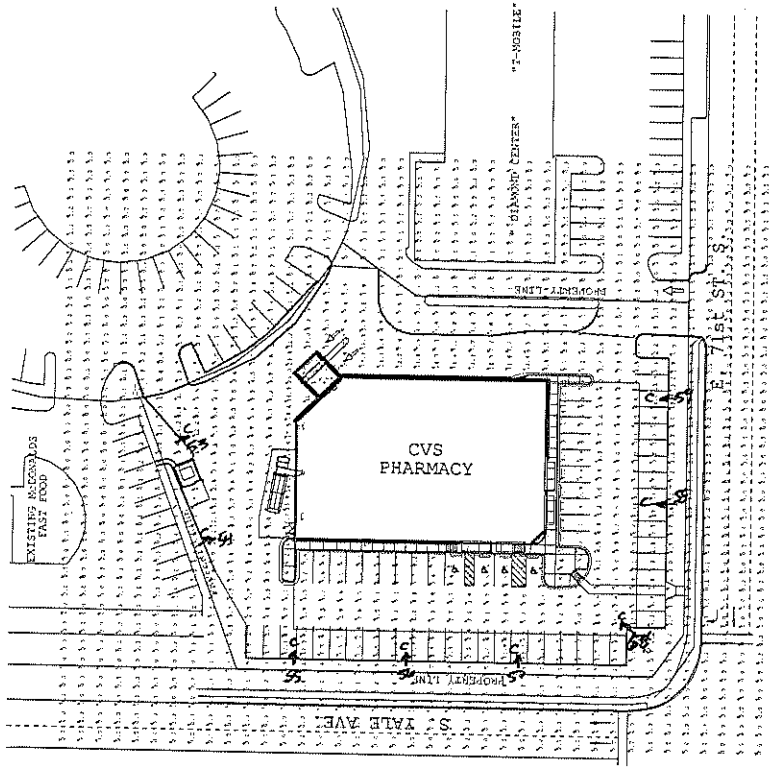
| Symbol | Qty | Label | Description | Arrangement | Lumens | LLF | Filename |
|---|---|---|---|---|---|---|---|
| | 3 | WP1 | WALL PACK 8PM | SINGLE | 20500 | 0.750 | WP1-250W-HPM.ies |
| | 3 | DL | 5W-2X2 | SINGLE | 2400 | 0.680 | 5W2X2.ies |
| | 40 | SD | SFT 2 5W-2X2 | SINGLE | 2400 | N.A. | 0.630 | N.A. |
| | 3 | SC | AM 250W 10AF | SINGLE | 22000 | 0.750 | AM_250W_10AF-1.ies |
| | 2 | CM1 | LAX 250W 12PM FAL | SINGLE | 20500 | 0.800 | AMC32216.ies |
| | 8 | C | CPL-HAG-M4-MB (Pulsar) 3GG | SINGLE | 34000 | 0.750 | LM4100P.ies |

**Calculation Summary**

| Label | Description | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|---|
| CALCPTS | | Illuminance | Fc | 2.27 | 38.5 | 0.0 | N.A. | N.A. |
| 50 FT PROPER | 0.0 FC MINIMUM | Illuminance | Fc | 1.84 | 18.8 | 0.0 | 1.84 | 8.27 |
| CVS PARKING | 1.5 FC MINIMUM | Illuminance | Fc | 4.81 | 38.4 | 1.5 | 4.54 | 25.60 |

**Luminaire Location Summary**

| Height | Label | X | Y | Z | Orient | Tilt |
|---|---|---|---|---|---|---|
| 1 | SD | 68.006 | 253.388 | 15 | 90 | 0 |
| 2 | SD | 68.006 | 253.388 | 15 | 90 | 0 |
| 3 | SD | 68.006 | 269.388 | 15 | 90 | 0 |
| 4 | SD | 68.006 | 269.388 | 15 | 90 | 0 |
| 5 | SD | 68.006 | 229.375 | 15 | 90 | 0 |
| 6 | SD | 68.006 | 233.375 | 15 | 90 | 0 |
| 7 | SD | 68.006 | 241.372 | 15 | 90 | 0 |
| 8 | SD | 68.006 | 245.375 | 15 | 90 | 0 |
| 9 | SD | 68.006 | 257.369 | 15 | 90 | 0 |
| 10 | SD | 68.006 | 265.365 | 15 | 90 | 0 |
| 11 | SD | 68.006 | 273.357 | 15 | 90 | 0 |
| 12 | SD | 159.098 | 165.473 | 15 | 90 | 0 |
| 13 | SD | 159.098 | 153.473 | 15 | 90 | 0 |
| 14 | SD | 159.098 | 161.473 | 15 | 90 | 0 |
| 15 | SD | 159.098 | 169.475 | 15 | 90 | 0 |
| 16 | SD | 159.098 | 173.4 | 15 | 90 | 0 |
| 17 | SD | 159.098 | 185.467 | 15 | 90 | 0 |
| 18 | SD | 159.098 | 193.397 | 15 | 90 | 0 |
| 19 | SD | 159.098 | 202.4 | 15 | 90 | 0 |
| 20 | SD | 159.098 | 209.394 | 15 | 90 | 0 |
| 21 | SD | 159.098 | 217.39 | 15 | 90 | 0 |
| 22 | SD | 159.098 | 225.382 | 15 | 90 | 0 |
| 23 | SD | 159.098 | 233.374 | 15 | 90 | 0 |
| 24 | SD | 159.098 | 241.367 | 15 | 90 | 0 |
| 25 | SD | 159.098 | 249.365 | 15 | 90 | 0 |
| 26 | SD | 138.558 | 149.69 | 15 | 0 | 0 |
| 27 | SD | 128.557 | 149.69 | 15 | 0 | 0 |
| 28 | SD | 118.557 | 149.69 | 15 | 0 | 0 |
| 29 | SD | 108.574 | 149.69 | 15 | 0 | 0 |
| 30 | SD | 98.574 | 149.69 | 15 | 0 | 0 |
| 31 | SD | 136.555 | 295.755 | 15 | 135 | 0 |
| 32 | SD | 142.344 | 292.834 | 15 | 135 | 0 |
| 33 | SD | 147.464 | 274.429 | 15 | 135 | 0 |
| 34 | SD | 153.465 | 258.358 | 15 | 135 | 0 |
| 35 | SD | 160.466 | 236.372 | 15 | 135 | 0 |
| 36 | SD | 169.671 | 236.407 | 15 | 135 | 0 |
| 37 | SD | 157.702 | 254.704 | 15 | 135 | 0 |
| 38 | SD | 161.557 | 257.922 | 15 | 45 | 0 |
| 39 | SD | 157.022 | 272.277 | 15 | 45 | 0 |
| 40 | SD | 149.355 | 288.578 | 15 | 45 | 0 |
| 41 | SD | 155.895 | 294.452 | 15 | 45 | 0 |
| 42 | SD | 159.249 | 279.486 | 15 | 45 | 0 |
| 43 | SD | 171.463 | 244.62 | 15 | 45 | 0 |
| 44 | SD1 | 169.668 | 274.864 | 15.5 | 45 | 0 |
| 45 | SD1 | 173.87 | 277.541 | 15.5 | 45 | 0 |
| 46 | SD1 | 143.294 | 268.894 | 15.5 | 45 | 0 |
| 47 | SD1 | 154.404 | 289.8 | 15.5 | 45 | 0 |
| 48 | SD1 | 147.845 | 282.5 | 15.5 | 45 | 0 |
| 49 | SD1 | 155.277 | 243.2 | 15.5 | 45 | 0 |
| 50 | WP1 | 179.637 | 278.783 | 19 | 90 | 0 |
| 51 | WP1 | 154.891 | 276.781 | 19 | 90 | 0 |
| 52 | WP1 | 79.74 | 279.780 | 19 | 90 | 0 |
| 53 | WP1 | 59.644 | 247.791 | 28.5 | 0 | 0 |
| 54 | SC | 75.44 | 241.441 | 29.5 | 0 | 0 |
| 55 | SC | 91.947 | 244.436 | 29.5 | 0 | 0 |
| 56 | C | 121.53 | 342.43 | 23 | 291.523 | 0 |
| 57 | C | 45.39 | 324.347 | 23 | 290.122 | 0 |
| 58 | C | 45.432 | 91.543 | 23 | 18.762 | 0 |
| 59 | C | 8.747 | 278.543 | 23 | 0 | 0 |
| 60 | C | 8.747 | 237.55 | 23 | 0 | 0 |
| 61 | C | 8.747 | 195.344 | 23 | 0 | 0 |
| 62 | C | 144.924 | 72.696 | 23 | 90 | 0 |
| 63 | C | 91.455 | 14.744 | 23 | 90 | 0 |




1 / ES2 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0" @ 22X34

JACOBS Carter Burgess
777 MAIN STREET
30TH FLOOR
FORT WORTH, TX 76102
TEL (817) 222-8500
FAX (817) 222-8550

CONSULTANT:

SCALE:

CVS pharmacy
TYPE B-SOUTHERN-11945-LEFT
CHAMFER DRIVE-THRU
STORE NUMBER: 08986
N.E. CORNER OF 71st STREET
& SOUTH YALE AVE.
TULSA, OK 74136
DEAL TYPE: NEW / RELO

DEVELOPER:
Armstrong | Development
Birmingham Towers
3100 Weston Street, Suite 700
Pittsburgh, PA 15223
412-391-1922

REVISIONS:

DRAWING BY: CWD
DATE: 12/19/08
JOB NUMBER: F0W00103
TITLE:
PHOTOMETRICS
SHEET NUMBER:
ES2

COMMENTS:
RELEASED FOR BID/PERMIT

5.8

-----Original Message-----
From: Kathy Taylor [mailto:KTaylor@ci.tulsa.ok.us]
Sent: Saturday, June 07, 2008 3:50 PM
To: fxh4@americanbanktulsa.com; Kim Macleod; Pat TReadway; Susan Neal; Cuthbertson, Duane; Matthews, Dane; Brierre, Rich; Alberty, Wayne; jcrowley@uga.edu
Cc: apolonchek@cityoftulsa.org
Subject: Re: Board of Adjustment 6.10.08

Thanks-- I would like to encourage the board and staff to study and bring forward a proposal encouraging community gardens based on good practices in other cities. Frasier-could you appoint a subcommittee to study this and make a recommendation? Certainly we could have others in the community like those involved in global gardens to assist.
Kathy Taylor, Mayor

-----Original Message-----
From: "Cuthbertson, Duane" <DCuthbertson@incog.org>
To: Henke, Frasier <fxh4@americanbanktulsa.com>
Taylor, Kathy <KTaylor@ci.tulsa.ok.us>
Neal, Susan <SNeal@ci.tulsa.ok.us>
Macleod, Kim <KMacleod@ci.tulsa.ok.us>
TReadway, Pat <PTreadway@ci.tulsa.ok.us>
Matthews, Dane <dmatthews@incog.org>
Brierre, Rich <rbrierre@incog.org>
Alberty, Wayne <walberty@incog.org>
Crowley, Jack <jcrowley@uga.edu>
Creation Date: 6/7 2:38 pm
Subject: Board of Adjustment 6.10.08

Mayor Taylor,

11 items will be considered by the City of Tulsa Board of Adjustment on Tuesday, June 10, 2008.

BOA-20672; William Moore- requesting a Special Exception to permit a (Use Unit 5) Community Center (Garden) in an RM-2 district; a Variance of the 12,000 sq. ft. minimum lot size, lot frontage of 100 ft., and 25 ft. building setback from an adjoining R zoned property for a special exception use in the RM district; located at 1221 W. 7th St. The applicant is requesting the relief and special exception to permit a community garden on a residentially zoned lot. The applicant proposes the garden on privately owned land on the fringe of the Crosbie Heights Neighborhood in near west Tulsa. The neighborhood has asked questions about the performance of the proposed garden. The only known 'community gardens' in the City are operated by non-profit organizations on property owned by the same organization; the existing community gardens are also accessory to another principal use on the property (example: YWCA - east Tulsa). The proposed community garden with this application would be a principal use on the subject property. Community Gardens are gaining popularity across the nation as community reinforcement or

BOARD OF ADJUSTMENT
•
OFFICE OF THE SECRETARY
•
918 • 584 • 7526

201 WEST 5th, SUITE 600 • TULSA, OKLAHOMA • 74103-4212

DATE: Thursday, September 11, 2008

TO: Mayor Kathy Taylor,

FROM: Frazier Henke, Chairman of the City of Tulsa Board of Adjustment

RE: Community Garden incorporation into City of Tulsa development process

**Background:**

In June, 2008 I formed a committee tasked with exploring ways to incorporate privately owned Community Gardens into the zoning and development process. Community Gardens are already permitted on publicly owned property (i.e. parks) as well as accessory uses to community facilities (i.e. schools, community centers, and churches) and as commercial uses in commercial districts however they are not permitted as independent uses on privately owned parcels in residentially zoned neighborhoods.

Neighborhood based Community Gardens have been identified and are gaining momentum as assets that can reinforce and/or play a role in neighborhood revitalization. Many cities across the nation have established programs or development standards that support neighborhood based Community Gardens.

The Tulsa Community Garden Committee comprised of the following members:

Frazier Henke, Chairman of the Board of Adjustment
Lise Inman, Chair of the Community Garden committee; neighborhood representative
Diana Askins, Tulsa Community Garden Association
Ed Mitchell, Park Plaza South Neighborhood Association
Chris Bolden-Newsome, Newsome Community Farms
Demalda Bolden-Newsome, Newsome Community Farms
Heather Oakley, Global Gardens
Justin Pickard, Sustainable Green Country, Brady Heights Neighborhood Association
Scott Smith, Crosbie Heights Neighborhood Association
Barbie Rainey, Tulsa Garden Center
David White, Board of Adjustment member, White City Neighborhood
Wayne Alberty, Manager Land Development Services, INCOG
Kurt Ackermann, City of Tulsa Legal Department
Duane Cuthbertson, City of Tulsa Board of Adjustment staff, INCOG

**The Committee established the following benefits of Community Gardens:**

- Improves the quality of life for people in the garden
- Stimulates social interaction
- Provides opportunities for intergenerational and cross-cultural connections
- Creates income opportunities and economic development
- Creates opportunity for recreation, exercise, therapy, and education
- Provides a catalyst for neighborhood and community development
- Beautifies neighborhoods
- Re-Greens an otherwise abandoned urban lot
- Reduces crime
- Produces nutritious food
- Reduces family food budgets
- Conserves resources
- Promotes recycling and sustainability

The committee submits, for your consideration, a definition for Community Garden and 9 use conditions, or performance standards, to assist the use with its potential relationship with surrounding residential properties.

The committee recommends that Community Gardens be permitted as a principal use by right in all districts in the City of Tulsa and be incorporated into Chapter 12, Section 1201 accordingly as an 'Area-Wide Use By Right'.

With the above stated benefits in mind the Committee recommends that the attached ordinance amendment be presented to the Tulsa Metropolitan Area Planning Commission for their consideration and full recommendation to the Tulsa City Council for action to amend and include Community Gardens as a defined use in the City of Tulsa Zoning Code.

The committee is willing to host an informal public meeting in attempt to introduce, inform, and discuss the merits of the proposed Community Garden use prior to its review in the public process.

**Section 1800. Definition**

**Community Garden:** One or more lots or parcels of land used to produce vegetables, fruits, or flowers for personal use by the property owner or individuals authorized by the property owner.

**Section 1201. Use Unit 1**

**B. Included Uses:**

Community Garden

**C. Use Conditions**

1. Unless permitted by the underlying zoning district or granting of a special exception by the Board of Adjustment, on-site sale of community garden products shall be prohibited.

2. Mechanical equipment, other than the type customarily identified as lawn and garden equipment, creating offensive noise, dust, odor or electrical disturbance shall be prohibited.

3. The site shall be designed and maintained to prevent, fertilizer and other garden waste from draining on to adjacent properties.

4. An on-site trash storage container shall be provided and located as close as practicable to the rear lot line. Trash shall be removed from the site at least once a week.

5. Accessory structures including buildings or signs shall comply with requirements of the underlying zoning district.

6. Only individuals, or organizations authorized by the property owner shall participate in the community garden.

7. Cultivated areas shall be prevented from encroaching onto adjacent properties.

8. The property shall be maintained free of high grass, weeds or other debris.

9. In addition to any other applicable use conditions, a community garden located in a residential zoned district shall be subject to the following:

    a. During non-operating hours, vehicles used in conjunction with a community garden shall be parked off the street on the lot containing the community garden and shall be of a type customarily found in a residential area.

    b. Operating hours for community garden activities shall be between one half (1/2) hour before sunrise until one half (1/2) hour after sunset.

**D. Off-Street Parking and Loading Requirements:** None

**CITY COUNCIL CONSENSUS** 2008-03

A CONSENSUS DIRECTING THE TULSA METROPOLITAN AREA PLANNING COMMISSION TO HOLD PUBLIC HEARINGS, ANALYZE AND RECOMMEND TO THE CITY COUNCIL ORDINANCE AMENDMENTS TO THE ZONING CODE OF THE CITY OF TULSA GOVERNING THE USE OR CONSTRUCTION OF PROPERTY LOCATED IN A RESIDENTIALLY ZONED AREA FOR THE PURPOSE OF PROVIDING A HOME FOR INDEPENDENT LIVING THAT PROVIDES ROOM AND BOARD, PERSONAL CARE AND/OR HABILITATION SERVICE IN A FAMILY ENVIRONMENT AS A SINGLE-HOUSEKEEPING UNIT.

WHEREAS, the City of Tulsa is charged with the solemn responsibility of protecting the public peace, health, order, morals, and safety, and promoting the general welfare of the City of Tulsa and its inhabitants;

WHEREAS, the City of Tulsa desires to preserve the safety, character, and economic values of its citizens and their property;

WHEREAS, the City of Tulsa wishes to provide its citizens with the opportunity to live in areas which promote their health, recovery, rehabilitation, interaction, and safety, regardless of any illness or disability which may affect them;

WHEREAS, allowing individuals unrelated by blood or marriage to come together as a single house keeping unit can provide those individuals with certain advantages in completing any disability recovery;

WHEREAS, allowing a large number of individuals to occupy a residential structure can be injurious to the surrounding properties, deplete or place undue stress upon city infrastructure, neighborhood esthetics, injurious to the neighborhood in general, and detrimental to the public welfare;

WHEREAS, on September 20, 2007, the City Council formed the Residential Occupancy Taskforce to address the needs and concerns of Tulsa citizens regarding the use of homes in residentially zoned neighborhoods;

WHEREAS, the Residential Occupancy Taskforce has spent numerous months collecting and evaluating data from various departments within the City of Tulsa, receiving testimonies from citizens in areas affected by homes occupied by large numbers of individuals, receiving testimonies from citizens in areas affected by homes utilized for independent living that provide room and board, personal care and habilitation services in

a family environment, and receiving the experiences, thoughts and perspectives from anyone wishing to provide such for consideration before the Taskforce;

WHEREAS, it is in the best interest of the City of Tulsa and its citizens to review, evaluate, and implement such changes in ordinances, rules, or regulations which will balance the needs of both the neighborhoods and individuals wishing to live in group homes, while protecting their rights, their property, and their personal safety;

WHEREAS, the issues raised by the rapidly expanding use of homes utilized to house large numbers of individuals in residential districts have been contentious, not only in the City of Tulsa, but also in other cities across the country; and

WHEREAS, the City of Tulsa would benefit from the expertise of the Tulsa Metropolitan Area Planning Commission ("TMAPC"), and the regulated industry, as well as input from the general public, to better understand and reconcile the policy considerations raised by this issue, specifically considerations of public safety, community aesthetics, and economic value.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TULSA:

Section 1. The City Council requests and directs TMAPC to hold such public hearings as are necessary and prudent, and review and analyze the facts, law, and circumstances as they apply to the City of Tulsa Zoning Code and provide the City Council with such report and recommendations it deems appropriate as to whether the text of the Zoning Code should be amended to address the issue of neighborhood and community group homes, and if so, to what extent.

Section 2. The City Council specifically requests TMAPC consider the language attached as Exhibit A to this Consensus as part of its review and evaluation of the current Zoning Code text, and its recommendation to the City Council on proposed text changes, if any.

Section 3. The Legal Department of the City of Tulsa shall provide legal advice and counsel to the TMAPC, as needed.

Adopted by the Council this 14th day of August, 2008.

John Eagleton,
Chairman of the Council



8.2

ATTEST:

Secretary of the City Council

Approved:

Council Attorney

Approved as to form:

City Attorney



8.3

## EXHIBIT A

**Title 42 Tulsa Revised Ordinances**

**SECTION 1800. DEFINITIONS**

**Family:** One or more persons occupying a single dwelling unit, as a single housekeeping unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over four (4) persons, including any roomers, boarders and/or domestic servants. Individuals not related by blood, marriage, or adoption occupying a single dwelling unit for on-site institutional education, training, supervision, medical care or nursing care shall not be considered a family as defined herein.

**Neighborhood Group Home:** A home for independent living that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit for not more than four (4) disabled persons. Personal care and habilitation services exclude on-site institutional type educational training, medical or nursing care.

A Neighborhood Group Home may apply for a special exception to increase the number of persons not related by blood, marriage, or adoption up to eight (8) individuals. The determination shall be based upon a showing that (1) the dwelling would have been available to the applicant(s) but for their disability; (2) the requested increase in the number of persons is reasonably calculated to offset the increased economic costs associated with the disability; and (3) the requested increase is not injurious to the neighborhood or detrimental to the public welfare.

This exception shall not exceed five (5) years in length; provided the applicants may apply for subsequent exceptions not to exceed five (5) years in length each.

**Community Group Home:** A community-based residential facility for disabled persons allowing independent living that provides room and board, personal care, and habilitation services in a family environment as a single-housekeeping unit. Personal care and habilitation services excludes on-site institutional type educational training, medical or nursing care.

A Community Group Home may apply for a special exception to be placed in a RS, RD, or RT district and allow the number of persons not related by blood, marriage, or adoption up to fifteen (15) individuals, consisting of up to twelve (12) disabled persons plus at least one (1), but not more than three (3) resident staff persons. The determination shall be based upon a showing that (1) the dwelling would have been available to the

applicant(s) but for their disability; (2) the requested increase in the number of persons is reasonably calculated to offset the increased economic costs associated with the disability; and (3) the requested increase is not injurious to the neighborhood or detrimental to the public welfare.

This permission shall not exceed five (5) years in length; provided the applicants may apply for subsequent extensions not to exceed five (5) years in length each.

**Section 1205 Use Conditions**

**D. Residential treatment center, transitional living center, emergency or protective shelter:**
To avoid clustering, a residential treatment center, transitional living center, or emergency or protective shelter shall not be located on a lot within ¼ mile (1,320 feet) from the exterior boundary of any other lot ~~containing such facilities or any lot containing a neighborhood group home, community group home, or detention/correctional facility.~~ containing a neighborhood group home, a community group home, a residential treatment center, a transitional living center, an emergency or protective shelter, or detention/correctional facility.

**SECTION 1206. USE UNIT 6. SINGLE-FAMILY DWELLING**

**1206. Use Conditions**

**Neighborhood Group Home:**

A. Must be licensed by the State of Oklahoma, Oklahoma State Health Department and meet contracting standards of the State of Oklahoma, Department of Human Services for group homes where applicable (i.e. for disabled persons.)

B. No building may be occupied after the effective date of this amendment until a Zoning Clearance Permit is obtained. This permit will be revoked automatically upon revocation of the State license.

C. No signs advertising the neighborhood group home shall be permitted on the lot.

D. No exterior alterations of the dwelling or any customary accessory structure shall be made which would detract from the residential character of the structure, unless such alterations are determined necessary to provide access in relation to the disability of the residents. Fire escapes, if required, must be located on the rear of the structure if architecturally feasible or on the side of the structure and screened.

E. To avoid clustering, a neighborhood group home shall not be located on a lot within 1/4 mile (1,320 feet) of the exterior boundary of any other lot containing a neighborhood

group home, a community group home, a residential treatment center, a transitional living center, an emergency or protective shelter, or detention/correctional facility.

**1208 Use Conditions**

**C. Community Group Home:**

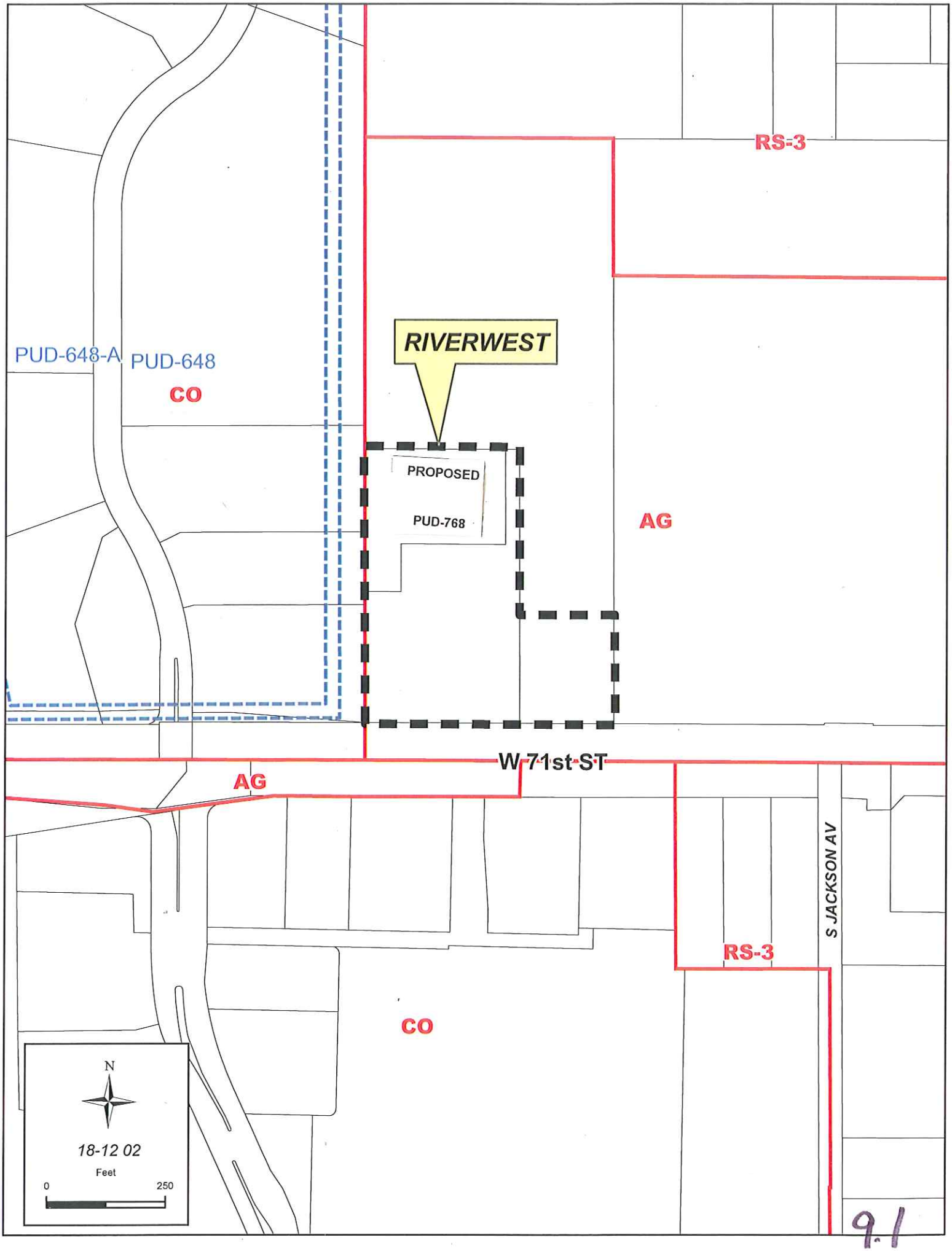
1. Must be licensed by the State of Oklahoma, Oklahoma State Health Department and meet contracting standards of the State of Oklahoma, Department of Human Services for group homes where applicable (i.e. for disabled persons.)

2. No building may be occupied after the effective date of this amendment until a Zoning Clearance Permit is obtained. This permit will be revoked automatically upon revocation of the State License.

3. No signs advertising the community group home shall be permitted on the lot.

4. No exterior alterations of the dwelling or any customary accessory structure shall be made which would detract from the residential character of the structure, unless such alterations are determined necessary to provide access in relation to the disability of the residents. Fire escapes, if required, must be located on the rear of the structure if architecturally feasible or on the side of the structure and screened.

5. To avoid clustering, a community group home shall not be located on a lot within 1/4 mile (1,320 feet) of the exterior boundary of any other lot containing a neighborhood group home, a community group home, a residential treatment center, a transitional living center, an emergency or protective shelter, or detention/correctional facility.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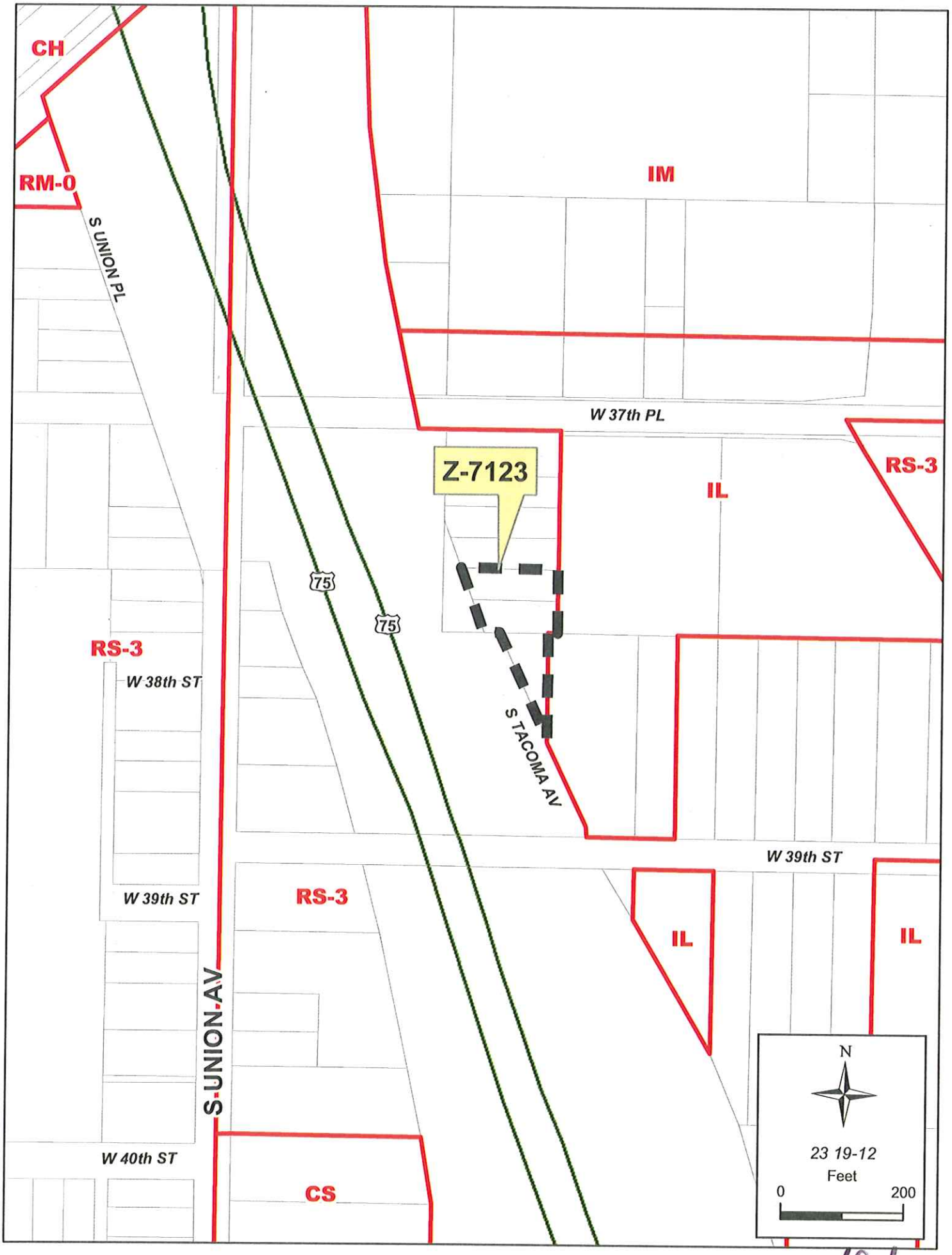
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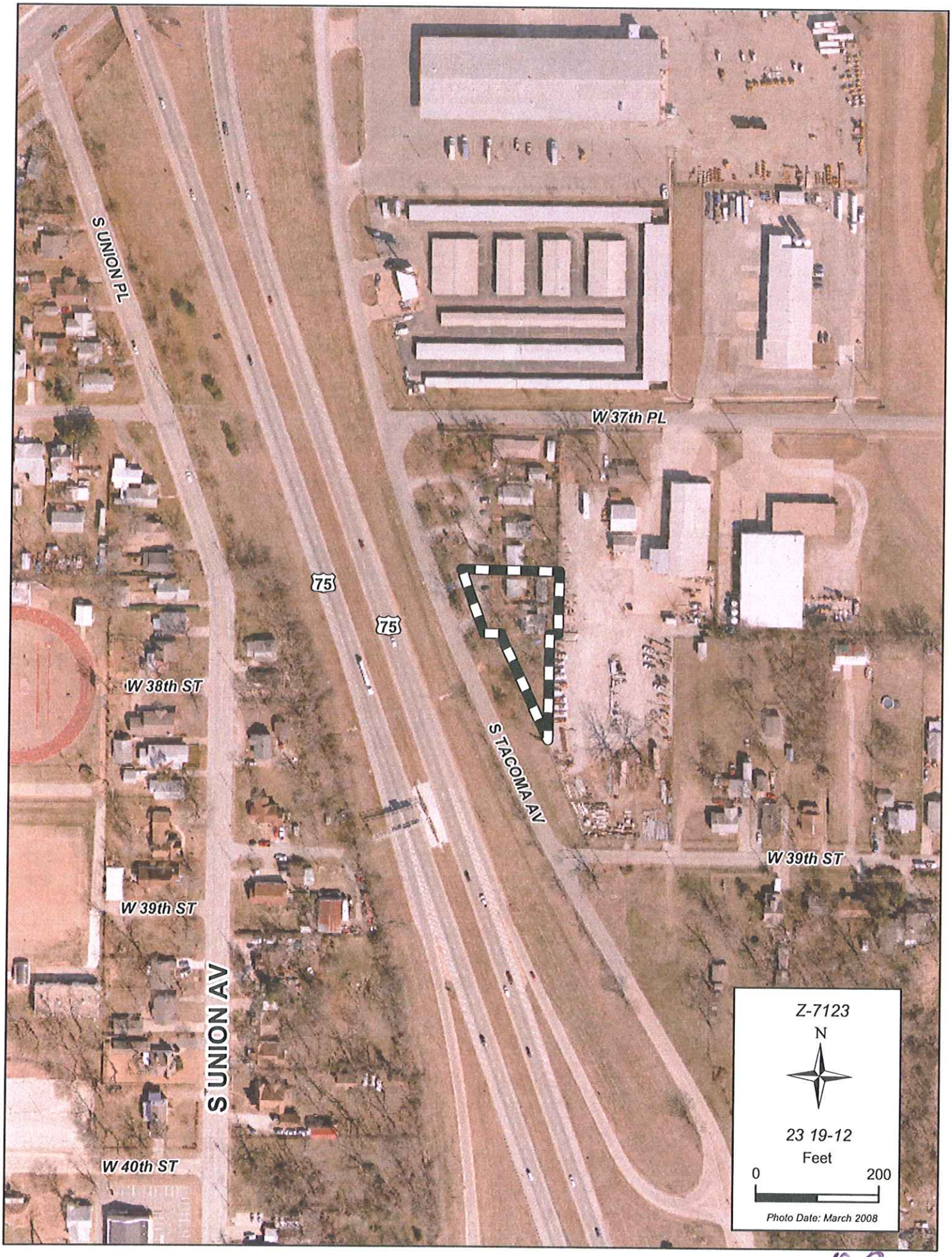
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Photo Date: March 2008

10.2

# PLAT WAIVER

**January 6, 2009**

**Z- 7123** - (2329) (PD 9) (CD 2)
South of West 37th Place and East of South Tacoma Avenue

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

***Staff provides the following information from TAC at their January 8, 2009 meeting:***

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

***STREETS:***
- No comment.

***SEWER:***
- No comment.

***WATER:***
- No comment.

***STORM DRAIN:***
- No comment.

***FIRE:***
- No comment.

***UTILITIES:***
- No comment.

.
Staff recommends **APPROVAL** of the plat waiver.

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

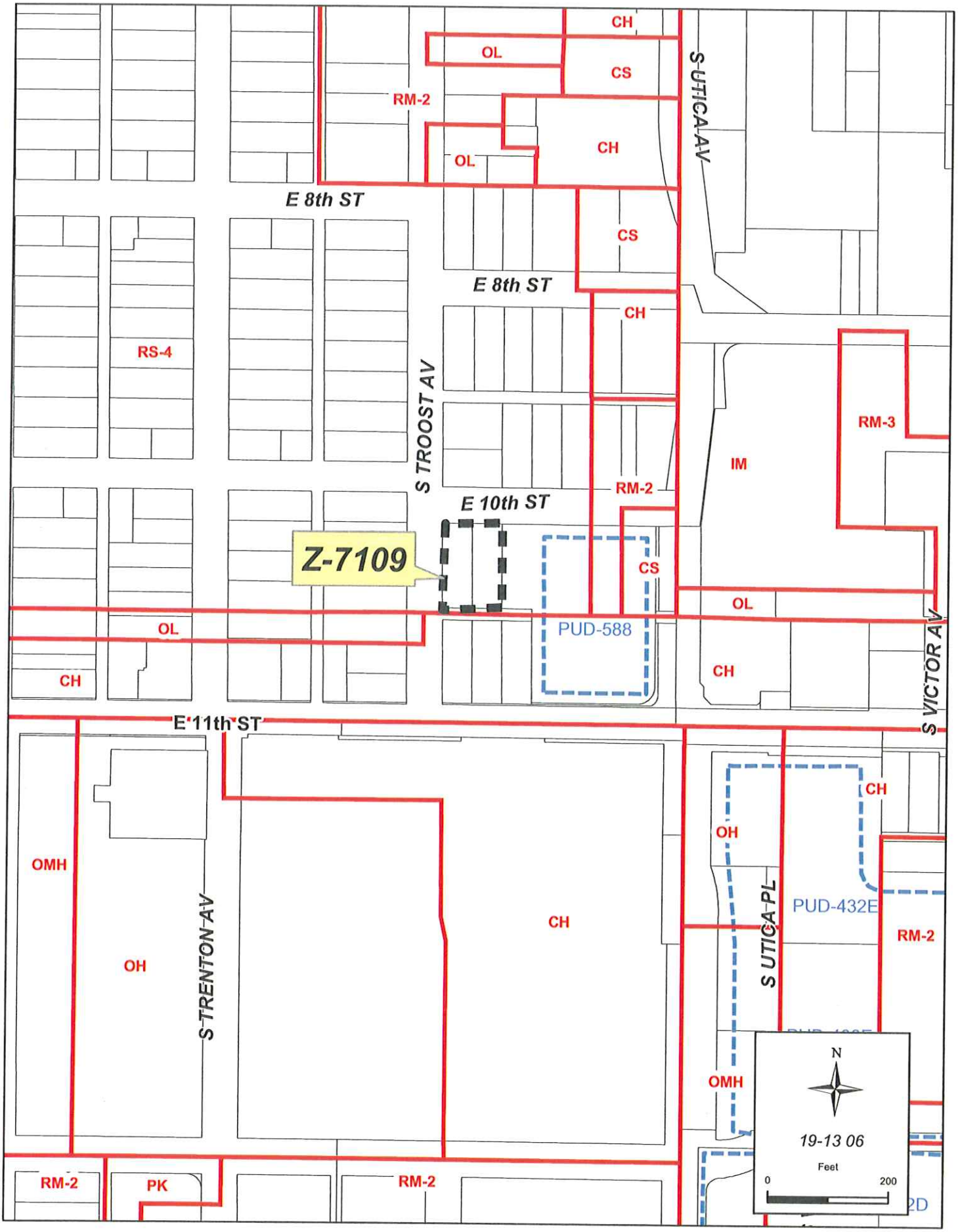
| | | *Yes* | *NO* |
|---|---|---|---|
| 1. | Has Property previously been platted? | X | |
| 2. | Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. | Is property adequately described by surrounding platted properties or street right-of-way? | X | |

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

| | | YES | NO |
|---|---|---|---|
| 4. | Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |
| 5. | Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | | X |
| 6. | Infrastructure requirements: | | |
| | a) Water | | |
| | i. Is a main line water extension required? | | X |
| | ii. Is an internal system or fire line required? | | X |
| | iii. Are additional easements required? | | X |
| | b) Sanitary Sewer | | |
| | i. Is a main line extension required? | | X |
| | ii. Is an internal system required? | | X |
| | iii Are additional easements required? | | X |
| | c) Storm Sewer | | |
| | i. Is a P.F.P.I. required? | | X |
| | ii. Is an Overland Drainage Easement required? | | X |
| | iii. Is on site detention required? | | X |
| | iv. Are additional easements required? | | X |
| 7. | Floodplain | | |
| | a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | | X |
| | b) Does the property contain a F.E.M.A. (Federal) Floodplain? | | X |
| 8. | Change of Access | | |
| | a) Are revisions to existing access locations necessary? | | X |
| 9. | Is the property in a P.U.D.? | | X |
| | a) If yes, was plat recorded for the original P.U.D. | | |
| 10. | Is this a Major Amendment to a P.U.D.? | | X |
| | a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | | |
| 11. | Are mutual access easements needed to assure adequate access to the site? | | X |
| 12. | Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | | X |



10.4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S VICTOR AV
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PUD-432E
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RM-2
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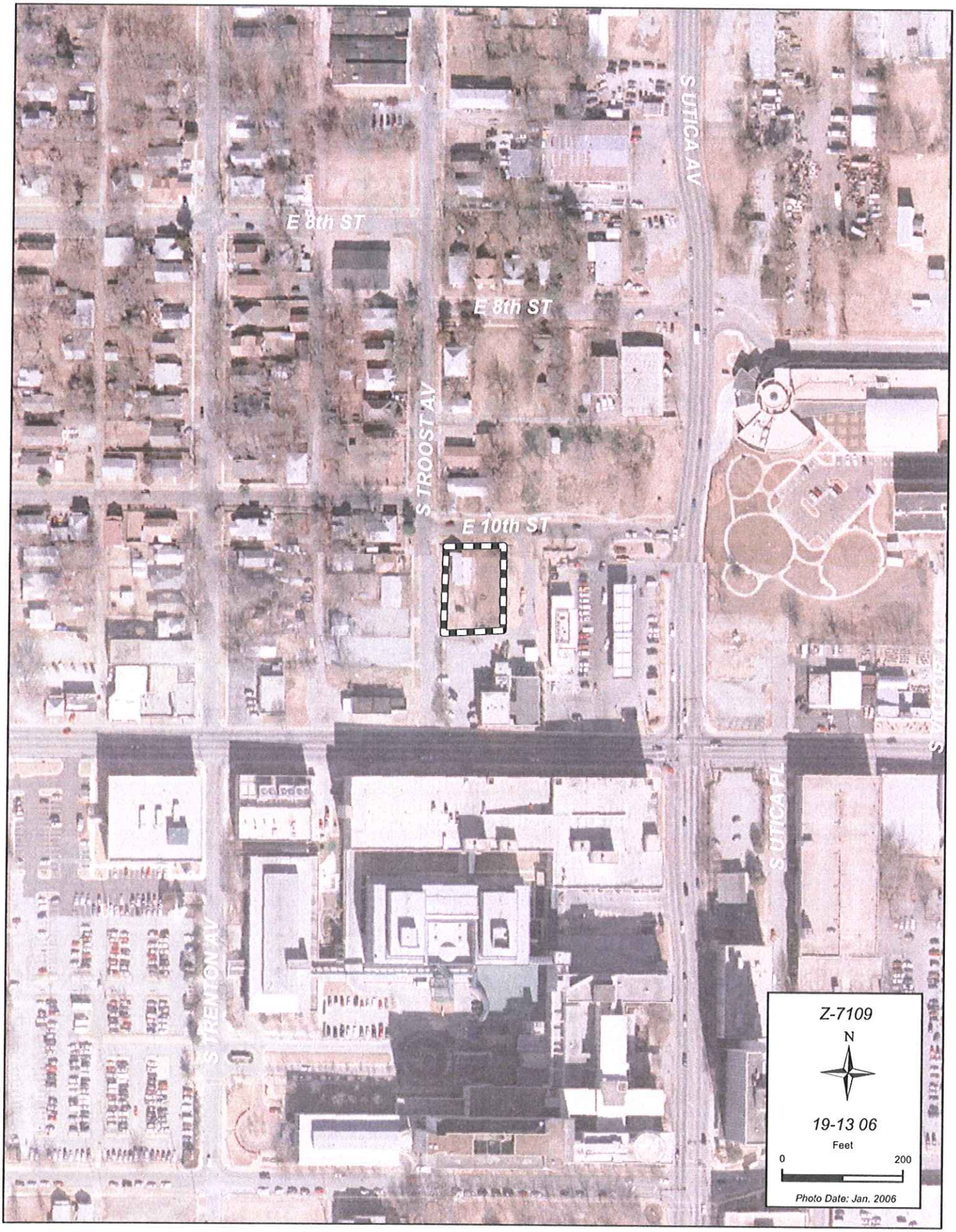
11.1


E 8th ST
E 8th ST
S TROOST AV
E 10th ST
S UTICA AV
S UTICA PL
S TRENTON AV
Z-7109
N
19-13 06
Feet
0
200
Photo Date: Jan. 2006

11.2

# PLAT WAIVER

**January 6, 2009**

**Z- 7109 -** (9306) (PD 4) (CD 4)
Southeast corner of East 10th Street and South Troost Avenue

The platting requirement is being triggered by a rezoning from RS-4 to OL.

***Staff provides the following information from TAC at their January 8, 2009 meeting:***

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

***STREETS:***
- No comment.

***SEWER:***
- No comment.

***WATER:***
- No comment.

***STORM DRAIN:***
- No comment.

***FIRE:***
- No comment.

***UTILITIES:***
- No comment.

.
Staff recommends **APPROVAL** of the plat waiver.

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

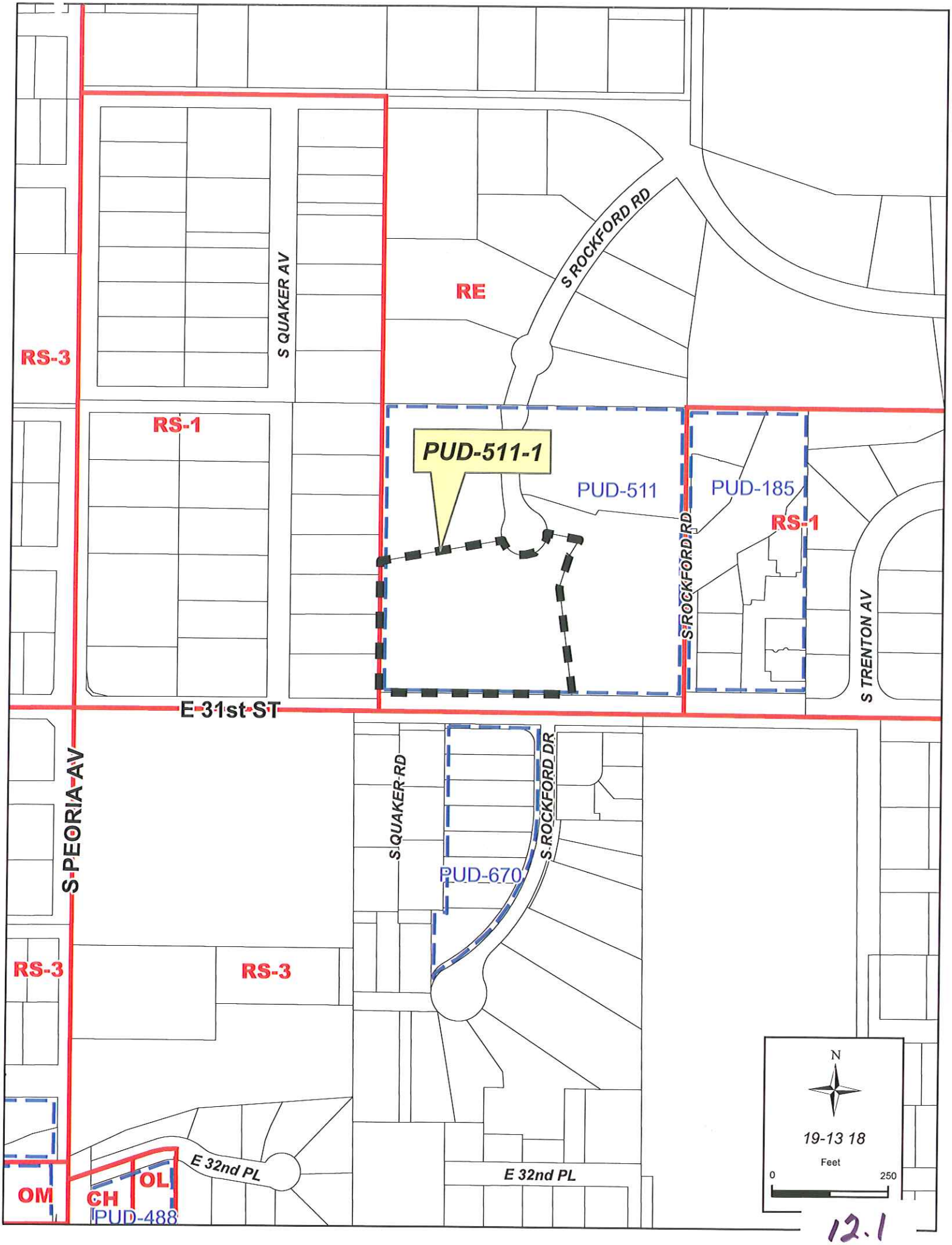
| | | *Yes* | *NO* |
|---|---|---|---|
| 1. | Has Property previously been platted? | X | |
| 2. | Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. | Is property adequately described by surrounding platted properties or street right-of-way? | X | |

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

| | | YES | NO |
|---|---|---|---|
| 4. | Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |
| 5. | Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | | X |
| 6. | Infrastructure requirements: | | |
| | a) Water | | |
| | i. Is a main line water extension required? | | X |
| | ii. Is an internal system or fire line required? | | X |
| | iii. Are additional easements required? | | X |
| | b) Sanitary Sewer | | |
| | i. Is a main line extension required? | | X |
| | ii. Is an internal system required? | | X |
| | iii Are additional easements required? | | X |
| | c) Storm Sewer | | |
| | i. Is a P.F.P.I. required? | | X |
| | ii. Is an Overland Drainage Easement required? | | X |
| | iii. Is on site detention required? | | X |
| | iv. Are additional easements required? | | X |
| 7. | Floodplain | | |
| | a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | | X |
| | b) Does the property contain a F.E.M.A. (Federal) Floodplain? | | X |
| 8. | Change of Access | | |
| | a) Are revisions to existing access locations necessary? | | X |
| 9. | Is the property in a P.U.D.? | | X |
| | a) If yes, was plat recorded for the original P.U.D. | | |
| 10. | Is this a Major Amendment to a P.U.D.? | | X |
| | a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | | |
| 11. | Are mutual access easements needed to assure adequate access to the site? | | X |
| 12. | Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | | X |



11.4


RS-3
S QUAKER AV
RE
S ROCKFORD RD
RS-1
PUD-511-1
PUD-511
PUD-185
RS-1
S ROCKFORD RD
S TRENTON AV
E 31st ST
S PEORIA AV
S QUAKER RD
S ROCKFORD DR
PUD-670
RS-3
RS-3
E 32nd PL
E 32nd PL
OM
CH
OL
PUD-488
N
19-13 18
Feet
0
250

12.1

12.2

S PEORIA AV
S QUAKER AV
S ROCKFORD RD
S ROCKFORD RD
S TRENTON AV
E 31st ST
S QUAKER RD
S ROCKFORD DR
E 32nd PL
E 32nd PL
PUD-511-1
N
19-13 18
Feet
0
250

12.3

January 21, 2009

**STAFF RECOMMENDATION**

**PUD-511-1:** Minor Amendment – east of the northeast corner of 31st Street and Peoria Avenue; Lots 3 and 4, Block 1 – Helmrich Estates; TRS 9318; CZM 37; Atlas 138; PD 6 CD 9; RE/PUD.

The applicant is requesting a minor amendment to increase the maximum permitted height of a privacy wall/fence located in a required yard from 8' to 10' (see applicant's Exhibits A – C). This request was continued from the 1/7/08 TMAPC meeting to consider if the applicant needed to apply to the City BOA for a variance to increase the wall height, prior to applying for a minor amendment to the PUD.

Upon consultation with the Commission's legal representative, it has been determined that the applicant does not need to apply to the BOA for a variance. This is based on section 1107-H-9 of the Code which gives the Planning Commission authority to increase "structure heights" through the minor amendment process. By definition of "structure" in section 1800 of the Code, a screening wall is considered a structure if it is permanently affixed to the ground with a footing, as is the case with the subject wall.

Provided the aforementioned, within the vicinity of the subject tract and along 31st Street (from Peoria Avenue to Utica) relief has been granted twice with respect to fence/wall height. The BOA permitted an increase for a wall along 31st Street up to 8.5' citing the varying topography of the project location on a tract located immediately east of the southeast corner of 31st Street and Rockford. The BOA also granted an increase to 6' for a fence located along Quaker Avenue in the front yard of a house on the northeast corner of 31st Street and Quaker Avenue. To staff's knowledge there has never been relief granted to allow a 10' high masonry wall along the 31st Street ROW within the immediate vicinity of the subject tract.

Please refer to exhibits D - H. Exhibit D is a topographic map of the site showing an approximate 10-foot difference between the high point of 31st Street (676') and the high point of the site (686'). Exhibits E through G are photographs taken from the southern right-of-way (ROW) line of 31st Street at the highpoint of the street (please note the full size SUV in "F" and the full sized pick-up truck in "G"). These photos show the top of the existing 8' wall to be approximately 14 feet above grade of the street. It is staff's contention that the single story sections of the house (as seen in Exhibit B) proposed along 31st Street will not be visible. According to Exhibit B, the two story sections are screened from the street by the roof(s) of the single-story sections. Exhibit H was taken from the interior of the property looking south to 31st Street. Given the over-all height of the subject property in relation to 31st Street and that no traffic can be seen from the interior of the lot over the 8-foot wall, staff believes the 8-foot screening wall is sufficient to provide the property owner with adequate privacy and security.

Therefore, staff recommends **DENIAL** of the request to increase the maximum permitted height of a masonry wall from 8' to 10' on Lots 3 and 4, Block 1 – Helmrich Estates/PUD-511.

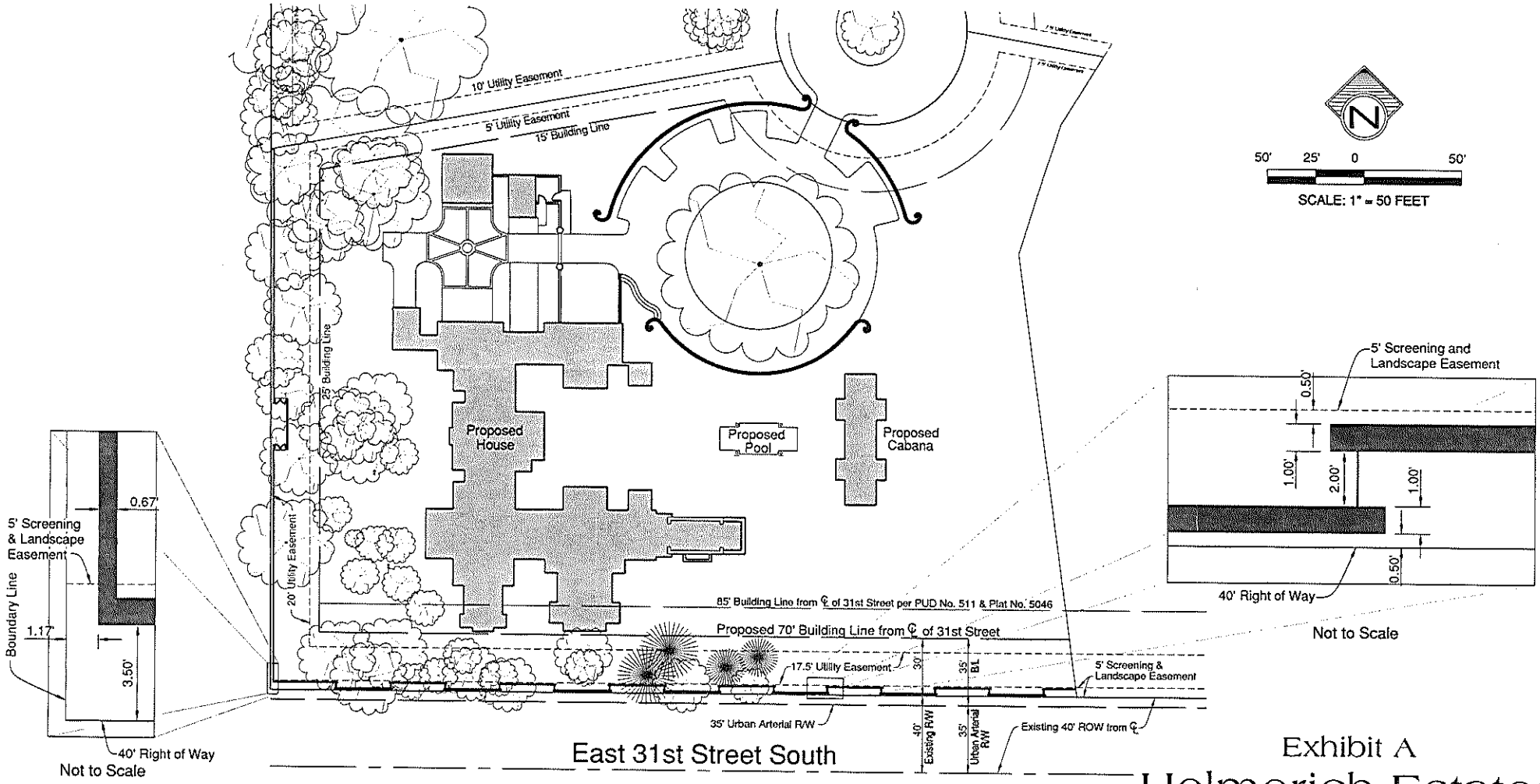



Exhibit A

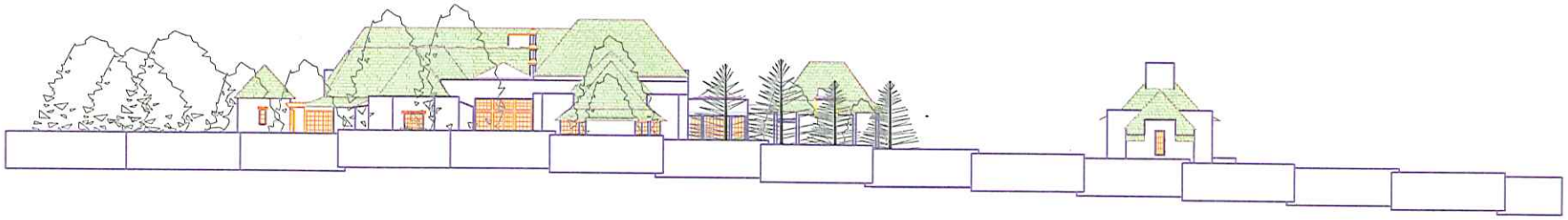
# Helmerich Estates Lots 3/4, Block 1

## Conceptual Site Plan

G:\08-064\Misc\Revised Footprint & Wall Cross-Sections Exhibit.dwg, 12/08/2008 - 9:33 AM

tep

125



South Wall Elevation
Adjacent to East 31st Street South

Exhibit B

# Helmerich Estates
# Lots 3/4, Block 1

Wall Elevations &
Cross-Sections

G:\08-064\Misc\Exhibit B (Wall Elevations).dwg, 12/08/2008 - 9:35 AM

tep

12.6

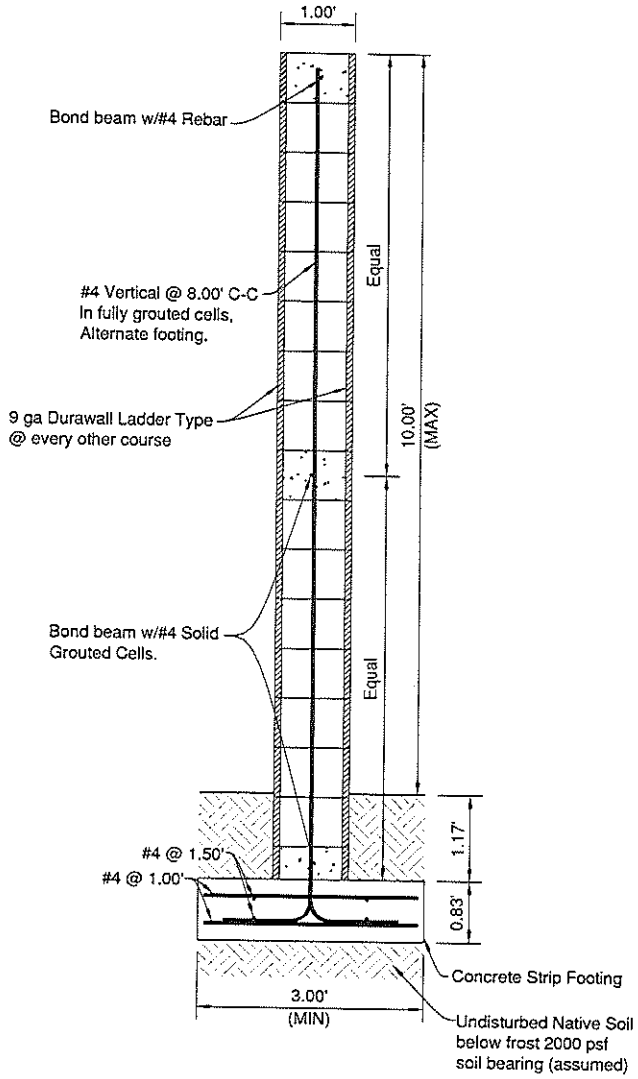
INCOG
201 W. 5th Street, Suite 600
Tulsa, OK 74103

Contour Data Sources:
City of Tulsa Public Works

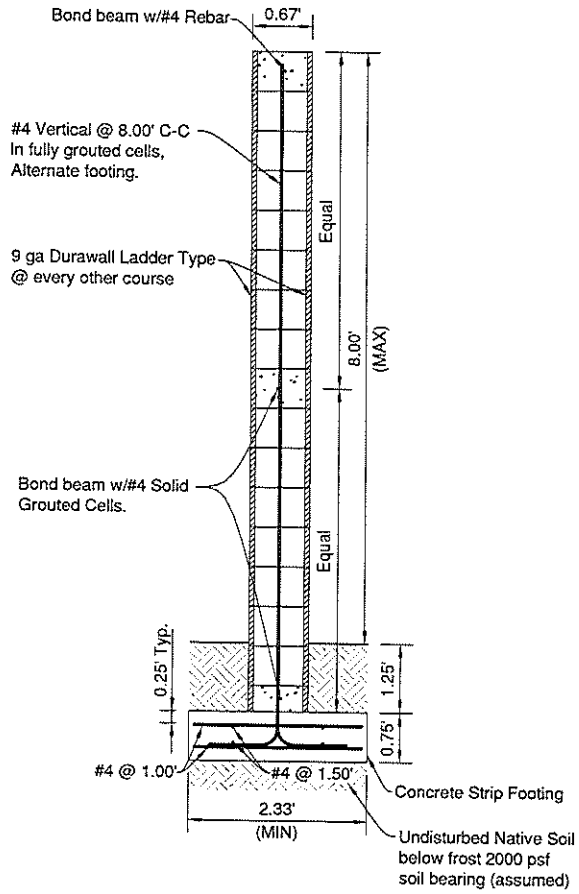
Feet
50 25 0 50

Date of Photography:
2008
Date of Contour Data:
2002

EXHIBIT D




10' CMU Screen Wall
Wall along East 31st Street South




8' CMU Screen Wall
Wall along West Boundary

## Wall Cross-Section

Exhibit C

# Helmerich Estates
# Lots 3/4, Block 1

## Wall Cross-Sections

G:\08-064\Misc\Revised Footprint & Wall Cross-Sections Exhibit.dwg, 12/08/2008 - 9:33 AM

tep

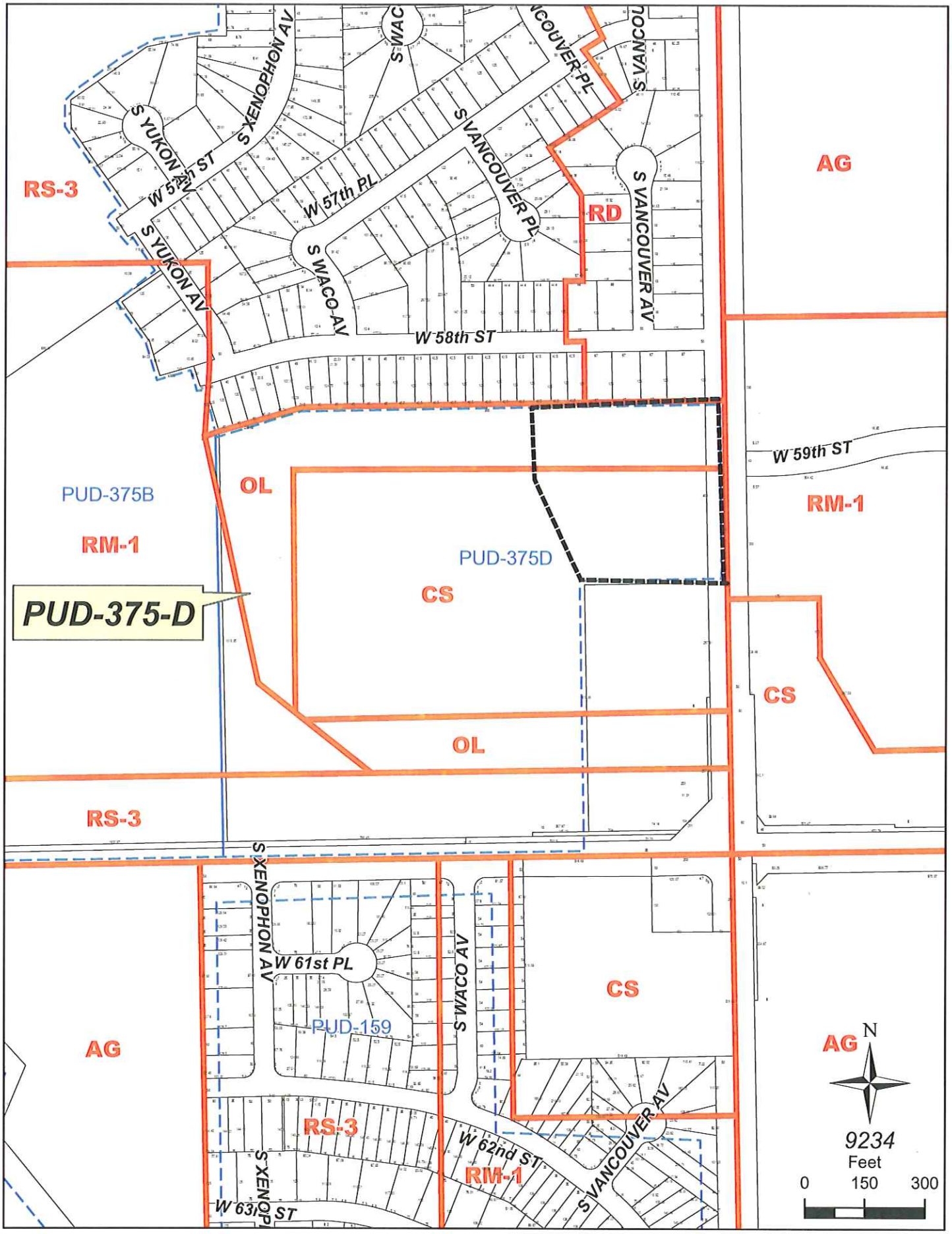
12.8

EXHIBIT E

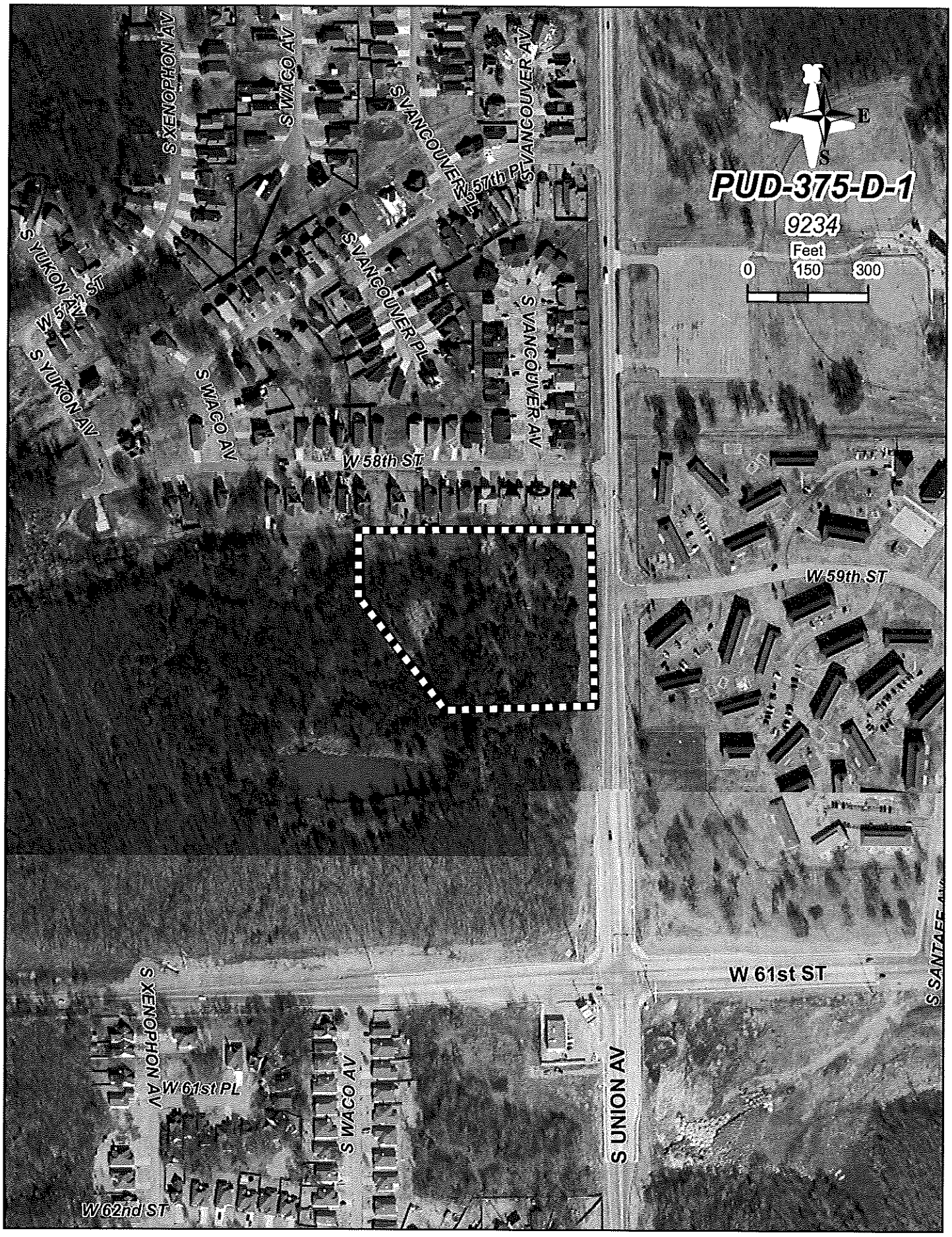
Exhibit F
12.10

Exhibit G
12.11

12-12


PUD-375-D
RS-3
AG
RD
OL
CS
RM-1
PUD-375B
PUD-375D
PUD-159
S YUKON AV
S XENOPHON AV
S WACO AV
S VANCOUVER PL
S VANCOUVER AV
W 57th PL
W 58th ST
W 59th ST
W 61st PL
W 62nd ST
W 63rd ST
N
9234
Feet
0
150
300

13.1


PUD-375-D-1
9234
Feet
0
150
300
W
E
S
S XENOPHON AV
S WACO AV
S VANCOUVER AV
W 57th PL
S VANCOUVER PL
S YUKON AV
W 58th ST
W 59th ST
W 61st ST
S UNION AV
S SANTA FE AV
W 61st PL
W 62nd ST

13.2

January 12, 2009

## STAFF RECOMMENDATION

**PUD-375-D** Detail Site Plan – North of the northwest corner of West 61st Street South and South Union Avenue; Lot 1, Block 1 – Life Park; TRS 9234; CZM 46/50; Atlas 668/775; PD 8 CD 2; CS/OL/PUD.

---

The applicant is requesting approval of a detail site plan for construction of a 17,098 square foot church building. The proposed use, Use Unit 5 – Community Services and Similar Uses is a permitted use within PUD-375-D.

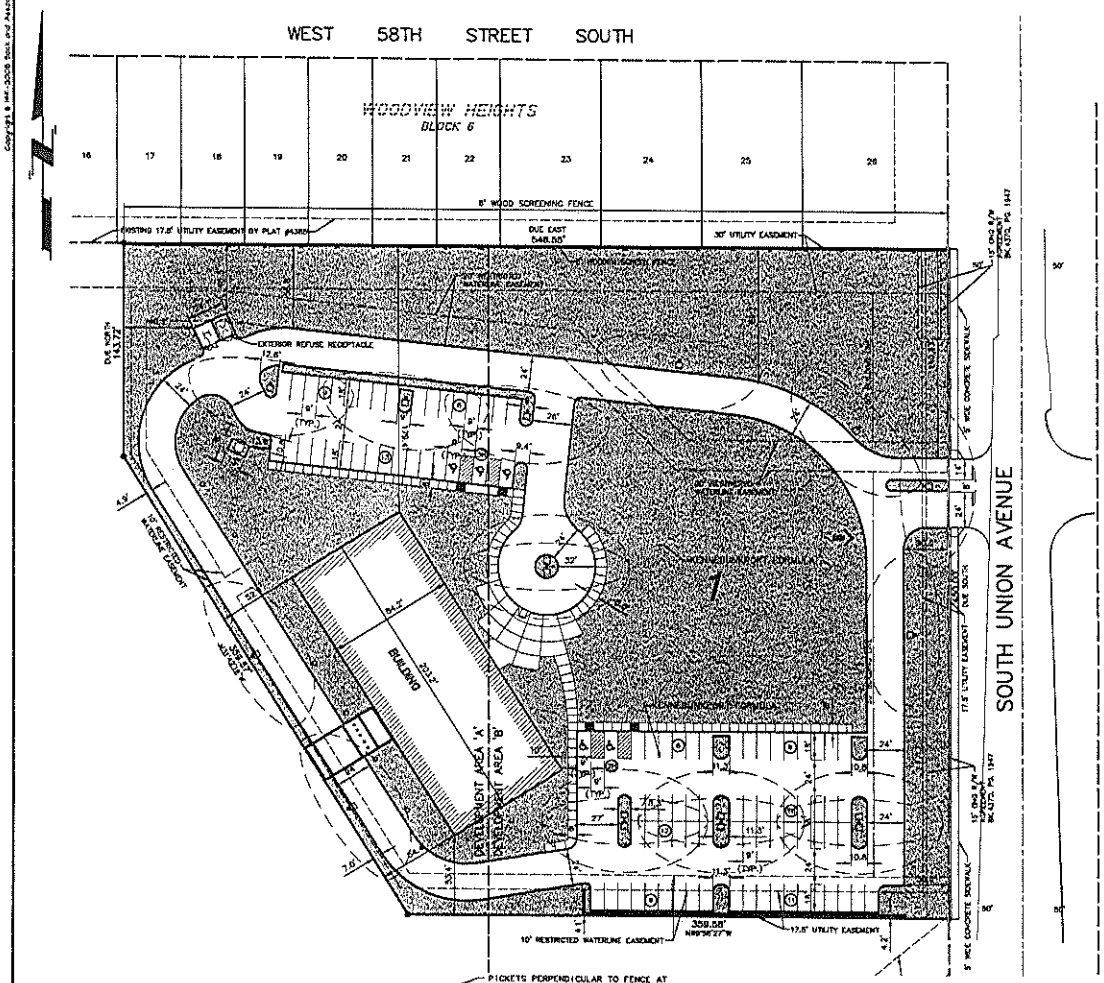
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the Zoning Code. A trash enclosure has been provided per PUD development standards. Street yard landscaping is provided per Chapter 10 of the Zoning Code.

The Adopted development standards for PUD-375-D state that the use of "screening or open landscaping along the north boundary" be determined during detail site plan review. Staff is in agreement with the applicant that a 548.55', 6-foot solid screened fence be provided along the north boundary of the PUD within the project limits. Landscaping is provided per the landscape chapter of the Zoning Code. A trash enclosure is provided per PUD development standards.

Approval of major amendment PUD-375-D also included the provision that sight lighting requirements would be determined during the detail site plan review process to ensure compliance with section 1303-C of the Zoning Code. Section 1303-C requires that all parking lot lighting be directed down and away from boundary lines in common with R districts and shielded in such a manner that the light producing element is not visible to a person standing at ground level in an R district. Therefore, staff has advocated and the applicant has agreed to no light standards within the north 50' of this tract and a limit of 20' in total height for the remainder of this tract. This lighting requirement is for the subject tract only; subsequent development in this PUD would be subject to the same detail site plan review as this tract.

Provided the aforementioned, staff recommends **APPROVAL** of the detail site plan for the Life Park Christian Church, PUD-375-D, Lot 1, Block 1 – Life Park.

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




## Legend

LANDSCAPED AREA

SITE LIGHTING

BOLLORD

## Site Plan Statistics

PUD NUMBER: 375-D
DEVELOPMENT AREA: A & B

PERMITTED USES FOR PUD:
DEVELOPMENT AREA A
MULTIFAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES AS SET FORTH IN USE UNIT 8 AND CHURCH AND CHURCH RELATED USES INCLUDING MISSIONARY HOUSING.

DEVELOPMENT AREA B:
USES PERMITTED BY RIGHT IN A CS DISTRICT EXCEPT USE UNIT 12A; CHURCH AND RELATED USES INCLUDING MISSIONARY HOUSING.
CHURCH AND RELATED USES INCLUDING MISSIONARY HOUSING.

| | | |
|---|---|---|
| PROPOSED USE: CHURCH AND RELATED USES | AREA 'A' | 80,118 SQ. FT. |
| | AREA 'B' | 137,087 SQ. FT. |
| TOTAL LAND AREA: | TOTAL | 217,205 SQ. FT. |
| MAX. FLOOR AREA PERMITTED: (DEV. AREA 'A') | | 364,920 (@ .5 PER 404-F) |
| MAX. BUILDING FLOOR AREA PERMITTED: (DEV. AREA 'B') | | 50,944 SQ. FT. (.37 FAR) |
| FLOOR AREA PROPOSED: | AREA 'A' | 14,403 SQ. FT. (.18 FAR) |
| | AREA 'B' | 2,706 SQ. FT. (.02 FAR) |
| | TOTAL | 17,109 SQ. FT. |
| MAXIMUM BUILDING HEIGHT PERMITTED: | | AREA 'A': THREE STORIES<br>AREA 'B': TWO STORIES |
| MAXIMUM BUILDING HEIGHT PROPOSED: | | ONE STORY / 34' |

MINIMUM BUILDING SETBACKS REQUIRED FOR DEVELOPMENT AREA A:

| | |
|---|---|
| NORTH BOUNDARY DEVELOPMENT AREA | |
| ONE STORY BUILDING | 25 FT. |
| TWO STORY BUILDING | 60 FT. |
| OTHER BULK AND AREA REQUIREMENTS: | AS ESTABLISHED WITHIN RM-1 DISTRICT |
| PARKING AREA SETBACK FROM NORTH BOUNDARY OF DEVELOPMENT AREA (INCLUDING PARKING LOT AISLES OF ACCESS DRIVE) | 25 FT. |

MINIMUM BUILDING SETBACKS REQUIRED FOR DEVELOPMENT AREA B:

| | |
|---|---|
| CENTERLINE OF UNION AVENUE | 100 FT. |
| NORTH BOUNDARY OF DEVELOPMENT AREA | 50 FT. |
| SOUTH BOUNDARY OF DEVELOPMENT AREA | 20 FT. |
| WEST BOUNDARY OF DEVELOPMENT AREA | 30 FT. |
| INTERIOR BOUNDARIES IF DIVIDED | 10 FT. |

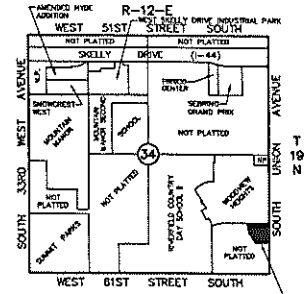
OFF-STREET PARKING:
USE UNIT 5
1 PARKING SPACE PER 35 S.F. OF SANCTUARY OR 1 PER 3 SEATS, WHICHEVER IS GREATER

| | | |
|---|---|---|
| TOTAL SQUARE FOOT OF SANCTUARY PROPOSED: | | 3,424 SQ. FT. |
| TOTAL PARKING SPACES REQUIRED: | | 98 (4 HANDICAP SPACES INCLUDED) |
| PARKING SPACES PROVIDED: | AREA 'A' | 30 (2 HANDICAP SPACES INCLUDED) |
| | AREA 'B' | 70 (3 HANDICAP SPACES INCLUDED) |
| | TOTAL | 100 (5 HANDICAP SPACES INCLUDED) |

| | | | |
|---|---|---|---|
| MINIMUM AREA AND CORRESPONDING LANDSCAPED AREA: | REQUIRED: | 10% | 21,761 SQ. FT. |
| | PROVIDED: | 56% | 121,214 SQ. FT. |

LANDSCAPE STREET YARD PER STREET FRONTAGE:

| | | |
|---|---|---|
| UNION AVENUE | | 22,409 SQ. FT. |
| REQUIRED: | 15% | 3,376 SQ. FT. |
| PROPOSED: | 68% | 15,293 SQ. FT. |

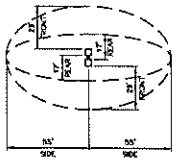



Location Map
SCALE: 4"=1 MILE

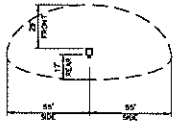
## Owner

LIFE PARK CHRISTIAN FELLOWSHIP, INC.
ATTN: TERRY BELL
P.O. BOX 950
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 639-0907

MOUNTING HEIGHT 20'
FRONT ANGLE 55° DISTANCE 29'
SIDE ANGLE 70° DISTANCE 55'
REAR ANGLE 40° DISTANCE 17'




Typical Double Pole Light Kennebunkport Diagram
NOT TO SCALE

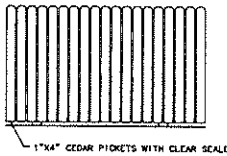



Typical Single Pole Light Kennebunkport Diagram
NOT TO SCALE

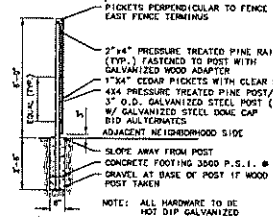
# DETAIL SITE PLAN
FOR
# LIFE PARK CHRISTIAN CHURCH
IN PART OF THE
SE/4 OF THE SE/4
SECTION 34, T-19-N, R-12-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

40 0 40 80
SCALE IN FEET

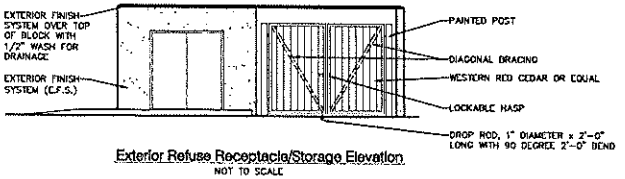
JANUARY 14, 2009




Screen Fence Detail Elevation
NOT TO SCALE




Screen Fence Detail Section
NOT TO SCALE

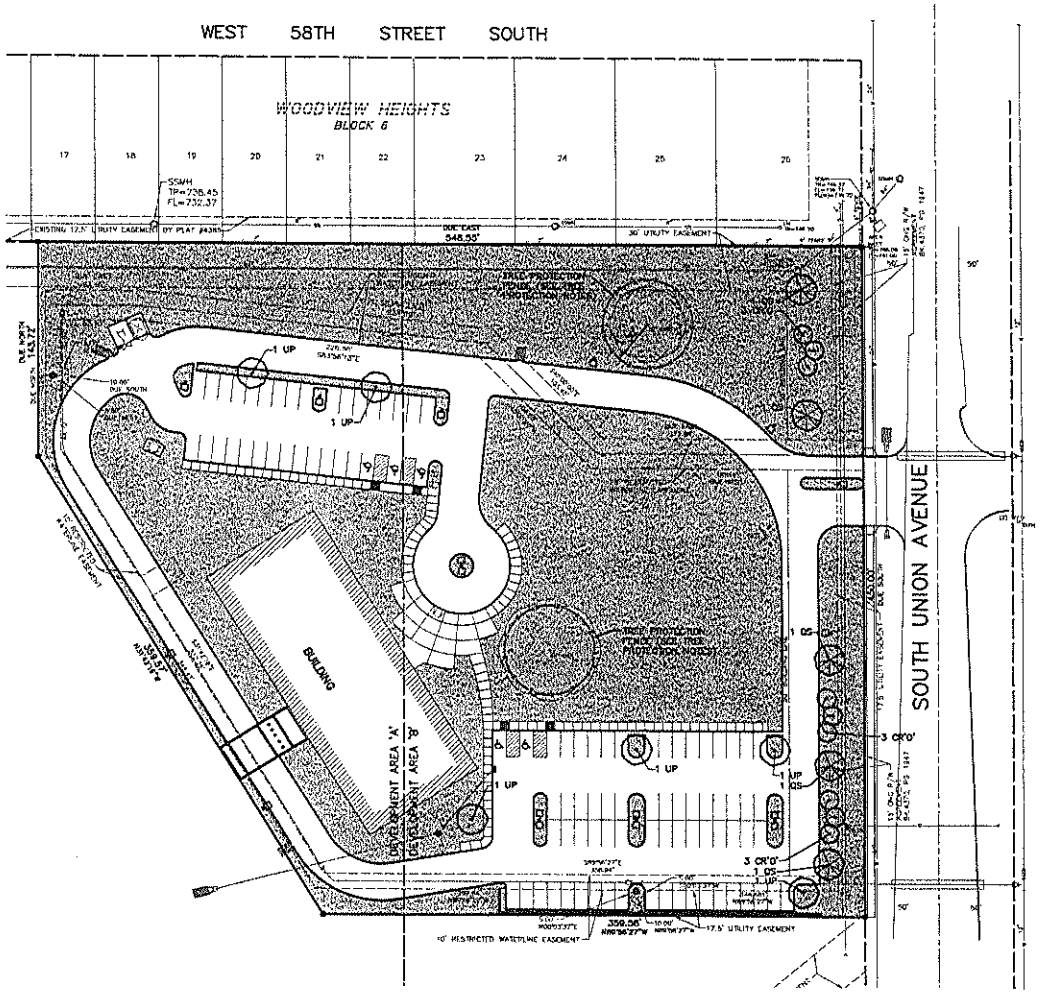


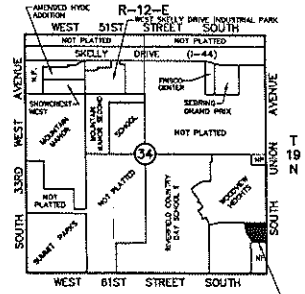

Exterior Refuse Receptacle/Storage Elevation
NOT TO SCALE

BEFORE YOU DIG
CALL OKIE
(800) 522-6543

SACK AND ASSOCIATES, INC.
• ENGINEERING • SURVEYING • PLANNING •

13.4




Location Map
SCALE: 4"=1 MILE

PROJECT SITE

## Landscape Summary

PUD: 375-C
DEVELOPMENT AREA: A & B

TOTAL LOT AREA

TOTAL LOT AREA SQUARE FOOTAGE: 217,805 S.F.
MINIMUM LANDSCAPE AREA REQUIRED: 21,781 SQ. FT. (10%)
LANDSCAPE AREA PROVIDED: 121,214 SQ. FT. (56%)

STREET YARD REQUIRED AREA

S. UNION AVENUE STREET YARD AREA: 22,499 SQ. FT.
LANDSCAPE REQUIRED: 3,375 SQ. FT. (15%)
LANDSCAPE PROVIDED: 15,293 SQ. FT. (68%)

TREES REQUIRED: 1 PER 1,500 SQ. FT. (15 TREES)
TREES PROVIDED: 16

PARKING AREA YARD TREES

TREES REQUIRED: 1 PER 12 PARKING SPACES OUTSIDE STREET YARD FOR 100 PARKING SPACES (0 TREES)

TREES PROVIDED:
EXISTING TREES: 2(X2) 4 CREDITS
PROPOSED TREES: 5
TOTAL TREES: 9

## Owner

LIFE PARK CHRISTIAN FELLOWSHIP, INC.
ATTN: TERRY BELL
P.O. BOX 956
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 639-0007

## Legend

LANDSCAPED AREA

## Certification of Installation

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE CITY BY A LANDSCAPE ARCHITECT, ENGINEER OR OWNER AUTHORIZED TO DO BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT THE INSTALLATION OF THE LANDSCAPING AND APPURTENANCES, EXCEPT TREES, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO OR WITHIN 120 DAYS OF THE ISSUANCE OF THE OCCUPANCY PERMIT, WRITTEN CERTIFICATION BY AN ARCHITECT, LANDSCAPE ARCHITECT OR ENGINEER AUTHORIZED FOR BUSINESS IN THE STATE OF OKLAHOMA ON THE OWNER OF THE PROPERTY THAT ALL TREES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY.

## Landscape Certificate

SACK AND ASSOCIATES, INC. AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED LANDSCAPE ARCHITECT, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE LANDSCAPE PLANS DESCRIBED HEREON ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA.

## Plant List

| KEY | QUAN. | BOTANICAL NAME | COMMON NAME | SIZE | CONT. | SPACING/REMARKS |
|---|---|---|---|---|---|---|
| CR'0' | 9 | CERCIS RENIFORMIS 'OKLAHOMA' | OKLAHOMA REDBUD | 1" CAL./6' HT. | B&B | MATCHED |
| QS | 5 | QUERCUS SHUMARDII | SHUMARD OAK | 1 1/2" CAL./8' HT. | B&B | MATCHED |
| UP | 6 | ULMUS PARVIFOLIA | LACEBARK ELM | 1 1/2" CAL./8' HT. | B&B | MATCHED |

ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL.: CALIPER, GAL: GALLON, HT.: HEIGHT, L.F.: LINEAR FOOT, MATCHED: WITHIN SIX OF SIZE AND SHAPE, PYD: PYRAMIDAL, STK: STAKED, O.C.: ON CENTER (APPROXIMATE), S.F.: SQUARE FOOT, SP.: SPREAD

BEFORE YOU DIG
CALL OKIE
(800) 522-6543

SCALE IN FEET
0 40 80

| REVISION | BY | DATE |
|---|---|---|
| | | |

LIFE PARK CHRISTIAN CHURCH

LANDSCAPE PLAN

CITY OF TULSA, OKLAHOMA

SACK AND ASSOCIATES, INC.

DRAWN: JLN, LWH, DHA, BCS
DATE: 1/2006
ORDER: E853K
SAE FILE: 1917.34

PLAN SCALE 1"=40'
PROFILE SCALE HORIZONTAL 1" = VERTICAL 1" =

ATLAS PAGE NO. 393

SHEET 1 OF 2 SHEETS

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## General Notes

1. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FULL TWELVE MONTH PERIOD AFTER SUBSTANTIAL COMPLETION. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL TWELVE MONTHS. THE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD OR ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION. THE COST OF SUCH REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.

2. CONTRACTOR TO MAINTAIN LANDSCAPING MATERIALS AND SOD FOR A PERIOD OF NOT LESS THAN 30 DAYS AFTER ACCEPTANCE OF PROJECT BY OWNERS REPRESENTATIVE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND UTILITY LINES (TELEPHONE, GAS, WATER, ELECTRIC, CABLE TV, ETC.) PRIOR TO THE START OF ANY WORK.

4. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES OF MATERIALS FROM THE PLANTING PLAN. WHEN DISCREPANCIES OCCUR BETWEEN THE PLAN AND THE MATERIALS LIST, THE PLANTING PLAN SUPERSEDES THE MATERIALS LIST IN ALL CASES.

## Irrigation Notes

1. WATER SHALL BE PROVIDED IN ALL PLANTING BEDS AND SOD AREAS BY AN ELECTRONIC UNDERGROUND IRRIGATION SYSTEM.

2. IRRIGATION CONTROL ZONES SHALL BE SEPARATED TO PERMIT IRRIGATION OF SIMILAR PLANT MATERIALS, SUN EXPOSURE, LAND SLOPE AND SOIL/LANDSCAPE CONDITIONS. SYSTEM SHALL BE DESIGNED SUCH THAT ALL IRRIGATION HEADS SHALL APPLY WATER TO A GIVEN AREA AT THE SAME RATE YIELDING MATCHED AND UNIFORM PRECIPITATION RATES AND UNIFORM COVERAGE. SHRUB AND LAWN AREAS ARE TO BE IN ZONED SEPARATELY.

3. SPRAY HEADS SHALL BE SPACED NO FURTHER THAN FOR"HEAD TO HEAD' COVERAGE BASED ON THE SPRINKLER HEAD PERFORMANCE PUBLISHED BY THE MANUFACTURER. ROTARY HEADS SHALL BE SPACED NO FURTHER THAN 65 PERCENT AND 90 PERCENT FOR 3/4" INLET AND 1" INLET ROTARIES RESPECTIVELY AT THE DESIGN PRESSURE.

3. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LANDSCAPE WATERING PROGRAM WITH THE OWNERS REPRESENTATIVE.

4. ALL IRRIGATION CONDUITS SHALL EXTEND 24" BEYOND BACK OF CURB. CAP BOTH ENDS OF SLEEVE, AND FLAG LOCATIONS.

5. INSTALL SEPARATE IRRIGATION METER, BACK FLOW PREVENTION DEVICE AND PROTECTIVE HOUSING WITH HEAT TAPE. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE. IRRIGATION CONTRACTOR SHALL FOLLOW THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF IRRIGATION SYSTEM.

6. PROVIDE ELECTRICAL POWER TO BACK FLOW PREVENTER FOR HEATING DEVICE.

7. SUBMIT IRRIGATION DESIGN DRAWINGS FOR REVIEW. COORDINATE EXACT LOCATION OF CONTROLS WITH OWNER'S REPRESENTATIVE.

## Tree Protection Notes

1. PRIOR TO ANY SITE WORK, TREE PROTECTION FENCING SHALL BE CONSTRUCTED AS SHOWN ON PLANS AND SHALL REMAIN THROUGH OUT THE CONSTRUCTION PROCESS.

2. TREE PROTECTIVE FENCING TO BE ORANGE VINYL CONSTRUCTION FENCING, SNOW FENCE, CHAIN LINK FENCING OR OTHER SIMILAR FENCING AT LEAST FOUR FEET (4') HIGH, AND SUPPORTED AT A MAXIMUM OF TEN FOOT (10') INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE.

3. NO CONSTRUCTION ACTIVITIES SUCH AS PARKING, STORAGE OF DEBRIS OR MATERIALS, ERECTION OF TEMPORARY CONSTRUCTION BUILDINGS OR GRADING SHALL BE CONDUCTED WITHIN TREE PROTECTION AREAS.

## Planting Notes

1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z80.1 – CURRENT EDITION.

2. PLANTING SHALL BE LOCATED WHERE IT IS SHOWN ON THE PLAN EXCEPT WHERE OVERHEAD OR BELOW GROUND OBSTRUCTIONS ARE ENCOUNTERED. SHOULD OBSTRUCTIONS BE FOUND, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE DESIGNER WHO WILL RELOCATE THE PLANT MATERIAL.

3. ALL PLANTING BEDS SHALL BE PREPARED IN THE FOLLOWING MANNER: REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS PRIOR TO BEGINNING SOIL PREPARATION. IF BERMUDA GRASS IS PRESENT IT SHALL BE ERADICATED BY APPROVED MEANS. SPREAD 2" OF COMPOST (BACK TO EARTH SOIL CONDITIONER), 1" OF PINE BARK MULCH, AND OSMOCOTE FERTILIZER (1 LB. PER 100 SQ. FT.) INCORPORATE TO A DEPTH OF 6".

4. ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A MINIMUM OF 3"OF CEDAR MULCH.

5. ALL TREES SHALL BE PLANTED 2" ABOVE FINISH GRADE.

6. TWINE AND BURLAP SHALL BE CUT AND REMOVED FROM THE UPPER 1/3 OF THE ROOT BALL ON ALL TREES AND SHRUBS.

7. FINISH GRADES OF ALL PLANTING BEDS SHALL PROVIDE POSITIVE DRAINAGE OUT OF PLANTED AREA.

8. AREAS WITHIN THE PROPERTY LINES, THE R.O.W. PARALLEL TO THE PROPERTY LINES, AND ALL OTHER LAWN AREAS DISTURBED BY THE CONSTRUCTION PROCESS THAT ARE NOT DESIGNATED TO RECEIVE OTHER PLANTING, PAVING OR BUILDINGS ARE TO BE SODDED WITH SOLID SOD BERMUDA GRASS.

9. ALL AREAS RECEIVING SOD SHALL RECEIVE A MINIMUM 4" OF TOPSOIL. SOD SHALL BE STRONGLY ROOTED, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND SHALL BE NOT LESS THAN 2 YEARS OLD. APPLY A 10-20-10 FERTILIZER AT A RATE OF TEN(10) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS PRIOR TO SODDING.

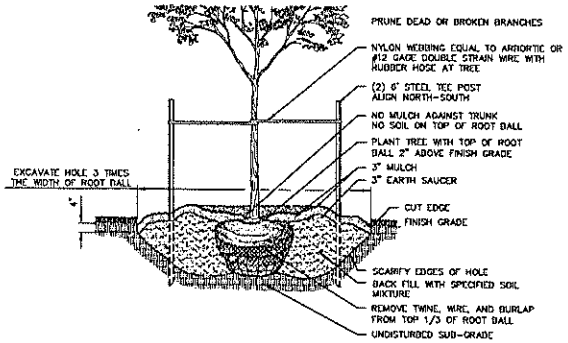
10. ALL PLANTING AREAS ADJACENT TO LAWN AREAS TO BE BORDERED BY 4" X 3/16" STEEL EDGING BY RYERSON.

11. BACK FILL ALL TREE PITS WITH A SOIL MIXTURE CONSISTING OF 1 PART TOP SOIL AND 1 PART COMPOST AND 1/2 POUND OSMOCOTE FERTILIZER PER TREE.

12. ALL PLANTS SHALL BE TRUE OF SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS (CALIPER, SIZE, AND TRUNK HEIGHT) AS SPECIFIED ON THE DRAWING.

13. SIX WEEKS AFTER THE INSTALLATION OF SOD, A GRANULAR APPLICATION OF BARRICADE PRE-EMERGENT WEED CONTROL SHALL BE APPLIED AT A RATE OF 10 POUNDS PER 1,000 S.F. AND THEREAFTER, ANNUAL APPLICATIONS SHALL BE APPLIED DURING THE SECOND WEEK OF FEBRUARY.

14. SIX WEEKS AFTER THE INSTALLATION OF THE LANDSCAPE MATERIALS, THE FIRST OF TWO ANNUAL LIQUID APPLICATIONS OF PENDULUM PRE-EMERGENT WEED CONTROL SHALL BE APPLIED TO THE MULCH SURFACE IN ALL SHRUB AND GROUND COVER AREAS.




**Tree Planting Detail**
NOT TO SCALE

BEFORE YOU DIG
CALL OKIE
(800) 522-6543

PLEASE TEST HOLE AND VERIFY LOCATION PRIOR TO CONSTRUCTION
PLANS COMPLETE AND CURRENT AS OF JANUARY 15, 2009 AT 8:07 AM

LIFE PARK CHRISTIAN CHURCH

LANDSCAPE NOTES

CITY OF TULSA, OKLAHOMA

SACK AND ASSOCIATES, INC.

| REVISION | BY | DATE |
|---|---|---|
| | | |

DRAWN: J.W. / MC, SPM, DKS
DATE: 1/2008
ORDER: E6536
SAI FILE: 1912.34
1"=AS NOTED

ATLAS PAGE NO. 393

SHEET 2 OF 2 SHEETS

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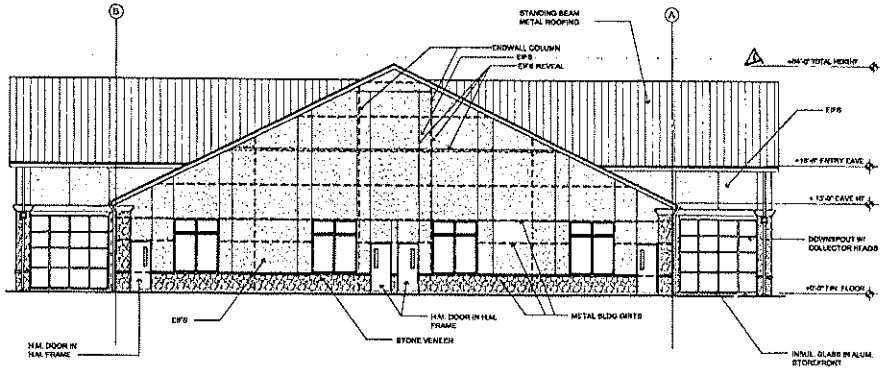
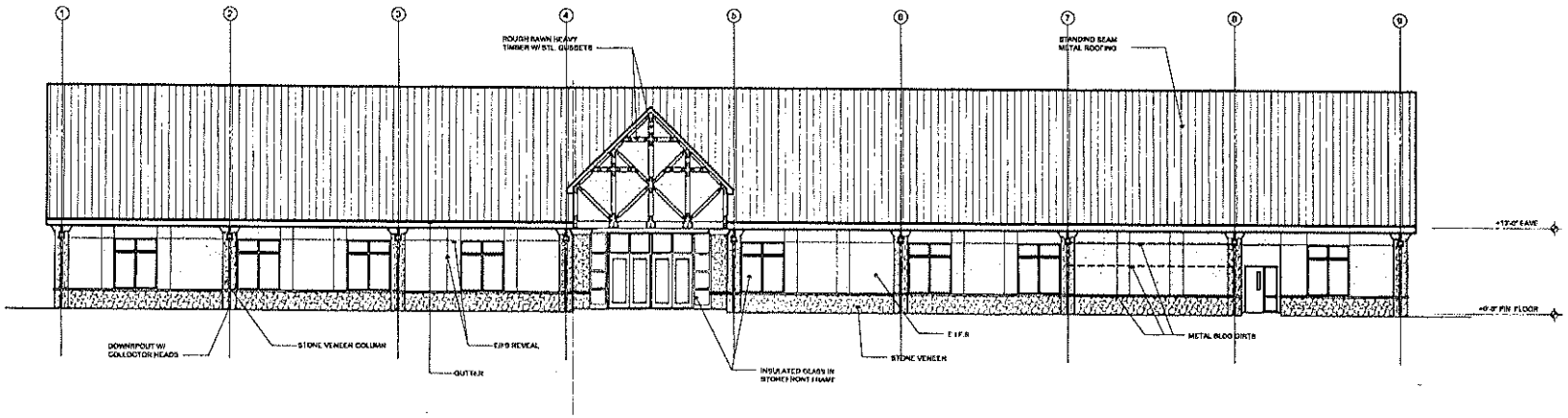
134




10 A4.1 NORTH ELEVATION
1/8" = 1'-0"




11 A4.1 EAST ELEVATION
1/8" = 1'-0"

| REV. | DATE | BY |
|---|---|---|
| 1 | 1 HOT | 6A1 |

NEW CHURCH BUILDING
LIFE PARK CHRISTIAN FELLOWSHIP CHURCH
5800 S. UNION AVE.
TULSA, OK

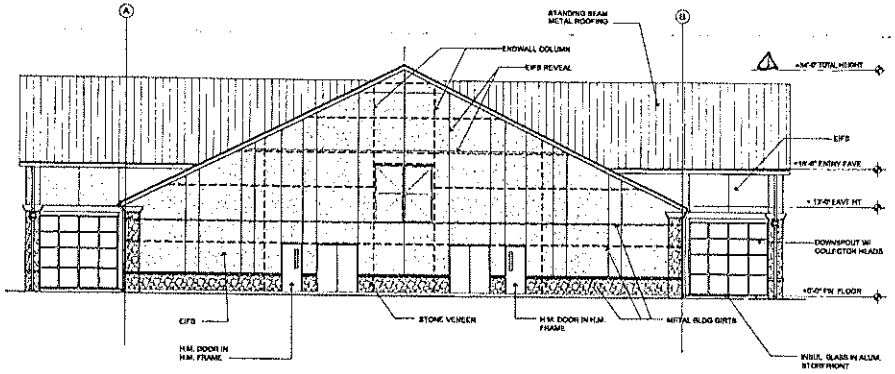
ARCHITECT OF RECORD
JAMES CAMPBELL & ASSOC., INC.
1516 S. Boston Ave. Suite 25
Tulsa, Oklahoma 74119
918 582-2510 Voice
ARCHITECTURE • INTERIOR DESIGN • SITE PLANNING

DESIGN ARCHITECT
Randall Hull, AIA
Architects INK
14800 S. Memorial Ave.
Bixby, OK 74008
918 369-3000
www.architects-ink.com

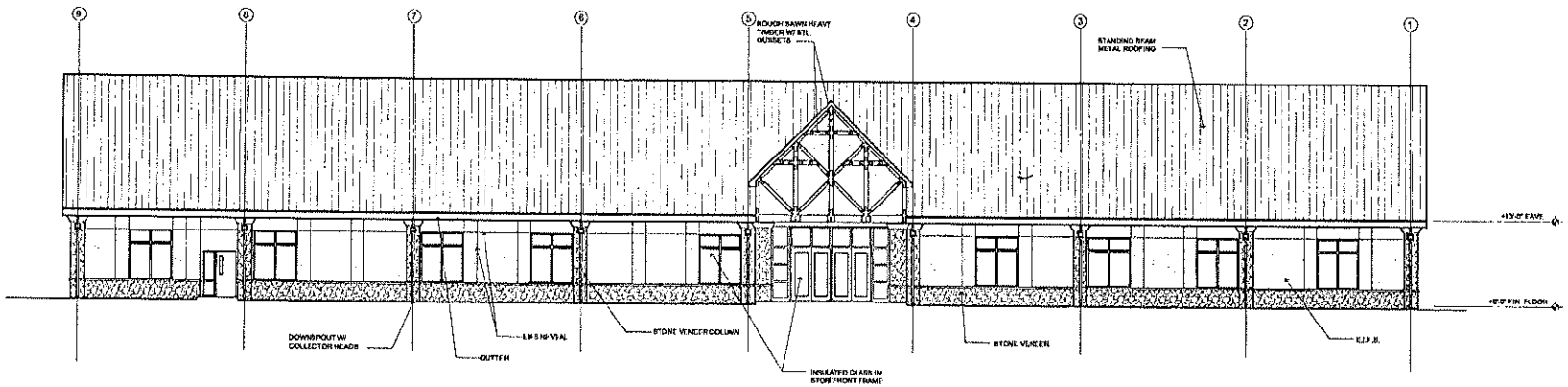
ISSUE DATE
8/08/2008

SHEET
A4.1
ELEVATIONS

137




SOUTH ELEVATION
1/8" = 1'-0"




WEST ELEVATION
1/8" = 1'-0"

NEW CHURCH BUILDING
LIFE PARK CHRISTIAN FELLOWSHIP CHURCH
5800 S. UNION AVE.
TULSA, OK

ARCHITECT OF RECORD
JAMES CAMPBELL & ASSOC., INC.

DESIGN ARCHITECT
Randall Hull, AIA
Architects INK

ISSUE DATE
8/06/2008

SHEET
A4.2
ELEVATIONS

138

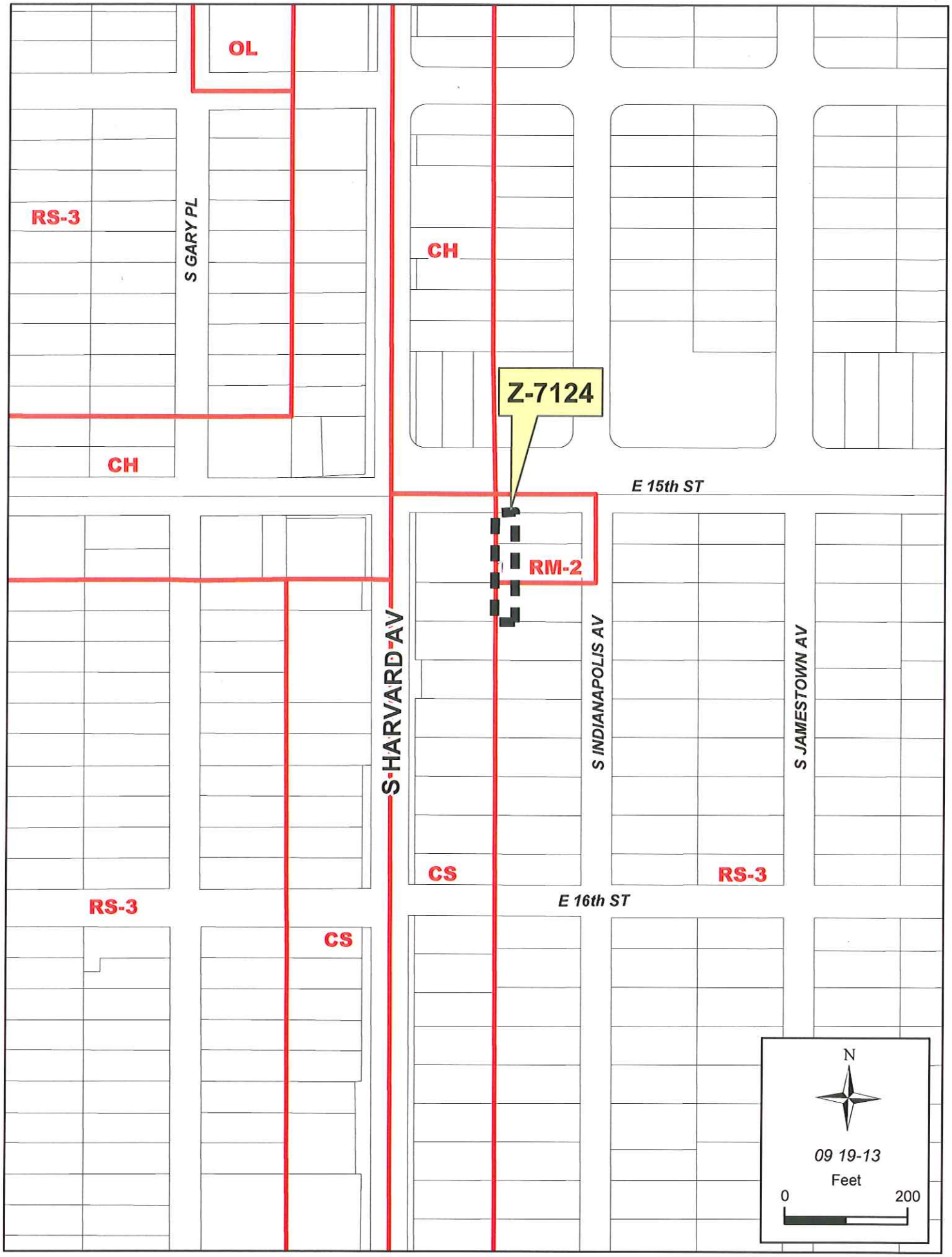

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Photo Date: March 2008

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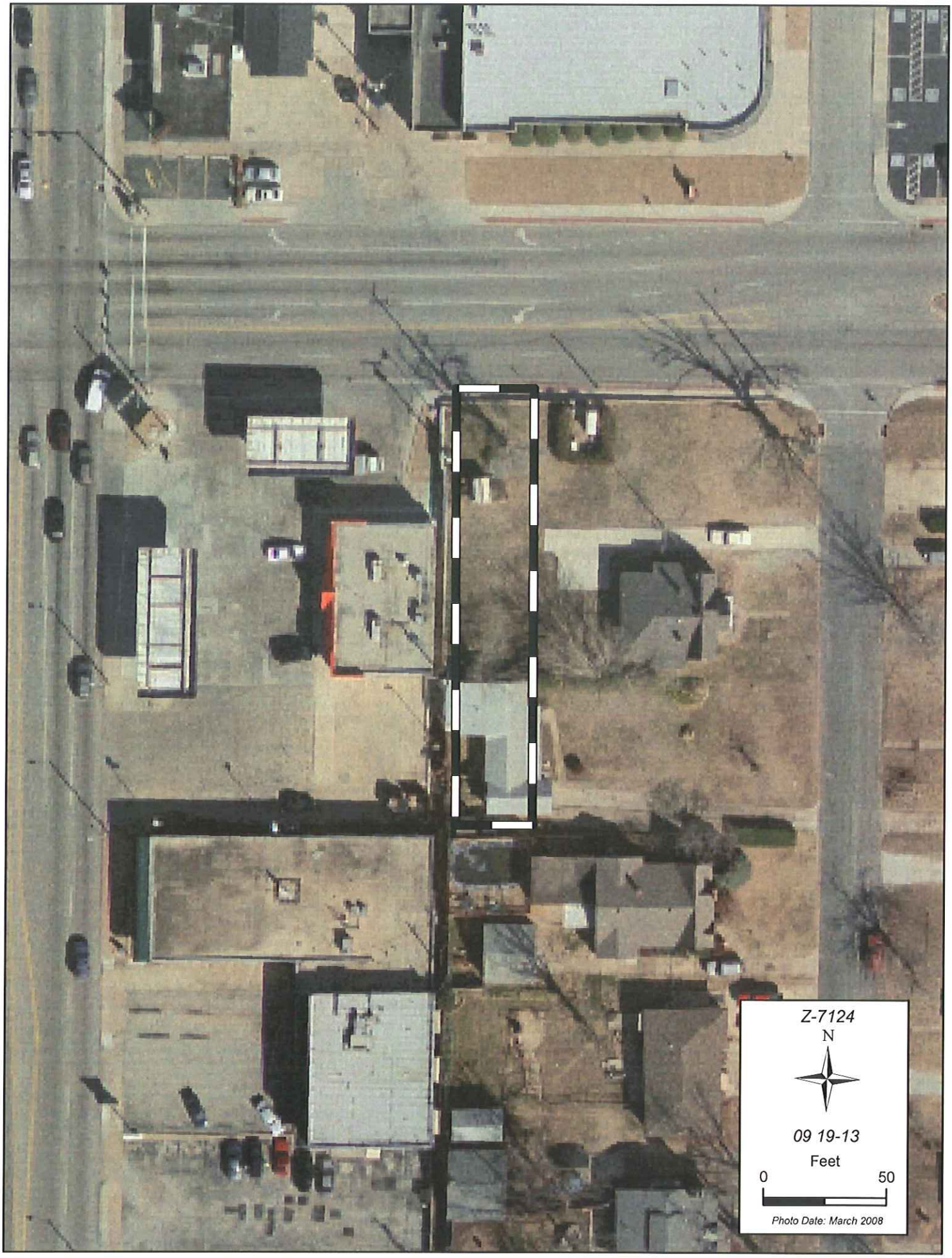


14.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION**
**CASE REPORT**

**APPLICATION:** Z-7124

**TRS** 9309 | **Atlas** 88

**CZM** 37 | **PD-4 CD-4**

**TMAPC Hearing Date:** January 21, 2009

**Applicant:** DeShazo, Tang & Associates | **Tract Size**: .14± acres
6,300± square feet

**ADDRESS/GENERAL LOCATION:** Southwest corner of East 15th Street and South Indianapolis Avenue (west 36' of Lots 18, 19, and 20)

**EXISTING ZONING:** RS-3/RM-2 | **EXISTING USE:** Single-family

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

**PROPOSED ZONING:** CS | **PROPOSED USE:** Car wash and access to be attached to existing business to west on Harvard/15th Street frontage (note that only the western portion adjacent to the property to the west is proposed for the car wash area.)

**RELEVANT ZONING HISTORY:**

**BOA-15179 June 15, 1989:** The Board of Adjustment approved a Variance of setback from abutting streets to allow for gasoline island canopies; per site plan submitted; subject to the execution of a removal contract; finding that the lots in the older area are narrow, and many structures are located closer to the street than the current code allows; on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting west of subject property.

**BOA-14419 March 19, 1987:** The Board of Adjustment approved a Variance of setback from abutting R District from 10 feet to 5 feet to allow for construction of a new building; per plot plan submitted; finding a hardship demonstrated by the narrow shape of the lot and mixed zoning classifications; and finding that the proposed building will align with the structure to the north, on property located at 1515 South Harvard Avenue and abutting subject property to the west.

**BOA-13005 February 23, 1984:** The Board of Adjustment approved a Variance of setbacks from abutting streets; and a Variance of building setbacks from abutting R District boundary in a CS District under the provisions of Section 1670, and a Variance of the right-of-way designated by the Major Street Plan in a CS District, per plan, subject to execution of a Removal Contract for those items in the proposed right-of-way, subject to the existing screen wall remaining as it is and being maintained by the owner, and subject to no lighting being designed for the property which would shine directly into the apartments on the south side to

permit a gas station, on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting the subject property to the west.

**BOA-14095 June 12, 1986:** The Board of Adjustment approved an *Interpretation* of the Zoning Text; finding that the use proposed by the applicant constitutes a home furnishing establishment and therefore requires 1 off-street parking space for each 300 sq. ft. of floor area; approved a *Variance* to permit the construction of the proposed building within 35' of the required 50' from the centerline of E. 15th St.; approved a *Variance* of the required off-street parking spaces (one space less than required for a Use Unit 14 containing 6,873 sq. ft.; and approved a *Variance* to permit the required off-street parking spaces for the use located on Lots 1 and 2 to be located on Lot 3; per plot plan submitted; subject to the execution of a tie contract on the 3 lots in question; finding that the proposed use constitutes a home furnishings establishment and therefore requires 1 off-street parking space for each 300' of floor area; on property located at 1502 South Harvard Avenue and the southwest corner of East 15th Street and South Harvard Avenue.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately .14± acres in size and is located at the southwest corner of East 15th Street and South Indianapolis Avenue. The property appears to be used as single-family residential and is zoned RS-3/RM-2.

**STREETS:**

| Exist. Access | MSHP Design | MSHP R/W | Exist. # Lanes |
|---|---|---|---|
| South Indianapolis Avenue | N/A | N/A | 2 |

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

**SURROUNDING AREA:** The subject tract is abutted on the east by single-family residential uses, zoned RS-3; on the north by a resale shop/parking lot, zoned RS-3; on the south by , zoned RS-3; and on the west by a service station/convenience store, zoned CS.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**
The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-No Specific land use for the RM-2 portion and Low Intensity-Residential land use for the RS-3 portion. According to the Zoning Matrix, the requested CS zoning **is** in accord with the Medium Intensity-No Specific land use portion of the site and **is not in accord** with the Low Intensity-Residential land use portion of the Plan. In addition, the applicant will likely have to apply for a Special Exception from the Board of Adjustment to allow a Use Unit 17 (auto wash) use on the property. Staff points out that the medium intensity designation on the plan map has been held for many years and inclusion of even a portion of the southernmost property would be an intrusion into the residential area.

**STAFF RECOMMENDATION:**
This application and the following Z-7125 essentially reconfigure the lots and uses thereon, with the western portion of the three lots to be attached to the existing service station to the west and fronting Harvard. The eastern portion of the three lots is the subject of Z-7125 and is proposed to be developed as single-family use. By itself and in tandem with Z-7125, this appears to be a somewhat convoluted means of achieving what may be the applicant's goal. Perhaps through a PUD or other unified means of addressing the issue might be appropriate,

but given the two separate applications with no additional development plans, staff cannot support the request and recommends **DENIAL** of CS zoning for Z-7124.

01/21/09

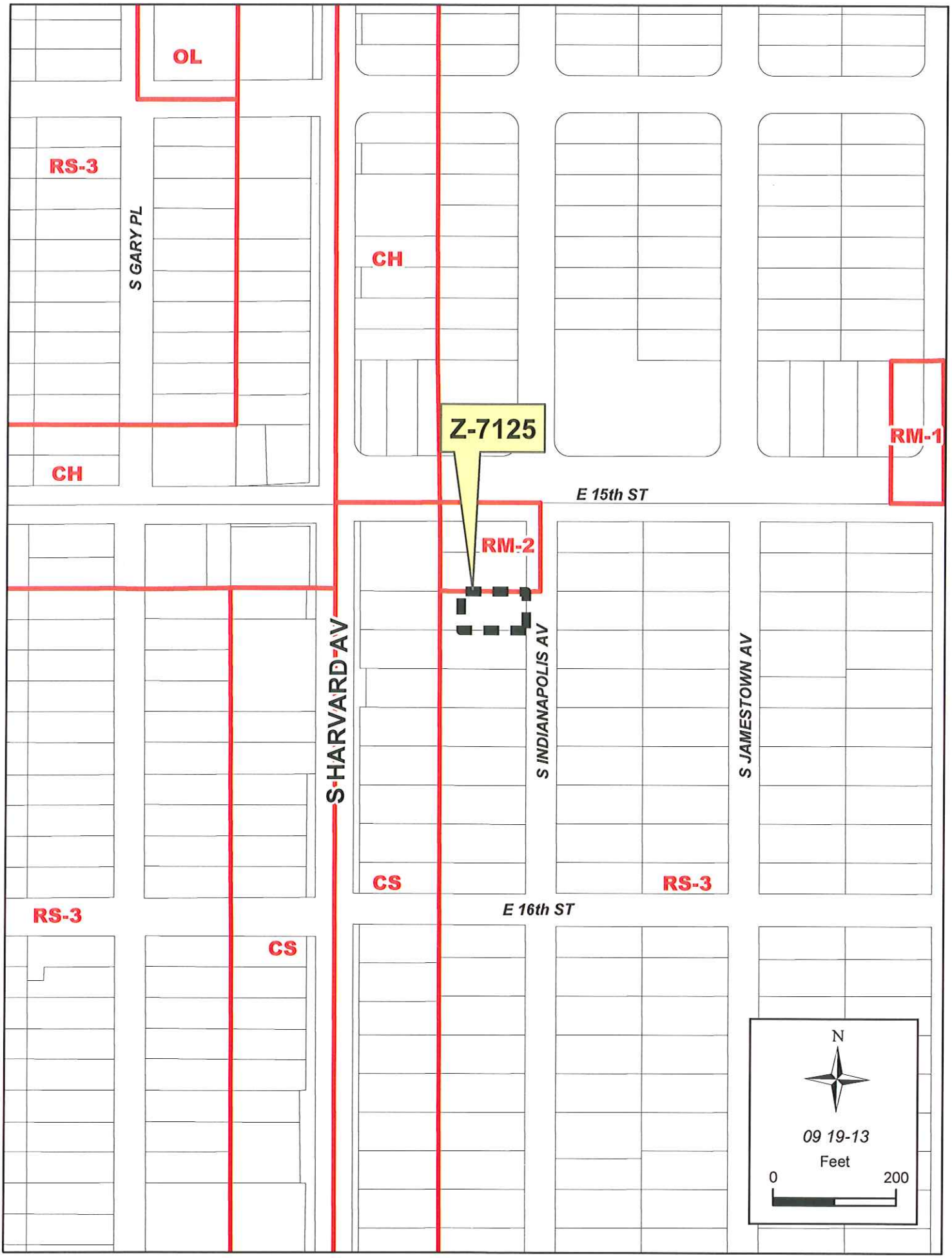
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Photo Date: March 2008

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**TULSA METROPOLITAN AREA PLANNING COMMISSION**
**CASE REPORT**

**APPLICATION:** Z-7125

**TRS** 9309 | **Atlas** 88

**CZM** 37 | **PD-4 CD-4**

**TMAPC Hearing Date:** January 21, 2009

**Applicant:** DeShazo, Tang & Associates | **Tract Size:** .15± acres
6,500± square feet

**ADDRESS/GENERAL LOCATION:** South of southwest corner of East 15th Street and South Indianapolis Avenue

**EXISTING ZONING:** RS-3 | **EXISTING USE:** Single-family

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

**PROPOSED ZONING:** RM-2 | **PROPOSED USE:** Single-family

**RELEVANT ZONING HISTORY:**

**BOA-15179 June 15, 1989:** The Board of Adjustment approved a Variance of setback from abutting streets to allow for gasoline island canopies; per site plan submitted; subject to the execution of a removal contract; finding that the lots in the older area are narrow, and many structures are located closer to the street than the current code allows; on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting west of subject property.

**BOA-14419 March 19, 1987:** The Board of Adjustment approved a Variance of setback from abutting R District from 10 feet to 5 feet to allow for construction of a new building; per plot plan submitted; finding a hardship demonstrated by the narrow shape of the lot and mixed zoning classifications; and finding that the proposed building will align with the structure to the north, on property located at 1515 South Harvard Avenue and abutting subject property to the west.

**BOA-13005 February 23, 1984:** The Board of Adjustment approved a Variance of setbacks from abutting streets; and a Variance of building setbacks from abutting R District boundary in a CS District under the provisions of Section 1670, and a Variance of the right-of-way designated by the Major Street Plan in a CS District, per plan, subject to execution of a Removal Contract for those items in the proposed right-of-way, subject to the existing screen wall remaining as it is and being maintained by the owner, and subject to no lighting being designed for the property which would shine directly into the apartments on the south side to permit a gas station, on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting the subject property to the west.

**BOA-14095 June 12, 1986:** The Board of Adjustment approved an *Interpretation* of the Zoning Text; finding that the use proposed by the applicant constitutes a home furnishing establishment and therefore requires 1 off-street parking space for each 300 sq. ft. of floor area; approved a *Variance* to permit the construction of the proposed building within 35' of the required 50' from the centerline of E. 15th St.; approved a *Variance* of the required off-street parking spaces (one space less than required for a Use Unit 14 containing 6,873 sq. ft.; and approved a *Variance* to permit the required off-street parking spaces for the use located on Lots 1 and 2 to be located on Lot 3; per plot plan submitted; subject to the execution of a tie contract on the 3 lots in question; finding that the proposed use constitutes a home furnishings establishment and therefore requires 1 off-street parking space for each 300' of floor area; on property located at 1502 South Harvard Avenue and the southwest corner of East 15th Street and South Harvard Avenue.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately .15± acres in size and is located south of southwest corner of East 15th Street and South Indianapolis Avenue. The property appears to be used as single family and is zoned RS-3.

**STREETS:**

| Exist. Access | MSHP Design | MSHP R/W | Exist. # Lanes |
|---|---|---|---|
| South Indianapolis Avenue | N/A | N/A | 2 |

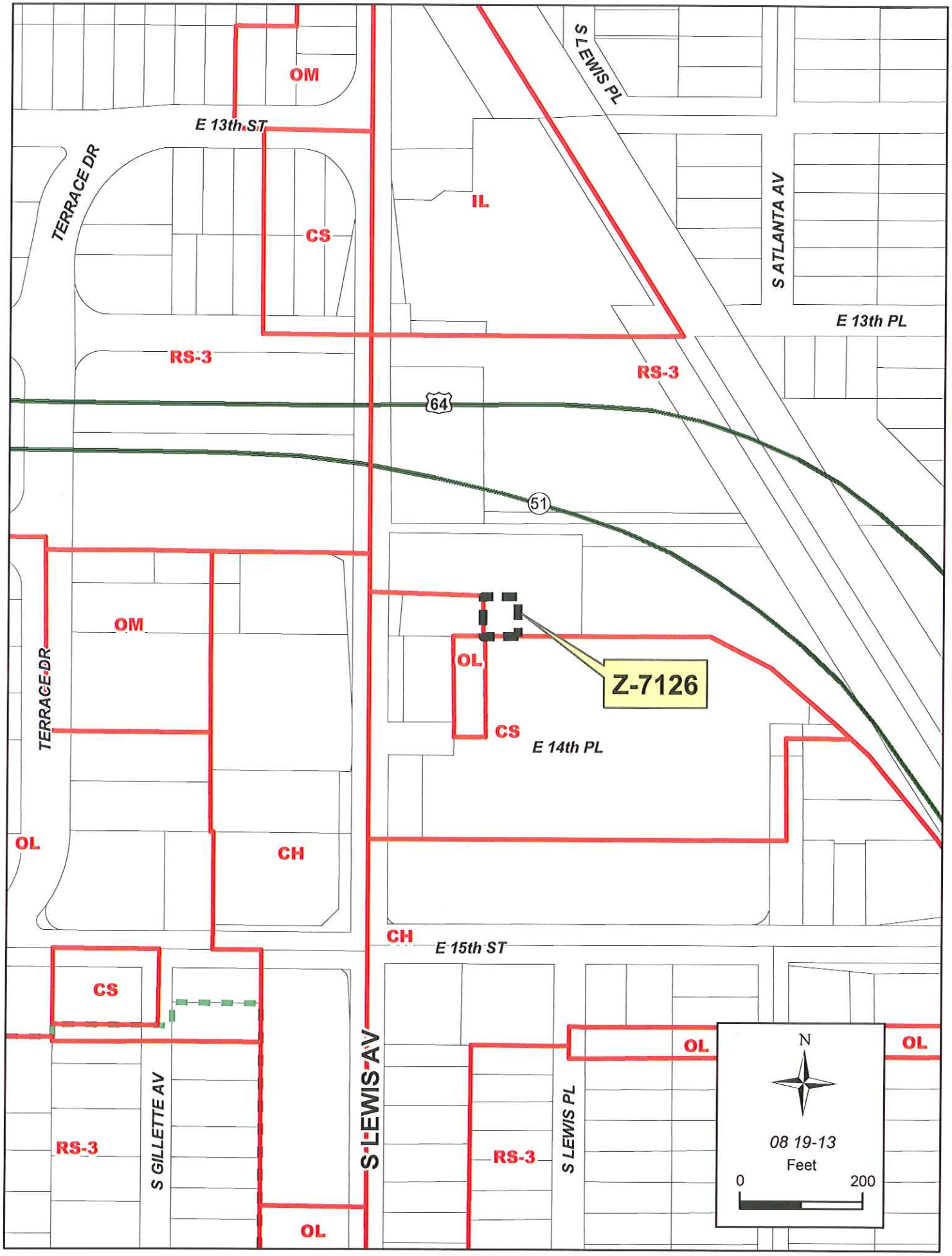
**UTILITIES:** The subject tract has municipal water and sewer available.

**SURROUNDING AREA:** The subject tract is abutted on the east by single-family residential uses, zoned RS-3; on the north by an existing single-family property, zoned RS-3 and the subject in part of Z-7124; on the south by single-family residential uses, zoned RS-3; and on the west by a convenience store/service station, zoned CS.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**
The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity – No Specific land use (northern two lots) and Low Intensity – Residential land use (southern lot). According to the Zoning Matrix, the requested RM-2 zoning **is not** in accord with the Plan.

**STAFF RECOMMENDATION:**
As staff noted in Z-7124, this is part of a request to basically reconfigure the land use on the property. This request would extend the existing RM-2 line adjacent to it on the north farther south to include the eastern 104' of this lot. As the stated purpose for this rezoning request is to develop it as a single-family use, staff questions whether redevelopment of this property and that involved in Z-7124 could not be more effectively achieved, and with more information provided, by other means. Perhaps a PUD involving one or both properties might provide the information staff needs to review the proposals. Staff cannot support the extension of RM-2 zoning across from RS-3 zoned properties. As the TMAPC is aware, the zoning goes with the property and there is no assurance that, once approved, the property would remain in single-family use. Therefore, staff recommends **DENIAL** of RM-2 zoning for Z-7125.

01/21/09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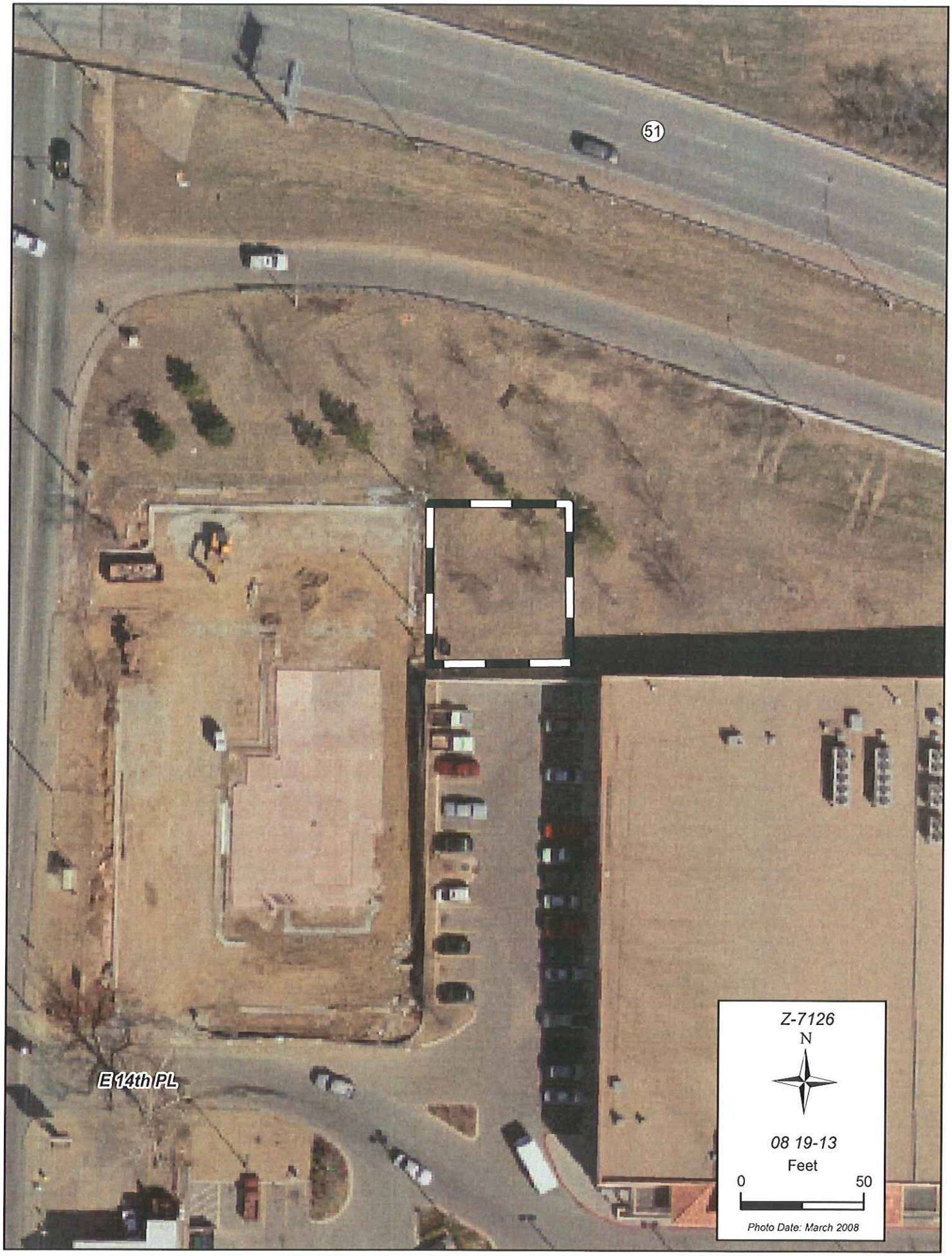



16.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION**
**CASE REPORT**

**APPLICATION:** Z-7126

**TRS** 9308 | **Atlas** 30

**CZM** 37 | **PD-6 CD-4**

**TMAPC Hearing Date:** January 21, 2009

**Applicant:** Tanner Consulting, LLC | **Tract Size**: .08± acres
3,591.5± square feet

**ADDRESS/GENERAL LOCATION:** Northeast of the northeast corner of East 15th Street and South Lewis Avenue (east of and adjacent to an existing ice cream store).

**EXISTING ZONING:** RS-3 | **EXISTING USE:**

**ZONING ORDINANCE:** Ordinance number11815, dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** PK | **PROPOSED USE:** Parking expansion for ice cream store

**RELEVANT ZONING HISTORY:**

**BOA-18188 September 22, 1998:** The Board of Adjustment approved a Variance to permit a structure in the planned right-of-way, per plan submitted, on property located at the northeast corner of South Lewis Avenue and East 15th Street and abutting subject property to the south.

**BOA-18108 July 14, 1998:** The Board of Adjustment approved a Variance of the setback form an abutting R District, the Broken Arrow Expressway right-of-way, to permit a building within a CS District to be constructed within 6 feet of a south right-of-way line of the Broken Arrow Expressway, per plan submitted, on property located at

**BOA-12440 February 24, 1983:** The Board of Adjustment approved a Special Exception to allow a Use Unit 15 in a CS District, to permit a storage building; subject to the dumpster presently located at the adjacent Braum's store be located adjacent to the proposed building, that the fence to the east of the Braum's store be repaired, that the south and west sides of the proposed building be bricked to match the Braum's store an that the roof match that store by having composition roof to match the existing Braum's store, on property located at the southeast corner of East 14th Street and South Lewis Avenue and abutting west of subject property.

**Z-4744 January 1975:** All concurred in approval of a request for rezoning a tract of land from RS-3/CS to OL on property located on the northeast corner of South Lewis Avenue and East 14th Place and southwest of subject property.

**Z-4108 May 1972:** All concurred in approval of a request for rezoning a tract of land from RS-3 to CS on property located north of the northeast corner of South Lewis Avenue and East 14th Place and abutting west of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately .08± acres in size and is located northeast of the northeast corner of East 15th Street and South Lewis Avenue. The property appears to be vacant and is zoned RS-3.

**STREETS:**

| Exist. Access | MSHP Design | MSHP R/W | Exist. # Lanes |
|---|---|---|---|
| South Lewis Avenue | Urban arterial | 70' | 4 |

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

**SURROUNDING AREA:** The subject tract is abutted on the east by roadway right-of-way, zoned RS-3; on the north by roadway right-of-way and S.H. 51/U.S. 64, zoned RS-3; on the south by a parking lot and grocery store, zoned CS; and on the west by an ice cream/dairy store, zoned CS and OL..

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**
The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within the Cherry Street Special Consideration Area, Special Development Subarea E. According to the Zoning Matrix, the requested PK zoning **may be found** in accord with the Plan due to its location within a Special Consideration Area. Plan provisions call for potentially higher intensity commercial development.

**STAFF RECOMMENDATION:**
The proposed parking lot expansion appears to be a logical and compatible reuse of an otherwise vacant and probably unusable property. No residential properties are nearby, although residentially-zoned property (the roadway right-of-way) is adjacent on two sides. Staff can recommend **APPROVAL** of PK zoning for Z-7126.

01/21/09

16.5

**OKLAHOMA DEPARTMENT OF TRANSPORTATION**
**200 N. E. 21st Street**
**Oklahoma City, OK 73105-3204**

January 12, 2009

Tulsa Metropolitan Area Planning Commission
Attn: Dane Matthews
INCOG
201 West 5th Street, Suite 600
Tulsa, OK 74103

RE: Z-7126, Rezoning Application

Dear Ms. Matthews:

The Oklahoma Department of Transportation (ODOT) has entered into a lease agreement (Airspace Lease No. 550461, FAP-U-32(10)) with Retail Buildings, Inc. to use a portion of ODOT right-of-way described as the south 65.30 feet of Lot Three (3), City View Hill 2nd Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, as a parking lot for a Braum's Ice Cream and Dairy Store, located at 1415 South Lewis. We understand, and have no objections to, the request of Tanner Consulting, LLC, on behalf of Retail Building Inc., to rezone the above described property from RS-3, Residential Single Family, zoning classification to PK, Parking, zoning classification.

If I can be of further service or assistance, please do not hesitate to contact me.

Sincerely,

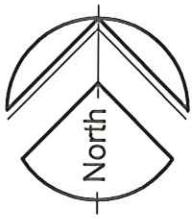
DAVID WINFREE
Assistant Division Manager
Legal & Business Services Division
(405) 521-2681

cc: Gordon Pulis, Braum's
Dale Looper, Braum's
Delise Tomlinson, Tanner Consulting

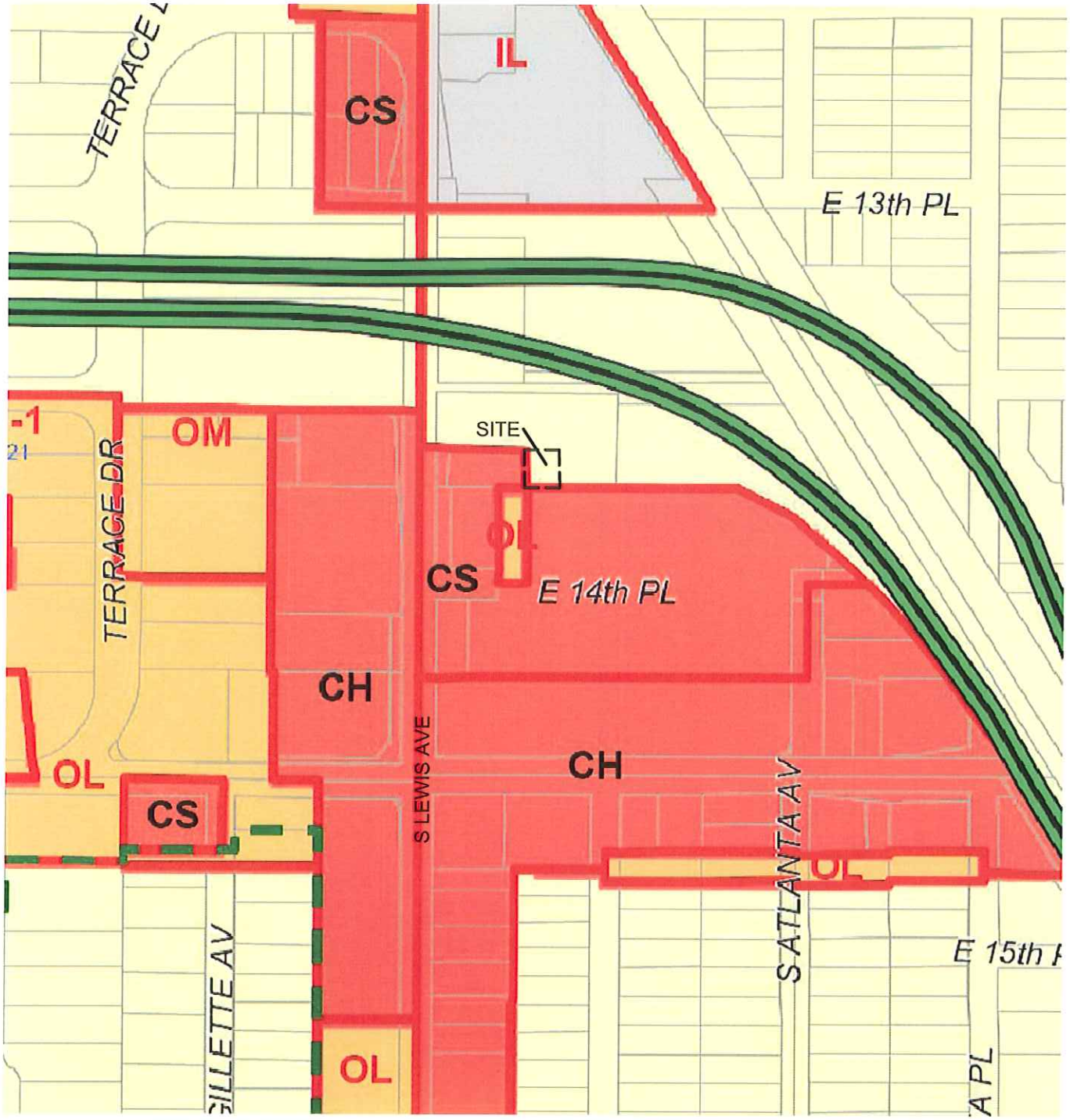
# Exhibit "B"

## Existing Zoning

### Braum's - 1415 South Lewis




N.T.S.




**Tanner Consulting, LLC**

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

9/08/2008 27129.02 – ZONING EXIHIBITS

16.7

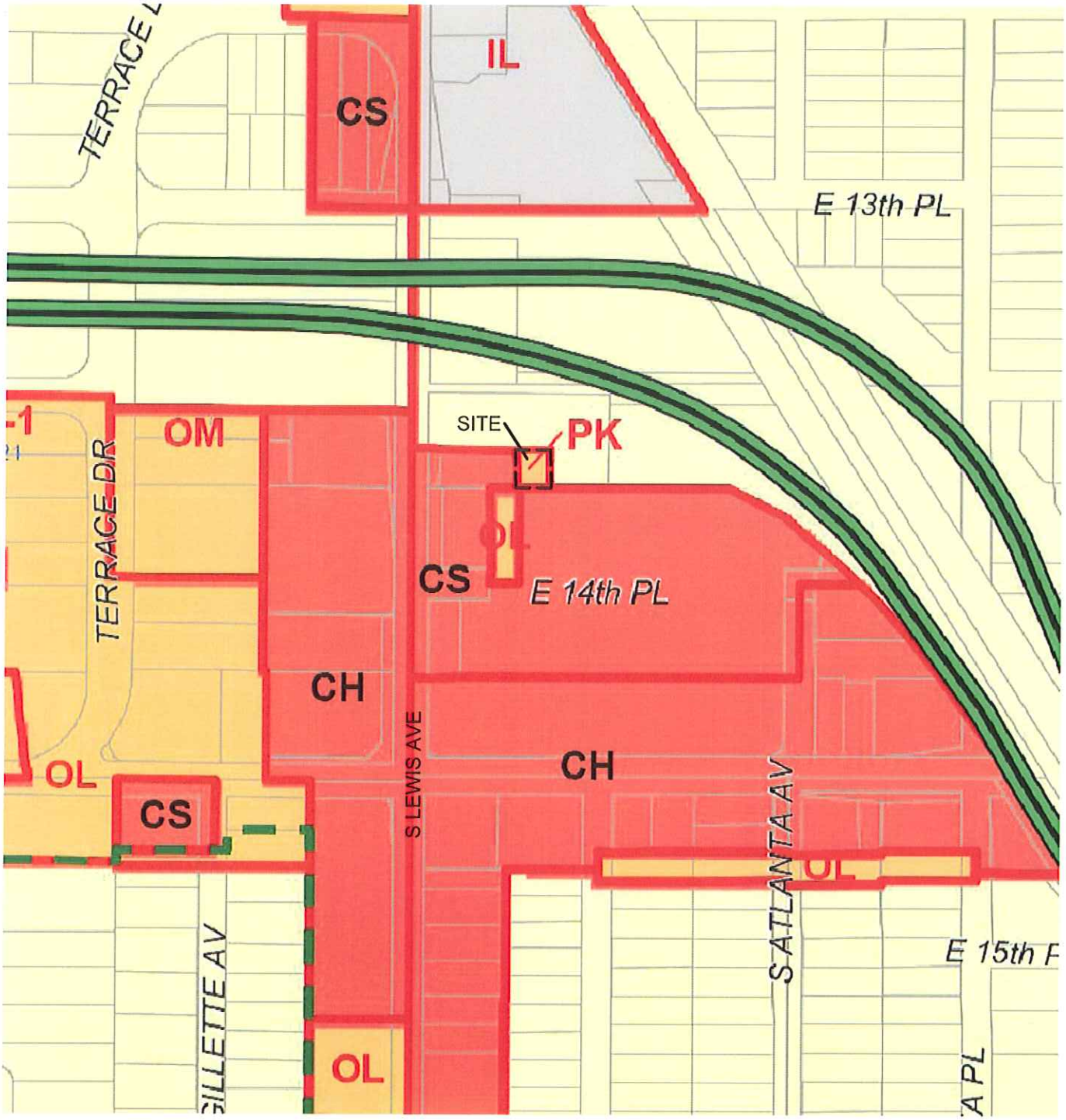
# Exhibit "C"

## Proposed Zoning

### Braum's - 1415 South Lewis

North

N.T.S.




**Tanner Consulting, LLC**

9/08/2008 27129.02 – ZONING EXIHIBITS

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