

BOA-23160

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BOARD OF ADJUSTMENT CASE REPORT

STR: Case Number: **BOA-23160**

CZM: 38

CD: 5

HEARING DATE: 08/24/2021 (Continued from 08/10/2021) 1:00 PM

APPLICANT: Stuart VanDeWiele

ACTION REQUESTED: A Special Exception to allow a Public, Civic & Institutional/Governmental Service or Similar Functions use for a family justice center in an RS-3/OL/IL/CH zoned district (Sec. 5.020, Table 5-2, Sec. 15.020, Table 15-2). **Added Request since 7/27/2021 hearing: Variance of the 75-foot setback from Office and Residentially zoned properties in the IL Zoning District (Sec. 15.030-A, Table 5-3)**

LOCATION: 2821 S. Sheridan Rd. **ZONED:** RS-3,OL,IL,CH

PRESENT USE: Governmental Services

LEGAL DESCRIPTION: A tract of land in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section Fourteen (14), Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, and being more particularly described as follows, to-wit: BEGINNING at the Northeast Corner of Lot One (1), Block Forty-five (45), South Sheridan Acres; THENCE, S88°43'53"W for a distance of 120.00 feet; THENCE, S01°18'42"E for a distance of 100.00 feet; THENCE, S88°43'53"W for a distance of 492.71 feet; THENCE, N01°15'07"W for a distance of 295.26 feet; THENCE, N88°41'18"E for a distance of 612.40 feet; THENCE, S01°18'42"E for a distance of 195.72 feet to the Point of Beginning; Said Tract containing 3.88 acres more or less.

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-15761; On 06.25.91 the Board **approved** a Special Exception and amendment to an approved Site Plan to permit the construction use and occupancy of the Justice Center (Use Unit 12) to specialize in the examination, evaluation and prescription for treatment of abused children. It is unclear why this use was classified as Use Unit 12 under this approval. At the time of this approval Use Unit 12 included Eating Establishments.

BOA-15440; On 05.17.90 the Board **approved** a Special Exception for Use Unit 12 and an amended site plan.

BOA-8370; On 10.03.74 the Board **approved** a Special Exception to permit parking in an RS-3 District and several variances relating to the parking lot configuration.

BOA-7675; On 10.19.72 the Board **approved** a Special Exception to permit a cafeteria, fieldhouse, FM radio broadcasting facility and public relations offices for a college use in an RS-3 District.

BOA-6987; On 02.03.72 the Board **approved** a Special Exception to permit a College use in a Residential district and office district and a Variance to permit a college in an Industrial District District.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a “Town Center “ and an “Area of Growth”.

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

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

ANALYSIS OF SURROUNDING AREA: The subject tract is located South of the SE/c of E. 28th St. S. and S. Sheridan Rd.

STAFF COMMENTS: The applicant is requesting a **Special Exception** to allow a Public, Civic & Institutional/Governmental Service or Similar Functions use for a family justice center in an RS-3/OL/IL/CH zoned district (Sec. 5.020, Table 5-2, Sec. 15.020, Table 15-2) ; Variance of the 75-foot setback from Office and Residentially zoned properties in the IL Zoning District (Sec. 15.030-A, Table 5-3). The code describes Governmental Service or Similar uses as follows:

35.040-G Governmental Service or Similar Functions

Local, state, or federal government services or similar functions, that are not otherwise classified. Typical uses include health departments, courthouses, school/food kitchens, and food pantries.

Chapter 15 | Office, Commercial and Industrial Districts
Section 15.040 | Other Relevant Regulations

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Maximum Floor Area Ratio (FAR)	0.40	0.50	2.00	8.00	0.50	0.75	-	-	-	-	-
Minimum Lot Area per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Min. Open Space per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Building Setbacks (feet)											
Street [4]	10	10	10	10	10	10	-	-	10	10	10
From AG, AG-R, or R district	10	10[5]	10[5]	10	10[5]	10[5]	-	-	75[6]	75[6]	75[6]
From O district	-	-	-	-	-	-	-	-	75[6]	75[6]	75[6]
Max. Building Coverage (% of lot)	-	-	-	-	-	-	-	-	-	-	-
Maximum Building Height (feet)	35	-	-	-	-	-	-	-	-	-	-

If approved this property would be subject to the Subdivision Conformance Review prescribed by section 70.080-B of the Zoning Code:

70.080-B Compliance with Development Regulations

1. Purpose

The requirements of this section are intended to help ensure that rights-of-way, streets, sidewalks and other public improvements are in place and adequate to serve proposed developments in accordance with applicable regulations.

2. Rezoning, Special Exceptions and Residential Uses

Except as expressly stated in ~~Section 70.080-B3~~, no building permit or zoning clearance permit may be issued until the subject lot or parcel for which the permit is sought has been determined to be in compliance with all applicable design and improvement requirements of the Tulsa Metropolitan Area *Subdivision and Development Regulations*, as evidenced by submittal of a recorded subdivision plat or ALTA/ACSM survey and separately recorded legal instruments. This requirement applies to any property for which:

- a. A property owner-initiated zoning map amendment or development plan was approved after July 1, 1970;
- b. A special exception was approved for any of the following:
 - (1) Group living use;
 - (2) **Public, civic or institutional use;**
 - (3) Outdoor assembly and entertainment use;
 - (4) Household living involving 3 or more households on a single lot;
 - (5) Marina;
 - (6) Gun club;
 - (7) Crematory; or
 - (8) Mausoleum; or
- c. A building permit is requested for any of the following residential uses:
 - (1) Cottage house development;
 - (2) Patio house; or
 - (3) Townhouse

Please see the attached exhibits provide by the applicant describing the proposed use in detail.

SAMPLE MOTION:

Special Exception:

Move to _____ (approve/deny) a Special Exception to allow a Public, Civic & Institutional/Governmental Service or Similar Functions use for a family justice center in an RS-3/OL/IL/CH zoned district (Sec. 5.020, Table 5-2, Sec. 15.020, Table 15-2).

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

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- Subject to the following conditions (including time limitation, if any):
_____.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Variance:

Move to _____ (approve/deny) a **Variance** of the 75-foot setback from Office and Residentially zoned properties in the IL Zoning District (Sec. 15.030-A, Table 5-3)

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



Subject property

FILE COPY

Case No. 15761

Action Requested:

Special Exception for approval of an amendment to the previously approved site plan to permit the construction, use and occupancy of the Justice Center, which will specialize in the examination, evaluation and prescription for treatment of abused children - Sections 401, 601, and 901. PRINCIPAL USES PERMITTED IN RESIDENTIAL, OFFICE AND INDUSTRIAL DISTRICTS - Use Unit 12, located SE/c East 28th Street and South Sheridan Road.

Presentation:

The applicant, Charles Norman, 2900 Mid-Continent Tower, Tulsa, Oklahoma, submitted a site plan (Exhibit F-1), and explained that his client, Oklahoma College of Medicine, is requesting permission to amend the previously approved master plan to permit the construction of a justice center. He stated that the justice center will be a diagnostic facility for abused children, and will provide a team of individuals to evaluate the needed treatment for each child. Mr. Norman stated that the justice center will not provide treatment or housing for these individuals. He informed that the proposal has been presented to the Whitney Homeowners Association, and the school maintains a good working relationship with the residents of the neighborhood. The applicant stated that the existing metal storage building located at the proposed site for the justice center will be removed. Mr. Norman stated that a 100' by 150' storm water detention facility is proposed, with underground piping connecting to the storm sewer. He informed that the one story building will contain 8000 sq ft of floor space and will be constructed on the southeast corner of the campus. In regard to screening on the east and south, Mr. Norman stated that solid screening will be installed on portions of the east and south property lines abutting residential property (per landscape plan), and 19 holly trees (6' to 8') will be planted along the east boundary line.

Comments and Questions:

Ms. Bradley inquired as to access points for the facility, and the applicant replied that the justice center will have access to Sheridan Road and 28th Street. He informed that 33 parking spaces will be added, and the 276 spaces provided for the entire campus complies with Code requirements.

Ms. Bradley asked if an access will be provided on 66th East Avenue, and Mr. Norman replied that there is an existing gate which is open in the morning, at noon and late afternoon to accommodate employees that live in the neighborhood. He stated that this gate is opened by security during these periods, and can be permanently closed at any time.

Protestants:

Barbara Cross, 6541 East 28th Street, Tulsa, Oklahoma, stated that she is representing a portion of the neighborhood that is not affiliated with the homeowners association. Ms. Cross stated that she objects to any increase in the use across the street from her residence, because it will add to the existing parking problem along the street.

06.29.91:589(7)

2.7

Case No. 15761 (continued)

Ms. White asked if parking is permitted on both sides of the residential street at this location, and Ms. Cross answered in the affirmative.

Mr. Norman pointed that the university is aware of the parking problem along the residential street, and the security patrol enforces the rule that employees park in the parking lot provided on the premises. He stated that they also encourage visitors to park on campus.

Ms. White asked if university employees are issued stickers for their cars, and Mr. Norman replied that they do have stickers, but the primary problem seems to be with visitors. He pointed out that the university has more than adequate parking.

Board Action:

On MOTION of FULLER, the Board voted 4-0-0 (Bradley, Bolzie, Fuller, White, "aye"; no "nays"; no "abstentions"; Chappelle, "absent") to APPROVE a Special Exception for approval of an amendment to the previously approved site plan to permit the construction, use and occupancy of the Justice Center, which will specialize in the examination, evaluation and prescription for treatment of abused children - Sections 401, 601, and 901. PRINCIPAL USES PERMITTED IN RESIDENTIAL, OFFICE AND INDUSTRIAL DISTRICTS - Use Unit 12; per amended site plan; subject to the access gate on 66th East Avenue being open only from 7:00 a.m. to 8:30 a.m., 11:30 a.m. to 1:30 p.m. and 4:30 p.m. to 5:30 p.m.; finding that the proposed center is compatible with existing uses on the campus; and the granting of the request will not be detrimental to the neighborhood, or violate the spirit and intent of the Code; on the following described property:

Reserve "A" Bomen Acres Third Addition to the City and County of Tulsa, Oklahoma, according to the recorded Plat thereof; and that part of the SW/4 SW/4, Section 14, T-19-N, R-13-E of the IBM, more particularly described as follows, to-wit: Beginning 648.30' east of the NW/c of said SW/4 SW/4 of said Section 14; thence south 89°-57.4138' east and along the north line of the said SW/4 SW/4 a distance of 2.23'; thence south -0°-1.2757' east a distance of 58'; thence south 89°-4138' east a distance of 11.74'; thence south 235'; thence westerly and parallel to the north line of said SW/4 SW/4 a distance of 14.30'; thence northerly and parallel to the west line of said Section 14 a distance of 343' to the POB; AND the north 343' of the west 648.3' of the SW/4 SW/4 Section 14, T-19-N, R-13-E of the IBM, Tulsa County, Oklahoma, according to the U.S. Government Survey thereof, City of Tulsa, Tulsa County, Oklahoma.

06.25.91:569(B)

Action Requested:

Special Exception and an amendment to the site plan to permit the construction, use and occupancy of two additional buildings - **Section 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS ; Section 610. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS - Use Unit 12, located SE/c East 28th Street and South Sheridan.**

Presentation:

The applicant, **Charles Norman**, 2900 Mid-Continent Tower, Tulsa, Oklahoma, represented the University of Oklahoma College of Medicine. He submitted a site plan (Exhibit F-1) and photographs (Exhibit F-2) and asked that the previously approved plan be amended to include two additional buildings (24' by 80' and 24' by 70') on the north portion of the property. Mr. Norman informed that the college has approximately 50 students and 100 residents at this location, and 100,000 patients per year visit the medical offices. It was noted that, due to a recent review for accreditation, surgical facilities were required to be added to the clinic. Mr. Norman stated that the two buildings to the north will be used for this purpose. It was noted by the applicant, that the University of Oklahoma has acquired numerous properties in the area for expansion, and long range plans call for the removal of the two buildings in question and the construction of a larger facility. A landscape plan (Exhibit F-4) was submitted.

Comments and Questions:

Mr. Bolzie asked why the north location on 28th Street was chosen for the location of the buildings, and Mr. Norman replied that they were placed as close to the clinic as possible.

Ms. Bradley informed that a letter (Exhibit F-3) from the Whitney Homeowners Association states a concern with the sanitary sewer line serving the neighborhood and the OU campus.

Mr. Norman advised that he has met with the association, and is in agreement with them concerning the need for sewer improvements and traffic signals in the area. He informed that the addition of the two units will not add to the existing load on the sanitary sewer.

Protestants:

Mrs. J. Cross, 6541 East 28th Street, Tulsa, Oklahoma, stated that she is pleased that the medical college is in the area, but is concerned with the appearance of the two mobile units that have been moved to the property. She further noted that the installation of the buildings have increased the amount of trash blowing into the residential area. Ms. Cross stated that she has contacted the college about the problem, but the trash continues to accumulate. She pointed out that 28th Street is not wide enough to accommodate the traffic generated by the medical facility, and street parking is a problem in the area.

Case No. 15440 (continued)

Interested Parties:

Ray McCollum, 3135 South 76th East Avenue, Tulsa, Oklahoma, stated that he is president of the Whitney Homeowners Association, and that the area residents have met with representatives of the college. He informed that concerns of the neighborhood have been discussed and are being worked out. Mr. McCollum stated that the association is supportive of the medical facility, but will continue to monitor the expansion.

Applicant's Rebuttal:

In reference to the trash problem, Mr. Norman stated that he does not believe the clinic is responsible for the trash in the neighborhood, as a maintenance man picks up trash daily.

Ms. Cross stated that the trash picked up in her yard has Johnson and Johnson labels.

Board Action:

On **MOTION** of FULLER, the Board voted 4-0-0 (Bolzle, Bradley, Chappelle, Fuller, "aye"; no "nays"; no "abstentions"; White, "absent") to **APPROVE** a **Special Exception** and an amendment to the site plan to permit the construction, use and occupancy of two additional buildings - **Section 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS ; Section 610. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS** - Use Unit 12; per plot plan submitted; finding that the addition of the two units for medical use is compatible with the area, and will not violate the spirit and intent of the Code; on the following described property:

Reserve "A" Boman Acres Third Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof, and that part of the SW/4, SW/4, Section 14, T-19-N, R-13-E of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the US Government Survey thereof, being more particularly described as follows, to-wit:

Beginning 648.30' east of the NW/c of the SW/4, SW/4, of said Section 14; thence S 89°-57.4138' E and along the north line of the said SW/4, SW/4 a distance of 2.23'; thence S 0°-1.2757' E a distance of 58'; thence S 89°-.4138' E a distance of 11.74'; thence south 235'; thence westerly and parallel to the north line of said SW/4, SW/4, a distance of 14.30'; thence northerly and parallel to the west line of said Section 14, a distance of 343' to the Point of Beginning; AND

The north 343' of the west 648.3' of the SW/4, SW/4, Section 14, T-19-N, R-13-E, of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the US Government Survey thereof, City of Tulsa, Tulsa County, Oklahoma.

05.17.90:563(12)

requested and should therefore not hear the application at this time.

Mr. Levy stated that the Assistant Attorney's counseling is in error as is pointed out by the reverse decision of the District Court in that the Board does have jurisdiction to hear the application at this time. He further pointed out that if the Board determines that they have no jurisdiction, he would again file appeal with the District Court. Upon questioning, Mr. Levy advised that the direction of the Board to hear the application on its own merit at the present time was in the comments of the judge and a Writ of Mandamus was not issued in order that the Board might first have a chance to hear the application on their own.

Upon questioning, Mr. Pauling advised that it would take approximately one year for the case to be brought to trial before the Supreme Court. He further advised that the Oklahoma Chapter of the American Institute of Planners and the Oklahoma Municipal League have entered into the lawsuit on behalf of the City. Upon questioning and in discussion regarding the Writ of Mandamus, Mr. Levy advised he would supply the Board with a transcript of the Court case in order that any questions regarding the Writ might be cleared up.

Protests:

None.

Board Action:

On MOTION of GUERRERO and on advice of Counsel, the Board (4-0) closed the hearing of application 8323 at this time and reserved its decision thereon for one year until such time as the legal status of Tulsa's ordinance has been clarified by the Oklahoma Supreme Court.

8370

Action Requested:

Exception (Section 1480 (g) - Special Exceptions) to permit parking in an RS-3 District per plot plan; a Variance (Section 1330 (b) - Setbacks - Under the Provisions of Section 1470) for a variance of the 50' setback requirement to permit parking per plan; and a Variance (Section 1140 (e) - Design Standards for Off-Street Parking - Under the Provisions of Section 1470) for a variance of the screening requirement on lot lines in common with an RS District, in an RS-3, OL and IL District located southeast of 28th Street and Sheridan Road.

10.3.74:173(3)

Presentation:

Larry Leonard, representing the Church of the Christian Crusade, Inc., advised that the building of the library per plot plan was approved at the hearing of September 19, 1974 and the balance of the application continued to this date in order that the parking requirements and proposals might again be reviewed and in order that approval of the Traffic Engineer in regard to the existing curb cut to 66th East Avenue might be obtained.

Mr. Leonard submitted the modified plot plan (Exhibit "A-1") advising that a driveway permit (Exhibit "A-2") had been received approving the curb cut on 66th East Avenue at the southeast corner of the tract. Mr. Leonard requested that the existing parking lot at this location be approved per plot plan. He advised that a hedge is located to the south of the lot and that a chain link fence is located to the east and requested that the screening requirement to the north of the lot be waived as it abuts College property. Upon questioning, Mr. Leonard advised that this parking lot is used for the parking of buses and that the gate at the curb cut is used only as access for the buses, which creates little traffic, as the gate is locked the remainder of the time.

In regard to the parking lot on the northern portion of the tract, Mr. Leonard advised that the original parking plan submitted was modified to permit parking in a north-south direction, stating that the parking parallel to 28th Street has been eliminated from the plan. He requested a variance of the setback requirement to permit the lot to be located 50' from the centerline of 28th Street and requested that the screening requirement on the east be waived as it abuts College property.

In regard to the number of parking spaces that might be required by the students, Mr. Leonard advised that the campus is located across Sheridan to the west and that the students walk from the campus to the College rather than driving their vehicles.

Mr. Leonard pointed out that several of the properties surrounding the College are owned by the College and requested that the screening requirements be waived on these properties for economic reasons. He stated that the College would, however, be willing to provide the screening around the properties that are not owned by the College.

10.3.74:173(4)

In discussion of the screening requirements and the waiver requested, Mr. Leonard questioned whether or not hedge could be provided as the screening requirement in lieu of a solid wooden fence.

Protests:

Bruce Townsend, attorney representing Mr. and Mrs. James Wheeler of 652 East 28th Street, advised he had no objection to the screening being waived along Sheridan and that hedge be provided, but requested that his client's property be screened. In discussion, Mr. Townsend stated he would be willing to accept hedge in lieu of a solid wooden fence.

Board Action:

On MOTION of BLESSING, the Board (4-0) approved an Exception (Section 1480 (g) - Special Exceptions) to permit parking in an RS-3 District per amended plot plan; a Variance (Section 1330 (b) - Setbacks - Under the Provisions of Section 1470) for a variance of the 50' setback requirement to permit parking per amended plot plan; and a Variance (Section 1140 (e) - Design Standards for Off-Street Parking - Under the Provisions of Section 1470) for a variance of the screening requirements on lot lines in common with an RS District, waiving the screening requirements on the east side of the northern parking lot and the north side of the southern parking lot; requiring that a six foot hedge, in lieu of the six foot solid wooden fence, be provided on the north edge of the northern parking lot, on the south edge of the southern parking lot, and on the east edge of the College property abutting Lot 9, Block 15, Boman Acres 3rd Addition and Lot 9, Block 38, South Sheridan Acres; and instructing that the gate on 66th East Avenue be used for accessory access only and not made a principal access, in an RS-3, OL and IL District on the following described tract:

The North 343' of the West 648.3' of the SW/4, SW/4, of Section 14, Township 19 North, Range 13 East, Tulsa County, Oklahoma, containing 5.1 acres, more or less; AND Reserve "A" Boman Acres 3rd Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof, and containing .6876 acres, more or less, AND, that part of the SW/4, of the SW/4 of Section 14, Township 19 North, Range 13 East of the Indian Base and Meridian in Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, more particularly described as follows:

8370 (continued)

Beginning 648.30' East of the Northwest corner of the SW/4 of the SW/4 of said Section 14; thence South 89°-57.4138' East and along the North line of the said SW/4 of the SW/4, a distance of 2.23' to a point; thence South 0°-1.2757' East a distance of 58' to a point; thence South 89°-57.4138' East a distance of 11.74' to a point; thence due South 285' to a point; thence Westerly and parallel to the North line of said SW/4 of the SW/4 a distance of 14.30' to a point; thence Northerly and parallel to the West line of said Section 14, a distance of 343' to the point of beginning, and containing .095 acres, more or less, containing a total of approximately 6 acres, more or less, and also known as 2819 South Sheridan, Tulsa, Oklahoma.

8371

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1470) for a variance of setback requirements from 55' to 43' from the centerline of 91st East Avenue to permit an addition to present church building; a Variance (Section 1120 (d) - General Requirements for Off-Street Parking - Under the Provisions of Section 1470) for a variance to remove parking requirements in Block 20 (Church has 35 spaces - Section requires 38 additional spaces for the proposed addition) and permission to use the West 74.8' of Lots 37 and 38, Block 32 for church parking; and an Exception (Section 830 - FD Floodway Supplemental District Regulations) to use Lot 36, Block 32 for church parking, in an RS-3 OL and CS District located northwest of 91st East Avenue and 11th Street.

Presentation:

Mr. Jones submitted a letter (Exhibit "B-1") to the Board from the applicant requesting a continuance of the subject application to November 7, 1974.

Protests:

None.

Board Action:

On MOTION of PURSER, the Board (4-0) continued application 8371 to November 7, 1974, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

10.3.74:173(6)

2.14

Presentation:

James Million, the applicant, was present and submitted his plot plan (Exhibit "L-1") to the Board explaining that he requested permission to add two bedrooms and a 3/4 bath to the present structure.

Remarks:

Mr. Edwards advised the Board that he took the application as an appeal because the two residences were in place when the applicant purchased the property.

Mr. Gardner stated that if the applicant were to file a lot-split he would not have a nonconforming use and no requirement of the Board other than a minor variance to waive the minimum frontage, subject to the Board of Adjustment approval. He stated that the fact that there are two structures on one lot creates the nonconforming use and the problem.

Protests:

None.

Board Action:

On MOTION of COHEN, the Board (4-1, with Jolly voting "nay") approved a Variance (Section 208 - One Single-Family Dwelling per Lot of Record) to permit the expansion of a nonconforming residence per plot plan submitted in an RS-3 District on the following described tract:

That part of the SE/4 of the NE/4 of Section 33, Township 19 North, Range 12 East, Tulsa County, Oklahoma, more particularly described as follows:

Beginning at a point 35' west and 449.2' south of the NE corner of the SE/4 of the NE/4 of Section 33, T-19-N, R-12-E; thence west 625.0' to an iron pipe; thence south 84.5' to an iron pipe; thence east 625.0' to an iron pipe; thence north 84.5' to the point of beginning, containing 1.212 acres, more or less, according to the U. S. Government Survey thereof, and known as 5338 South 33rd West Avenue.

7675

Action Requested:

Exception (Sections 410, 510, 710 - Principal Uses Permitted in Residential, Office and Industrial Districts) to erect a cafeteria, fieldhouse, FM radio broadcasting facility and public relations offices for college use in RS-3, OL and IL Districts located at 2800 South Sheridan Road.

10.19.72:122(14)

Presentation:

Mr. Wayne Pollard, representing American Christian College, was present and stated that in February the subject property, which lies on the east side of Sheridan, was committed to college use subject to approval of the Board of Adjustment of eight uses and structures to be placed on the 6.2 acre tract. In approving the use of a college, the Board approved a special exception and variances. He stated that plans are now being made for the construction of two structures which have been submitted to the Building Inspector. He presented copies of the college Bulletin (Exhibit "M-1") to the Board which show the structures for the specific uses proposed. He also submitted plot plans (Exhibit "M-2") for each of the three proposed structures. He advised that the buildings, as located on the plot plans, are located in the IL portion of the tract. He said there had been some question in the past about the use of the property as a broadcasting station, but advised that this would be a use by right in an IL District. He requested that the balance of the property be approved for use of the fieldhouse.

Mr. Pollard advised that no open sports events are scheduled for the fieldhouse, that it would be used for intra-mural events only.

The Board was advised by a representative of the College that the College is to be used as a basic educational institution on a low-key level. He also explained that the College anticipates a maximum of 500 students enrolled at the college. He advised that the radio station licensed by the F.C.C. would be used for the training of the radio communications students. He further advised that the antenna for the station would be located on Lookout Mountain and that it would in no way interfere with radio and television reception in the residential areas. He advised that neither of the buildings would create a large amount of traffic and that parking facilities will be provided for 130 vehicles as shown on the plot plan.

Protests:

Raymond Estes, 2828 South 66th East Place, presented a statement (Exhibit "M-3") signed by 12 homeowners in the immediate area of the subject property, requesting that no access be permitted to the tract from East 28th Place or from South 66th East Avenue for traffic or pedestrians; that a visual screen be erected to screen the proposed facilities to protect the character of the residential neighborhood; that

10.19.72:122(15)

the FM radio broadcasting facility be licensed by FCC and on a frequency so as not to interfere with homeowners' television and radio; and that the fieldhouse, if for sports events, be so erected in a location so as not to permit undue noise or inconvenience to the homeowners.

Board Action:

On MOTION of COHEN, the Board (5-0) approved an Exception (Sections 410, 510, 710 - Principal Uses Permitted in Residential, Office and Industrial Districts) to erect a cafeteria, fieldhouse, FM radio broadcasting facility and public relations offices for college use in an RS-3 District, and that the access be determined by the Traffic Engineer, but that the desires of the neighbors concerning the closing of streets and screening be submitted to the Traffic Engineer, on the following described tract:

Parcel 2: The North 343'; of the West 648.3' of the SW/4, SW/4, of Section 14, Township 19 North, Range 13 East, Tulsa County, Oklahoma, containing 5.1 acres, more or less; AND Reserve "A" Bowman Acres 3rd Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof, and containing .6876 acres, more or less, AND that part of the SW/4 of the SW/4 of Section 14, T-19-N, R-13-E of the Indian Base and Meridian in Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, more particularly described as follows:

Beginning 648.30' East of the NW corner of the SW/4 of the SW/4 of said Section 14; thence South 89° -57.4138' East and along the North line of the said SW/4 of the SW/4, a distance of 2.23' to a point; thence South 0° -1.2757' East a distance of 58' to a point; thence South 89° -57.4138' East a distance of 11.74' to a point; thence due South 285' to a point; thence Westerly and parallel to the North line of said SW/4 of the SW/4 a distance of 14.30' to a point; thence Northerly and parallel to the West line of said Section 14, a distance of 343' to the point of beginning, and containing .095 acres, more or less, containing a total of approximately 6 acres, more or less, and also known as 2819 South Sheridan Road, Tulsa, Okla.

7311

Action Requested: Variance (Section 1430 - Notice of Public Hearings - Minor Variances) to modify the front footage requirements in an RS-1 District to permit a lot-split (Lots will have 82.5' frontages) on a tract located at 5657 South 85th West Avenue.

Presentation: Joe Donelson, applicant, advised the Board that although the request has not received the approval of the Planning Commission, the Board could grant approval subject to their subsequent approval. He stated that his client's home was recently destroyed by a fire and he is anxious to commence building a new structure on this land which he has obtained from a relative. He stated that although the tract will have less than 100' of frontage, it is 1 1/4 acre in size.

Protests: None.

Board Action: On MOTION of COHEN, the Board (3-0) approved a Variance (Section 1430 - Notice of Public Hearings - Minor Variances) to modify the front footage requirements in an RS-1 District to permit a lot-split, subject to subsequent approval by the Planning Commission, on the following described tract:

The N/2, S/2, SW/4, NE/4, SE/4, of Section 36, Township 19 North, Range 11 East, Tulsa County, Oklahoma.

6987

Action Requested: Exception (Section 410 - Principal Uses Permitted in Residential Districts, and
Exception (Section 510 - Principal Uses Permitted in Office Districts, and
Variance (Section 710 - Principal Uses Permitted in Industrial Districts) to permit a college in Residential Districts and Office Districts, and a college in an Industrial District (as per specifications) on a tract located in the 2800 Block on South Sheridan Road.

Presentation: Allen Barrow, attorney representing the American Christian College of Christian Crusades, advised the Board that the College received approval from this Board in April 1971, to enlarge the existing cathedral building. Nine months later, in January 1972, the Board received two letters from property owners in the area stating that they had not received proper notice

2.3.72:101(24)

2.18

and the College therefore filed the subject application to effect new notice. The College in this application is merely requesting that the former approval by this Board be reinstated.

Remarks:

Mr. Jones advised the Board that of 65 affected property owners only four were not notified of the previous hearing.

Protests:

W. E. Murphy Address: 6209 E. 28th Street

Mr. Murphy objected to any expansion of the present facilities stating that the residential area would become overcrowded. He also stated that he objected to any use of the property which would include a radio station. He added that parking in the area is restricted to one side of the street and that it would be affected by any expansion.

Remarks:

The Chair advised Mr. Murphy that the Board is not considering a radio station on the subject tract at this time.

Board Action:

On MOTION of COHEN, the Board (3-0) reaffirmed the previous approval granted American Christian College of Christian Crusades (application no. 6987) which approved an Exception (Section 410 - Principal Uses Permitted in Residential Districts), and Exception (Section 510 - Principal Uses Permitted in Office Districts), and Variance (Section 710 - Principal Uses Permitted in Industrial Districts) to permit a college in Residential, Office, and Industrial Districts, with the following conditions and stipulations on the following described property:

- 1) The Board of Adjustment recognizes the overall site as depicted on the plot plan as a college site (Special Exceptions - Use Unit 5).
- 2) That Building "F" to be constructed be approved as per plot plan and location.
- 3) That required off-street parking must be provided within the overall approved site, but not necessarily adjacent to a specific building complex.

- 4) That any subsequent additional buildings to be constructed other than Building "F" will require separate filing of notice and public hearing for consideration before this Board.

Parcel 1: Lots 1, 2, 3, 4, and 5, Block 1, Boman Acres 2nd Addition, a subdivision to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof.

Parcel 2: The North 343; of the West 648.3' of the SW/4, SW/4, of Section 14, Township 19 North, Range 13 East, Tulsa County, Oklahoma, containing 5.1 acres, more or less; AND Reserve "A" Boman Acres 3rd Addition to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof, and containing .6876 acres, more or less, AND, that part of the SW/4 of the SW/4 of Section 14, T-19-N, R-13-E. of the Indian Base and Meridian in Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, more particularly described as follows:

Beginning 648.30' East of the Northwest corner of the SW/4 of the SW/4 of Said Section 14; thence South $89^{\circ}-57.4138'$ East and along the North line of the said SW/4 of the SW/4, a distance of 2.23' to a point; thence South $0^{\circ}-1.2757'$ East a distance of 58' to a point; thence South $89^{\circ}-57.4138'$ East a distance of 11.74' to a point; thence due South 285' to a point; thence Westerly and parallel to the North line of said SW/4 of the SW/4 a distance of 14.30' to a point; thence Northerly and parallel to the West line of said Section 14, a distance of 343' to the point of beginning, and containing .095 acres, more or less, containing a total of approximately 6 acres, more or less, and also known as 2819 South Sheridan, Tulsa, Oklahoma.

Parcel 3: Lot 1, Block 4, Boman Acres 2nd Addition, a Subdivision to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

The SE/4 of the SE/4 of Section 15, Township 19 North, Range 13 East of the Indian Base and Meridian in Tulsa County, Oklahoma, according to U. S. Government Survey thereof:

Beginning 170' South and 50' West of the Northeast corner of the SE/4 of the SE/4 of Section 15; thence South $0^{\circ}-12'-52''$ West a distance of 175' to a point; thence due West a distance of 140' to a point; thence South $0^{\circ}-12'-52''$ West a distance of 125' to a point; thence due West a distance of 71.67' to a point; thence Westerly along a curve to the left with a radius of 230' for a distance of 69.42' to a point; thence North $0^{\circ}-12'-52''$ East a distance of 310.17' to a point; thence North $89^{\circ}-57'-09''$ East a distance of 280' to the point of beginning.

Parcel 4: A tract of land situated in the SE/4, of the SE/4 of Section 15, Township 19 North, Range 13 East, Tulsa County, being more particularly described as follows, to-wit: Beginning at the intersection of the North right-of-way line of East 31st Street South and the West right-of-way line of South Sheridan Road; thence North 450'; thence West 150' to the point of beginning; thence West 130'; thence North 238.46'; thence Northeast along the South right-of-way line of East 30th Street East a distance of 70.61'; thence East 86.43'; thence South 150'; thence West 25'; thence South 102.96' to the point of beginning.

Parcel 5: Beginning at a point 362' North and 330' West of the Southeast corner of said Section 15; thence due West and parallel to the South line of said Section 15, a distance of 108.69'; thence North $26^{\circ}-33.3082'$ East, a distance of 0.00'; thence along a curve to the left with a radius of 85', a distance of 222.91'; thence along a curve to the right with a radius of 170' a distance of 196.43'; thence South $0^{\circ}-12'-52''$ East and parallel to the East line of said Section 15, a distance of 416.36' to the point of beginning and containing 0.8530 acres, more or less.

Parcel 6: A tract of land situated in the SE/4, SE/4, SE/4 of Section 15, Township 19 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, more particularly described as follows, to-wit: Beginning at a point 197' North and 330' West of the Southeast corner of the SE/4 of the SE/4 of said Section 15; thence due West and parallel to the South line of said Section 15, a distance of 108'; thence Northerly and parallel to the East line of said Section 15, a distance of 118'; thence due West a distance

of 76.78'; thence due East a distance of 0.00'; thence along a curve to the left with a radius of 85' a distance of 94.06'; thence due East a distance of 108.69'; thence Southerly a distance of 165' to the point of beginning, and known as 3025-3029½ South Norwood Avenue.

7267

Action Requested: Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 - Home Occupations) to permit operating a home beauty shop in an RS-3 District on a tract located at 2756 South Memorial.

Presentation: Betty Lou Ramey, applicant, was present.

Remarks: Mr. Jones advised the Board that the subject application was approved by the Board on January 6, 1972. However, one of the adjacent property owners notified the Staff that he had not received notice of the hearing, and the application was therefore readvertised for this date in order that proper notice may be served.

Protests: Mr. Robert Pace Address: 7247 East 27th Court

Mr. Pace and other protestants stated that the subject tract is located on the service road fronting Memorial. Residents in the area must use this service road to reach the only north-south access to Memorial Boulevard. Since the service road is only one lane, the additional traffic which would be created by the use would be hazardous. It was pointed out that the applicant has made some exterior alterations to the house on the tract, and although there are no signs displayed it obviously appears to be a business operation. A protest petition was submitted (Exhibit "L-1") containing the signatures of all six of the residents on 27th Court and others in the area.

Board Action: On MOTION of HENDRICKS, the Board (3-0) approved an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 - Home Occupations) to permit the operation of a one-chair, one-operator beauty shop, with the stipulation that no further structural changes be made to the property, on the following described tract:

Lot 3, Block 28, Boman Acres Fourth Addition to the City of Tulsa, Oklahoma.

2.3.72:101(28)

Presentation:

Monte Coon, representative of Craig Neon, was present and advised the Board that he had a permit to erect the sign. He also advised that he has a contract from the owner of the shopping center stating that the removal of the sign will cost the City nothing.

Betty Overton, Building Inspector, advised the Board that the permit was for permission to erect a sign 50' from the centerline and the applicant has erected the sign 42' from the centerline. She stated that she is opposed to the sign companies of Tulsa erecting their signs before getting Board of Adjustment approval.

Protests:

None.

Board Action:

On MOTION of COHEN, the Board (4-0) approved a Minor Variance (Section 280 - Structure Setback From Abutting Streets - Under the Provisions of Section 1430) for a modification of setback requirements to permit the erection of a sign 42' from the centerline of Peoria Avenue in a CS District on the following described tract:

Lots 5, 6, 7, 8, Block 1, Broadview Heights Addition to the City of Tulsa, Oklahoma.

SPECIAL ITEMS:

Communication:

6987

Remarks:

This was a request from MPH Investments, Inc., on behalf of American Christian College for a clarification of the minutes pertaining to Building "F" of the meeting of February 3, 1972. Mr. Edwards stated that the application had been approved in concept and approval of the outside boundaries was granted. He stated that the College had requested a blanket waiver of conditions, but were told that additional buildings other than Building "F" would require separate filing of notice and public hearing for consideration before the Board. Mr. Jones also advised the Board that the uses of each new building would have to have the Board's approval because the Board is representing the protestants who were interested in what construction and uses would be taking place.

6987 (continued)

Presentation:

R. G. Warriner, of MPH Investment, Inc., was present with representatives of American Christian College. He submitted to the Board a substitute plot plan (Exhibit "F-1") explaining the overhang of Building "F".

Protests:

None.

Board Action:

On MOTION of COHEN, the Board (4-0) approved that Building "F" be constructed within the original limits (foundation and walls) and that the overhang be approved in its present form as per the substitute plot plan submitted.

Elections:

On NOMINATION of COHEN, the members appointed by acclamation Tom Jolly as Chairman of the Board of Adjustment for one year.

There being no further business, the Chairman declared the meeting adjourned at 3:32 p.m.

Date Approved 11-2-72


Chairman

10.5.72:121(14)

2.24

Exhibit "A"
Legal Description

A tract of land in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section Fourteen (14), Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, and being more particularly described as follows, to-wit:

BEGINNING at the Northeast Corner of Lot One (1), Block Forty-five (45), South Sheridan Acres;

THENCE, S88°43'53"W for a distance of 120.00 feet;

THENCE, S01°18'42"E for a distance of 100.00 feet;

THENCE, S88°43'53"W for a distance of 492.71 feet;

THENCE, N01°15'07"W for a distance of 295.26 feet;

THENCE, N88°41'18"E for a distance of 612.40 feet;

THENCE, S01°18'42"E for a distance of 195.72 feet to the Point of Beginning;

Said Tract containing 3.88 acres more or less.

Exhibit "B"
Project Summary / Action Requested

This application has been filed to address and resolve a discrepancy between (i) the existing underlying zoning and (ii) the use of the Subject Property that has been in existence for several years (since 2010).

The Subject Property is located at 2821 South Sheridan Road. The Subject Property has four (4) different zoning districts on-site, namely (i) Industrial-Light (IL), (ii) Office-Low Intensity (OL), (iii) Residential Single Family-3 (RS-3), and (iv) Commercial-High (CH).

The Subject Property has been owned and occupied by the Child Abuse Network for many years. The Family Safety has recently purchased a portion of the property for construction of a "family justice center" where many service providers, both from the state and local government as well as private service agencies, will be housed under one roof to provide services to individuals, families and children in need. This collective and cooperative Center has been in operation since 2006. The agencies that provide services at the Family Safety Center include:

- City of Tulsa
- Tulsa Police Department (Family Violence Unit and forensic/SANE nurses)
- Tulsa County Sheriff
- Tulsa County District Attorney
- Courtroom dedicated to the issuance of protective orders
- DVIS/Call Rape providing advocates
- civil legal services
- self sufficiency referrals
- childcare
- Tulsa Metropolitan Ministry for spiritual support
- RSVP for volunteer recruitment
- Legal Aid
- University of Tulsa Law School
- Parent Child Center of Tulsa
- YWCA for immigration and translation issues.

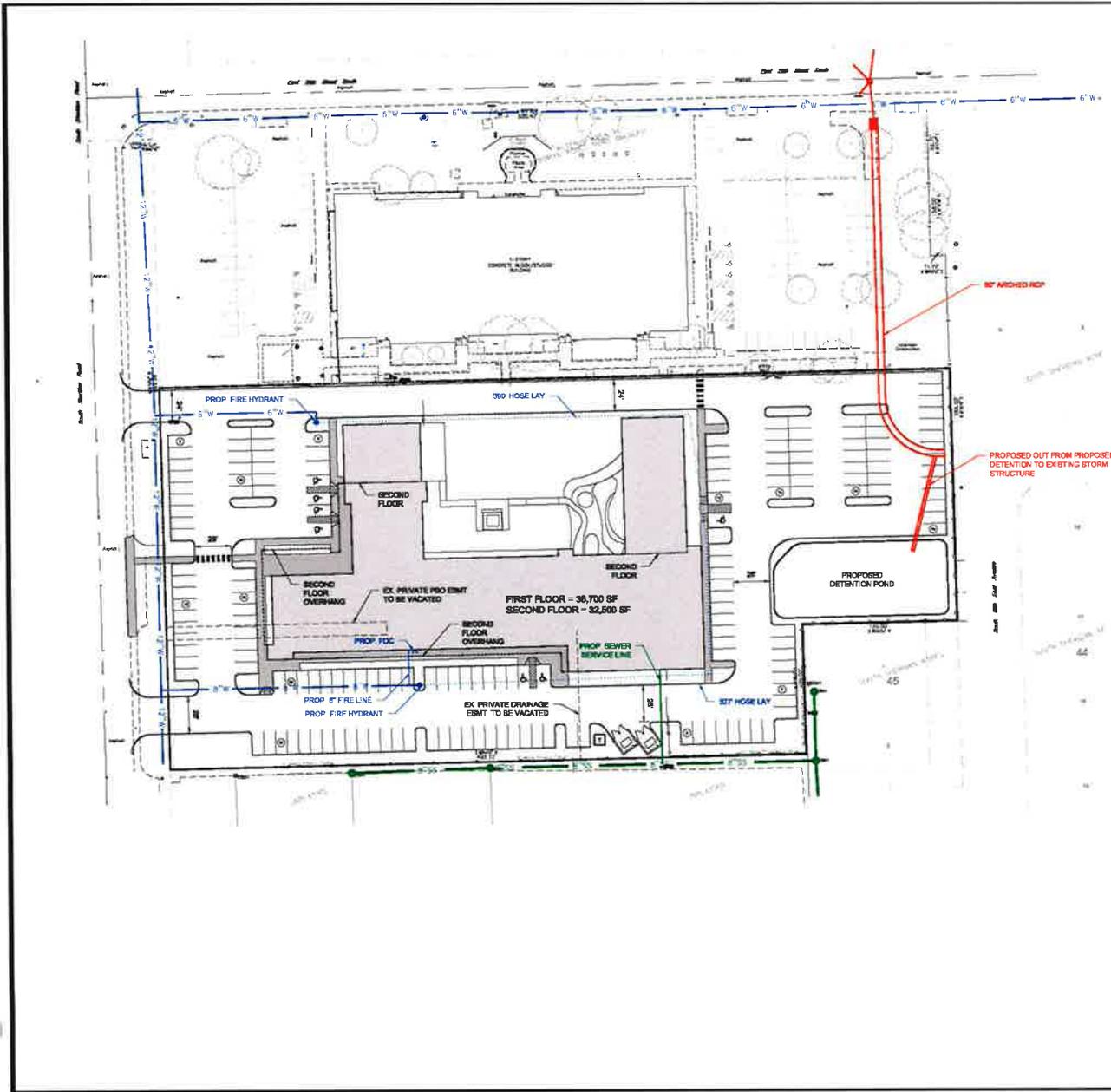
Today, the Family Safety Center staff numbers 15 persons, 8 of whom manage initial client intake and navigation, 3 special project coordinators and 4 staff members handle day to day activities of the staff and partners housed at the Family Safety Center. There are additionally 40 professional staff from the other agencies and 5 volunteers located within the current facility at the Family Safety Center.

The campus is being redeveloped to better serve the needs of Tulsa County and Northeast Oklahoma residents by more clearly coordinating the services provided by the Child Abuse Network (to be located in the property immediately to the north) and the Family Safety Center (on the Subject Property).

This application has been filed to clarify and formally approve the services that have been conducted on site for many years by the Child Abuse Network and that will also be performed by the Family Safety Center upon completion. Those services include Tulsa Police offices, District Attorney offices, Courtroom, and similar governmental uses – uses that are categorized as "***Governmental Services or Similar Functions***" under the zoning code. These uses require a special exception in order to allow them to be conducted in any zoning district (this is not a "use by right" anywhere in the City).

The requested special exception is in harmony with the spirit and intent of the zoning code in that the services and functions which are and have been offered on site for many years are critical to effective provision of critical services to the citizens where such services can be offered and provide with minimal (if any) intrusion into the residential or other adjoining zoning districts. Likewise, the requested special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare in that it is the exact opposite – it is critical to the public welfare and has existed harmoniously in the neighborhood for many years.

2.27



- ### SITE NOTES
- A. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GEOTECHNICAL REPORT
 - B. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNERS DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING PERMITTING AUTHORITY HAVING JURISDICTION
 - C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT
 - D. THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS OF PROPERTY LINES UTILITIES DRAINAGE PRIOR TO CONSTRUCTION START
 - E. ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT
 - F. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIST PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE, AND DOWNSPOUT LOCATIONS SPECIFIC TO EACH BUILDING
 - G. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB (FC) UNLESS OTHERWISE NOTED
 - H. PARKING LOT STRIPING SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS
 - I. UNLESS OTHERWISE NOTED ALL RADI SHALL BE 2'
 - J. BUILDING DIMENSIONS ARE TO BE OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN
 - K. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER FITTINGS ARE ACHIEVED, AS WELL AS COORDINATED WITH ANY UTILITY COMPANIES FOR APPROVED LOCATION AND SCHEDULING OF THE INSTALLATIONS TO THEIR FACILITIES
 - L. REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONFLICTED CONFLICTS WITH UNDERGROUND UTILITIES, SIDEWALKS, ETC
 - M. CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS
 - N. CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION

SITE DATA

LOT INFORMATION	
CURRENT ZONING:	CU, I, & RS-3
PROPOSED USE:	GOVERNMENT FACILITY
LOT SIZE:	3.88 ACRES (169,004 SQ FT)
BUILDING SIZE:	69,300 SF
	(36,700 SF FIRST FLOOR)
	(32,600 SF SECOND FLOOR)
PROPOSED BUILDING HEIGHT:	100 FEET
BUILDING LAND COVERAGE:	40.85%
CRITERIA	
TOTAL REQUIRED PARKING:	710
TOTAL PROVIDED PARKING:	122 P'S
HANDICAP PARKING REQUIREMENTS:	PROVIDED 7 P'S



PROJECT
FAMILY SAFETY CENTER
 TULSA, OKLAHOMA

PROJECT NUMBER: 21041
 DRAWING DATE: 01.01.2021
 ISSUE DATE: 01.01.2021

SCALE:
 SUBMITTAL
 ISSUED FOR REVIEW
 REVISIONS

REVISIONS

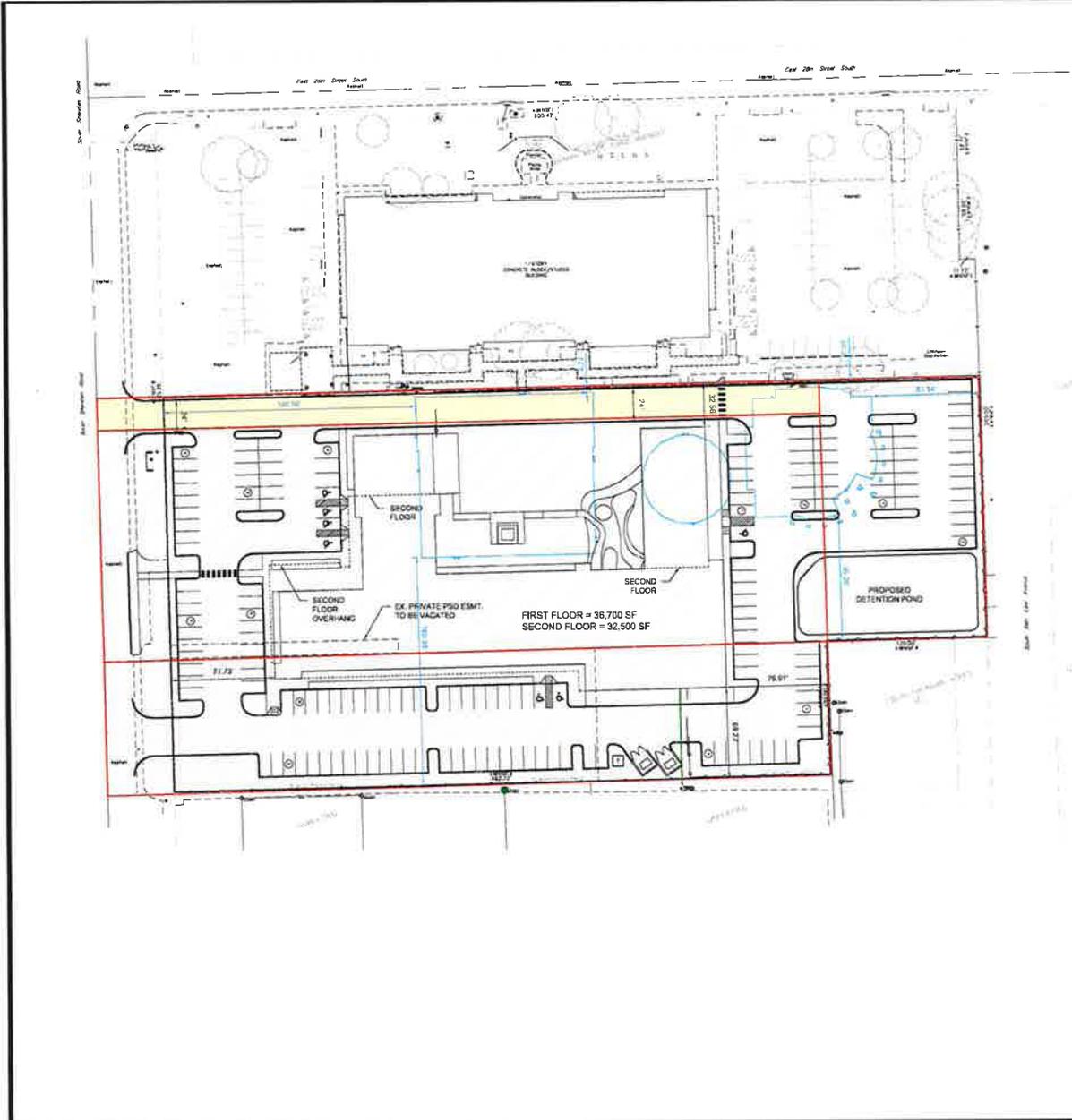
THIS PLAN AND DRAWING ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CEDAR CREEK ENGINEERING, PLANNING & CONSULTING, P.C. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. CEDAR CREEK ENGINEERING, PLANNING & CONSULTING, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DAMAGE TO PROPERTY OR PERSONAL INJURY, ARISING FROM THE USE OF THIS DRAWING.

DRAWING TITLE

SCHEMATIC SITE PLAN

SHEET
C1.00

2.28



SITE NOTES

- A. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GEOTECHNICAL REPORT.
- B. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNER'S DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING PERMITTING AUTHORITY HAVING JURISDICTION.
- C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL. REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.
- D. THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.
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- F. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE AND DOWNSPOUT LOCATIONS/SPECIFICATIONS/DETAILS.
- G. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB (FC) UNLESS OTHERWISE NOTED.
- H. PARKING LOT STRIPING SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- I. UNLESS OTHERWISE NOTED ALL RACE SHALL BE 2:.
- J. BUILDING DIMENSIONS ARE TO OUTSIDE OF MASONRY UNLESS OTHERWISE SHOWN.
- K. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATED WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-IN CONNECTIONS TO THEIR FACILITIES.
- L. REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTED CONFLICTS WITH UNDERGROUND UTILITIES, SEWERLINES, ETC.
- M. CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.
- N. CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLANS FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.

SITE DATA

LOT INFORMATION:
 CURRENT ZONING - O, B, & RS-3
 PROPOSED USE: GOVERNMENT FACILITY
 LOT SIZE: 3.88 ACRES (170,000.00 SF)
 BUILDING SIZE: 69,200 SF
 (36,700 SF FIRST FLOOR)
 (32,500 SF SECOND FLOOR)
 PROPOSED BUILDING HEIGHT: XX FEET
 BUILDING LAND COVERAGE: 40.99%
 PARKING REQUIREMENTS:
 CRITERIA
 TOTAL REQUIRED PARKING: 180
 TOTAL PROVIDED PARKING: 173 P.S.
 HANDICAP PARKING REQUIREMENTS:
 PROVIDED: 7 P.S.



PROJECT:
FAMILY SAFETY CENTER
 TULSA, OKLAHOMA

PROJECT NUMBER: 21041
 DRAWING DATE: XX.XX.XX
 ISSUE DATE: XX.XX.XX

SCALE:

SUBMITTAL:
 ISSUED FOR REVIEW

REVISIONS:

THIS PLAN AND DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN CONSENT OF CEDAR CREEK ENGINEERING AND ARCHITECTURE. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OF ANY PROJECT WITHOUT THE WRITTEN CONSENT OF CEDAR CREEK ENGINEERING AND ARCHITECTURE. CEDAR CREEK ENGINEERING AND ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OF ANY PROJECT WITHOUT THE WRITTEN CONSENT OF CEDAR CREEK ENGINEERING AND ARCHITECTURE.

DRAWING TITLE:

SCHEMATIC SITE PLAN

SHEET:

C1.00



Family Safety Center



Preliminary Design Concept
March 8, 2021



2.29



Site Plan

FAMILY SAFETY CENTER
March 8, 2021



2.30



Overall View

FAMILY SAFETY CENTER
March 8, 2021



2.31



ARCHITECTURE
INTERIORS
ENGINEERING



Client Parking Entry

2.32



FAMILY SAFETY CENTER
March 8, 2021



ARCHITECTURE
INTERIORS
ENGINEERING



View from Sheridan

FAMILY SAFETY CENTER
March 8, 2021



ARCHITECTURE
INTERIORS
ENGINEERING

2.33



View From Sheridan

FAMILY SAFETY CENTER
March 8, 2021



ARCHITECTURE
INTERIORS
ENGINEERING

2.34





Court Parking Entry

2.35



FAMILY SAFETY CENTER
March 8, 2021



ARCHITECTURE
INTERIORS
ENGINEERING



Client/Visitor Entry

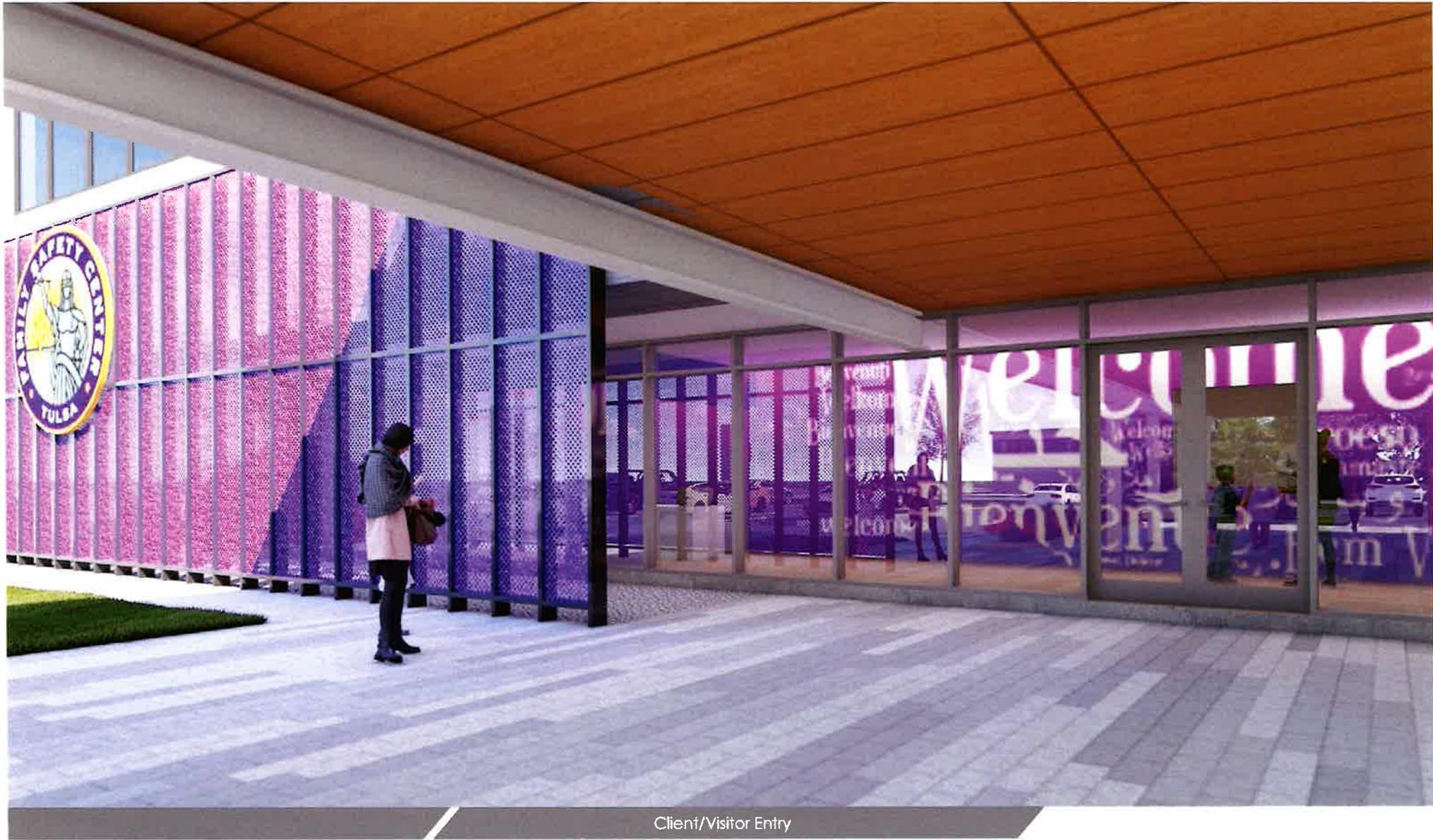
FAMILY SAFETY CENTER
March 8, 2021



2.316



ARCHITECTURE
INTERIORS
ENGINEERING



Client/Visitor Entry

2.37



FAMILY SAFETY CENTER
March 8, 2021



ARCHITECTURE
INTERIORS
ENGINEERING



Courtyard

2.38



FAMILY SAFETY CENTER
March 8, 2021



ARCHITECTURE
INTERIORS
ENGINEERING



Courtyard

8.39



FAMILY SAFETY CENTER
March 8, 2021



ARCHITECTURE
INTERIORS
ENGINEERING



Children's Area

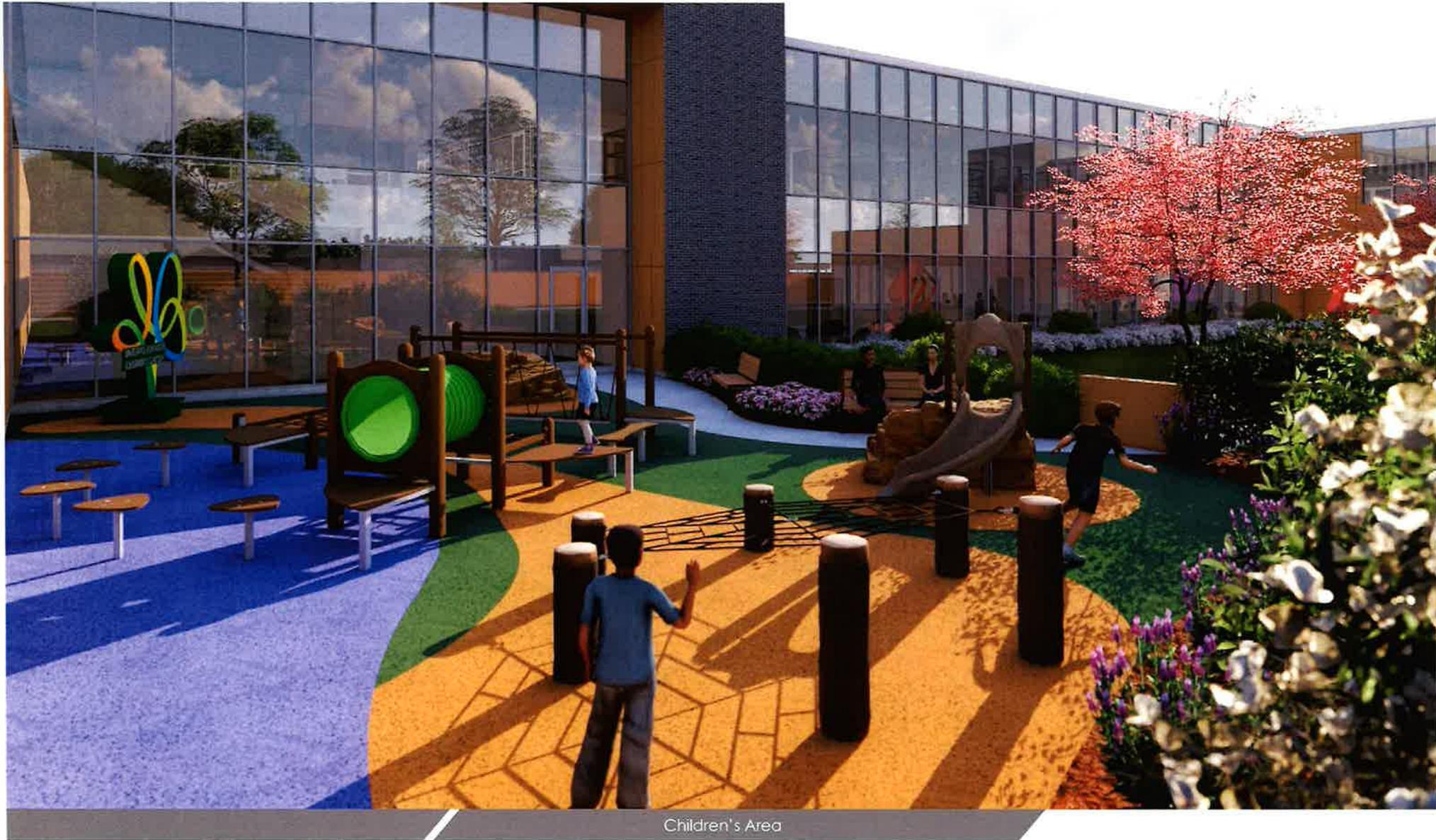


FAMILY SAFETY CENTER
March 8, 2021



ARCHITECTURE
INTERIORS
ENGINEERING

2.40



Children's Area

FAMILY SAFETY CENTER
March 8, 2021



ARCHITECTURE
INTERIORS
ENGINEERING

2.41



Evening View

2.42



FAMILY SAFETY CENTER
March 8, 2021



ARCHITECTURE
INTERIORS
ENGINEERING



E 25 PL S

E 26 ST S

E 26 PL S

E 26 CT S

S 67 E AVE

E 26 PL S

S NORWOOD AVE

S SHERIDAN RD

S 67 E AVE

E 27 ST S

E 27 ST S

E 27 PL S

E 27 PL S

E 28 ST S

E 28 ST S

E 28 PL S



E 30 ST S

E 30 ST S

E 29 ST S

S 66 E PL

E 29 ST S

S MAPLEWOOD AVE

S JOPLIN PL

S 66 E AVE

S 67 E AVE

S 69 E AVE

E 30 PL S

E 30 ST S

E 30 ST S

E 31st ST S

S LAKWOOD AVE

S NORWOOD AVE

E 32 ST S

S 67 E AVE

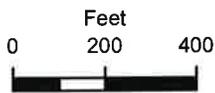
S 68 E AVE

S 69 E AVE

S 70 E AVE

E 32 PL S

E 32 ST S



Subject Tract

BOA-23160

19-13 14

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

Aerial Photo Date: 2020/2021



2.43

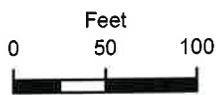


E 28 ST S

S SHERIDAN RD

E 29 ST S

S 66 E AVE



Subject Tract

BOA-23160

19-13 14

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

Aerial Photo Date: 2020/2021



2.44