



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23582

Hearing Date: 10/24/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

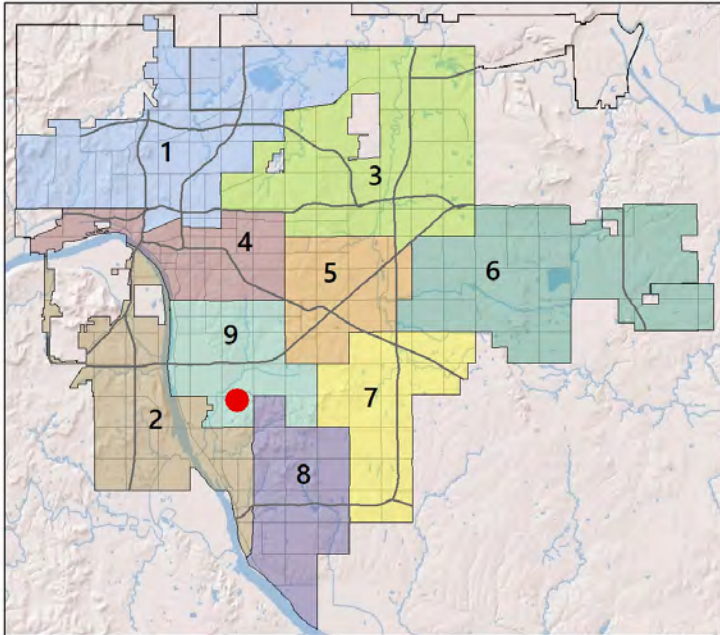
Owner and Applicant Information:

Applicant: Justin DeBruin

Property Owner: Southern Hills Country Club

Action Requested: Special Exception to amend a previously approved site plan for a Country Club in the RS-1 District (Table 5.020, Table 5-2; Sec.70.120)

Location Map:



Additional Information:

Present Use: Southern Hills Country Club

Tract Size: 295.82 acres

Location: 2636 E. 61 St. S.

Present Zoning: RS-1

Case History:

10/10/23: First appearance on agenda, Board continued item until the next hearing to correct a noticing issue.

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9332

Case Number: **BOA-23582**

CD: 9

HEARING DATE: 10/24/2023 1:00 PM

APPLICANT: Justin DeBruin

ACTION REQUESTED: Special Exception to amend a previously approved site plan for a Country Club in the RS-1 District (Table 5.020, Table 5-2; Sec.70.120)

LOCATION: 2636 E. 61 St. S.

ZONED: RS-1

PRESENT USE: Southern Hills Country Club

TRACT SIZE: 12886111.37 SQ FT

LEGAL DESCRIPTION: See attached,

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-23420; On 09.13.22 the Board approved a special sxeption to amend a previously approved site plan for a Country Club in the RS-1 District. A copy of that site pan is attached.

BOA-22487; On 07.24.18 the Board approved a modification to a previously site plan.

BOA-21884; On 5.12.15, the Board approved the request for a modification to a previously approved site plan (BOA-19909) to permit an equipment storage building, subject to conceptual plan 6.15, on the subject property.

BOA-20358; On 10.24.06, the Board approved a special exception to permit architectural features (cupolas) to exceed 150% of the maximum height permitted (35 feet) in the RS district, on the subject property.

BOA-20030; on 4.26.05 the Board approved a Special Exception to permit a cellular telephone antenna in an RS-1 district; a Special Exception for a waiver of the screening requirements to enclose the antenna and equipment as security is provided for the entire property; and a Special Exception for a waiver of the landscaping buffer of planted materials around the antenna and equipment as the entire country club has significant landscaping, with conditions: for a monopole, no guy wires, per amended plan submitted, located on the subject property.

BOA-19909; on 9.14.04 the Board approved an amended detail site plan to permit expansion of Country Club buildings and facilities, with one change, with increase of three enclosed courts to four located on the subject property.

BOA-18993; on 2.27.01 the Board approved a Special Exception to extend special event parking (U.S. Open) beyond 20 days per calendar year and 10 days in a 30 day period to March 1 to July 1, on Section A of the site plan and from June 5 to June 18 on Section B located on the subject property.

BOA-17148; On 9.12.89, the Board approved a variance to permit a ground sign for a period of 14 months through October 1996 to announce The Tour Championship Golf Tournament; and a variance to permit the sign to exceed the maximum display surface area, on the subject property.

BOA-15869; on 10.22.91 the Board approved a Special Exception to amend a site plan to permit relocation of a drive located on the subject tract.

BOA-15813; on 8.27.91 the Board approved a Special Exception to permit extension of country club use by including indoor tennis facility; per plot plan submitted; finding that approval of the special exception request will permit the enclosure of existing tennis courts and reduce unnecessary lighting in the abutting residential neighborhood; located on the subject tract.

BOA-15787; on 7.23.91 the Board approved a Special Exception to permit extension of country club use including addition of a nine-hole golf course located on the subject property.

BOA-9344; On 1.6.77, the Board approved a special exception to extend a non-conforming Country Club in a U-1A district by erecting accessory buildings for the club use per plat plan, located on the subject property.

BOA-9090; On 6.17.76, the Board approved a special exception to use property for a private club purpose and permit the installation of two lighted tennis courts and a pro shop per plat plan, located on the subject property.

BOA 6594; 3/17/70 – The Board approved a special exception to permit extending a nonconforming country club in a U-1A district located on the subject tract.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a “Parks and Open Space” Land Use designation.

The Park and Open Space designation includes parks, trails, public sports complexes, country clubs, stormwater facilities, forests, and cemeteries. While these individual uses differ greatly, the general goal of this designation is to ensure these areas remain in their current undeveloped state, and that new development in near proximity does not encroach in ways that undermine the purpose of the property. Active parks and open space should be further activated by development that faces these uses.

STAFF ANALYSIS: The applicant is revising a site plan for Southern Hills Country Club property related to the replacement of one of their existing office buildings to build a larger structure.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to amend a previously approved site plan for a Country Club in the RS-1 District (Table 5.020, Table 5-2; Sec.70.120)

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

GENERAL SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES, AND PLANTED MATERIALS.
5. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
6. RADI = 5'-0" UNLESS OTHERWISE INDICATED.

GENERAL PAVING NOTES:

1. ALL MATERIALS, EXECUTION, AND TESTING TO CONFORM TO AHI REQUIREMENTS (I.E. LOCAL OR STATE DOT STANDARDS) AND SPECIFICATIONS.
2. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
3. CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTALS INCLUDING, BUT NOT LIMITED TO, DESIGN MIXES, MATERIAL CERTIFICATES, AND MATERIAL TEST REPORTS FOR MATERIALS AND PRODUCTS ASSOCIATED WITH PAVING AND PAVEMENT MARKING OPERATIONS.
4. CONTRACTOR SHALL DEVELOP AND IMPLEMENT PROPER TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF THE MUTCD. ACCESS FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
5. PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND TO THE GRADES AND ELEVATIONS REQUIRED BY THE CONSTRUCTION DOCUMENTS.
6. PAVEMENT CONTRACTOR TO INSPECT PAVEMENT SUBGRADE AND CORRECT ANY DEFICIENCIES PRIOR TO PAVING OPERATIONS.
7. CONTRACTOR TO COORDINATE CONSTRUCTION TESTING UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
8. THE PAVEMENT SECTIONS SHOWN IN DETAILS 1-1/3200 ARE SHOWN FOR REFERENCE AND WERE PROVIDED BY (GEOTECHNICAL ENGINEER NAME) BASED ON SITE SPECIFIC CONDITIONS AS OUTLINED IN THEIR REPORT DATED XX.XX.XXXX. ANY QUESTIONS REGARDING THE SUITABILITY OF THESE OR ALTERNATE PAVEMENT SECTIONS, SPECIFIC PAVEMENT MAINTENANCE REQUIREMENTS, OR POTENTIAL PAVEMENT LIFE SHOULD BE DIRECTED TO (GEOTECHNICAL ENGINEER NAME) AS THIS IS BEYOND WALLACE'S SCOPE OF SERVICES FOR THIS PROJECT.

ASPHALT PAVEMENT:

9. CONTRACT JOINTS TO ENSURE A CONTINUOUS BOND BETWEEN ADJOINING PAVEMENT SECTIONS. OFFSET LONGITUDINAL JOINTS IN SUCCESSIVE COURSES, A MINIMUM OF 6 INCHES AND TRANSVERSE JOINTS A MINIMUM OF 24 INCHES.
10. WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION, WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.
11. UNIFORM DENSITY REQUIREMENTS:
 - 11.1. AVERAGE DENSITY: 96 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D 6927 BUT NOT LESS THAN 94 PERCENT OR GREATER THAN 100 PERCENT. OR
 - 11.2. AVERAGE DENSITY: 92 PERCENT OF REFERENCE MAXIMUM THEORETICAL DENSITY ACCORDING TO ASTM D 2041 BUT NOT LESS THAN 90 PERCENT OR GREATER THAN 96 PERCENT.
12. INSTALLATION TOLERANCES:
 - 12.1. PAVEMENT THICKNESS: BASE COURSE PLUS OR MINUS 1/2 INCH; SURFACE PLUS 1/4 INCH.
 - 12.2. PAVEMENT SMOOTHNESS: BASE COURSE 1/4 INCH IN 10 FEET; SURFACE COURSE 1/8 INCH IN 10 FEET.

CONCRETE PAVEMENT:

13. CONCRETE PLACEMENT TO CONFORM TO ACI 301 / 306 / 330 REQUIREMENTS.
14. CONCRETE MATERIAL:
 - 14.1. 28 DAY COMPRESSIVE STRENGTH: 4000 PSI MINIMUM
 - 14.2. MAXIMUM W/C RATIO AT POINT OF PLACEMENT: 0.46
 - 14.3. SLUMP: 4 INCHES PLUS OR MINUS 1 INCH
 - 14.4. AIR CONTENT: 1 PERCENT PLUS OR MINUS 1-1/2 PERCENT
15. STEEL:
 - 15.1. GRADE 60
 - 15.2. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATION, PLACEMENT, AND SUPPORT.
16. JOINTS:
 - 16.1. FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE, WHEN JOINING EXISTING PAVING, PLACE JOINTS TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.
 - 16.2. FORM ISOLATION JOINTS OF PREFORMED JOINT FILLER STRIPS ABUTTING LIGHT STANDARD FOUNDATIONS, MANHOLES, INLETS, STRUCTURES, OR OTHER FIXED OBJECTS; EXTEND JOINT FILLER THE FULL WIDTH AND DEPTH OF PAVEMENT.
 - 16.3. CONTRACTION JOINT DEPTH TO BE 1/4 OF THE TOTAL CONCRETE THICKNESS.
 - 16.4. JOINTS SHOULD EXTEND THROUGH ADJACENT CURB AND GUTTER.
17. JOINT SPACING:
 - 17.1. JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS (E.G. 0.5" THICK CONCRETE = 30 = 15' MAXIMUM JOINT SPACING) WITH A MAXIMUM SPACING OF 15 FEET.
 - 17.2. LAY OUT JOINTS TO FORM SQUARE PANELS. WHEN THIS IS NOT PRACTICAL, RECTANGULAR PANELS CAN BE USED, BUT THE LENGTH SHALL NOT BE MORE THAN 25% LONGER THAN THE WIDTH (E.G. A 15' LONG PANEL CANNOT BE WIDER THAN 12').
 - 17.3. CONTRACTOR TO SUBMIT A JOINT LAYOUT PLAN FOR REVIEW AND APPROVAL PRIOR TO COMMENCING PAVING OPERATIONS. CONTRACTOR TO TAKE INTO ACCOUNT REVIEW TIME AND CHANGES PER ANY COMMENTS WHEN SCHEDULING THE SUBMISSION OF THE JOINT LAYOUT PLAN.
18. REINFORCEMENT OF IRREGULARLY SHAPED PANELS OR MISMATCHED JOINTS:
 - 18.1. ON PANELS WITH RADI, ON PANELS THAT TAPER TO A SHARP ANGLE, AND/OR WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 1.25, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN BOTH DIRECTIONS ACROSS THE ENTIRE PANEL.
 - 18.2. WHERE JOINT PATTERNS OF ABUTTING PAVEMENTS DO NOT MATCH AND ARE NOT SEPARATED BY AN EXPANSION JOINT, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN THE PAVEMENT OPPOSITE OF THE MISMATCHED JOINT FOR A DISTANCE OF THREE FEET BACK FROM THE JOINT ALONG THE FULL WIDTH OF THE PANEL.
19. WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.
20. PROVIDE MEDIUM TO FINE TEXTURED BROOM FINISH UNLESS OTHERWISE INDICATED ON THE PLANS.
21. INSTALLATION TOLERANCES:
 - 21.1. ELEVATION: 1/4 INCH
 - 21.2. THICKNESS: PLUS 3/8 INCH, MINUS 1/4 INCH
 - 21.3. SURFACE: 1/4 INCH IN 10 FEET

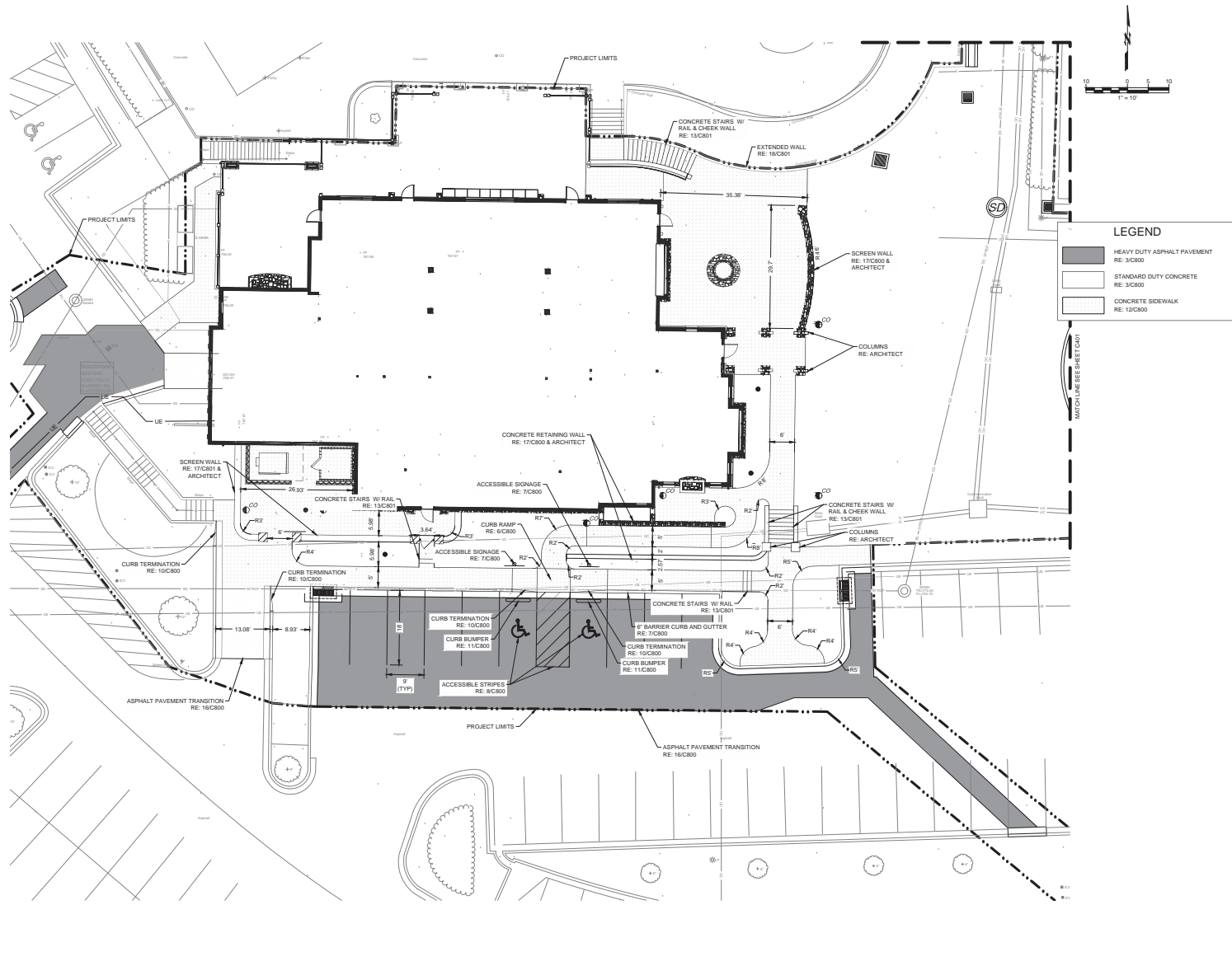
PAVEMENT MARKINGS:

22. ALLOW PAVING TO AGE A MINIMUM OF 30 DAYS BEFORE STARTING PAVEMENT MARKING OPERATIONS.
23. PAVEMENT MARKING PAINT SHALL BE ACRYLIC, WATERBORNE EMULSION, LEAD AND CHROMIUM FREE, READY MIXED, COMPLYING WITH FS TP-P-196, TYPE II, WITH A DRYING TIME OF LESS THAN THREE MINUTES.
24. COLOR AS INDICATED.



CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



INTERIM REVIEW ONLY
 THESE DOCUMENTS ARE INCOMPLETE. THEY ARE NOT INTENDED TO BE USED FOR PERMITS, RECORDS OR CONSTRUCTION.
 4/4/2023 3:29:04 PM



SNUG HARBOR AT SOUTHERN HILLS
 2838 E. 61ST ST
 TULSA, OK 74136
 C400
 SITE PLAN

GH2.COM
 GH2 PROJECT NUMBER: 20230052
 ISSUE DATE: 07/28/2023
 ISSUE: 100% Construction Documents

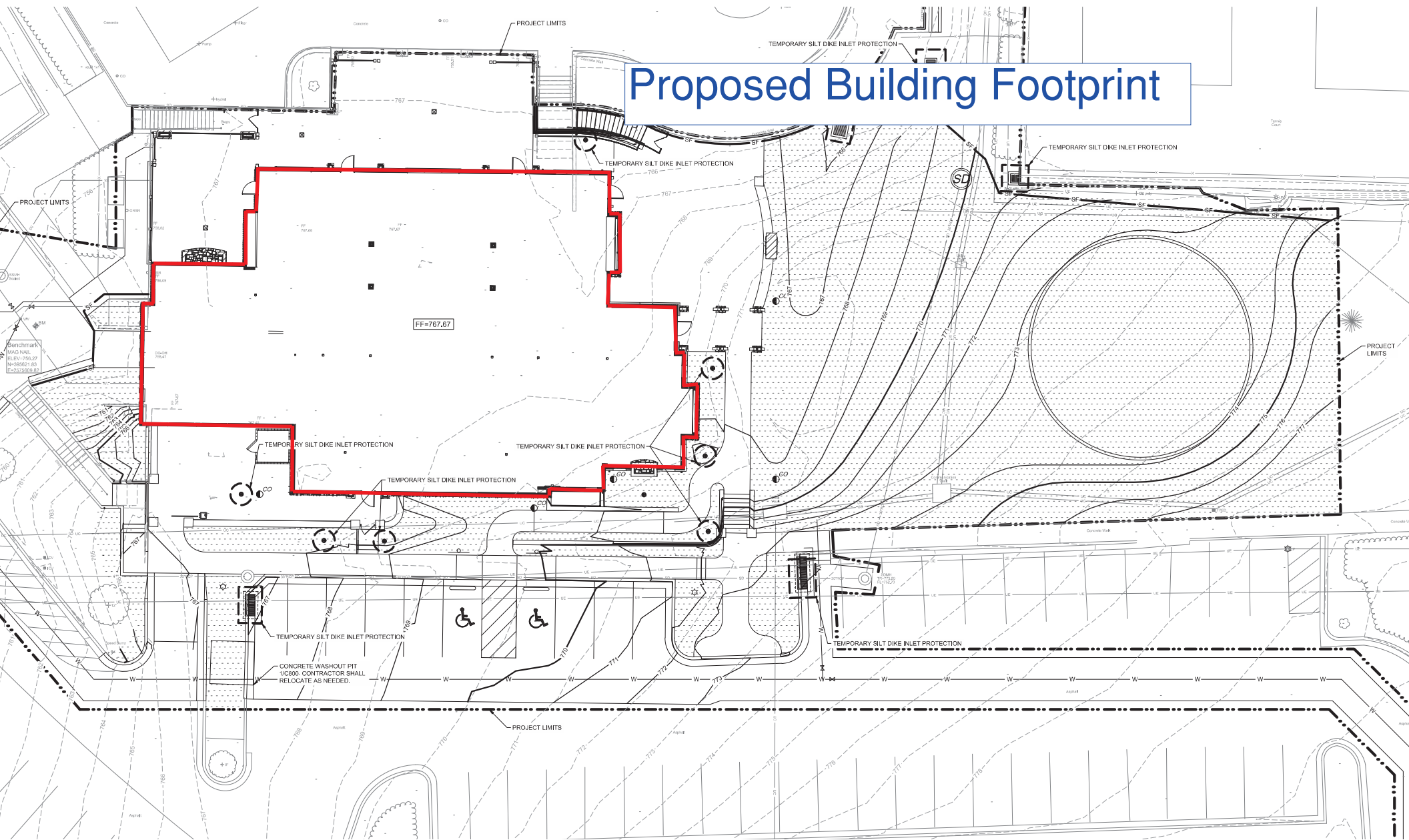
OTHER ISSUE DATES:
 NO. DESCRIPTION DATE

SHEET NAME:
 SITE PLAN

SHEET NUMBER:
C400
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3.6

Proposed Building Footprint



Comment 1 (Jeffrey Bush)

Modification of previous City of Tulsa Board of Adjustment (BOA) approval required.

BOA-19909: 9/14/04 approved a modification to a previously approved site plan to approve expansion of country club buildings. The expansion of the clubhouse is a modification to the site plan approved on 9/14/04.

Review Comment: Submit an approved BOA modified site plan reviewed and approved per Sec. 70.120.

Comment 2 (tlegendre)

Section 1804.4 Site grading. Provide information for medium proposed for all surfaces. All surfaces that drain shall slope a minimum of 5% from the building. Revise plans accordingly to identify the whole building out from perimeter to a point 10'-0" minimum. Any exception used shall be identified and for what areas they apply.

Comment 3 (tlegendre)

ICC A117.1-2009, Section 403.3 Slope / Section 502.5 Floor Surfaces. Revise plans to identify cross-slope across accessible egress routes to be 2% within 10'-0" of building to be consistent with 2 % minimum slope required for drainage from building for impermeable surfaces. Identify the whole accessible parking pad area, including access aisle, to be no steeper than 2%. Identify the route in the direction of travel to be no steeper than 5%. Patios shall be no steeper than 2% at any point.

Comment 4 (tlegendre)

IFC 2018, Section 503.1.1 Buildings and facilities. Contact a Fire Marshal Plans Examiner for fire apparatus road requirements and revise plans to identify location of the fire apparatus road approved by the fire marshal examiner.



Location Map

\\civil-server\projects\2340273 SHCC Snug Harbor\DWG\PRODUCTION\Exhibits\Site Map2.dwg



wallace
design
collective

wallace design collective, pc
structural- civil- landscape- survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858



1" = 400'

September 11, 2023