**Case Report Prepared by:** Dylan Siers

**Owner and Applicant Information:**
*Applicant: Tanner Consulting, LLC*
*Property Owner: M-H Real Estate, LLC*

**Location Map:**
*(shown with City Council Districts)*

![Location Map Image](image)

**Zoning:**
*Existing Zoning: OM/CS/PUD-533-C*
*Proposed Zoning: No Change*

**Comprehensive Plan:**
*Land Use Map: Town Center*
*Growth and Stability Map: Growth*

**Staff Data:**
*TRS: 9313*

**Staff Recommendation:**
*Staff recommends approval.*

**City Council District:** 5
*Councilor Name: Grant Miller*

**County Commission District:** 2
*Commissioner Name: Karen Keith*
SECTION I: PUD-533-C-1 Minor Amendment

Amendment Request: PUD minor amendment to allow phasing of development including the landscaping plan.

Currently, the provisions within PUD-533-C do not allow for the phasing of development. This minor amendment would support this. The applicant has requested that the development be done in two phases and that the last sentence within Development Area B-2, Section I., Landscaping read as "If paving is phased, required landscaping shall be installed within each phase.". In conclusion the landscape plan will be phased with the development phases.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(13) of the City of Tulsa Zoning Code.

"Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan."

Staff has reviewed the request and determined:

1) PUD-533-C-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-533-C-1.

2) All remaining development standards defined in PUD-533-C and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
PUD Landscape Plan (Showing phases)
General Notes and Details

With considerations listed above, staff recommends approval of the minor amendment to allow phasing of development including the landscaping plan.
Note: Graphic overlays may not precisely align with physical features on the ground.
Note: Graphic overlays may not precisely align with physical features on the ground.
PARKING LOT FOR MOTOR VEHICLE SALES, LEASE, OR RENTAL ONLY

* REFER TO PUD VS. ZONING CHART FOR INTERIOR LANDSCAPE REQUIREMENTS

PLANT SCHEDULE

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**PLANTING NOTES**

- Refer to Sheet 1.5 for planting notes.

**PUD vs. Zoning Code Landscape Requirements**

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<tr>
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<tr>
<td>North</td>
<td>20 - 7 ft. fence</td>
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<tr>
<td>East</td>
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<td>Lote 1/9</td>
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**New Requirements**

- 50 trees
- 30 trees
- 10 trees
- 5 trees
- 1 tree

**Interior Planting Requirements**

- Refer to Sheet 1.2 for planting notes.
PLANTING NOTES
1. The Contractor shall delineate and mark all the site conditions and verify items in his/her satisfaction.
2. The Contractor is responsible for maintaining, in all plant areas (including weeding, pruning, mowing, trenching, etc.) the job is performed, in full, by Owner and/or Landscape Architect.
3. The Landscape Contractor is responsible for confirming the availability of all the specified plant materials within two (2) weeks of project award. All supplies for hardscape, to be of quality available shall be made to the Landscape Architect at his/her discretion, no substitute materials shall be offered at no additional cost to the Owner.
4. The Landscape Contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the Landscape plans at the specified location and notifying the Landscape Architect immediately of any anticipated discrepancies or variances of less than 5% in variance does prior to planting.
5. The Landscape Architect reserves the right to review and approve all plant materials if requested, including trees, at the sole discretion with the Landscape Contractor prior to delivery to the Job.
6. All turf shall conform to the site standards set forth in “American Standards for Nursery Stocks”
7. Each tree shall be balled and burlapped 3 to 5 cubic feet of loose, to facilitate root acceptance, mixed with existing topsoil.
8. To fit Civil Engineer’s grading plans for grading information. If all site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the Landscape Architect for direction on how to proceed.
9. All plant material shall be protected during transport and delivery to the plant location with shade or other acceptable means of ambient protection.
10. All trees must be on grades as shown or in the soil wet 25% to 30% or in the soil hot, 1/4" to 1/2" of water, and in good condition, and according to accepted good planting and tree relocation processes with the quality of plant materials as shown or as described. All elements of landscape plantings shall be installed on as to not effect any anticipated shade or soil requirements.
11. The Contractor shall manage the maintenance and protection of all planting materials available at the plant materials. The Contractor shall fill in the pits with water before plantings to ensure the proper drainage and protection and is mandatory. Final requirement to assume ownership. Contractor is responsible for replacement of all plants fails for to mandate drainbonds conditions.
12. Contractor shall request final acceptance of project in writing. If all work is satisfactory and accepted in accordance with contract documents, then the Owner and Landscape Architect shall declare the project substantially complete.
13. Contractor shall replace rejected plant material within two (2) weeks of written notice.
14. The Contractor shall manage the installation and preparation of all vegetation plants for all areas. The Contractor shall fill in the pits with water before plantings to ensure the proper drainage and protection and is mandatory. Final requirement to assume ownership. Contractor is responsible for replacement of all plants fails for to mandate drainbonds conditions.
15. Contractor shall plan to plant material on site and get Landscape Architect’s approval before planting.

IRRIGATION NOTES
1. The irrigation system shall be fully automatic and automated irrigation system that provides full coverage of all landscape areas as shown on the plans and details. Contractor is responsible for adjusting in accordance with requirements for the specified irrigation system.
2. The Irrigation layout for the irrigation systems shall be as follows: The layout for the irrigation system is to be designed and covered with a 12" of loose and 1/4" of water to the sprinklers. The layout for the irrigation system is to be designed and covered with a 12" of loose and 1/4" of water to the sprinklers. The layout for the irrigation system is to be designed and covered with a 12" of loose and 1/4" of water to the sprinklers. The layout for the irrigation system is to be designed and covered with a 12" of loose and 1/4" of water to the sprinklers.
3. All irrigation systems shall be installed at least 6 feet away from the house, garage, and other structures. All irrigation systems shall be installed at least 6 feet away from the house, garage, and other structures. All irrigation systems shall be installed at least 6 feet away from the house, garage, and other structures. All irrigation systems shall be installed at least 6 feet away from the house, garage, and other structures.
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SOIL PREPARATION NOTES
1. All topsoil to remove the topsoil and all topsoil on site. All topsoil to be removed by the Owner and/or Landscape Architect's approval.
2. All topsoil to be removed by the Owner and/or Landscape Architect's approval.
3. All topsoil to be removed by the Owner and/or Landscape Architect's approval.
4. All topsoil to be removed by the Owner and/or Landscape Architect's approval.
5. All topsoil to be removed by the Owner and/or Landscape Architect's approval.

LAWN NOTES
1. Certified field of grass as shown on plans and all tied up areas. If shown on plans but without any work, Certified to furnish with Landscape Architect.
2. Property shall be tilled to a depth of 10 inches prior to seeding or sodding. If clay soils are present.
3. Top soil shall be of high quality and topsoil immediately before seeding.
4. Seeded with Certified field of grass as shown on plans and all tied up areas. If shown on plans but without any work, Certified to furnish with Landscape Architect.
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7. Certified field of grass as shown on plans and all tied up areas. If shown on plans but without any work, Certified to furnish with Landscape Architect.
I. DEVELOPMENT STANDARDS:

Within Development Area B-2, Section I., Landscaping, replace the final sentence as follows:

“LANDSCAPING:

....

In addition to the minimum number of trees required to comply with Zoning Code buffering standards, plus the additional buffering trees along the perimeters as described above (proposed to be required by this PUD), 34 landscaping trees shall be planted and maintained within parking islands or on the peripheries of the parking areas.

If paving is phased, required landscaping shall be installed within each phase.”