AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center Tuesday, May 9th, 2023, 1:00 P.M.

Meeting No. 1316

If you wish to present or share any documents, written comments, or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Remember to reference the case number and include your name and address.

Email: esubmit@incog.org
Mail or In Person: City of Tulsa BOA c/o INCOG, 2 W. 2nd St., Suite 800 Tulsa 74103

1. Approval of Minutes of April 11, 2023 (Meeting 1314).

NEW APPLICATIONS

2. 23520 - Trisha W. White
   Action Requested:
   Special Exception to permit a duplex in the RS-4 district (Sec.5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 2,500 square feet of open space per unit in the RS-4 District (Sec. 5.030, Table 5-3) Location: 238 E. Young Pl. (CD 1)

3. 23523 - Terrell Ellison
   Action Requested:
   Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Location: 2206 N. Main St. W/2142 N. Denver Blvd (CD 1)

4. 23524 - Lorena Medrano
Action Requested:

Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL District (Sec.15.020, Table 15-2) Location: 3102 E. Pine St. N. (CD 3)

5. 23525 - Jason Mills

Action Requested:

Special Exception to allow a college or university use in the RM-1 District (Sec.5.020, Table 5-2) Location: 8408 S. Delaware Ave. (CD 2)

6. 23526 - Conner Von Holten

Action Requested:

Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the Central Business District (CBD) (Sec.15.020, Table 15-2) Location: 924 S. Boulder Ave. (CD 4)

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: tulsaplaning.org E-mail: esubmit@incog.org
CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify Tulsa Planning Office at 918-584-7526. Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained by the Tulsa Planning Office at INCOG. All electronic devices must be silenced.
**Case Number:** BOA-23520  
**Hearing Date:** 05/09/2023 1:00 PM

**Case Report Prepared by:**  
Austin Chapman

**Owner and Applicant Information:**  
**Applicant:** Trisha W. White  
**Property Owner:** 80% CHANCE OF SUNSHINE LLC

**Action Requested:** Special Exception to permit a duplex in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5) Variance to reduce the required 2,500 square feet of open space per unit in the RS-4 District (Sec. 5.030, Table 5-3)

**Location Map:**  
![Location Map](image)

**Additional Information:**  
**Present Use:** Vacant  
**Tract Size:** 0.16 acres  
**Location:** 238 E YOUNG PL N  
**Present Zoning:** RS-4
BOA-23520
20-12 25

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021

Subject Tract

0 50 100 Feet
BOARD OF ADJUSTMENT
CASE REPORT

STR: 0225
CD: 1

HEARING DATE: 05/09/2023 1:00 PM

APPLICANT: Trisha W. White

ACTION REQUESTED: Special Exception to permit a duplex in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5) Variance to reduce the required 2,500 square feet of open space per unit in the RS-4 District (Sec. 5.030, Table 5-3)

LOCATION: 238 E YOUNG PL N

ZONED: RS-4

PRESENT USE: Vacant

TRACT SIZE: 7000.12 SQ FT

LEGAL DESCRIPTION: LOT-3-BLK-2, RESERVOIR VIEW ADDN SUB B3 ACRE GARDENS ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:
Z- 7692: On 03.22.23 the Tulsa City Council approved a rezoning from RS-3 to RS-4 on the subject property. RS-4 Zoning 05.02.2023.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an “Existing Neighborhood” and an “Area of Stability”.

An Existing Neighborhood is intended to preserve and enhance Tulsa’s existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The Areas of Stability include approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

STATEMENT OF HARDSHIP: The Applicant requests a Variance from Section 5.030 and Table 5-3 of the Tulsa Zoning Code (the “Code”) to allow an exception to the 2500 square feet of open space per unit requirement. The subject property is located at 238 E. Young Place (the “Property”). The Property is located on the south side of E. Young Place. The Property is currently comprised of Lot -3-BLK-2 in the RESERVOIR VIEW ADDN SUB B3 ACRE GARDENS ADDN neighborhood. This is an older neighborhood that has several vacant lots and dilapidated houses. The City of Tulsa – Unity Heritage Neighborhoods Plan calls for the redevelopment of this area – including housing options. The owner would like to develop a duplex that would provide additional housing type options. The Property is 50 feet wide and 140 feet deep. The Property is zoned RS-4. The size and depth of the Property allow for the development of the duplex with ample room to comply with all building setbacks, however, it will not meet the open space requirement of 2500 square feet for each unit. Several development projects are happening in the Unity Heritage Neighborhoods Plan area, and housing designs and sizes are providing the options that present and future residents are desiring.
The proposed Variance would accommodate housing units with modern amenities. The open space requirement results in necessary hardship to the owner. The Variance would assist with housing options that are consistent with the current development pattern of the area. Therefore, the Variance would not cause substantial detriment to the public good or impair the purposes, spirit, an intent of this zoning code or the comprehensive plan.

**STAFF ANALYSIS:** The applicant is requesting a Special Exception to permit a duplex in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5) Variance to reduce the required 2,500 square feet of open space per unit in the RS-4 District (Sec. 5.030, Table 5-3);

Duplexes are defined as follows:

**35.010-E Duplex**

A duplex is a principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The 2 dwelling units are attached and may be located on separate floors or side-by-side.

![Figure 35-5: Duplex](image)

Open Space per unit is measured as follows:

**Section 90.080 Open Space per Unit**

90.080-A Open space per unit refers to the amount of outdoor open space required to be provided on a lot for each dwelling unit on the subject lot. Multiply the minimum open space-per-unit requirement by the number of dwelling units to determine the total amount of open space required on a lot. In applying minimum open space-per-unit requirements to fraternity, sorority and rooming/boarding house uses, each 600 square feet of floor area is counted as one dwelling unit.

90.080-B The following may be counted toward satisfying minimum open space-per unit requirements:

1. Outdoor areas that are not occupied by buildings, driveways or parking areas and are generally useable by residents;

2. Driveways and parking areas located in the rear yard of a detached house or duplex; and

3. Green roofs covering 25% or more of the subject building’s overall roof area.

90.080-C Required open space within a townhouse development may be provided on each townhouse lot or may be provided in outdoor common areas within the townhouse development, as designated on the recorded subdivision plat or in a separately recorded legal instrument.
Facts staff finds favorable for variance request:
- Open Space could be achieved doing multi-story units, but it would be one of the few two-story properties in the surrounding area.

Facts Staff find unfavorable for the variance request:
- None.

SAMPLE MOTION: Move to _________ (approve/deny) a Special Exception to permit a duplex in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5)
- 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.

Subject Property
Facing East on E. Young Pl.
WEST ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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

EAST ELEVATION
SCALE: 1/8" = 1'-0"
Case Number: BOA-23523
Hearing Date: 05/09/2023 1:00 PM

Case Report Prepared by:
Austin Chapman

Owner and Applicant Information:
Applicant: Terrell Ellison
Property Owner: ELLISON INVESTMENT GROUP LLC

Action Requested: Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

Location Map:

Additional Information:
Present Use: Vacant
Tract Size: 0.51 acres
Location:
2206 N. Main St. W/2142 N. Denver Blvd
Present Zoning: RS-3
HEARING DATE: 05/09/2023 1:00 PM

APPLICANT: Terrell Ellison

ACTION REQUESTED: Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

LOCATION: 2206 N. Main St. W/2142 N. Denver Blvd

ZONED: RS-3

PRESENT USE: Vacant

TRACT SIZE: 22167.77 SQ FT

LEGAL DESCRIPTION: LT 9 BLK 3, OAK CLIFF ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELevANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an “Existing Neighborhood” and an “Area of Stability”.

An Existing Neighborhood is intended to preserve and enhance Tulsa’s existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The Areas of Stability include approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit a duplex in the RS-43 district (Table 5.020, Table 5-2, Table 5-2.5) Duplexes are defined as follows.
SAMPLE MOTION: Move to _________ (approve/deny) a Special Exception to permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5)

- 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.
PROPERTY EXHIBIT

OAK CLIFF ADDITION, Tulsa, OK

LOT 9, BLOCK 3, OAK CLIFF ADDITION TO THE CITY OF TULSA

NOTES:
1. THE BEARINGS AND DISTANCES SHOWN HEREON WERE ESTABLISHED USING UNITED STATES SPCS, OKLAHOMA NORTH 5301, NAD83.

TULSA COUNTY, OKLAHOMA

LOT 9, BLOCK 3, OAK CLIFF ADDITION

TULSA COUNTY OKLAHOMA

LOT 9, BLOCK 3, OAK CLIFF ADDITION TO THE CITY OF TULSA, TULSA OKLAHOMA

SCALe: 1" = 40'

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
SECTION LINE
PROPERTY LINE
CHAIN LINK FENCE
CHEELED CROSS
PROPERTY CORNER
SET 3/8" UP WITH CAP STAMPED "LNS 1677"
FOUND SECTION CORNER AS NOTED
To whom it may concern:
I am a neighbor of the lot 2206 N Main/ 2142 N Denver Blvd and reside at 2226 N Denver Blvd as well as several parcels on N Main St. I am opposed to allowing for the lot to be turned into duplexes- the same company applying for this permit to allow duplexes on this ONE lot owns the 4-5 parcels next to this lot as well and as soon as this one is approved it will allow for them to turn the rest into a large rental/ duplex/ apartment situation in our beloved and historic Reservoir Hill neighborhood. I am not the only neighbor opposed to this but will be out of country May 9th and wanted to express my concerns.

Alesha Brandt
(918)-636-1767
Owner/ Partner:
Working Dog Radio
www.workingdogradio.com
Torch Light Kennels
1123 E Archer St
Tulsa OK 74120
www.torchlightk9.com
HRD Police K9
www.hrdpolicek9.com

I’m probably sending this covered in paint or dog poop.
**Case Number:** BOA-23524  
**Hearing Date:** 05/09/2023 1:00 PM

**Case Report Prepared by:**  
Austin Chapman

**Owner and Applicant Information:**  
**Applicant:** Lorena Medrano  
**Property Owner:** RECO PROPERTIES LLP

**Action Requested:** Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL District (Sec.15.020, Table 15-2)

**Location Map:**

<table>
<thead>
<tr>
<th>Location Map</th>
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<tbody>
<tr>
<td><img src="image" alt="Location Map" /></td>
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</tbody>
</table>

**Additional Information:**  
**Present Use:** Industrial  
**Tract Size:** 1.87 acres  
**Location:** 3102 E. Pine St. N.  
**Present Zoning:** IL
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

BOA-23524
20-13 32
BOARD OF ADJUSTMENT
CASE REPORT

STR: 0332
CD: 3

HEARING DATE: 05/09/2023 1:00 PM

APPLICANT: Lorena Medrano

ACTION REQUESTED: Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL District (Sec.15.020, Table 15-2)

LOCATION: 3102 E PINE ST N

ZONED: IL

PRESENT USE: Industrial

TRACT SIZE: 81322.5 SQ FT

LEGAL DESCRIPTION: E10 N166 W331.24 & S240.5 W331.24 BLK 1, HAW INDUSTRIAL SUB CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an “Employment” Land Use Designation and an “Area of Growth”.

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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.

STAFF ANALYSIS: The applicant is requesting a Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL District (Sec.15.020, Table 15-2).

Assembly and Entertainment uses are described as follows:

Uses that provide gathering places for participant or spectator recreation, entertainment or other assembly activities. Assembly and entertainment uses may provide incidental food or beverage service. Typical uses include gun clubs, shooting ranges, health clubs, gymnasiaums, riding stables and academies, banquet halls, entertainment centers, event centers, billiard centers, bowling centers, cinemas, go-cart tracks, laser tag, paintball, miniature golf courses, stadiums, arenas, video arcades, race tracks, fairgrounds, rodeo grounds, water parks, amusement parks, food truck courts, and live theaters. Outdoor seating and dining areas that exceed 50% of the indoor floor area of the subject principal use (e.g., bar, restaurant or indoor assembly and entertainment use) are regulated as an outdoor assembly and entertainment use.
The applicant is seeking to operate an Indoor Sport complex inside the building identified on the site plan.

**SAMPLE MOTION:**

Move to _________ (approve/deny) a Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL District  (Sec.15.020, Table 15-2).

- 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.
Zoning BLDC-142159-2023 (2)

Subject: Zoning BLDC-142159-2023
Page Label: 1
Status:
Author: Jeffrey Bush
Date: 3/2/2023 1:38:35 PM
Color: 

The Zoning district is "IL" for industrial light.

Subject: Zoning BLDC-142159-2023
Page Label: 1
Status:
Author: Jeffrey Bush
Date: 3/2/2023 1:40:58 PM
Color: 

Sec.15.020 Table 15-2: The proposed indoor soccer field is designated Commercial/Assembly and Entertainment Use/Indoor, Small up to 250 person capacity. It is located in an IL zoned district. This will require a Special Exception approved by the BOA. Review comment: Submit an approved BOA Special Exception Commercial/Assembly and Entertainment Use/Indoor, Small up to 250 person capacity to be allowed in a IL zoned district. Contact INCOG for further instructions 918.584.7526
Location of proposed Indoor Sports Complex
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin Chapman</td>
<td>Applicant: Jason Mills</td>
</tr>
<tr>
<td></td>
<td>Property Owner: ORAL ROBERTS UNIVERSITY</td>
</tr>
</tbody>
</table>

| **Action Requested:** Special Exception to allow a College or University use in the RM-1 District (Sec.5.020, Table 5-2) |

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<tr>
<th>Location Map:</th>
<th>Additional Information:</th>
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<tbody>
<tr>
<td></td>
<td>Present Use: Vacant</td>
</tr>
<tr>
<td></td>
<td>Tract Size: 15.01 acres</td>
</tr>
<tr>
<td></td>
<td>Location: 8408 S Delaware Ave.</td>
</tr>
<tr>
<td></td>
<td>Present Zoning: RM-1</td>
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</tbody>
</table>
BOA-17966; On 03.18.98 the Board approved an expansion of the existing nursery/day care on the subject property. The original nursery was approved in case BOA-11611 on 09.03.81.

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

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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.

**STAFF ANALYSIS:** The applicant is requesting a Special Exception to allow a College or University use in the RM-1 District (Sec.5.020, Table 5-2)

College or University uses are described as follows:
The applicant is seeking to convert the former Daycare building on the property into a biology lab to serve Oral Robert University. No exterior changes are shown to the site.

**SAMPLE MOTION:**

Move to ________ (approve/deny) a Special Exception to allow a College or University use in the RM-1 District (Sec.5.020, Table 5-2)

- 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.
Sec.5.020 Table 5-2: Your proposed Biology Lab is designated a Public, Civic & Institutional/College or University Use and is located in an RM-1 zoning district.

This use is only allowed by Special Exception in a RM-1 zoning district.

Review Comment: Submit a Special Exception, reviewed and approved per Sec.70.120, to allow a Public, Civic & Institutional/College or University Use to be located in an RM-1 zoning district. Contact INCOG/Tulsa Planning Office at 918-584-7526 for further instruction and next steps. Once approved, resubmit the approval as a revision to this application.

2018 IBC - 428.3 Laboratory suite construction.

a. Provide 1-hr fire barrier to separate each laboratory suite from non-laboratory areas.
b. Provide 1-hr fire barrier to separate laboratory suites from other laboratory suites.

2018 IBC - 428.4 Percentage of maximum allowable quantity in each laboratory suite.

Provide quantity of hazardous materials for each laboratory suite per Table 428.3 and this reference code.

This constitutes a Plan Review to date in response to the information submitted with and after the above referenced application. Additional issues may develop when the review continues upon receipt of additional information requested in this letter or upon additional submittal from the client. Any code items not reviewed are still in force, and it shall be the responsibility of the owner and design professional(s) to ensure that all code requirements are satisfied.
NEW SIDEWALK AND CURB RAMP - VERIFY EXTENTS OF SIDEWALK TO PROVIDE ACCESSIBLE PATH FROM STRIPED/ RAMP AREA TO EXISTING SIDEWALK; RE: 3/AS101

5'-0" MIN.

NEW VAN ACCESSIBLE PARKING SPACE; RE: 5/AS101

9'-0" MIN.

F.V.

9'-0"

18'-0"

EXISTING PARKING TO REMAIN, FIELD VERIFY AND REPAIR SURFACE/STRIPING AS REQUIRED BY OWNER

5'-0"

6'-0" RAMP MIN. F.V.

EXISTING FENCE TO REMAIN - FIELD VERIFY LOCATION TO MIN. DIMENSIONS INDICATED FOR NEW ACCESSIBLE ROUTE AND MODIFY FENCE AT THAT AREA AS NEEDED.

NEW ACCESSIBLE PARKING SIGN; RE: 4/AS101 (MAY BE FENCE MOUNTED, IF FEASIBLE)

EXISTING CURB/ SIDEWALK TO REMAIN, TYP. FIELD VERIFY AND REPAIR SURFACE AS REQUIRED BY OWNER

COMPLETELY REMOVE NON-COMPLIANT RAMP

EXIST. FDC CONNECTION TO REMAIN

SCALE: 1" = 20'-0"

ARCHITECTURAL

1 SITE PARKING PLAN

2 TYP. SIDEWALK DETAILS

3 CURB RAMP DETAIL

4 POLE MOUNTED ACCESSIBLE SIGNAGE

5 ACCESSIBLE PARKING AND STRIPING DETAIL

SLOPE 2% SLOPE

1:12 MAX

CURB TERMINATION EXISTING CURB FLUSH WITH GRADE

24" WIDE TACTILE WARNING SURFACE

6'-0" MIN.

4'-0" MIN.

4" AGGREGATE BASE

1/8" T/4 T

RE: SPECS FOR LOCATION ISOLATION JOINT (IJ) AT 50 FT OC

TROWELED JOINT SAWCUT JOINT 12" x 6" 18 GA STL BAKED ENAMEL W/ WORDS "VAN ACCESSIBLE" REQUIRED AT VAN ACCESSIBLE SPACES ONLY (ADJACENT TO 8' NO PARKING STRIPES)

BLUE WHITE GREEN BLUE

12" x 18" 18 GA STL BAKED ENAMEL INTERNATIONAL BARRIER FREE SYMBOL REQUIRED AT EACH ACCESSIBLE SPACE

BOTTOM OF SIGN SHALL BE 5'-0" MIN OFF GROUND

SOLID 2% SLOPE

RE: PLANS 1:12 MAX CURB

EXISTING CURB TERMINATION FLUSH WITH GRADE

SIDEWALK TO HAVE 2% CROSS SLOPE MAX

NEW CONCRETE CURB TO MATCH EXISTING EXIST. CURB

SIDEWALK JOINT SPACING EQUAL TO SIDEWALK WIDTH (TYP.)

1/2" PREFORM EXP JT FILLER WITH JT SEALANT

4" WHITE REFLECTIVE PAINT SIDEWALK OR ACCESSIBLE LANDING & RAMP AREA AS SHOWN ON PLANS

6" WHITE STRIPES 4" WHITE BORDER 18'-0" x 4" WHITE STRIPE TYPICAL

RE: SITE PLAN

RE: SITE PLAN

RE: SITE PLAN

RE: SITE PLAN
LEGAL DESCRIPTION OF TRACT "C"

A TRACT OF LAND THAT IS PART OF LOT-1 IN BLOCK-1 OF "ORAL ROBERTS UNIVERSITY HEIGHTS 2ND ADDITION", AS DESCRIBED IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEGINS ON THE SOUTHWEST CORNER OF BASE LOT-1, THENCE N 89°55' 11" E ALONG THE SOUTHWEST CORNER LINE OF LOT-1 FOR 62.00'; THENCE N 0°15' 04" W FOR 63.30'; THENCE S 89°55' 47" E FOR 433.66' TO A POINT IN THE EASTERLY LINE OF LOT-1; THENCE S 0°24' 39" W ALONG SAID EASTIERLY LINE FOR 960.00' TO THE "FIELD-OF-BEGINNING" OF BASE TRACT OF LAND, COMPRISING 15.00 ACRES.

NOTES:
1. THE CURRENT ABSTRACT OR TITLE OPINION HAS BEEN FURNISHED TO US; THEREFORE WE DO NOT CERTIFY THAT THE ABSTRACTS AND DESCRIPTIONS OF PROPERTY HEREIN SHOWN OR DESCRIBED HEREIN ARE CORRECT OR COMPLETE.
2. ALL DIMENSIONS AND DISTANCES SHOWN ARE FROM PLAT IF NOTATED OTHERWISE.

CERTIFICATE

WE, SACK AND ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE AN INDEPENDENT EXAMINATION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT THE DESCRIPTIVE TRACTS IS A TRUE AND CORRECT DESCRIPTION OF SAID SURVEY.

AS-BUILT SURVEY

OF

LOT-1 IN BLOCK-1

OF

ORAL ROBERTS UNIVERSITY HEIGHTS 2ND ADDITION

CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SCALE IN PLT
Case Report Prepared by: Austin Chapman

Owner and Applicant Information:
Applicant: Conner Von Holten
Property Owner: Tayburn Music Building LLC

Action Requested: Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the Central Business District (CBD) (Sec.15.020, Table 15-2)

Location Map:

Additional Information:
Present Use: Church
Tract Size: 0.5 acres
Location: 924 S. Boulder Ave.
Present Zoning: CBD
**BOARD OF ADJUSTMENT**  
**CASE REPORT**  

**STR:** 9212  
**Case Number:** B0A-23526  
**CD:** 4  

**HEARING DATE:** 05/09/2023 1:00 PM  

**APPLICANT:** Conner Von Holten  

**ACTION REQUESTED:** Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the Central Business District (CBD) (Sec.15.020, Table 15-2)  

**LOCATION:** 924 S. Boulder Ave.  

**ZONED:** CBD  

**PRESENT USE:** Church  

**TRACT SIZE:** 21980.47 SQ FT  

**LEGAL DESCRIPTION:** LTS 3 & 4 LESS ST BLK 192, TULSA-ORIGINAL TOWN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA  

**RELEVANT PREVIOUS ACTIONS:** None.  

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

**Downtown Core** is Tulsa’s most intense regional center of commerce, housing, culture, and entertainment. It is an urban environment of primarily high-density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism, and educational institutions. Downtown Core is primarily a pedestrian-oriented area with generous sidewalks shaded by trees, in-town parks, open space, and plazas. The area is a regional transit hub. New and refurbished buildings enhance the pedestrian realm with ground-floor windows and storefronts that enliven the street. To support downtown’s lively and walkable urban character, automobile parking ideally is located on-street and in structured garages, rather than in surface parking lots.  

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.  

**STAFF ANALYSIS:**  

The applicant is requesting a Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the Central Business District (CBD) (Sec.15.020, Table 15-2)  

Assembly and Entertainment uses are described as follows:  

Uses that provide gathering places for participant or spectator recreation, entertainment or other assembly activities. Assembly and entertainment uses may provide incidental food or beverage service. Typical uses include gun clubs, shooting ranges, health clubs, gymnasiuems, riding stables and academies, banquet halls, entertainment centers, event centers, billiard centers, bowling centers, cinemas, go-cart tracks, laser tag, paintball, miniature golf courses, stadiums, arenas, video arcades, race tracks, fairgrounds, rodeo grounds, water parks, amusement parks,  

6.2
food truck courts, and live theaters. Outdoor seating and dining areas that exceed 50% of the indoor floor area of
the subject principal use (e.g., bar, restaurant or indoor assembly and entertainment use) are regulated as an
outdoor assembly and entertainment use.

The applicant is seeking to operate an Indoor Entertainment inside the former church located on the subject
property.

SAMPLE MOTION:
Move to ________ (approve/deny) a Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the Central Business District (CBD) (Sec.15.020, Table 15-2)

- 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.

Subject property

6.3
Subject Tract
BOA-23526
19-12 12

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021

6.4
BOA-23526

Subject Tract

19-12 12

Aerial Photo Date: 2020/2021

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

W 11TH ST S
W 9TH ST S
W 10TH ST S
S BOULDER AVE
S CHEYENNE AVE

0 50 100 Feet
Morning Austin,
I will forward on all support letters and emails the Owner has received. BOA 23526

Thank you!

Tyler Wallace, AIA
Associate Principal
tdw@gh2.com | O: 918.587.6158  M: 918.645.9299

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ARCHITECTS
50 YEARS
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From: Eric Sherburn <eric@tayburnmusic.com>
Sent: Friday, April 28, 2023 9:54 PM
To: Tyler Wallace <tdw@gh2.com>
Subject: Fwd: 11th and Boulder Change of Use Support

This is a restaurant in the neighborhood!

Get Outlook for iOS

From: etal <etaltulsa@gmail.com>
Sent: Friday, April 28, 2023 8:50:50 PM
To: Eric Sherburn <eric@tayburnmusic.com>
Subject: 11th and Boulder Change of Use Support

Eric,

Apologies for the delay but if it’s not too late I would like to share Et Al.'s support of the change of use for the property on 11th and Boulder.
We would be thrilled to be neighbors to an exciting new venture and would look forward to supporting the venue and the new possibilities it would bring to our neighborhood.

Cheers,

Sam Luna
Et Al. Tulsa
615.986.8178
Tayburn Music
Eric Sherburn
924 S. Boulder Ave. W
Tulsa, OK 74119

April 19, 2023

Tayburn Music:

John A. Marshal Company has no objections to a change of venue for the former First Church of Christ Scientist becoming a music/entertainment venue.

Thank you.

Stephanie Pugh
Vice President, Sales