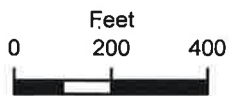




SUBJECT TRACT

BOA-22852

8.1



20-13 20



**BOARD OF ADJUSTMENT
CASE REPORT**

Case Number: **BOA-22852**

STR: 208

CZM: 29

CD: 1

HEARING DATE: 02/11/2020 1:00 PM

APPLICANT: Lou Reynolds

ACTION REQUESTED: Special Exception to permit a High-Impact Medical Marijuana Processing Facility in the IM District (Section 15.020).

LOCATION: 2976 N FLORENCE AV E

ZONED: IM

PRESENT USE: Industrial

TRACT SIZE: 137166.65 SQ FT

LEGAL DESCRIPTION: N75 LT 4 & ALL LT 5 BLK 3, SANTA FE INDUSTRIAL DISTRICT

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an area of "Employment "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.

ANALYSIS OF SURROUNDING AREA: The subject tract is located at the SW/c of E. 31st St. N. and N. Florence Ave.

8.2

STAFF COMMENTS: The applicant is requesting **Special Exception** to permit a High-Impact Medical Marijuana Processing Facility in the IM District (Section 15.020)

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
INDUSTRIAL												Section 40.180
Low-impact Manufacturing & Industry	-	-	-	-	-	S	S	S	P	P	P	
Moderate-impact Manufacturing & Industry	-	-	-	-	-	-	-	-	S	P	P	Section 40.225
High-impact Manufacturing & Industry	-	-	-	-	-	-	-	-	-	S	P	

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a High-Impact Medical Marijuana Processing Facility in the IM District (Section 15.020).

- 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.



Facing North on N. Florence



Facing South on N. Florence



Subject Property



 Subject Tract

BOA-22852

20-13 20

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

Aerial Photo Date: February 2018

8.6



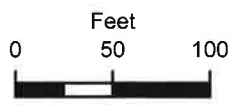


GILCREASE EXPWY

11

E 31 ST N

N FLORENCE AVE



 **Subject Tract**

BOA-22852

20-13 20

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

Aerial Photo Date: February 2018

8.7

