



**BOA-23198**

**5.1**



19-13 12

# BOARD OF ADJUSTMENT CASE REPORT

STR: 9312  
CZM: 38  
CD: 5

Case Number: **BOA-23198**

**HEARING DATE:** 11/09/2021 1:00 PM *(Board continued item from 10/26/21 in order for the applicant to provide more details on site plan and meet with interested parties)*

**APPLICANT:** Keith Robertson

**ACTION REQUESTED:** Special Exception to permit a Commercial Service / Building Service Use in a CS district (Sec. 15.020, Table 15-2)

**LOCATION:** 8310 E 11 ST S

**ZONED:** CS

**PRESENT USE:** Vacant

**TRACT SIZE:** 17275.97 SQ FT

**LEGAL DESCRIPTION:** LT 4 LESS BEG SECR TH N162.75 W138.10 S162.75 E138.17 POB BLK 2, FOREST ACRES

## **RELEVANT PREVIOUS ACTIONS:**

### ***Subject Property:***

**BOA-21875;** On 05.12.15 the Board **denied** a Special Exception to permit car sales and a Variance to allow outdoor display of merchandise within 300' of an abutting R District.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a "Mixed-use Corridor " and an "Area of Growth".

**Mixed-Use Corridors** are Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

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 SE/c of E. 11<sup>th</sup> St. and 83<sup>rd</sup> E. Ave.

**STAFF COMMENTS:** The applicant is requesting a Special Exception to permit a Commercial Service / Building Service Use in a CS district (Sec. 15.020, Table 15-2)

Chapter 15 | Office, Commercial and Industrial Districts  
Section 15.020 | Use Regulations

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
Building service	-	-	-	-	S	P	P	P	P	P	P	
Business support service	-	-	-	-	P	P	P	P	P	P	P	<a href="#">Section 40.300</a>
Consumer maintenance/repair service	-	-	-	-	P	P	P	P	P	P	P	
Personal improvement service	S	S	S	S	P	P	P	P	P	P	P	
Research service	-	-	-	-	-	S	P	P	P	P	P	<a href="#">Section 40.225</a>

**1. Building Service**

Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of premises. Typical uses include janitorial, landscape maintenance, carpet cleaning, chimney sweeps, extermination, plumbing, electrical, HVAC, roofing, window cleaning and similar services.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a Special Exception to permit a Commercial Service / Building Service Use in a CS 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.



***Subject Property***



***Rear of property abutting City of Tulsa drainage channel***





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

Aerial Photo Date: 2020/2021



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**E 11th ST S**

**S 83 E AVE**



**Subject Tract**

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

*Aerial Photo Date: 2020/2021*



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