BOARD OF ADJUSTMENT
CASE REPORT

STR: 0330  Case Number: BOA-23237
CZM: 29
CD: 1

HEARING DATE: 01/11/2022 1:00 PM

APPLICANT: Gregory Helms

ACTION REQUESTED: Special Exception to amend an approved site plan for a High School Use (Booker T. Washington High School) in an RS-3/RM-1 District to permit the construction of new athletic facilities (Sec. 5.020, Table 5-2, Sec. 70.120)

LOCATION: 1514 E ZION ST N  ZONED: RM-1,RS-3

PRESENT USE: High School  TRACT SIZE: 1754956.82 SQ FT

LEGAL DESCRIPTION: LT 1 BLK 1, BOOKER T WASHINGTON PRT RSB CARVER HT 2&3 &TRENTON ARMS&PRT COOTS,

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-19098-A; On 09.27.11 the Board approved a request for a Minor Special Exception to modify an existing plan to allow for stadium press box replacement and addition of handicap seating.

BOA-21186; On 12.14.10 the Board approved a Variance of the parking requirement for a public-school campus to permit a multi-purpose athletic facility addition on the subject property.

BOA-19098; On 6.12.01 the Board approved a Variance from the parking spaces requirement of 1 per 800 sq. ft. plus 1 per 4 stadium seats to 875 parking spaces; and a Variance of the maximum structure height in an RS-3 zoned area from 35 ft. to 58 ft. for the proposed multi-purpose building, per plan submitted on the subject property.

BOA-18818; On .7.25.00 the Board approved a Variance from the setback from a public street to 2’ from an abutting ROW line; a Variance from the 25’ setback requirement for a building abutting a non-arterial street to 9”; a Variance from the 25’ + 1’ of setback for each 1’ of building height exceeding 15’ from a abutting properties in an R District, to a setback of 30’; a Variance in the minimum setback for a parking lots from an RS district from 25’ to 5’; a Variance from the parking spaces requirement of 1 per 800 square feet plus 1 per 4 stadium seats, reducing the requirement from 1,553 spaces to 995 spaces; and a Variance in the maximum structure height in an RS-3 zoned area from 35’ to 40’ for the new classroom building and 55’ for the new auditorium - on the subject property.

BOA-5417; On 05.02.67 the Board approved an Exception under section 5 (d) to allow the erection of a public school on the subject property

BOA-3847; On 07.11.62 The Board granted permission to construct an elementary and junior high school in a U-1-C district on the subject property.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Neighborhood" and an "Area of Growth".
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 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 NE/c of N. Trenton Ave. and E. Virgin Street. The proposed work site is located East of the Existing Football Field.

STAFF COMMENTS: The applicant is requesting Special Exception to amend an approved site plan for a High School Use (Booker T. Washington High School) in an RS-3/RM-1 District to permit the construction of new athletic facilities (Sec. 5.020, Table 5-2, Sec. 70.120). Included in your packet is the most recent approved site plan on this property from 2011. The proposal is to add a tennis facility to the existing school site.

SAMPLE MOTION: Move to ______ (approve/deny) a Special Exception to amend an approved site plan for a High School Use (Booker T. Washington High School) in an RS-3/RM-1 District to permit the construction of new athletic facilities (Sec. 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):
  ________________________________________________.
- Suggested Condition: Must comply with Outdoor Lighting Standards of Ch. 67 of Zoning Code.

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
Approved Site Plan from BOA-19098-A
ARCHITECTURAL SITE PLAN

SCALE: 1”=70’-0”

NORTH

PROPOSED STADIUM HANDICAP SEATING IMPROVEMENTS & PRESS BOX REPLACEMENT

EXISTING CONCRETE BLEACHERS (VISITOR)

LOCATION OF PROPOSED HANDICAP SEATING MODIFICATIONS

LOCATION OF PRESS BOX REPLACEMENT

EXISTING FOOTBALL FIELD
DEVELOPMENT SERVICES
175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

November 15, 2021
Phone: 918-298-7257

 Lod Number: 1
 Greg Helms
 424 E. Main St.
 Jenks, OK 74037

 Application No: ZCO-099573-2021

Location: 1514 E. Zion St. N.
Description: BT Washington HS Tennis Complex

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT
175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601.
THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.

2. SUBMIT TWO (2) SETS OF DRAWINGS IF SUBMITTED USING PAPER, OR SUBMIT ELECTRONIC REVISIONS IN “SUPPORTING DOCUMENTS", IF ORIGINALLY SUBMITTED ON-LINE, FOR REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.

3. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.

4. A COPY OF A “RECORD SEARCH” IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE “RECORD SEARCH” ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)
REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT

ZCO-099573-2021 1514 E. Zion St. N. November 15, 2021

Note: As provided for in Section 70.130 you may request the Board of Adjustment (BOA) to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to a representative at the Tulsa Planning Office 918-584-7526 or esubmit@incoq.org. It is your responsibility to submit to our office documentation of any appeal decisions by an authorized decision-making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

1. Modification of previous approved site plan from the Board of Adjustment (BOA) is required to allow for new tennis complex.

   Review comment: Submit BOA approval to modify an existing site plan to allow a tennis complex at this site. A site plan providing the following information shall be submitted with the BOA approved site plan.
   - Actual shape and dimensions of the lot;
   - Location and dimensions of all easements;
   - Lot lines and names of abutting streets;
   - The location, size and height of any existing buildings or structures to be erected or altered, including distances to lot lines;
   - The location, dimensions and height of proposed buildings or structures to be erected or altered;
   - The intended use of existing and proposed buildings, structures or portion of the lot;
   - Location and dimensions of parking areas. This includes the parking spaces, the maneuvering areas necessary to enter and exit the spaces and the drives providing access to the parking spaces and maneuvering areas from a public or private street or other parking areas.

Note: All references are to the City of Tulsa Zoning Code. Link to Zoning Code:

Please notify the reviewer via email when your revisions have been submitted

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

A hard copy of this letter is available upon request by the applicant.

END – ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH 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 APPLICANT.
KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.
AERIAL VIEW LOOKING NORTHWEST

TPS BTW TENNIS COMPLEX
PRELIMINARY SKETCHES
AERIAL VIEW LOOKING NORTHEAST

TPS BTW TENNIS COMPLEX
PRELIMINARY SKETCHES

gshelms & associates, llc
september 21, 2021
11.16
AERIAL VIEW LOOKING SOUTHEAST

TPS BTW TENNIS COMPLEX
PRELIMINARY SKETCHES
AERIAL VIEW LOOKING SOUTHEAST

TPS BTW TENNIS COMPLEX
PRELIMINARY SKETCHES

gshelms & associates, llc
september 21, 2021
11.18
AERIAL VIEW LOOKING SOUTH

TPS BTW TENNIS COMPLEX
PRELIMINARY SKETCHES

gshelms & associates, llc
september 21, 2021
From Hometown to Professional

Lighting System

<table>
<thead>
<tr>
<th>Pole ID</th>
<th>Pole Height</th>
<th>Mtg Height</th>
<th>Fixture Qty</th>
<th>Luminaire Type</th>
<th>Load</th>
<th>Circuit</th>
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<tbody>
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<td>T1, T4</td>
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<td>TLC-LED-400</td>
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<tr>
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<td>T2</td>
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<td>1</td>
<td>TLC-LED-400</td>
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<td></td>
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<td>1</td>
<td></td>
<td>TLC-LED-600</td>
<td>0.58 kW</td>
<td>A</td>
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<tr>
<td></td>
<td>40'</td>
<td>1</td>
<td></td>
<td>TLC-LED-400</td>
<td>0.40 kW</td>
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<td></td>
<td>TLC-LED-600</td>
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</tr>
<tr>
<td>T3, T6</td>
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<td>40'</td>
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<td>TLC-LED-400</td>
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<td></td>
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<tr>
<td>T5</td>
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<tr>
<td></td>
<td>40'</td>
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<td></td>
<td>TLC-LED-600</td>
<td>0.58 kW</td>
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Circuit Summary

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<th>Load</th>
<th>Fixture Qty</th>
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<tbody>
<tr>
<td>A</td>
<td>Tennis 1-2</td>
<td>3.92 kW</td>
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<tr>
<td>B</td>
<td>Tennis 3-4</td>
<td>3.92 kW</td>
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Fixture Type Summary

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<th>Lumens</th>
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<td>LED 5700K - 75 CRI</td>
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<td>TLC-LED-400</td>
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Light Level Summary

<table>
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<tr>
<th>Calculation Grid Summary</th>
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<tbody>
<tr>
<td>Calculation Metric</td>
</tr>
<tr>
<td>Tennis 1-2</td>
</tr>
<tr>
<td>Tennis 3-4</td>
</tr>
</tbody>
</table>
**Equipment List for Areas Shown**

<table>
<thead>
<tr>
<th>Pole</th>
<th>Location</th>
<th>Size</th>
<th>Grade Elevation</th>
<th>Mounting Height</th>
<th>Luminaires Type</th>
<th>QTY</th>
<th>Pole</th>
<th>Stud</th>
<th>Other Grids</th>
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</thead>
<tbody>
<tr>
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<td>40'</td>
<td>-</td>
<td>40'</td>
<td>TLC-LED-400</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 T2, T5</td>
<td>40'</td>
<td>-</td>
<td>40'</td>
<td>TLC-LED-600</td>
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<td>1</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12</td>
<td>8</td>
<td>4</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Grid Summary**

- **Name:** Tennis 1-2
- **Size:** 2 Court - 24' Spacing
- **Spacing:** 20.0' x 20.0'
- **Height:** 3.0' above grade

**Illumination Summary**

- **Guaranteed Average:** 30
- **Scan Average:** 31.97
- **Maximum:** 43
- **Minimum:** 25
- **Avg / Min:** 1.29
- **Guaranteed Max / Min:** 2.5
- **Max / Min:** 1.72
- **UG (adjacent pts):** 0.00
- **CL:** 0.87
- **No. of Points:** 30

**Luminaire Information**

- **Applied Circuits:** A
- **No. of Luminares:** 8
- **Total Load:** 3.92 kW

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed by your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.
EQUIPMENT LIST FOR AREAS SHOWN

<table>
<thead>
<tr>
<th>Pole</th>
<th>Luminaire</th>
<th>QTY</th>
<th>Location</th>
<th>Size</th>
<th>Grade Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>TLC-LED-400</td>
<td>2</td>
<td>T2, T5</td>
<td>40'</td>
<td>40'</td>
</tr>
<tr>
<td>2</td>
<td>TLC-LED-600</td>
<td>2</td>
<td>T3, T6</td>
<td>40'</td>
<td>40'</td>
</tr>
<tr>
<td>4</td>
<td>TOTALS</td>
<td>12</td>
<td></td>
<td>30'</td>
<td></td>
</tr>
</tbody>
</table>

BOOKER T WASHINGTON HS TENNIS
Tulsa, OK

GRID SUMMARY
Name: Tennis 3-4
Size: 2 Court - 4' Spacing
Spacing: 20.0' x 20.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY
MAINTAINED HORIZONTAL FOOTCANDLES
Entire Grid
Guaranteed Average: 30
Scan Average: 31.71
Maximum: 42
Minimum: 24
Avg / Min: 1.30
Guaranteed Max / Min: 2.5
Max / Min: 1.72
UG (adjacent pts): 0.00
CL: 0.87
No. of Points: 30

LUMINAIRE INFORMATION
Applied Circuits: B
No. of Luminares: 8
Total Load: 3.92 kW

GUARANTEED PERFORMANCE: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

FIELD MEASUREMENTS: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

ELECTRICAL SYSTEM REQUIREMENTS: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

INSTALLATION REQUIREMENTS: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

We Make It Happen.

Musco Lighting
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11.22
EQUIPMENT LAYOUT

INCLUDES:
- Tennis 1-2
- Tennis 3-4

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3%
nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

<table>
<thead>
<tr>
<th>Pole Location(s)</th>
<th>Dimensions are relative to 0,0 reference point(s)</th>
</tr>
</thead>
</table>

Booker T Washington HS Tennis
Tulsa, OK

EQUIPMENT LAYOUT

INCLUDES:
- Tennis 1-2
- Tennis 3-4

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

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