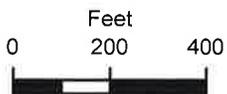


**SUBJECT TRACT**

**LEGEND**

- Catoosa Corporate Limits
- Tulsa Corporate Limits



**BOA-22827**

12.1

19-14 01



# BOARD OF ADJUSTMENT CASE REPORT

STR: 9401

Case Number: **BOA-22827**

CZM: 40

CD: 6

**HEARING DATE:** 01/14/2020 1:00 PM

**APPLICANT:** Joseph Watt

**ACTION REQUESTED:** Special Exception to permit a Campground and RV Park use in a CS District (Section 15.020, Table 15-2)

**LOCATION:** 19011 E ADMIRAL PL N

**ZONED:** CS

**PRESENT USE:** Commercial

**TRACT SIZE:** 158951.09 SQ FT

**LEGAL DESCRIPTION:** E 5ACS W10.66ACS GOV LOT 1 LESS BEG 350.70E NWC LOT 1 TH S127.31 E307.81 N152 W309.80 POB AND LESS S50 FOR RD SEC 1 19 14 3.649ACS

**RELEVANT PREVIOUS ACTIONS:** None.

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

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located West of the NW/c of N. 193<sup>rd</sup> E. Ave. and E. Admiral Pl.

**STAFF COMMENTS:**

The applicant is requesting **Special Exception** to permit a Campground and RV Park use in a CS District (Section 15.020, Table 15-2)

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
<b>Subcategory</b>												
<i>Specific use</i>												
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>
<b>Financial Services (except as below)</b>	P	P	P	P	P	P	P	P	P	P	P	
Personal credit establishment	-	-	-	-	P	P	P	P	P	P	P	<a href="#">Section 40.300</a>
<b>Funeral or Mortuary Service</b>	P	P	P	P	P	P	P	P	P	P	P	
<b>Lodging</b>												
Bed & breakfast	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.060</a>
Campgrounds and RV parks	-	-	-	-		P	P	P	P	P	P	
Hotel/motel	-	-	S	S	P	P	P	P	S	S	S	<a href="#">Section 40.170</a>

12.2

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a **Special Exception** to permit a Campground and RV Park use in a CS District (Section 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.



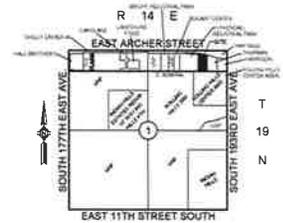
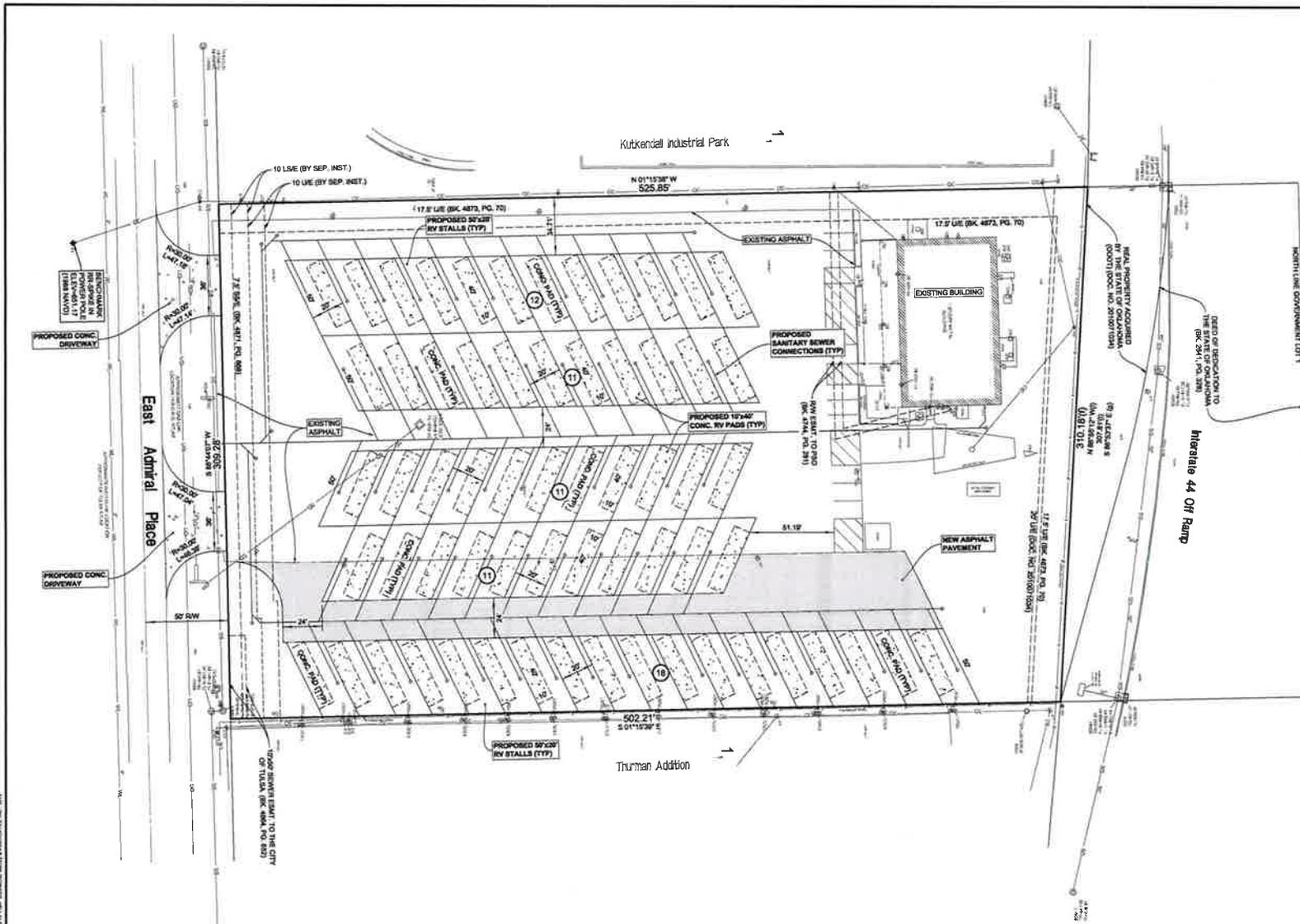
***Facing East on Admiral***



***Facing West on Admiral***



***Subject Property***



- Legend**
- ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - RV STALL COUNT

**Owner/Developer:**  
 Jim Kuykendall  
 18811 E. Admiral Pl. N  
 Tulsa, OK 74015  
 Property Address:  
 19011 E. Admiral Pl. N  
 Tulsa, OK 74015

**Engineer/Surveyor:**  
 Sisemore Weisz & Associates, Inc.  
 Certificate of Authorization No. 2421 Exp. June 30, 2021  
 6111 E. 32nd Place  
 Tulsa, Oklahoma 74135  
 Phone: (918) 665-3600  
 E-mail: jwatt@sw-assoc.com

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA ENGINEERING SERVICES DEPARTMENT SPECIFICATIONS INCLUDING O D D T 2009 EDITION SPECIFICATIONS.

CALL OKIE!

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE EXPECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKLAHOMA ONE-CALL: 1-800-522-8543.

SOUTHWESTERN BELL TELEPHONE COMPANY  
 COX COMMUNICATIONS  
 OKLAHOMA NATURAL GAS COMPANY  
 AMERICAN ELECTRIC POWER COMPANY



DATE	REVISIONS



**Sisemore Weisz & Associates, Inc.**

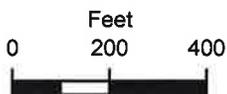
1811 EAST 32ND PLACE  
 TULSA, OKLAHOMA 74106  
 CA. TEL. (918) 485-2400  
 PHONE (918) 665-3600  
 FAX (918) 665-3608  
 EXP. DATE 6/30/21

PLAN SCALE 1"=30'	WORK ORDER NO. 14392	TYPE OF WORK N/A	DATE 11/29/18
PROFILE SCALE HORIZ. N/A VERT. 3/8"	FILE 1914.01	PHASE N/A	DRAFTED BY LAD
ATLAS PAGE NO. 540		SHEET OF 1	

**East Admiral RV Park**  
 Site Plan

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

12.6



Subject Tract

**BOA-22827**

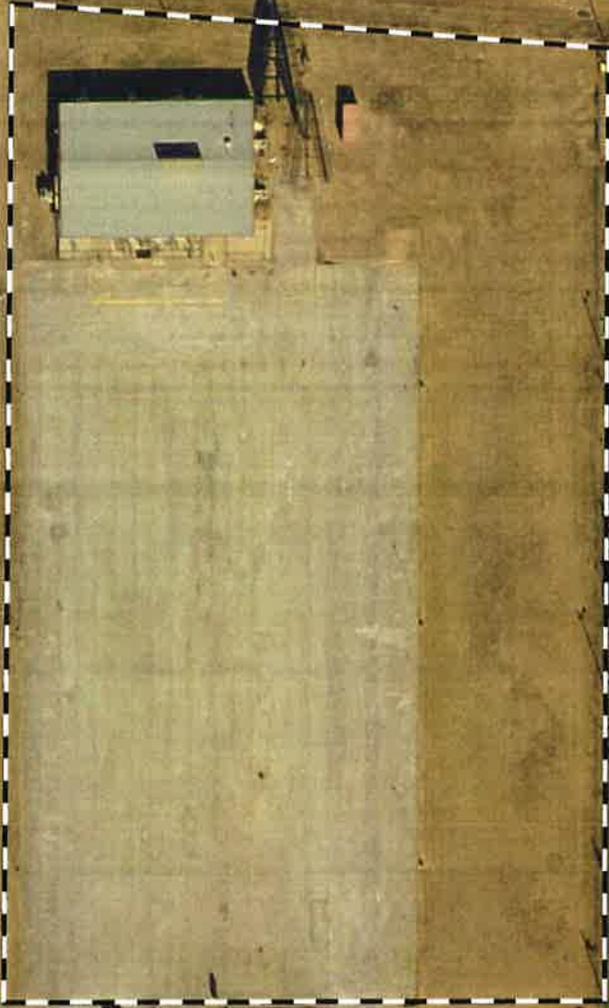
19-14 01

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

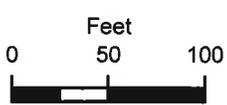
Aerial Photo Date: February 2018

12.7





**E ADMIRAL PL**



Subject Tract

**BOA-22827**

19-14 01

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

Aerial Photo Date: February 2018

