

BOA-22920

10.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 9312

Case Number: **BOA-22920**

CZM: 38

CD: 5

HEARING DATE: 06/23/2020 1:00 PM (*Continued from 06/09/2020*)

APPLICANT: Lou Reynolds

ACTION REQUESTED: Special Exception to permit a self-service storage facility in a CS District (Sec. 15.020, Table 15-2)

LOCATION: 1535 S MEMORIAL DR E

ZONED: CS

PRESENT USE: Vacant

TRACT SIZE: 73198.52 SQ FT

LEGAL DESCRIPTION: BLK 1, BROOKCREST SQUARE ADDN RESUB PRT L4 B3 O'CONNOR PARK SUB

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-22911: On 4/24/2020 the Land Use Administrator **approved** an Administrative Adjustment to reduce the required 10' street setback along E. 16th Street. Subject to the same site plan submitted with this application.

Surrounding properties:

BOA-16673; The Board of Adjustment **approved a special exception** to permit Use unit 17 (mini-storage) in a CS zoned district, a **variance** to permit open air display and sales within 300' of an R district and a **variance** of the all-weather surface requirement for this use only, on property located South of the Southwest corner of East 15th Street South and South Memorial Drive.

BOA-8761; The Board of Adjustment **approved an exception** to erect a mini-storage facility with conditions, on property located South of the Southwest corner of East 15th Street South and South Memorial Drive.

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 NE/c of E. 16th St. S. and S. Memorial Drive.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a self-service storage facility in a CS District (Sec. 15.020, Table 15-2)

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

USE CATEGORY												Supplemental Regulations
Subcategory	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	
Specific use												
Self-service Storage Facility	S	S	S	S	S	P	P	P	P	P	P	Section 40.360

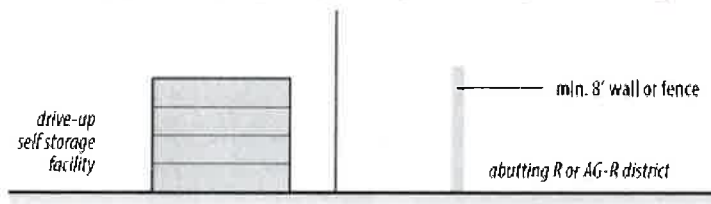
Self-Service Storage facilities are subject to the following supplemental regulations:

Section 40.360 Self-Service Storage Facilities

40.360-A General

1. The general provisions of this section apply to all self-service storage facilities.
2. A screening fence or masonry wall is required along all lot lines that abut R- or AG-R- zoned lots. Required screening fences and walls must be at least 8 feet in height. If buildings are masonry, the building wall can serve as the screening wall, provided that any open spaces between perimeter buildings are screened with a masonry screening wall at least 8 feet in height. The screening fence/wall requirements of this section do not apply to climate-controlled self-storage buildings in which self-storage spaces are accessed only from within the building.

Figure 40-12: Screening of Drive-up Style Self-Storage Facilities from Abutting R or AG-R Districts



3. A single dwelling unit may be integrated into the self storage facility.
4. No activities other than storage and pick-up and deposit of stored materials are allowed within the storage units.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a self-service storage facility 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



Subject Property



Facing East on 16th Street



Facing North on Memorial



Subject property from intersection of E 16th Street and S Memorial Dr.



CITY OF
Tulsa Board of Adjustment

2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | www.cityoftulsa-boa.org

Revised: 06/11/2020

Lou Reynolds
2727 E 21st Street
Tulsa, OK 74114

DELIVER ELECTRONICALLY: rlreynolds@ellerdetrich.com
RE: BOA-22911 (Administrative Adjustment)
Address: 1535 S Memorial Dr E

Applicant Name: Lou Reynolds

Upon examination the Land Use Administrator has **APPROVED** your request for an Administrative Adjustment (BOA-22911) to reduce the street setback in a CS District from district to **10-feet** (Sec. 15.030, Table 15-3) to **5-feet** per the attached conceptual plan; for the following property:

BLK 1,BROOKCREST SQUARE ADDN RESUB PRT L4 B3 O'CONNOR PARK SUB, O'CONNOR PARK RESUB PRT L3 B3

The Land Use Administrator has found that the following criteria have been met:

1. The requested administrative adjustment is consistent with all relevant purpose and intent statements of this zoning code and with the general purpose and intent of the comprehensive plan;
2. The requested administrative adjustment will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare; and
3. Any adverse impacts resulting from the administrative adjustment will be mitigated to the maximum extent feasible.

You will need to print this letter and insert it into your permit package for submittal to the City. If you have previously submitted plans to the permit office, then you will need to submit two sets at a legible size for a revision to your permit package.

This letter shall not be considered a waiver of the necessity to apply for a building permit or a zoning clearance permit, as may be required by the proposed construction and proposed use of the subject lot.

Sincerely,

Austin Chapman

Austin Chapman
Planner
City of Tulsa Board of Adjustment
918-579-9471

Action Requested:

Special Exception to permit Use Unit 17 (mini-storage) in a CS zoned district, a variance to permit open air display and sales within 300' of an R District and a variance of the all-weather surface requirement - **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS, SECTION 1217.C. Use Conditions and SECTION 1303.D DESIGN STANDARDS FOR OFF-STREET PARKING AREAS** - Use Unit 17, located 1520 South Memorial Drive.

Presentation:

The applicant, **James Bracken**, 1520 South Memorial Drive, was represented by **Warren Morris**, 1918 East 51st Street, who informed that his client is relocating his business. He submitted a brochure (Exhibit G-1) and stated that the operation consists of selling parts, renting dollies for towing purposes and some outside storage of recreational vehicles and boats. Mr. Morris pointed out that approximately 95% of the business is by mail and only three or four customers visit the store in a one-day period. He submitted photographs (Exhibit G-3) and stated that the parking area is partially hard surface, with the remainder being gravel. Mr. Morris requested that the front portion of the tract will be used for automobile sales. He noted that there are similar operations in the area. Code Enforcement information (Exhibit G-1) was submitted.

Comments and Questions:

Mr. Doverspike noted that photographs submitted by Code Enforcement show landscaping material on the property, and Mr. Morris replied that these materials have all been removed.

Ms. Parnell informed that that a skateboard business formerly occupied the subject property, and a portion of the lot is concrete, which has been leveled by adding gravel. She stated that the gravel surface could create a dust problem for the area.

Mr. Gardner noted that some area businesses store automobiles that are inoperable and they have the appearance of a salvage yard. He stated that, if approved, conditions should be imposed that will eliminate this type of outside storage.

Mr. Bolzle stated that the lot in question is much larger than other sales lots in the area, and that he would like to see a site plan depicting the location of uses on the lot.

Ms. Parnell informed that the property in question has been a continual problem for Code Enforcement. She stated that the applicant, Mr. Bracken, has cleaned the property and is a prospective buyer.

James Bracken, 1520 South Memorial, informed that vehicles can only be parked north of the creek.

Mr. Jackere suggested that the application could be continued to allow the Board an opportunity to review the plot plan before considering the case.

Mr. Morris requested that his client be permitted to park 20 vehicles on the northeast corner (100' frontage by 130' depth) of the tract.

Case No. 16673 (continued)

Ms. Parnell noted that many times Code Enforcement requires that inoperable vehicles removed from residential areas and they are then placed in storage facilities.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 5-0-0 (Bolzle, Chappelle, Doverspike, S. White, T. White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** to permit Use Unit 17 (mini-storage) in a CS zoned district, a variance to permit open air display and sales within 300' of an R District and a variance of the all-weather surface requirement for this use only - **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS, SECTION 1217.C. Use Conditions** and **SECTION 1303.D DESIGN STANDARDS FOR OFF-STREET PARKING AREAS** - Use Unit 17; subject to no mini-storage being permitted on the northeast 100' (frontage) by 130' (depth), which is to be reserved for automobile sales only, with a maximum of 20 automobiles; and subject to all vehicles on the subject property being operable; finding the use, per conditions, to be compatible with the surrounding area, and in harmony with the spirit and intent of the Code; on the following described property:

SE/4, NE/4, NE/4, SE/4, less east 45' thereof for street, Section 11, T-19-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16675

Action Requested:

Special Exception to permit a construction office and a janitorial service in a CS zoned district and for a variance of the required setback from the centerline of South Lewis - **SECTION 701. PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS** and **SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS** - Use Unit 15, located northwest corner of East 7th Street and South Lewis Avenue.

Presentation:

The applicant, **Cedar Creek Builders**, PO Box 582505, was represented by **Barry Burkhart**, 824 North Toledo Avenue, who stated that he is proposing to operate a construction office on the property. He informed that other uses at this location will be a janitorial service and limited fabrication. Mr. Burkhart submitted a site plan (Exhibit H-1) and photographs (Exhibit H-2), and stated that the existing building and parking will be utilized. He informed that a new building is proposed, and noted that numerous buildings in the area have comparable setbacks.

Comments and Questions:

In reply to Mr. Doverspike, Mr. Burkhart stated that eight parking spaces will be provided.

Ms. White asked what type of fabrication will be done at this location, and Mr. Burkhart stated that the major portion of the company's work will be completed at the customer's home. He added that occasionally some custom cabinet work may be done at this location.

8760 (continued)

In reviewing the applicant's plot plan, the Staff pointed out that the plot plan would need to be revised to show the actual location of the night watchman's quarters, at which time Mrs. Cole noted on the plot plan the watchman's quarters. Mr. Alberty also noted that the Board needs to determine whether or not the night watchman's quarters is an accessory use customarily incidental to the principle use. If that determination is made then the night watchman is permitted by right rather than the granting of an exception. In reviewing the proposed location of the mini-storage structures, it was pointed out that a variance of the setback requirement from 10th Street would also be required, after which it was noted that the application had not been properly advertised for this required variance.

David Pauling, Assistant City Attorney, suggested that the application be continued in order that it might be readvertised and proper notice given.

Protests: None.

Board Action: On MOTION of SMITH, the Board (5-0) continued application 8760 to October 16, 1975, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center, in order that the application might be readvertised and proper notice given.

8761

Action Requested: Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) to erect a mini-storage facility; and an

Exception (Section 720 - Accessory Uses Permitted in Commercial Districts) to have living quarters for a night watchman in a CS District located at 1520 South Memorial Drive.

Presentation: Gomer Evans submitted the plot plan (Exhibit "N-1") and requested permission to erect a mini-storage facility with night watchman's quarters on the subject property, per the plot plan. Upon questioning, Mr. Evans advised that the facility will be constructed of cement blocks with metal doors and lights to be concentrated on the area and away from surrounding properties.

8761 (continued)

In reviewing the facility proposed, Board Member Smith suggested that earthen-tone paint might be used to be compatible with the surrounding development, that landscaping be provided along Memorial Drive, that the lighting be directed away from the apartments and surrounding residents, that no signs be painted on the buildings themselves, and that the facility be setback 110' from centerline as required.

Protests: None.

Board Action: On MOTION of GUERRERO, the Board (5-0) approved an Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1217 - Automotive and Allied Activities) to erect a mini-storage facility; and found the living quarters for a night watchman to be accessory to the principle use of the facility, subject to earthen-tone paint being utilized, landscaping along the property line on Memorial being provided, lighting being directed away from the surrounding properties, no signs being painted on the structures themselves, and that the facility be setback 110' from the centerline of Memorial as required, per revised plot plan to be submitted, in a CS District on the following described tract:

SE/4, NE/4, NE/4, SE/4, of Section 11,
Township 19 North, Range 13 East, Tulsa
County, Oklahoma.

8762

Action Requested: Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to operate a child care center in a church building in an RS-3 District located at 727 East 56th Street North.

Presentation: Betty Jean Craven, representing Gethsemane Baptist Church, requested permission to operate a child care center within the Church, noting that approximately 15 welfare or potential welfare recipients will be served by the operation which will be open 24 hours per day. Mrs. Craven advised that there are no parking problems and that the Church had been inspected by the Health Department.

Protests: Mrs. Vanteen Wilson, 5531 North Hartford Place, advised the Board that she was given permission in 1972 to operate a day care center on the property which abuts the subject property. Since her

9.18.75:196(22)

10.12

CHUCK LANGE
ZONING OFFICIAL
PLANS EXAMINER

TEL (918)596-9688
clange@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD Number: 1
Natalie Cornett
2727 E 2 ST
Tulsa, OK74104

October 28, 2019

Phone: 918.747.8900

APPLICATION NO: **ZCO-043642-2019**

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Location: **1535 S Memorial Dr**
Description: **Self-Service Storage Facility**

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" **[X] IS [] 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)

10.13

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.CITYOFTULSA-BOA.ORG

ZCO-043642-2019

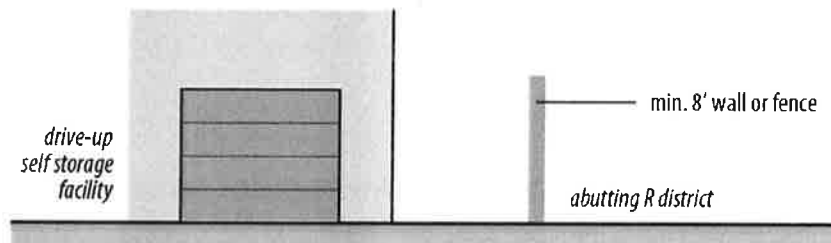
1535 S Memorial Dr

October 28, 2019

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 an INCOG representative at **584-7526**. It is your responsibility to submit to our offices 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. Sec.15.020 Table 15-2:** Your proposed Storage facility is designated a Commercial/Self-service Storage Facility use and is in a CS zoning district. This use is allowed in the CS zoning district by special exception.
Review comment: Submit a copy of the special exception, reviewed and approved per Sec.70.120, to allow Commercial/Self-service Storage Facility use in a CS zoning district.
- 2. Sec. 15.030-A Table 15-3:** The required building setback from the E 16 ST property line is 10'.
Review comment: The proposed setback is 4'. Submit a site plan providing a 10' building setback from the 16 ST property line. You may wish to consider a variance to reduce the setback to less than 10'.
- 3. Sec. 15.030-A Table 15-3:** The property abuts an RM-2 district to the east. The required building setback from the property line is 10'.
Review comment: The proposed setback is less than 10'. Submit a site plan providing a 10' building setback from the east property line. You may wish to consider a variance to reduce the setback to less than 10'.
- 4. Sec.40.360-A: Self- service Storage Facilities**
 - The general provisions of this section apply to all self-service storage facilities.
 - A screening fence or masonry wall is required along all lot lines that abut R-zoned lots. Required screening fences and walls must be at least 8 feet in height. If buildings are masonry, the building wall can serve as the screening wall, provided that any open spaces between perimeter buildings are screened with a masonry screening wall at least 8 feet in height. The screening fence/wall requirements of this section do not apply to climate-controlled self-storage buildings in which self-storage spaces are accessed only from within the building.

Figure 40-12: Screening of Drive-up Style Self-Storage Facilities from Abutting R Districts



Review comment: Provide screening, along the east property line, in accordance with this section.

5. **Sec.55.020 Table 55-2:** The proposed storage facility is designated a Commercial/Self-service Storage Facility and is in an CS district. The minimum parking requirement is .2 spaces for 1000 sqft of floor area. There is 15580 sqft of floor area. This will require 4 parking spaces.

Review comment: Submit a site plan providing 4 parking spaces that comply with the design criteria of *Sec.55.090*. You may wish to sider an Alternate Compliance Parking ratio approved per *Sec.55.050-K*.

6. **Advisory note: Sec.40.360-C:** In the CS district, no outdoor (open-air) storage of any kind is allowed that is visible at ground level from abutting R or O districts or from any street rights-of-way.

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

<http://www.tmapc.org/Documents/TulsaZoningCode.pdf>

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.

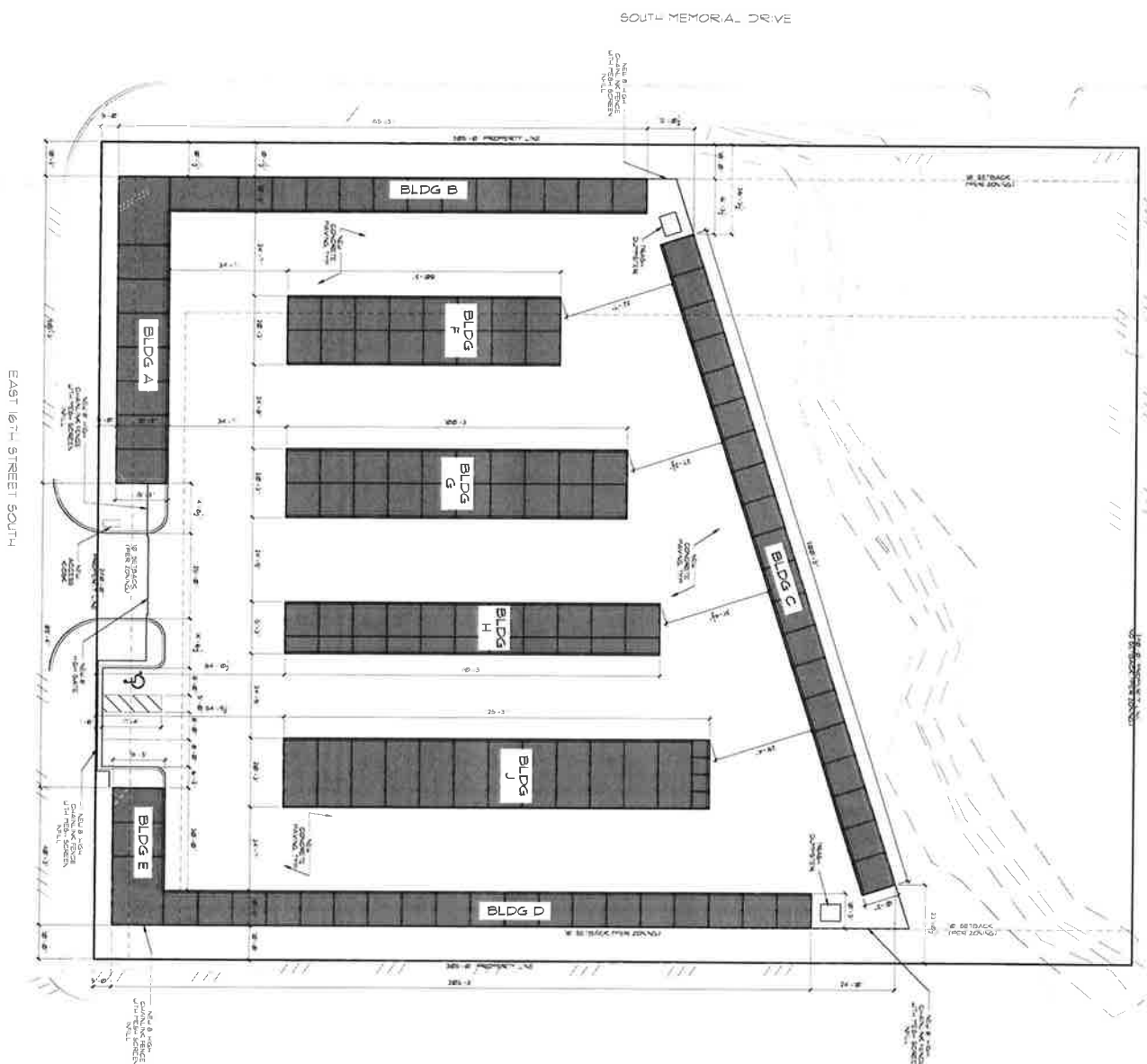
Exhibit "A"

The Applicant requests a Special Exception pursuant to Table 15-2 of the Tulsa Zoning Code (the "Code") to permit a self-service storage facility in a CS District for property located at 1535 S. Memorial Drive (the "Property"). Attached hereto is a site plan of the proposed storage facility.

The Property is located in a mixed-use corridor at the northeast corner of South Memorial Drive and East 16th Street. The Property is abutted to the north and south by commercial strip centers. Across Memorial to the west of the Property is a used car sales lot and to the east are multi-family units. The project will comply with the screening requirements of the Code for self-storage facilities adjacent to R districts.

The Property was formerly an office building that had become dilapidated and structurally unsound. In May 2019, the Property was rezoned from OL to CS and the abandoned office building has been demolished. On April 3, 2019, TMAPC recommended approval of the rezoning in Case Z-7476 and on May 15, 2019, the Tulsa City Council approved the same, said rezoning adopted by Ordinance No. 24137.

The proposed storage facility is consistent with the existing commercial development along Memorial and the expected development pattern in a mixed-use corridor and thus will not be injurious to the neighborhood or otherwise detrimental to the public welfare. Further, as a permitted use by special exception in the CS district, which zoning was approved by the Tulsa City Council, the self-service storage facility is in harmony with the spirit and intent of the Code.

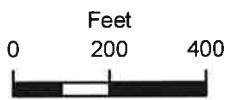


 NORTH
 SITE PLAN
 FULL SCALE AT 2224' | HALF-SIZE REDUCTION AT 1117'

ADDRESS & LEGAL DESCRIPTION	SITE GENERAL NOTES
1535 S. Memorial Dr. Prime Opportunities, LLC Tulsa, OK	<ol style="list-style-type: none"> 1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. 2. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 3. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 4. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 5. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 6. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 7. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 8. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

AS101	Architectural Site Plan	Prime Opportunities, LLC 1535 S. Memorial Dr. Self Storage Tulsa, OK	 Sikes Abemathio Architects 406 South Boulder Ave Suite 700 Tulsa, OK 74103 916.599.0541 
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10.17



Subject Tract

BOA-22920

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

19-13 12

Aerial Photo Date: February 2018,

N
10.18



S MEMORIAL DR

E 16 STS



Subject Tract

BOA-22920

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

19-13 12

Aerial Photo Date: February 2018

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10.19

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