

SUBJECT TRACT

412

PUD-594

RS-3

RS-3

BOA-23095

4.1

19-13 05

BOARD OF ADJUSTMENT CASE REPORT

STR: 9305
CZM: 37
CD: 3

Case Number: **BOA-23095**

HEARING DATE: 03/23/2021 1:00 PM

APPLICANT: Alfredo Perez

ACTION REQUESTED: Special Exception to permit medical marijuana cultivation (Agricultural/Horticulture Nursery Use) in the CH district (Sec. 15.020, Table 15-2)

LOCATION: 3216 E ADMIRAL PL N

ZONED: CH

PRESENT USE: HVAC and Auto Repair

TRACT SIZE: 15372.39 SQ FT

LEGAL DESCRIPTION: ALL LTS 3 4 & W25 LT 5 BLK 1, UNIVERSITY PARK

RELEVANT PREVIOUS ACTIONS:

Subject property: None.

Surrounding properties:

BOA-23090: On 03.09.21 the Board **approved** a Special Exception to permit medical marijuana cultivation (Agricultural/Horticulture Nursery Use) in the CH district. Property located 2880 E. Admiral Pl. N.

Z-7516: On 12.09.19 the TMAPC recommended approval of a re-zoning from CH to IL with an Optional Development plan to permit medical marijuana cultivation and low-impact processing of medical marijuana. City Council approved the re-zoning on 02.16.20. Property located W. of the SW.c of E. Admiral Pl. and N. Harvard Ave.

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 an Existing HVAC and auto repair business located on the South side of Admiral Pl. between N. Gary and Harvard Avenues.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a medical marijuana cultivation (Agricultural/Horticulture Nursery Use) in the CH 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												
High-impact Manufacturing & Industry	-	-	-	-	-	-	-	-	-	S	P	
Mining or Mineral Processing	-	-	-	-	-	-	-	-	-	S	S	Section 40.230
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	S	P	Section 40.190
RECYCLING	-	-	-	-	-	-	-	-	-	-	-	Section 40.310
Construction or Demolition Debris	-	-	-	-	-	-	-	-	S	S	P	
Consumer Material Drop-off Station	-	-	-	-	P/S(S)	P	P	P	P	P	P	
Consumer Material Processing	-	-	-	-	-	-	-	-	P	P	P	
AGRICULTURAL												
Animal Husbandry	-	-	-	-	-	-	-	-	-	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	Section 40.090
Farm, Market- or Community-supported	P	P	P	P	P	P	P	P	P	P	P	
Horticulture Nursery	-	-	-	-	-	S	S	-	P	P	P	Section 40.225

Medical marijuana uses are subject to the supplemental regulations of Sec. 40.225:

Section 40.225 Medical Marijuana Uses

The supplemental use regulation of this section apply to medical marijuana uses.

40.225-A A medical marijuana grower operation must be located inside an enclosed building.

40.225-B A medical marijuana processing facility, whether moderate impact or high impact, must be located inside an enclosed building.

40.225-C A medical marijuana dispensary must be located inside an enclosed building.

40.225-D A medical marijuana dispensary may not be located within 1,000 feet of another medical marijuana dispensary.

40.225-E Drive-through windows and drive-through lanes are prohibited for medical marijuana grower operations, processing facilities, dispensaries and research facilities.

40.225-F Medical marijuana grower operations, processing facilities and dispensaries must provide the following:

1. A ventilation/air filtration system that prevents odor from being detectable at the boundaries of the lot within which the building housing the medical marijuana grower operation, processing facility or dispensary is located, except that if such use is located in multiple-tenant building, the ventilation/air filtration system must prevent odor from being detectable outside the tenant space housing the use.
2. An electronic security system and surveillance camera.

40.225-G Medical marijuana grower operations, processing facilities, dispensaries and research facilities must be conducted and maintained in compliance with the license issues by the Oklahoma State Department of Health and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules and regulations.

TULSA ZONING CODE | July 1, 2020
page 40-12

Chapter 40 | Supplemental Use and Building Regulations
Section 40.230 | Mining or Mineral Processing

40.225-H No medical marijuana grower operation, processing facility, dispensary or research facility shall be permitted or maintained unless there exists a valid license, issued by the Oklahoma State Department of Health for the particular use at the particular location.

40.225-I The separation distance required under Section 40.225-D must be measured in a straight line between the nearest perimeter walls of the buildings (or portion of the building, in the case of a multiple-tenant building) occupied by the dispensaries. The separation required under Section 40.225-D shall not be applied to limit the location of a medical marijuana dispensary for which a license was issued by the Oklahoma State Department of Health prior to December 1, 2018 for the particular location.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a medical marijuana cultivation (Horticulture Nursery Use) in the CH 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 proeprty



Facing East on Admiral

Mr. Reeds left at 2:33PM

8. **Z-7516 Justin Moura** (CD 3) Location: West of the southwest corner of East Admiral Place and North Harvard Avenue requesting rezoning from CH to IL with optional development plan to permit a medical marijuana growing facility and low-impact processing

STAFF RECOMMENDATION:
SECTION I: Z-7516

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from CH to IL with an Optional Development Plan to permit a Medical Marijuana Growing and processing facility. The site currently houses a commercial kitchen for a catering company, which would remain, if rezoning is approved. The intent is to use the three existing buildings on the site for the various functions of growing and processing medical marijuana, including office, grow and processing while also maintaining the existing commercial kitchen for both catering and medical marijuana related uses. The applicant may encounter issues with setbacks if the site is ever redeveloped as IL zoning requires a 75 ft building setback from R zoned districts. This would require the applicant to conform to those setbacks or seek a variance of those requirements from the Board of Adjustment if they could not be met.

DETAILED STAFF RECOMMENDATION:

Z-7516 is requesting IL zoning with an optional development plan as outlined in Section II below. That zoning classification is intended to provide areas suitable for manufacturing, wholesaling, warehousing and other industrial activities that have few if any adverse land use or environmental impacts. IL zoning without the optional development plan would have negative impacts on the surrounding properties and would not be supported and,

Z-7516 is consistent with the anticipated future development pattern of the surrounding property;

Many uses allowed in an IL zoning district are not consistent with the Mixed-Use Corridor land use designation of the Comprehensive Plan however the development plan outlined below only allows light industrial uses related to medical marijuana processing and horticultural nursery. All commercial uses normally associated with a Mixed-Use Corridor included in the allowed uses in the development plan, therefore;

Staff recommends **Approval** of Z-7516 to rezone property from CH to IL with the provisions of the optional development plan outlined in Section II.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS:

General Provisions:

All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform to the provisions of the City of Tulsa Zoning Code for development in an IL zoning district except as further limited below.

Permitted Use Category:

A) Residential

- Household Living
 - Single Household
 - Two Households on a single lot
 - Three or more households on a single lot

B) Public, Civic and Institutional

- Safety Service
- Utilities and Public Service Facility (minor)
- Wireless Communication Facility (includes all permitted specific uses)

C) Commercial

- Animal Service (includes all permitted specific uses)
- Broadcast or Recording Studio
- Commercial Service (includes all permitted specific uses)
- Financial Services (includes all permitted specific uses)
- Funeral or Mortuary Service
- Office (includes all permitted specific uses)
- Parking, Non-Accessory
- Restaurants and Bars
 - Restaurants (Bars allowed as an accessory use)
- Retail Sales (includes all permitted specific uses)
- Self-Service Storage Facility
- Studio, Artist or Institutional Service
- Trade School
- Vehicle Sales and Service
 - Commercial Vehicle repair and maintenance
 - Commercial sales and rentals
 - Fueling Station
 - Personal Vehicle sales and rental
 - Vehicle part and supply sales
 - Vehicle body and paint finishing shop

D) Industrial

Low-Impact Manufacturing & Industry – Only allowing production of medical marijuana edibles using medical marijuana components processed elsewhere.

E) Recycling

Consumer Material Drop-off Station

F) Agricultural

Community Garden
Farm, Market or Community-supported
Horticulture Nursery

G) Other

Drive-in or drive-through facility

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within a Mixed-Use Corridor and an Area of Growth. It is also located within the Kendall-Whittier Sector Plan area which calls for the subject lot and surrounding area along Admiral PI between College Ave and Harvard Ave to be a Mixed-Use Corridor.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

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.

Areas of Stability and Growth designation: Area of Growth

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.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit and automobile.

Transportation Vision:

Major Street and Highway Plan: E Admiral PI is classified as a Residential Collector in the area near the subject lot. E Admiral PI becomes a Secondary Arterial approximately 900 feet to the east of the lot.

Trail System Master Plan Considerations: None

Small Area Plan: Kendall-Whittier Sector Plan (adopted November 2016)

The sector plan calls for the subject lot and the surrounding area along Admiral PI to be a Mixed-Use Corridor and states that these areas include a variety of non-residential uses, such as retail, restaurants and offices. However, some industrial uses may be appropriate as well, assuming they minimize the impacts on surrounding development and the overall character of the corridor.

Special District Considerations: The lot is located within the Route 66 Overlay, which permits special signage allowances and does not affect the uses of the lots themselves.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a catering company and multiple existing commercial buildings.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E Admiral Place	Residential Collector	60 Feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH	Mixed-Use Corridor	Growth	Single-Family
South	RS-3	Mixed-Use Corridor	Growth	Single-Family
East	CH	Mixed-Use Corridor	Growth	Commercial
West	CH	Mixed-Use Corridor	Growth	Commercial

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

PUD-594 September 1998 : All concurred in **approval** of a proposed *Planned Unit Development* on a 1.68± acre tract of land for on property located northwest corner of South Harvard Avenue and East Admiral Place.

BOA-06354 May 1969: The Board of Adjustment **approved** a *Variance* to permit the operation of a light industrial machine shop, on property located at 16 N. College.

12:04:19:2807(39)

TMAPC Comments:

Mr. Reeds stated a couple meetings ago Planning Commission had a similar case further north where the applicant tried to do IL zoning in an existing residential zone. He stated this application is in commercial with the optional develop plan so he is okay with designating this an IL in a commercial zone as opposed to trying to do an optional development for IL in a residential zone.

Mr. Covey stated his takeaway from the last case was that staff didn't have an optional development plan and staff said that even with an optional development plan it wouldn't help. He stated this current application before Planning Commission as Mr. Reeds pointed out is in a CH District which is different than residential and it has an optional development plan attached.

Staff stated the previous application had a different existing business character than what this particular location is even if all you do is just look at the map then there are some similarities but one big difference is the land use designation on this particular side is not an existing neighborhood and it abuts Martin Luther King Expressway.

Ms. Kimbrel stated the land use designation for this application is Mixed-Use corridor and the Stability and Growth Designation is Area of Growth and it seems like last time it was in RS-3 and it was an existing neighborhood. She stated she thinks those types of distinctions are important when thinking about the future land use and how to be consistent with this option development plan.

Mr. Ritchey stated he appreciates the efforts to have these optional development plans he thinks it almost creates a new zoning category because it is so low impact to have these grow operations because they really can't go in a lot of different places. He stated it is important what the land use designations are and neighbors coming to be actively involved. Mr. Ritchey stated he thinks the application before Planning Commission today is clearly different than the one, they had a few weeks ago and he is in full support of approving this plan. He asked staff procedurally what happens when a parcel of land gets rezoned to IL with optional development and 10 years from now that parcel of land is sold and the next person doesn't want to do any of these agricultural uses what happens to the land.

Staff stated there are options to change that development plan but if you're changing the use of the site it would be considered a new rezoning. He stated every application staff has tried to make sure that if that grow operation whether it's marijuana or tomatoes in that development plan are consistent with that original CH zoning. Staff stated they are hopeful that not many of those will come back and ask to rezone.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **FOTHERGILL**, TMAPC voted **9-0-0** (Covey, Fothergill, Kimbrel, McArtor, Ray, Ritchey, Shivel, Van Cleave, Walker, "aye"; no "nays"; none "abstaining"; Doctor, Reeds, "absent") to recommend **APPROVAL** of IL rezoning with an optional development plan for Z-7516 per staff recommendation.

Legal Description for Z-7516:

LTS 7-8-9-10 BLK 2, UNIVERSITY PARK, City of Tulsa, Tulsa County, State of Oklahoma

9. **Z-7517 Tulsa Habitat for Humanity, INC** (CD 5) Location: West of the southwest corner of East 31st Street South and South Sheridan Avenue requesting rezoning from **RS-3** to **RS-4** to permit single family housing

STAFF RECOMMENDATION:

SECTION I: Z-7517

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from RS-3 to RS-4 in order to permit single-family homes on lots that are smaller than the currently existing RS-3 zone. RS-3 zones require 6,900 sf per single-family detached house and a minimum lot width of 75 Feet. RS-4 would require 5,500 sf per single-family detached house and a minimum lot width of 50 Feet. This would be a minor increase in density over the current zoning of the subject lot and would be compatible with existing homes in the vicinity of the subject lot.

DETAILED STAFF RECOMMENDATION:

Z-7517 requesting RS-4 zoning allows single family residential uses that are compatible with the surrounding properties;

Lot and building regulations in a RS-4 district allow a greater density than the abutting RS-3 zoned properties however RS-4 zoning is consistent with the anticipated future development pattern of the surrounding property;

RS-4 zoning is consistent with the Existing Neighborhood land use designation of the Comprehensive Plan, therefore;

Thomas Legendre
BUILDING
PLANS EXAMINER III

TEL (918) 596-9657
tlegendre@cityoftulsa.org



DEVELOPMENT SERVICES

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

ZONING CLEARANCE PLAN REVIEW

December 21, 2020

LOD Number: 1

EWC 1 Inc.
CO: Mr. Harry Bjornberg
4853 S. Sheridan Rd., Suite 612
Tulsa, OK 74145

APPLICATION NO: **BLDC-076053-2020**
(PLEASE REFERENCE THIS NUMBER WHEN
CONTACTING OUR OFFICE)

Location: 3216 E. Admiral Pl. N.

Description: Alteration

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.
3. INFORMATION ABOUT THE ZONING CODE, BOARD OF ADJUSTMENT (BOA), PLANNING COMMISSION (TMAPC), AND THE TULSA PLANNING OFFICE AT INCOG CAN BE FOUND ONLINE AT [WWW.TULSAOKLAHOMA.GOV](#) IN PERSON AT 2 W. 2ND ST., 8TH FLOOR, IN TULSA; OR BY CALLING 918-584-7526 AND ASKING TO SPEAK TO SOMEONE ABOUT THIS LETTER OF DEFICIENCY.
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)

REVIEW COMMENTS

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

BLDR-076053-2020

3216 E. Admiral Pl. N.

December 21, 2020

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 . 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. Section 70.120 Special Exceptions

Review Comments: The Medical Marijuana use proposed in a CH district is required to have a Special Exception for approval of use in a CH district. Contact the Tulsa Planning Office as noted above. Please provide approval by Special Exception in order for zoning review approval of this project.

- 2. Section 70.120-B Authority to File.** Applications for special exception approval may be filed only by the owner of the subject property or by the property owner's authorized agent.

Review Comments: Please note that the special exception shall be filed by the owner or owner's authorized agent.

- 3. Section 70.120-C Application Filing.** Complete applications for special exception approval must be filed with the land use administrator.

Review Comments: Please don't send application to the Permit Center. Only the documents for approval shall be submitted for review, if special exception is approved.

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.

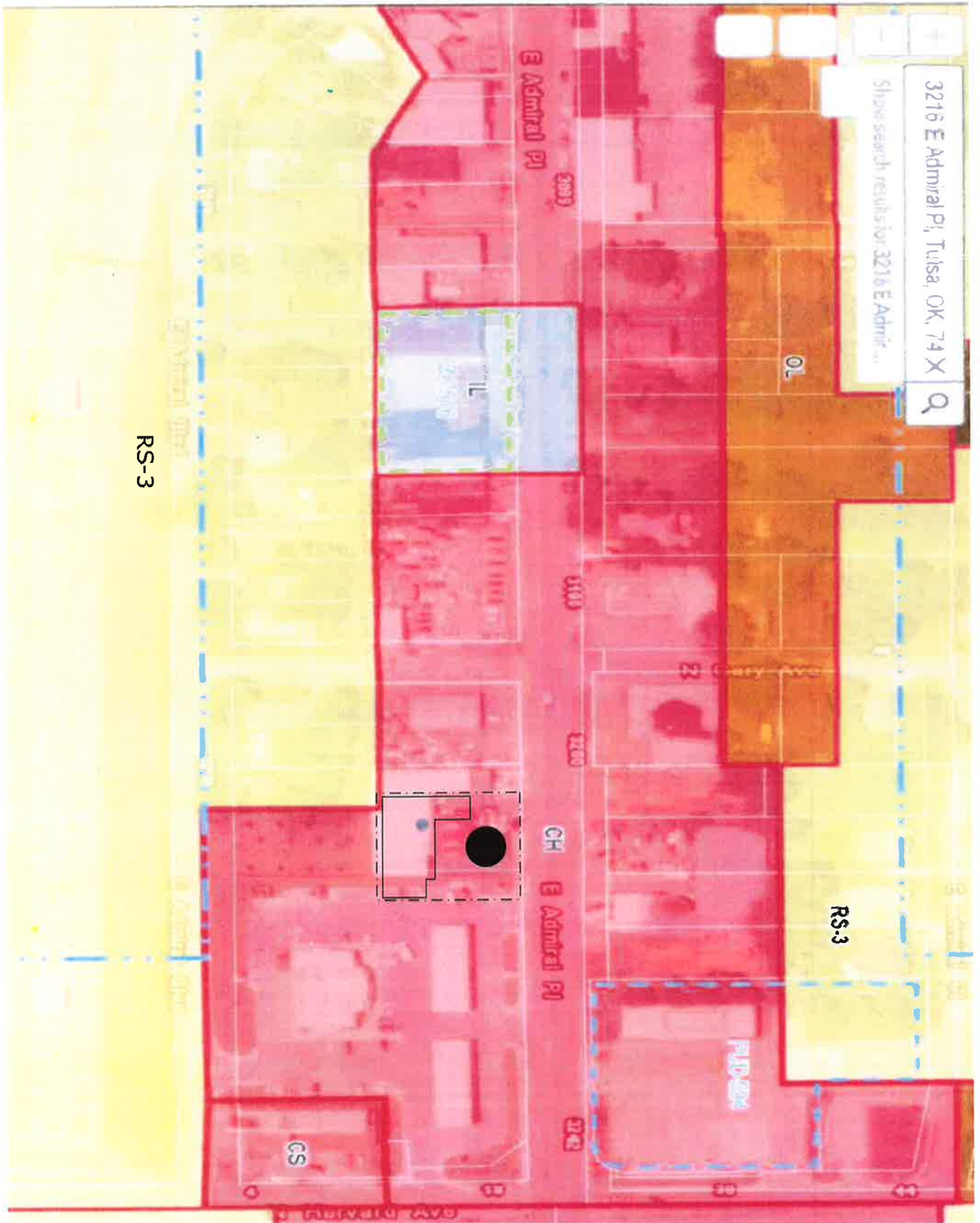


EXHIBIT 1 - ZONING MAP

GREEN LEAF HARVEST LLC
3216 E ADMIRAL PL



SECOND FLOOR

SCALE: 1"=30'-0"



CL EAST ADMIRAL PLACE

SITE PLAN

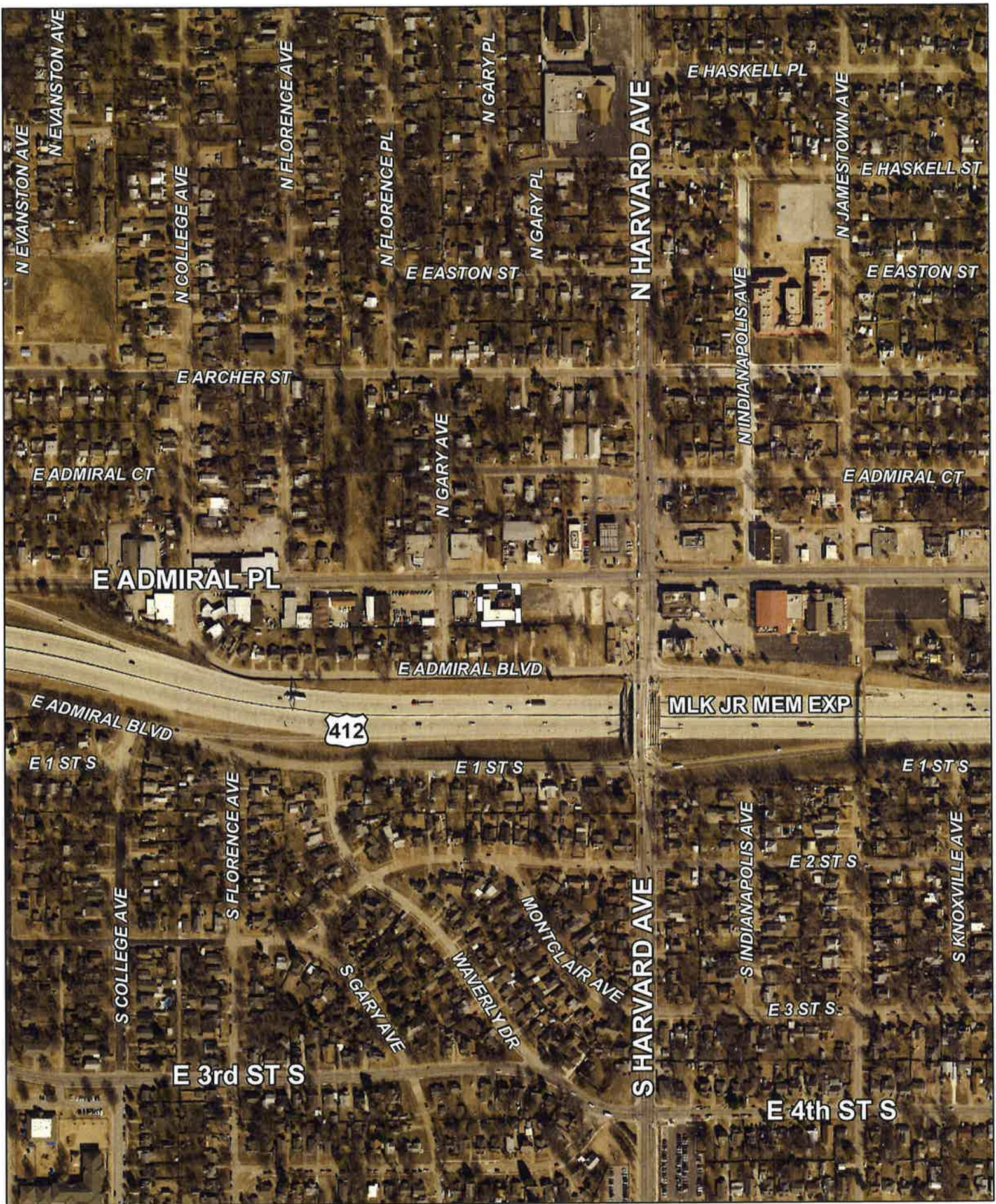
SCALE: 1"=30'-0"

V
N

ALL WORK IS INTERIOR ALTERATIONS
NO BUILDING ADDITIONS

EXHIBIT 2 - SITE PLAN

GREEN LEAF HARVEST LLC
3216 E ADMIRAL PL



0 200 400
Feet



Subject
Tract

BOA-23095

19-13 05

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

Aerial Photo Date: February 2018

4.17





0 50 100
Feet



Subject
Tract

BOA-23095

19-13 05

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

Aerial Photo Date: February 2018 4.18

