

**BOA-23188**

20-13 30

10.1



**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 0330

Case Number: **BOA-23188**

**CZM:** 29

**CD:** 1

**HEARING DATE:** 09/28/2021 1:00 PM

**APPLICANT:** Jonah Hall

**ACTION REQUESTED:** Special Exception to permit a Self-service Storage Facility in a CS District (Sec. 15.020, Table 15-2)

**LOCATION:** 1601 N PEORIA AV E

**ZONED:** CS

**PRESENT USE:** Vacant

**TRACT SIZE:** 229861.92 SQ FT

**LEGAL DESCRIPTION:** See attached.

**RELEVANT PREVIOUS ACTIONS:** None.

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

**Town Centers** are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located South of the SE/c of E. Reading Street and S. Peoria Ave. The property is formerly a supermarket located in the Seminole Hill shopping center. The subject building is setback from Peoria Ave without parcel along the frontage consisting of several quick serve restaurants.

**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)

10.2

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory Specific use												
Self-service Storage Facility	S	S	S	S	S	P	P	P	P	P	P	<a href="#">Section 40.360</a>

Included in your packet is a copy of Sec. 40.360 which includes the supplemental regulations for Self-service Storage Facilities.

**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***



***Facing toward Peoria Ave. across the parking lot***

10.4

## BOA-23188 LEGAL DESCRIPTION

A PART OF LOT TWO (2), BLOCK ONE (1), GATEWAY PLAZA, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

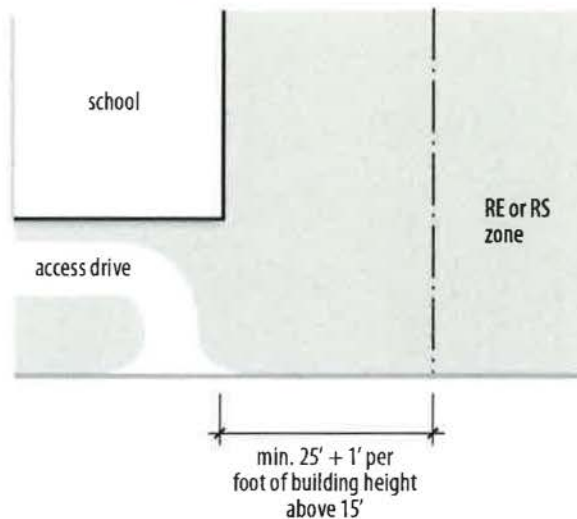
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT TWO (2); THENCE NORTH 01°10'19" WEST ALONG THE WEST LINE OF SAID LOT TWO (2) A DISTANCE OF 83.41 FEET; THENCE NORTH 88°49'41 " EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT TWO (2) A DISTANCE OF 214.52 FEET; THENCE NORTH 01 '10'19" WEST PARALLEL WITH THE WEST LINE OF SAID LOT TWO (2) A DISTANCE OF 287.55 FEET; THENCE SOUTH 88°49'41" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT TWO (2) A DISTANCE OF 220.75 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEING ON THE boundary LINE OF SAID LOT TWO (2): THENCE ALONG THE BOUNDARY LINE OF SAID LOT TWO (2) IN A CLOCKWISE DIRECTION, THE FOLLOWING 16 COURSES:

- 1) NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5,785.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 04'21 '09" WEST A DISTANCE OF 105.01 FEET) FOR AN ARC DISTANCE OF 105.01 FEET;
- 2) NORTH 02°25'26" WEST A DISTANCE OF 61 .07 FEET;
- 3) NORTH 88°49'41" EAST A DISTANCE OF 186. 19 FEET;
- 4) NORTH 01°10'19" WEST A DISTANCE OF 39.1 1 FEET;
- 5) NORTH 88°49'41" EAST A DISTANCE OF 301 .50 FEET;
- 6) NORTH 01°10'19" WEST A DISTANCE OF 7.00 FEET;
- 7) NORTH 88°49'41" EAST A DISTANCE OF 79.60 FEET;
- 8) NORTH 01°10'19" WEST A DISTANCE OF 214.69 FEET;
- 9) NORTH 88°02'12" EAST A DISTANCE OF 84.91 FEET;
- 10) SOUTH 01°10'19" EAST A DISTANCE OF 560.93 FEET;
- 11) SOUTH 88°02'00" WEST A DISTANCE OF 110.02 FEET;
- 12) SOUTH 74°02'30" WEST A DISTANCE OF 82.73 FEET;
- 13) SOUTH 45°30'57" WEST A DISTANCE OF 44.39 FEET;
- 14) SOUTH 45°31 '32" WEST A DISTANCE OF 158.99 FEET;
- 15) SOUTH 01°10'19" EAST A DISTANCE OF 75.78 FEET;
- 16) SOUTH 88°49'41" WEST A DISTANCE OF 300.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE SOUTH 83.41 FEET OF LOT TWO (2), BLOCK ONE (1 ), GATEWAY PLAZA. A SUBDIVISION IN THE CITY OF TULSA, TULSA county, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

1. Day care uses and community centers may be allowed as accessory uses to a school. Outdoor stadiums, lighted athletic fields, unlighted athletic fields that have bleachers for non-student spectators and buildings and structures accessory to these types of stadiums or fields may not be approved as accessory uses to a school.
2. Buildings, parking areas and access drives must be set back at least 25 feet from abutting RE- and RS-zoned properties, plus one foot of additional building setback for each one foot of building height above 15 feet. These setback and height requirements do not apply if the RE- or RS-zoned land is freeway or expressway right-of-way.

Figure 40-11: Required Building Setbacks from RE and RS Zoning Districts (Schools)



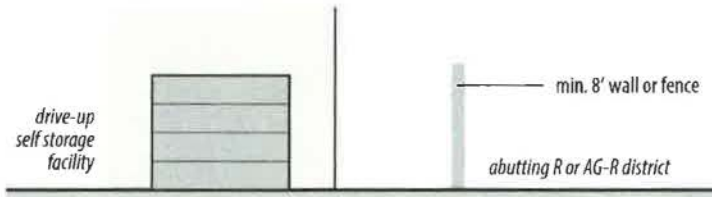
**40.350-B Schools Established on or After January 1, 1998**  
Schools established on or after January 1, 1998 require a minimum lot area of one acre, and lots to be occupied by senior high schools must have frontage on an arterial street.

**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.

**40.360-B RM and O Districts**

Self-service storage facilities located in RM or O zoning districts are subject to the following additional requirements:

1. Exterior building walls visible from streets and abutting lots must be of masonry construction, using brick, stone, stucco or concrete tilt-up panels. Corrugated steel or standard (smooth) concrete block exterior walls are not permitted on these walls.
2. The floor area ratio (FAR) may not exceed 0.5.
3. Access doors to drive-up style storage units may not be visible at ground-level from abutting O-, R-, or AG-R- zoned lots or from abutting street rights-of-way.
4. The storage of flammable liquids, highly combustible, explosive materials or hazardous chemicals is prohibited.
5. In RM-1 and OL districts storage may only occur within completely enclosed buildings. All storage in RM-2, RM-3, OM, OMH or OH districts must also occur in completely enclosed buildings, except that outdoor (open-air) storage is allowed on the interior of the lot if the storage is not visible at ground level from abutting R, O, or AG-R districts or from any street rights-of-way.

**40.360-C CS District**

In the CS district, no outdoor (open-air) storage of any kind is allowed that is visible at ground level from abutting R, O, or AG-R districts or from any street rights-of-way.

**Section 40.370 Sexually Oriented Business Establishments**

The supplemental use regulations of this section apply to all sexually oriented business establishments.

- 40.370-A** Sexually oriented business establishments are allowed only in those districts and under those approval procedures expressly stated in this zoning code. In addition, no person may exercise supervisory control, manage, operate, cause the establishment or permit the establishment of any sexually oriented business establishment within 1,000 feet (the "minimum separation distance") of any of the following:

# Draft

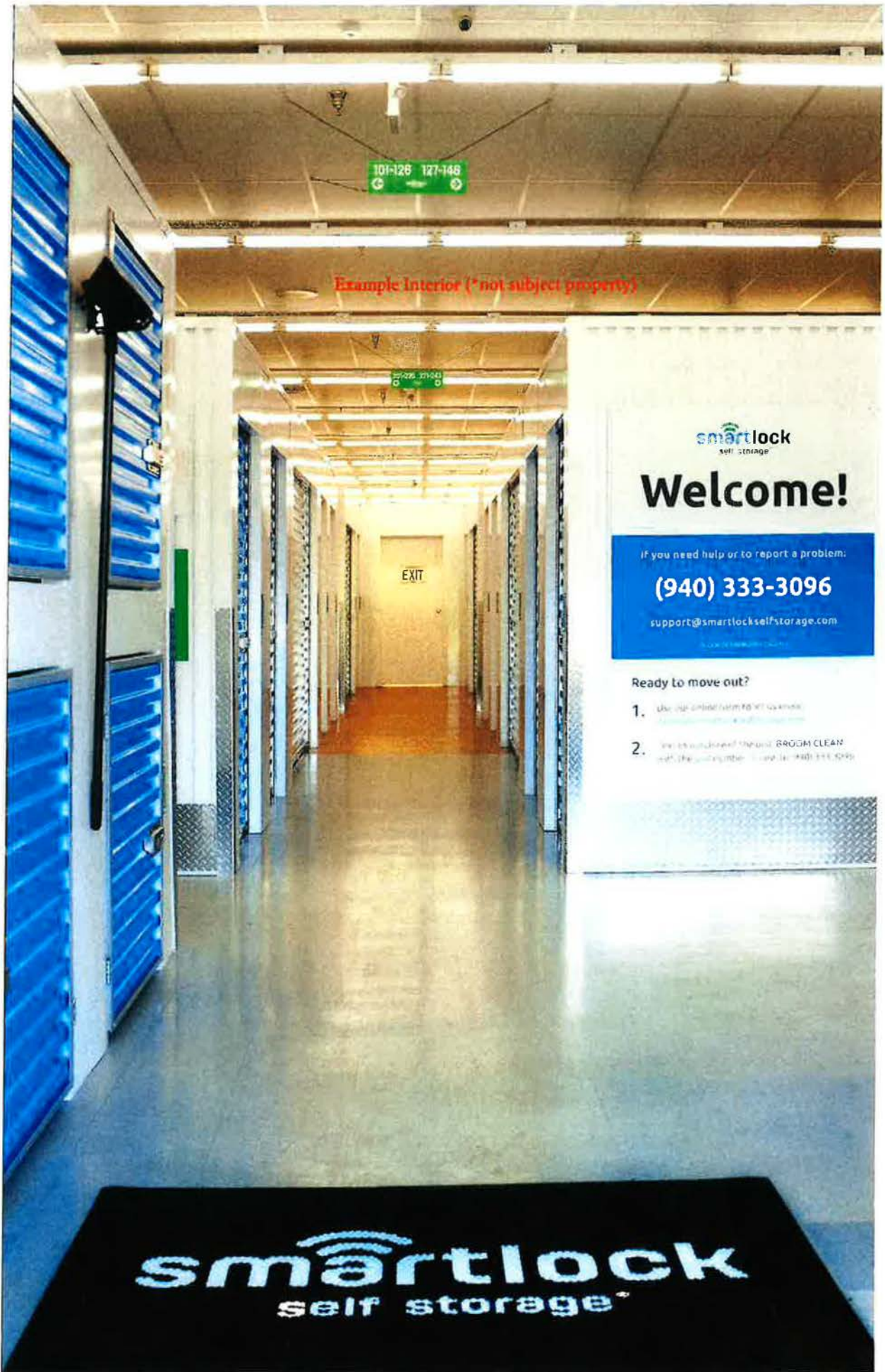


10.8



Plot - No additional improvements (building or addition) are planned at this time.  
Only internal improvements, cosmetic change, and routine maintenance and repairs are within the scope of this project.





Example Interior (\*not subject property)

smartlock  
self storage

## Welcome!

If you need help or to report a problem:

**(940) 333-3096**

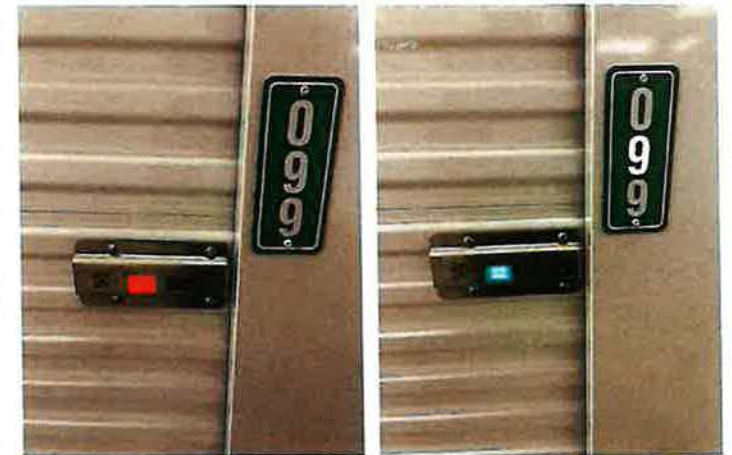
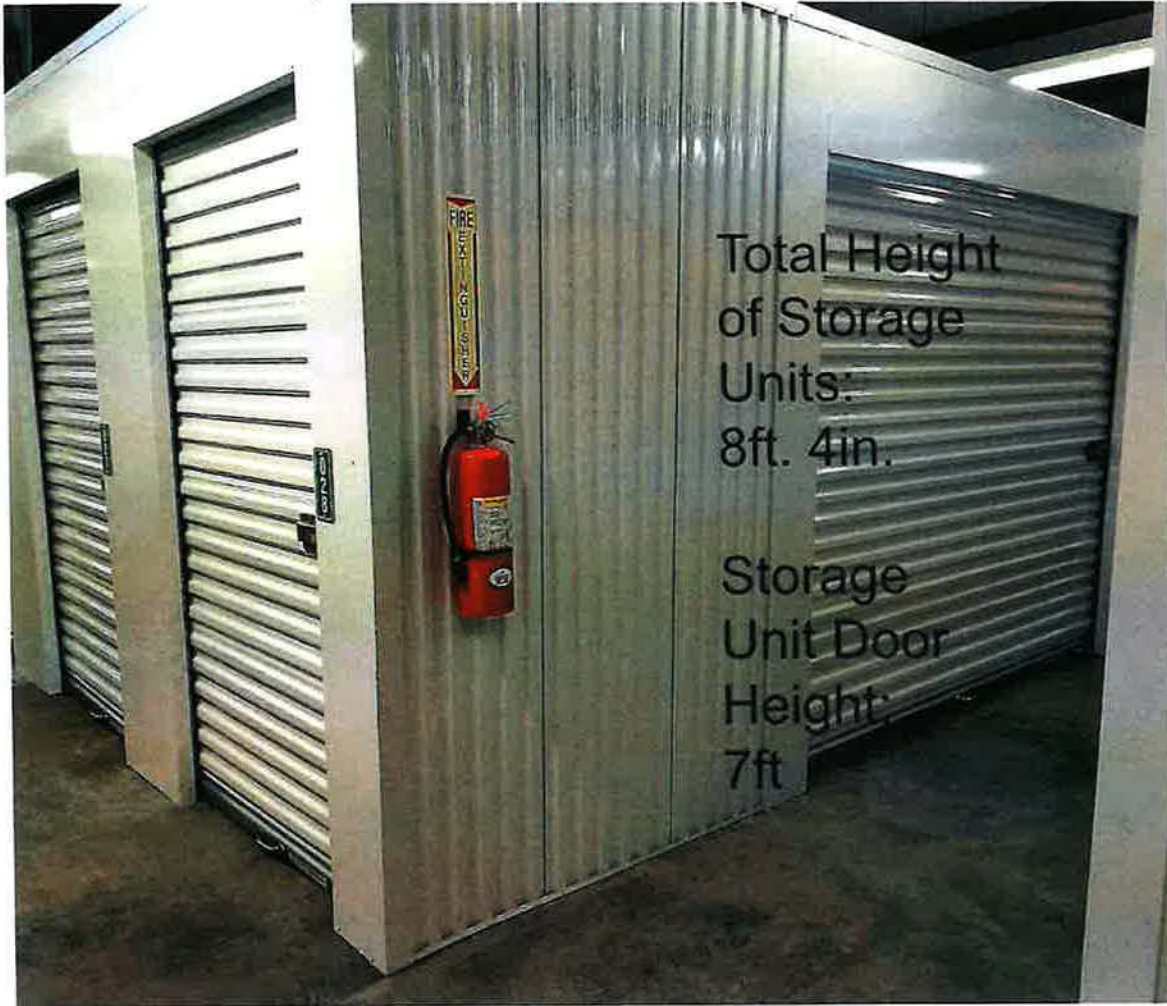
[support@smartlockselfstorage.com](mailto:support@smartlockselfstorage.com)

### Ready to move out?

1. Use our online form to schedule your move out.
2. We'll schedule the final BROOM CLEAN and the unit will be ready for you to move in.

smartlock  
self storage

Example Interior (Walls & Doors) \*Not Subject Property

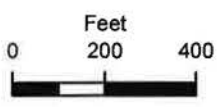


10.12

Example property (\*not subject property)



10.13



 Subject Tract

**BOA-23188**

20-13 30

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

Aerial Photo Date: 2020/2021



10.14



**E READING ST**

**N PEORIA AVE**



 **Subject Tract**

**BOA-23188**

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

20-13 30

Aerial Photo Date: 2020/2021



10.15