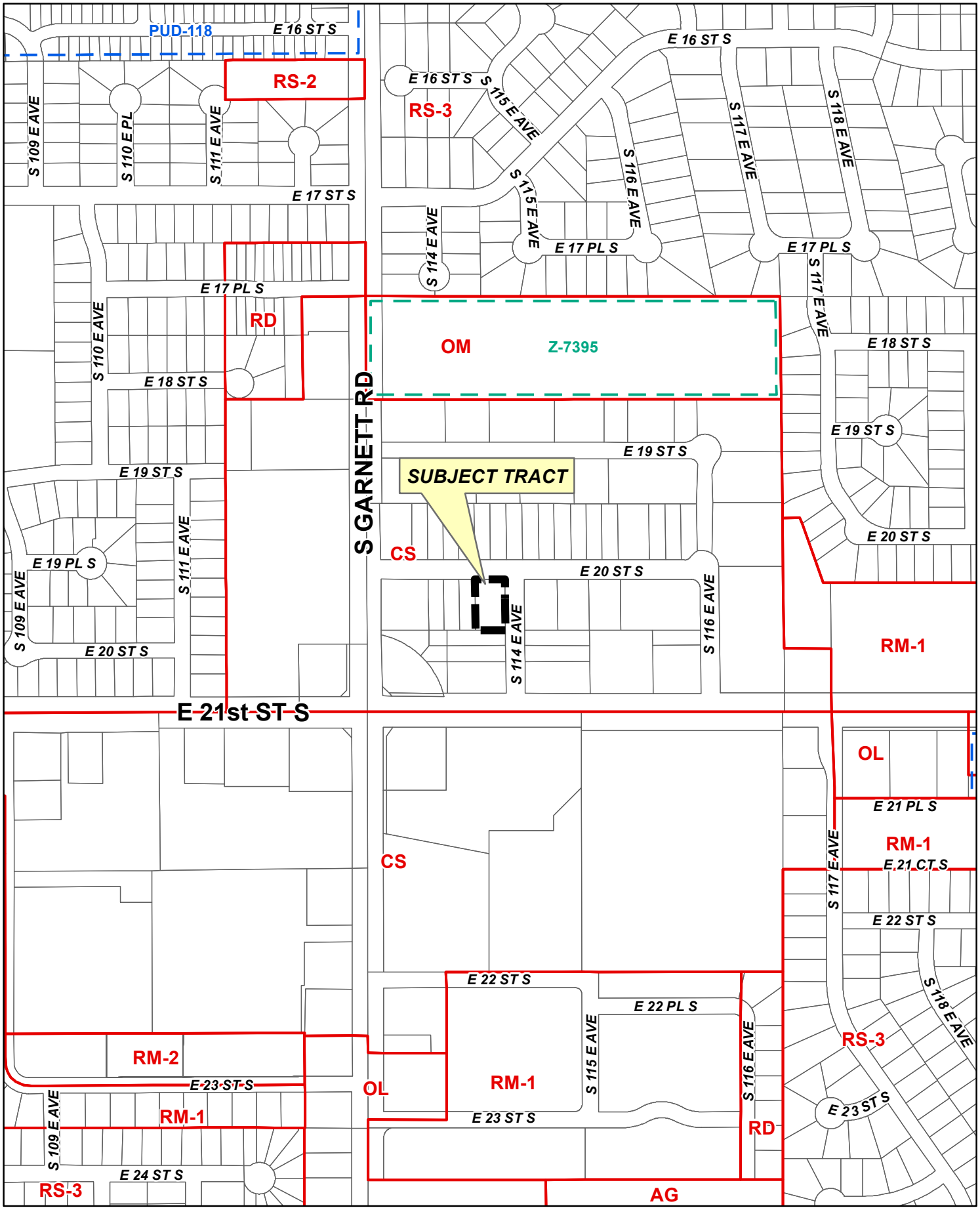

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BOA-23287

19-14 08

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BOARD OF ADJUSTMENT
CASE REPORT

STR: 9408 Case Number: **BOA-23287**
CZM: 39
CD: 6

HEARING DATE: 03/22/2022 1:00 PM

APPLICANT: Luis Ozoria

ACTION REQUESTED: Special Exception to permit a Personal Vehicles Sales and Rental Use in the CS District (Sec. 15.020, Table 15-2)

LOCATION: Property Adress: 11320 E. 20th St. S. Tenant Space: 2002 South 114th E. Ave. **ZONED:** CS

PRESENT USE: CS **TRACT SIZE:** 15389.81 SQ FT

LEGAL DESCRIPTION: LT 6 BLK 1, 21 GARNETT PLACE RESUB PRT L1 & L2-3 GARNETT PLAZA

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".

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.

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 SW/c of E. 20th St. S. and S. 114th E. Ave.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a Personal Vehicles Sales and Rental Use in the CS District (Sec. 15.020, Table 15-2)

These uses are subject to the supplemental regulations of 40.400:

Section 40.400 Vehicle Sales and Service

40.400-A Whenever a vehicle sales and service use is located on a lot abutting an R- or AG-R-zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.070-C.

40.400-B Whenever commercial or personal vehicle sales or rentals are within 300 feet of an R- or AG-R- zoned lot, off-street parking and vehicle display areas must comply with the parking area design standards of Section 55.090.

Currently the property is operating a vehicle repair shop which is allowed by code and the applicant is requesting the ability to sell cars off of the property.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit a Personal Vehicles Sales and Rental Use in the 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

DEVELOPMENT SERVICES

Thomas Legendre
COMMERCIAL BUILDING
PLANS EXAMINER

TEL (918) 596-9672
tlegendre@cityoftulsa.org

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

ZONING CLEARANCE PLAN REVIEW

January 24, 2022

LOD Number: 1

Mr. Luis Ozoria
1104 S. 32nd St.
Broken Arrow, OK 74014

APPLICATION NO: **BLDZ-0107566-2022** (*PLEASE REFERENCE WHEN CONTACTING OUR OFFICE*)

Location: **2002 S. 114th Ave. E.**

Description: **Zoning Clearance Only**

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)

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 WITH 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. SHOULD YOU REQUIRE FURTHER CLARIFICATION, PLEASE CONTACT THE PLANS EXAMINER NAMED ABOVE. IF YOU DISAGREE WITH THE CODE INTERPRETATIONS OR COMMENTS, YOU MAY REQUEST AN ADMINISTRATIVE REVIEW OF YOUR APPEAL.

2 W 2nd St Suite 800

REVIEW COMMENTS

COMMERCIAL PLAN REVIEW: YOUR APPLICATION WAS REVIEWED UNDER THE PROVISIONS OF THE CITY OF TULSA ZONING CODE AND ORDINANCES ADOPTED BY THE CITY OF TULSA.

BLDZ-0107566-2022 | 2002 S. 114th Ave. E. | January 24, 2022

This letter of deficiencies covers building 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

1. **Section 1.060 Minimum Requirements.**

   1.060-A Contact Lauren Esau @ lesau@cityoftulsa.org since the address provided is not a recognized address in County Records. She will check the address out to see if it can be used at location under permit review. If the address submitted for review is not valid, then a new address will be provided for said location.

2. **Section 15.020 Use Regulations.** Apply to INCOG (Indian Nations Council of Governments) for a special exception for vehicle sales and repair/maintenance in a CS Zoned District. Their number is (918) 584-7526.

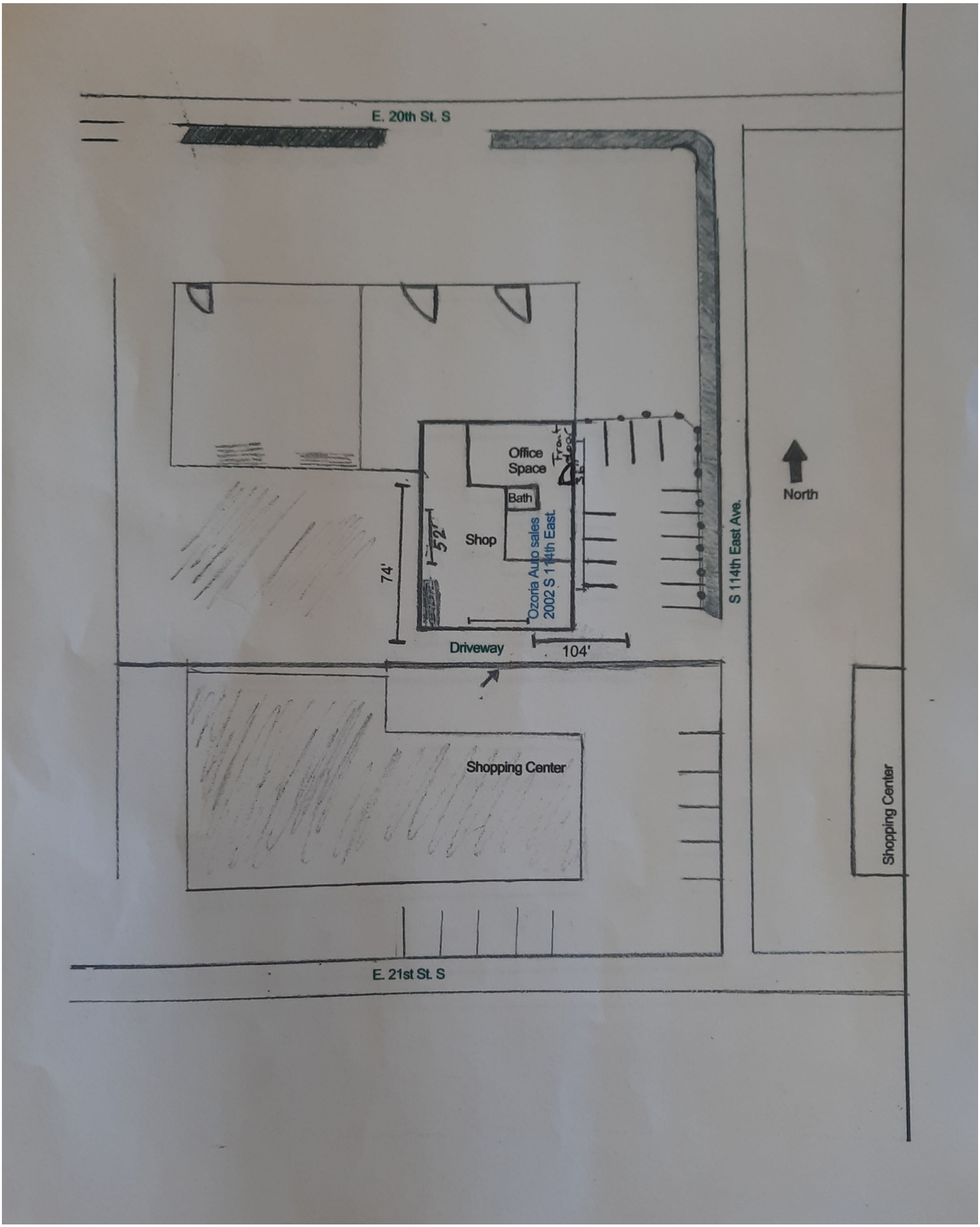
Note: This review of this application is limited to just zoning clearance and does not cover any expansion, improvements or certificate of occupancy.

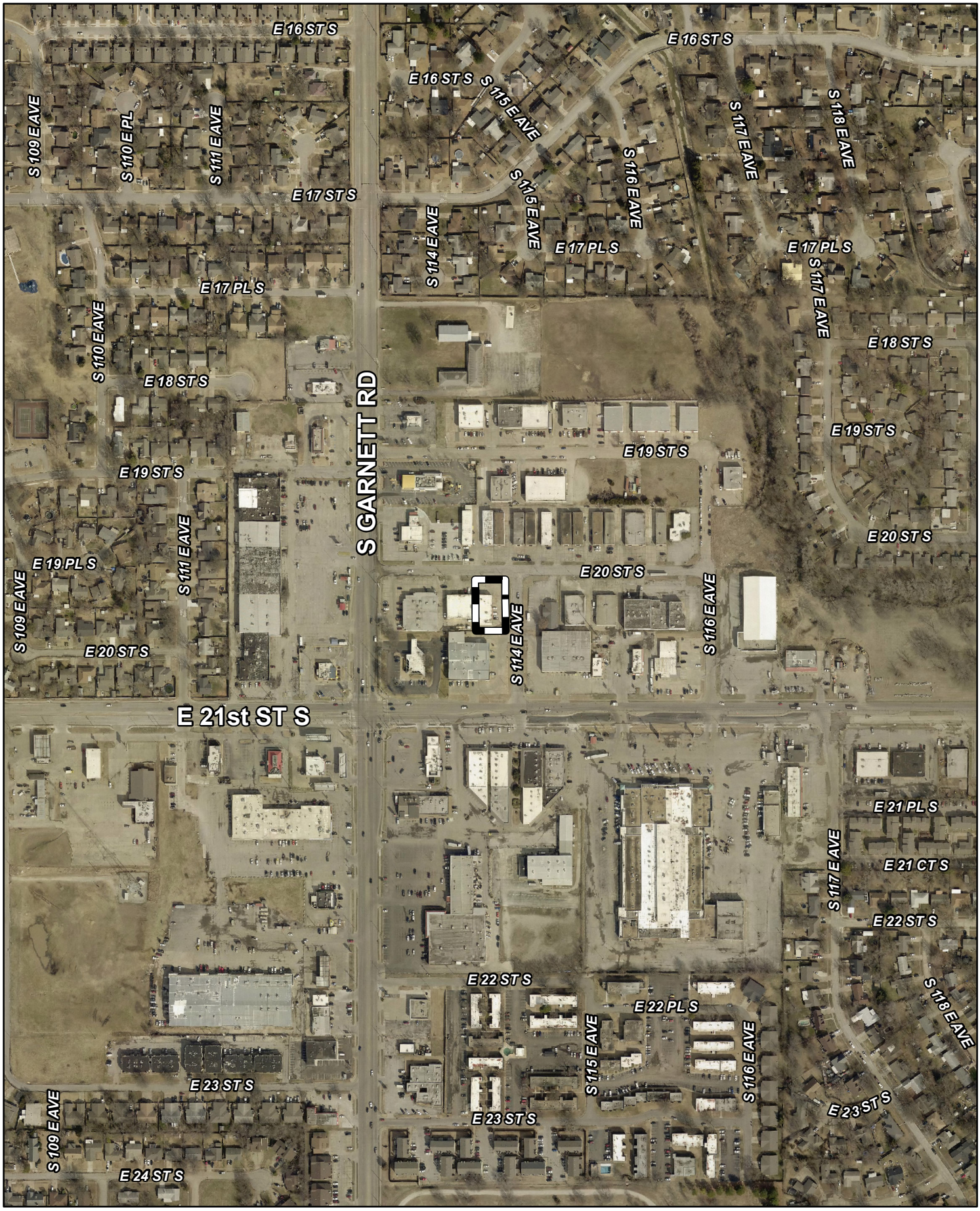
IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.

www.cityoftulsa.org/our-city/doing-business-with-the-city/permits-and-licensing/permit-center/permit-center-forms.aspx

END – COMMERCIAL ARCHITECTURAL CODE REVIEW

This constitutes a Plan Review to date in response to the information submitted with and after 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 client. Any code items not reviewed are still in force, and it shall be the responsibility of the owner and design professional(s) to ensure that all building code requirements are satisfied.


E. 20th St. S
Office Space
Bath
Shop
52'
74'
Ozoria Auto sales
2002 S 114th East.
Driveway
104'
S 114th East Ave.
North
Shopping Center
Shopping Center
E. 21st St. S



Feet
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Subject Tract

BOA-23287

19-14 08

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

Aerial Photo Date: 2020/2021

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Feet
0 50 100

Subject Tract

BOA-23287

19-14 08

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

Aerial Photo Date: 2020/2021

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