

**BOA-23362**

20-13 31

# BOARD OF ADJUSTMENT CASE REPORT

STR: 217  
CZM: 29  
CD: 1

Case Number: **BOA-23362**

**HEARING DATE:** 06/14/2022 1:00 PM

**APPLICANT:** Sharde Dorsey

**ACTION REQUESTED:** Special Exception to permit a Daycare use in the IL zoning district (Sec.15.020, Table 15-2)

**LOCATION:** 1601 E MARSHALL ST N

**ZONED:** IL

**PRESENT USE:** Vacant

**TRACT SIZE:** 6660.35 SQ FT

**LEGAL DESCRIPTION:** S90 OF LTS 1 2 BLK 1, ELM RIDGE SECOND ADDN

**RELEVANT PREVIOUS ACTIONS:** None.

**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. Marshall St. and N. Trenton Ave. The property is currently a single-family home located in an industrial district.

**STAFF COMMENTS:** The applicant is requesting a Special Exception to permit a Daycare use in the IL zoning district (Sec.15.020, Table 15-2).

No supplemental regulations are relevant to this use. The Board may wish to request the daycare capacity and anticipated traffic from this use.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a Special Exception to permit a Daycare use in the IL zoning 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***

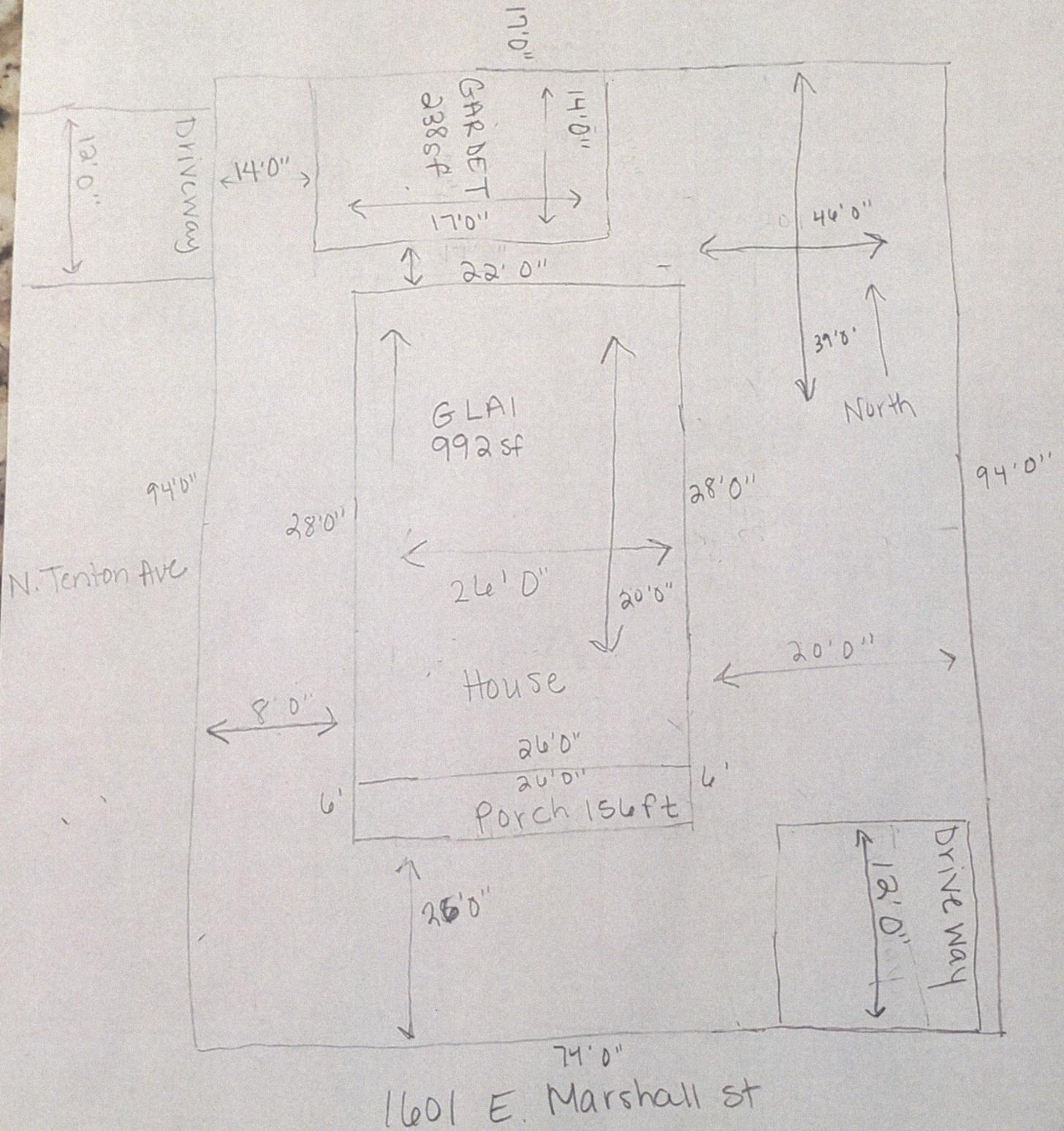


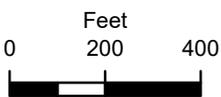
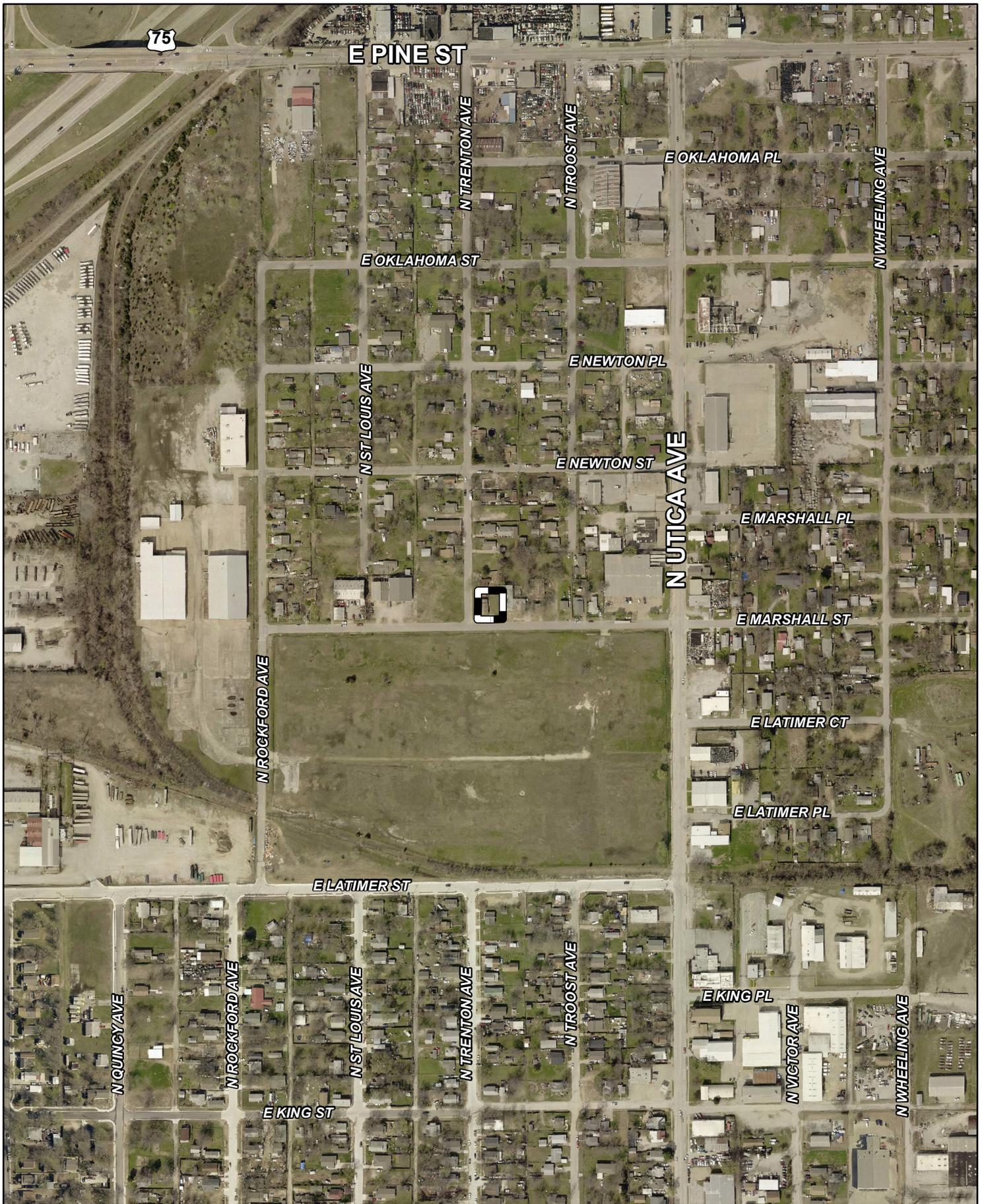
***Facing West on Marshall***



***Facing East on Marshall***

# Site Plan





Subject Tract

**BOA-23362**

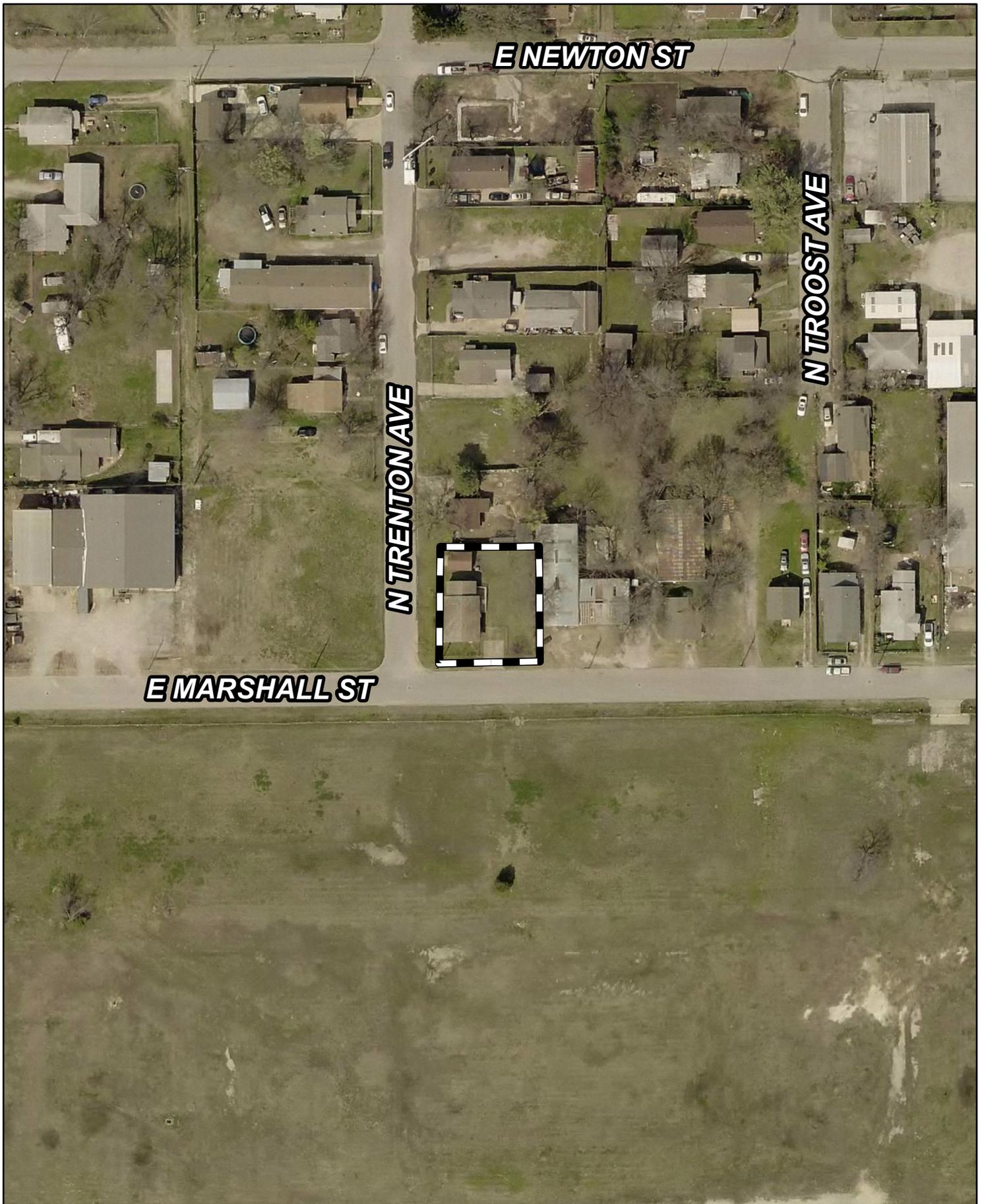
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



13.6

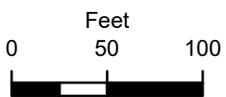


**E MARSHALL ST**

**E NEWTON ST**

**N TRENTON AVE**

**N TROOST AVE**



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Aerial Photo Date: 2020/2021



**13.7**