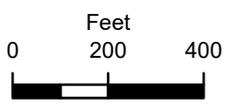


**BOA-23373**

19-13 08



# BOARD OF ADJUSTMENT CASE REPORT

**STR:** 9308  
**CZM:** 37  
**CD:** 4

Case Number: **BOA-23373**

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

**APPLICANT:** Anthony Chau

**ACTION REQUESTED:** Special Exception to allow a Low-impact Manufacturing and Industry Use in the CH District to permit a Microbrewery (Sec. 15.020, Table 15-2)

**LOCATION:** 2501 E 15 ST S

**ZONED:** CH

**PRESENT USE:** Office

**TRACT SIZE:** 6756.18 SQ FT

**LEGAL DESCRIPTION:** LT 9 BLK 6, CITY VIEW HILL ADDN

**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 NE/c of E. 15<sup>th</sup> St. S. and S. Atlanta Ave.

**STAFF COMMENTS:** The applicant is requesting Special Exception to allow a Low-impact Manufacturing and Industry Use in the CH District to permit a Microbrewery (Sec. 15.020, Table 15-2)

35.070-A Low-impact Manufacturing and Industry

Manufacturing and industrial uses that do not, as part of their normal operations, generate noticeable off-site impacts in terms of noise, smoke, particulate matter, odors, or vibration. Typical examples of low-impact manufacturing and industrial uses include: commercial laundries and linen supply services, apparel manufacturing, bakery products manufacturing, production of medical marijuana edibles using medical marijuana components processed elsewhere, bottling plants, ice manufacturing, mattress manufacturing and assembly, microbreweries, micro distilleries, coffee roasting with a maximum roasting capacity of 45 kilograms per batch, musical instrument and parts manufacturing, newspaper printing and binderies.

1. Microbrewery

An establishment in which beer or malt beverages are made on the premises and then sold or distributed, and which produces less than 15,000 barrels (465,000 gallons) of beer and malt beverages per calendar year. Where allowed by law, microbreweries may include tasting rooms and direct sales to consumers in addition to other methods of distribution.

The proposed use would occupy an existing building. S. Atlanta Avenue dead ends to the North of this property at the Broken Arrow Expressway. On-street parking is allowed on S. Atlanta

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a **Special Exception** to allow a Low-impact Manufacturing and Industry Use in the CH District to permit a Microbrewery (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***

21.4

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. GATES ARE TO REMAIN OPEN AND BARRIER FREE AS TO NOT IMPEDE ACCESSIBILITY DURING OPERATING HOURS.
3. THE PATH OF TRAVEL / ACCESSIBLE ROUTE SHOWN IS BARRIER FREE ACCESS ROUTE. CROSS-SLOPES SHALL NOT EXCEED 1:48 AND SLOPE IN THE DIRECTION OF TRAVEL SHALL BE LESS THAN 1:20.

**KEYNOTES** (1) NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET

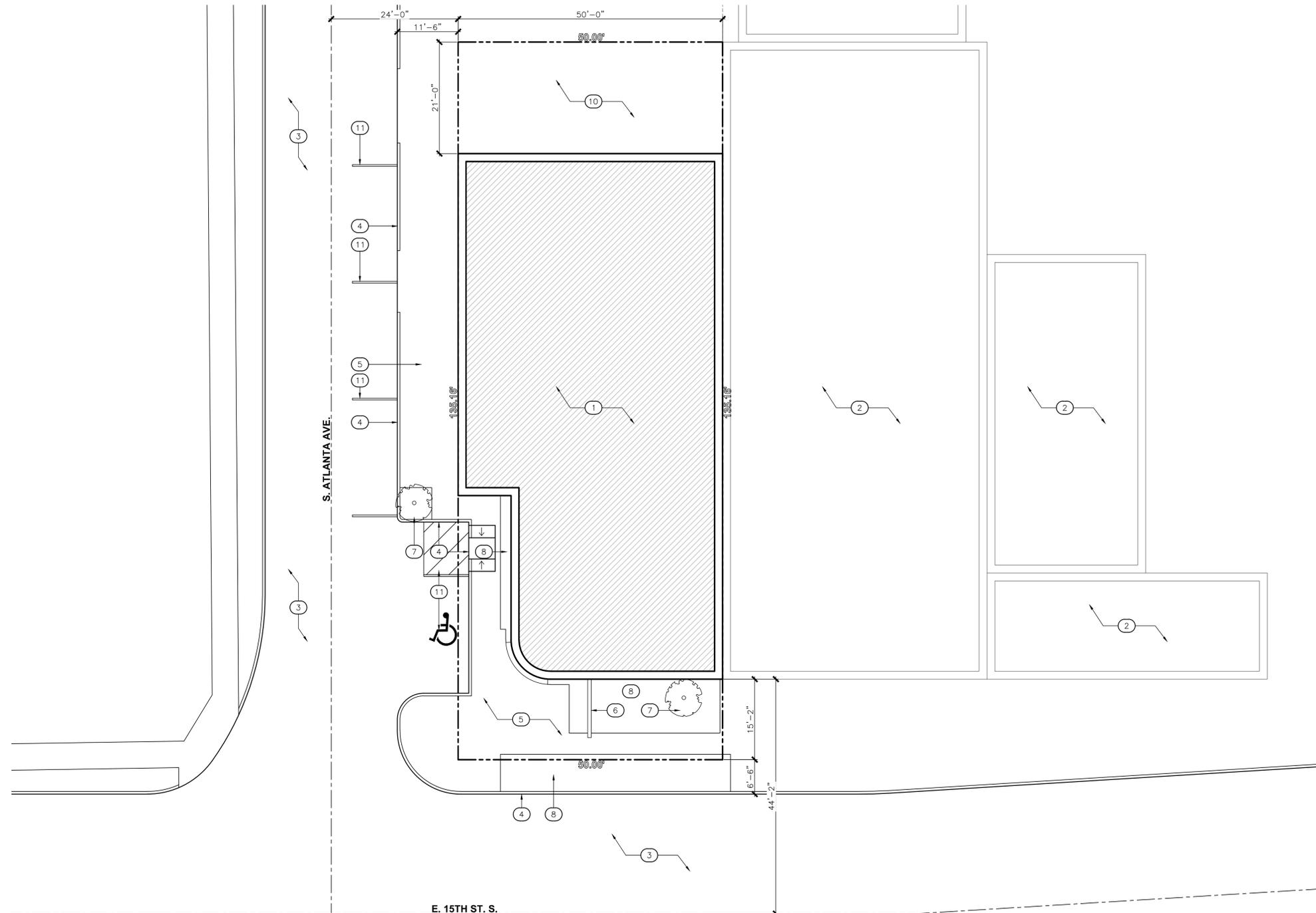
- SITE PLAN**
1. EXISTING BUILDING STRUCTURE
  2. EXISTING ADJACENT BUILDING STRUCTURE
  3. EXISTING PAVING
  4. EXISTING CONCRETE CURB
  5. EXISTING SIDEWALK
  6. EXISTING BUILDING SIGNAGE
  7. EXISTING TREE
  8. EXISTING LANDSCAPING BED
  9. EXISTING PARKING STRIPING
  10. EXISTING SIDE YARD
  11. NEW PARKING STRIPING

**PROJECT INFORMATION**

- PROJECT ADDRESS: 2501 E. 15TH ST. S.
- BUILDING SQUARE FOOTAGE: 4,296 SQ. FT.
- LEGAL DESCRIPTION:  
SUBDIVISION: CITY VIEW HILL ADDITION  
LEGAL: LT 9 BLK 6  
SECTION: 08 TOWNSHIP: 19 RANGE: 13
- ZONING: HIGH DENSITY COMMERCIAL DISTRICT [CH]
- LOT AREA: 0.16 ACRES / 6,758 SQ. FT.
- PARKING REQUIRED: 4 SPACES
- PARKING PROVIDED: 4 SPACES

**LEGEND**

SYMBOL	DESCRIPTION
	AREA OF TENANT BUILD-OUT
	PROPERTY LINE
	ACCESSIBLE ROUTE / PATH OF TRAVEL



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Office: 918.794.6616  
Fax: 918.794.6602  
www.wdesignsite.com

SEAL:

*PRELIMINARY  
NOT FOR CONSTRUCTION*

PROJECT:

**GOOD  
CAUSE  
BREWERY**

PROJECT #  
**22025**

**2501 E 15TH ST S  
TULSA, OK  
74104**

CONSULTANT:

REVISIONS:

ISSUE DATE:

**05.13.2022**

SHEET NAME:

**ARCHITECTURAL  
SITE PLAN**

SHEET #:

**1 ARCHITECTURAL SITE PLAN**   
SCALE: 3/32" = 1'-0"

**A101**

DRAWN BY:  
AHC 21.5



**E 15th ST S**

**S ATLANTA AVE**

**S ATLANTA PL**

**E 15TH PL S**

51

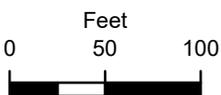
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**BOA-23373**

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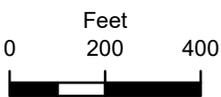
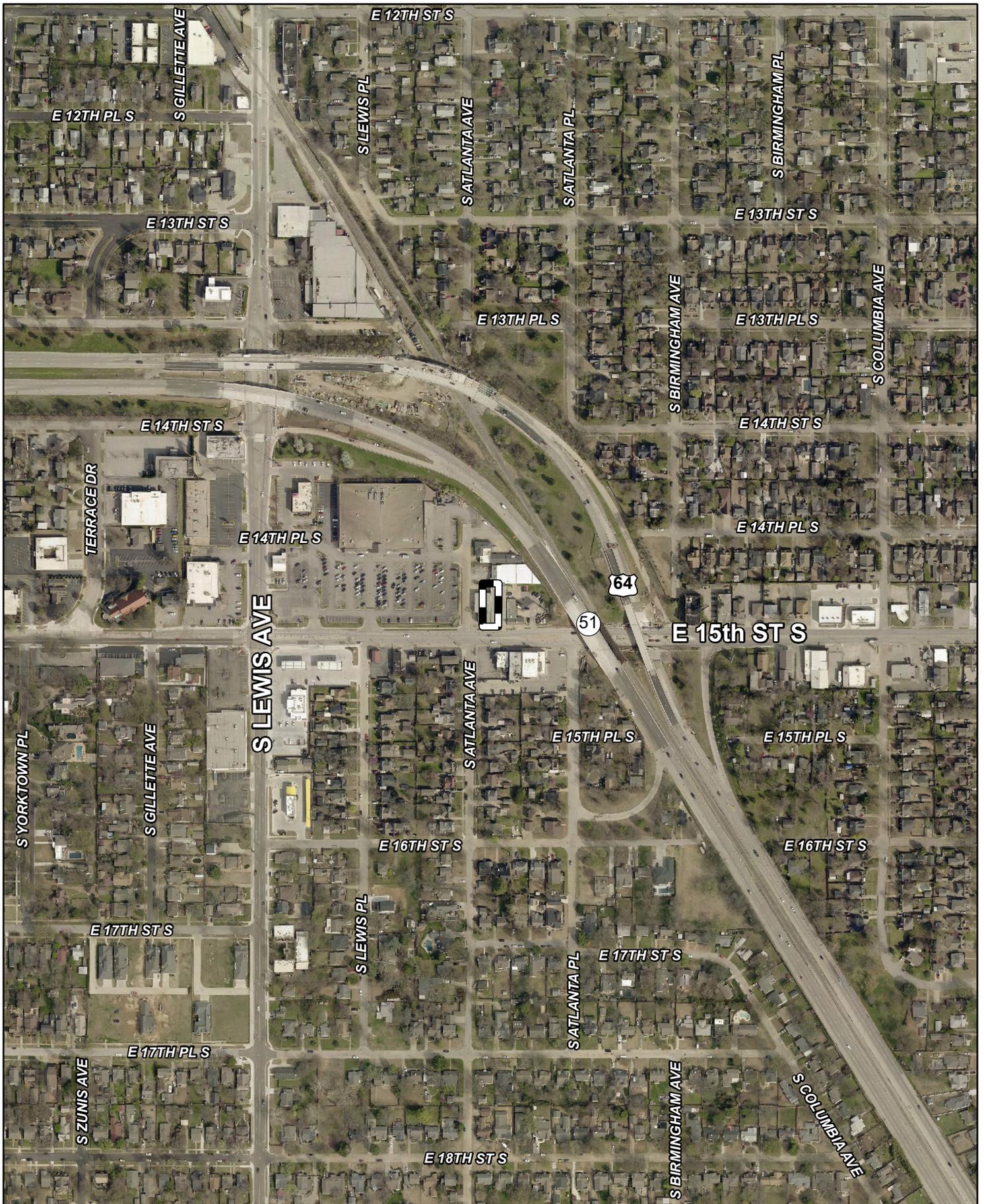
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



Subject Tract

21.6



Subject Tract

**BOA-23373**

19-13 08

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

Aerial Photo Date: 2020/2021



21.7