### Case Report Prepared by:

Austin Chapman

### Owner and Applicant Information:

**Applicant:** Alcorn Services Company  
**Property Owner:** Public Service Co. Of Oklahoma

### Action Requested:

Special Exception to modify a previously approved site plan (Sec. 70.120). Property previously received waivers of screening requirements.

### Location Map:

![Location Map](image)

### Additional Information:

- **Present Use:** Industrial  
- **Tract Size:** 19.34 acres  
- **Location:** 5524 E. 15 St. S.  
- **Present Zoning:** IM
HEARING DATE: 12/13/2022 1:00 PM

APPLICANT: Alcorn Services Company

ACTION REQUESTED: Special Exception to modify a previously approved site plan (Sec. 70.120). Property previously received waivers of screening requirements.

LOCATION: 5524 E 15 ST S; ZONED: IM

PRESENT USE: Industrial TRACT SIZE: 842453.85 SQ FT

LEGAL DESCRIPTION: BEG NWC N/2 NE SW E ON NL TO CNTR L R R SPUR SWLY788.68 SWLY68.2 TO WL N ON WL OF NE SW344.96 POB SEC 10 19 13; N/2 NESW LESS RY & LESS 1.75AC SEC 10 19 13, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

BOA-18714: On 4.11.00 the Board approved a modification of a previously approved site plan to add a storage building on the South of the property.

BOA-18231: On 11.10.98 the Board approved a Special Exception to waive the screening requirements along E. 15th St. and along the entire South boundary of the subject property. The approval was conditioned that future improvements be approved by the Board.

BOA-16874: On 12.13.94 the Board approved a Variance of the required screening fence. The approval was conditioned that future improvements be approved by the Board.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an “Employment” land use designation and an “Growth”.

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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.

STAFF ANALYSIS: The applicant is requesting a Special Exception to modify a previously approved site plan (Sec. 70.120). Property previously received waivers of screening requirements.
Applicant is seeking to add a new fueling tank on the property and maintain the previous waivers of the screening requirements.

In the alternative the applicant may provide the required screening on the property.

**SAMPLE MOTION:** Move to ________ (approve/deny) a Special Exception to modify a previously approved site plan (Sec. 70.120)

- 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.
**CITY OF TULSA**  
**CORRECTIONS SUMMARY**

**Subject:** BUILDING PLAN REVIEW  
**Page Label:** 2  
**Status:**  
**Author:** K Barnett  
**Date:** 10/18/2022 9:07:19 AM  
**Color:**  

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**Note (1)**

**Subject:** Note  
**Page Label:** 1  
**Status:**  
**Author:** danabox  
**Date:** 10/7/2022 9:42:07 AM  
**Color:**  

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IFC 2306.2.3 and Table 2306.2.3:  
This tank exceeds the limit of 12,000 gallons for tanks that are not in a vault. If the tank is to be considered as two tanks in a single structure, then neither tank exceeds the limit. However, the table requires a 3 foot minimum separation between tanks. The cut sheet for the tank(s) does not show a separation between the tanks.  
* Please provide documentation as to whether this is considered a single tank or two tanks and how it meets the corresponding requirement noted above.

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IFC 2305.5; Fire extinguishers. Approved portable fire extinguishers complying with Section 906 with a minimum rating of 2-A:20-B:C shall be provided and located such that an extinguisher is not more than 75 feet (22 860 mm) from pumps, dispensers or storage tank fill-pipe openings.  
*Show location and type/size of FE used.

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BOA 18714:4/11/00 approved a modification to a previously approved site plan to approve a new building on the south for storage located at 5524 E. 15th St. per plan. Submit an approved modified site plan to include the new fleet fueling tanks as noted on the plan. Contact INCOG at 918-584-7526 for further instruction and next steps.

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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 code requirements are satisfied.
None.

Board Action:
On MOTION of Dunham, the Board voted 5-0-0 (White, Dunham, Turnbo, Perkins, Cooper "aye"; no "nays"; no "abstentions"; no "absences") to APPROVE a Special Exception as set forth in Section 701 to permit residential uses (Use Unit 7 - 8) in a CS Commercial District; a Special Exception as set forth in Section 401 to permit office use (Use Unit 11) in an RM-2 Residential District; a Special Exception as set forth in Section 401 to permit a community center (Use Unit 5) in an RM-2 Residential District; a Special Exception as set forth in Section 401 to permit a children's nursery (Use Unit 5) in an RM-2 Residential District; a Variance of Section 403 of the 35' building height limitation in an RM-2 Residential District to permit a building height of 45'; and a Variance of the requirements of Section 403 and Section 703 that bulk and area requirements are established on the basis of lot of record boundaries and in substitution thereof to provide that bulk and area requirements are to be established based on the perimeter boundaries of the project, per concept plan, finding the hardship to be the older platted area and the project is more designed for the outer perimeters rather than on an individual lot basis, on the following described property:

A tract of land located in a part of Osage Hills Apartments and a part of South Osage Hills Addition and all of Block 8 Osage Hills Addition, all additions to the City of Tulsa, Osage County, State of Oklahoma, being more particularly described as follows: Beg. at the SW/c of Block 5, Osage Hills Apartments; thence N 00°07'01" E along the W line of Block 5, Osage Hills Apartments a distance of 705.00'; thence S 89°23'10" E a distance of 542.37'; thence S 00°01'43" W a distance of 115.00'; thence S 89°23'10" E a distance of 195.01' to the E line of Osage Hills Apartments thence S 00°01'43" W along the E line of Osage Hills Apartments a distance of 716.86' to a bend in the E line of Osage Hills Apartments; thence S 00°00'00" W along the E line of Osage Hills Apartments a distance of 25.00' to the NE/c of Block 3, Osage Hills Apartments; thence N 89°41'25" W along the N' line of Block 3, Osage Hills Apartments a distance of 154.00'; thence S 00°05'07" W a distance of 454.00'; thence N 89°23'10" W a distance of 444.62' to the W right-of-way of Country Club Drive in South Osage Hills Addition; thence N 00°05'07" E along the W right-of-way of Country Club Drive in South Osage Hills Addition a distance of 606.67' to the most S 5y SE/c of Block 5, Osage Hills Apartments; thence N 89°23'10" W along the S line of Block 5, Osage Hills Apartments a distance of 140.00' to the SW/c of Block 5, Osage Hills Apartments, the POB; less and except any public dedicated streets or roadways within the above description.

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Case No. 18714
Action Requested:
Approval of an amended site plan to include new building on south for storage, located at 5524 E. 15th St.
Presentation
Larry Johnston, 610 S. Main, Suite 200, stated that the Public Service company has asked him for a design a small building to be located on the south property line of their property at 15th and Fulton. He stated the building would be enclosed on all four sides, overhead doors on the north and 14' high.

Protestants:
None.

Board Action:
On MOTION of Dunham, the Board voted 5-0-0 (White, Dunham, Turnbo, Perkins, Cooper "aye"; no "nays"; no "abstentions"; no "absences") to APPROVE an amended site plan to include new building on south for storage, per plan on the following described property:

N/2, NE/4, SW/4 Section 10, T-19-N, R-13-E except railroad right-of-way, City of Tulsa, Tulsa County, Oklahoma

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Case No. 18703
Action Requested:
Request for refund.

Presentation
Mr. Beach stated that the applicant filed an application, thinking he needed relief to get a lot-split, and determined later that he did not want that relief and withdrew the application. The staff recommends a full refund of $200.00.

Board Action:
On MOTION of Dunham, the Board voted 5-0-0 (White, Dunham, Turnbo, Perkins, Cooper "aye"; no "nays"; no "abstentions"; no "absences") to APPROVE the full amount of refund in the amount of $200.00.

There being no further business, the meeting was adjourned at 3:52 p.m.

Date approved: June 13, 2000

Chair

04:11:00.793(13)
Action Requested:
Variance of the required screening fence - Use Unit 11, located 5524 East 15th Street.

Presentation:
The applicant, Larry Johnston, 610 South Main, Suite 200, stated that he is representing Public Service Company.

Mike Hornsby, 212 East 6th Street, informed that PSO invited the neighborhood to review the plans for the project and two individuals attended the meeting.

Mr. Johnston submitted a plot plan (Exhibit P-1) and explained that the project involves the installation of a 30,000 propane tank for refueling PSO vehicles, and it was discovered during the permitting process that screening is required along the residential boundary. Mr. Johnston informed that the installation of a fence would block visibility for vehicles leaving the site. A landscape plan (Exhibit P-2) and photographs (Exhibit P-3) were submitted.

Comments and Questions:
Ms. Russell asked the applicant if he is requesting that the screening requirement along the south boundary be waived, and he answered in the affirmative.

Mr. Bolzle stated that he is not opposed to waiving the screening requirement for this improvement, but would not be amenable to waiving the screening for future construction.

Protestants:
None.

Board Action:
On MOTION of BOLZLE, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to APPROVE a Variance of the required screening fence - Use Unit 11; per plans submitted; subject to Board approval being required for further improvements; finding that a fence would block visibility at the exit on 15th Street; and that approval of the request will not be detrimental to the area, or violate the spirit and intent of the Code; on the following described property:

N/2, NE/4, SW/4, Section 10, T-19-N, R-13-E, less and except the RRR Way, City of Tulsa, Tulsa County, Oklahoma.
Case No. 18230 (continued)

Board Action:
On MOTION of DUNHAM, the Board voted 5-0-0 (Cooper, Dunham, Turnbo, Perkins, White "aye"; no "nays", no "abstentions"; no "absent") to APPROVE Variance of minimum frontage requirement from 50’ to 10’. SECTION 903. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS – Use Unit 17 finding the hardship to be the fact that the property has been developed in this manner and the street was never constructed, per plan submitted, on the following described property:

Lot 7, Block 10, Tulsa Southeast Industrial District, Blocks 9 through 12 Inclusive, a resubdivision of Block C and part of Block A and B, Tulsa Southeast Industrial District Extended, an addition to the City of Tulsa, Tulsa County, State of Oklahoma.

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Case No. 18231

Action Requested:
Special Exception to waive the screening requirements along 15th St. where subject property abuts R zoned district and Special Exception to waive the screening requirements along the south boundary of the entire subject tract. SECTION 1223.C. USE UNIT 23. WAREHOUSING AND WHOLESALING, Use Conditions and SECTION 1211.C. USE UNIT 11. OFFICES, STUDIOS AND SUPPORT SERVICES, Use Conditions – Use Unit 23 & 11, located 5524 E. 15th St.

Presentation:
The applicant, Larry W. Johnston, submitted a site plan (Exhibit H-1) and stated that he is an architect who represents Public Service Company, 610 South Main, Ste. 200. Mr. Johnston stated that in 1994 PSO had a similar request for the same property and it was approved subject to future improvements being brought before the Board. Mr. Johnston stated that the screening requirement along 15th Street came into effect because the street designation was changed from a secondary arterial street to industrial collector street. The residential district from which the site must be screened is basically the west half of the property.

Interested Parties:
None.
Case No. 18231 (continued)

**Board Action:**

On MOTION of DUNHAM, the Board voted 5-0-0 (Cooper, Dunham, Turnbo, Perkins, While "aye"; no "nays", no "abstentions"; no "absent") to APPROVE Special Exception to waive the screening requirements along 15th St. where subject property abuts R zoned district and Special Exception to waive the screening requirements along the south boundary of the entire subject tract. SECTION 1223.C. USE UNIT 23. WAREHOUSING AND WHOLESALING, Use Conditions and SECTION 1211.C. USE UNIT 11. OFFICES, STUDIOS AND SUPPORT SERVICES, Use Conditions – Use Unit 23 & 11 finding that the 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, per plan submitted, on the following described property:


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Case No. 18232

**Action Requested:**

Special Exception to allow Use Unit 2, a residential care treatment center for 6-12 children and adolescent clients. SECTION 901. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS – Use Unit 2 and a Variance of the required parking from 19 to 16 spaces. SECTION 1202.D. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES; Off-Street parking and Loading Requirements, located 1333 N. Utica.

**Comments and Questions:**

Mr. Beach stated to the Board that the application was withdrawn by the applicant.

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Case No. 18233

**Action Requested:**

Special Exception for a church in an RS-3 zoned district. SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 5, located 764 S. 145th E. Ave.