



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23477

Hearing Date: 01/10/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

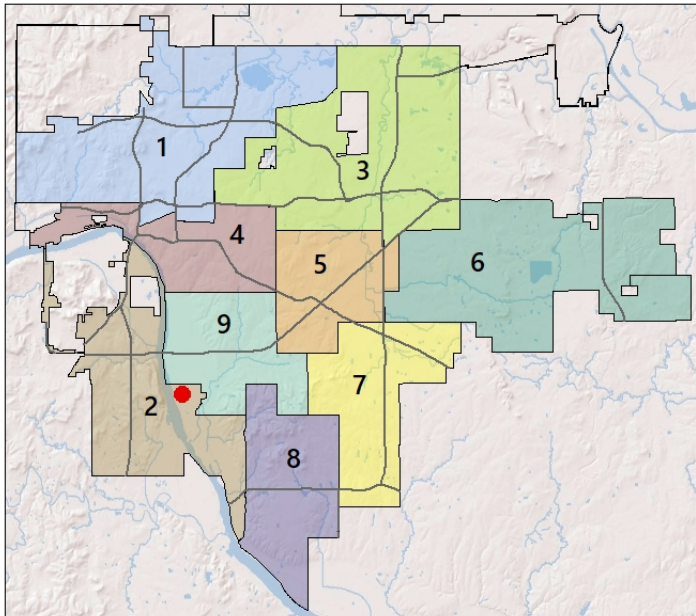
Owner and Applicant Information:

Applicant: Rouven Iron

Property Owner: OMEGA PROPERTIES HOLDINGS LLC

Action Requested: Special Exception to allow a Public, Civic and Institutional/ Governmental Service Use in the CS zoned district. (Section 15.020, Table 15-2)

Location Map:



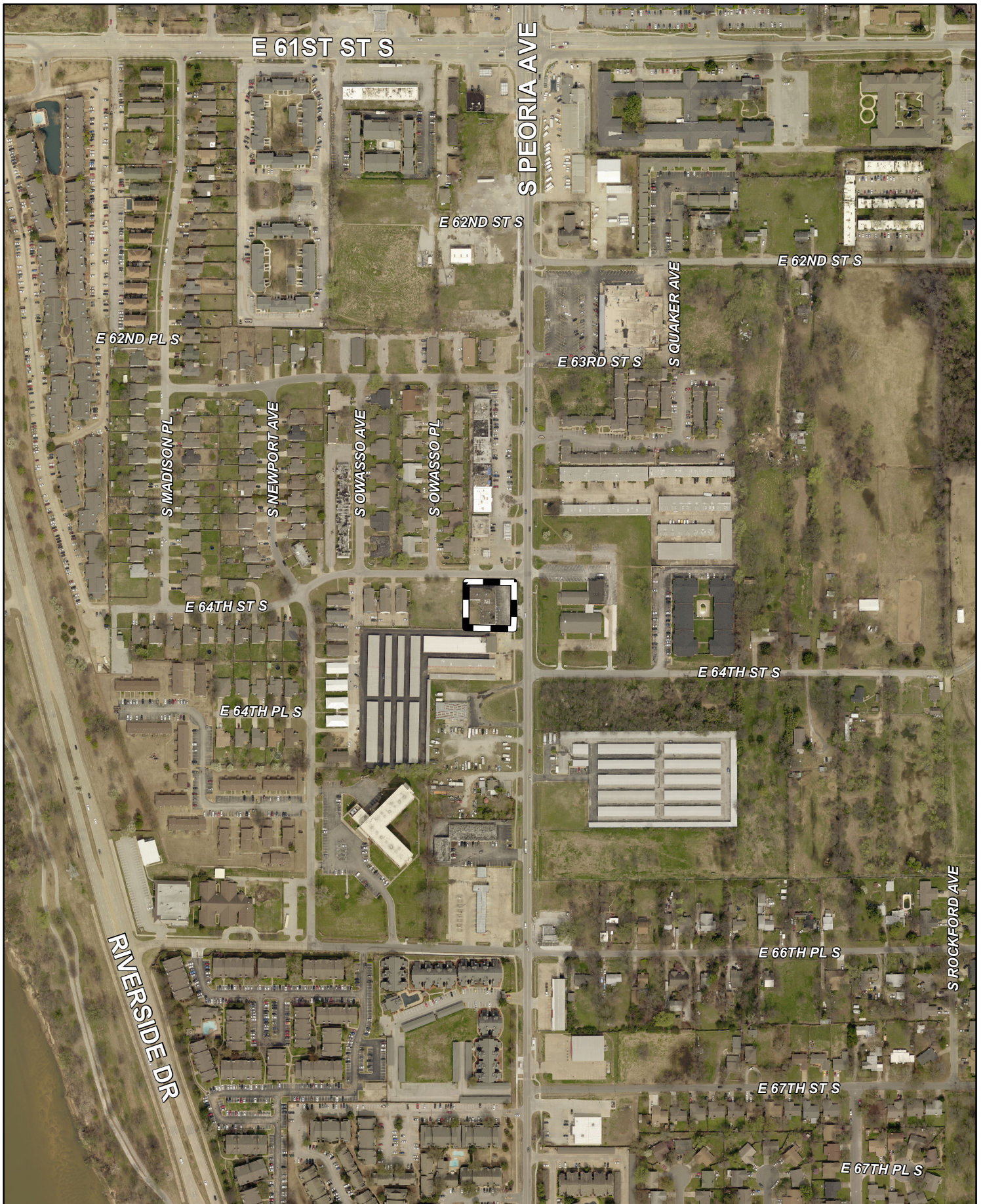
Additional Information:

Present Use: Retail, Office, and Services

Tract Size: 0.51 acres

Location: 6404 S. Peoria Ave.

Present Zoning: CS



E 61ST ST S

S PEORIA AVE

E 62ND ST S

E 62ND ST S

E 62ND PL S

E 63RD ST S

S QUAKER AVE

S MADISON PL

S NEWPORT AVE

S OWASSO AVE

S OWASSO PL

E 64TH ST S

E 64TH ST S

E 64TH PL S

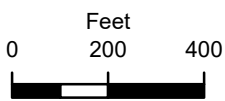
RIVERSIDE DR

E 66TH PL S

S ROCKFORD AVE

E 67TH ST S

E 67TH PL S



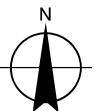
Subject Tract

BOA-23477

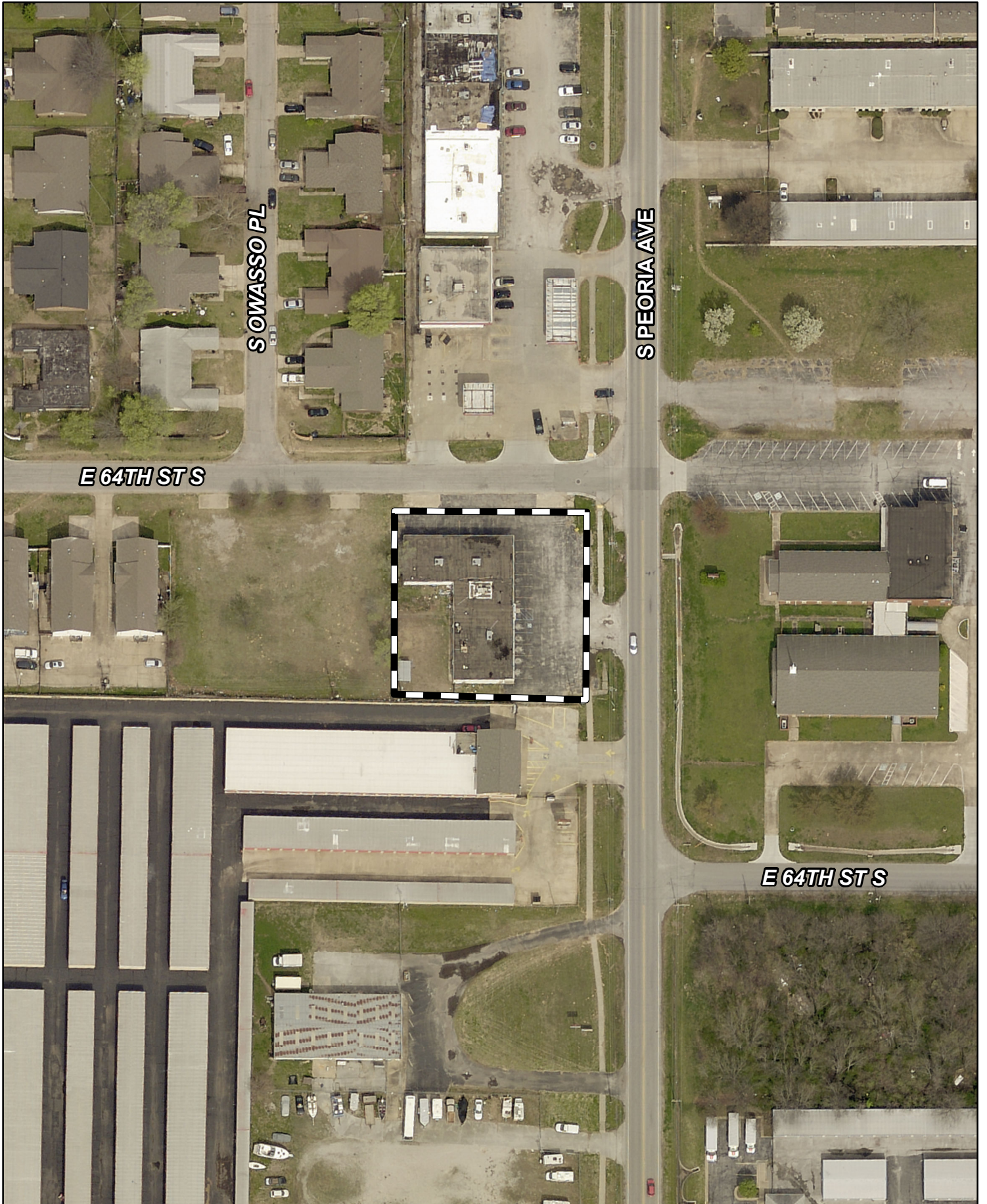
18-12 01

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

Aerial Photo Date: 2020/2021



10.2

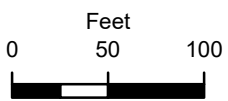


E 64TH ST S

SOWASSO PL

SPEORIA AVE

E 64TH ST S



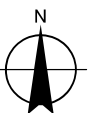
Subject Tract

BOA-23477

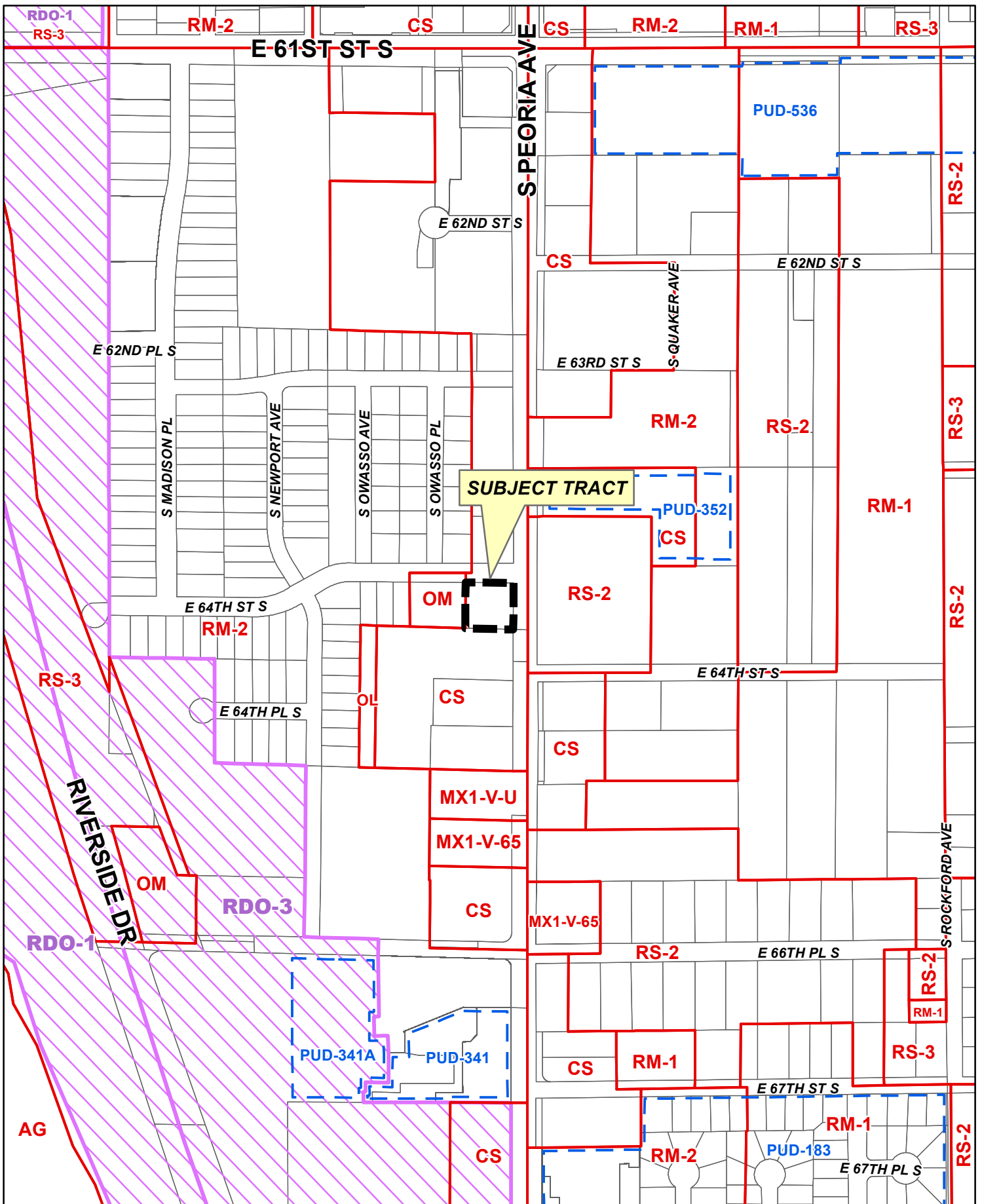
18-12 01

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

Aerial Photo Date: 2020/2021

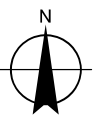
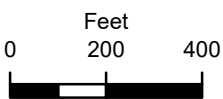


10.3



BOA-23477

18-12 01



BOARD OF ADJUSTMENT CASE REPORT

STR: 8201

Case Number: BOA-23477

CD: 2

HEARING DATE: 01/10/2023 1:00 PM

APPLICANT: Rouven Irom

ACTION REQUESTED: Special Exception to allow a Public, Civic and Institutional/ Governmental Service Use in the CS zoned district. (Section 15.020, Table 15-2)

LOCATION: 6404 S PEORIA AV E

ZONED: CS

PRESENT USE: Retail, Office, and Services

TRACT SIZE: 22272.32 SQ FT

LEGAL DESCRIPTION: E.150 LT 1 BLK 5, TOWNE PARK ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

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.

STAFF ANALYSIS: The applicant is requesting **Special Exception** to allow a Public, Civic and Institutional/ Governmental Service Use in the CS zoned district. (Section 15.020, Table 15-2) in order to permit a Health Department office.

35.040-G Governmental Service or Similar Functions

Local, state, or federal government services or similar functions, that are not otherwise classified. Typical uses include health departments, courthouses, soup/food kitchens, and food pantries.

Parking ratios for Governmental Services are to be determined as a part of the Special Exception the Board may wish to require the same parking ratios as Medical, dental, or health practitioner office which would require 3.4 spaces per every 1,000 square feet of floor area for the use.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to allow a Public, Civic and Institutional/ Governmental Service Use in the CS zoned district. (Section 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

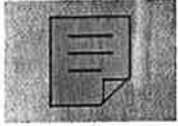


DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

Zoning BLDC-132316-2022 (1)

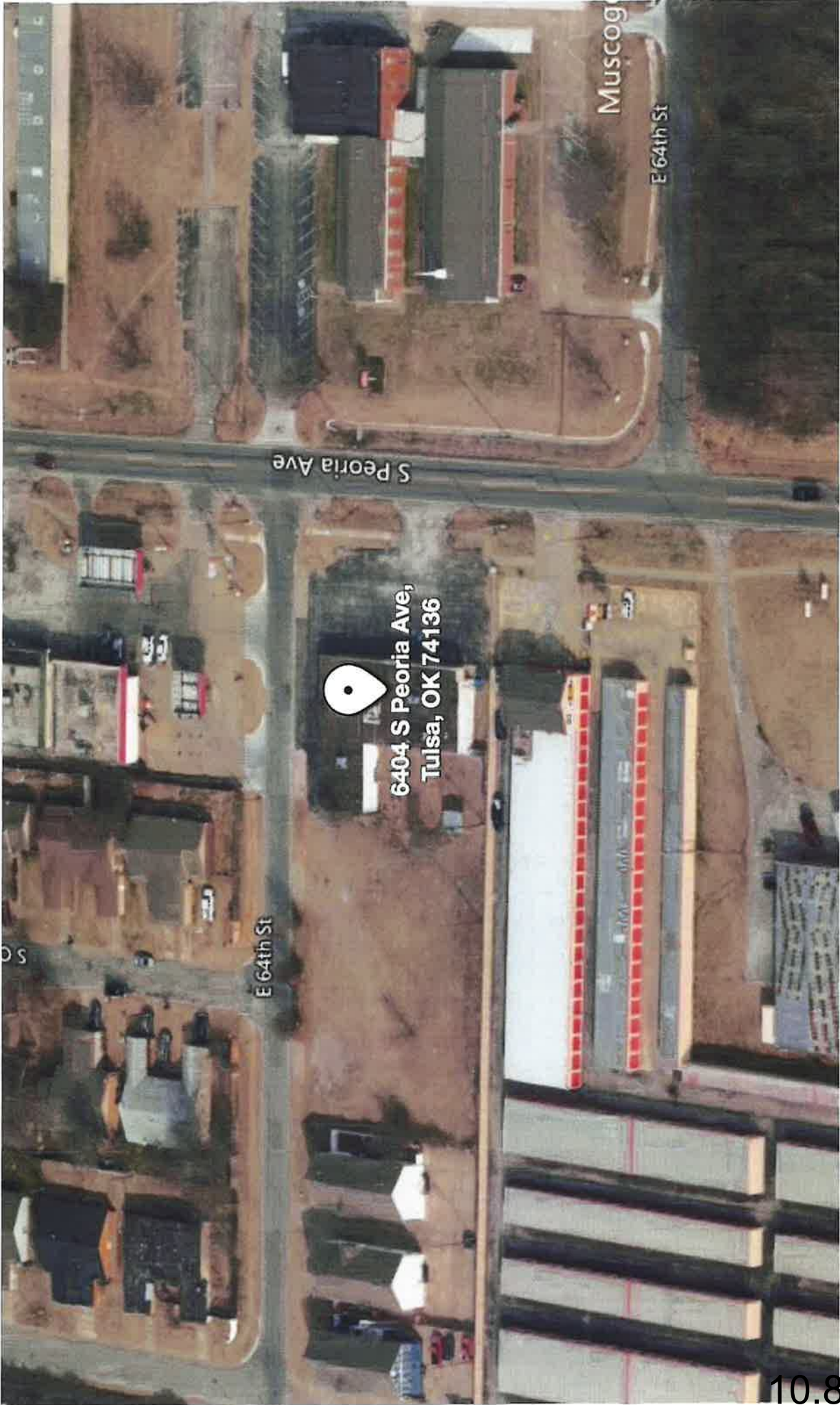


Subject: Zoning BLDC-132316-2022
Page Label: 1
Status:
Author: Jeffrey Bush
Date: 11/3/2022 3:28:41 PM
Color: ■

Sec.15.020 Table 15-2: The proposed Tulsa Health Department is designated Public, Civic, and Institutional/Governmental Service or Similar Function use. It is located in a CS zoned district. This will require a Special Exception approved by the BOA.

Review comment: Submit an approved BOA Special Exception Public, Civic, and Institutional/Governmental Service or Similar Function use to be allowed in a CS zoned district. Contact Austin Chapman at INCOG for further instruction. achapman@incog.org or 918-584-7526.

10.7



6404 S Peoria Ave,
Tulsa, OK 74136

S Peoria Ave

E 64th St

Muscog

E 64th St

