



CITY OF Tulsa

Board of Adjustment

Case Number: B0A-23511

Hearing Date: 04/11/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

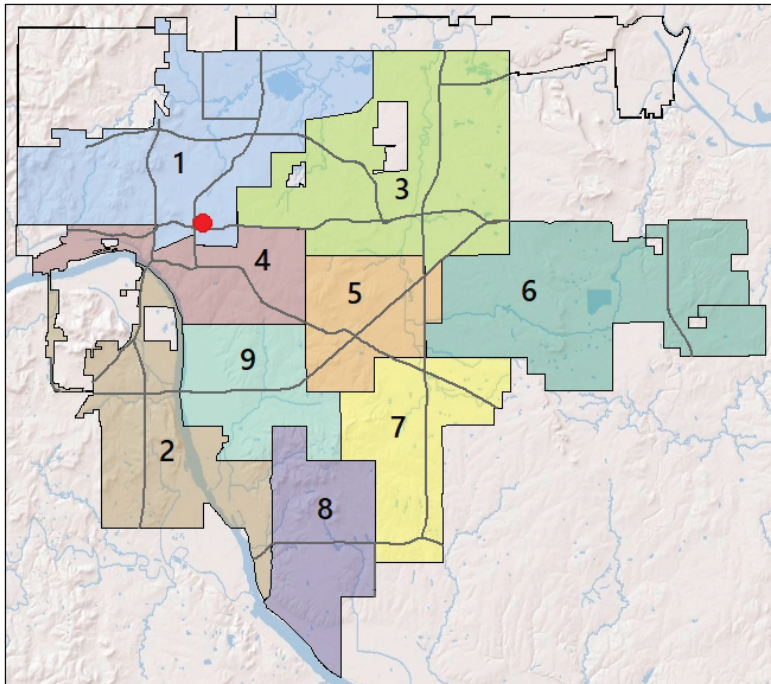
Owner and Applicant Information:

Applicant: Blake Boswell

**Property Owner: 1217-1219 E
ADMIRAL BLVD LLC**

Action Requested: Special Exception to allow a Small (Less than 250 person-capacity) Commercial Assembly & Entertainment Use in the IM District (Sec.15.020, Table 15-2)

Location Map:



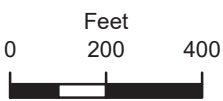
Additional Information:

Present Use: Industrial Space

Tract Size: 0.48 acres

Location: 1217 E. Admiral Boulevard

Present Zoning: IM



Subject Tract

BOA-23551

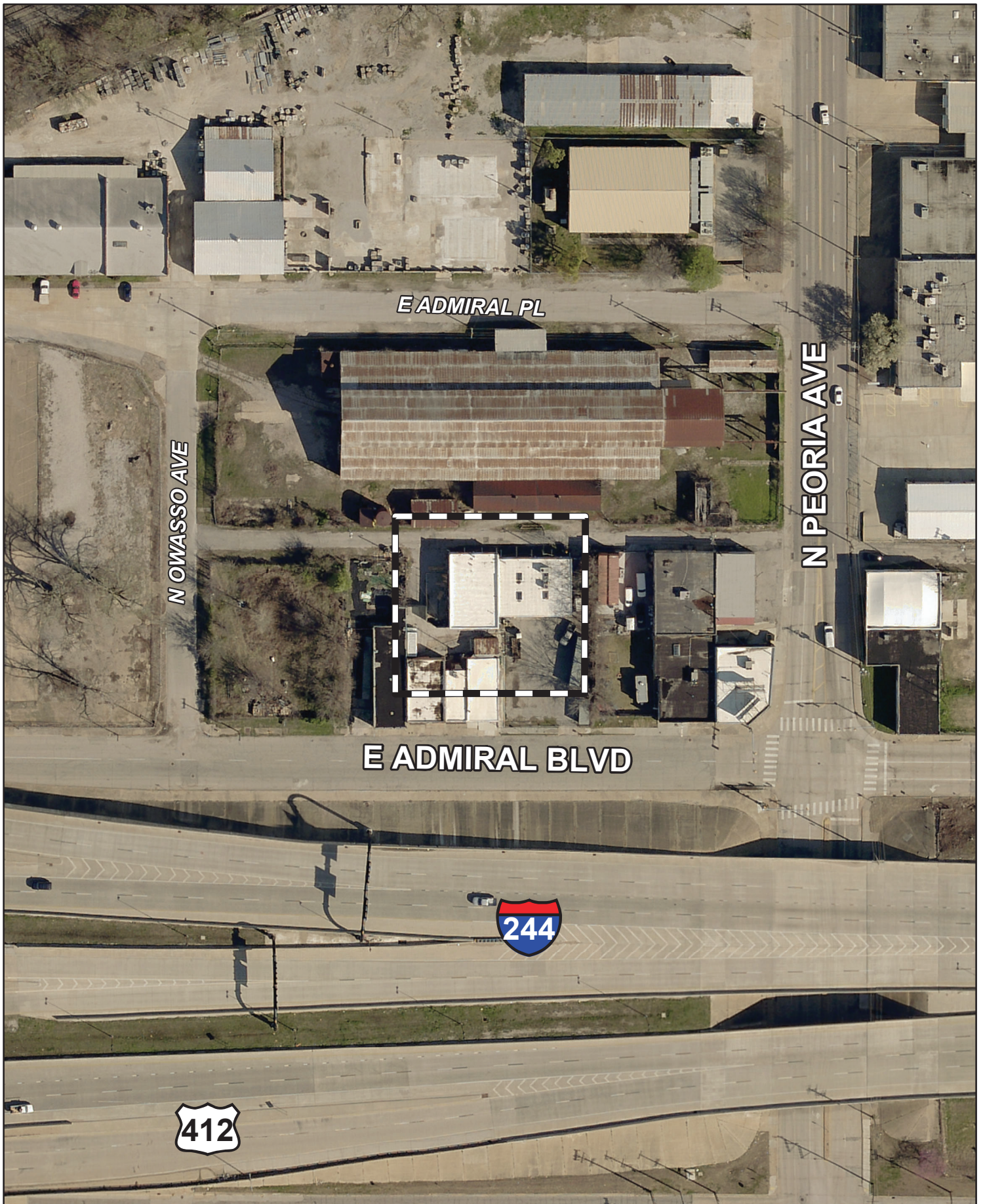
Note: Graphic overlays may not precisely align with physical features on the ground.

19-12 01

Aerial Photo Date: 2020/2021



4.2

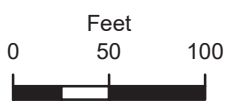


N OWASSO AVE

E ADMIRAL PL

N PEORIA AVE

E ADMIRAL BLVD



 Subject Tract

BOA-23551

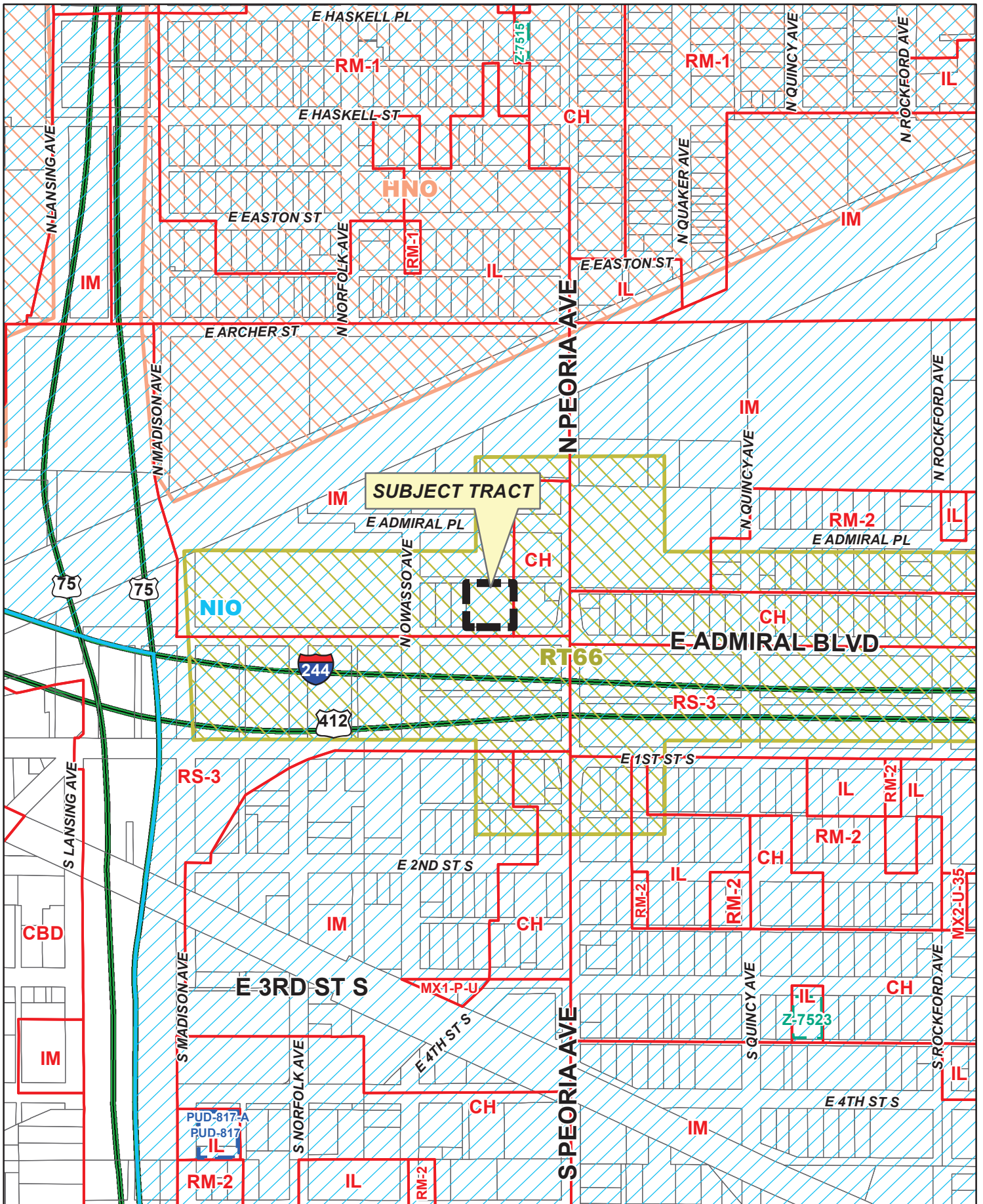
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19-12 01

Aerial Photo Date: 2020/2021



4.3



BOA-23551

19-12 01

BOARD OF ADJUSTMENT CASE REPORT

STR: 9201

Case Number: BOA-23511

CD: 1

HEARING DATE: 04/11/2023 1:00 PM

APPLICANT: Blake Boswell

ACTION REQUESTED: Special Exception to allow a Small (Less than 250 person-capacity) Commercial Assembly & Entertainment Use in the IM District (Sec.15.020, Table 15-2)

LOCATION: 1217 E. Admiral Boulevard

ZONED: IM

PRESENT USE: Industrial Space

TRACT SIZE: 21000.36 SQ FT

LEGAL DESCRIPTION: LTS 25 THRU 30 BLK 4, BERRY ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-23196; On 11.09.21 the Board approved a Special Exception to permit alternative compliance parking ration for a Medical Marijuana Dispensary in the IM District.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Employment" land Use designation and an "Area of 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 allow a Small (Less than 250 person-capacity) Commercial Assembly & Entertainment Use in the IM District (Sec.15.020, Table 15-2)

Assembly and Entertainment uses are described as follows:

Uses that provide gathering places for participant or spectator recreation, entertainment or other assembly activities. Assembly and entertainment uses may provide incidental food or beverage service. Typical uses include gun clubs, shooting ranges, health clubs, gymnasiums, riding stables and academies, banquet halls, entertainment centers, event centers, billiard centers, bowling centers, cinemas, go-cart tracks, laser tag, paintball, miniature golf courses, stadiums, arenas, video arcades, race tracks, fairgrounds, rodeo grounds, water parks, amusement parks,

food truck courts, and live theaters. Outdoor seating and dining areas that exceed 50% of the indoor floor area of the subject principal use (e.g., bar, restaurant or indoor assembly and entertainment use) are regulated as an outdoor assembly and entertainment use.

SAMPLE MOTION:

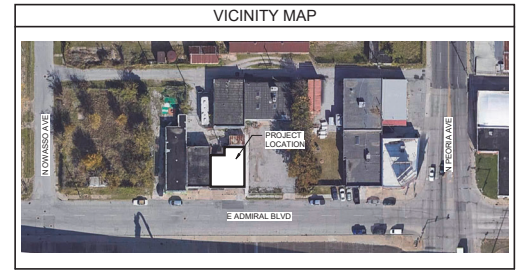
Move to _____ (approve/deny) a _____

- 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



SHEET INDEX	
A-0	COVER SHEET
A-1.1	FLOOR PLAN
A-2.1	ARCHITECTURAL SITE PLAN



OWNER
 AARON JOHNSON
 ARCHITECT
 ARCHITECTS INK
 810 S CINCINNATI AVE
 SUITE 200
 TULSA, OK 74119
 918.417.7847

ADMIRAL AND PEORIA EVENT SPACE
 1217 E ADMIRAL BLVD
 TULSA, OK 74120

ADMIRAL AND PEORIA EVENT SPACE

1217 E ADMIRAL BLVD
 TULSA, OK 74120

ZONING CLEARANCE
 02/21/2023

ISSUE | REVISION:

NO.	DESCRIPTION	DATE
A	ZONING CLEARANCE	02/21/2023

PROJECT NO:

COVER SHEET

A-0

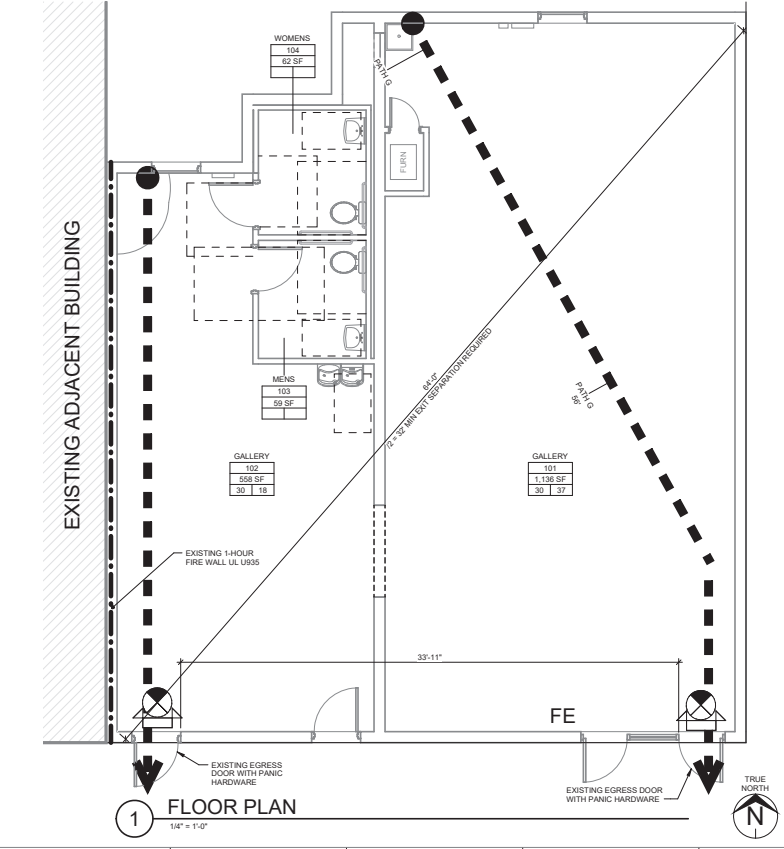
GENERAL PROJECT INFORMATION	
PROJECT NAME:	ADMIRAL AND PEORIA EVENT SPACE
PROJECT LOCATION:	ADMIRAL AND PEORIA
AUTHORITY HAVING JURISDICTION:	CITY OF TULSA
PROJECT DESCRIPTION / SUMMARY:	EXISTING SPACE WITH A CHANGE OF USE TO BE USED AS AN A-3 EVENT SPACE

FIRE PROTECTION SYSTEMS											
AUTOMATIC SPRINKLER SYSTEMS (SECTION 903) IBC CHAPTER 9											
REQUIREMENT:	AN EXISTING FIRE SUPPRESSION IS NOT PROVIDED WITHIN THE SPACE. THERE ARE NO REQUIREMENTS FOR FIRE SUPPRESSION FOR A-3 OCCUPANCY TYPES WITH THIS BUILDING TYPE AND SQUARE FOOTAGE.										
STATUS:	AUTOMATIC SPRINKLER SYSTEM IS NOT PROVIDED										
FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS (TABLE 906.3(1))											
	<table border="1"> <thead> <tr> <th></th> <th>LIGHT (Low) HAZARD OCCUPANCY</th> </tr> </thead> <tbody> <tr> <td>MINIMUM RATED SINGLE EXTINGUISHER</td> <td>2-A</td> </tr> <tr> <td>MAXIMUM FLOOR AREA PER UNIT OF A</td> <td>3,000 SF</td> </tr> <tr> <td>MAXIMUM FLOOR AREA FOR EXTINGUISHER</td> <td>11,250 SF</td> </tr> <tr> <td>MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER</td> <td>75 FEET</td> </tr> </tbody> </table>		LIGHT (Low) HAZARD OCCUPANCY	MINIMUM RATED SINGLE EXTINGUISHER	2-A	MAXIMUM FLOOR AREA PER UNIT OF A	3,000 SF	MAXIMUM FLOOR AREA FOR EXTINGUISHER	11,250 SF	MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER	75 FEET
	LIGHT (Low) HAZARD OCCUPANCY										
MINIMUM RATED SINGLE EXTINGUISHER	2-A										
MAXIMUM FLOOR AREA PER UNIT OF A	3,000 SF										
MAXIMUM FLOOR AREA FOR EXTINGUISHER	11,250 SF										
MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER	75 FEET										
	1,886 SF ÷ 3,000 SF = 1 FIRE EXTINGUISHERS MIN										
FIRE ALARM AND DETECTION SYSTEMS (SECTION 907)											
REQUIREMENT:	PER SECTION 907.2.1 GROUP A, A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED										
STATUS:	MANUAL FIRE ALARM SYSTEM IS NOT PROVIDED										
OCCUPANT NOTIFICATION SYSTEM (SECTION 907.5)											
STATUS:	OCCUPANT NOTIFICATION SYSTEM IS NOT PROVIDED										

APPLICABLE CODES	
2018 INTERNATIONAL BUILDING CODE	
2018 INTERNATIONAL EXISTING BUILDING CODE	
2018 INTERNATIONAL FIRE CODE	
2018 INTERNATIONAL PLUMBING CODE	
2018 INTERNATIONAL MECHANICAL CODE	
2017 NATIONAL ELECTRIC CODE	
ICC/ANSI A117.1 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	
USE AND OCCUPANCY CLASSIFICATION - CHAPTER 3	
MIXED USE	SECTION 508
ASSEMBLY (A-3)	SECTION 303
GENERAL BUILDING INFORMATION	
CONSTRUCTION TYPE: V-8	
NON SPRINKLERED	
GENERAL BUILDING HEIGHTS AND AREAS - CHAPTER 5	
ALLOWABLE AND PROVIDED BUILDING HEIGHT - TABLE 504.3	
ASSEMBLY (A-3)	ALLOWABLE = 40'-0" PROVIDED = 12'-0"
ALLOWABLE AND PROVIDED STORIES - TABLE 504.4	
ASSEMBLY (A-3)	ALLOWABLE = 1 PROVIDED = 1
ALLOWABLE AREA - TABLE 506.2	
ASSEMBLY (A-3)	6,000 SQUARE FEET PROVIDED = 1,886 SQUARE FEET

CODE INFORMATION	
REQUIRED OCCUPANT LOAD FOR EGRESS - TABLE 1004.5	
EXISTING:	
ASSEMBLY (A-3)	1,886 SF / 30 = 63 OCCUPANTS
MEANS OF EGRESS - CHAPTER 10	
EGRESS WIDTH - IBC 2018 SECTION 1005.3.2 WITH NON-SPRINKLER	
EGRESS COMPONENTS EXTERIOR DOORS	
63 OCCUPANTS X 0.2 =	12.6 INCHES REQUIRED
88 INCHES PROVIDED IN 2 EXITS	
REQUIRED ACCESSIBLE MEANS OF EGRESS - SECTION 1009	
2 REQUIRED	
2 PROVIDED	
EXIT ACCESS TRAVEL DISTANCE - TABLE 1017.2	
200' (NON-SPRINKLERED)	
50' MAX PROVIDED	
CORRIDOR WIDTH - TABLE 1002.2	
REQUIRED = 44" MINIMUM	
DEAD END CORRIDORS - SECTION 1004.4	
NO DEAD END CORRIDORS IN EXCESS OF 20'	
PROVIDE MINIMUM 1 FC EMERGENCY LIGHTING ALONG PATHS OF EXIT ACCESS	
FIRE RESISTANCE RATING REQUIREMENTS	
PRIMARY STRUCTURAL FRAME	0 TABLE 601
BEARING WALLS	0 TABLE 601
EXTERIOR	0 TABLE 601
INTERIOR	0 TABLE 601
NON-BEARING WALLS AND PARTITIONS	0 TABLE 601
EXTERIOR	0 TABLE 601
INTERIOR	0 TABLE 601
FLOOR CONSTRUCTION	0 TABLE 601
AND SECONDARY MEMBERS	0 TABLE 601
ROOF CONSTRUCTION	0 TABLE 601
AND SECONDARY MEMBERS	0 TABLE 601
SHAFT ENCLOSURES	0 SECTION 713
PLUMBING SYSTEMS - CHAPTER 29	
ASSEMBLY (A-3)	32 MEN AND 32 WOMEN
WATER CLOSETS:	A-3 = (1) MENS AND (1) WOMENS
LAVATORIES:	A-3 = (1) MENS AND (1) WOMENS
DRINKING FOUNTAINS:	A-3 = (1)
SERVICE SINK:	(1) REQUIRED

FLOOR PLAN LEGEND	
ROOM OCCUPANCY INDICATOR	
ROOM NUMBER	ROOM NAME
101	1,500 SF
100	15
OCCUPANT LOAD FACTOR	
PATH OF TRAVEL	
FE	EXISTING FIRE EXTINGUISHER
---	EXISTING 1 HOUR RATED WALL
⊗	EXISTING EMERGENCY EXIT SIGN
⬆	EXISTING EMERGENCY LIGHTING WALL PACK



architects ink

STATE OF OKLAHOMA
REGISTERED ARCHITECT
11111
11111
11111

02/21/2023

OWNER
HARON JOHNSON

ARCHITECT
ARCHITECTS INK
810 S CINCINNATI AVE
SUITE 200
TULSA, OK 74119
918-417-7847

ADMIRAL AND PEORIA EVENT SPACE

1217 E ADMIRAL BLVD
TULSA, OK 74120

ISSUE | REVISION:

NO.	DESCRIPTION	DATE
A	ZONING CLEARANCE	02/21/2023

PROJECT NO:

FLOOR PLAN

A-1.1

PARKING AND GENERAL REQUIREMENTS

ZONING - IM INDUSTRIAL
 SPECIAL OVERLAY - NO / RT66
 LEGAL - LTS 28 THRU 30 BLK 4
 ADDRESS - 1217 E ADMIRAL BV
 ACRES - .48
 BUILDING USE - SMALL ASSEMBLY - EVENT SPACE / ART GALLERY
 GROSS BUILDING SQUARE FOOTAGE - 1,886 SF
 REQUIRED SPACES - 3.75 SPACES PER 1,000 8
 PROVIDED SPACES - ON STREET PARKING 14
 280' TOTAL OF STREET FRONTAGE / 20

NOTE:
 ZONING CLEARANCE FOR EXISTING BUILDING
 AND SITE CONDITIONS AS SHOWN IN THESE
 DOCUMENTS ONLY. NO INTERIOR OR EXTERIOR
 IMPROVEMENTS ARE PLANNED AT THIS TIME
 UNDER THIS SCOPE OF WORK.

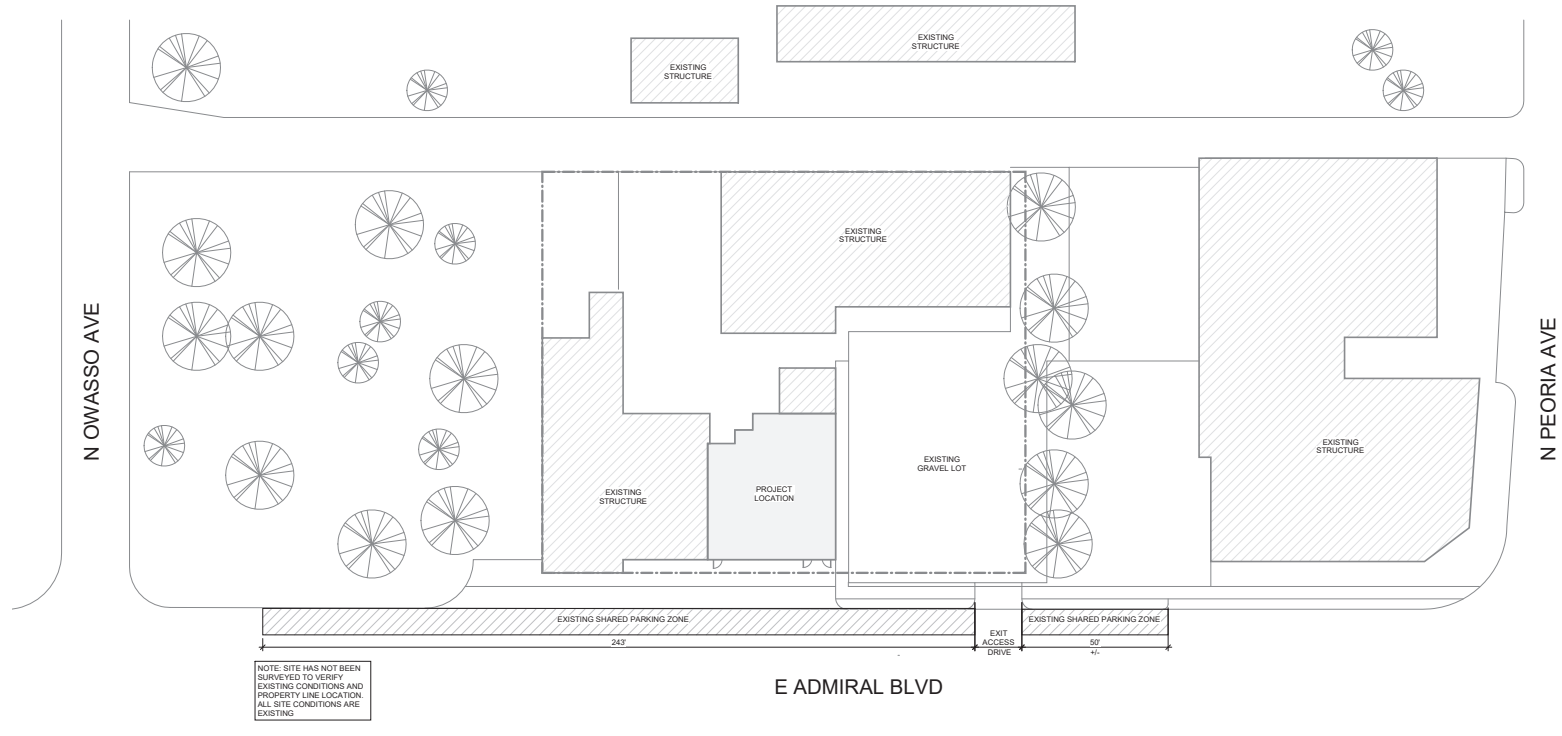


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PROJECT NO.:

1 SITE PLAN OVERALL
 1" = 20'-0"



ARCHITECTURAL SITE PLAN

AS-1