



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23514

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

Case Report Prepared by:

Austin Chapman

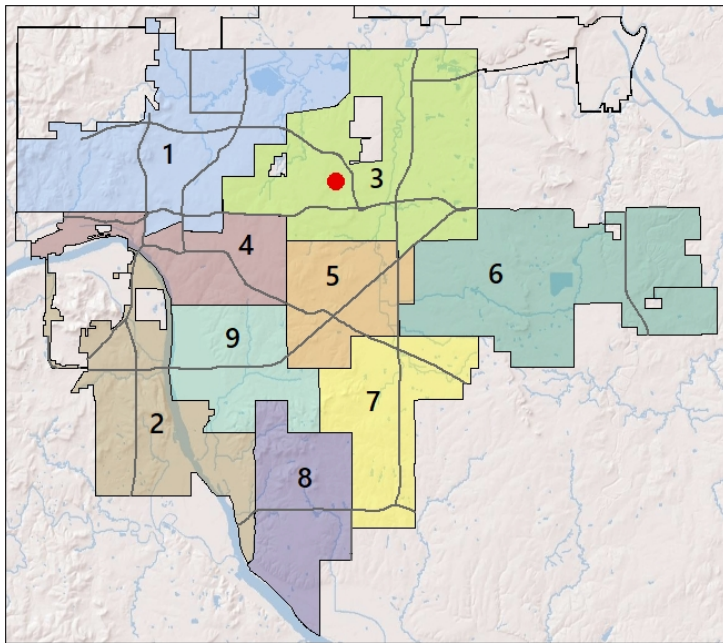
Owner and Applicant Information:

Applicant: Mike Thedford

Property Owner: OKLAHOMA DEPT OF

Action Requested: Special Exception to permit an existing Group Living/ Emergency Protective Shelter Use in the RS-3 and CS Districts (Sec. 15.020, Table 15-2)

Location Map:



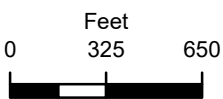
Additional Information:

Present Use: Emergency Children's Residential Shelter

Tract Size: 20 acres

Location: 7318 E. Pine St. N.

Present Zoning: CS,RS-3



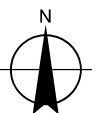
 Subject Tract

BOA-23514

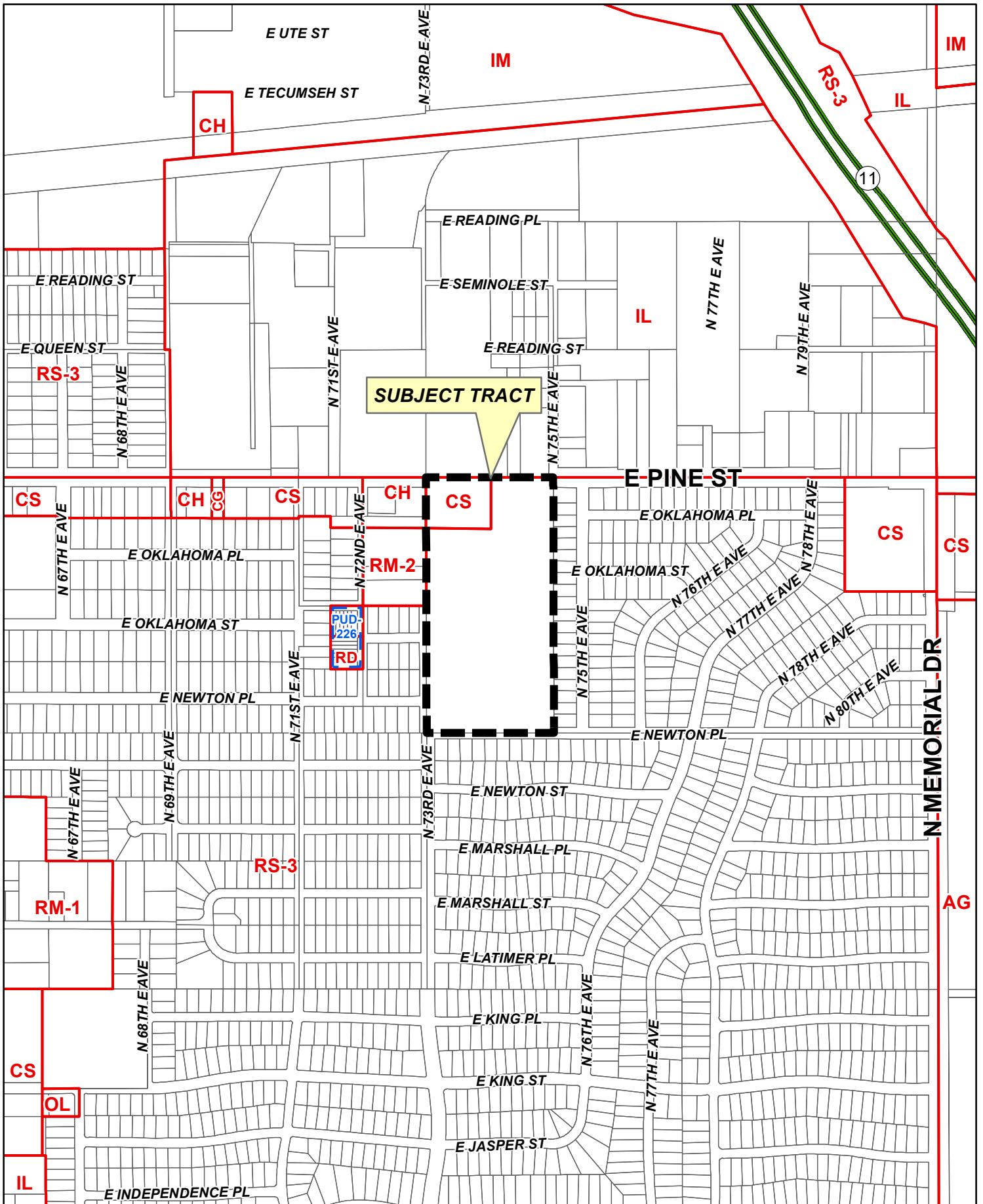
Note: Graphic overlays may not precisely align with physical features on the ground.

20-13 35

Aerial Photo Date: 2020/2021

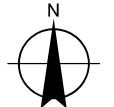
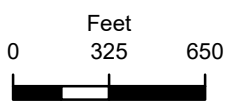


7.2



BOA-23514

20-13 35



BOARD OF ADJUSTMENT CASE REPORT

STR: 221

Case Number: BOA-23514

CD: 3

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

APPLICANT: Mike Thedford

ACTION REQUESTED: Special Exception to permit an existing Group Living/ Emergency Protective Shelter Use in the RS-3 and CS Districts (Sec. 15.020, Table 15-2)

LOCATION: 7318 E PINE ST N

ZONED: CS,RS-3

PRESENT USE: Emergency Children's Residential Shelter

TRACT SIZE: 871203.57 SQ FT

LEGAL DESCRIPTION: W/2 NW NE SEC 35 20 13, AIRVIEW HGTS 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 Neighborhood Center" and an "Area of Growth".

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.

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.

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit an existing Group Living/ Emergency Protective Shelter Use in the RS-3 and CS Districts (Sec. 15.020, Table 15-2), defined as follows:

Emergency and Protective Shelter

A residential use that provides room and board for a continuous period of no more than 30 consecutive days for adults or children who have been abused, displaced or are transient. Such uses provide protection services and typically provide counseling and pre-placement screening services as well.

Emergency protective shelters are subject to the following supplemental regulations:

Section 40.130 Dispersal Standards for Specified Land Uses

40.130-A The supplemental use regulations of this section apply to all detention and correctional facilities, emergency and protective shelters, homeless centers, residential treatment centers and transitional living center uses.

40.130-B To avoid over-concentration, all detention and correctional facilities, emergency and protective shelters, homeless centers, residential treatment centers and transitional living center uses must be separated from one another by a minimum distance of 2,640 feet, as measured in a straight line from the nearest point on the lot line of the property occupied by one of these uses to the nearest point on a lot line of the other property occupied by one of the subject uses (see [Figure 40-6](#)). The separation distance requirements of this subsection may be reduced if approved through the special exception approval process.

Figure 40-6: Dispersal Standards Measurement



The applicant is seeking to add a maintenance shop to the current Laura Dester Shelter site as shown in the site plan included in your packet.

This property is owned by the State of Oklahoma and previously did not go through the city of Tulsa Building Permitting/ Zoning Review process when it was constructed in 2012.

SAMPLE MOTION:

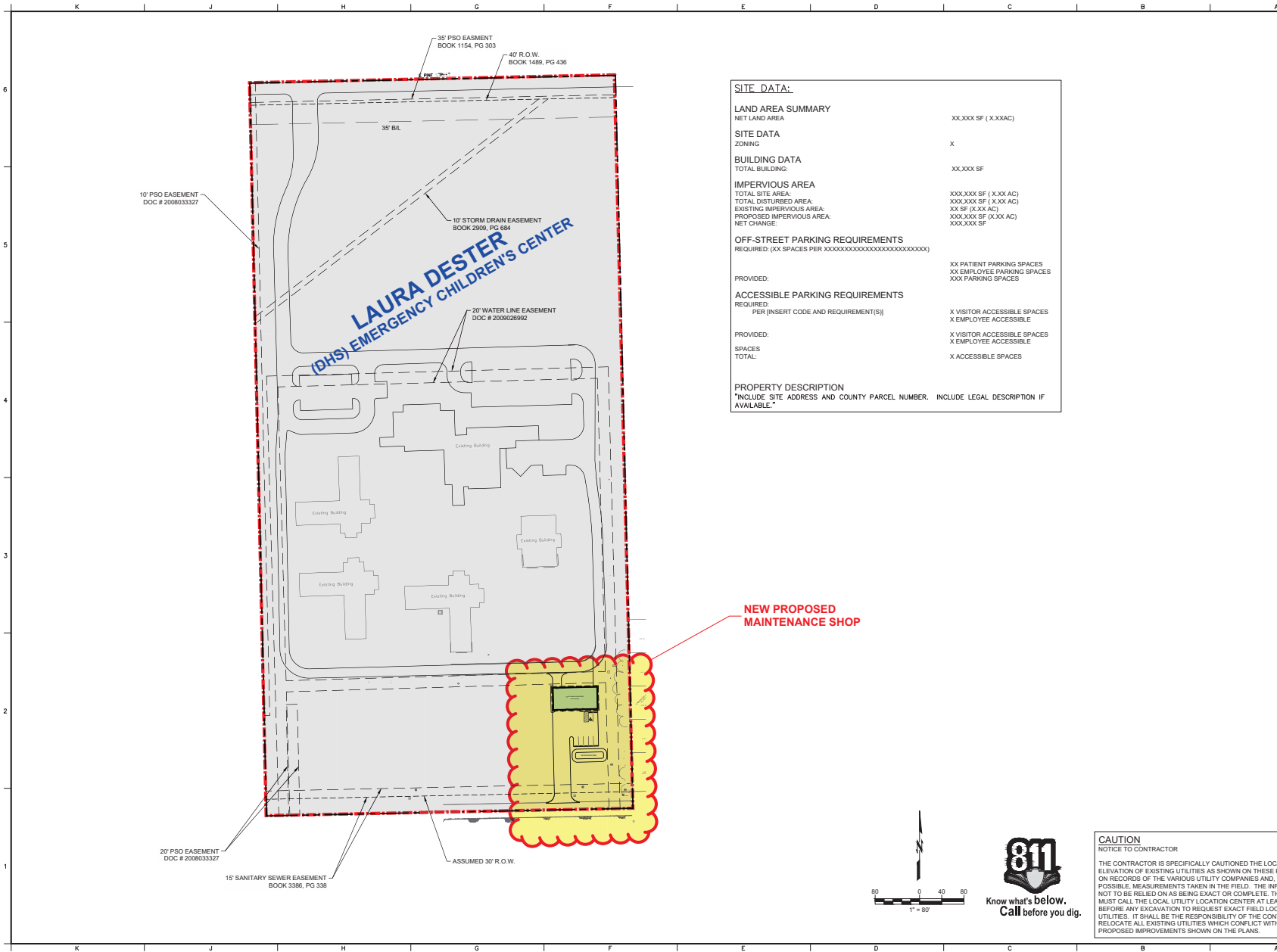
Move to _____ (approve/deny) a Special Exception to permit an existing Group Living/ Emergency Protective Shelter Use in the RS-3 and CS Districts (Sec. 15.020, Table 15-2)

- 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



SITE DATA:

LAND AREA SUMMARY
NET LAND AREA: XX,XXX SF (X,XXX AC)

SITE DATA
ZONING: X

BUILDING DATA
TOTAL BUILDING: XX,XXX SF

IMPERVIOUS AREA
TOTAL SITE AREA: XXX,XXX SF (X,XXX AC)
TOTAL DISTURBED AREA: XXX,XXX SF (X,XXX AC)
EXISTING IMPERVIOUS AREA: XXX SF (X,XXX AC)
PROPOSED IMPERVIOUS AREA: XXX,XXX SF (X,XXX AC)
NET CHANGE: XXX,XXX SF

OFF-STREET PARKING REQUIREMENTS
REQUIRED: (XX SPACES PER XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX)

PROVIDED:
XX PATIENT PARKING SPACES
XX EMPLOYEE PARKING SPACES
XXX PARKING SPACES

ACCESSIBLE PARKING REQUIREMENTS
REQUIRED:
PER (INSERT CODE AND REQUIREMENT(S))

PROVIDED:
X VISITOR ACCESSIBLE SPACES
X EMPLOYEE ACCESSIBLE

SPACES TOTAL:
X ACCESSIBLE SPACES

PROPERTY DESCRIPTION
"INCLUDE SITE ADDRESS AND COUNTY PARCEL NUMBER. INCLUDE LEGAL DESCRIPTION IF AVAILABLE."

NEW PROPOSED MAINTENANCE SHOP



**Know what's Below.
Call before you dig.**

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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918.584.0609

360
360 Engineering Group, PLLC
www.360engr.com
1201 East 3rd Street
Tulsa, OK 74103
918.518.1124

G
Guthey Engineering LLC
16000-guthey@mywaytexas.com
5272 E. Lewis St.
Tulsa, OK 74105
918.321.0609

DHS Maintenance Shop
7318 E Pine St
Tulsa, OK

No.	Description	Date



DLA/OMA 03A
Exp. Date: 6.30.2023

Project No. 23001
Issued: 03/09/2023

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C400
SITE AND UTILITY PLAN

Not For Construction
50% Construction Documents