



**CITY OF**  
**Tulsa**  
**Board of Adjustment**

**Case Number: BOA-23524**

**Hearing Date: 05/09/2023 1:00 PM**

**Case Report Prepared by:**

Austin Chapman

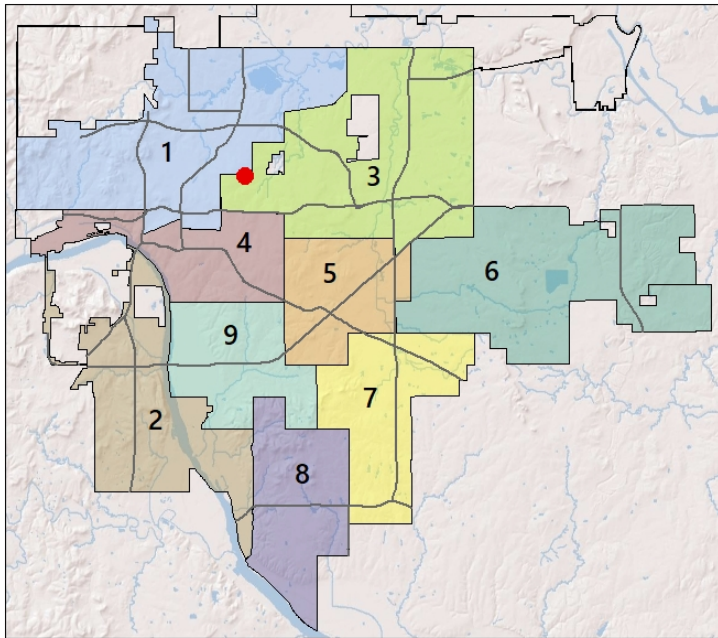
**Owner and Applicant Information:**

**Applicant: Lorena Medrano**

**Property Owner: RECO PROPERTIES LLP**

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

**Location Map:**



**Additional Information:**

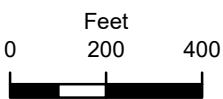
**Present Use: Industrial**

**Tract Size: 1.87 acres**

**Location: 3102 E. Pine St. N.**

**Present Zoning: IL**





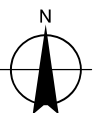
Subject Tract

**BOA-23524**

20-13 32

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

Aerial Photo Date: 2020/2021



4.2

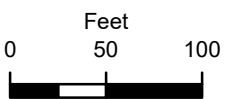




**E PINE ST**

**N COLLEGE AVE**

**E OKLAHOMA PL**



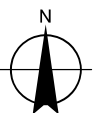
*Subject Tract*

**BOA-23524**

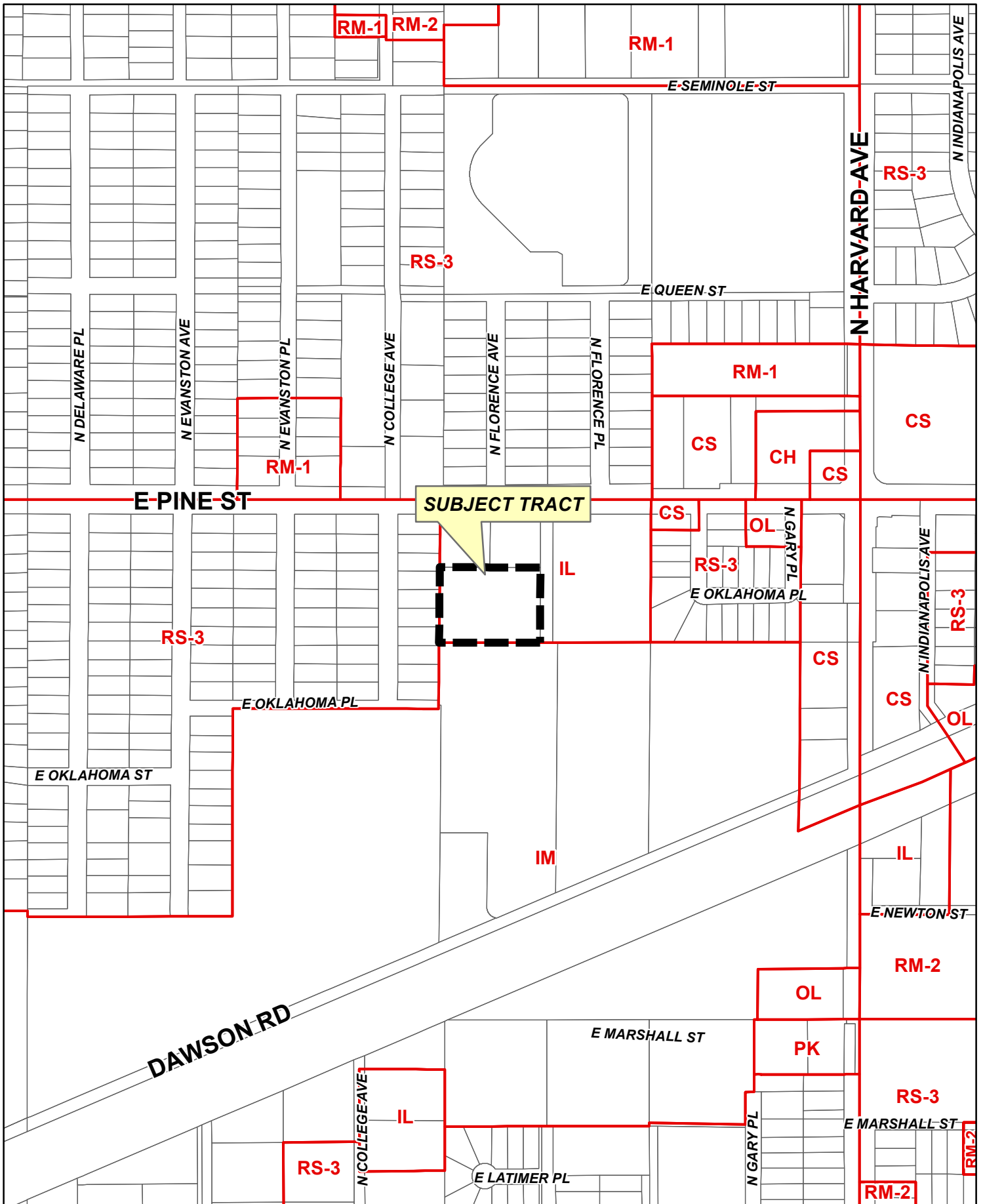
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*Note: Graphic overlays may not precisely align with physical features on the ground.*

*Aerial Photo Date: 2020/2021*



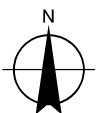
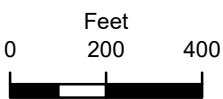
**4.3**



**SUBJECT TRACT**

**BOA-23524**

20-13 32



4.4



# BOARD OF ADJUSTMENT CASE REPORT

**STR:** 0332

**Case Number:** BOA-23524

**CD:** 3

**HEARING DATE:** 05/09/2023 1:00 PM

**APPLICANT:** Lorena Medrano

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

**LOCATION:** 3102 E PINE ST N

**ZONED:** IL

**PRESENT USE:** Industrial

**TRACT SIZE:** 81322.5 SQ FT

**LEGAL DESCRIPTION:** E10 N166 W331.24 & S240.5 W331.24 BLK 1, HAW INDUSTRIAL SUB 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 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 Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL 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.

The applicant is seeking to operate an Indoor Sport complex inside the building identified on the site plan.

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a Special Exception to allow a Large (Greater than 250 person-capacity) Commercial Assembly & Entertainment Use in the IL District (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**



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

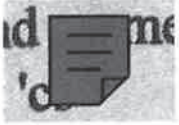
# CITY OF TULSA

## CORRECTIONS SUMMARY

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### Zoning BLDC-142159-2023 (2)

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**Subject:** Zoning BLDC-142159-2023  
**Page Label:** 1  
**Status:**  
**Author:** Jeffrey Bush  
**Date:** 3/2/2023 1:38:35 PM  
**Color:** ■

The Zoning district is "IL" for industrial light.

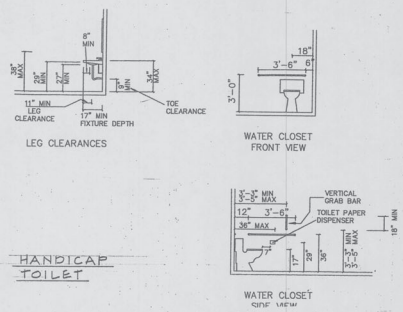


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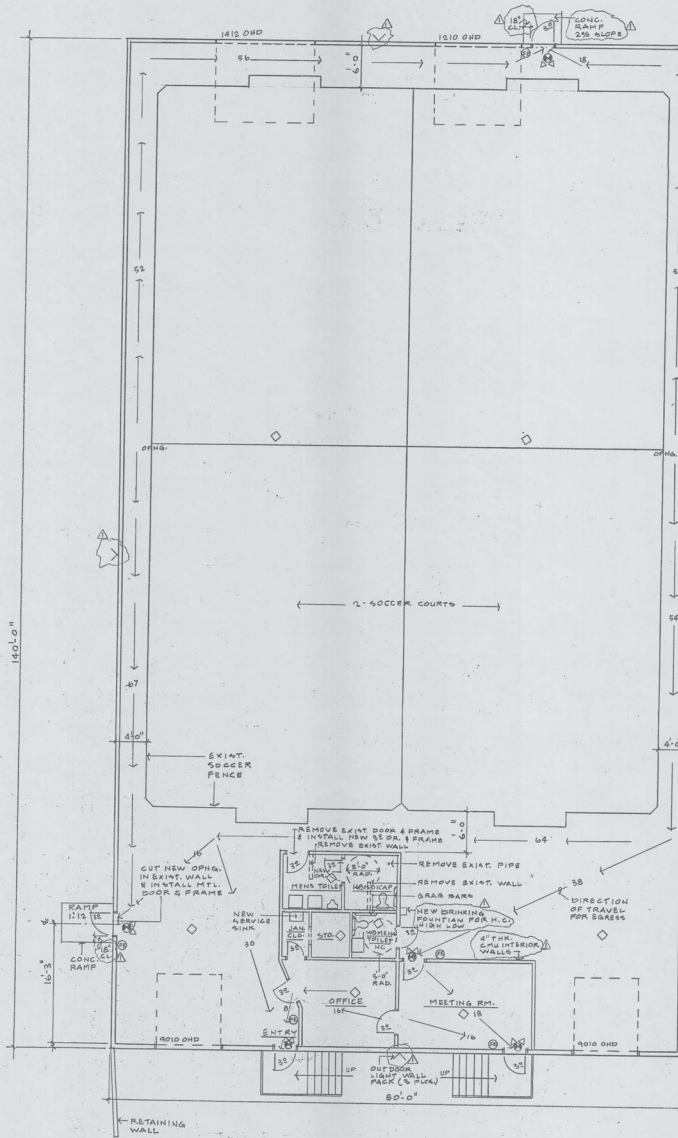
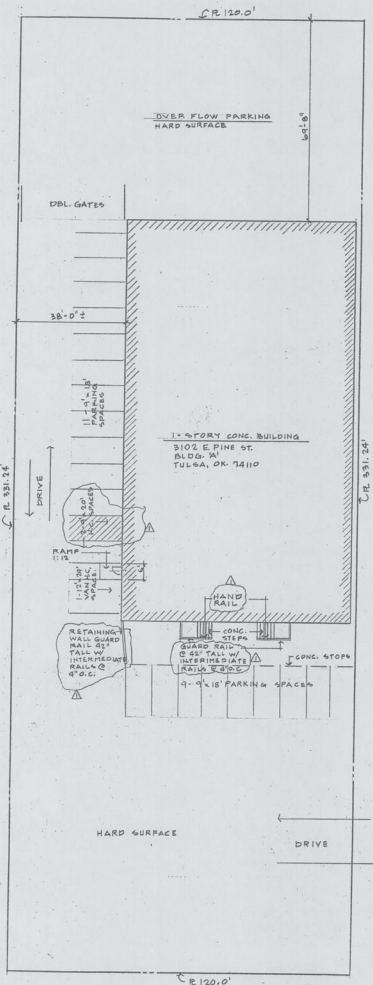
Sec.15.020 Table 15-2: The proposed indoor soccer field is designated Commercial/Assembly and Entertainment Use/Indoor, Small up to 250 person capacity. It is located in an IL zoned district. This will require a Special Exception approved by the BOA. Review comment: Submit an approved BOA Special Exception Commercial/Assembly and Entertainment Use/Indoor, Small up to 250 person capacity to be allowed in a IL zoned district. Contact INCOG for further instructions 918.584.7526





**General Notes**

1. (2015) IBC Building Code
2. Concrete masonry building
3. Occupancy group-A-3
4. Occupancy load (11) 112
5. Fire exit doors can't be blocked
6. Fire exit doors to have panic hardware
7. Combination smoke and carbon monoxide alarm in ceiling
8. Fire extinguisher and bracket
9. Exit sign with emergency light with emergency power system for a duration of not less than 90 min. and shall consist of storage batteries
10. Men and women handicap toilets
11. Zoning 'S'
12. Property use (as shown) Indoor Soccer courts
13. Building size (as shown) 11,200 sq. ft.
14. Parking required 11,200/1000 = 11 space
15. Parking proposed = 22 total with 3 handicap
- No outside dumpster on site



JOB NO.  
DATE: 2/17/23  
DRAWN BY:  
DAB  
REVISIONS  
△ PER CITY OF TULSA CORRECTION SUMMARY 8/17/23

FLOOR PLAN  
SITE PLAN  
HANDICAP TOILET

INDOOR SOCCER COURTS FOR  
SODA SOCCER CLUB  
BLDG. 'A'  
TULSA, OK 74110  
918-284-6137

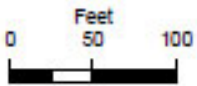
**DAVID A. BUTLER SR.**  
Architect LLC  
17316 EAST 120TH ST. NO.  
COLLSVILLE, OKLAHOMA 74021  
PHONE: 310-852-4770

1 OF 1





Location of proposed Indoor Sports Complex



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