



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23525

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

Case Report Prepared by:

Austin Chapman

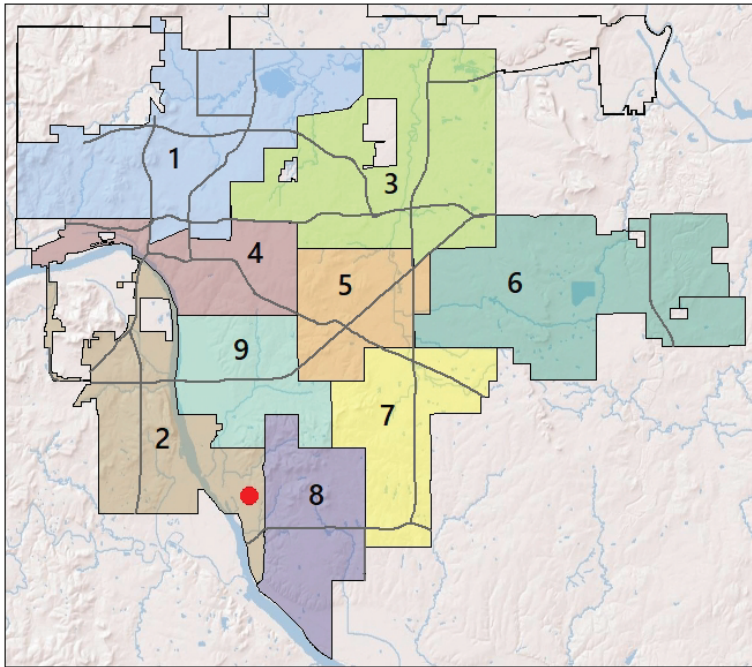
Owner and Applicant Information:

Applicant: Jason Mills

Property Owner: ORAL ROBERTS UNIVERSITY

Action Requested: Special Exception to allow a College or University use in the RM-1 District (Sec.5.020, Table 5-2)

Location Map:



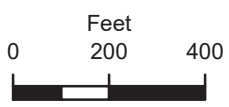
Additional Information:

Present Use: Vacant

Tract Size: 15.01 acres

Location: 8408 S Delaware Ave.

Present Zoning: RM-1



 Subject Tract

BOA-23525

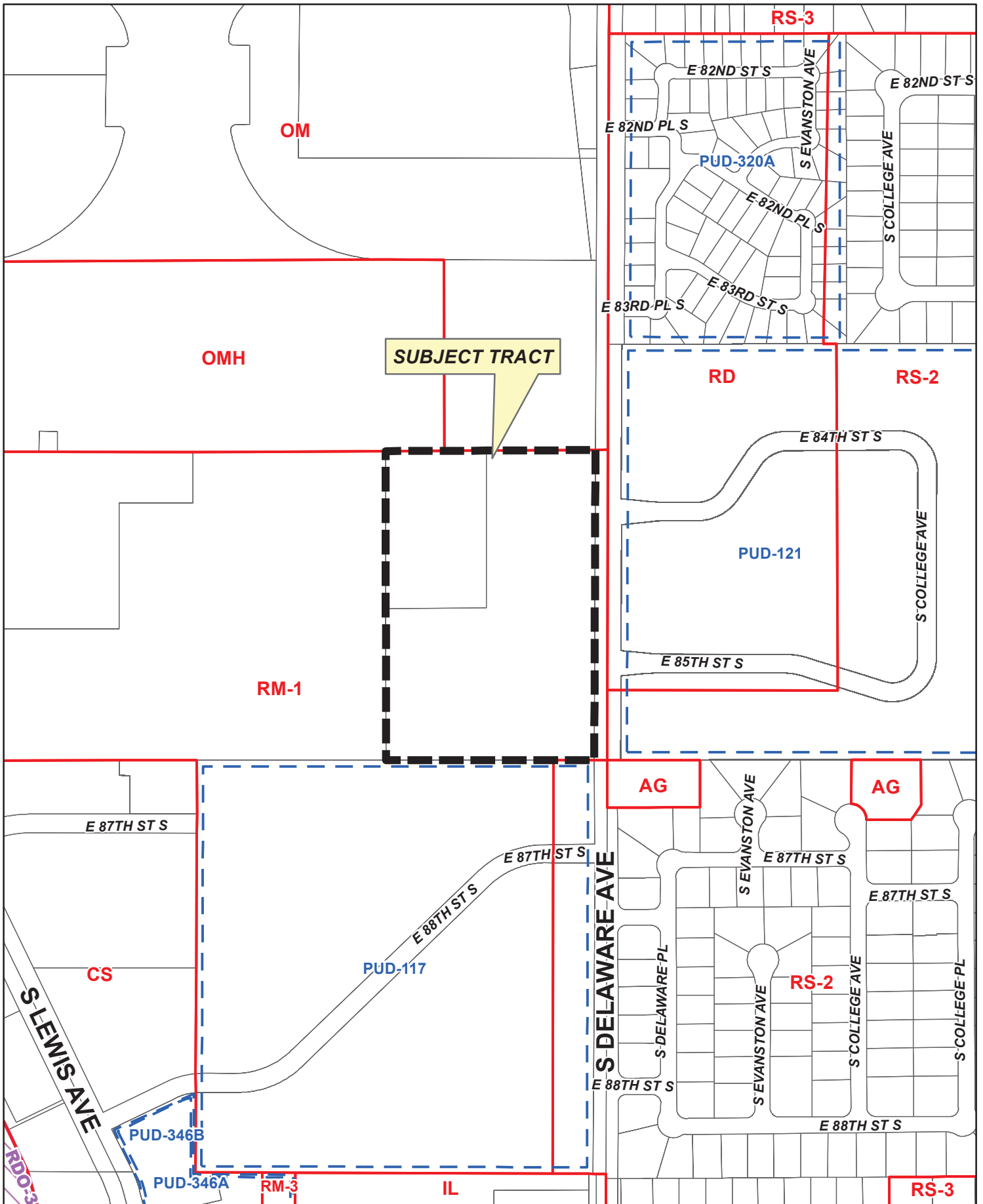
Note: Graphic overlays may not precisely align with physical features on the ground.

18-13 17

Aerial Photo Date: 2020/2021

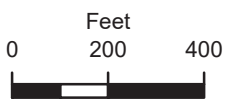


5.2



BOA-23525

18-13 17



BOARD OF ADJUSTMENT CASE REPORT

STR: 8317

Case Number: BOA-23525

CD: 2

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

APPLICANT: Jason Mills

ACTION REQUESTED: Special Exception to allow a College or University use in the RM-1 District (Sec.5.020, Table 5-2)

LOCATION: 8408 S DELAWARE AV E

ZONED: RM-1

PRESENT USE: Vacant

TRACT SIZE: 653755.51 SQ FT

LEGAL DESCRIPTION: PRT LT 1 BEG 663W & 986.05N SECR TH E320 S500 W320 N500 POB BLK 1; PRT LT 1 BEG SECR TH W663 N986.05 E663 S986.05 POB LESS BEG 663W & 986.05N SECR TH E320 S500 W320 N500 POB BLK 1, ORAL ROBERTS UNIVERSITY HGTS 2ND ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-17966; On 03.18.98 the Board approved an expansion of the existing nurse/ day care on the subject property. The original nursery was approved in case BOA-11611 on 09.03.81.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Regional Center" and an "Area of Growth".

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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 College or University use in the RM-1 District (Sec.5.020, Table 5-2)

College or University uses are described as follows:

35.040-C College or University

Institutions of higher learning that offer courses of general or specialized study and are authorized to grant academic degrees. The college or university use subcategory includes classrooms and instructional spaces, as well as on-campus residence halls, fraternity and sorority houses, administrative buildings, auditoriums and other on-campus uses and facilities that provide customary accessory and support functions for college or university uses.

The applicant is seeking to convert the former Daycare building on the property into a biology lab to serve Oral Robert University. No exterior changes are shown to the site.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to allow a College or University use in the RM-1 District (Sec.5.020, Table 5-2)

- 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



CITY OF TULSA

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

CORRECTIONS SUMMARY



Subject: Note
Page Label: 1
Status:
Author: danabox
Date: 3/20/2023 7:14:04 AM
Color: ■

Sec.5.020 Table 5-2: Your proposed Biology Lab is designated a Public, Civic & Institutional/College or University Use and is located in an RM-1 zoning district.
This use is only allowed by Special Exception in a RM-1 zoning district.
Review Comment: Submit a Special Exception, reviewed and approved per Sec.70.120, to allow a Public, Civic & Institutional/College or University Use to be located in an RM-1 zoning district. Contact INCOG/Tulsa Planning Office at 918-584-7526 for further instruction and next steps. Once approved, resubmit the approval as a revision to this application.

Text Box (2)



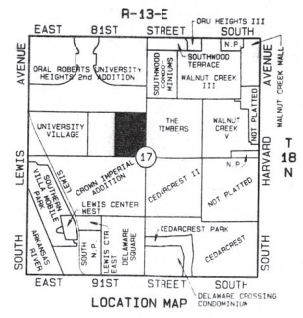
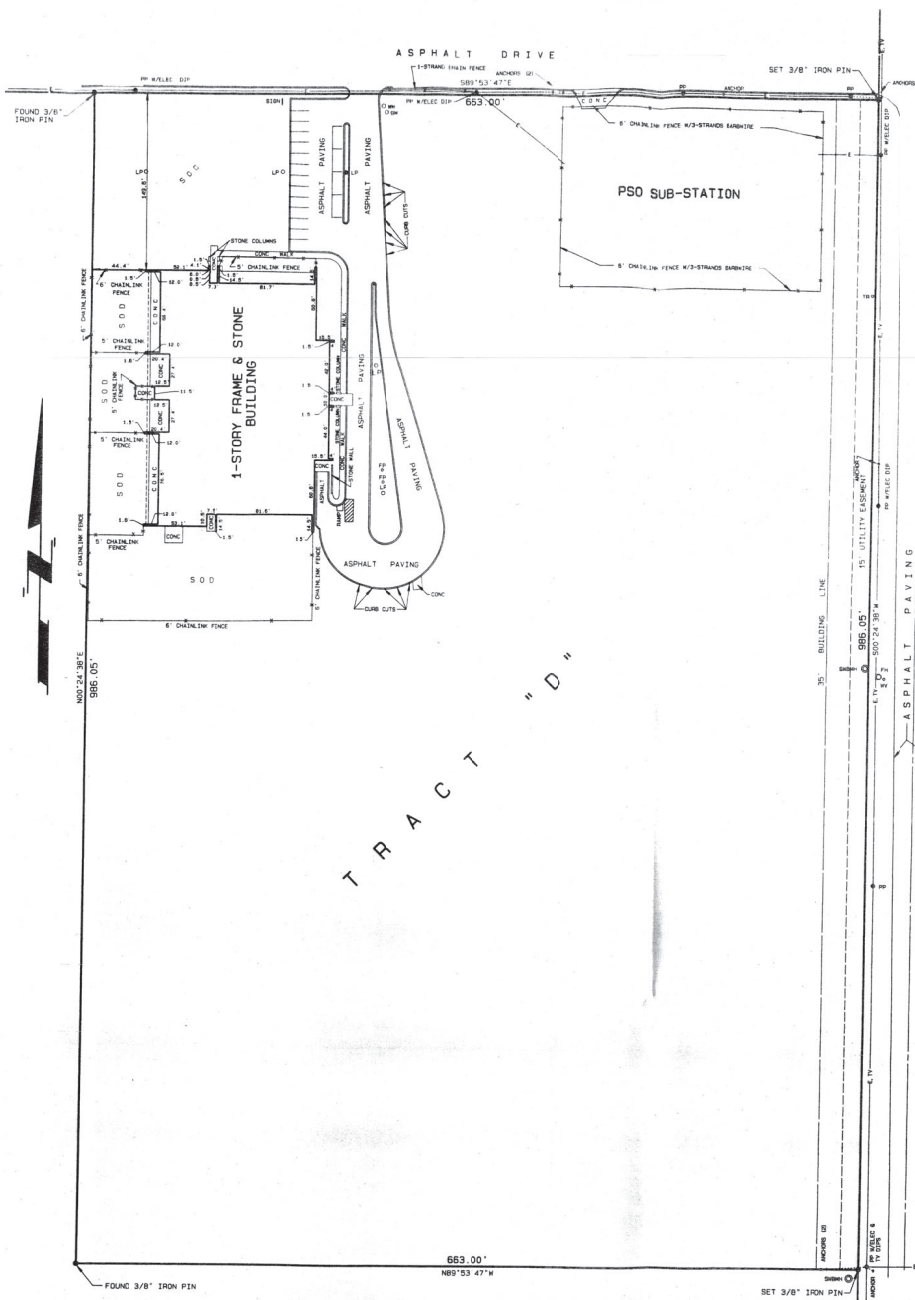
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Page Label: 2
Status:
Author: isupit
Date: 3/20/2023 2:32:32 PM
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2018 IBC - 428.3 Laboratory suite construction.
a. Provide 1-hr fire barrier to separate each laboratory suite from non-laboratory areas.
b. Provide 1-hr fire barrier to separate laboratory suites from other laboratory suites.



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Author: isupit
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2018 IBC - 428.4 Percentage of maximum allowable quantity in each laboratory suite.
Provide quantity of hazardous materials for each laboratory suite per Table 428.3 and this reference code.



- NOTES:
1. NO CURRENT ABSTRACT OR TITLE OPINION HAS BEEN FURNISHED TO US. THEREFORE WE DO NOT CERTIFY THAT ALL EASEMENTS AND DEDICATIONS, OR OTHER ENCUMBRANCES, ARE SHOWN ON THIS PLAT.
 2. ALL EASEMENTS AND BUILDING LINES SHOWN ARE FROM PLAT OF RECORD UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION OF TRACT "D"

A TRACT OF LAND THAT IS PART OF LOT-1 IN BLOCK-1 OF "ORAL ROBERTS UNIVERSITY HEIGHTS 2ND ADDITION", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS, TO-WIT: "BEGINNING AT A POINT" THAT IS THE SOUTHEAST CORNER OF SAID LOT-1; THENCE N 89°-53'-47" W ALONG THE SOUTHERLY LINE OF LOT-1 FOR 663.00'; THENCE N 0°-24'-38" E FOR 986.05'; THENCE S 89°-53'-47" E FOR 663.00' TO A POINT ON THE EASTERLY LINE OF LOT-1; THENCE S 0°-24'-38" W ALONG SAID EASTERLY LINE FOR 986.05' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND, CONTAINING 15.0078 ACRES.

CERTIFICATE

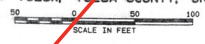
WE, SACK AND ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

WITNESS MY HAND AND SEAL THIS 07H DAY OF DEC, 1994.



SACK AND ASSOCIATES INC.
 BY: *Theodore A. Sack*
 THEODORE A. SACK
 REGISTERED PROFESSIONAL LAND SURVEYOR, OKLAHOMA NO. 1139

AS-BUILT SURVEY
 OF PART OF
 LOT-1 IN BLOCK-1
 OF
 ORAL ROBERTS UNIVERSITY HEIGHTS 2ND ADDITION
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SACK AND ASSOCIATES, INC.

ENGINEERING • SURVEYING • PLANNING

1139 SOUTH DELAWARE AVENUE, SUITE 100
 TULSA, OKLAHOMA 74106

PHONE: (918) 438-4111
 FAX: (918) 438-4111

SURVEY BY: *ST* DATE: *08/94* SCALE: *1"=50'* CITY: *TULSA* COUNTY: *OKLAHOMA*

DRAWN BY: *LSD* DATE: *08/94* FILE: *1810*