



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23535

Hearing Date: 06/13/2023 1:00 PM

Case Report Prepared by:

Jeremy Banes

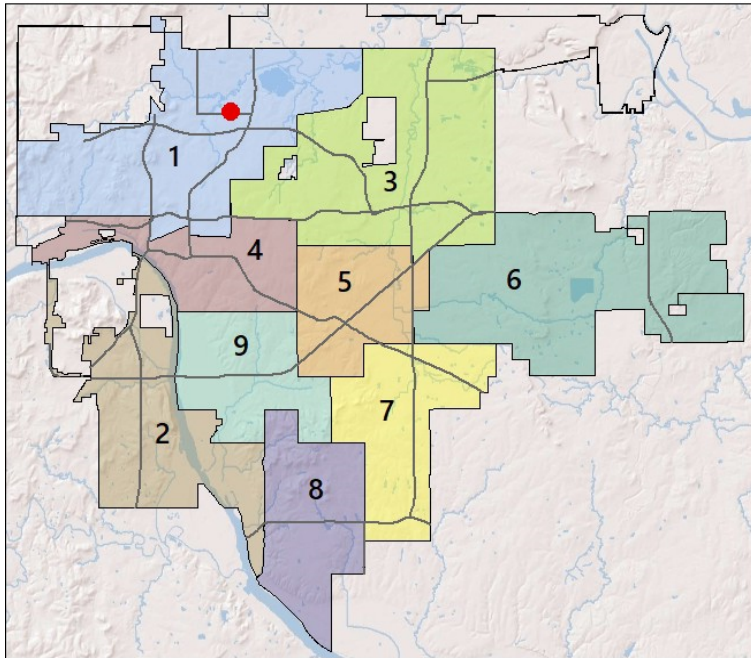
Owner and Applicant Information:

Applicant: Midwest Used Auto Sales,
LLC c/ Haley Wiggins

Property Owner: Johnson, Joseph W. II

Action Requested: Special Exception to permit Personal Vehicle Sales in the CS District
(Sec. 15.020, Table 15-2)

Location Map:



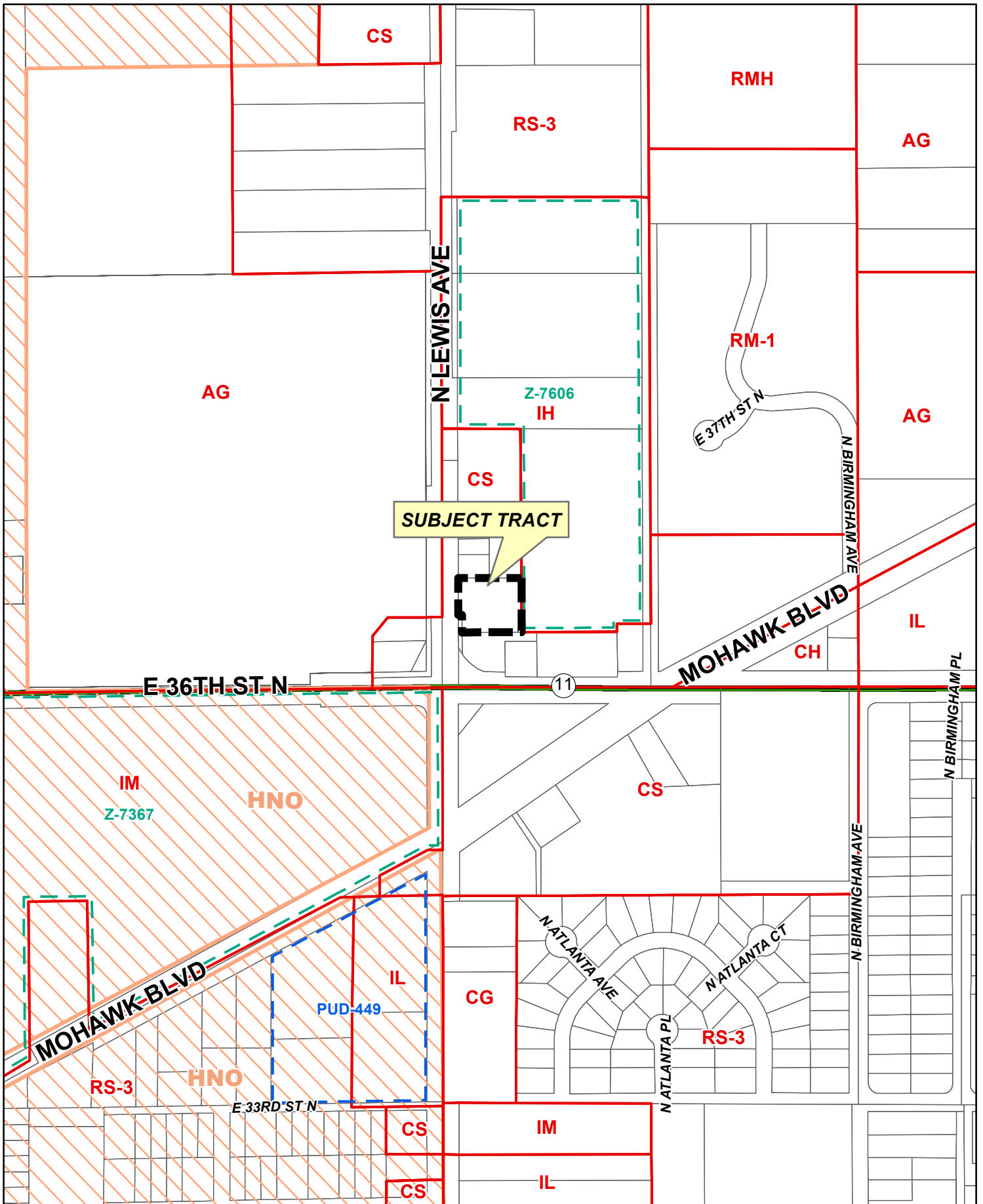
Additional Information:

Present Use: Vacant

Tract Size: 0.79 acres

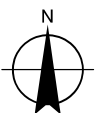
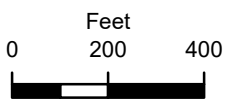
Location: 3637 N. Lewis Ave.

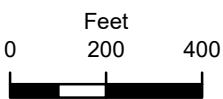
Present Zoning: CS



BOA-23535

20-13 17





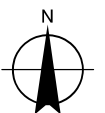
 Subject Tract

BOA-23535

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

20-13 17

Aerial Photo Date: 2020/2021



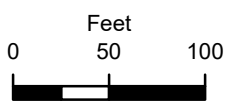
6.3



N LEWIS AVE

E 36TH ST N

11



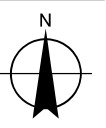
 **Subject Tract**

BOA-23535

20-13 17

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

Aerial Photo Date: 2020/2021



6.4

BOARD OF ADJUSTMENT CASE REPORT

STR: 0317

Case Number: BOA-23535

CD: 1

HEARING DATE: 06/13/2023 1:00 PM

APPLICANT: Midwest Used Auto Sales, LLC c/ Haley Wiggins

ACTION REQUESTED: Special Exception to permit Personal Vehicle Sales in the CS District (Sec. 15.020, Table 15-2)

LOCATION: 3637 N LEWIS AV E

ZONED: CS

PRESENT USE: Vacant

TRACT SIZE: 34570.23 SQ FT

LEGAL DESCRIPTION: The W 200 of of the following: BEG 351N & 50E SWC SW TH E200 N475 E385 S620 W85 S25 W488.2 N55.02 W12 N116 POB SEC 17 20 13 CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

Z-7606 ODP; on 07.21.21 the Planning Commission approved a request for *rezoning* of a 7.22 ± acre tract of land from CS to IH with an Optional Development Plan for the expansion of a salvage yard, on property located to the east of the subject property.

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 a Special Exception Personal Vehicle Sales in the CS District (Sec. 15.020, Table 15- 2).

Vehicle Sales and Service Uses are subject to the following supplemental regulations:

Section 40.400 Vehicle Sales and Service

40.400-A Whenever a vehicle sales and service use is located on a lot abutting an R- or AG-R-zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of [§65.070-C](#).

40.400-B Whenever commercial or personal vehicle sales or rentals are within 300 feet of an R- or AG-R- zoned lot, off-street parking and vehicle display areas must comply with the parking area design standards of [Section 55.090](#).

SAMPLE MOTION:

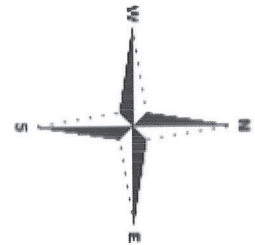
Move to _____(approve/deny) a Spcial Excpetion to permit Personal Vehicle Sales in the CS District.

- 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 (Image taken from google.com street view. Capture date: August 2022)



Woods

36th St N.

Lewis Ave

Lewis Ave

Easement

Sidewalk

Easement

Easement

Front Setback

Front Setback

Entry/Exit

Circle Drive

Entry/Exit

Side Setback

70 ft

Proposed Carlot

190 ft

33 ft
maneuvering
space

135 ft

16 ft x 10 ft
Parking
Spaces

10 ft Privacy Fence Border

65 ft

180 ft

15 ft

Entry Ramp

Office

24 ft

55 ft

45 ft

10 ft Privacy Fence Border

80 ft

36th St N.



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

CITY OF TULSA

CORRECTIONS SUMMARY

ZCO-145546-2023 (3637 N LEWIS AVE E Tulsa Tulsa, OK 74110) Markup Summary #1

Note (2)



Subject: Note
Page Label: 1
Status:
Author: danabox
Date: 4/12/2023 8:36:56 AM
Color: ■

Sec.15.020 Table 15-2: The proposed Used Car Sales Lot is designated Commercial/Commercial/Vehicle Sales and Service/Personal Vehicle Sales and Rentals 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 Commercial/Commercial/Vehicle Sales and Service/Personal Vehicle Sales and Rentals use to be allowed in a CS zoned district. Contact Austin Chapman at INCOG for further instruction. achapman@incog.org or 918-584-7526.



Subject: Note
Page Label: 1
Status:
Author: danabox
Date: 4/12/2023 8:39:55 AM
Color: ■

Sec.70.080-C: Applications for Zoning Clearance must be accompanied by a legal description of the lot and plans, drawn to scale. Review comment: Submit a site plan with the following information:

- Actual shape and dimensions of the lot;
- Location and dimensions of all easements;
- Lot lines and names of abutting streets;
- The location, size and height of any existing buildings or structures to be erected or altered, including distances to lot lines;
- The location, dimensions and height of proposed buildings or structures to be erected or altered;
- The intended use of existing and proposed buildings, structures or portion of the lot;
- Location and dimensions of parking areas. This includes the parking spaces, the maneuvering areas necessary to enter and exit the spaces and the drives providing access to the parking spaces and maneuvering areas from a public or private street or other parking areas.

This constitutes a Plan Review to date in response to the information submitted with and after the above referenced application. Additional issues may develop when the review continues upon receipt of additional information requested in this letter or upon additional submittal from the client. Any code items not reviewed are still in force, and it shall be the responsibility of the owner and design professional(s) to ensure that all code requirements are satisfied.