



CITY OF
Tulsa
Board of Adjustment

Case Number: B0A-23540

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

Case Report Prepared by:

Austin Chapman

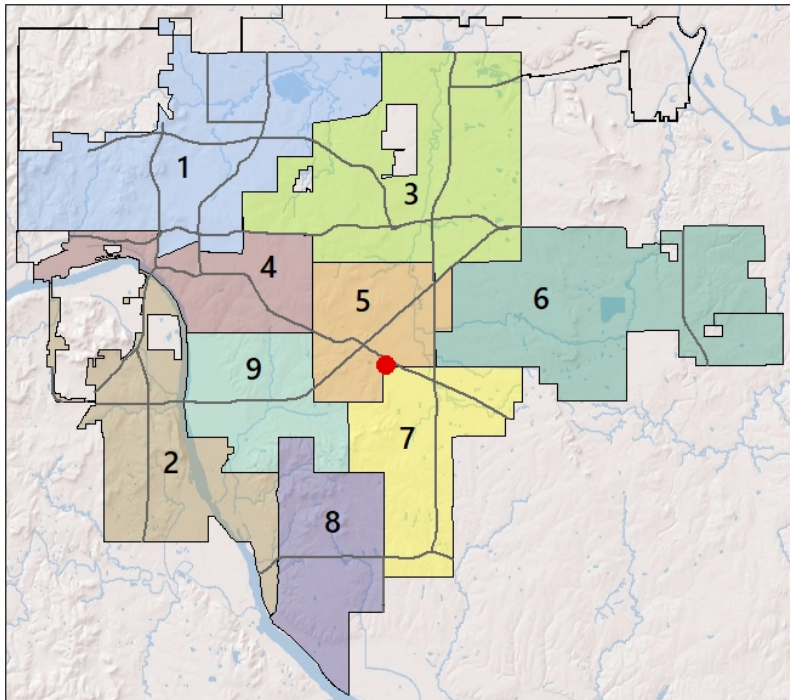
Owner and Applicant Information:

Applicant: Aaron Spahr

Property Owner: R & I LLC

Action Requested: Special Exception to permit alternative compliance parking ratios to reduce the required number of parking spaces for an apartment use in the CH District (Section 55.050-K; Section 55.020 Table 55-1)

Location Map:



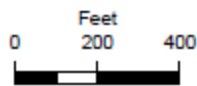
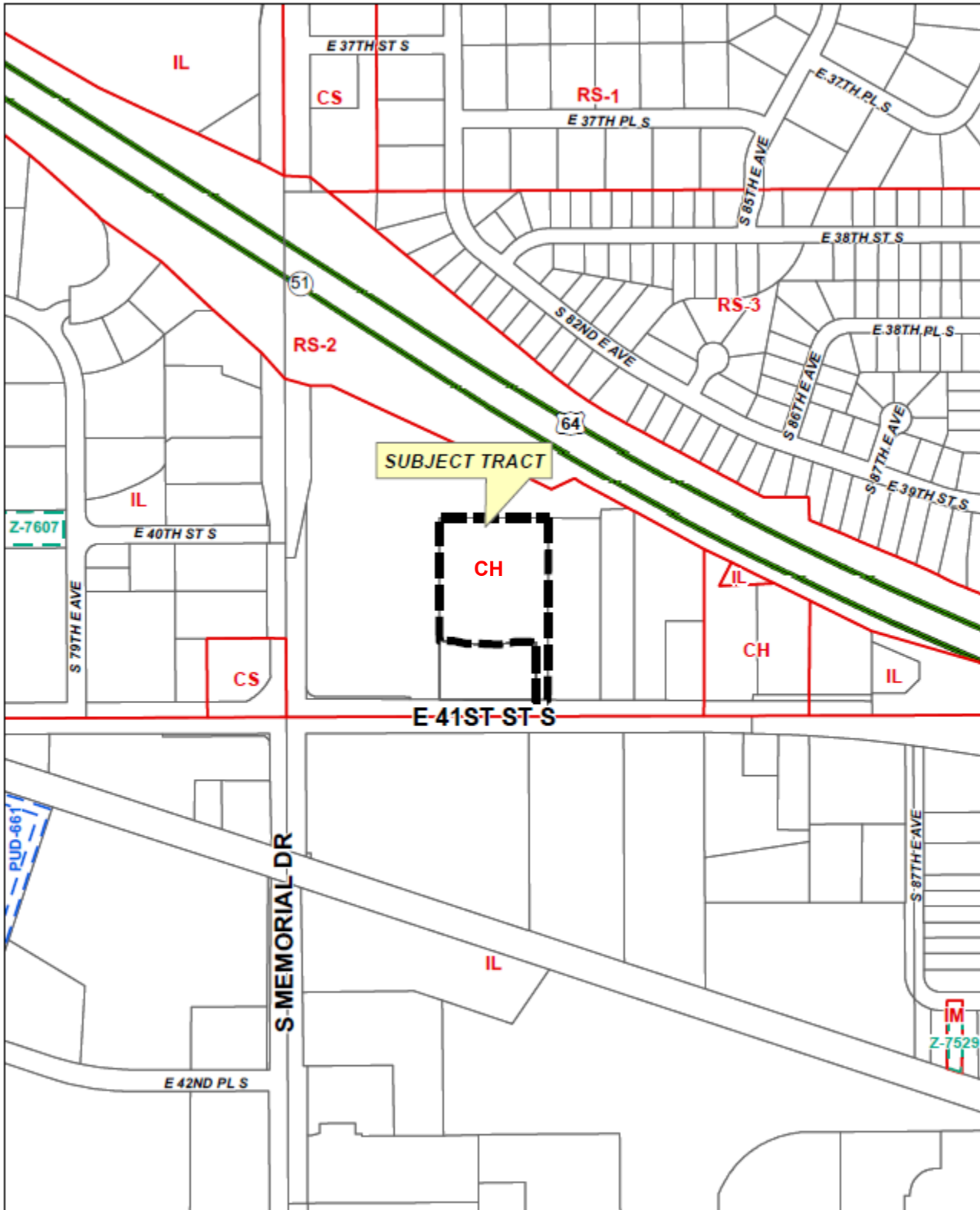
Additional Information:

Present Use: Hotel to housing conversion

Tract Size: 3.24 acres

Location: 8181 E. 41 ST.

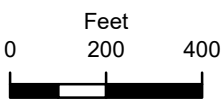
Present Zoning: CH



BOA-23540

19-13 24





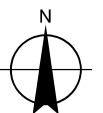
Subject
Tract

BOA-23540

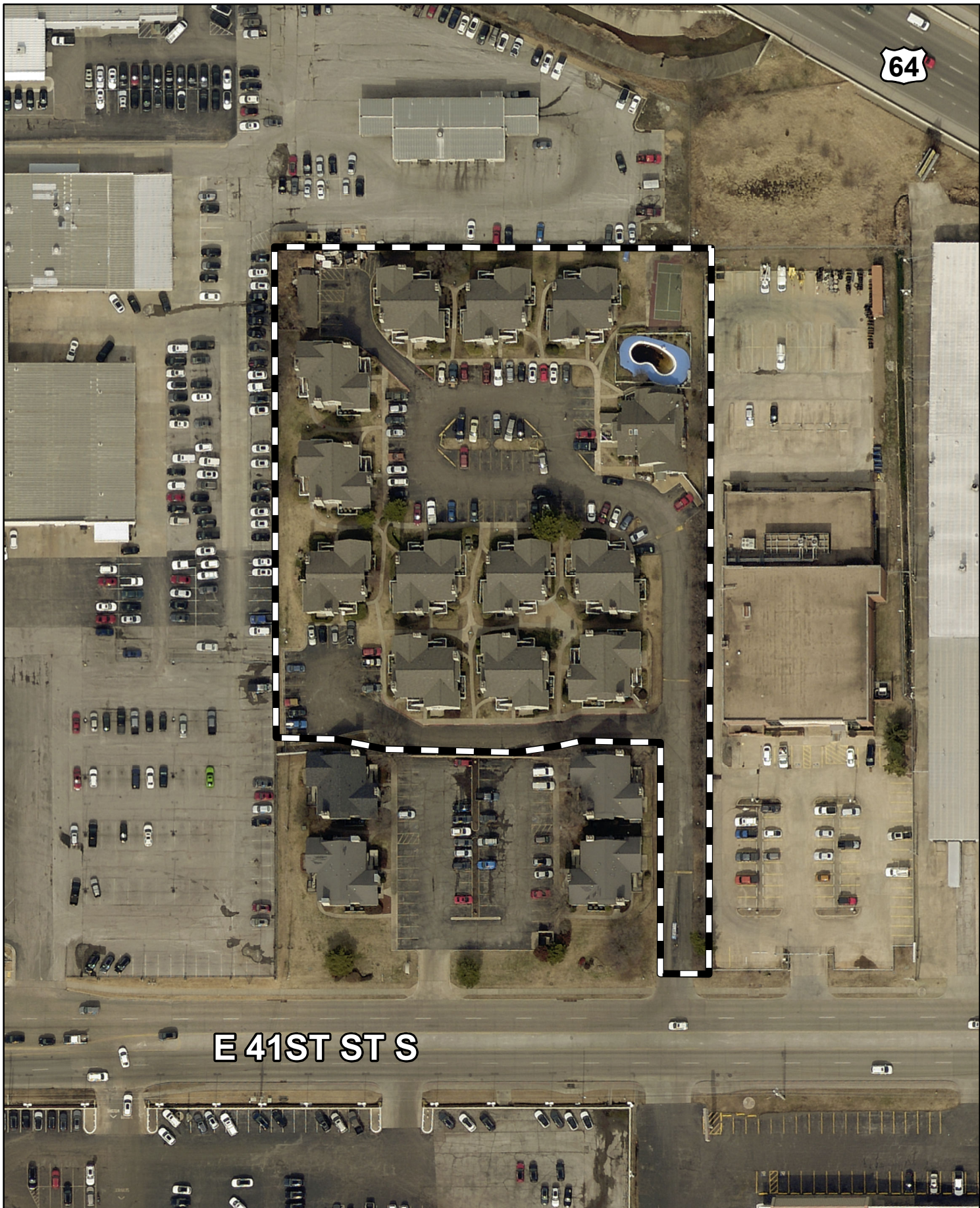
19-13 24

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

Aerial Photo Date: 2020/2021

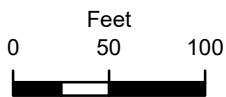


10.3



64

E 41ST ST S



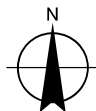
Subject Tract

BOA-23540

19-13 24

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

Aerial Photo Date: 2020/2021



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BOARD OF ADJUSTMENT CASE REPORT

STR: 9324

Case Number: BOA-23540

CD: 5

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

APPLICANT: Aaron Spahr

ACTION REQUESTED: Special Exception to permit alternative compliance parking ratios to reduce the required number of parking spaces for an apartment use in the CH District (Section 55.050-K; Section 55.020 Table 55-1)

LOCATION: 8181 E 41 ST

ZONED: IL

PRESENT USE: Apartments

TRACT SIZE: 141165.47 SQ FT

LEGAL DESCRIPTION: PRT LT 3 BEG SECR LT 3 TH W39 N187.86 W57.95 SW19.16 NW34.53 W104.50 NW36.82 W48.71 N392.92 E337.86 S578.87 POB BLK 1, BOND SECOND ADDN AMD 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: Applicant is requesting a Special Exception to permit alternative compliance parking ratios to reduce the required number of parking spaces for an apartment use in the CH District (Section 55.050-K; Section 55.020 Table 55-1)

55.050-K Alternative Compliance

The motor vehicle parking ratios of this chapter are not intended to prevent development and redevelopment or to make development and redevelopment economically impractical. In order to allow for flexibility in addressing the actual expected parking demand of specific uses, alternative compliance parking ratios may be approved through the special exception procedures of [Section 70.120](#) only if:

1. The board of adjustment determines that the other allowed parking reduction alternatives of [Section 55.050](#) are infeasible or do not apply; and
2. The board of adjustment determines that the reduced parking ratios proposed are not likely to cause material adverse impacts on traffic circulation and safety or on the general welfare of property owners and residents in the surrounding area.

The applicant is seeking to use the existing spaces on site to serve the proposed number of units. The proposed ratio is approximately .85 parking spaces per unit. The applicant has provided examples of similar projects with similar parking provided that is included in the agenda packet.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to permit alternative compliance parking ratios to reduce the required number of parking spaces for an apartment use in the CH District (Section 55.050-K; Section 55.020 Table 55-1);

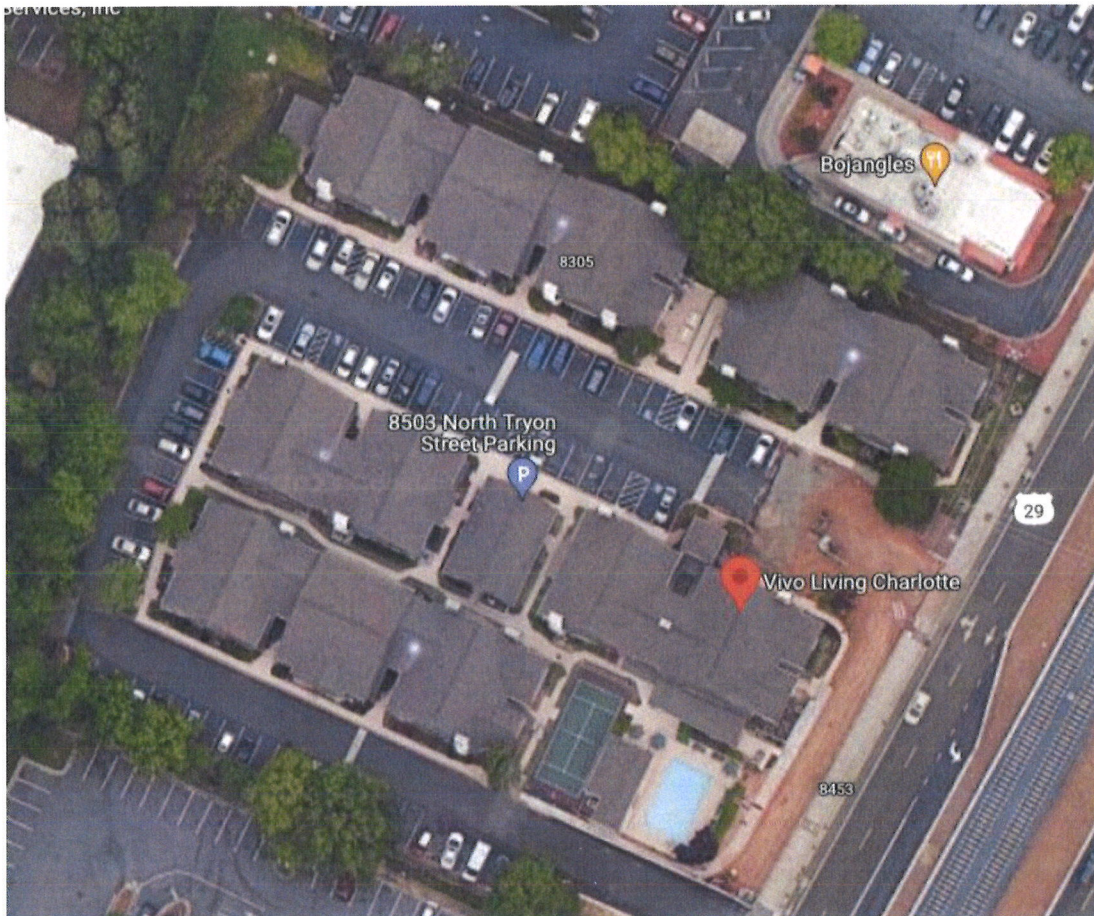
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):
_____.

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, that the other allowed parking alternative of Section 55.050 are infeasible or do not apply and the reduced parking ratios proposed are not likely to cause material adverse impacts on traffic circulation and safety or on the general welfare of property owners and residents in the surrounding area.



Interior parking Lot of Subject property

The below three properties were all converted from the exact same property type as the subject property in Kansas City, MO, Charlotte, NC, and South Bend, IN. As can be seen from the aerial shots, all three of these properties feature similar parking ratios to the subject property and operate with no deficiency.



8503 N Tryon St, Charlotte, NC 28262

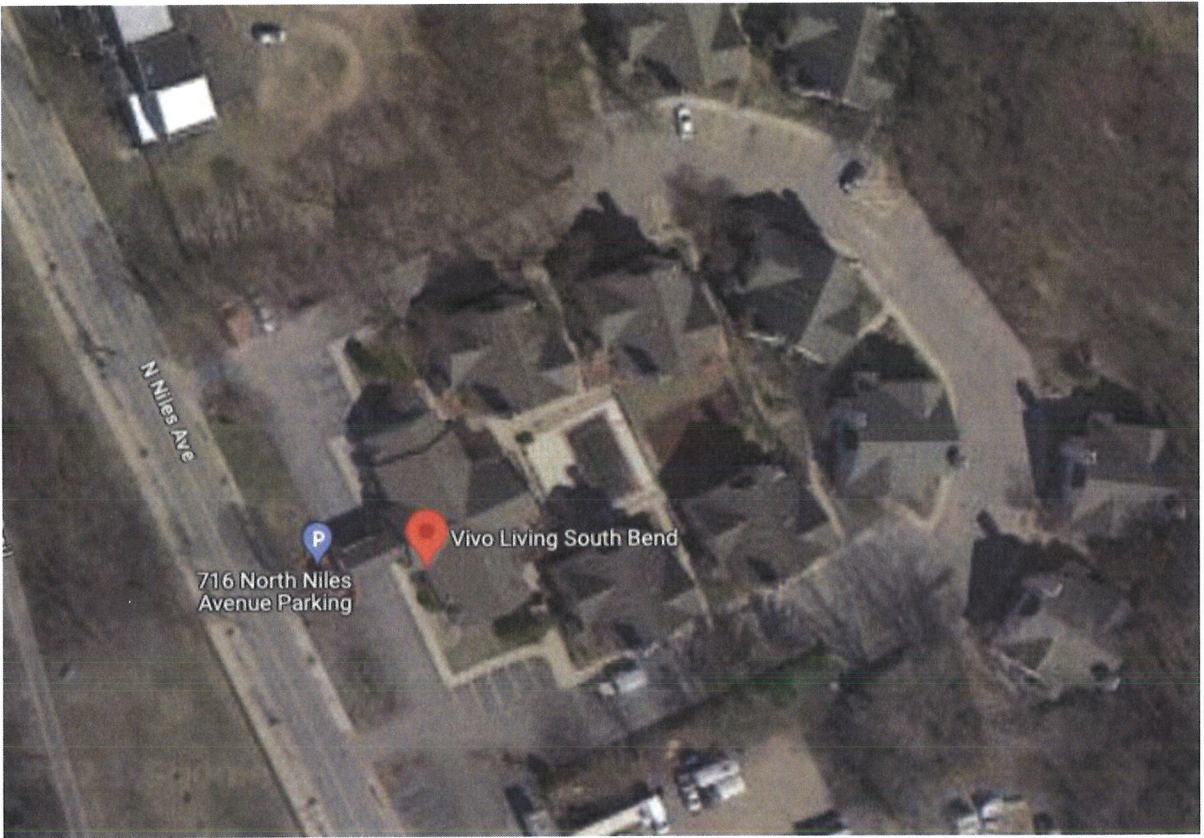
Number of Units- 92

No: Studios 44

No: 1 Bd 24

No: 2 BD 24

Total # Parking Spaces 88



716 N Niles Ave, South Bend, IN 46617

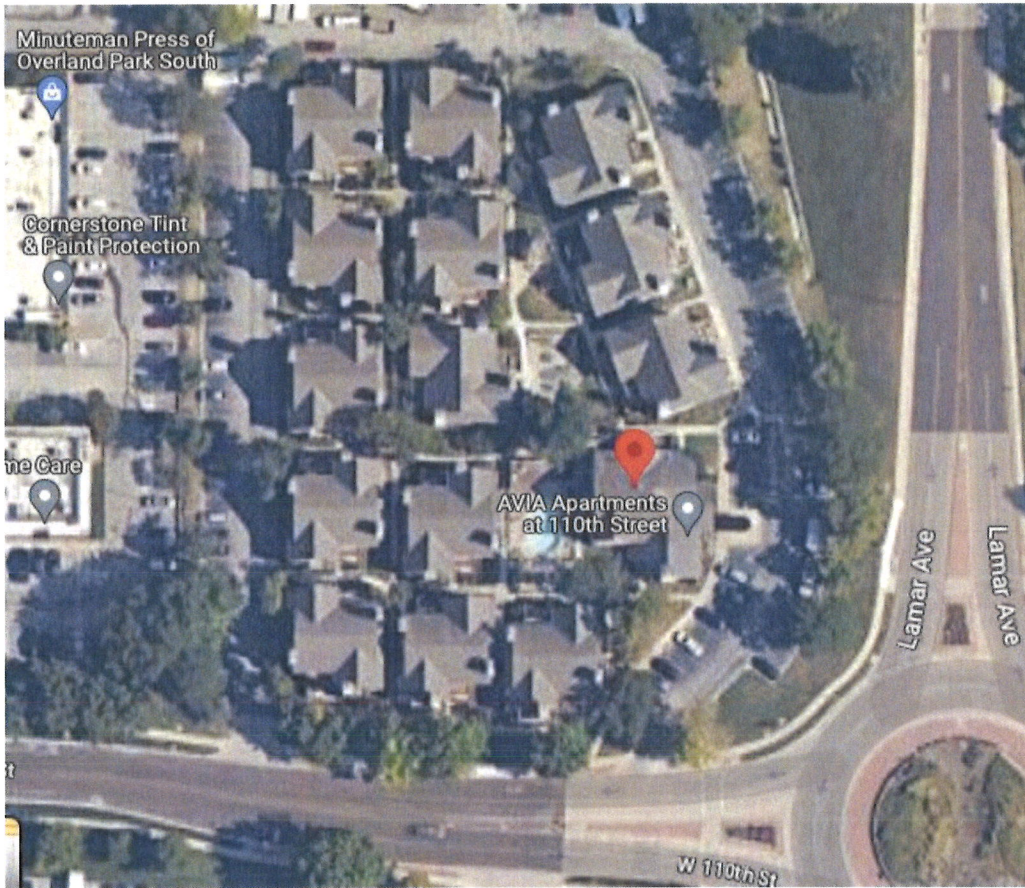
Number of Units: 88

Studios - 40

1 BD - 20

2 BD - 20

Total Parking Spaces - 82



6300 W 110th St, Overland Park, KS 66211

112 Units

Studios - 48

1 BD - 35

2 BD - 28

Total No. Parking spaces - 104

