Case Number: BOA-23544

Hearing Date: 07/11/2023 1:00 PM

Case Report Prepared by:
Austin Chapman

Owner and Applicant Information:
Applicant: Chris Stevens
Property Owner: Harm T Holdings LLC

Action Requested: Special Exception to permit a Small (up to 250-person capacity) Indoor Commercial Assembly and Entertainment use in the IL District (Sec.15.020, Table 15-2)

Location Map:

Additional Information:
Present Use: Industrial
Tract Size: 4.59 acres
Location: 6500 E. 44 St. S.
Present Zoning: IL
BOA-23544

Subject Tract

19-13 26

Aerial Photo Date: 2023

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

7.2
BOARD OF ADJUSTMENT
CASE REPORT

STR: 9326
CD: 5

HEARING DATE: 07/11/2023 1:00 PM

APPLICANT: Chris Stevens

ACTION REQUESTED: Special Exception to permit a Small (up to 250-person capacity) Indoor Commercial Assembly and Entertainment use in the IL District (Sec.15.020, Table 15-2)

LOCATION: 6500 E 44 ST S
ZONED: IL

PRESENT USE: Industrial
TRACT SIZE: 200106.75 SQ FT

LEGAL DESCRIPTION: LTS 58 THRU 68 BLK 1, KATY FREEWAY INDUSTRIAL PARK 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 an “Employment” Land Use Designation” and is considered “More Suitable” for Industrial Activity.

The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The “Industrial Site Suitability” map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit a Small (up to 250-person capacity) Indoor Commercial Assembly and Entertainment use in the IL District (Sec.15.020, Table 15-2) to permit an indoor archery range.

The applicant has provided supplemental information in your packet further explaining the proposed use.

SAMPLE MOTION: Move to _________ (approve/deny) a Special Exception to permit a Small (up to 250-person capacity) Indoor Commercial Assembly and 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
Sec. 15.020 Table 15-2: Your proposed location is considered an Event Center, designated a Commercial/Assembly & Entertainment/Other Indoor/Small (up to 250-person capacity) Use. This facility is in an IL zoned district and will require a Special Exception approved by the Board of Adjustment (BOA).

Review comment: Submit an approved BOA Special Exception, reviewed and approved per Sec. 70.120, to allow a Commercial/Assembly & Entertainment/Small (up to 250-person capacity) Use in the IL district. Contact the Tulsa Planning Office at 918-584-7526 for further information and next steps.
To whom it may concern,

We plan to open an indoor archery and sports facility at 6504 E 44th St Ste B Tulsa, OK 7145 this summer. We will be open for business Tue-Fri 9am – 9pm, Sat 8am - 9pm, and Sun noon to 6pm. Our daily operation will be open to customers interested in shooting on our archery ranges and simulators. We will also have billiard tables, cornhole, and concessions available to our customers. We will eventually hold a monthly indoor archery tournament and a monthly cornhole tournament at the facility. These tournaments will occur on weekends as not to interfere with or obstruct the operation of surrounding businesses. Our patrons will park in the parking lot on the north side of the building during daily operations.

Respectfully,

Christopher Stevens

Owner/Operator