



CITY OF
Tulsa
Board of Adjustment

Case Number: B0A-23544

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

Case Report Prepared by:

Austin Chapman

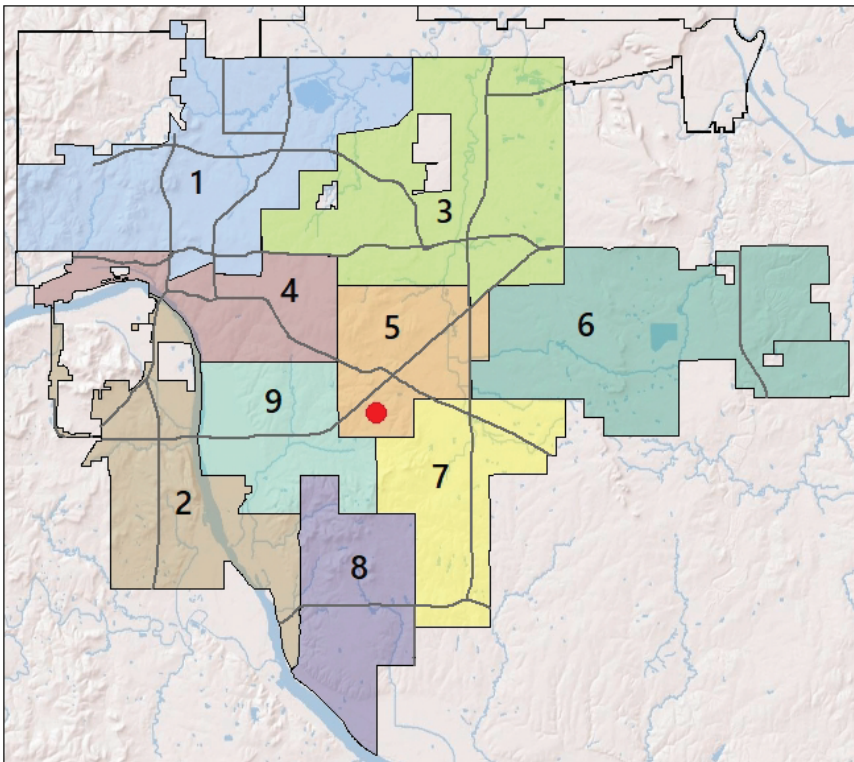
Owner and Applicant Information:

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



E 41ST ST S

E 42ND ST S

E 43RD ST S

SUBJECT TRACT

E 44TH ST S

S LAKWOOD AVE

S MAPLEWOOD AVE

S SHERIDAN RD

S 68TH AVE

S 70TH AVE

E 45TH ST S

E 46TH ST S

E 46TH ST S

E 46TH PL S

S LAKWOOD AVE

S MAPLEWOOD AVE

S NORWOOD AVE

S OXFORD AVE

S 66TH AVE

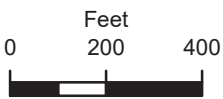
E 47TH ST S

S 67TH AVE

E 47TH PL S

S 69TH AVE

S 70TH AVE



BOA-23544

19-13 26

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

Aerial Photo Date: 2023



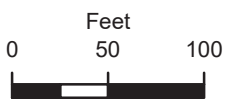
7.2



E 44TH ST S

SUBJECT TRACT

S SHERIDAN RD



 Subject Tract

BOA-23544

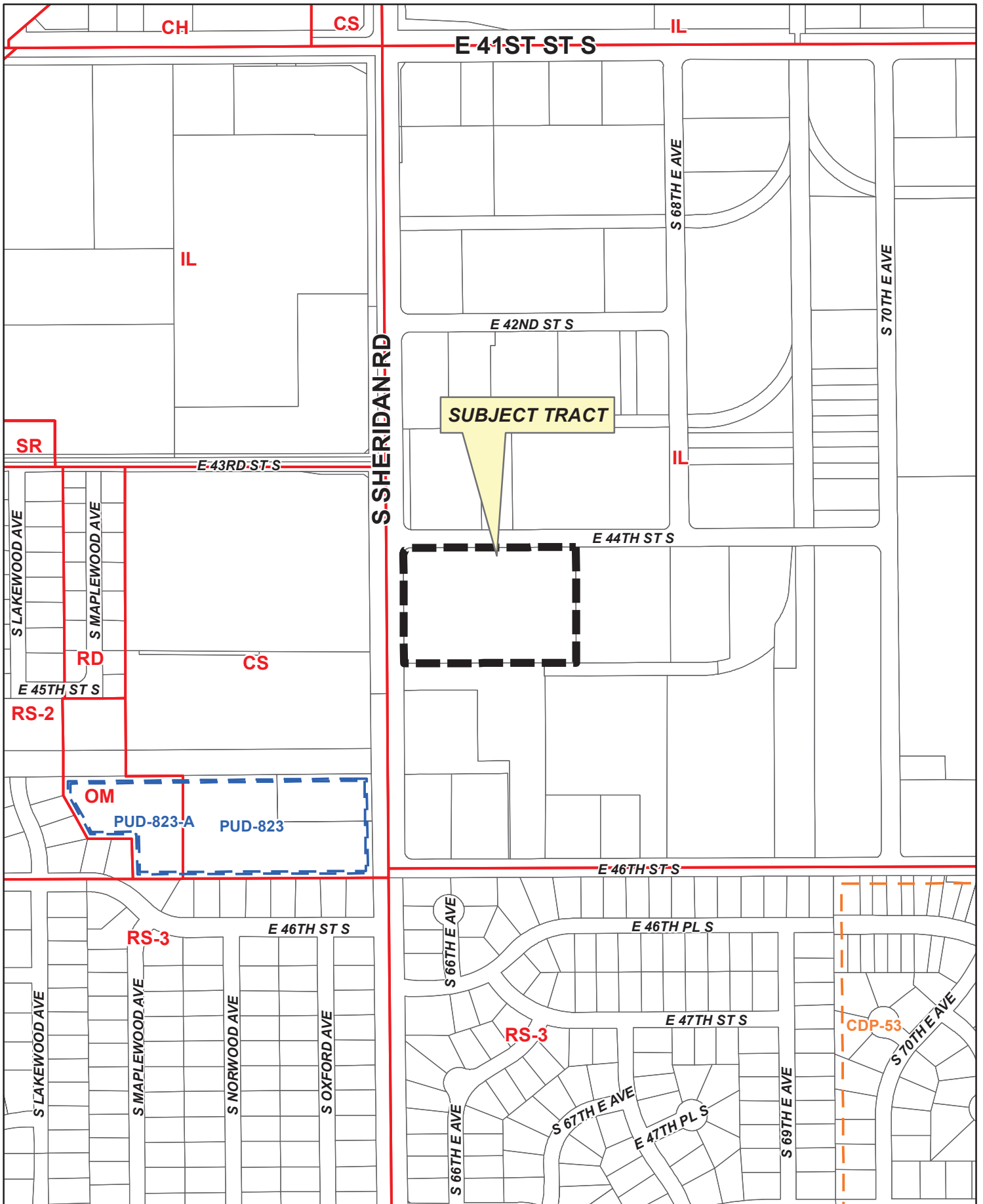
19-13 26

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

Aerial Photo Date: 2023

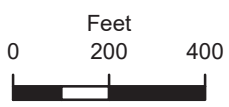


7.3



SUBJECT TRACT

BOA-23544



19-13 26



BOARD OF ADJUSTMENT CASE REPORT

STR: 9326

Case Number: BOA-23544

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

CHRIS STEVENS PATRIOT ARCHERY

6504 E. 44th St. Tulsa, OK. 74145

General			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
000	COVER SHEET		
000	SMITH'S ABREVIATIONS AND ACR		
000	CLUB MEMS		
000	TRF SAFETY PLAN		
Architectural			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
A10	SI - PLUMB		
A11	OVERALL FLOOR PLAN		
A12	OVERALL REFLECTED CEILING		

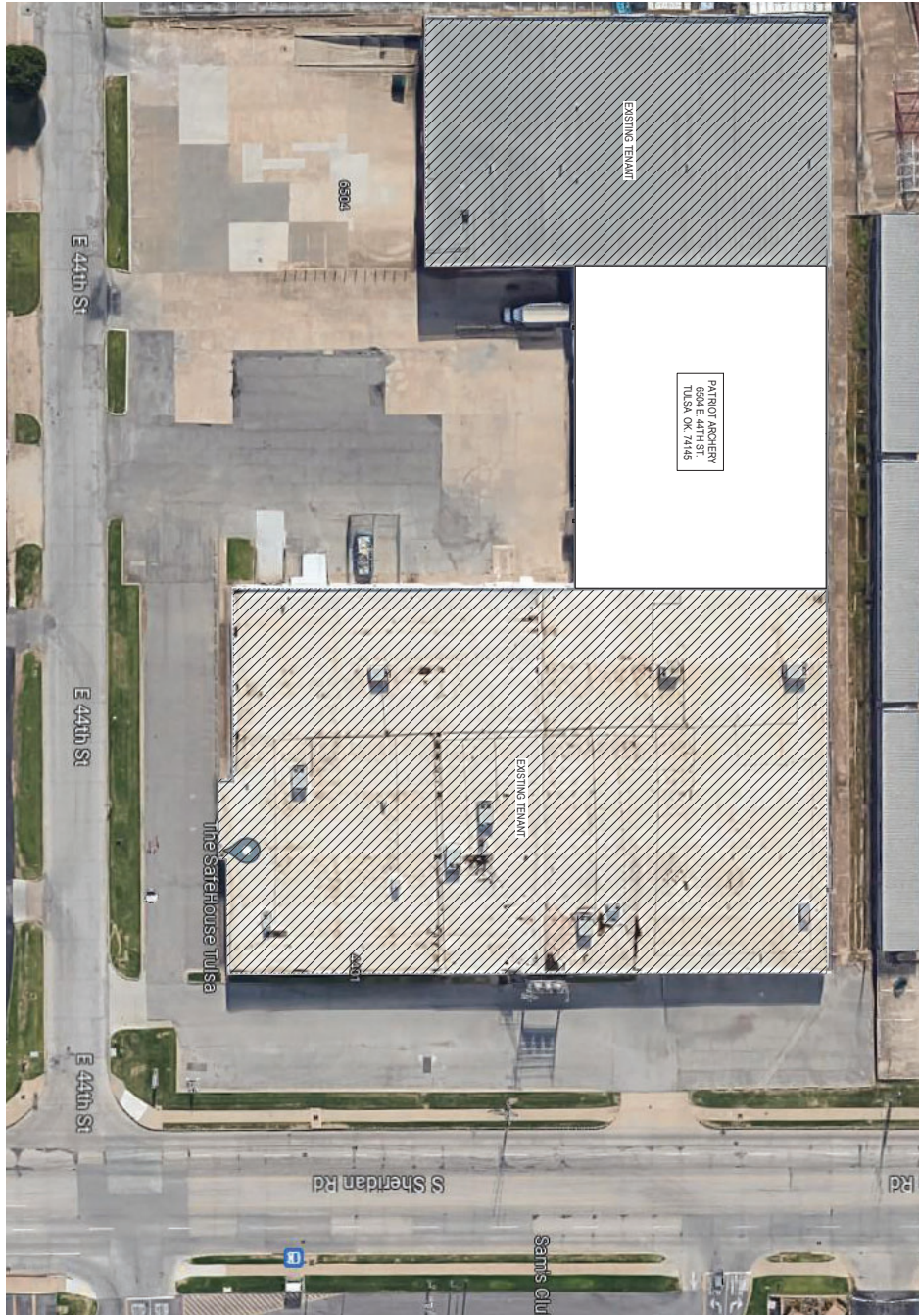
Note

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.

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 P.O. BOX 2646
 112 S.E. DIANEY AVE. PRICE TOWER
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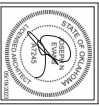
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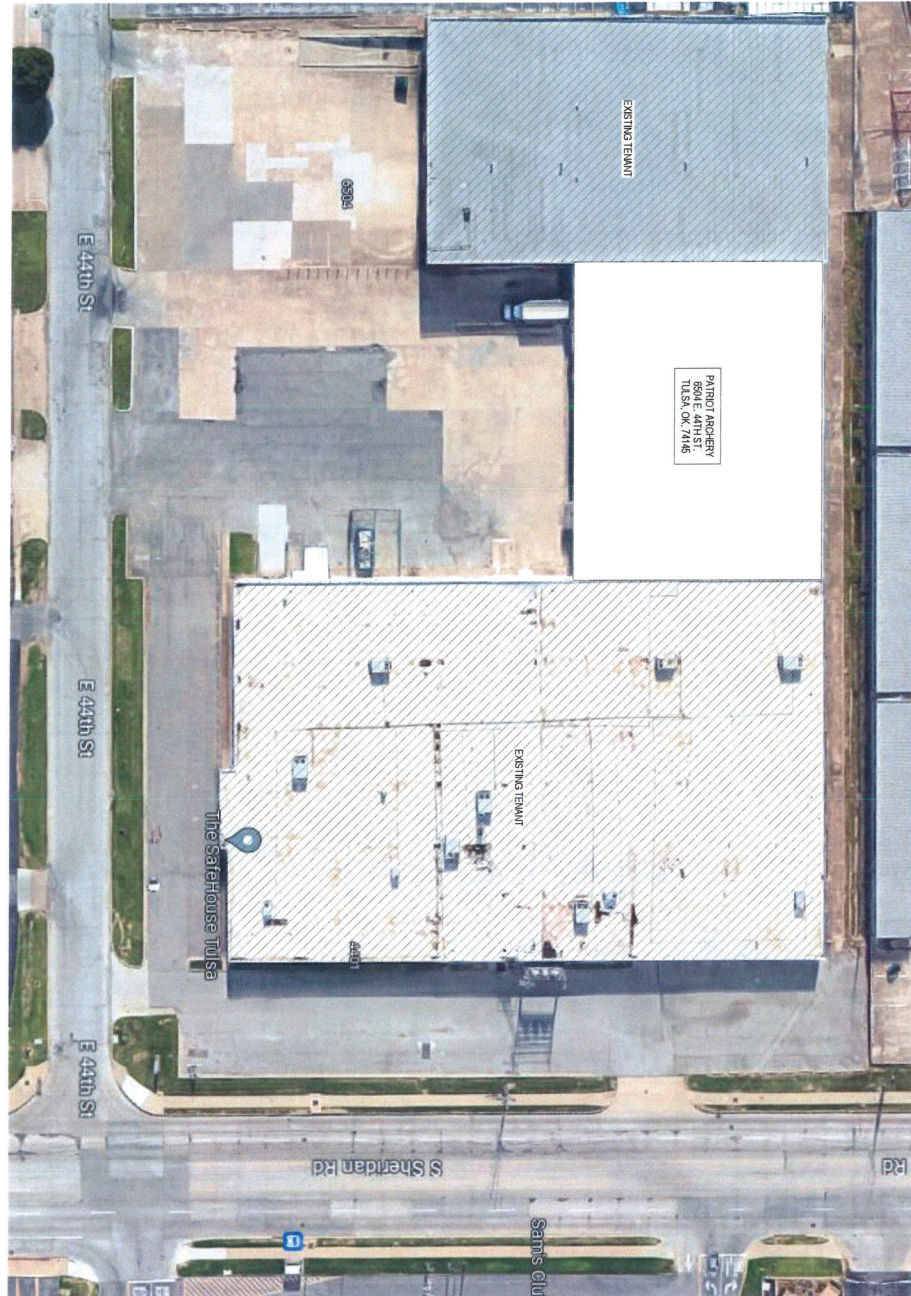
REVISION/DATE

DRAWN BY: SEM
 CHECKED BY: JNE
SITE PLAN

ORIGINAL ISSUE: 05/19/2023
 REVISED ISSUE:
 CHRIS STEVENS
 PATRIOT ARCHERY
 6504 E. 44th St. Tulsa, OK. 74145

PERMIT REVIEW
 Revised
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 Bartlesville, OK 74603
 Phone: 618.336.5012
 www.amblerearchitects.com





DATE PLOTTED: 5/17/2023
A100

REVISION NUMBER

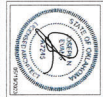
DRAWN BY: SEM
CHECKED BY: JAE
SITE PLAN

ORIGINAL ISSUE: 05/16/2023
REVISED ISSUE

CHRIS STEVENS
PATRIOT ARCHERY
6504 E. 44th St. Tulsa, OK. 74145

PERMIT REVIEW

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Phone: 918.496.3100
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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