



CITY OF  
**Tulsa**  
Board of Adjustment

**Case Number:** BOA-23581

**Hearing Date:** 10/10/2023 1:00 PM

**Case Report Prepared by:**

Sean Wallace

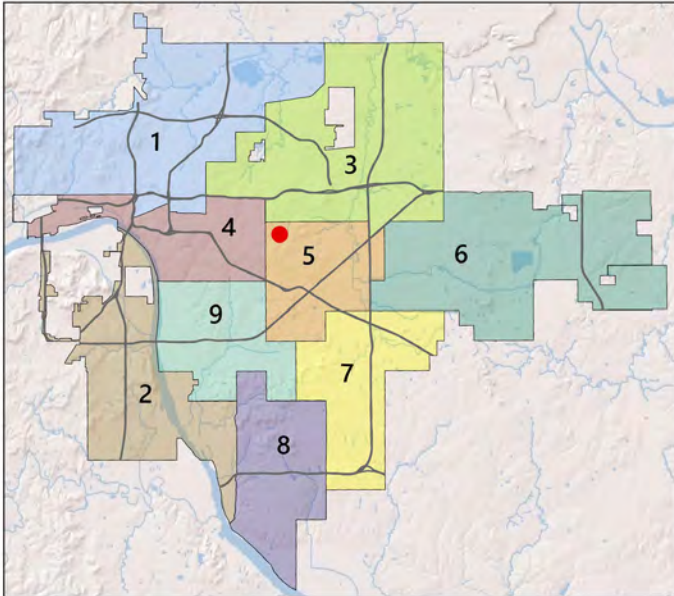
**Owner and Applicant Information:**

**Applicant:** Saul Pena

**Property Owner:** Mauricio & Saul Pena

**Action Requested:** Special Exception to permit a Large Assembly and Entertainment Use (greater than 250-person capacity) in the CH and IM District (Sec. 15.020, Table 15-2)

**Location Map:**



**Additional Information:**

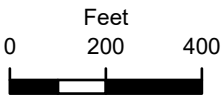
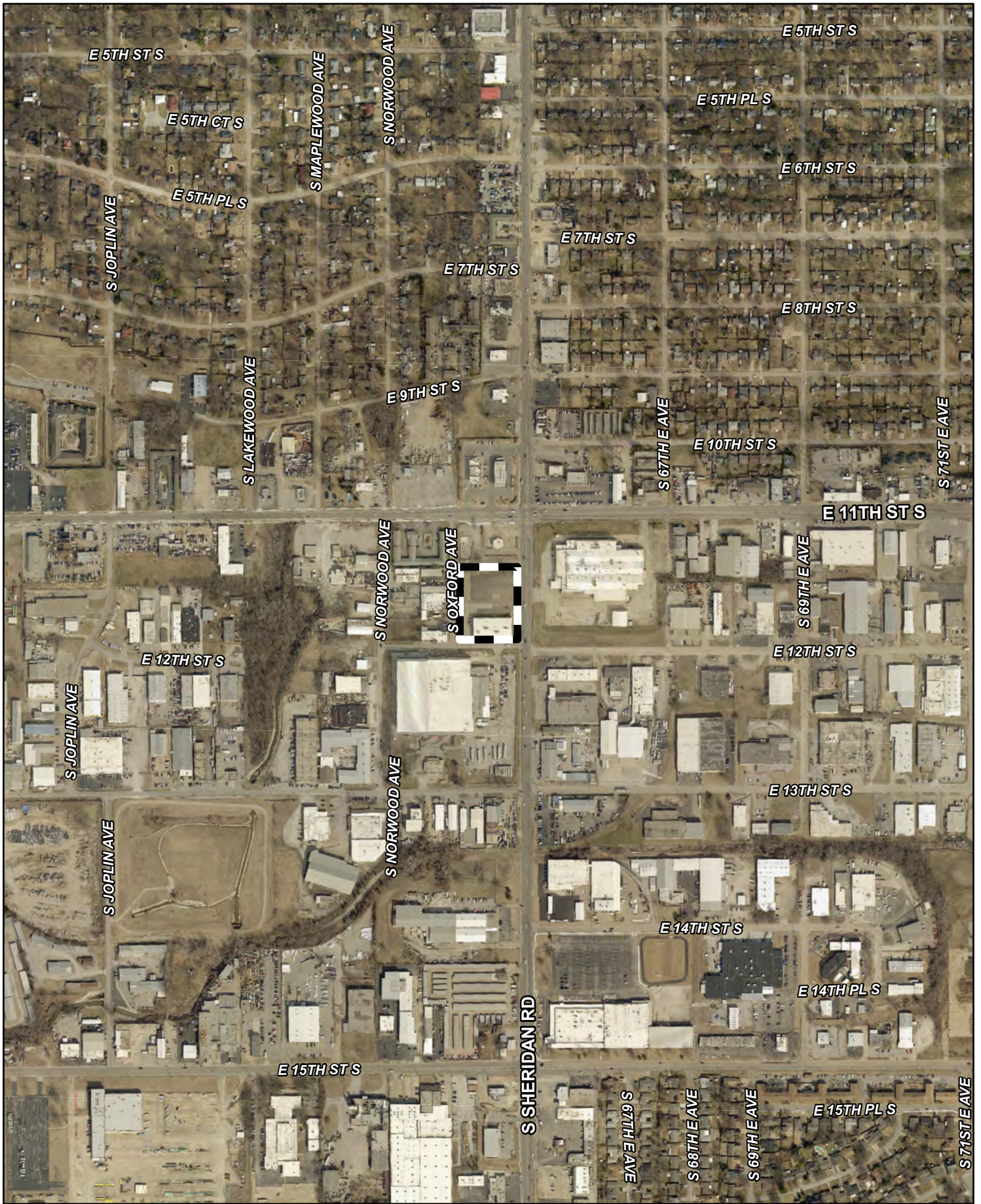
**Present Use:** Former skating rink

**Tract Size:** 2.35 acres

**Location:** 1150 S. Sheridan Rd. E

**Present Zoning:** IM,CH



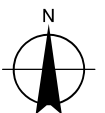


 Subject Tract

**BOA-23581**

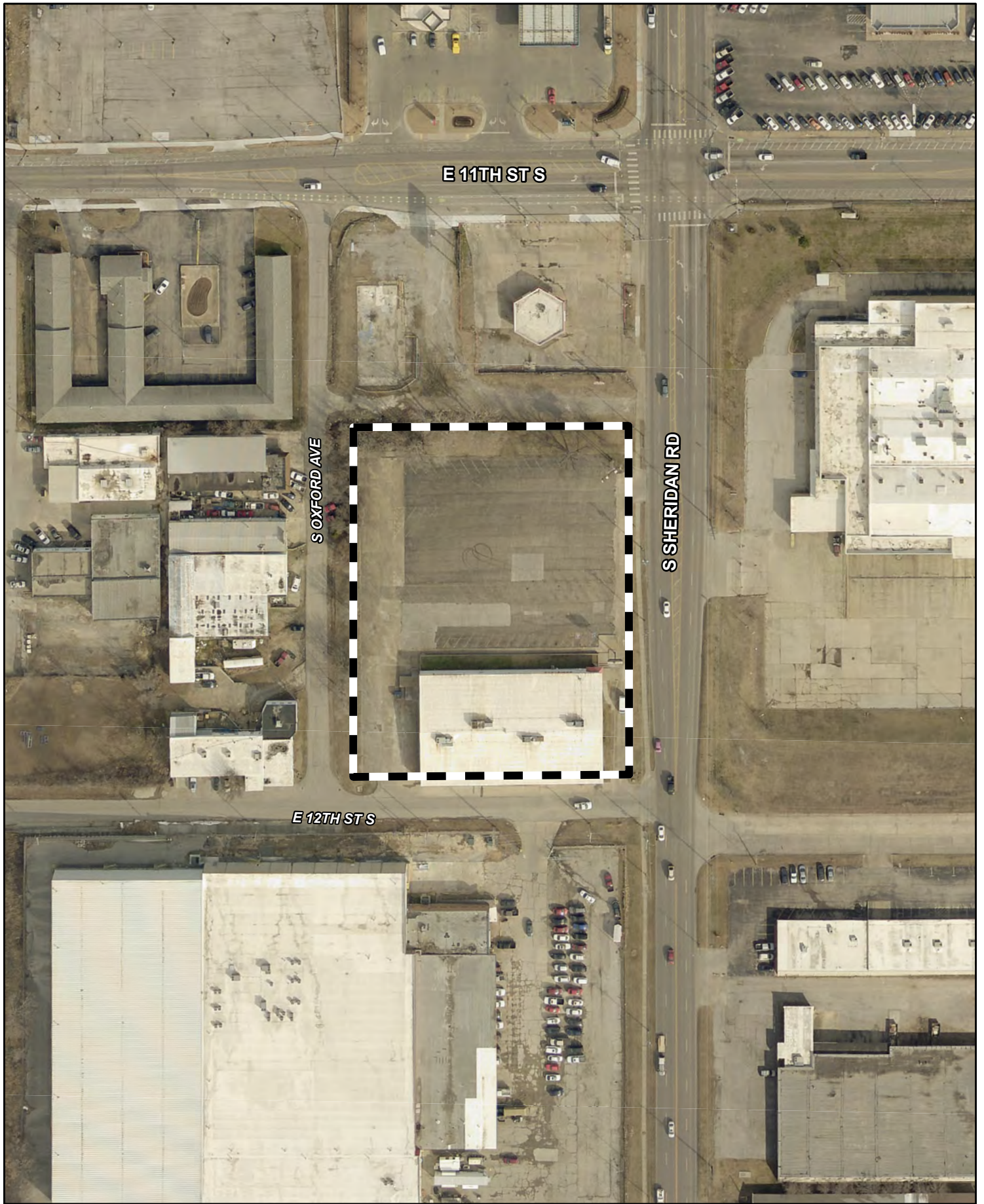
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



5.2



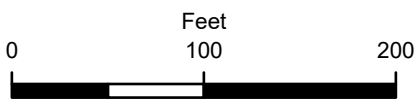


E 11TH ST S

SOXFORD AVE

S SHERIDAN RD

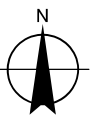
E 12TH ST S



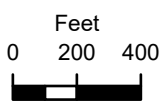
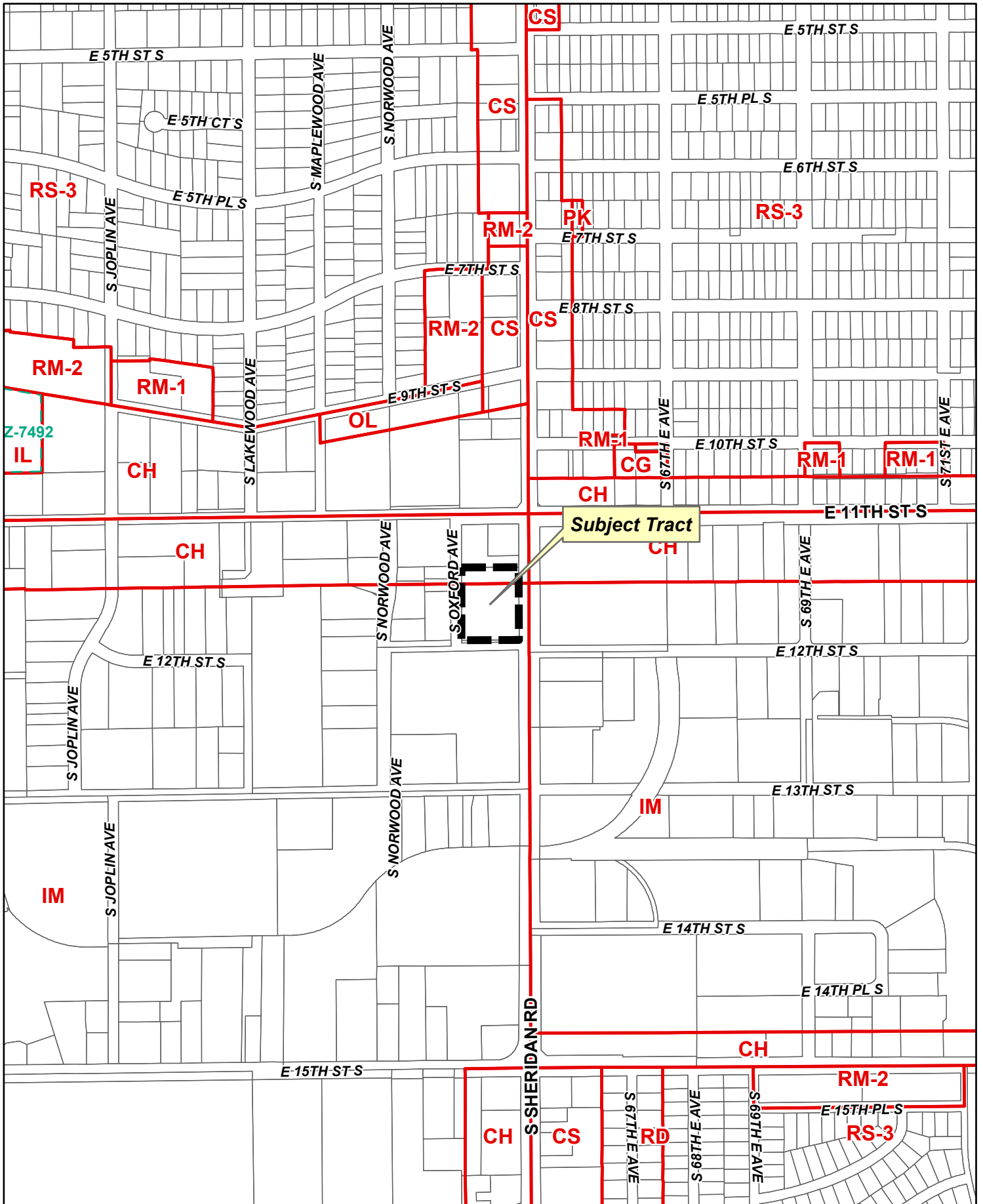
Subject **BOA-23581**  
Tract

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

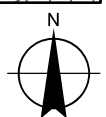
Aerial Photo Date: 2021



5.3



**BOA-23581**





**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 9310  
**CD:** 5

**Case Number:** BOA-23581

**HEARING DATE:** 10/10/2023 1:00 PM

**APPLICANT:** Saul Pena

**ACTION REQUESTED:** Special Exception to permit a Large Assembly and Entertainment Use (greater than 250-person capacity) in the CH and IM District (Sec. 15.020, Table 15-2)

**LOCATION:** 1150 S. Sheridan Rd. E

**ZONED:** IM,CH

**PRESENT USE:** Former skating rink

**TRACT SIZE:** 102174.75 SQ FT

**LEGAL DESCRIPTION:** BEG 255S & 50W NEC NE TH S375 W280 N375 E280 POB LESS BEG 50W AND 621.14S NEC NE NE TH S8.86 SW280.01 N11.33 NE280 POB SEC 10 19 13 2.345 ACS, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**RELEVANT PREVIOUS ACTIONS:**

**BOA-8786;** On 10.16.75 the Board approved a special exception to permit the use of an existing enclosed skating rink and to permit expansion of the present building to be used for a snack area and storage.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a "Local Center."

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

**STAFF ANALYSIS:**

The applicant is requesting a Special Exception to permit a Large (greater than 250-person capacity) Indoor Commercial Assembly and Entertainment use in the CH and IM District (Sec.15.020, Table 15-2).

Assembly and Entertainment uses are described as follows:

Uses that provide gathering places for participant or spectator recreation, entertainment or other assembly activities. Assembly and entertainment uses may provide incidental food or beverage service. Typical uses include gun clubs, shooting ranges, health clubs, gymnasiums, riding stables and academies, banquet halls, entertainment centers, event centers, billiard centers, bowling centers, cinemas, go-cart tracks, laser tag, paintball, miniature golf courses, stadiums, arenas, video arcades, race-tracks, fairgrounds, rodeo grounds, water parks, amusement parks, food truck courts, and live theaters. Outdoor seating and dining areas that exceed 50% of the indoor floor area of the subject principal use (e.g., bar, restaurant or indoor assembly and entertainment use) are regulated as an outdoor assembly and entertainment use.

The applicant is seeking to operate an event center for wedding receptions and family celebrations.

**SAMPLE MOTION:**

- Move to \_\_\_\_\_ (approve/deny) a Special Exception to permit a Large (greater than 250-person capacity) Indoor Commercial Assembly and Entertainment use in the CH and IM 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):  
\_\_\_\_\_.

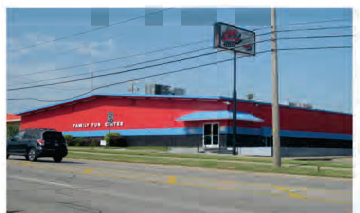
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



*(Subject Property)*

# CYPRESS EVENT CENTER

TULSA, OKLAHOMA



## DIRECTORY

**OWNER**  
SAUL PENNA  
1190 S. SHERIDAN ROAD  
TULSA, OK 74112  
saulsroofsyste@gmail.com

**ARCHITECT**  
MICHAEL C SKAISTIS ARCHITECT LLC  
5132 S. COLUMBIA COURT  
TULSA, OK 74135-6643  
mskaistis.architect@yahoo.com

## PRIMARY APPLICABLE CODES & STANDARDS

- INTERNATIONAL BUILDING CODE & STANDARDS IBC 2018 EDITION
- ICC A117.1 2009 EDITION
- INTERNATIONAL FIRE GAS CODE 2018 EDITION
- INTERNATIONAL MECHANICAL CODE 2018 EDITION
- INTERNATIONAL PLUMBING CODE 2018 EDITION
- NATIONAL ELECTRICAL CODE 2017 EDITION
- INTERNATIONAL FIRE CODE 2018 EDITION
- NFPA 13D STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS 2016 EDITION
- CITY OF TULSA ZONING CODE

## PROJECT ADDRESS

1160 SOUTH SHERIDAN ROAD EAST  
TULSA, OKLAHOMA 74112

## PARCEL #

9931053100980

## LEGAL DESCRIPTION

BEGINNING 255 feet South and 50 feet West of the Northeast corner of said Northeast Quarter (NE¼), Thence South 375 feet to point; Thence West 280 feet to a point; Thence North 375 feet to point; Thence East 280 feet to the POINT OF BEGINNING.  
LESS AND EXCEPT BEGINNING 50 feet West and 621.14 feet South of the Northeast corner of the Northeast Quarter (NE¼), Thence South 8.86 feet to a point; Thence West 280.61 feet to a point; Thence North 11.33 feet to a point; Thence East 280 feet to the POINT OF BEGINNING.

## PROJECT DATA

ZONING CLASSIFICATION CH

OCCUPANCY USE GROUP: A-2 ASSEMBLY

CONSTRUCTION TYPE: II-B SPRINKLERED

BUILDING SQUARE FOOTAGE: 19,250 SF

OCCUPANT LOAD (IBC TABLE 1004.1.2)

ASSEMBLY WITHOUT FIXED SEATS  
UNOCCUPANTED (TABLES & CHAIRS)

11650 SF NEW / 150 SF PER OCCUPANT = 180 OCCUPANTS

OFF-STREET PARKING (ZONING CODE TABLE 55-1)

ASSEMBLY AND ENTERTAINMENT (INDOOR)  
2.8 SPACES PER 100 SF  
2.8 SPACES X 30 = 84 PARKING SPACES REQUIRED

SPACES PROVIDED: 118

ACCESSIBLE PARKING (IBC TABLE 1106.1)

8 x 15 SPACES: 3 SPACES REQUIRED

SPACES PROVIDED: 13 SPACES

PLUMBING FIXTURES (IBC TABLE 2102.1)

ASSEMBLY A-2 BANQUET HALL

REQUIRED WATER CLOSETS

MALE 1 PER 75 OCCUPANTS (80 OCCUPANTS) = 6

FEMALE 1 PER 75 OCCUPANTS (80 OCCUPANTS) = 6

REQUIRED LAVatories

MALE 1 PER 250 OCCUPANTS (80 OCCUPANTS) = 2

FEMALE 1 PER 250 OCCUPANTS (80 OCCUPANTS) = 2

DRINKING FOUNTAIN

NOT REQUIRED BAR SERVICE PROVIDED

SERVICE SINK - 1 REQUIRED

FAWCY OR GAS DISCHARGE VOLT DETECTOR (1/8" 2. 1)

1 REQUIRED

## AUTOMATIC FIRE SPRINKLER SPRINKLER

PROVIDE AUTOMATIC FIRE SPRINKLER IN BUILDING.

COMPLY WITH NFPA 13 2016 EDITION.

CONTRACTOR SHALL PREPARE AUTOMATIC FIRE SPRINKLER SYSTEM DRAWINGS & SPECIFICATIONS AND OBTAIN PERMIT FROM CITY OF TULSA FIRE MARSHAL, FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM.

## FIRE ALARM SYSTEM

PROVIDE FIRE ALARM SYSTEMS CONSISTING OF MANUAL STATIONS AT EXTERIOR EXIT DOORS WITH OCCUPANT NOTIFICATION SYSTEM.

COMPLY WITH BC 907.2 NFPA 72 LATEST EDITION.

CONTRACTOR SHALL PREPARE FIRE ALARM SYSTEM DRAWINGS & SPECIFICATIONS AND OBTAIN PERMIT FROM CITY OF TULSA FIRE MARSHAL FOR THE FIRE ALARM SYSTEM.

## GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE PRIMARY APPLICABLE CODES AND STANDARDS.
- THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES IN THE AREA OF THE NEW SITE WORK PRIOR TO SHADING AND/OR EXCAVATION. CALL 688-8000-5663.
- IN THE EVENT OF A CONFLICT BETWEEN TWO DRAWINGS OR BETWEEN A DRAWING AND SPECIFICATION ITEM, THE DRAWING OR SPECIFICATION ITEM REQUIRING THE GREATER EXERT, LARGER QUANTITY OR HIGHER QUALITY SHALL GOVERN.
- IN THE EVENT OF A CONFLICT BETWEEN AN EXISTING SITE OR BUILDING CONDITION AND WORK CALLED FOR ON THE DRAWINGS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF THE CONFLICT. THE ARCHITECT TO PROVIDE CONFLICT RESOLUTION.
- THE ABBREVIATION 'TYP' OR 'TYPICAL' MEANS THE DETAIL OR CONDITION SHOWN APPLIES TO WHEREVER THE DETAIL OR CONDITION OCCURS IN THE WORK.
- THE ABBREVIATION 'F.V.' OR 'FIELD VERIFY' MEANS THE CONTRACTOR IS REQUIRED TO VERIFY OR CONFIRM THE NOTED CONDITION OR DIMENSION PRIOR TO CONSTRUCTION.
- ALTERATION OR REMOVAL OF EXISTING STRUCTURAL COMPONENTS OR ALTERATION OF NEW STRUCTURAL COMPONENTS NOT SHOWN ON THE DRAWINGS IS PROHIBITED WITHOUT APPROVAL OF STRUCTURAL ENGINEER.
- ALL MATERIALS, PRODUCTS AND EQUIPMENT ARE TO BE DELIVERED, HANDLED AND INSTALLED IN ACCORDANCE WITH THE MATERIAL, PRODUCT AND/OR EQUIPMENT MANUFACTURER'S PRINTED INSTRUCTIONS AND RECOMMENDATIONS.

## ABBREVIATIONS

ABV	ABOVE FINISH FLOOR
ALJ	ALUMINUM
BC	BOTTOM OF CURB
BLDG	BUILDING
BLCK	BLOCKING
CJ	CONTROL JOINT
CL	CENTERLINE
CLJ	Ceilng
CMU	CONCRETE MASONRY UNIT
CNC	CONCRETE
CCL	COLUMN
C.S.	COUNTERSUNK WOOD SCREW
COVS	COVERS
DM	DIAMETER
D.F.	DRAINING FOUNTAIN
D.E.	DOWNSPOUT
DT	DETAIL
EX	EXTERIOR
EJ	EXPANSION JOINT
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EQ	EQUAL
EW	EACHWAY
F.A.	FIRE ALARM
F.L.	FIRE ALARM
F.D.	FIRE DEPARTMENT CONNECTION
F.L.	FIRE EXTINGUISHER CABINET
F.H.S.	FLAT HEAD WOOD SCREW
F.E	FIRE EXTINGUISHER
F.F.	FINISH FLOOR
F.H	FIRE HYDRANT
F.L.	FLOOR
F.O.S.	FACE OF STUD
F.V.	FIELD VERIFY
G.V.	GALVANIZED
GYP. B.	GYPSUM BOARD
HORIZ.	HORIZONTAL
H.T.	HEIGHT
I.D.	INSIDE DIAMETER
INT. UL.	INSULATION
I.L.R.	INTERNATIONAL SYMBOL OF ACCESSIBILITY
I.L.L.	LONG LEG HORIZONTAL
I.L.L.	LONG LEG VERTICAL
MED.	MECHANICAL
M.B.	MINIMUM
NEW	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.C.L.	OCCUPANT LOAD
PH	FRANK HANCOCK
PSF	POUNDS PER SQUARE FOOT
R.	RADIUS
R.E	REFER
REF.	REFRIGERATOR
REV.	REVERSE
SIM.	SIMILAR
S.F.	SQUARE FEET
SMS	SHEET METAL SCREW
S.S.	SANITARY SEWER
TC	TOP OF CURB
THWS	TRUSS HEAD WOOD SCREW
T.O.B.	TOP OF BRICK
T.O.W.	TOP OF WALL
T.W.	TREAD WIDTH
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W.H.	WATER HEATER
W.W.	WELDED WIRE MESH

## INDEX OF DRAWINGS

CS COVER SHEET  
ADM ADA PARKING

## SITE

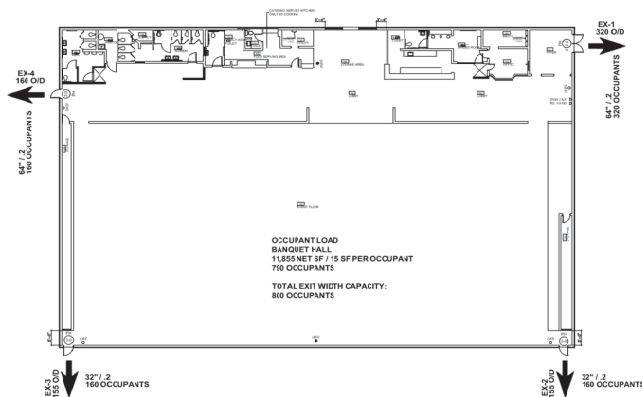
C101 SITE PLANS DETAILS  
C301 ADA PARKING

## ARCHITECTURAL

D101 EROSION FLOORPLAN  
A101 FLOOR PLAN  
A201 DETAILS PLAN & BRICK ROOM PLAN  
A202 INTERIOR ROOM ELEVATIONS  
A202 DOORS SCHEDULE, FINISH SCHEDULE & WALL TYPE  
A101 BUILDING SIGNS

## ELECTRICAL

E101 EMERGENCY EXIT LIGHTING PLAN



**LIFE SAFETY PLAN**  
NOSCALE

## EGRESS LEGEND

SYMBOL	DESCRIPTION
← EC 1	EXIT IDENTIFICATION NUMBER
← EC 2	EXIT DISCHARGE DIRECTION
← EC 3	NUMBER OF OCCUPANTS BEING DISCHARGED
← 100	OCCUPANT EGRESS DIRECTION
	NUMBER OF OCCUPANTS ACCESSING EXIT WAY

MICHAEL C SKAISTIS ARCHITECT LLC  
1132 SOUTH COLUMBIA COURT  
TULSA, OKLAHOMA 74135-6643



CYPRESS EVENT CENTER  
TULSA, OKLAHOMA

DRAWINGS ISSUED FOR  
**CONSTRUCTION**

## REVISIONS

DATE	

PROJECT NO. **CEC-23**

DATE **8-9-23**

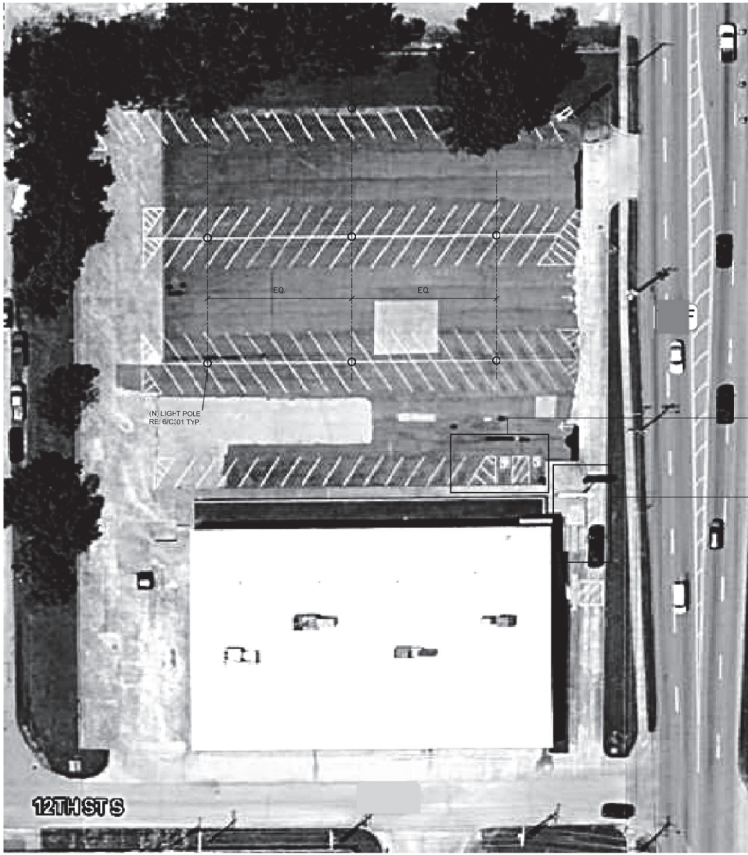
DRAWING TITLE

COVER SHEET

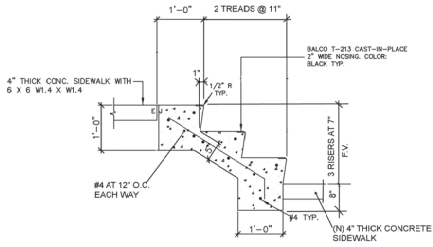
SHEET

**CS**

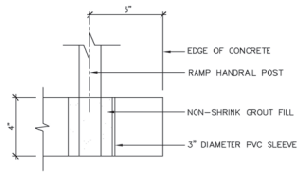




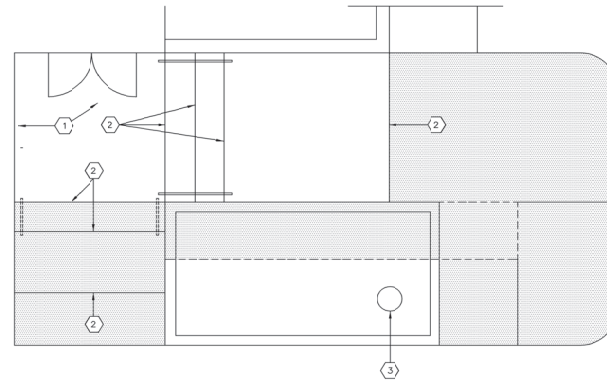
**1 SITE PLAN**  
SCALE: 1" = 30'-0"  
N



**5 SECTION AT (N) STEPS**  
SCALE: 3/4" = 1'-0"

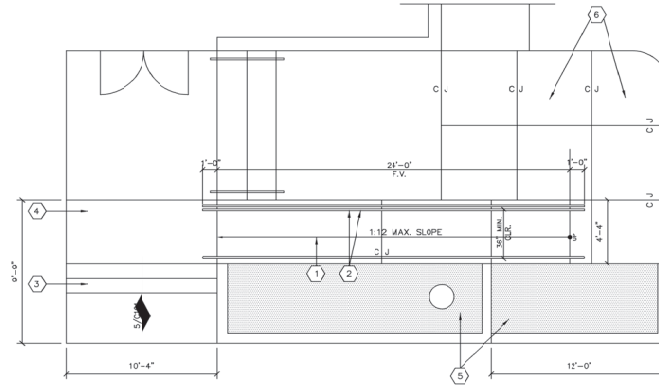


**6 HANDRAIL POST SLEEVE**  
SCALE: 3" = 1'-0"



**2 ENTRANCE PLAN (E)**  
SCALE: 1/4" = 1'-0"  
N

**LEGEND**  
REMOVE EXISTING CONCRETE PAVING, STEPS & CURBS THIS AREA

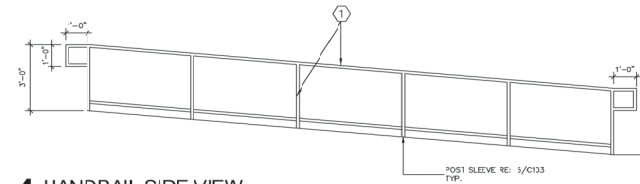


**3 ENTRANCE PLAN (N)**  
SCALE: 1/4" = 1'-0"  
N

**KEYNOTES**  
1 (E) CONCRETE LANDING  
2 (E) CONCRETE STEP(S)  
3 (E) SIGN SUPPORT

**KEYNOTES**

- 1 (N) ADA CONCRETE RAMP WITH 1:12 MAX. SLOPE & MEDIUM BROOM FINISH PERPENDICULAR TO RAMP SLOPE
- 2 1-1/2" DIA. HANDRAILS BOTH SIDES
- 3 (N) CONCRETE STEPS RE: SIC101
- 4 (N) 4" THICK CONCRETE LANDING
- 5 (N) LANDSCAPE AREA
- 6 (N) 4" THICK CONCRETE SIDEWALK WITH 6 X 6 W/ 6 X 6 W/ 1.4 W/ 1.4 WITH 2% MAX. SLOPE IN ANY DIRECTION



**4 HANDRAIL SIDE VIEW**  
SCALE: 3/8" = 1'-0"

**KEYNOTES**

- 1 1-1/2" DIA. X SCHEDULE 40 HANDRAIL & POSTS RE: EC101

**SITE CONCRETE**

CONCRETE TO BE 3,000 PSI MIX WITH AIR-ENTRAINMENT & 25% MINIMUM FLY ASH CONTENT



DRAWINGS ISSUED FOR  
**CONSTRUCTION**

**REVISIONS**

DATE	DESCRIPTION

PROJECT NO. **CEC23**

DATE **8-9-23**

DRAWING TITLE  
**SITE PLAN & DETAILS**

SHEET

**C101**