



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23590

Hearing Date: 10/24/2023 1:00 PM

Case Report Prepared by:

Dylan Siers

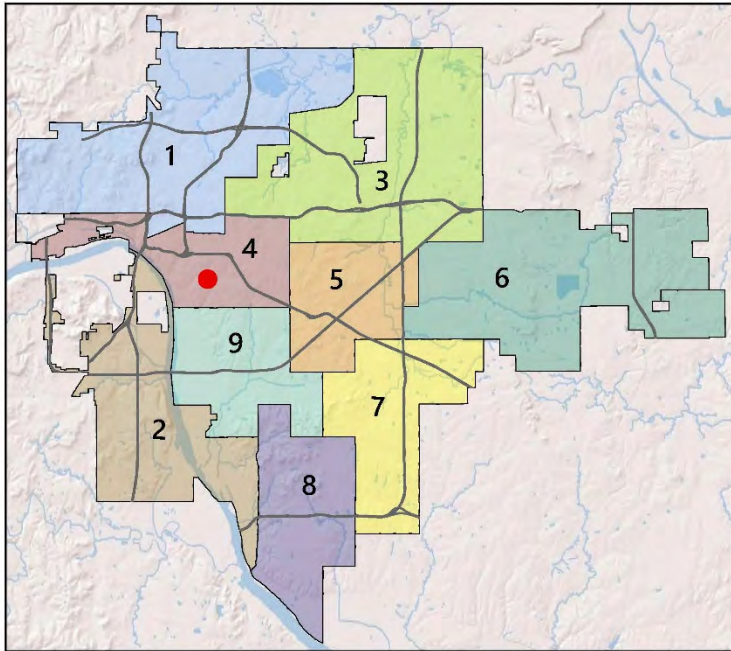
Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: PHILBROOK MUSEUM OF ART INC

Action Requested: Minor Special Exception to to modify a previously approved site plan for a museum use in the RE District (Table 5.020, Table 5-2; Sec.70.120)

Location Map:



Additional Information:

Present Use: Museum

Tract Size: 23.4 acres

Location: 2727 S. Rockford Rd. E.

Present Zoning: RE



E 26TH PL S

E 26TH PL S

E 27TH ST S

S TERWILLIGER BLVD

S VICTOR AVE

E 27TH PL S

S ROCKFORD RD

S SUTCLIFFE AVE

E 29TH ST S

E 30TH ST S



Subject Tract

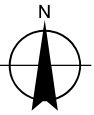
Feet
200

400

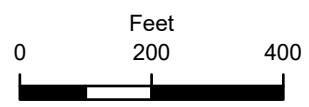
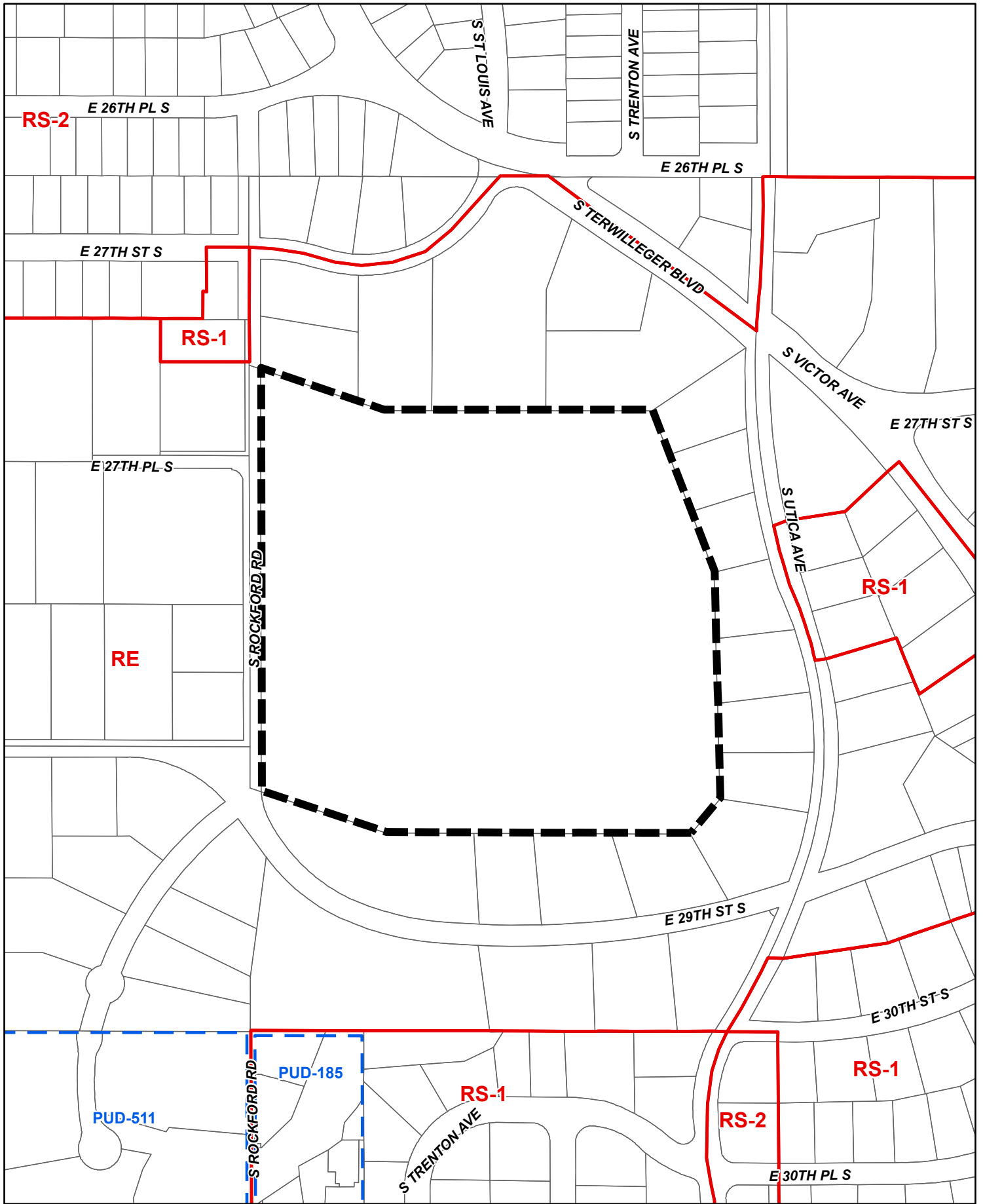
BOA-23590

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

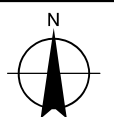
Aerial Photo Date: 2021



10.2



BOA-23590



10.3

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9318

Case Number: BOA-23590

CD: 4

HEARING DATE: 10/24/2023 1:00 PM

APPLICANT: Lou Reynolds

ACTION REQUESTED: Minor Special Exception to to modify a previously approved site plan for a museum use in the RE District (Table 5.020, Table 5-2; Sec.70.120)

LOCATION: 2727 S ROCKFORD RD E

ZONED: RE

PRESENT USE: Museum

TRACT SIZE: 1019203.63 SQ FT

LEGAL DESCRIPTION: ALL PHILBROOK, PHILBROOK AMD, ROCKBRIDGE PARK CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

Subject Property:

BOA-14814; On 05.19.88 the Board approved a special Exception to allow the expansion of an existing museum and related accessory uses in the RS-1 District per the plot plan attached.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood":

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS: Applicant is seeking to add a pavilion in the southeast corner of the site.

SAMPLE MOTION: Move to _____ (approve/deny) a Minor Special Exception to to modify a previously approved site plan for a museum use in the RE District (Table 5.020, Table 5-2; Sec.70.120)

- 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.

BOA-14814 Site Plan

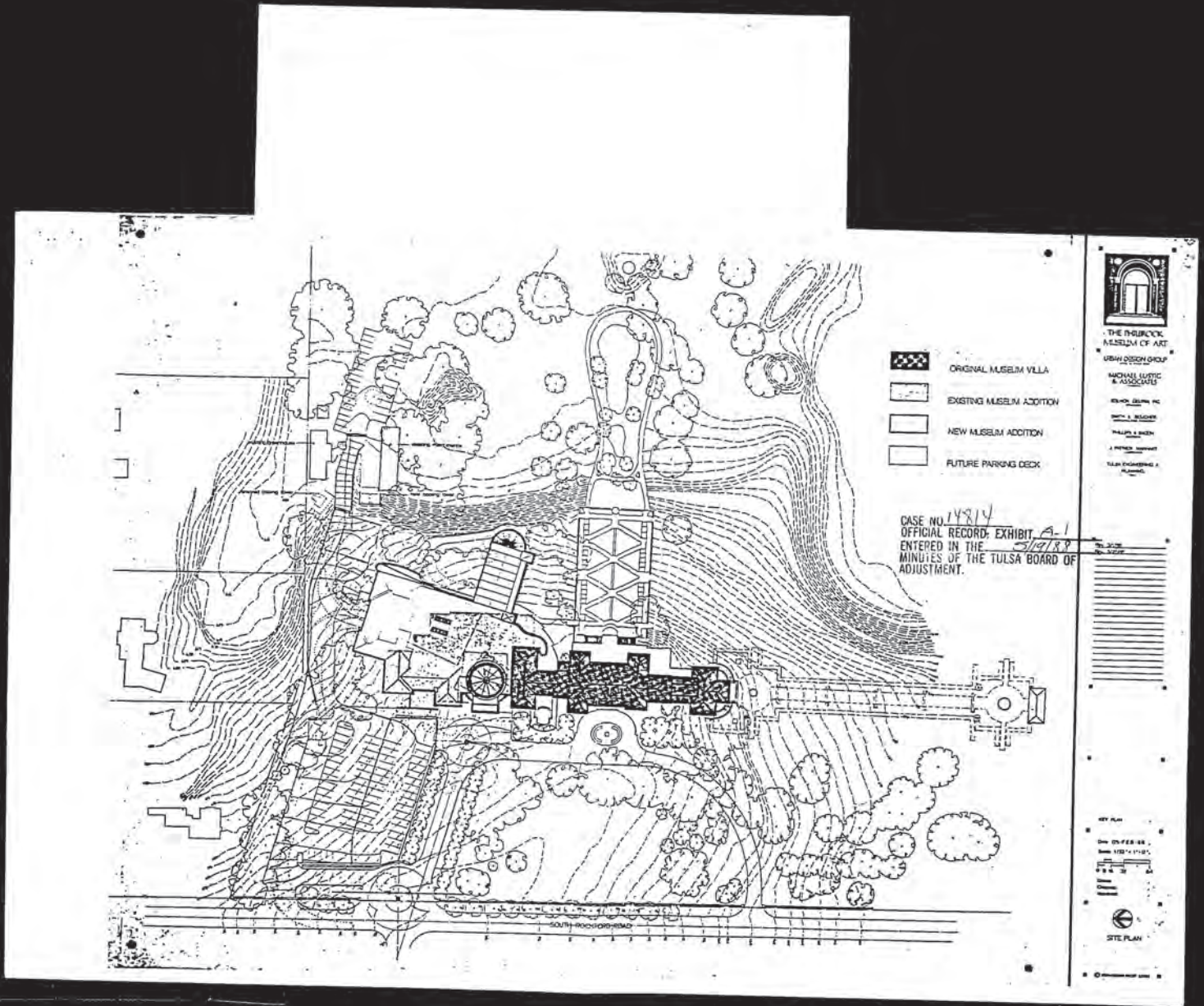
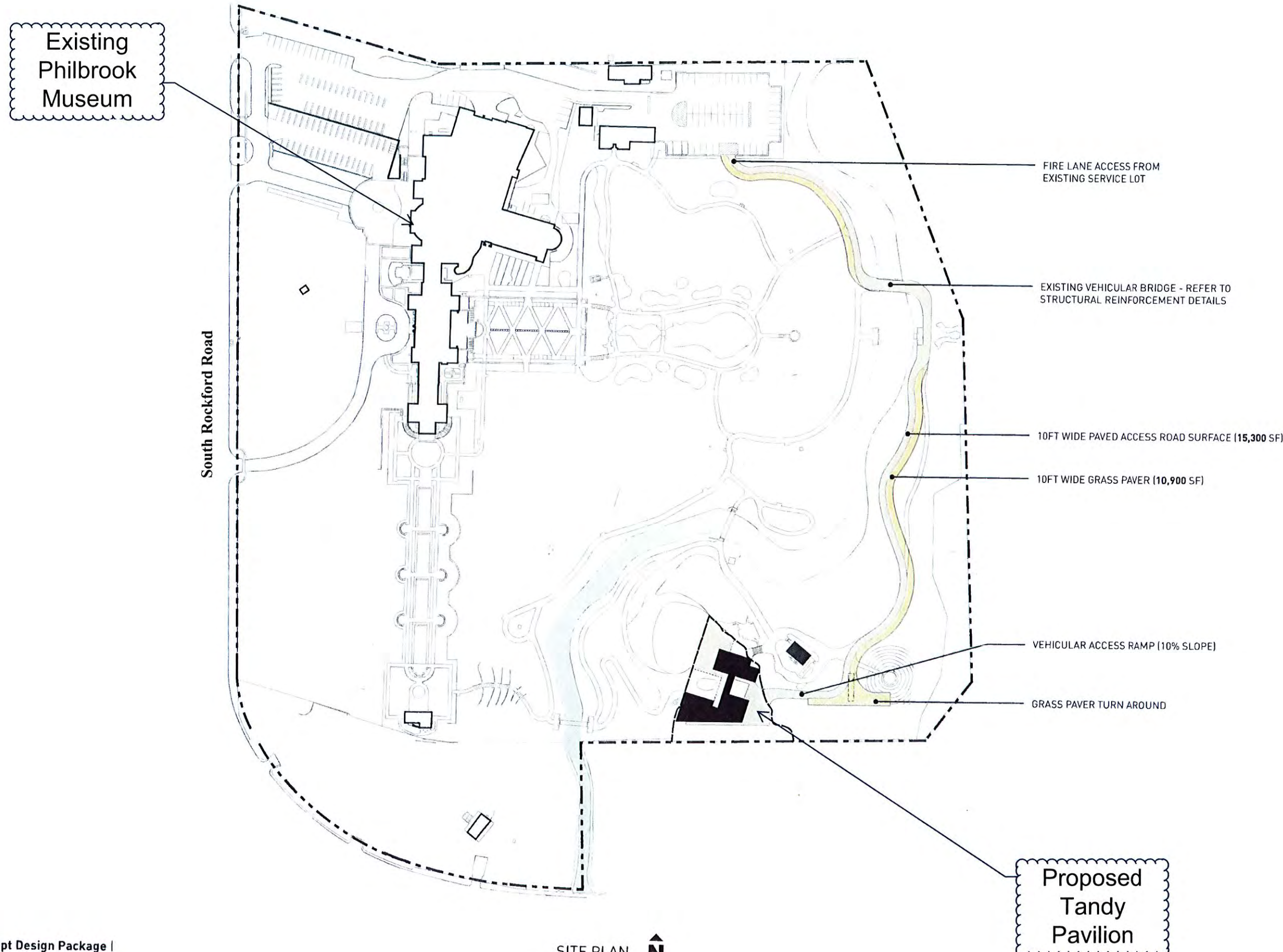


Exhibit "A"

The Applicant requests a Minor Special Exception pursuant to Section 70.120-E.1.c of the Tulsa Zoning Code (the "Code") for a revision to the Site Plan of Philbrook Museum to add approximately 9,570 SF of building area as part of the new Tandy Pavilion, located at 2727 S. Rockford (the "Property").

The Property is approximately 25 acres and Philbrook Museum is approximately 118,035 SF as it exists today. The Board approved a Special Exception in the 1960s to permit the museum use on the Property. Since the original approval, the site plan has been amended a handful of times with each expansion of the Museum. The proposed Tandy Pavilion will be located at the southeasterly portion of the Property, with 6,650 SF of indoor space and 2,920 SF of outdoor patio space, as shown on the attached conceptual site plan. Vehicular access to the Pavilion will be located along the eastern side of the Property, connecting to the existing parking area for the Museum.

The additional building area constitutes just an 8% increase in floor area and the Tandy Pavilion otherwise complies with the Code. Accordingly, the proposed revision to the Site Plan is minor in nature, will not be injurious to the neighborhood and is in harmony with the spirit and intent of the Code.



Existing
Philbrook
Museum

South Rockford Road

FIRE LANE ACCESS FROM
EXISTING SERVICE LOT

EXISTING VEHICULAR BRIDGE - REFER TO
STRUCTURAL REINFORCEMENT DETAILS

10FT WIDE PAVED ACCESS ROAD SURFACE (15,300 SF)

10FT WIDE GRASS PAVER (10,900 SF)

VEHICULAR ACCESS RAMP (10% SLOPE)

GRASS PAVER TURN AROUND

Proposed
Tandy
Pavilion

SITE PLAN 

