



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23594

Hearing Date: 11/14/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

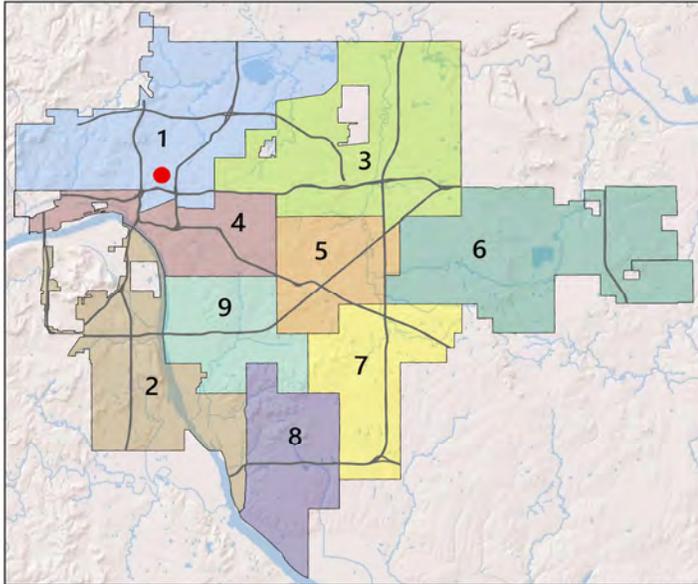
Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: City-County Library Commission of Tulsa County

Action Requested: Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5);

Location Map:



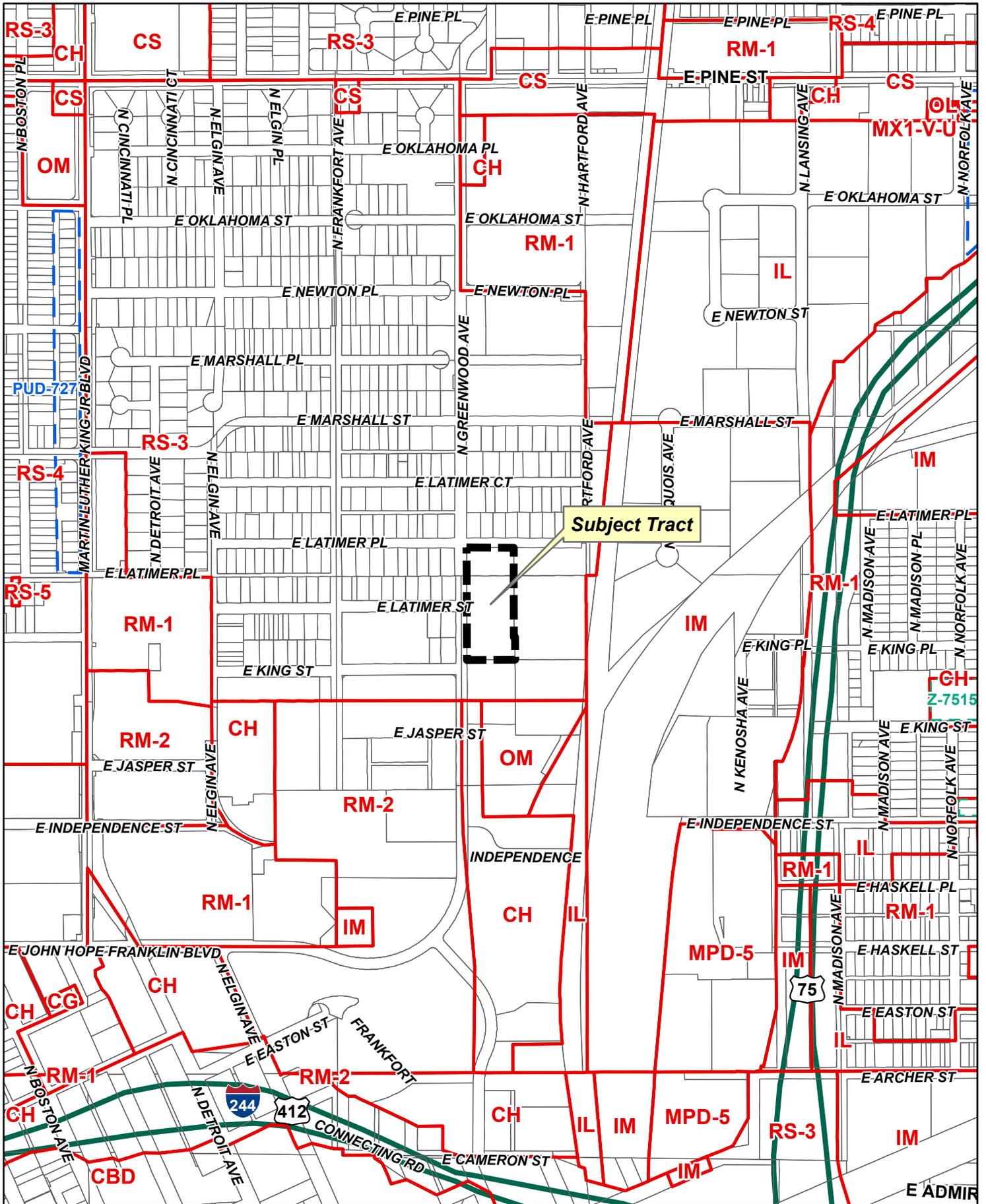
Additional Information:

Present Use: Vacant

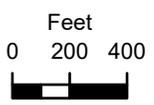
Tract Size: 3.09 acres

Location: 1017 N. Greenwood Ave. E

Present Zoning: RS-3

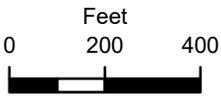


Subject Tract



BOA-23594



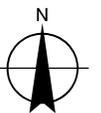


 Subject Tract

BOA-23594

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

Aerial Photo Date: 2021





E LATIMER CT

N HARTFORD AVE

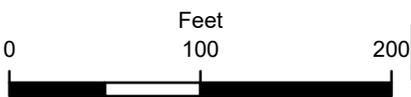
E LATIMER PL

E LATIMER ST

E KING ST

N GREENWOOD AVE

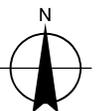
E JASPER ST



Subject **BOA-23594**
Tract

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

Aerial Photo Date: 2021



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 158
CD: 1

Case Number: **BOA-23594**

HEARING DATE: 11/14/2023 1:00 PM

APPLICANT: Lou Reynolds

ACTION REQUESTED: Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5);

LOCATION: 1017 N Greenwood Ave. E

ZONED: RS-3

PRESENT USE: Vacant

TRACT SIZE: 134573.55 SQ FT

LEGAL DESCRIPTION: See attached.

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Park and Open Space."

The Park and Open Space designation includes parks, trails, public sports complexes, country clubs, stormwater facilities, forests, and cemeteries. While these individual uses differ greatly, the general goal of this designation is to ensure these areas remain in their current undeveloped state, and that new development in near proximity does not encroach in ways that undermine the purpose of the property. Active parks and open space should be further activated by development that faces these uses.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5);

35.040-I Library or Cultural Exhibit

Museum-like preservation and exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art or library collections of books, manuscripts and similar materials for study and reading. Includes aquariums and planetariums.

Sample Motion:

Move to _____ (approve/deny) a Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5);

- 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)



(Subject Property)

Exhibit "A"

Lots Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Sixteen (16), GREENWOOD ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof,

AND

Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), and Twenty-five (25), Block One (1), WASHINGTON ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, LESS AND EXCEPT the East 5 feet of Lot Sixteen (16), Block One (1), WASHINGTON ADDITION to Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof,

AND

Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), and Thirty-five (35), Block Two (2), WASHINGTON ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, LESS AND EXCEPT the East 5 feet of Lots Sixteen (16) and Thirty-five (35), Block Two (2), WASHINGTON ADDITION to Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Exhibit “B”

The Applicant requests (1) a Special Exception to permit a Library in the RS-3 District, and (2) a Variance of Section 55.080-C of the requirement of a screening fence for the parking areas abutting R-zoned lots for property located at 1017 N. Greenwood Ave. (the “Property”).

The Property is planned to be the new site of the Rudisill Regional Library, which is currently located several blocks north at 1520 N. Hartford Ave, across from Carver Middle School on the north side of Pine Street. The Property is bounded by E. Latimer Place to the north, the Osage Prairie Trail and City of Tulsa detention facility to the east, BS Roberts Park to the south, and N. Greenwood Ave. to the west. A conceptual site plan of the new library facility is attached.

The proposed 33,000 SF library will be a much needed upgrade to the current 20,000 SF library built in 1970. Given the existence of a library in this neighborhood just a couple of blocks away for over 50 years, the proposed Library use will not be injurious to the neighborhood and the Special Exception is in harmony with the spirit and intent of the Code.

The Code requires that parking areas within 50 feet of abutting R-zoned lots be screened with an F1 screening fence. The abutting property to the east, owned by the City of Tulsa for detention purposes, is zoned RS-3. This abutting detention facility is a unique neighbor and the screening requirement results in unnecessary hardship to the Property owner. The intended purpose of the screening requirement is to screen non-residential parking areas from residential uses. In this instance, though zoned RS-3, the abutting property is not, and will never be, used for residential purposes. Further, the Library desires its patrons to have unimpeded access to the nearby walking trails and park facilities. Accordingly, the Variance will not be injurious to the neighborhood and is in harmony with the spirit and intent of the Code.

LOCATION MAP:



NOT TO SCALE

PROJECT:

RUDISILL LIBRARY

TULSA, OKLAHOMA

PROJECT NUMBER: 21025
 DRAWING DATE: 07.12.21
 ISSUE DATE: 07.12.21

SEAL:

SUBMITTAL:

ISSUED FOR REVIEW

REVISIONS:

WORK DATE DESCRIPTION

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF CEDAR CREEK CONSULTING, INC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ISSUE DATE IN THE TITLE BLOCK COINCIDES WITH OR POST DATES THE DRAWING DATE. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF CEDAR CREEK CONSULTING, INC. ARE UNAUTHORIZED AND SHALL RELIEVE CEDAR CREEK CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

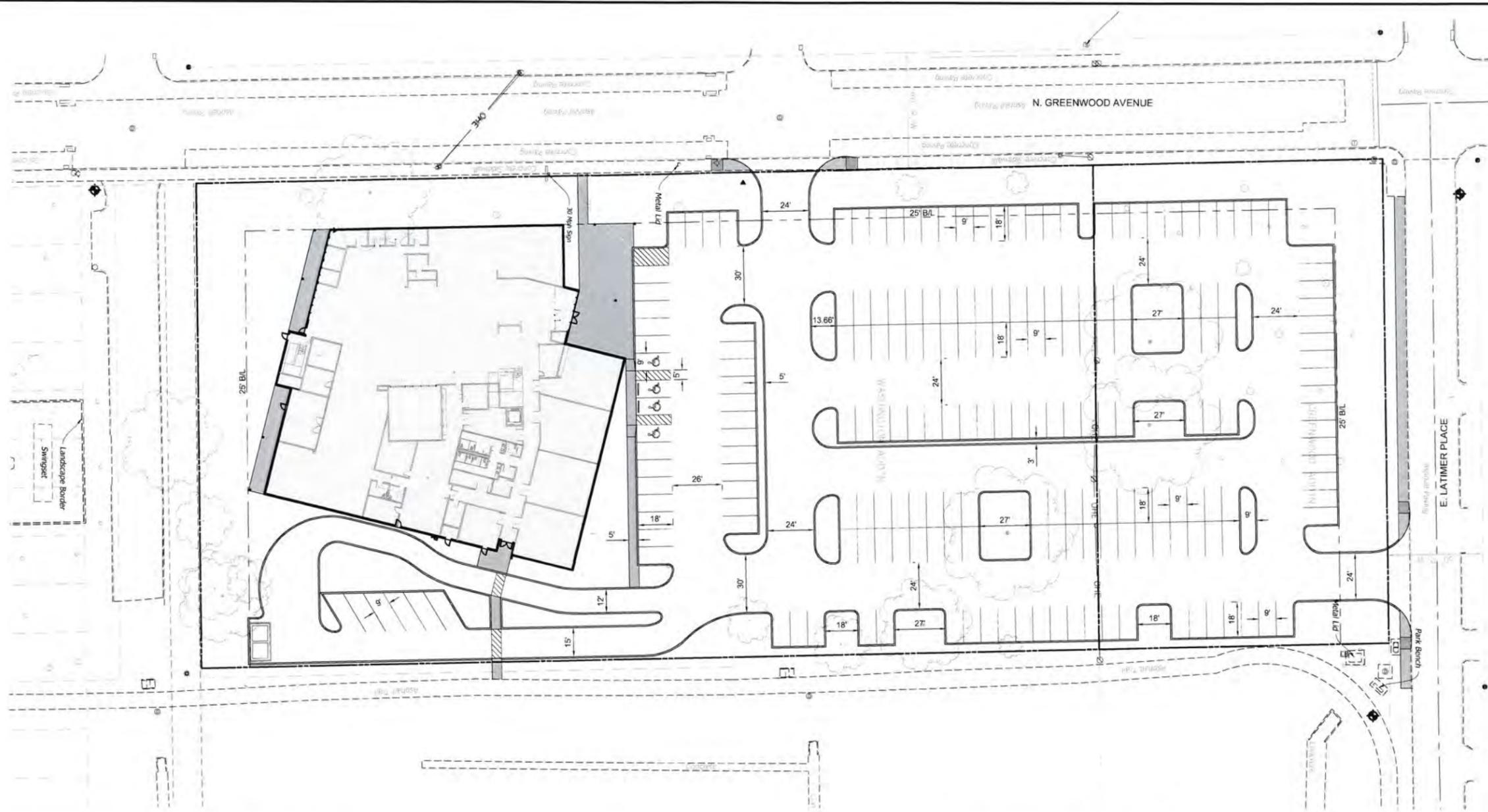
DRAWING TITLE:

SITE PLAN

SHEET:

C1.01

4.6



SITE NOTES

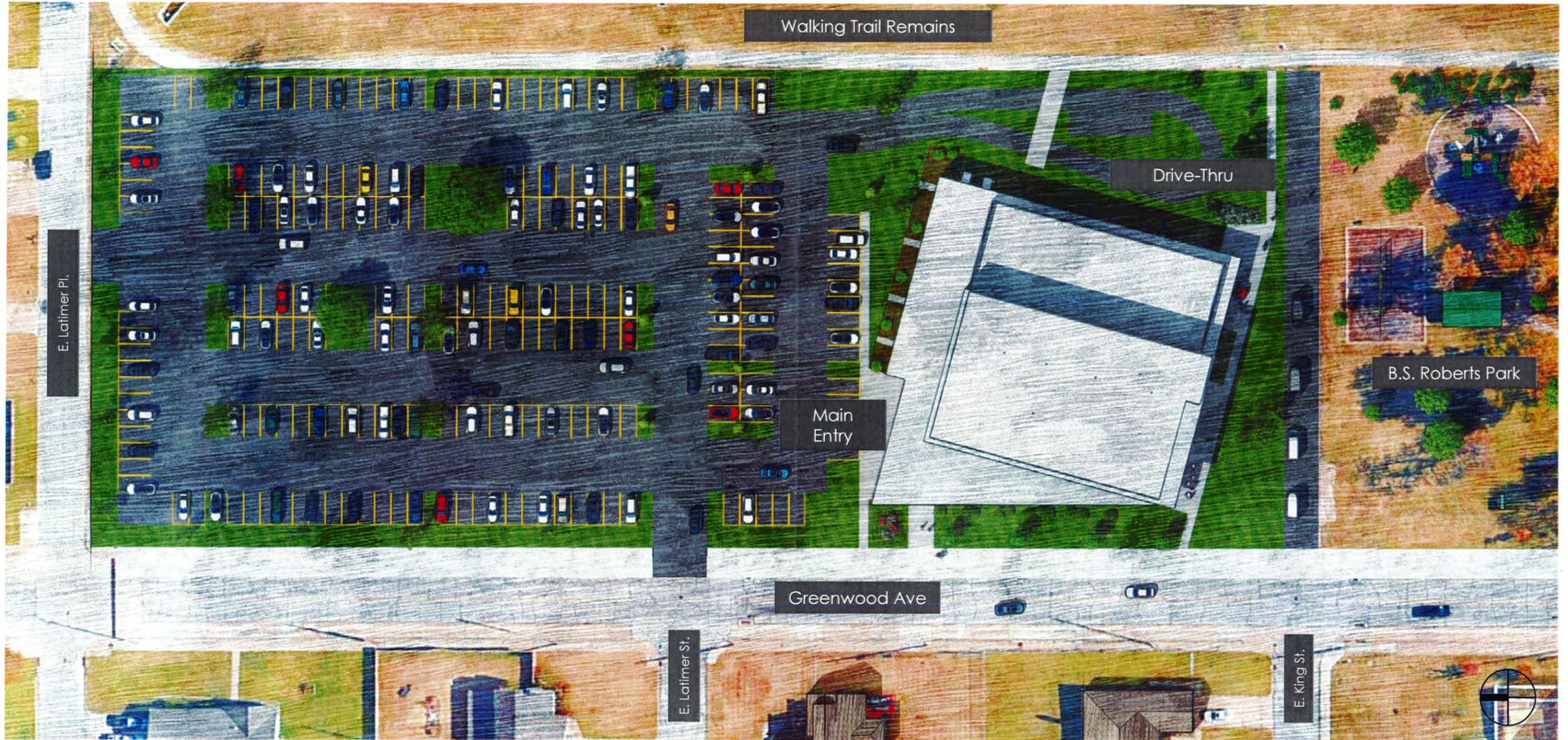
- A. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GEOTECHNICAL REPORT.
- B. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNERS DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING/PERMITTING AUTHORITY HAVING JURISDICTION.
- C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL. REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.
- D. THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.
- E. ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.
- F. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE, AND DOWNSPOUT LOCATIONS/SPECIFICATIONS/DETAILS.
- G. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB (FC) UNLESS OTHERWISE NOTED.
- H. PARKING LOT STRIPING SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- I. UNLESS OTHERWISE NOTED ALL RADII SHALL BE 3'.
- J. BUILDING DIMENSIONS ARE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN.
- K. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATED WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- L. REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTED CONFLICTS WITH UNDERGROUND UTILITIES, SIDEWALKS, ETC.
- M. CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.
- N. CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.

NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED WORK MEETS ADA REQUIREMENTS. REFER TO www.access-board.gov/ada-aba/ada-standards-doj.cfm

NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL WHEEL STOPS, SIGNS, AND ADA RAMPS AT ALL HANDICAP SPACES.



New Library Location



MY LIBRARY
OUR FUTURE

Tulsa City-County
LIBRARY

KKT
ARCHITECTURE
INTERIORS
ENGINEERING
WWW.KKTARCHITECT.COM