



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23614

Hearing Date: 12/12/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

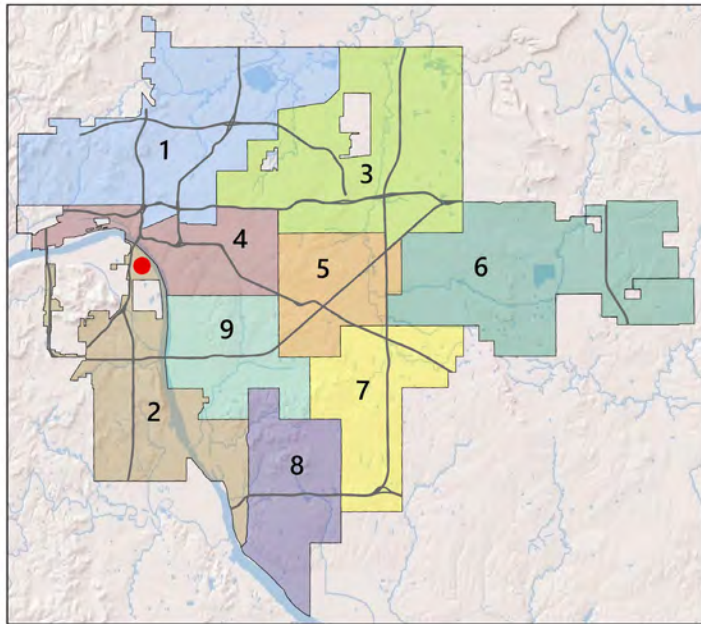
Owner and Applicant Information:

Applicant: Mark Capron

Property Owner: YMCA OF GREATER TULSA

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

Location Map:



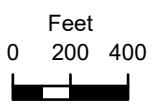
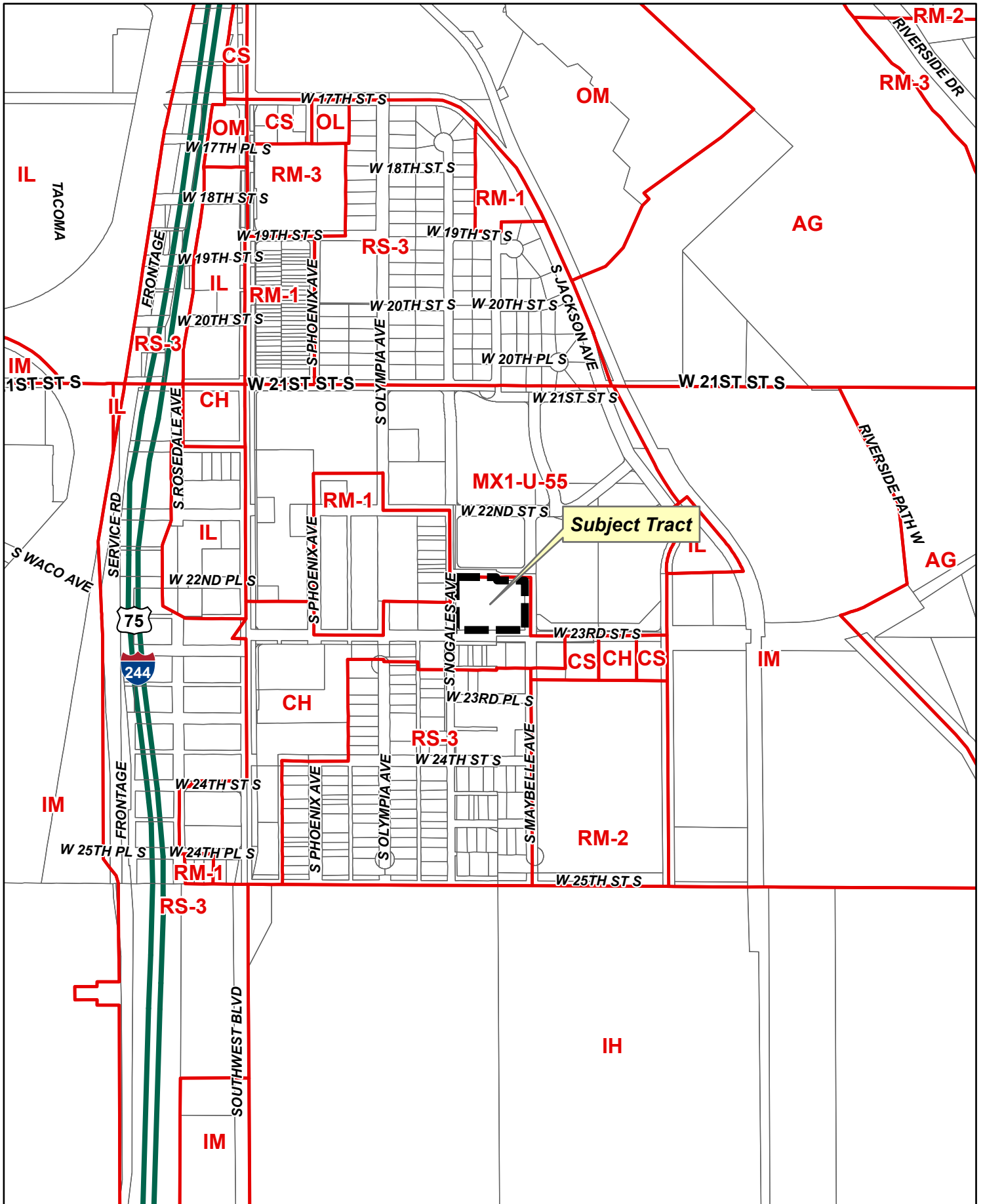
Additional Information:

Present Use: Vacant

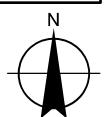
Tract Size: 2.29 acres

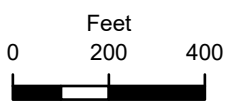
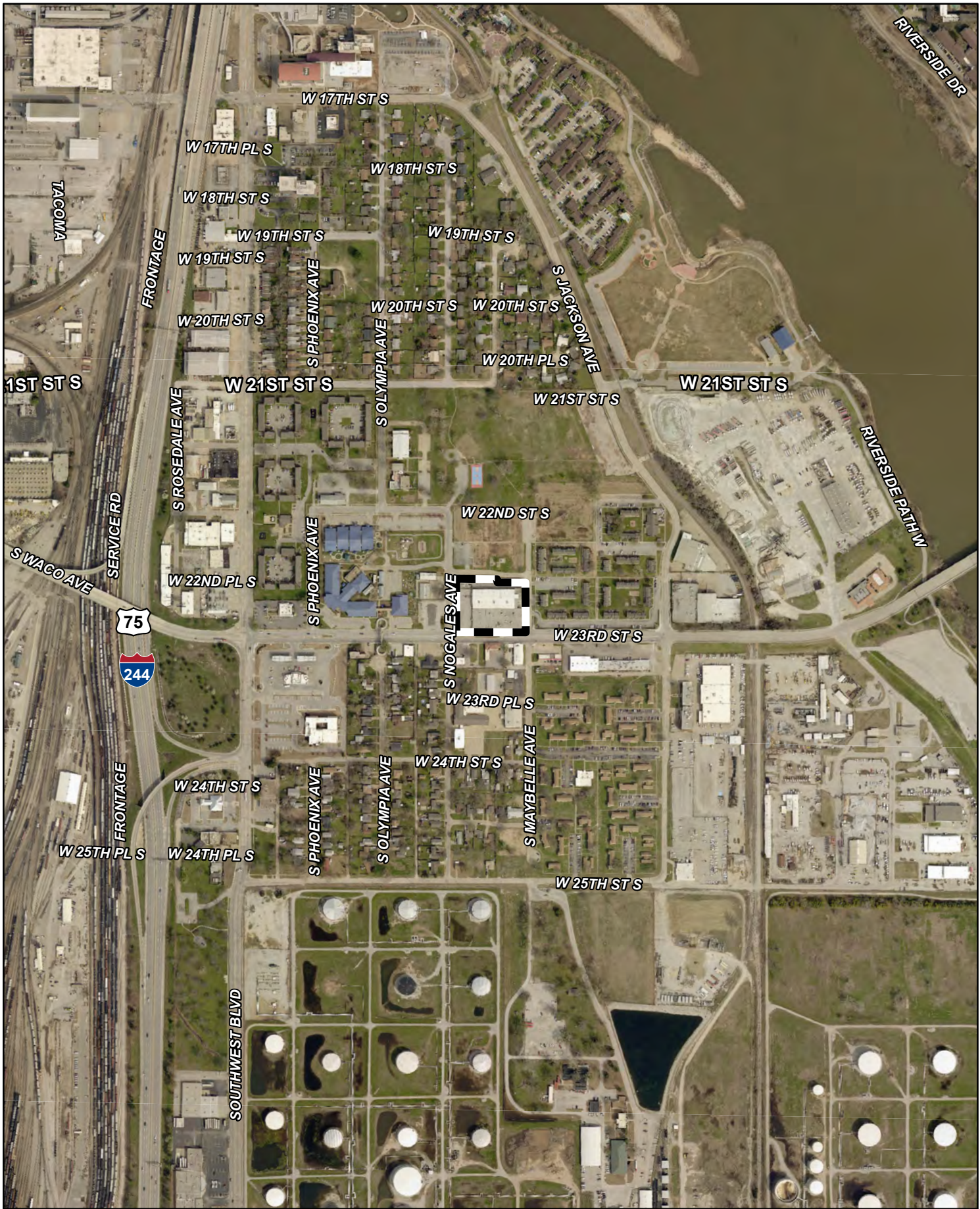
Location: 909 W. 23rd St. S

Present Zoning: CH



BOA-23614



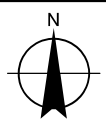


 Subject Tract

BOA-23614

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

Aerial Photo Date: 2021



19.3

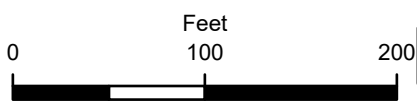


W 22ND PL S

W 23RD ST S

S INOGALES AVE

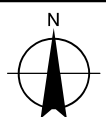
S MAYBELLE AVE



Subject **BOA-23614**
Tract

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

Aerial Photo Date: 2021



19.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9214
CD: 2

Case Number: **BOA-23614**

HEARING DATE: 12/12/2023 1:00 PM

APPLICANT: Mark Capron

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

LOCATION: 909 W. 23rd St. S

ZONED: CH

PRESENT USE: Vacant

TRACT SIZE: 99552.43 SQ FT

LEGAL DESCRIPTION: See attached.

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as "Multiple Use."

Multiple Use areas are "Mostly Commercial or Retail Uses" which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

STAFF ANALYSIS:

Assembly and Entertainment uses are described in the Tulsa Zoning Code 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.



(subject property)

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to permit a Large Assembly and Entertainment Use (greater than 250-person capacity) in the CH 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.

View 1



View 2



View 3



Anne & Henry Zarrow YMCA



View 4



View 5



View 6



View 7

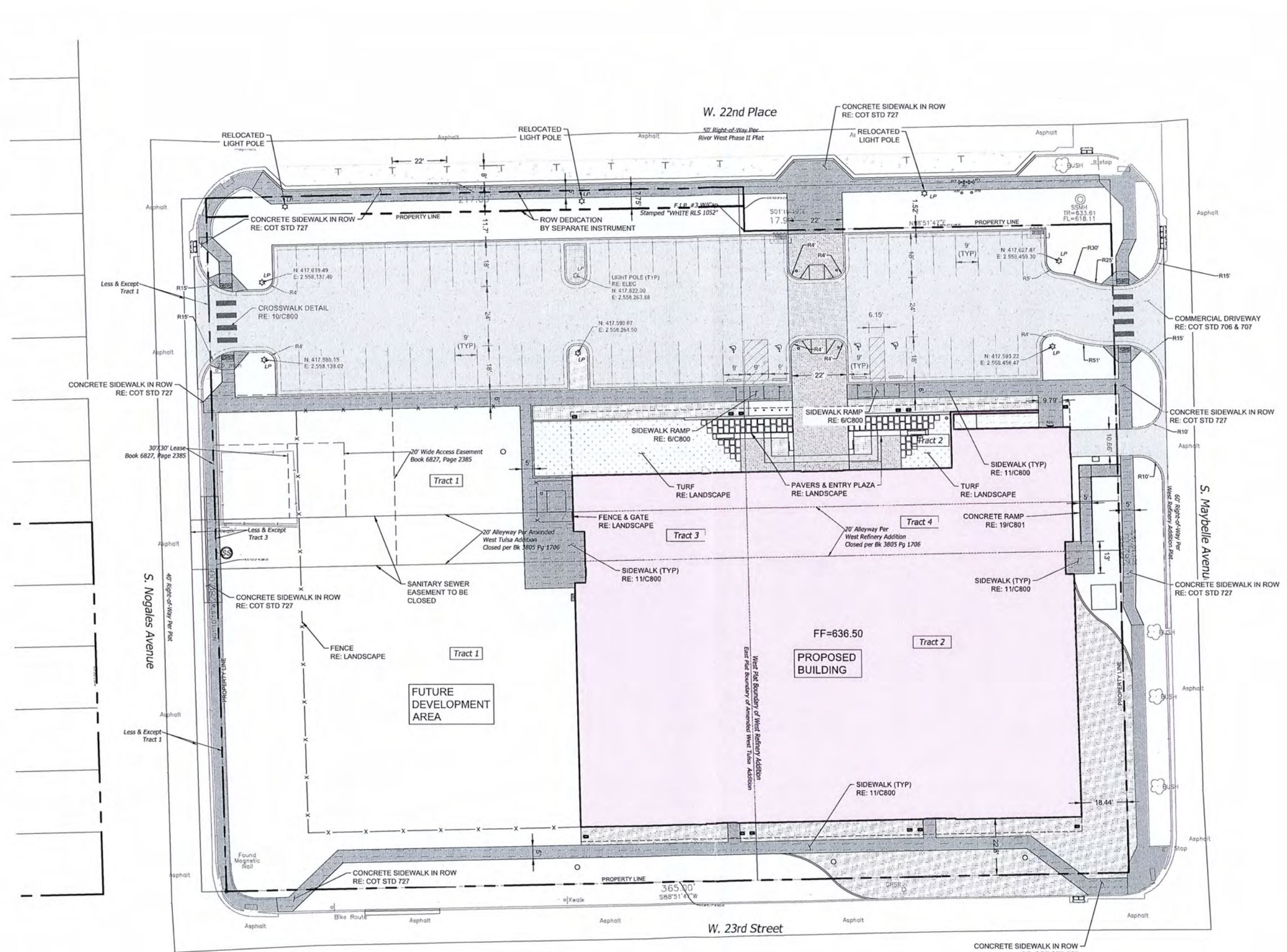


View 8



View 9





CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR



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ANNE & HENRY ZARROW YMCA
909 WEST 23RD STREET
TULSA, OK 74107

BOA-1
BOA SPECIAL EXCEPTION EXHIBIT

GH2ARCHITECTS
GH2.COM

OLD PROJECT NUMBER:
202202111
ISSUE DATE:
09/28/2023
ISSUE:
CONSTRUCTION DOCUMENTS

OTHER ISSUE DATES:
NO DESCRIPTION DATE

SHEET NAME:
BOA SPECIAL EXCEPTION EXHIBIT

19.16

SHEET NUMBER:

