



## Board of Adjustment

## Staff Report Special Exception Case BOA-23627

**Hearing Date:** January 23, 2024

**Prepared by:** Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

### **Owner and Applicant Information**

Applicant: Devin Randall

Property Owner: TDW Investments LLC

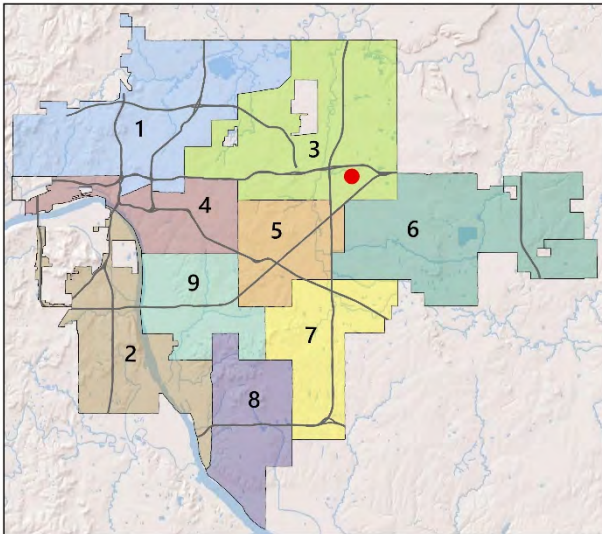
### **Property Location**

126 N Garnett RD E

Tract Size: ±4.62 acres

### **Location within the City of Tulsa**

(shown with City Council districts)



### **Elected Representatives**

City Council: District 3, Crista Patrick

County Commission: District 1, Stan Sallee

### **Public Notice Required**

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Posted Sign – min. 10 days in advance

### **Request Summary**

Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2)

### **Zoning**

Zoning District: CS

Zoning Overlays: None

### **Comprehensive Plan Considerations**

#### **Land Use**

Land Use Plan: Multiple Use

Small Area Plans: East Tulsa

Development Era: Late Automobile

#### **Transportation**

Major Street & Highway Plan: Secondary Arterial

planitulsa Street Type: Multi-Modal Corridors

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

#### **Environment**

Flood Area: FEMA 500-year floodplain

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

## **Staff Analysis**

The applicant is proposing a Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS District (Sec. 15.020, Table 15-2). Those uses are defined as follows:

### **35.060-D Wholesale Sales and Distribution**

Uses engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms. Expressly includes the following uses: bottled gas and fuel oil sales, flea markets, ice distribution centers, monument sales, portable storage building sales, vending machine sales, auctioneers, and frozen food lockers.

### **Relevant Case History**

- None

## **Comprehensive Plan Considerations**

### **Land Use Plan**

The subject property is designated 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.

### **Surrounding Properties:**

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Multiple Use	Commercial
East	RM-2	Employment	Apartments
South	CS	Multiple Use	Commercial
West	CS	Multiple Use	Vacant

### **Small Area Plans**

The subject properties are in the East Tulsa small area plan.

The East Tulsa Neighborhood Detailed Implementation Plans are intended to provide added guidelines, strategies and standards for development decisions in the area, and suggested priorities for public improvements. They in fact include and reinforce certain elements of the Development District Concept as set forth in the "Metropolitan Development Guidelines".

### **Development Era**

The subject property is located in an area developed during the Late Automobile era. In the late 1950s and early 1960s the suburbs grew at a tremendous rate in the Tulsa metropolitan area. It was at this time that surrounding communities, such as Broken Arrow, began to grow at a rapid pace. At this time, the City of Tulsa annexed more than 100 square miles, and neighborhood subdivisions began to proliferate from the core of the city toward the suburban communities

### **Transportation**

Major Street & Highway Plan: Secondary Arterial

Comprehensive Plan Street Designation: Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: Garnett has between 2,500 and 5,000 Annual Average Daily Traffic per lane. These arterials have low levels of congestion. These arterials may be suitable for reallocation of space for other transportation modes. New development is unlikely to have a noticeable impact on traffic.

### **Environmental Considerations**

Flood Area: The subject property is located within the FEMA 500-year floodplain. FEMA has also designated areas of lower but still possible risk of flooding using the estimate of an event that has a 0.2% chance of occurring each year, referred to as the 500-year floodplain. Restrictions on development in these areas only applies to uses that are part of critical emergency response efforts in a flooding event, such as fire stations or emergency operations centers.

Tree Canopy Coverage: Tree canopy in the area is between 10 and 20%. For areas with this range of tree canopy, preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

### **Sample Motion**

I move to approve or deny a Special Exception to permit a Special Exception to permit a Wholesale Sales and Distribution and Warehouse use in a CS 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.

### **Property Description**

RES A & LT 1 BLK 1, GARNETT SOUTH , CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**Photos:**

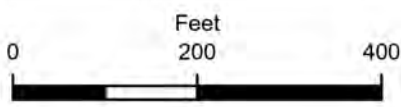
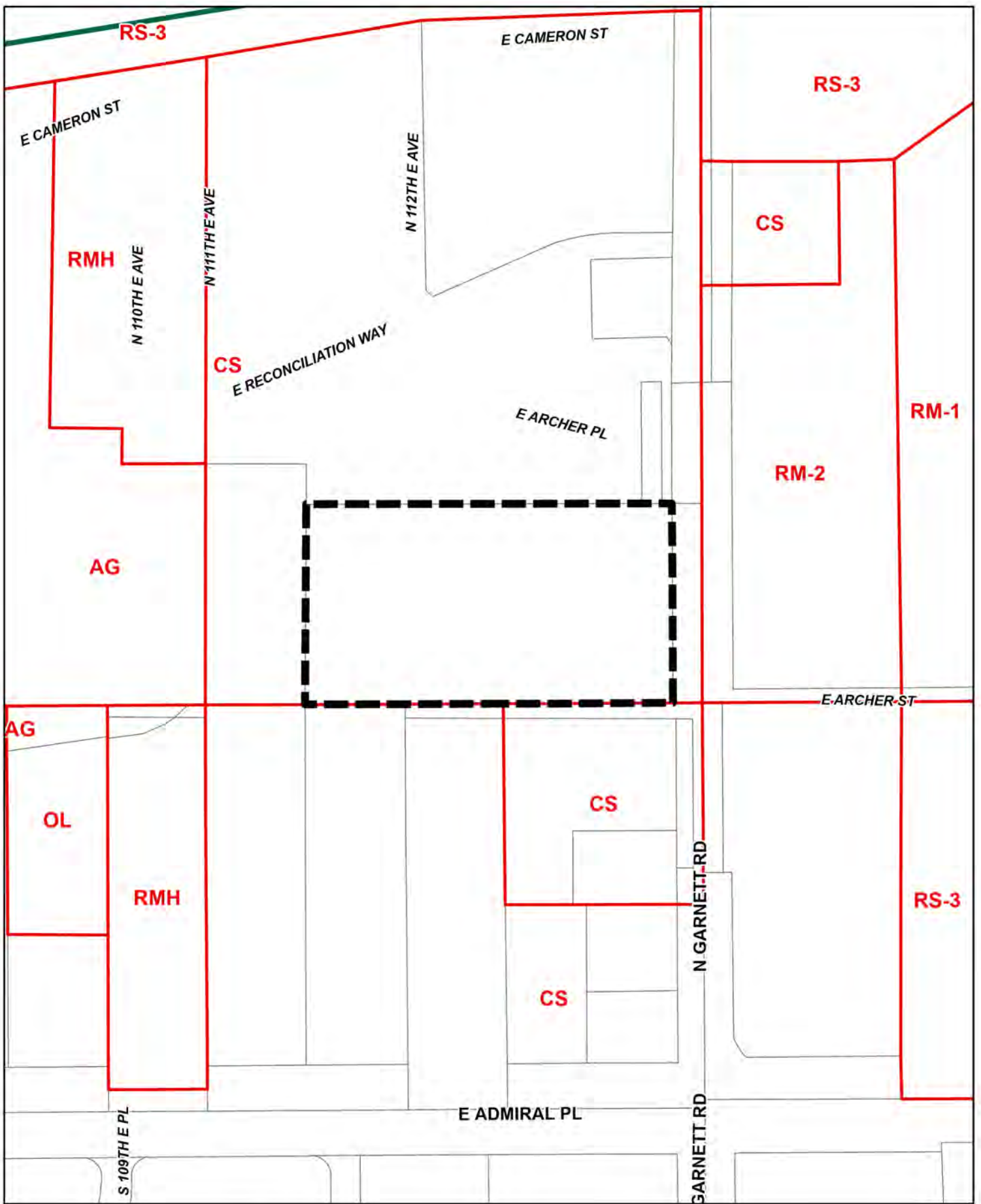


***Subject Property***

**Exhibits**

Case map  
Aerial (small scale)  
Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Applicant Exhibits





**BOA-23627**



6.5





Subject  
Tract

Feet  
200

400

**BOA-23627**

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

Aerial Photo Date: 2021



6.6





Feet  
0 100 200



Subject  
Tract

**BOA-23627**

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

Aerial Photo Date: 2021



6.7





**BOA-23627**



West Construction

126 N Garnett Tenant Improvements

Tulsa, OK

ARCHITECT  
SIKES ABERNATHIE ARCHITECTS, P.C.  
406 SOUTH BOULDER AVENUE, SUITE 700  
TULSA, OK 74103  
PHONE: (918) 593-0541

OWNER  
WEST CONSTRUCTION  
1841 EAST 15TH STREET  
TULSA, OK 74104  
PHONE: (918) 621-3326

CONTRACTOR  
WEST CONSTRUCTION  
1841 EAST 15TH STREET  
TULSA, OK 74104  
PHONE: (918) 621-3326

DRAWING INDEX

ARCHITECTURAL

CS COVER SHEET & SITE PLAN  
A101 OVERALL FLOOR PLAN & LIFE SAFETY PLAN  
A102 TENANT OFFICE PLAN & REFLECTED CEILING PLAN  
A401 ENLARGED FLOOR PLANS & DETAILS  
A501 SCHEDULES & DETAILS  
A601 INTERIOR ELEVATIONS & MILLWORK

PROJECT DATA

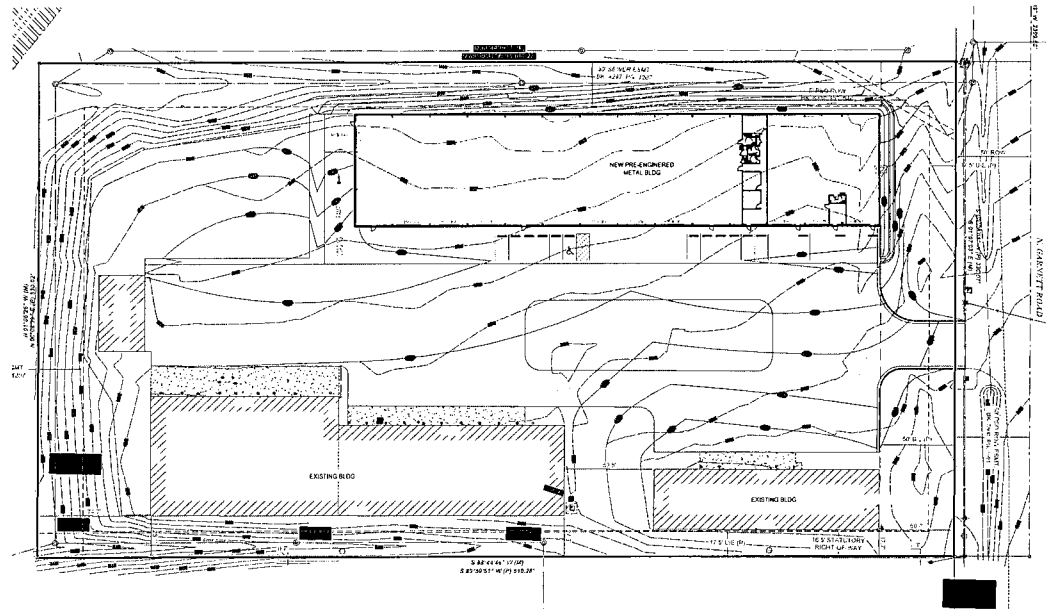
BUILDING DATA	
	TOTAL GROSS SQUARE FOOTAGE
TENANT 1 (NET)	20,286 SQ. FT.
TENANT 2 (NET)	5,416 SQ. FT.
TOTAL BUILDING AREA (GROSS)	26,356 SQ. FT.

CODE REVIEW

2015 INTERNATIONAL EXISTING BUILDING CODE	
2015 INTERNATIONAL BUILDING CODE	
2015 INTERNATIONAL MECHANICAL CODE	
2015 INTERNATIONAL PLUMBING CODE	
2014 NATIONAL ELECTRIC CODE	
2015 INTERNATIONAL ENERGY CONSERVATION CODE	
PROPERTY ZONING:	C5
OCCUPANCY:	S-1 (MOTOR VEHICLE REPAIR GARAGE)
CONSTRUCTION TYPE:	TYPE II-B, SPRINKLERED NFPA 1
HEIGHT/AREA LIMITATIONS:	55' TABLE 504.3 3 STORIES TABLE 504.4 10,000 TABLE 506.2
FIRE RESISTIVE REQUIREMENTS	
STRUCTURAL FRAME	0 HR TABLE 601
EXTERIOR BEARING WALLS	0 HR TABLE 601
INTERIOR BEARING WALLS	0 HR TABLE 601
EXTERIOR NON-BEARING WALLS	0 HR TABLE 601
INTERIOR NON-BEARING WALLS	0 HR TABLE 601
FLOOR CONSTRUCTION	0 HR TABLE 601
ROOF CONSTRUCTION	0 HR TABLE 601

GENERAL NOTES

1. THE SQUARE FOOTAGE IN THESE DOCUMENTS, DEFINED AS TOTAL AREA, WAS CALCULATED FROM THE EXTERIOR FACE OF WALL AT EACH LEVEL.
2. ALL WORK SHALL MEET ALL GOVERNING CODE JURISDICTIONS.
3. THESE DOCUMENTS INDICATE THE INTENT OF THE IMPROVEMENTS/REPAIRS AND MAY REQUIRE ADDITIONAL INTERPRETATION OR DETAIL AS CONSTRUCTION CONDITIONS OCCUR. DIRECT ALL QUESTIONS TO THE OWNER OR ARCHITECT PRIOR TO INSTALLATION.
4. VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE PRIOR TO CONSTRUCTION.
5. IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR SHALL PROVIDE MECHANICAL, PLUMBING & ELECTRICAL FIRE ALARM DRAWINGS WHICH ARE SIGNED/SEALED BY ENGINEER(S) LICENSED IN THE STATE OF OKLAHOMA FOR REVIEW BY THE OWNER AND ARCHITECT AND FOR SUBMISSION FOR PERMIT APPROVAL.
6. ALL FIRE RATED ASSEMBLIES SHOWN IN THESE DOCUMENTS SHALL BE CONTINUOUS FROM THE TOP OF THE FLOOR ASSEMBLY, BELOW TO THE UNDERSIDE OF THE FIRE RATED FLOOR OR ROOF DECK ASSEMBLY ABOVE. PROVIDE FIRESTOPPING MATERIAL AS REQUIRED AT ALL JOINTS AND CAVITIES.
7. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL BID INFORMATION.
8. ALL MECHANICAL PLUMBING & ELECTRICAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE INCLUDED, AND SHALL MEET TESTED UL ASSEMBLIES FOR THE REQUIRED RATING. THIS ALSO INCLUDED ANY FIRE DAMPERS OR FIRE/SMOKE DAMPERS.
9. BASE BID SHALL INCLUDE TWO AT-GRADE FREEZE-PROOF/TAMPER-PROOF MOSE BIDS LOCATED ON THE NORTH & SOUTH SIDES OF THE BUILDING.



ARCHITECTURAL SITE PLAN  
SCALE: 1"=40'

FULL SCALE AT 22x34 | HALF SIZE REDUCTION AT 11x17

Sikes Abernathie Architects  
406 South Boulder Ave  
Suite 700  
Tulsa, OK 74103  
918.593.0541



West Construction  
126 N Garnett Tenant Improvements  
Tulsa, OK

DRAWN BY: MRA  
CHECKED BY: MRA  
ISSUED: 06/19/21  
REVISED:

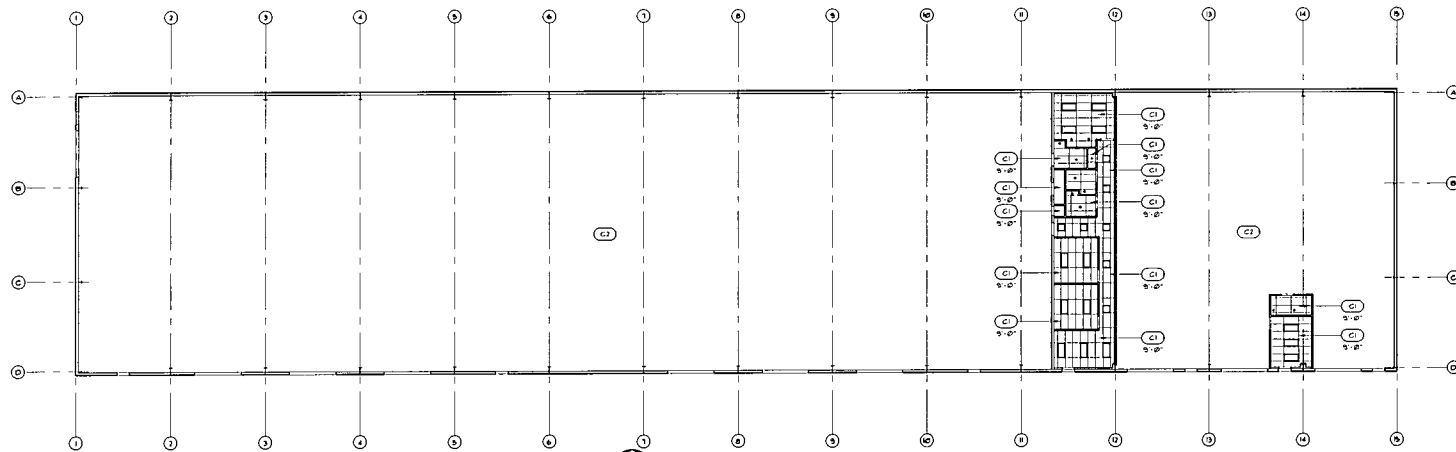
COVER SHEET &  
SITE PLAN

CS



A101





**2 REFLECTED CEILING PLAN**  
 SCALE: 1/8"=1'-0"  
 NORTH

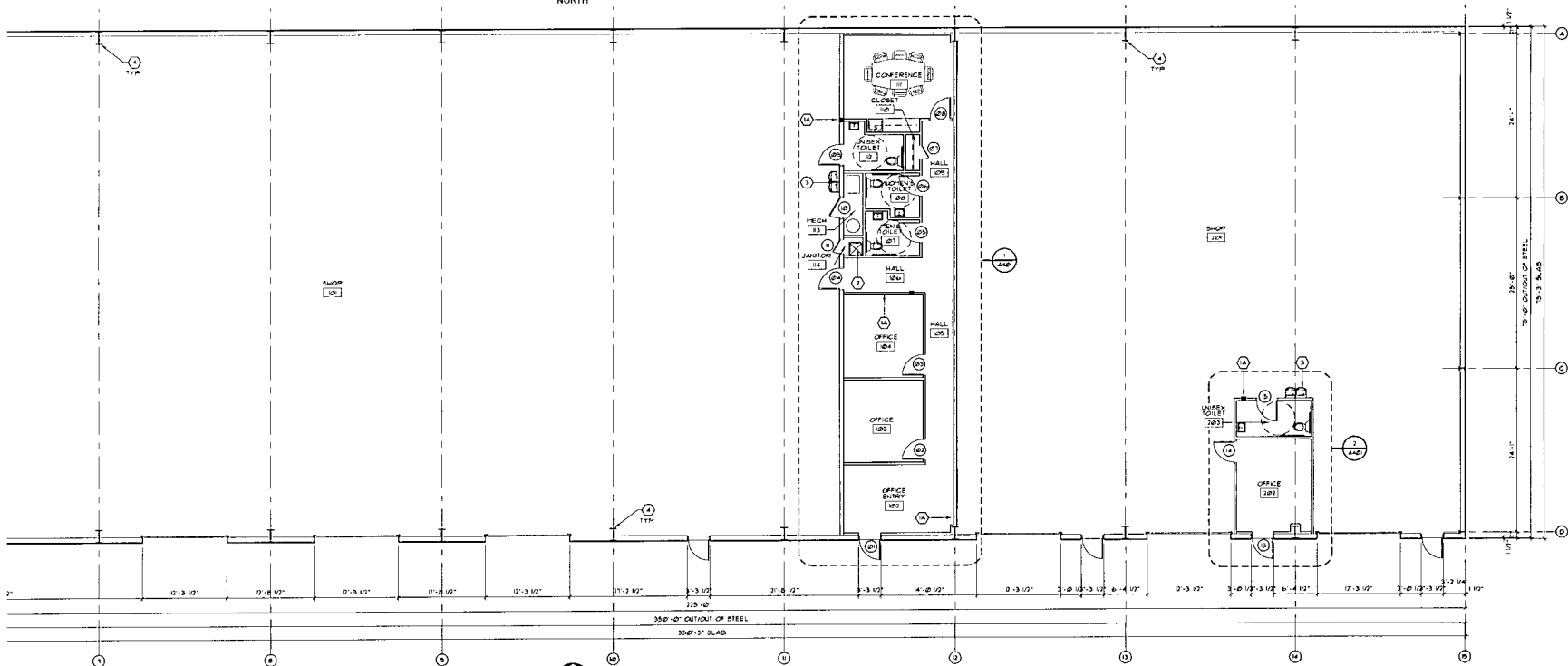
KEYNOTE LEGEND	
1A	20#1 RECESSED FIRE EXTINGUISHER RE. 3-1/4"X4"
1B	WALL MOUNTED FIRE EXTINGUISHER RE. 3-1/4"X4"
2	JANITOR FLOOR SINK RE. PLUMBING DRAINAGE
3	ELECTRIC WATER COOLERS RE. PLUMBING DRAINAGE
4	STEEL COLUMN BY METAL BUILDING MANUFACTURER

CEILING LEGEND	
CI	7' X 4' ACoustICAL CEILING TILE 1' SUSPENDED GRID SYSTEM AT 5'-0" AFF.
CS	OPEN TO STRUCTURE
ES	EXIT SIGN

**SAA**  
 Sikas Architects  
 400 SOUTH BOULEVARD  
 SUITE 700  
 TULSA, OK 74103  
 918.593.1541

REGISTERED ARCHITECT  
 STATE OF OKLAHOMA  
 NO. 10000  
 EXPIRATION DATE 12/31/2024



**1 TENANT OFFICE FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  
 NORTH

FULL SCALE AT 22x34 | HALF SIZE REDUCTION AT 11x17

West Construction  
 126 N Garnett Tenant Improvements  
 Tulsa, OK

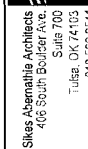
DESIGNED BY: HRA  
 CHECKED BY: HRA  
 ISSUED: 06/07/23  
 REVISIONS:

SHEET TITLE:  
 Tenant Office  
 Plan & Reflected  
 Ceiling Plan

**A102**



FULL SCALE AT 22x34 | HALF SIZE REDUCTION AT 11x17



movements

West Construction  
126 N Garnett  
Tulsa, OK

DRAWN BY:	PM
CHECKED BY:	PM
ISSUED:	06/17
REVISIONS	

**SHEET TITLE:**  
**Enlarged Floor  
Plans & Details**

A401

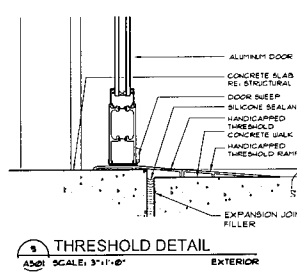
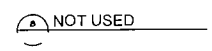
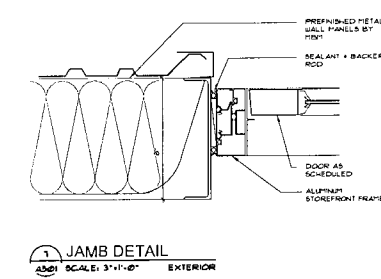
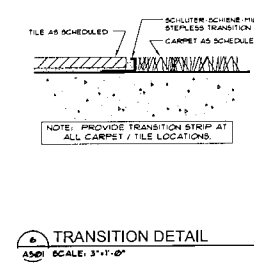
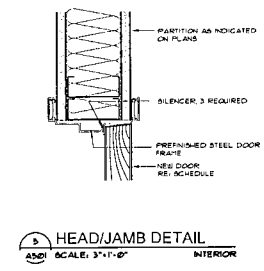
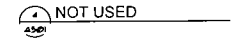
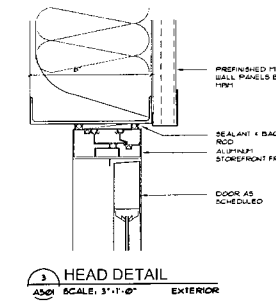
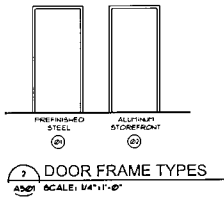
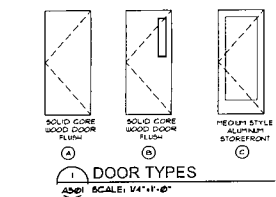


DOOR SCHEDULE																	
DR#	LOCATION/ ROOM NAME	QTY	WIDTH	HEIGHT	FIN.	TYPE	MATL.	FRAME	FRAME TYPE	RATED	GLASS	DETAILS				HURD SET	NOTES
												HEAD	JAMB	JAMB	THRESHOLD		
TENANT 1																	
21	OFFICE ENTRY	1	3'-0"	7'-0"	1 3/4"	C	ALUMI.	ALUMI.	21	-	-	3-A501	1-A501	1-A501	5-A501	-	-
22	OFFICE	1	3'-0"	7'-0"	1 3/4"	A	SCUD	STL	22	-	-	5-A501	5-A501	5-A501	-	-	-
23	OFFICE	1	3'-0"	7'-0"	1 3/4"	A	SCUD	STL	23	-	-	5-A501	5-A501	5-A501	-	-	-
24	HALL	1	3'-0"	7'-0"	1 3/4"	B	SCUD	STL	24	-	-	5-A501	5-A501	5-A501	-	-	-
25	WOMEN'S TOILET	1	3'-0"	7'-0"	1 3/4"	A	SCUD	STL	25	-	-	5-A501	5-A501	5-A501	-	-	-
26	WOMEN'S TOILET	1	3'-0"	7'-0"	1 3/4"	A	SCUD	STL	26	-	-	5-A501	5-A501	5-A501	-	-	-
27	CLOSET	1	3'-0"	7'-0"	1 3/4"	A	SCUD	STL	27	-	-	5-A501	5-A501	5-A501	-	-	-
28	CONFERENCE	1	3'-0"	7'-0"	1 3/4"	A	SCUD	STL	28	-	-	5-A501	5-A501	5-A501	-	-	-
29	JANITOR TOILET	1	3'-0"	7'-0"	1 3/4"	A	SCUD	STL	29	-	-	5-A501	5-A501	5-A501	-	-	-
30	MECHANICAL	1	3'-0"	7'-0"	1 3/4"	A	SCUD	STL	30	-	-	5-A501	5-A501	5-A501	-	-	-
31	JANITOR	1	3'-0"	7'-0"	1 3/4"	A	SCUD	STL	31	-	-	5-A501	5-A501	5-A501	-	-	-
32	NOT USED																
TENANT 2																	
33	OFFICE	1	3'-0"	7'-0"	1 3/4"	C	ALUMI.	ALUMI.	33	-	-	3-A501	1-A501	1-A501	5-A501	-	-
34	OFFICE	1	3'-0"	7'-0"	1 3/4"	A	SCUD	STL	34	-	-	5-A501	5-A501	5-A501	-	-	-
35	UNISEX TOILET	1	3'-0"	7'-0"	1 3/4"	A	SCUD	STL	35	-	-	5-A501	5-A501	5-A501	-	-	-

DOOR SCHEDULE ABBREVIATIONS:  
 SCUD = SOLID CORE WOOD  
 ALUMI = ALUMINUM  
 STL = PREFINISHED STEEL  
 FR = PAIR OF DOORS

ROOM FINISH SCHEDULE							REMARKS
RM#	ROOM NAME	FLOOR	BASE	WALL	CEILING		
TENANT 1 SPACE - 1ND							
21	OFFICE ENTRY	F1	B1	W1	C1		
22	OFFICE	F1	B1	W1	C1		
23	OFFICE	F1	B1	W1	C1		
24	HALL	F1	B1	W1	C1		
25	WOMEN'S TOILET	F1	B1	W1	C1		
26	WOMEN'S TOILET	F1	B1	W1	C1		
27	CLOSET	F1	B1	W1	C1		
28	CONFERENCE	F1	B1	W1	C1		
29	JANITOR TOILET	F1	B1	W1	C1		
30	MECHANICAL	F1	B1	W1	C1		
31	JANITOR	F1	B1	W1	C1		
TENANT 2 SPACE - 2ND							
33	OFFICE	F2	B1	W1	C1		
34	OFFICE	F2	B1	W1	C1		
35	UNisex TOILET	F2	B1	W1	C1		

LEGEND	
ITEM	MATERIAL
F1	SEALED CONCRETE
F2	1/2" CERAMIC TILE
F3	DIRECT GLUE CARPET
B1	4" RUBBER COVERED BASE
B2	GLAZED TILE BASE
W1	VINYL BACKED INSULATION
W2	PREFINISHED METAL PANEL LINER TO 8'-0" AFF
W3	PAINTED GYPSUM BOARD
W4	GLAZED WALL TILE
W5	PAN PANELS
C1	EXPOSED STRUCTURE / VINYL BACKED INSULATION BY HMT
C2	1/2" LATHING ACoustical TILE AND RUBBERMOR UNID SYSTEM
C3	PAINTED GYPSUM BOARD
P1	SOLID SURFACE - COUNTER
P2	BACK AND SOFT SPLASH
P3	STAINED WOOD CABINETS



FULL SCALE AT 22x34 | HALF SIZE REDUCTION AT 11x17

Sikes Abrahams Architects  
 410 South Broadway  
 Suite 750  
 Tulsa, OK 74103  
 918.593.0047

West Construction  
 126 N Garnett  
 Tenant Improvements  
 Tulsa, OK

West Construction  
 126 N Garnett  
 Tenant Improvements  
 Tulsa, OK

SHEET TITLE  
 Schedules &  
 Details

A501



1. TYPICAL CABINET ELEVATION DIMENSIONS MAY VARY AND NOTES PROVIDED ARE TYPICAL.
2. CONTRACTOR SHALL SUBMIT CABINET DOOR STYLE TO ARCHITECT AND OWNER FOR APPROVAL.
3. ALL CABINETS SHALL INCLUDE WIRE FILLS (DOORS AND DRAWERS).
4. PROVIDE WOOD BLOCKING IN WALLS FOR GRAB BARS, CABINETS, LAVATORIES, ETC. TYP. ALL LOCATIONS.
5. ROUND OR CHAFFER CORNERS ON COUNTERTOPS, TYP.

FULL SCALE AT 22x34 | HALF SIZE REDUCTION AT 11x17