



## Board of Adjustment

## Staff Report Special Exception Case BOA-23645

**Hearing Date:** April 9, 2024

**Prepared by:** Sean Wallace

swallace@cityoftulsa.org

918-596-7585

### **Owner and Applicant Information**

Applicant: Lou Reynolds

Property Owner: Phillips Theological Seminary

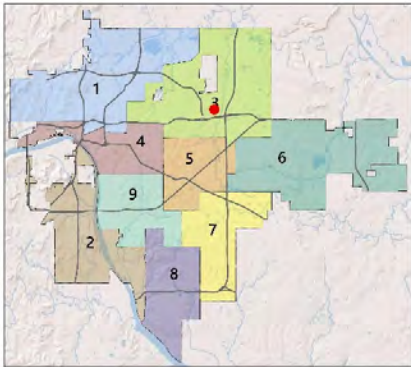
### **Property Location**

765 N Mingo Rd E

Tract Size: ±3 acres

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

(shown with City Council districts)



### **Elected Representatives**

City Council: District 3, Crista Patrick.

County Commission: District 2, Karen Keith.

### **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

### **Case History:**

**2/27/2024:** First appearance on an agenda. Staff was made aware of a noticing deficiency after the case was heard and re-noticed the item for the current agenda.

**03/26/2024:** Item was continued to 4/9/24 to correct a noticing error.

### **Request Summary**

Special Exception to permit a college or university use in the IL District (Sec. 15.020, Table 15-2).

### **Zoning**

Zoning District: IL

Zoning Overlays: None

### **Comprehensive Plan Considerations**

#### **Land Use**

Land Use Plan: Multiple Use

Small Area Plans: None

Development Era: Late Automobile

#### **Transportation**

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Mohawk/Port of Catoosa Trail  
Shared-use path

#### **Environment**

Flood Area: FEMA 500-year floodplain

Tree Canopy Coverage: 20-30%

Parks & Open Space: Mingo Creek borders property

## Staff Analysis

The applicant is proposing an expansion/new building for student housing, dining, offices, and conference rooms. The Tulsa zoning code requires a special exception for this use in an IL district.

### Chapter 15 | Office, Commercial and Industrial Districts Section 15.020 | Use Regulations

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
Homeless center	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.130</a>
Life care retirement center	S	P	P	P	P	P	P	P	-	-	-	
Re-entry facility	S	P	P	P	S	S	S	S	P	S	S	
Residential treatment center	S	P	P	P	S	S	S	S	P	S	S	<a href="#">Section 40.130</a>
Rooming/boarding house	S	P	P	P	P	P	P	P	-	-	-	
Shelter, emergency and protective	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.130</a>
Transitional living center	S	P	P	P	S	S	S	S	P	S	S	<a href="#">Section 40.130</a>
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>												
Airport	S	S	S	S	S	S	S	S	S	S	S	
Cemetery	S	S	S	S	S	S	S	S	S	S	S	<a href="#">Section 40.150</a>
College or University	S	P	P	P	P	P	P	P	S	S	S	<a href="#">Section 40.070</a>

## Comprehensive Plan Considerations

### Land Use Plan

The subject property is designated as **Multiple-use**. These 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	IL	Multiple-use	Phillips Seminary
East	IL	Employment	RV park
South	CG	Multiple-use	Warehouse
West	RS-3	Neighborhood	Residential

### Small Area Plans

The subject properties are not inside a small area plan.

### Development Era

The subject property is in an area developed during the **Late Automobile Era** (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the

intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

**Transportation**

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Mohawk/Port of Catoosa Trail Shared-use path is recommended in the Tulsa GO Plan.

Arterial Traffic per Lane: 2,646 vehicles per lane on Mingo Rd.

**Environmental Considerations**

Flood Area: The subject property is located in a FEMA 500-year floodplain.

Tree Canopy Coverage: Tree canopy in the area is 23%. For areas between 20% and 50% canopy coverage, significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: Mingo Creek borders property to the east – planned trails.

**Sample Motion**

I move to approve or deny a Special Exception to permit a college or university use in the IL 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**

Subdivision: EXPRESSWAY VILLAGE CENTER RESUB PRT W200 VAN EST NO 1 AMD (13630)

Legal: LTS 1 THRU 5 BLK 2

Section: 31 Township: 20 Range: 14



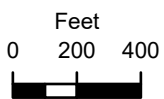
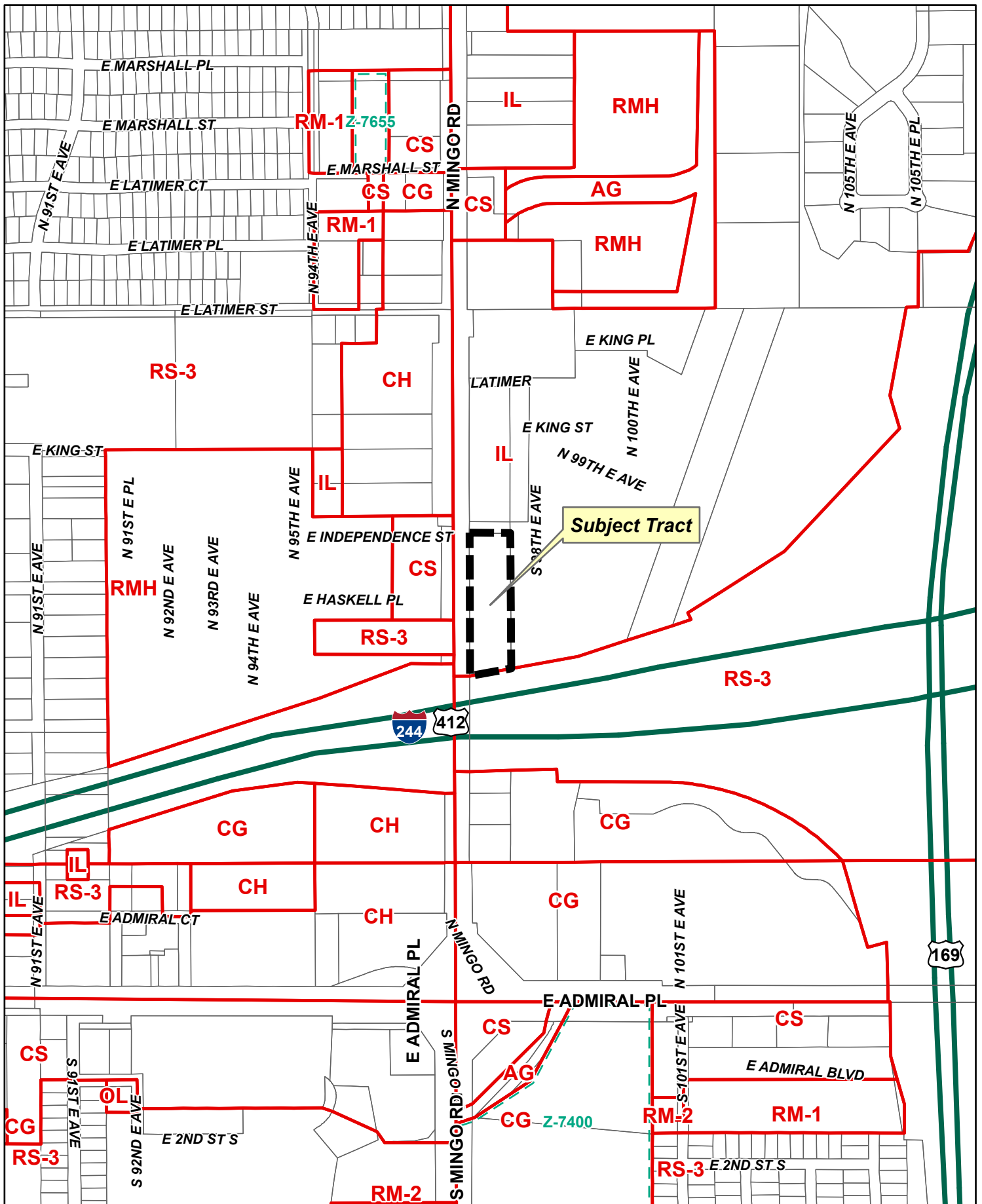
*(Subject property looking south)*



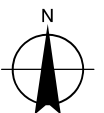
*(Subject property looking north)*

### **Exhibits**

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



BOA-23645

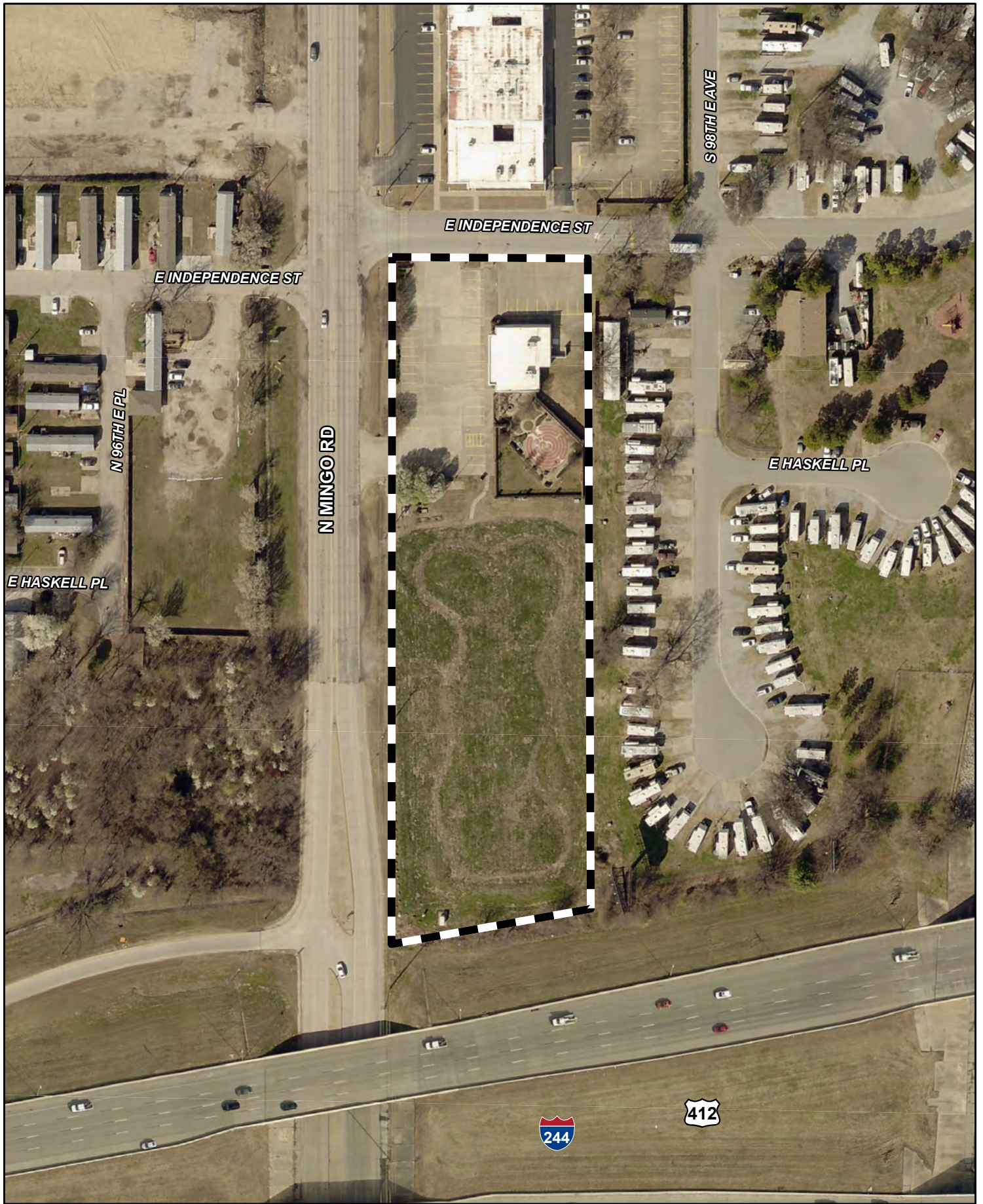


6.5









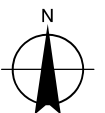
Subject  
Tract

0 65 130 260  
Feet

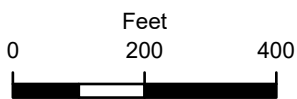
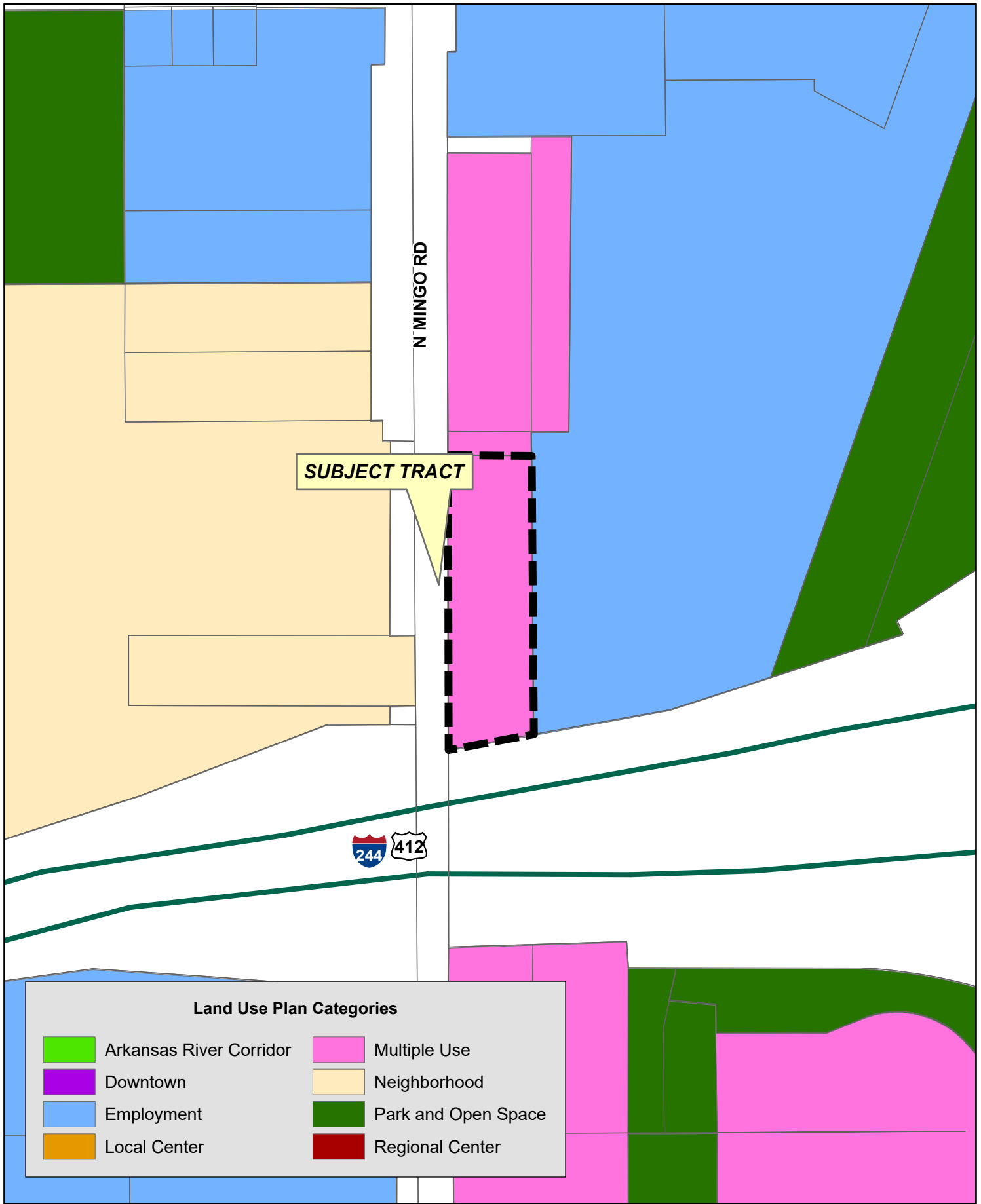
**BOA-23645**

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

Aerial Photo Date: 2021

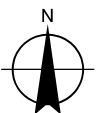


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**BOA-23645**

19-14 04



6.8





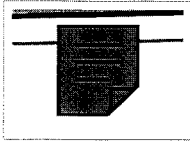
DEVELOPMENT SERVICES  
175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## CORRECTIONS SUMMARY

### ZCO-159105-2023 (765 N MINGO RD E Tulsa, OK 74116) Markup Summary #2

#### Note (1)



**Subject:** Note  
**Page Label:** [3] C2.01 SITE PLAN  
**Author:** danabox  
**Date:** 1/30/2024 3:37:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**  
**Responsibility:**

Sec.15.020 Table 15-2: The proposed facility is designated a Public, Civic or Institutional/College or University Use and is located in an IL zoned district. This will require a Special Exception approved by the Board of Adjustment (BOA).  
Review comment: Submit an approved BOA Special Exception, reviewed and approved per Sec.70.120, to allow a Public, Civic or Institutional/College or University Use in an IL zoned district. Call the Tulsa Planning Office at 918-596-7526 for next steps and further instruction.

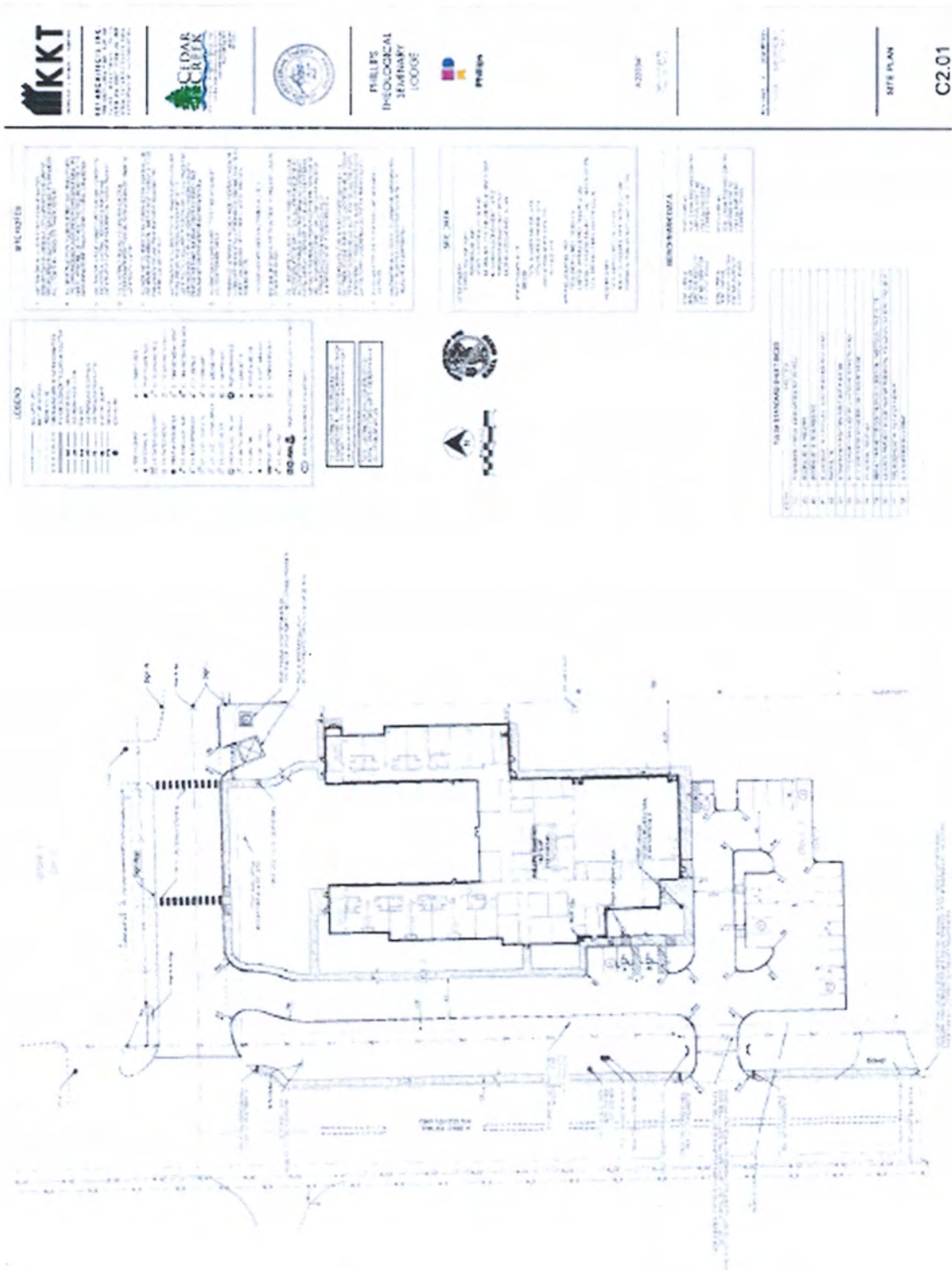
**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lots Two (2), Three (3), Four (4) and Five (5), Block Two (2) EXPRESSWAY VILLAGE CENTER, an Addition in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.



## CONCEPTUAL SITE PLAN





LEGEND

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---

BOUNDARY LINE

---

---

RIGHT OF WAY LINE

---

---

EASEMENT LINE

---

---

EXISTING CONCRETE CURB AND GUTTER

---

---

PROPOSED CONCRETE CURB AND GUTTER

---

---

PROPOSED FIRE LANE STRIPING

---

---

OVERHEAD ELECTRIC

---

---

UNDERGROUND ELECTRIC

---

---

GAS LINE

---

---

UNDERGROUND TELEPHONE

---

---

UNDERGROUND FIBER OPTIC

---

---

SANITARY SEWER

---

---

WATERLINE

●

●

BENCHMARK

⚡

⚡

FIRE HYDRANT

⚡

⚡

WATER VALVE

⚡

⚡

EX. WATER METER PIT

⚡

⚡

EX. WATER METER

⚡

⚡

PROP. WATER METER

⚡

⚡

EX. SPRINKLER VALVE

⚡

⚡

EX. AUTO SPRINKLER

⚡

⚡

EX. ELECT. PEDESTAL

⚡

⚡

EX. ELECT. TRANSFORMER

⚡

⚡

EX. ELECT. METER

⚡

⚡

PROP. ELECT. METER

⚡

⚡

EX. AIR CONDITIONER

⚡

⚡

EX. SIGNAGE

⚡

⚡

EX. LIGHT POLE

⚡

⚡

PROP. LIGHT POLE

⚡

⚡

EX. BOLLARD

⚡

⚡

EX. POWER POLE

⚡

⚡

PROP. POWER POLE

⚡

⚡

EX. TELEPHONE PED.

⚡

⚡

EX. TELEPHONE MANHOLE

⚡

⚡

EX. TRAFFIC SIGNAL LIGHT

⚡

⚡

EX. TRAFFIC CONTROL BOX

⚡

⚡

EX. FLAG POLE

⚡

⚡

EX. YARD LIGHT

⚡

⚡

EX. GREASE TRAP

⚡

⚡

EX. SS MANHOLE

⚡

⚡

PROP. SS MANHOLE

⚡

⚡

EX. GAS METER

⚡

⚡

PROP. GAS METER

⚡

⚡

EX. ELECT. MANHOLE

⚡

⚡

EX. STORM MANHOLE

⚡

⚡

PROP. INLETS (SEE GRADING PLAN FOR TYPE)

⚡

⚡

VERTICAL SEPARATION REQUIREMENT

NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED WORK MEETS ADA REQUIREMENTS. REFER TO [www.access-board.gov/ada-aba/ada-standards-dqj.cfm](http://www.access-board.gov/ada-aba/ada-standards-dqj.cfm)

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

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.

BENCHMARK DATA

BENCHMARK #1 DESC: MAG NAIL NORTHING: 431758.765 EASTING: 2597577.959 ELEVATION: 613.206	BENCHMARK #3 DESC: 3" IRON ROD MKEC CONTROL NORTHING: 430917.920 EASTING: 2597502.342 ELEVATION: 616.339
BENCHMARK #2 DESC: MAG NAIL NORTHING: 431727.946 EASTING: 2597775.121 ELEVATION: 613.058	BENCHMARK #4 DESC: 3" IRON ROD MKEC CONTROL NORTHING: 431047.755 EASTING: 2598159.342 ELEVATION: 614.365

KKT ARCHITECTS, INC.  
2200 SOUTH UTICA PLACE, SUITE 200  
TULSA, OKLAHOMA 74114  
[P] 918.744.4270 \ [F] 918.744.7849  
WWW.KKTARCHITECTS.COM  
CERTIFICATE OF AUTHORIZATION

PHILLIPS  
THEOLOGICAL  
SEMINARY  
LODGE

A220341

765 N Mingo Rd  
Tulsa, OK 74116

NOT FOR  
CONSTRUCTION

REV.	DATE	#	DESCRIPTION
08.25.2023	.	.	ZONING CLEARANCE PERMIT SET
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OVERALL  
SITE PLAN

C2.00

6.12





DEVELOPMENT SERVICES  
175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

## CITY OF TULSA CORRECTIONS SUMMARY

### ZCO-159105-2023 (765 N MINGO RD E Tulsa, OK 74116).pdf Markup Summary #1

#### Note (1)



**Subject:** Note  
**Page Label:** [3] C2.01 SITE PLAN  
**Author:** danabox  
**Date:** 9/14/2023 9:37:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**  
**Responsibility:**

Sec.15.020 Table 15-2: Your building contains three uses, an Event Center which is designated a Commercial/Assembly & Entertainment/Other Indoor Use; Lodging facility which is considered a Commercial/Lodging/Hotel/Motel; and Public, Civic and Institutional/Religious Assembly use. This facility is in the IL zoned district. The Event Center, Commercial/Assembly & Entertainment Use; the Lodging use and the Religious Assembly use will all require Special Exceptions approved by the BOA.

Review comment: Submit approved BOA Special Exceptions, reviewed and approved per Sec.70.120, to allow Commercial/Assembly & Entertainment Use; Commercial/Lodging/Hotel/Motel; and Public, Civic and Institutional/Religious Assembly use in the IL district. Contact the Tulsa Planning Office, 918-596-7526, to schedule your appearance before the Board of Adjustment to apply for and receive the Special Exceptions required for the uses in the IL district. You may wish to consider rezoning the property to a commercial use.