



Board of Adjustment

Staff Report Special Exception Case BOA-23656

Hearing Date: March 26, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Street Cats Inc

Property Owner: Mary Ellen & Harley C. Hunter

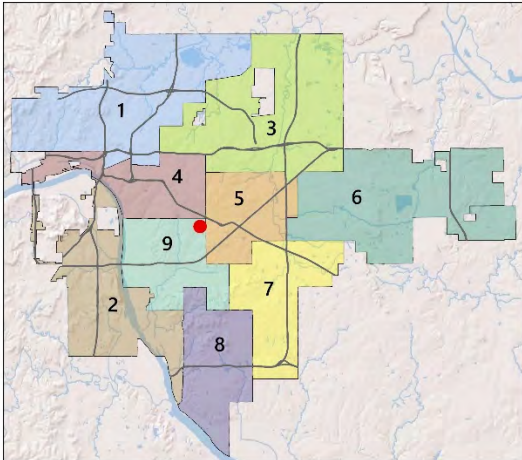
Property Location

3105 S. Winston Ave.

Tract Size: ±0.20 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 9, Jayme Fowler

County Commission: District 3, Kelly Dunkerley

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 an Animal Service/ Boarding or Shelter use in the 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: None

Development Era: Early 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: None

Environment

Flood Area: Regulatory Floodplain

Tree Canopy Coverage: 0-10%

Parks & Open Space: N/A

Staff Analysis

The applicant is proposing a Special Exception to permit an Animal Service/ Boarding or Shelter use in the CS District (Sec. 15.020, Table 15-2). Boarding of Shelter uses are described as follows:

35.050-A Animal Service

Uses that provide goods and services for care of animals, including the following specific use types:

1. Grooming

Grooming of dogs, cats and similar small animals, including dog bathing and clipping salons and pet grooming shops.

2. Boarding or Shelter

Animal shelters, care services and kennel services for dogs, cats and small animals, including boarding kennels, pet resorts/hotels, pet adoption centers, dog training centers, animal rescue shelters and zoos and animal sanctuaries.

3. Veterinary

Animal hospitals and veterinary clinics.

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	CS	Multiple Use	Commercial
South	CS	Multiple Use	Commercial
West	CS	Multiple Use	Commercial

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is located in an area developed during the Early Automobile Era.

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to

public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property is within the Regulatory Floodplain, though the property is already built out.

Tree Canopy Coverage: Tree canopy in the area is 0%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

Sample Motion

I move to approve or deny a Special Exception to permit an Animal Service/ Boarding or Shelter use in the 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

N 70 Lt 2, Blk 1, Conway Park, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

Photos

Case map

Aerial (small scale)

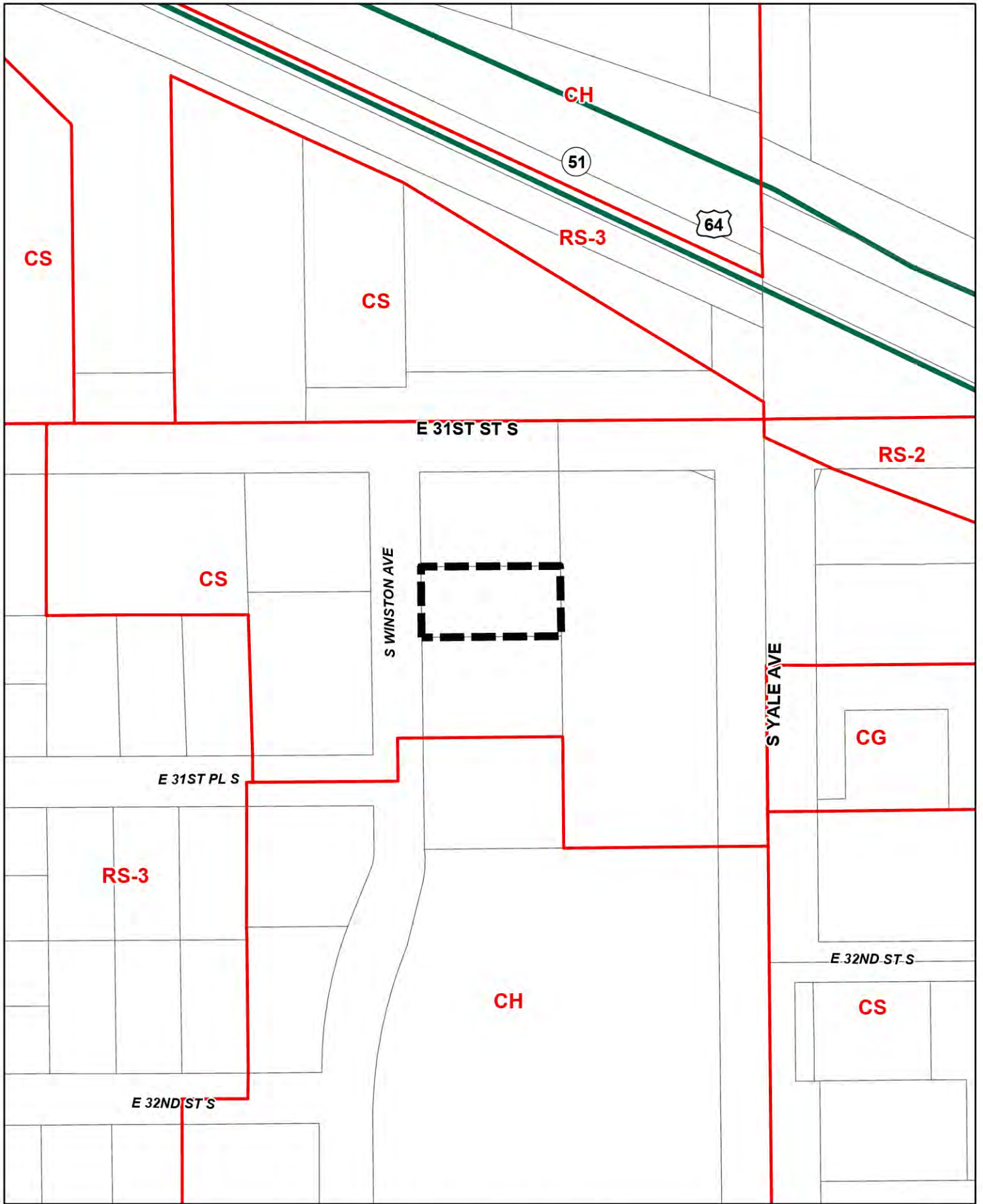
Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

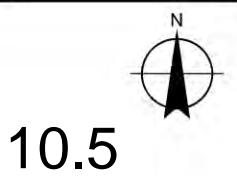
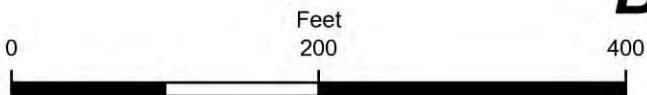
Applicant's exhibits



Subject property in BOA-23656 (Image used from Google Street View)



BOA-23656





Subject
Tract

Feet
200

400

BOA-23656

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

Aerial Photo Date: 2021



10.6



E 31ST ST S

S WINSTON AVE

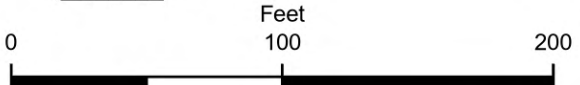
E 31ST PL S

 Subject Tract

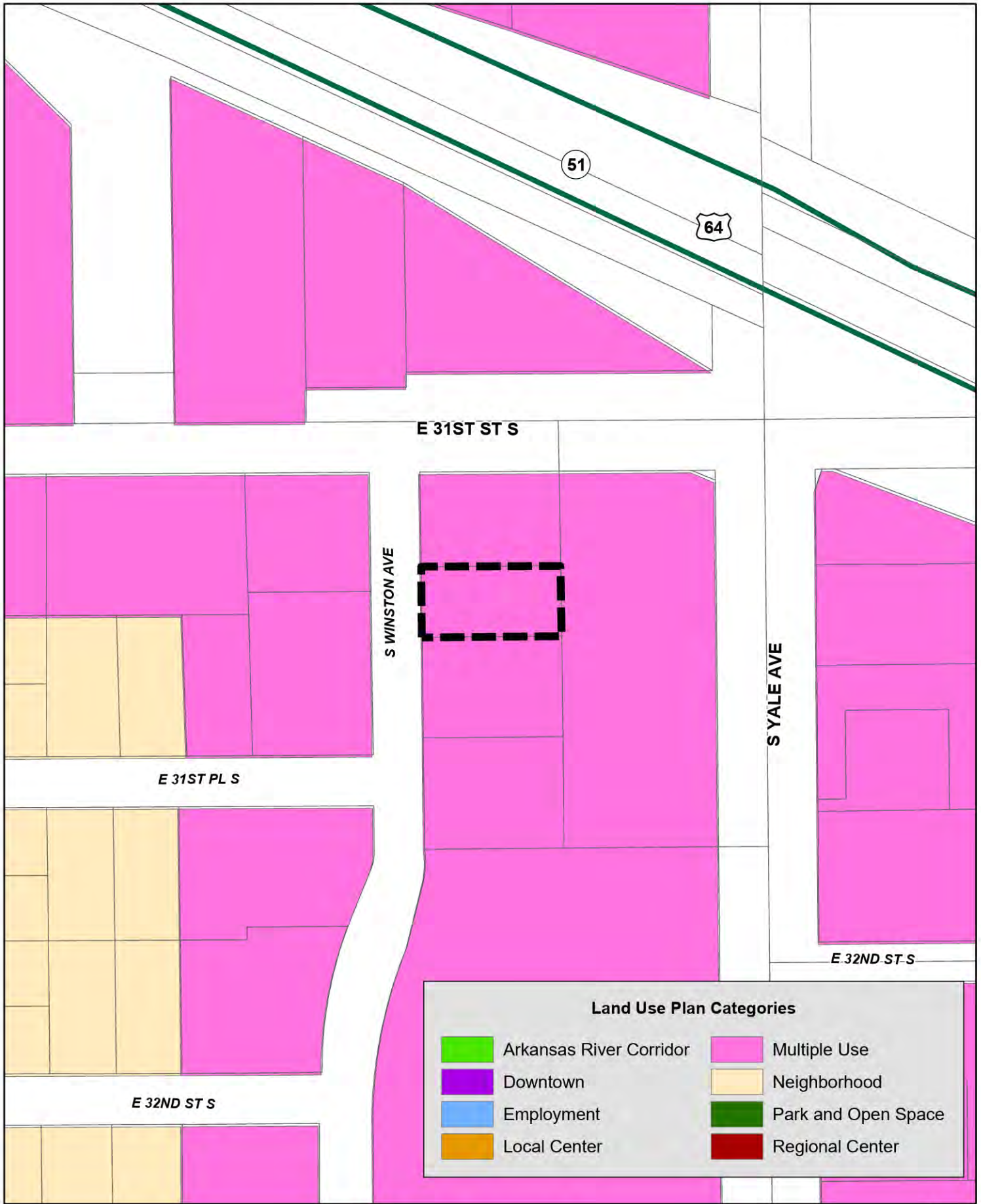
BOA-23656

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

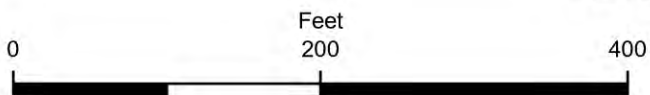
Aerial Photo Date: 2021

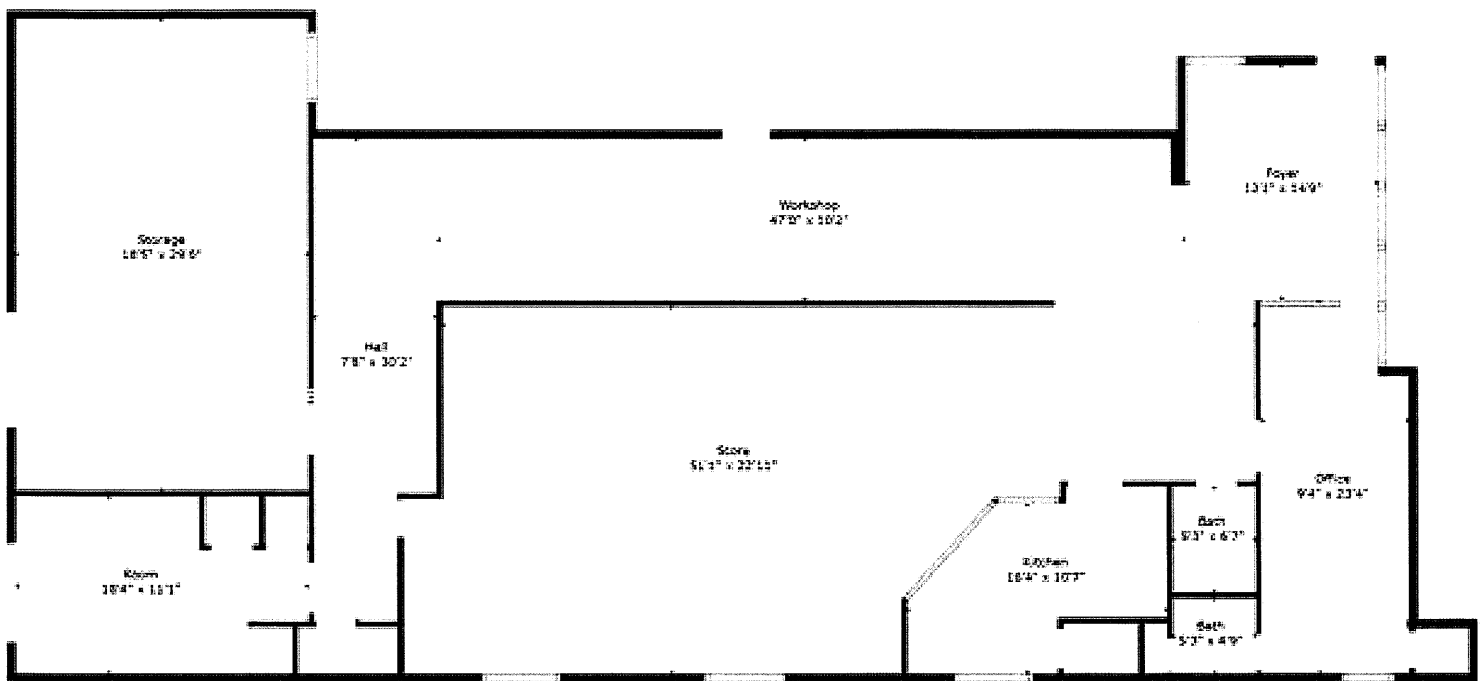


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BOA-23656

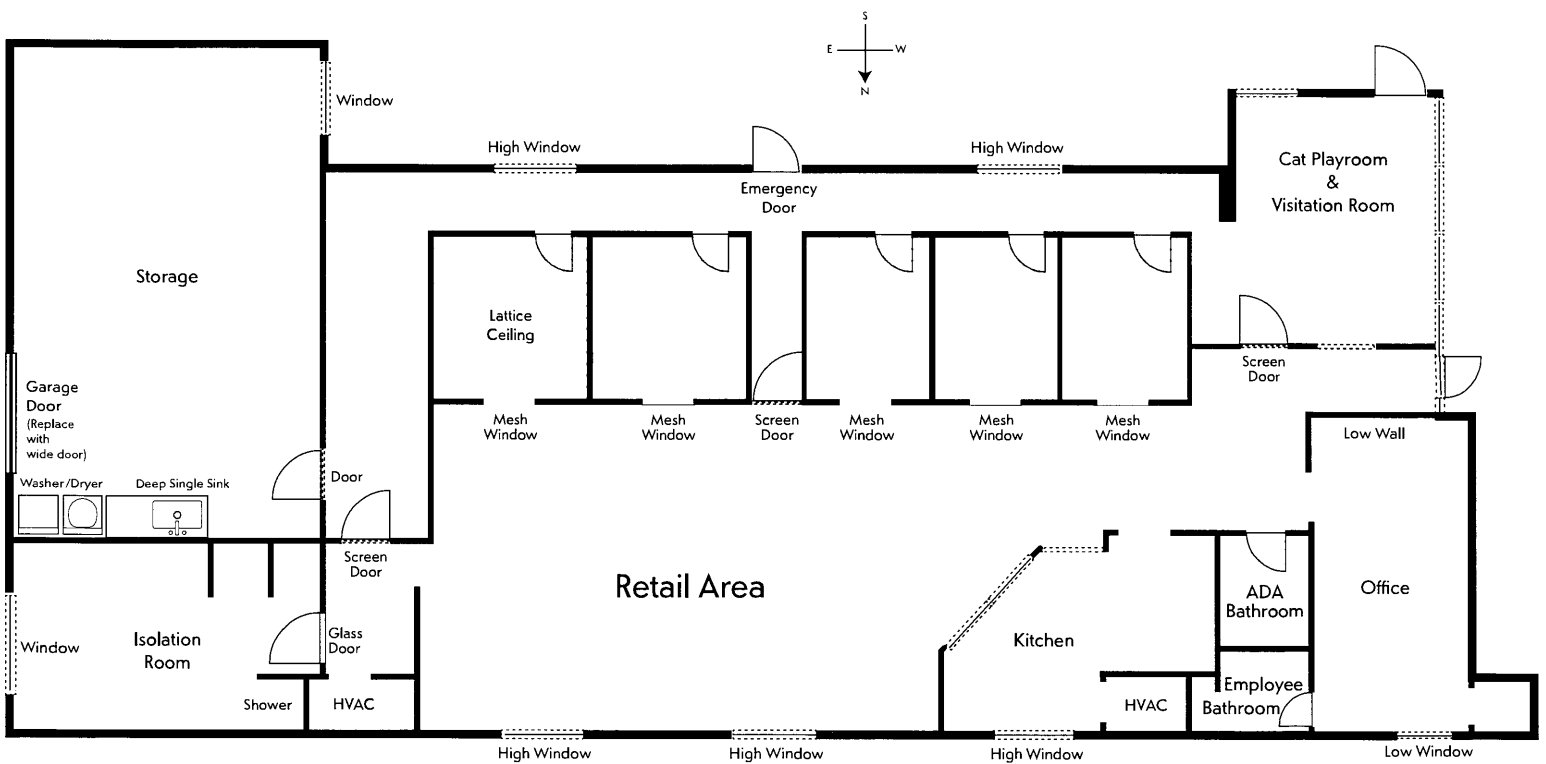




Measurements Are Calculated Digitally And Deemed Highly Reliable But Not Guaranteed.

EXHIBIT
3

10.9



10.10



WHITE SURVEYING COMPANY
 • 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 883-8924

PLAT OF SURVEY

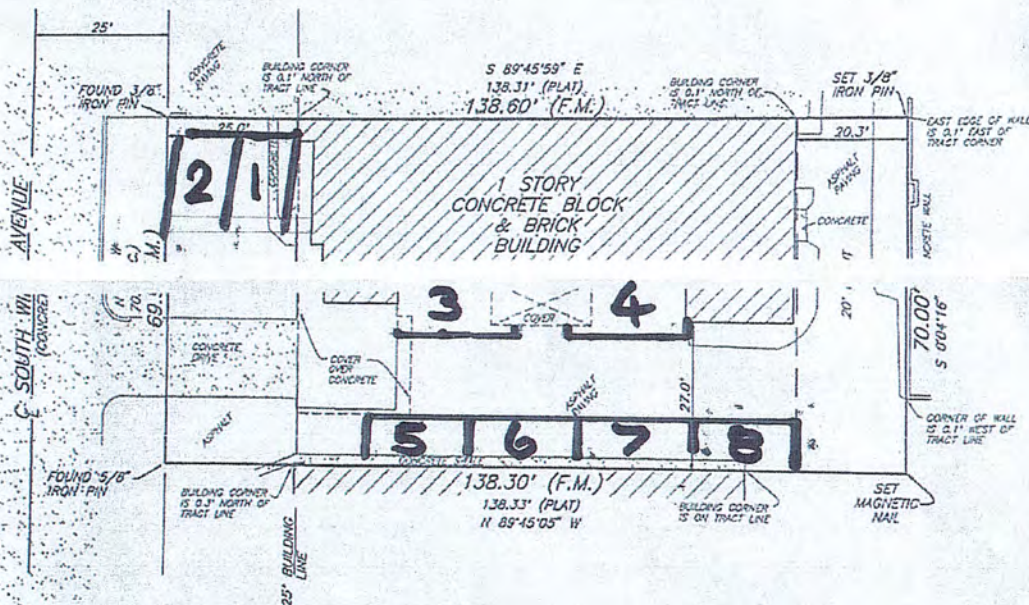
LEGEND
 --- FENCE
 U/E UTILITY EASEMENT
 D/E DRAINAGE EASEMENT
 M/E METERING POINT
 E/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
 BEFORE YOU DIG, CALL 811
 1-800-552-4543

1"=20'
 INVOICE NO. 1 STK 01-4105
 CLIENT: HARLEY C. HUNTER & MARY ELLEN HUNTER
 COMMERCIAL TITLE AND ESCROW SERVICES, INC.
 FILE NO. 01-9125

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED AZIMUTH.
 THE PROPERTY DESCRIBED HEREON IS IN FLOOD ZONE 'X-UNSHADED', AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 405381 0505H, AS LAST REVISED SEPTEMBER 22, 1999.
 ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED IN PRELIMINARY TITLE OPINION, PREPARED BY LINDSEY, SNIDER & CRAW, P.L.L.C., DATED MAY 11, 2001 ARE SHOWN HEREON.

FIELD WORK COMPLETED MAY 24, 2001.

FM = FIELD MEASURED COURSE.
 PLAT = RECORDED PLAT COURSE.
 DESC = DESCRIBED COURSE.



LEGAL DESCRIPTION AS PROVIDED:

THE NORTH SEVENTY (70) FEET OF LOT TWO (2), BLOCK ONE (1), CONWAY PARK, AN ADDITION TO THE CITY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 3105 SOUTH WINSTON AVENUE.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, TONY A. HAYNES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1052, UNDER CERTIFICATE OF AUTHORIZATION NO. 041998, (RENEWAL 8/30/2001) DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF A CAREFUL BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION. WE FURTHER STATE THAT THE ABOVE AND FOREGOING PLAT OF SURVEY ACCURATELY SHOWS THE LOCATION OF THE BOUNDARY CORNERS AND THEIR MONUMENTATION, THE DIMENSIONS OF THE QUANTITIES, THE LOCATIONS OF ALL BUILDINGS ON PERMANENT FOUNDATIONS, ALL RECORDED PLAT EASEMENTS AND BUILDING SETBACK LINES (IF APPLICABLE), AND ALL OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US PRIOR TO THE TIME OF THIS SURVEY THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS PLAT OF SURVEY UNLESS SPECIFICALLY REQUESTED PRIOR TO THE TIME OF THIS SURVEY. OTHER THAN AS SHOWN, THERE ARE NO ENCROACHMENTS FROM ADJOINING PREMISES ONTO THE PROPERTY DESCRIBED HEREON OR ONTO ADJOINING PREMISES FROM THE PROPERTY DESCRIBED HEREON BY VISIBLE PERMANENT IMPROVEMENTS; AND THAT THIS PLAT OF SURVEY IS PREPARED SOLELY FOR THE PARTIES LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION.

WITNESS MY HAND AND SEAL THIS DATE: May 29th, 2001

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1052
 TONY A. HAYNES

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 KT/S/LC:1644 5/29/2001

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