



Board of Adjustment

Staff Report Special Exception BOA-23660

Hearing Date: March 26, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Fetch Auto Parts

Property Owner: CWP Inc

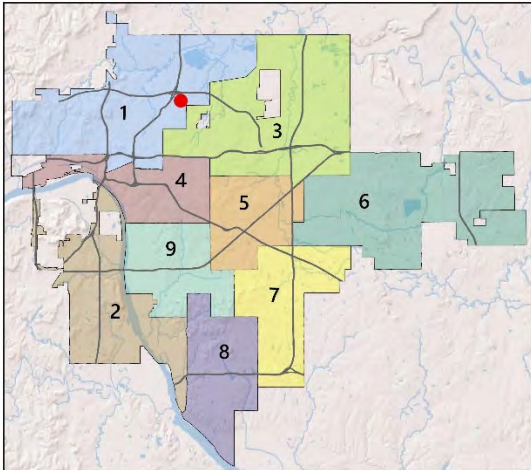
Property Location

2833 E Apache St

Tract Size: ±8.9 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall Harper

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 Junk or Salvage Yard use in an IM district (Sec. 15.020, Table 15-2)

Zoning

Zoning District: IM

Zoning Overlays: None

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment

Small Area Plans: None

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: Secondary Arterial

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: N/A

Tree Canopy Coverage: 30-50%

Parks & Open Space: N/A

Staff Analysis

The applicant is proposing a Special Exception to permit a Junk or Salvage Yard use in an IM district (Sec. 15.020, Table 15-2). Junk or salvage Yards are described as follows:

35.070-D Junk or Salvage Yard

A building or open area where waste, scrap, used or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled, crushed, processed, or handled for reclamation, disposal or other similar purposes, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles.

Relevant Case History

- None

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as employment.

Employment is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

<i>Location</i>	<i>Existing Zoning/Overlay</i>	<i>Existing Land Use Designation</i>	<i>Existing Use</i>
North	RS-3	Employment	Vacant
East	IM	Employment	Light Industrial
South	IM	Employment	Light Industrial
West	IM	Employment	Light Industrial

Small Area Plans

The subject properties are not within a small area plan.

Development 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: Secondary Arterial

Comprehensive Plan Street Designation: None

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: 2500-5000 per lane

Environmental Considerations

Flood Area: The subject property is not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 34%. 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.

Parks & Open Space: N/A

Sample Motion

I move to approve or deny a Special Exception to permit a Junk or Salvage Yard use in an IM 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

Block 1, Mistletoe Industrial District, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

Photos

Case map

Aerial (small scale)

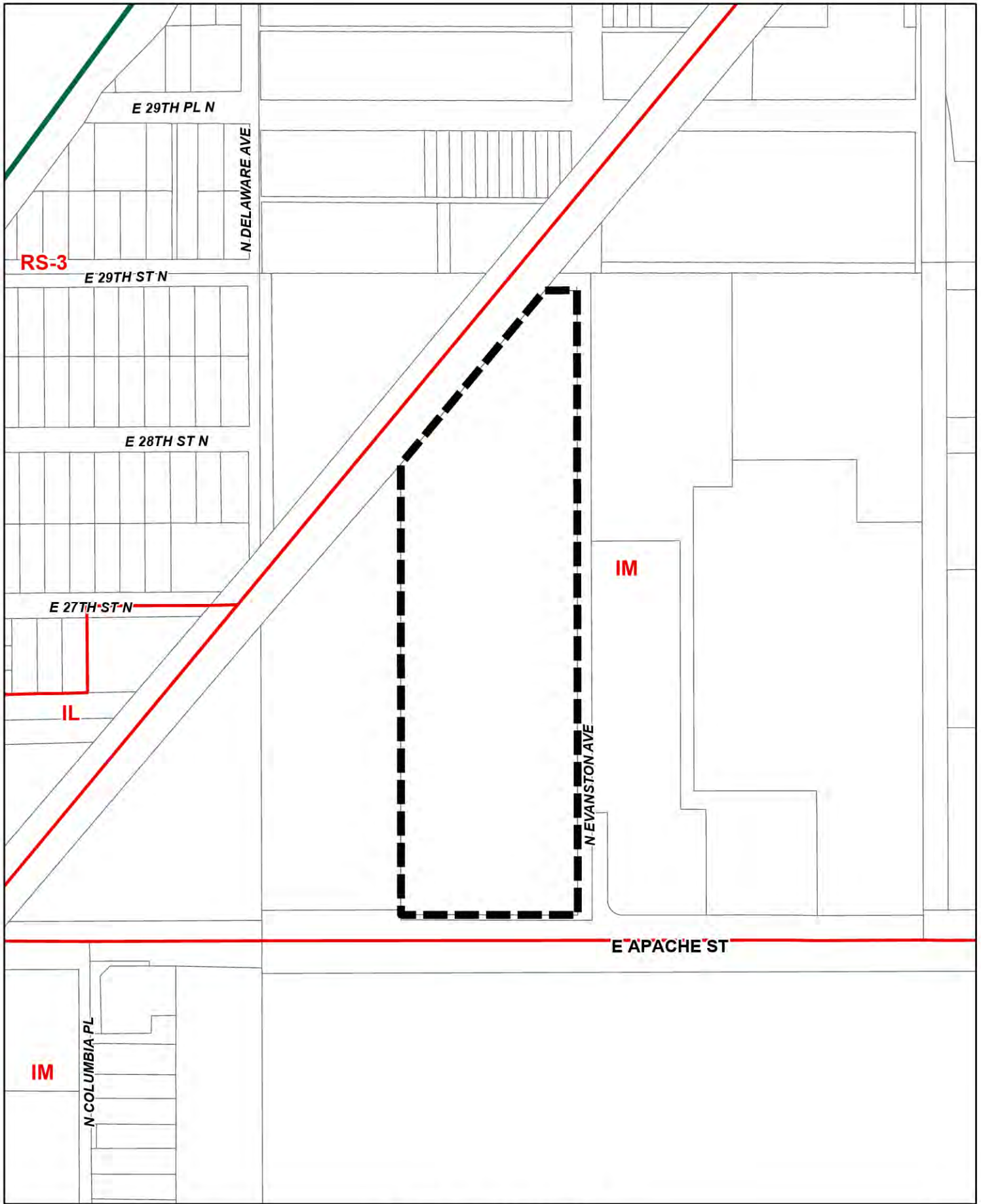
Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

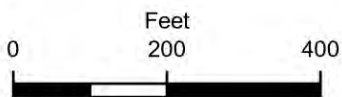
Applicant's exhibits



Subject property in BOA-23660 (Image used from Google Street View)



BOA-23660



14.5



Subject
Tract

Feet
200

400

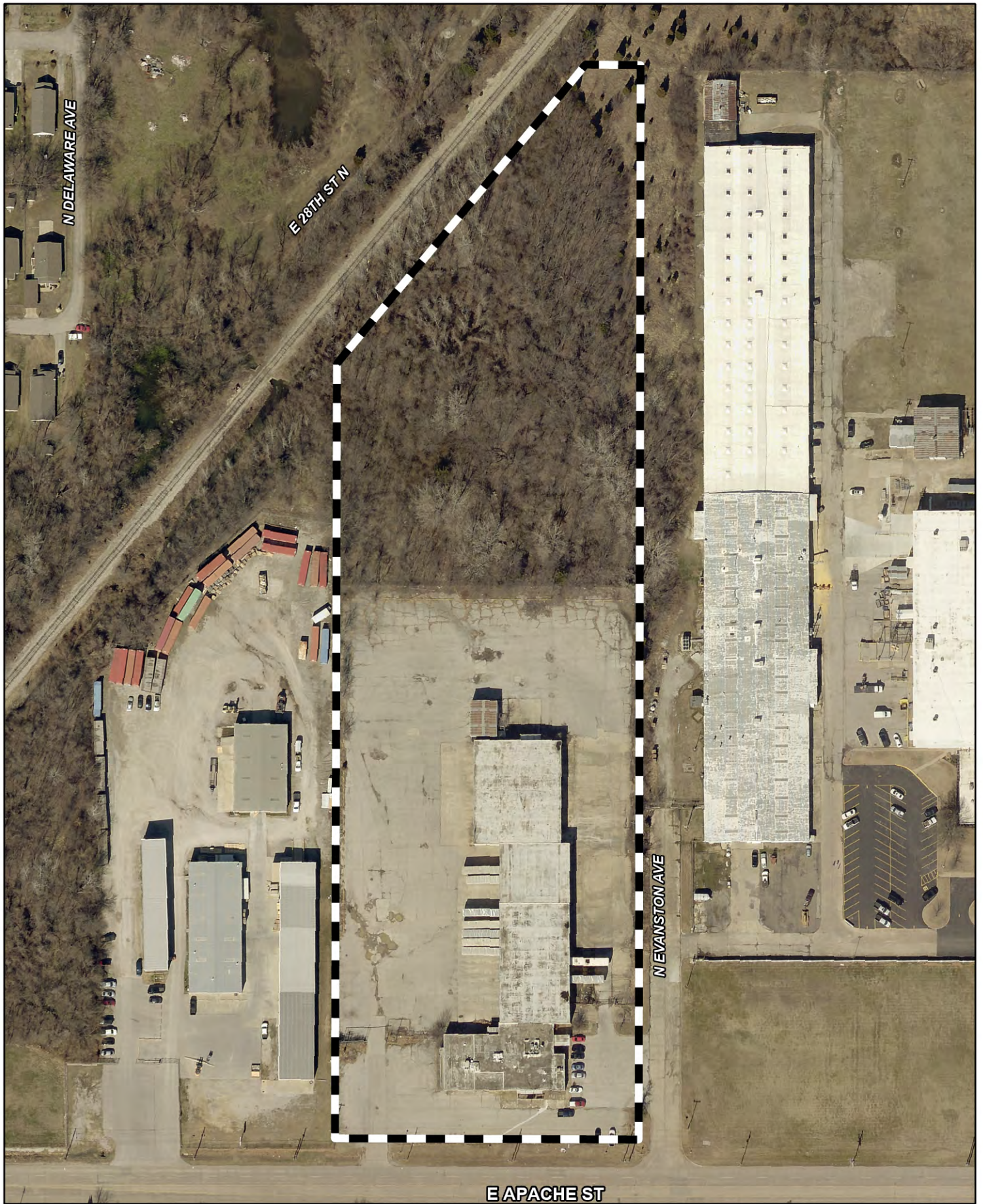
BOA-23660

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

Aerial Photo Date: 2021



14.6



Subject
Tract
Feet

0 100 200

BOA-23660

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

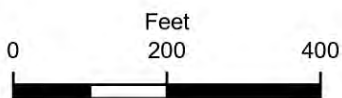
Aerial Photo Date: 2021



14.7



BOA-23660





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

CITY OF TULSA

CORRECTIONS SUMMARY

ZCO-171047-2024 (2833 E APACHE ST N Tulsa Unit_A Tulsa, OK 74110) Markup Summary #1

Note (2)



Subject: Note
Page Label: 1
Author: danabox
Date: 1/29/2024 7:32:02 AM
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40.190-A Junk or salvage yards must be screened from view of abutting streets and all AG, AG-R, R, PK, O, C, CBD, SR, IL and CO zoning districts by the erection and maintenance of a screening wall or fence that is:

1. At least 8 feet in height;
2. Made of wood, metal, or masonry construction;
3. Designed and arranged to provide opaque visual screening;
4. Uniform in height, except in response to significant changes in topography;
5. Constructed with all braces and supports on the interior of the fence or wall;
- and
6. Erected before occupancy of the building or initiation of the junk or salvage yard use.

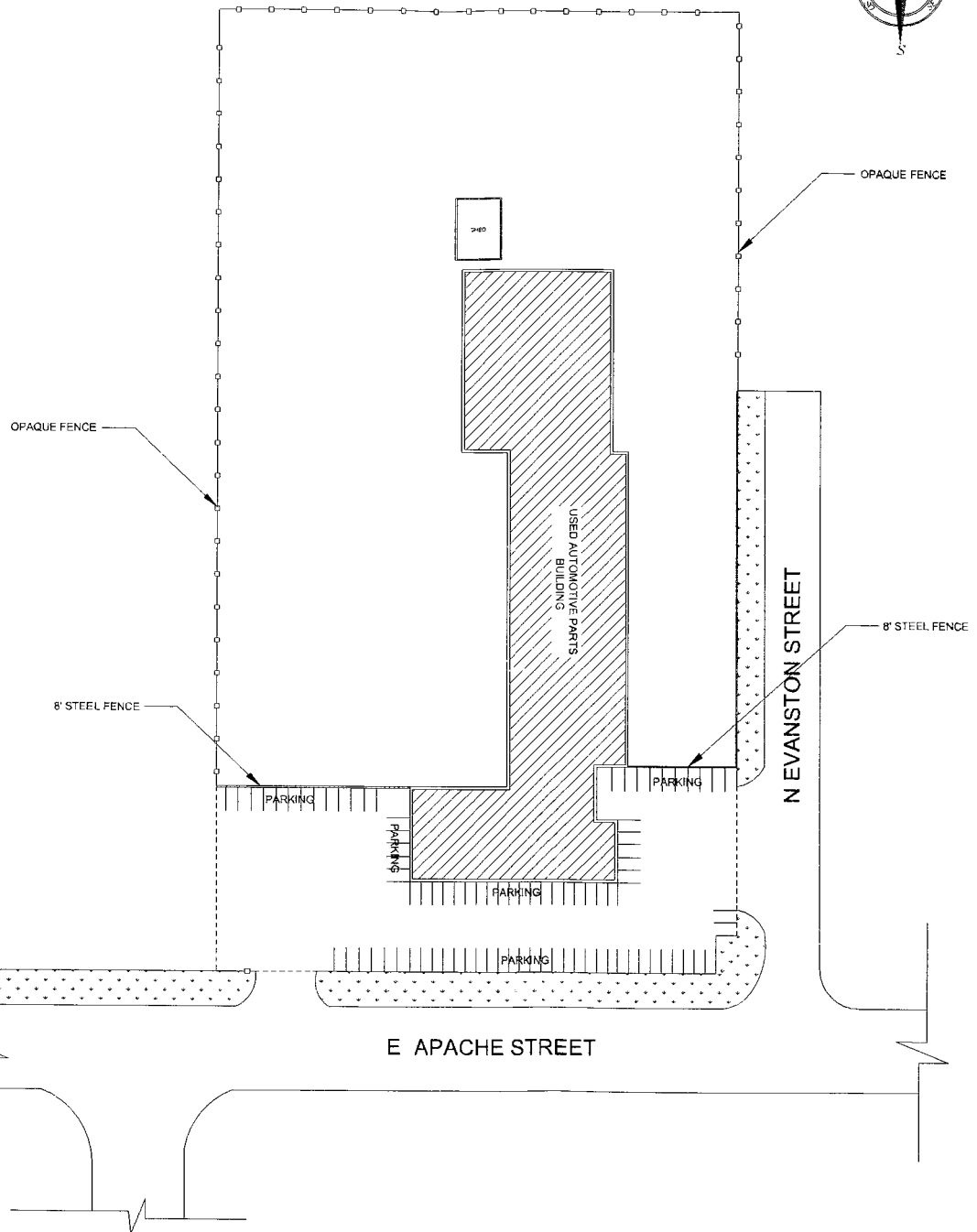
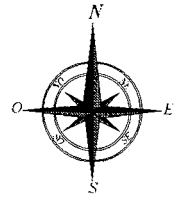
Review Comment: Provide height of fence sections and type of material fence is constructed of. Must meet criteria mentioned in 40.190-A.



Subject: Note
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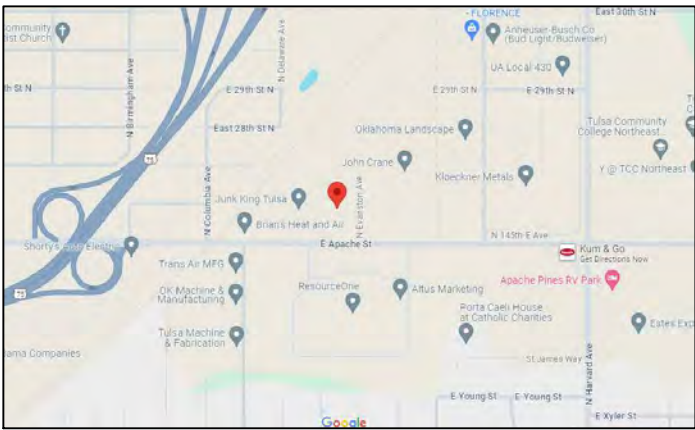
Sec.15.020 Table 15-2: The proposed Auto Dismantler facility is designated a Industrial/Junk or Salvage Yard Use and is located in an IM zoned district. This will require a Special Exception approved by the BOA.

Review comment: Submit an approved BOA Special Exception, reviewed and approved per Sec.70.120, to allow a Industrial/Junk or Salvage Yard Use in an IM zoned district. Contact Austin Chapman at the Board of Adjustment at 918-596-7526 or achapman@cityoftulsa.org for further information.



PROPOSED SITE PLAN

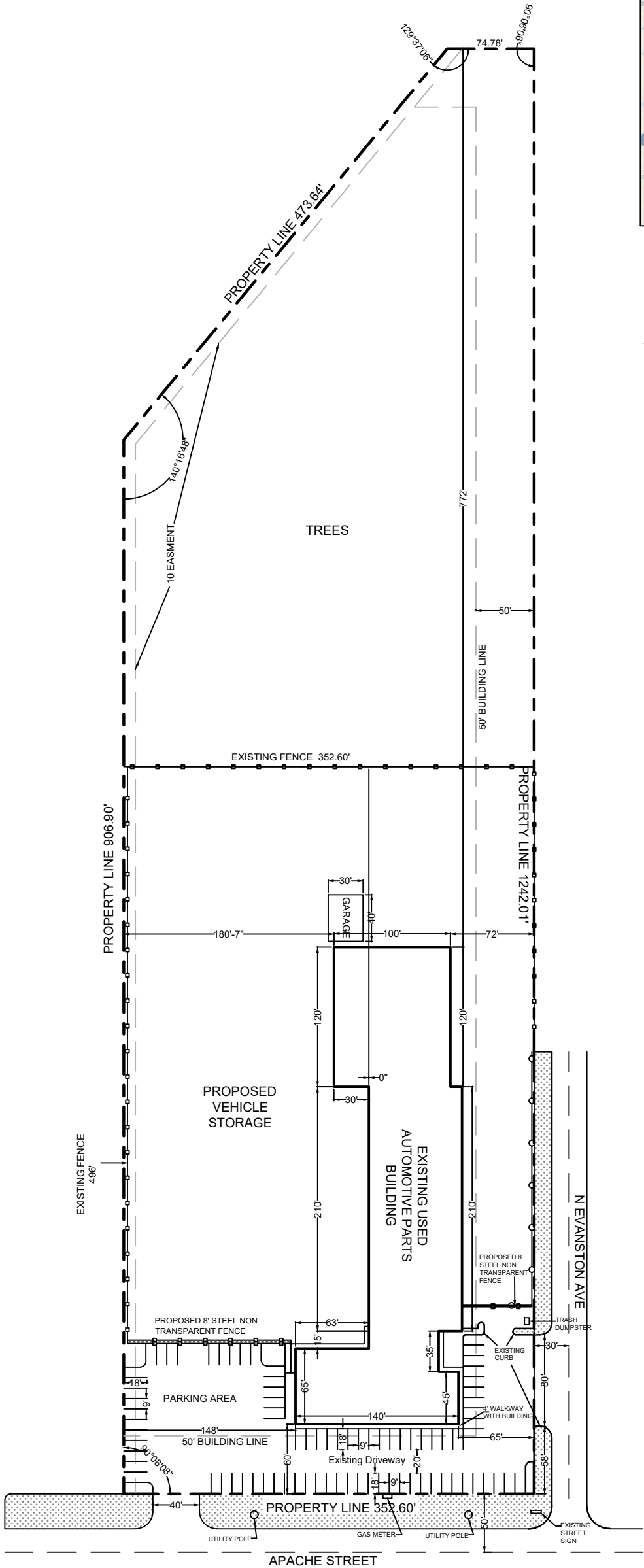
KEY MAP	PROJECT ADDRESS	OWNERS	DRAWING TITLE	SCALE	PAGE
	2833 E Apache St, Tulsa, OK 74110, United States	CWP Inc.	SITE PLAN	S/C=1:100	A3



VICINITY MAP
N.T.S

PROPERTY DETAIL:

ADDRESS: 2833 E Apache St, Tulsa, OK
74110, USA
PROPERTY ID: 1831171
LOT AREA: 9.9 ACRE
BUILDING AREA: 39,660 SQFT
NO OF FLOOR: 1



ARCHITECTURAL SITE PLAN

Scale 1"=100'-0



SIZE A3	1	Sheet	SITE PLAN	Revision	Date	drawn by	issued for

2833 E Apache St, Tulsa, OK
74110, USA

LOT SIZE: 9.9 acres

OWNER:

14.11

SITE PLAN

