



**Board of Adjustment**

**Staff Report  
BOA-23936**

**Hearing Date:** September 9, 2025  
**Prepared by:** Erin Roark  
eroark@cityoftulsa.org  
918-596-7618

**Owner and Applicant Information**

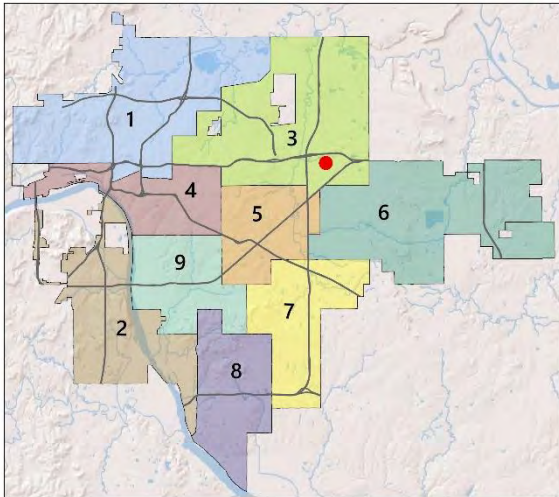
Applicant: Antonio Bernal  
Property Owner: Bernal Properties LLC

**Property Location**

11447 East Admiral Place North  
Tract Size: ±6.31 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 3, Jackie Dutton  
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 Large (greater than 250-person capacity) Indoor Assembly and Entertainment use in the IL district (Section 15.020, Table 15-2).

**Zoning**

Zoning District: IL  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Employment  
Small Area Plans: East Tulsa  
Development Era: Late Automobile Era

**Transportation**

Major Street & Highway Plan: Secondary Arterial  
planitulsa Street Type: N/A  
Transit: Regular Route  
Existing Bike/Ped Facilities: N/A  
Planned Bike/Ped Facilities: Sidewalks, Shared Use Path

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 30-49%  
Parks & Open Space: Clark Park

**Staff Analysis**

The applicant is requesting a special exception to permit a Large (greater than 250-person capacity) Indoor Assembly and Entertainment use in the IL district (Section 15.020, Table 15-2). The proposed use is an event center for large gatherings including birthday parties, life celebrations, reunions, etc.

**Section 15.020 Use Regulations**

Principal uses are allowed in office, commercial and industrial districts in accordance with [Table 15-2](#).

*Table 15-2: O, C and I District Use Regulations*

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
<b>COMMERCIAL</b>												
<b>Assembly and Entertainment</b>												<a href="#">Section 40.040</a>
Indoor gun club	-	-	-	-	S	S	S	S	S	S	S	
Other indoor												
Small (up to 250-person capacity)	-	-	-	-	P[2]	P[2]	P[2]	P[2]	S	S	S	
Large (>250-person capacity)	-	-	-	-	S	S	S	S	S	S	S	

**Relevant Case History**

- BOA-10396, May 10, 1979; The board of adjustment voted to deny a special exception to permit a townhouse development with attached and detached dwellings on individual lots in the CS district.
- BOA-12506, March 24, 1983; The board of adjustment voted to withdraw a variance to permit mobile home duplexes and to approve a variance to permit a maximum of 110 mobile home units, with conditions, per plan.
- BOA-12507, March 24, 1983; The board of adjustment voted to approve a special exception to permit the sale of mobile homes in the CS district.

**Comprehensive Plan Considerations**

**Land Use Plan**

The 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:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	IL, RM-1	Neighborhood	Vacant
East	IL, RM-1	Employment	Commercial
South	CS	Employment, Park & Open Space	Clark Park, Commercial
West	RS-3	Employment	School

**Small Area Plans**

The subject property is located within Phase II of the East Tulsa Neighborhood Implementation 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: East Admiral Place runs parallel to the southeast side of the subject property and is classified as a Secondary Arterial, which has a planned minimum right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: Regular Route 130 runs along East Admiral Place.

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages. The 2015 GO Plan recommends a Shared Use Path along Cooley Creek Trail to the north of the subject property.

Arterial Traffic per Lane: East Admiral Place has an average annual daily traffic (AADT) of 3,939 vehicles per lane.

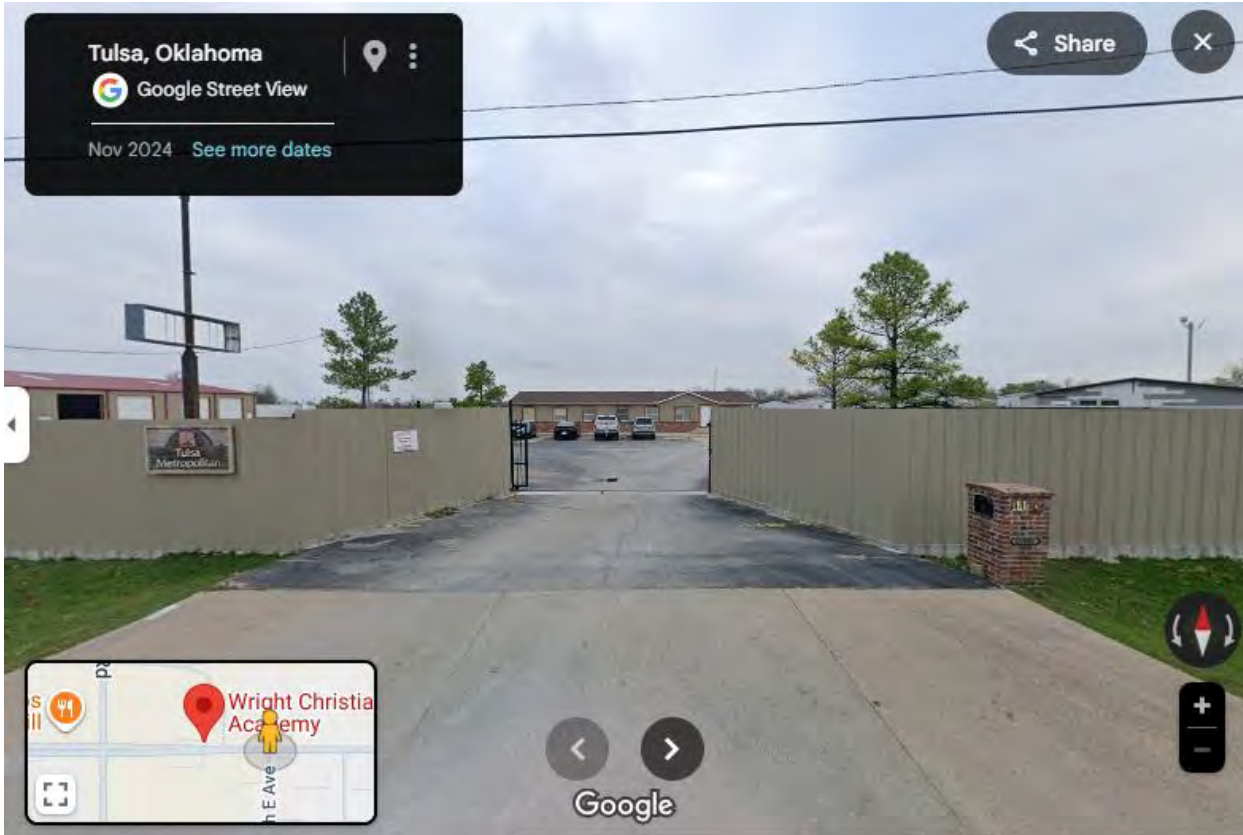
**Environmental Considerations**

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 36%. 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: Clark Park is located adjacent to the south of the subject property.

Site Photos



View north from Admiral Place, November 2024 (Image from Google Street View)

**Sample Motion**

I move to approve or deny a special exception to permit a Large (greater than 250-person capacity) Indoor Assembly and Entertainment use in the IL district (Section 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**

PRT LT 1 BEG SWC LT 1 TH N293.53 NW355.99 E432.65 N30 SE129.57 SE28.59 S248.58 S340.27 W419.50 POB BLK 1, RADISON ACRES, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

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



244

412

E CAMERON ST

E RECONCILIATION WAY

E ARCHER PL

E ARCHER ST

N GARNETT RD

E ADMIRAL PL

E ARCHER ST

N 120TH AVE

N 121ST AVE

S GARNETT RD

S 117TH AVE

S 119TH AVE

E 1ST ST S

E 1ST ST S

S 120TH AVE

E 2ND PL S

S 117TH AVE

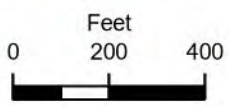
S 118TH AVE

S 119TH AVE

E 2ND ST S

E 3RD ST S

E 3RD ST S



Subject Tract

**BOA-23936**

19-14 05

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

Aerial Photo Date: 2025

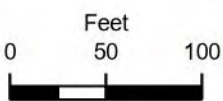


6.6



E ADMIRAL PL

S 117TH AVE



Subject Tract

**BOA-23936**

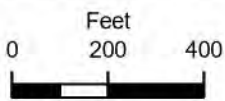
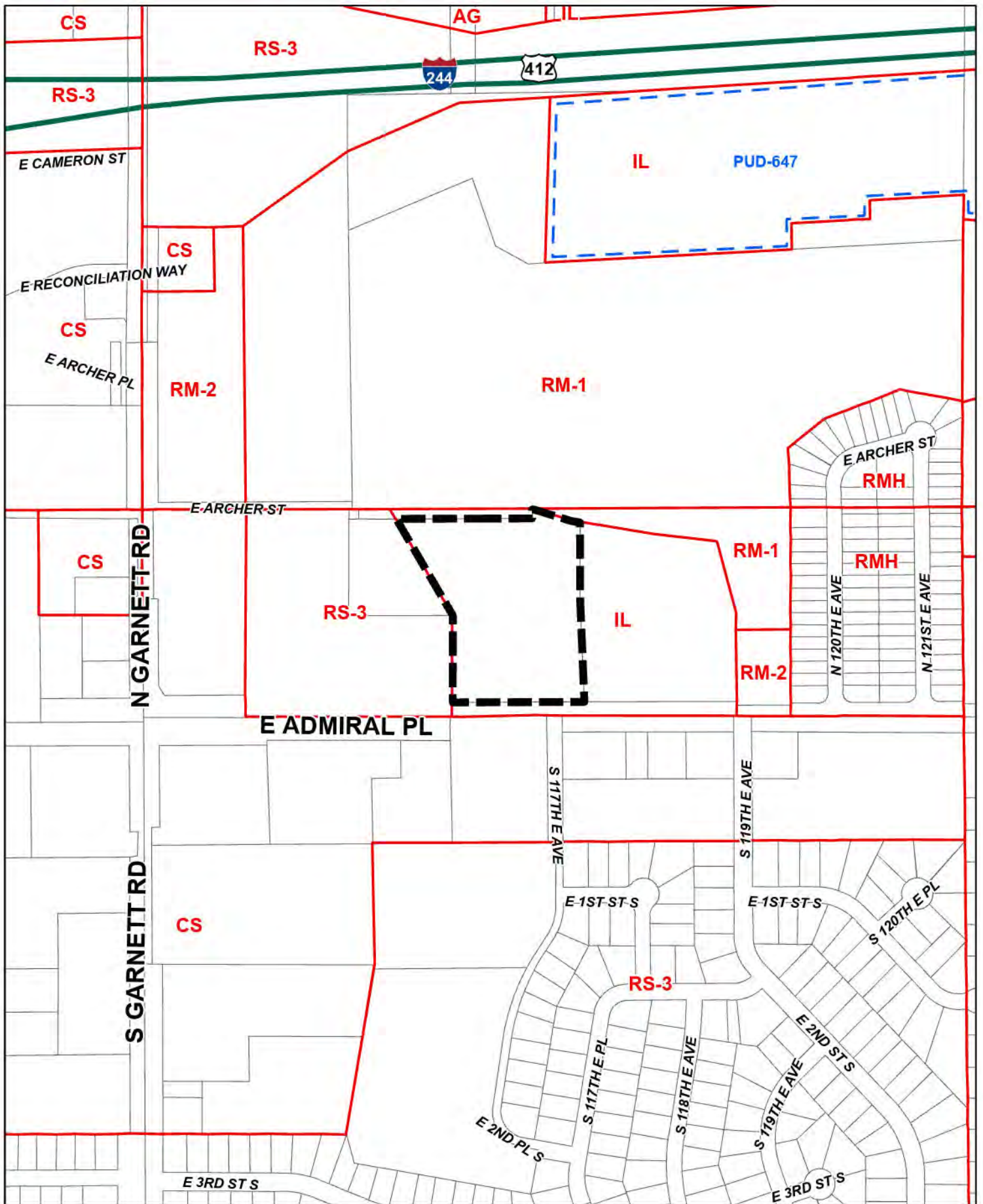
19-14 05

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

Aerial Photo Date: 2025



6.7



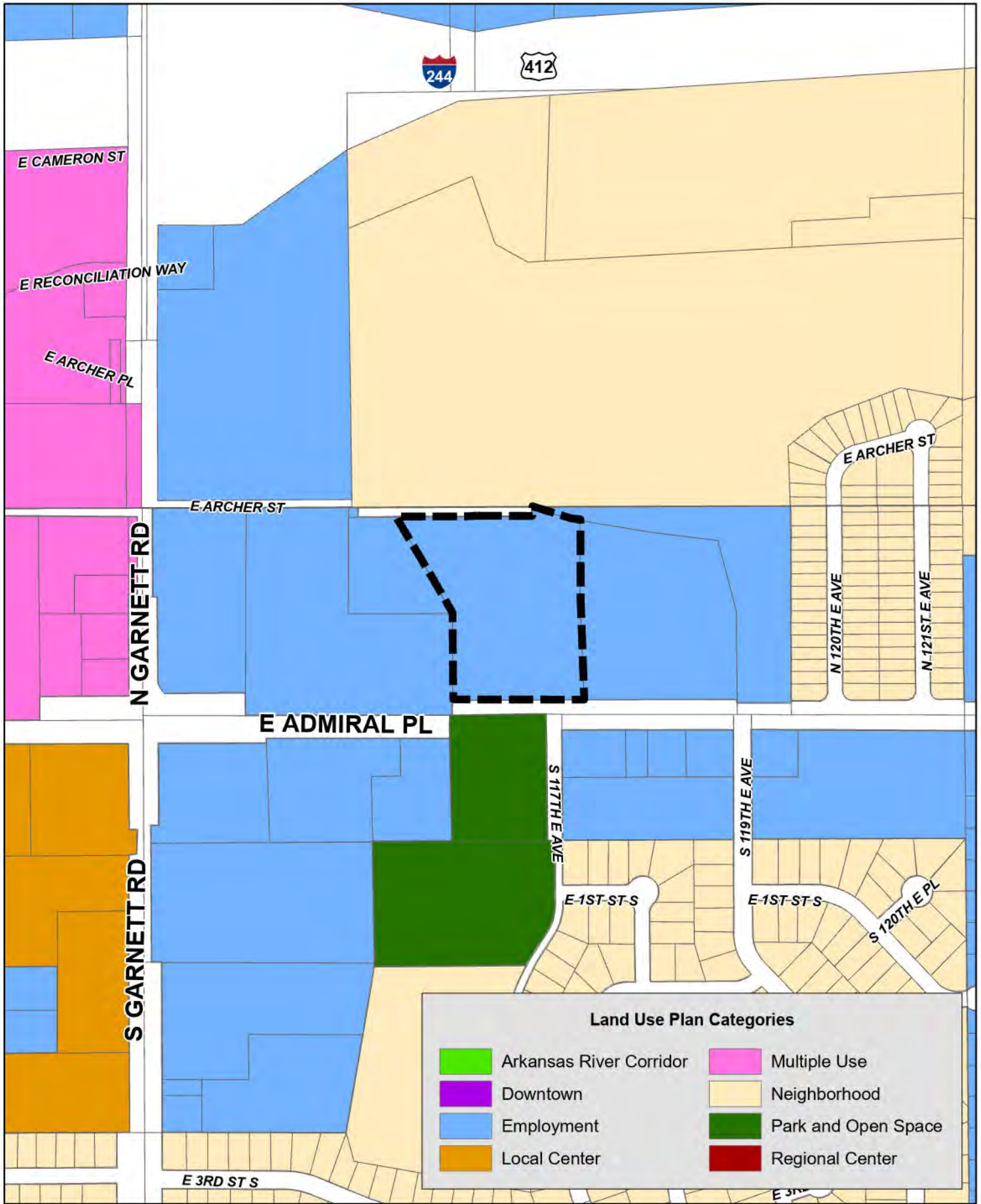
 Subject Tract

**BOA-23936**

19-14 05



6.8



E CAMERON ST

E RECONCILIATION WAY

E ARCHER PL

E ARCHER ST

N GARNETT RD

E ADMIRAL PL

S GARNETT RD

S 117TH AVE

S 119TH AVE

N 120TH AVE

N 121ST AVE

E ARCHER ST









E 1ST ST S

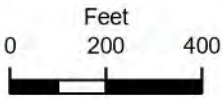
E 1ST ST S

S 120TH E PL

E 3RD ST S

**Land Use Plan Categories**

 Arkansas River Corridor	 Multiple Use
 Downtown	 Neighborhood
 Employment	 Park and Open Space
 Local Center	 Regional Center



 Subject Tract

**BOA-23936**

19-14 05



6.9

## Special Exceptions

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The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Below, explain how your requests satisfy these conditions:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code; and

The area is mostly an industrial area w/ several small business surrounding the property. The events will be family orientated consisting mostly of birthday parties, life celebrations and re-unions. Event schedules will not create a burden on traffic flow or hold late hours outdoors.

2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Events will be housed inside a building, any noise from event will be contained inside the structure.

### Conditions

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

**If your application is approved, you will likely need additional permits.**

Call 918.596.9456 to speak with the Permit Center or Development Services Plans Review.

**CODE COMPLIANCE INFORMATION**

<b>OCCUPANT LOAD</b>	
FIXED TABLE & CHAIRS 312 TOTAL SEATS	= 312 OCCUPANTS
OFFICE / CATERING / STORAGE 385 SQFT. (OFC) 1/100	= 3.85 OR 4 OCCUPANTS
<b>TOTAL OCCUPANTS FOR BUILDING</b>	<b>= 316 OCCUPANTS</b>

<b>PARKING (TULSA ZONING CODE CHAPTER 55) = 36 TOTAL</b>	
<b>NOTE:</b>	
PROPERTY IS INTENDED TO PROVIDE AN ASSEMBLY VENUE FOR BIRTHDAYS, WEDDINGS & FAMILY REUNIONS.	
COMMERCIAL: ASSEMBLY & ENTERTAINMENT OTHER ASSEMBLY (INDOOR)	
8,000 SQFT. / 1000 = 8 x 3.75 = 30 SPACES	
64 STD, 4 HC & 2 VAN HC PROVIDED	

**PLUMBING FIXTURE CALCULATIONS:**  
 316 OCCUPANTS: 158 MEN / 158 WOMEN  
 WC 1/75 = 158 / 75 = 2.1 REQUIRED PER - 5 WOMEN & 3 MEN PROVIDED  
 LV 1/200 = 158/200 = .8 REQUIRED PER - 3 WOMEN & 3 MEN PROVIDED  
 DF 1 REQUIRED - 2 PROVIDED (ADA HI/LO)  
 SS 1 REQUIRED - 1 PROVIDED



**BUILDING INFORMATION:**  
 PROPERTY ZONED: JL  
 BUILDING TYPE OF CONSTRUCTION: TYPE 2B, FULLY SPRINKLERED  
 BUILDING OCCUPANCY: USE = A-2  
 BUILDING AREA: 8,000 SQFT  
 PROJECT: NEW ASSEMBLY VENUE  
 ADDRESS: 11447 E. ADMIRAL PLACE  
 TULSA, OKLAHOMA 74116  
 OWNER: BERNAL PROPERTIES LLC  
 6934 E. 11TH ST.  
 TULSA, OKLAHOMA 74112

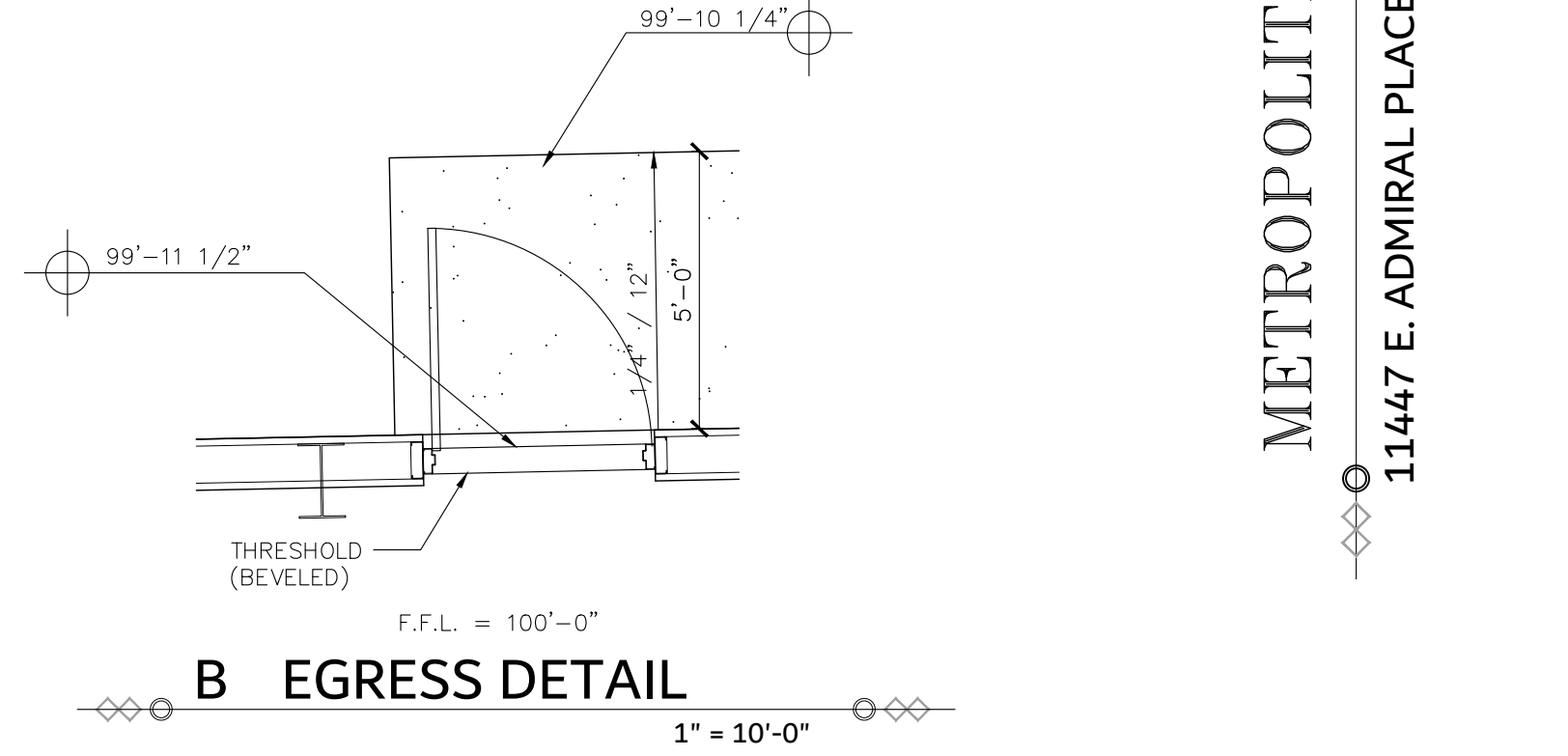
BUILDING FUNCTION: INDOOR ASSEMBLY VENUE  
 BUILDING CODES: ICC INTERNATIONAL BUILDING CODE 2018  
 FIRE CODE: ICC INTERNATIONAL FIRE CODE 2018  
 MECHANICAL CODES: ICC INTERNATIONAL MECHANICAL CODE 2018  
 PLUMBING CODES: ICC INTERNATIONAL PLUMBING CODE 2018  
 ELECTRICAL CODES: NFPA NATIONAL ELECTRICAL CODE 2020  
 PREVIOUS USE: SITE WAS USED FOR SALES / REPAIRS OF MANUFACTURED HOMES. YARD WAS USED AS DISPLAY AREA.  
 BUILDING TO BE FULLY SPRINKLERED PER NFPA 13  
 BUILDING TO BE PROTECTED BY A FULLY FUNCTIONING FIRE MANUAL FIRE ALARM SYSTEM CONNECTED TO THE SUPPRESSION SYSTEM.

**INDEX OF DRAWINGS**

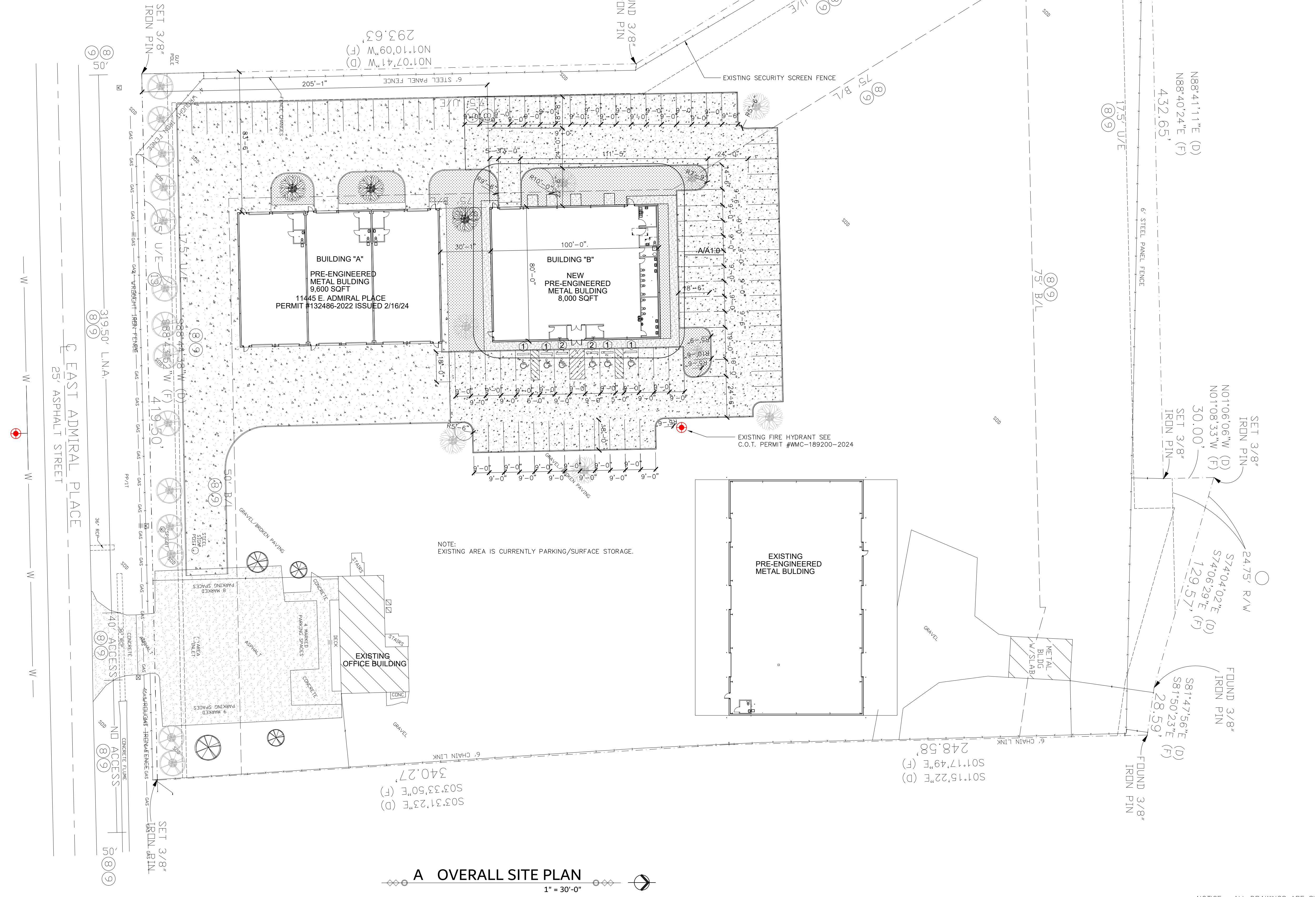
SURVEY	
A0.0	SITE PLAN
A1.1	FLOOR PLAN / SCHEDULES / ENLARGED PLAN
A1.2	REFLECTED CEILING PLAN / ROOF PLAN
A1.3	ENLARGED RR PLANS / ELEVATIONS
A2.1	EXTERIOR ELEVATIONS / BUILDING SECTION
PM1.1	PLUMBING / MECHANICAL PLANS
EL1.1	ELECTRICAL / LIGHTING PLANS
C1.0	SITE GRADING / DRAINAGE PLAN
L1.0	LANDSCAPING PLAN
S1.0	STRUCTURAL NOTES / STATEMENT OF SPECIAL INSP.
S2.0	STRUCTURAL FOUNDATION PLAN
PEMB-1	GENERAL NOTES
PEMB-2	ANCHOR BOLT PLAN & DTLS
PEMB-3	ANCHOR BOLT DTLS
PEMB-4	ANCHOR BOLT REACTIONS
PEMB-5	KEY PLAN
PEMB-6	ROOF FRAMING
PEMB-7	ROOF SHEATHING
PEMB-8	RIGID FRAME ELEVATION
PEMB-9	RIGID FRAME ELEVATION
PEMB-10	RIGID FRAME ELEVATION
PEMB-11	RIGID FRAME ELEVATION
PEMB-12	WIND BENT ELEVATION
PEMB-13	WIND BENT ELEVATION
PEMB-14	END WALL FRAMING
PEMB-15	END WALL FRAMING
PEMB-16	SIDE WALL FRAMING
PEMB-17	SIDE WALL FRAMING
PEMB-18	PARTITION FRAMING

**LEGAL DESCRIPTION**  
 A TRACT OF LAND BEING A PART OF LOT ONE (1), BLOCK ONE (1), RADISON ACRES, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5321. SEE SURVEY.

- NOTES**
- ANSI COMPLIANT "HANDICAP PARKING ONLY" SIGNAGE MOUNTED ON FACE OF BUILDING
  - ANSI COMPLIANT "VAN ACCESSIBLE PARKING ONLY" SIGNAGE MOUNTED ON FACE OF BUILDING



**B EGRESS DETAIL**  
 1" = 10'-0"  
 ADDM "A" 07/26/2025

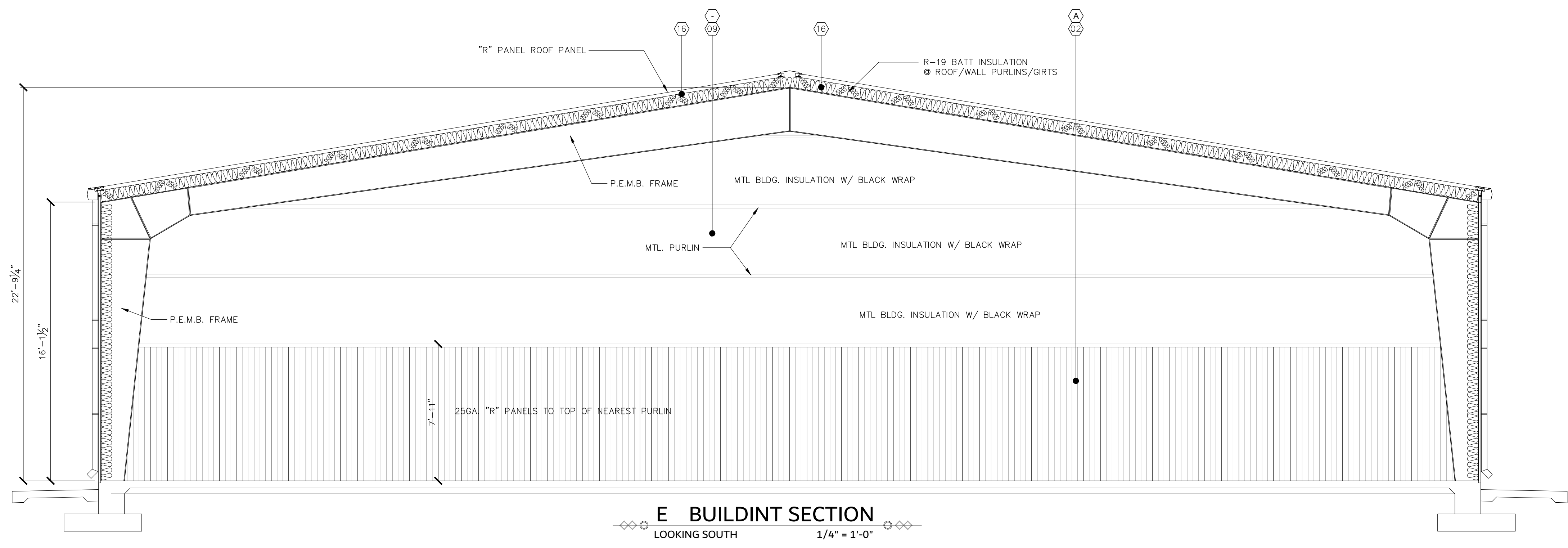


**A OVERALL SITE PLAN**  
 1" = 30'-0"

KEITH D. ROBERTSON ARCHITECT A.I.A. PLLC  
 METROPOLITAN EVENT CENTER  
 11447 E. ADMIRAL PLACE  
 Tulsa, Oklahoma  
 4073 SW. BLVD. (OLD ROUTE 66 HWY.) P.O. BOX 9829  
 TULSA, OKLAHOMA 74117  
 TEL: 918-749-3510 FAX: 918-446-3276



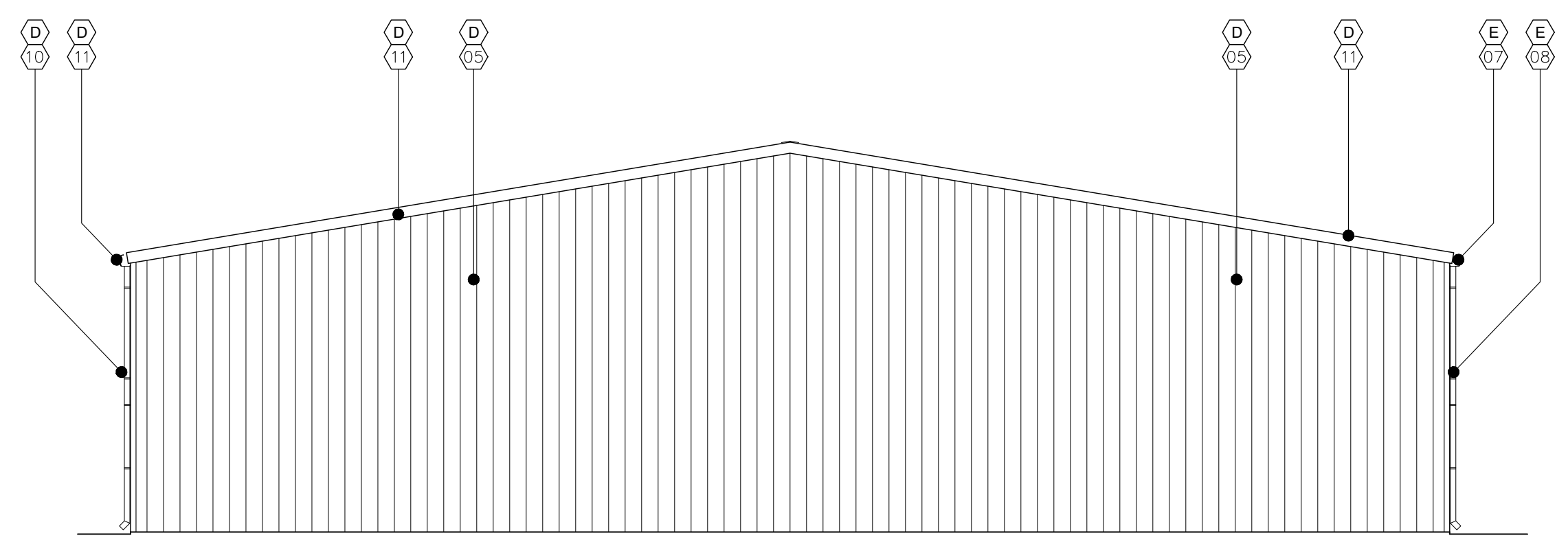
07/26/2025



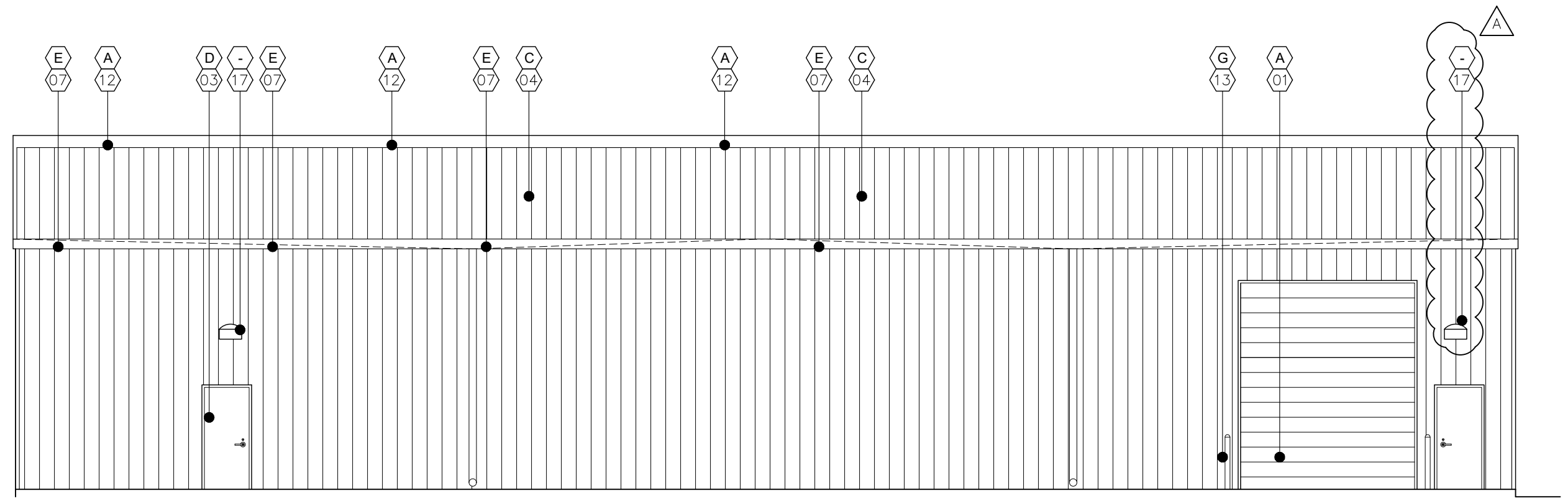
**KEYNOTES**

- ① COLOR (IF APPLICABLE)
- ② MATERIAL
- ① OVERHEAD COILING DOOR
- ② METAL "R" INTERIOR PANEL
- ③ HOLLOW METAL DOOR; PRIME & PAINT
- ④ METAL ROOF "R" PANEL
- ⑤ METAL SIDING "R" PANEL
- ⑥ METAL TRIM (PANEL/PANEL)
- ⑦ METAL GUTTER
- ⑧ METAL DOWNSPOUT
- ⑨ INTERIOR PEMB INSULATION (BLACK)
- ⑩ METAL TRIM (OUTSIDE CORNER)
- ⑪ METAL TRIM (RAKE)
- ⑫ METAL TRIM (RIDGE CAP)
- ⑬ 4" PIPE BOLLARD (CONC. FILLED)
- ⑭ NOT USED
- ⑮ ALUM. ENTRY DOOR/GLAZING
- ⑯ R-19 BATT UNSUL (SEALED)
- ⑰ EMERG. EXIT LIGHT

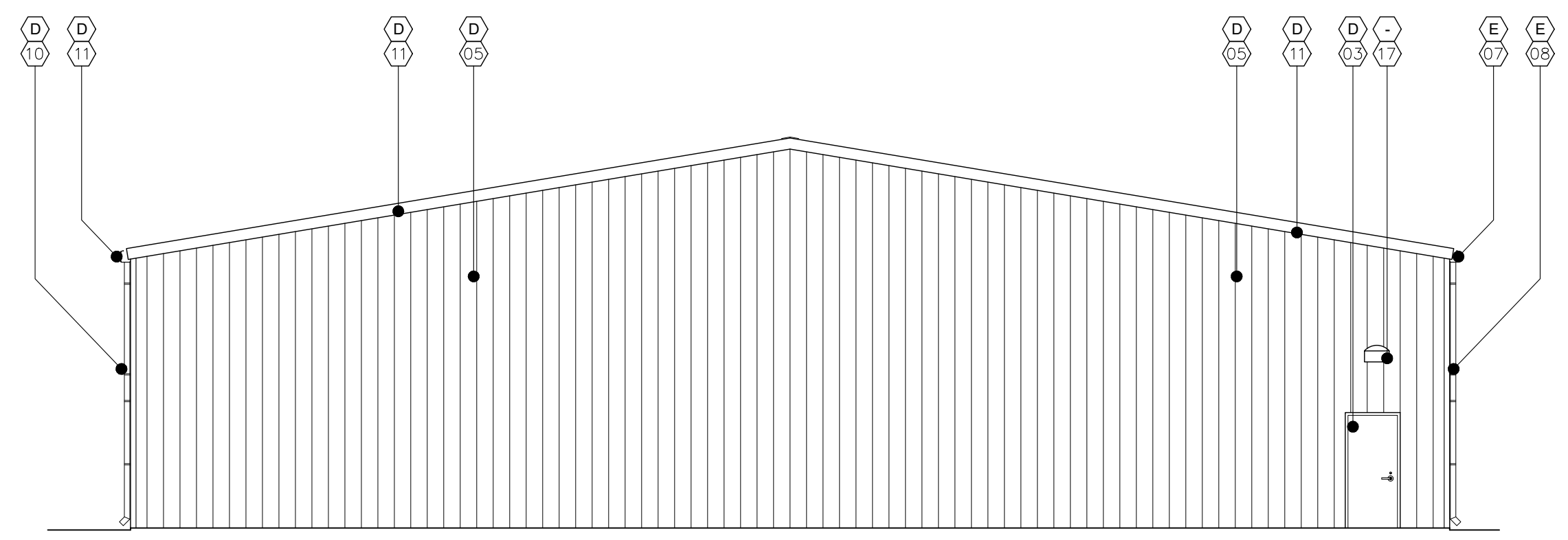
**E BUILDING SECTION**  
LOOKING SOUTH  
1/4" = 1'-0"



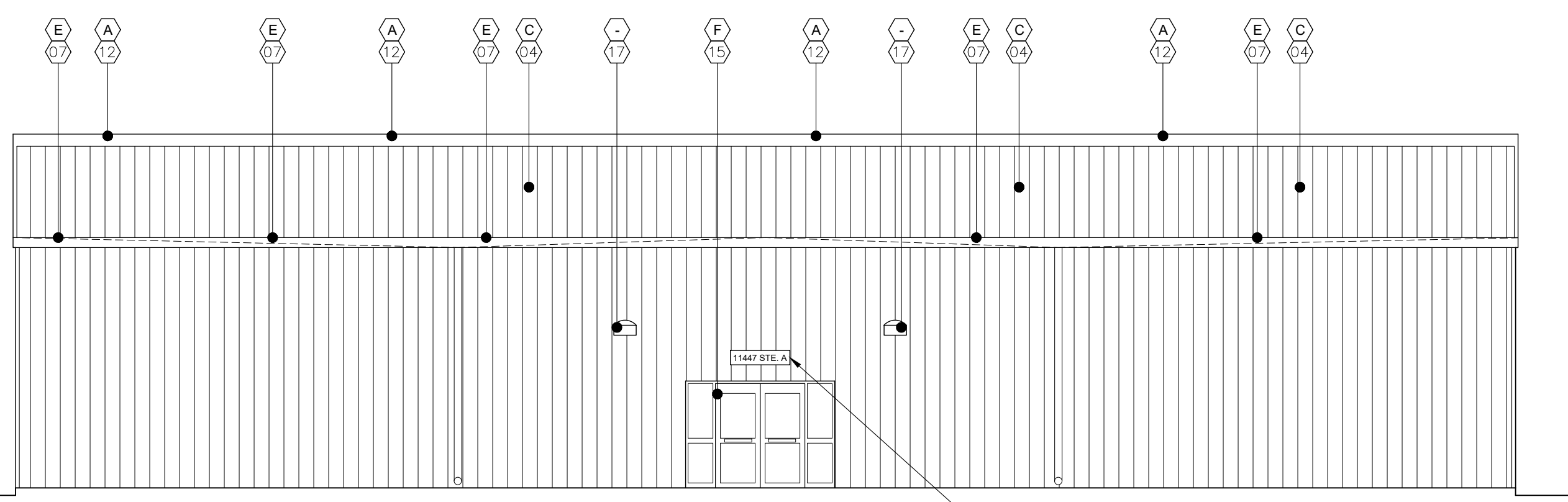
**D NORTH ELEVATION**  
LOOKING SOUTH  
1/8" = 1'-0"



**C WEST ELEVATION**  
LOOKING EAST  
1/8" = 1'-0"



**B SOUTH ELEVATION**  
LOOKING NORTH  
1/8" = 1'-0"



**A EAST ELEVATION**  
LOOKING WEST  
1/8" = 1'-0"

**EXTERIOR ELEVATIONS  
BUILDING SECTION**

KEITH D. ROBERTSON ARCHITECT A.I.A. PLLC

METROPOLITAN EVENT CENTER

4073 SW. BLVD. (OLD ROUTE 66 HWY.), P.O. BOX 9829  
TULSA, OKLAHOMA 74117  
TEL: 918-749-3510 FAX: 918-446-3276

Tulsa, Oklahoma

11447 E. ADMIRAL PLACE

06/10/2025

PRES-B

**A2.1**

ADDM "A" 07/26/2025

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DEVELOPMENT SERVICES

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

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY

BLDC-217705-2025 (11447 E ADMIRAL PL N Unit\_A Tulsa, OK 74116) Markup Summary #2

Zoning BLDC-217705-2025 (1)



**Subject:** Zoning BLDC-217705-2025  
**Page Label:** 6  
**Author:** Jeffrey Bush  
**Date:** 8/1/2025 2:24:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Section 15.020 Table 15-2

Review Comment: Your proposed use is considered a Commercial/Assembly and Entertainment/Other Indoor/Large (greater than 250-persons and according to Table 15-2 or the Tulsa Zoning Code a Special Exception is required. Please submit special exception paperwork as a revision to this permit. Contact the Tulsa Planning office at 918-814-1614 or [Planning@cityoftulsa.org](mailto:Planning@cityoftulsa.org)

613