



Board of Adjustment

**Staff Report
BOA-23975**

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

Owner and Applicant Information

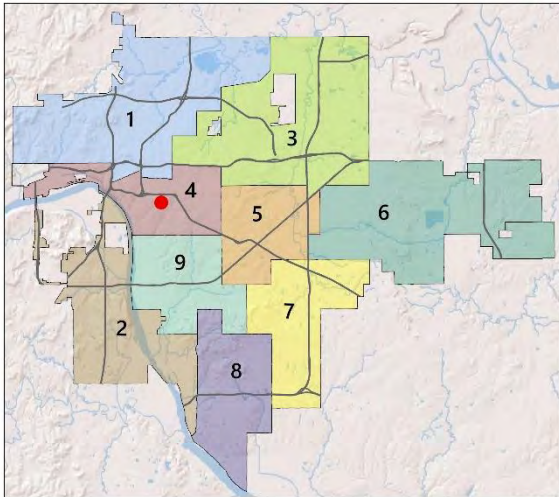
Applicant: Nathalie Cornett, Eller & Detrich, P.C.
Property Owner: 15th and Utica, LLC

Property Location

1724 East 15th Street South
Tract Size: ±0.16 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis
County Commission: District 2, Lonnie Sims

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 allow a Personal Improvement Service use in the OL district (Section 15.020, Table 15-2).

Zoning

Zoning District: OL
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use
Small Area Plans: Utica Midtown Corridor
Development Era: Streetcar Era

Transportation

Major Street & Highway Plan: Urban Arterial
planitulsa Street Type: Main Street
Transit: N/A
Existing Bike/Ped Facilities: Sidewalks
Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A
Tree Canopy Coverage: 0-9%
Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a special exception to allow a Personal Improvement Service use in the OL district (Section 15.020, Table 15-2). The proposed use is an existing hair salon that was permitted in case BOA-22076 with a 10-year time limit that will elapse in May 2026.

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
Subcategory												
Specific use												
Commercial Service												Section 40.080
Building service	-	-	-	-	S	P	P	P	P	P	P	
Business support service	-	-	-	-	P	P	P	P	P	P	P	Section 40.300
Consumer maintenance/repair service	-	-	-	-	P	P	P	P	P	P	P	
Personal improvement service	S	S	S	S	P	P	P	P	P	P	P	

Relevant Case History

- BOA-12323, December 16, 1982; The board of adjustment approved a variance of the FAR and a variance of the street setback from East 15th Street South.
- BOA-22076, May 24, 2016; The board of adjustment granted a special exception to allow a salon in the OL district, with approval set to expire May 24, 2026.

Comprehensive Plan Considerations

Land Use Plan

The 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	OL	Multiple Use	Medical Office
East	OL, PUD-614	Multiple Use	Medical Office
South	RS-3, OL, PK, CH, HP, PUD-708, PUD-708-A	Multiple Use	Financial Institution
West	RS-3, OL, PK, CH, HP PUD-708, PUD-708-A	Multiple Use	Financial Institution

Small Area Plans

The subject property is located within the Utica Midtown Corridor small area plan.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability,

bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: East 15th Street South runs parallel to the north side of the subject property and is classified as a Urban Arterial, which has a planned minimum right-of-way width of 70 feet.

Comprehensive Plan Street Designation: East 15th Street South is designated as a Main Street. Main Streets are the streets whose land uses have maintained their historic or urban characteristics. Buildings have minimal setbacks, pedestrian infrastructure is safe and comfortable, and many buildings have a mix of uses, whether multiple storefronts, or a combination of retail and residential on different floors of the building. On-street parking, bicycle lanes, pedestrian islands, and curb extensions are used to slow traffic to a speed that is safe for pedestrians and cyclists. These streets are prime candidates for economic development and community development investment efforts.

New construction and renovations of existing properties should be consistent with the existing character of the Main Street, and maintain a high degree of pedestrian accessibility. Setbacks should be minimal, and parking should be located on the street, on the side of a building, or behind the building. Uses should be predominantly mixed-use, commercial, or higher density residential. Connectivity should be maintained to surrounding neighborhoods, but transitions between Main Street and Neighborhood areas should be considerate of potential compatibility issues, such as noise, light, and parking. Interactions between Main Streets and neighborhoods should be identified and mitigated, but should not cause a decrease in quality of either environment.

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are present along street frontages.

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: East 15th Street South has an average annual daily traffic (AADT) of 3,343 vehicles per lane.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 7%. 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

Site Photos



View south from East 15th Street South, March 2025 (Image from Google Street View)

Sample Motion

I move to approve or deny a special exception to allow a Personal Improvement Service use in the OL 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): _____.

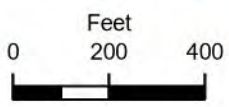
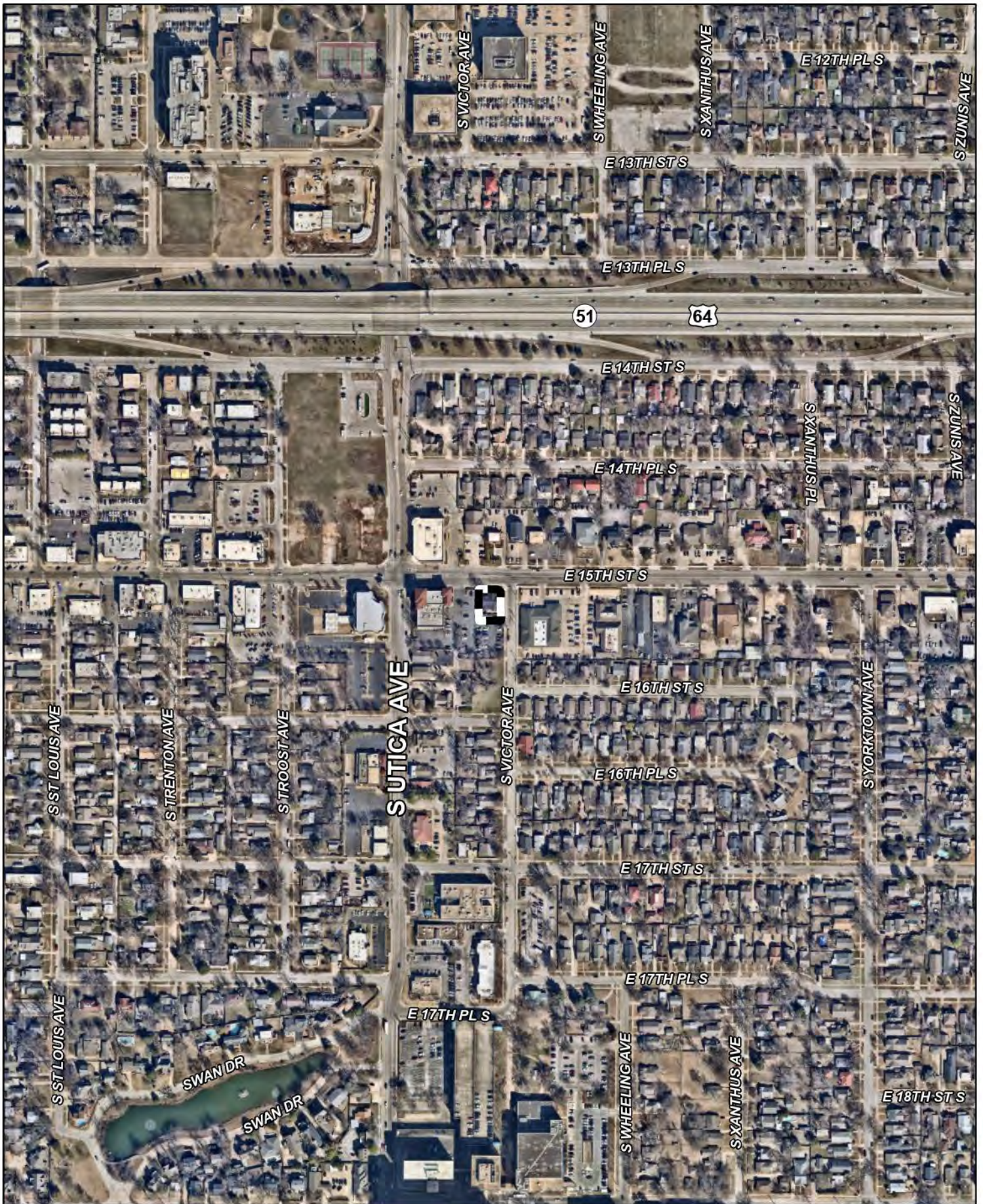
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

E/2 LTS 1 & 2 LESS BEG NEC LT 1 TH S7 NW11.41 E9 POB BLK 1, ORCUTT ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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



 Subject Tract

BOA-23975

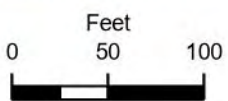
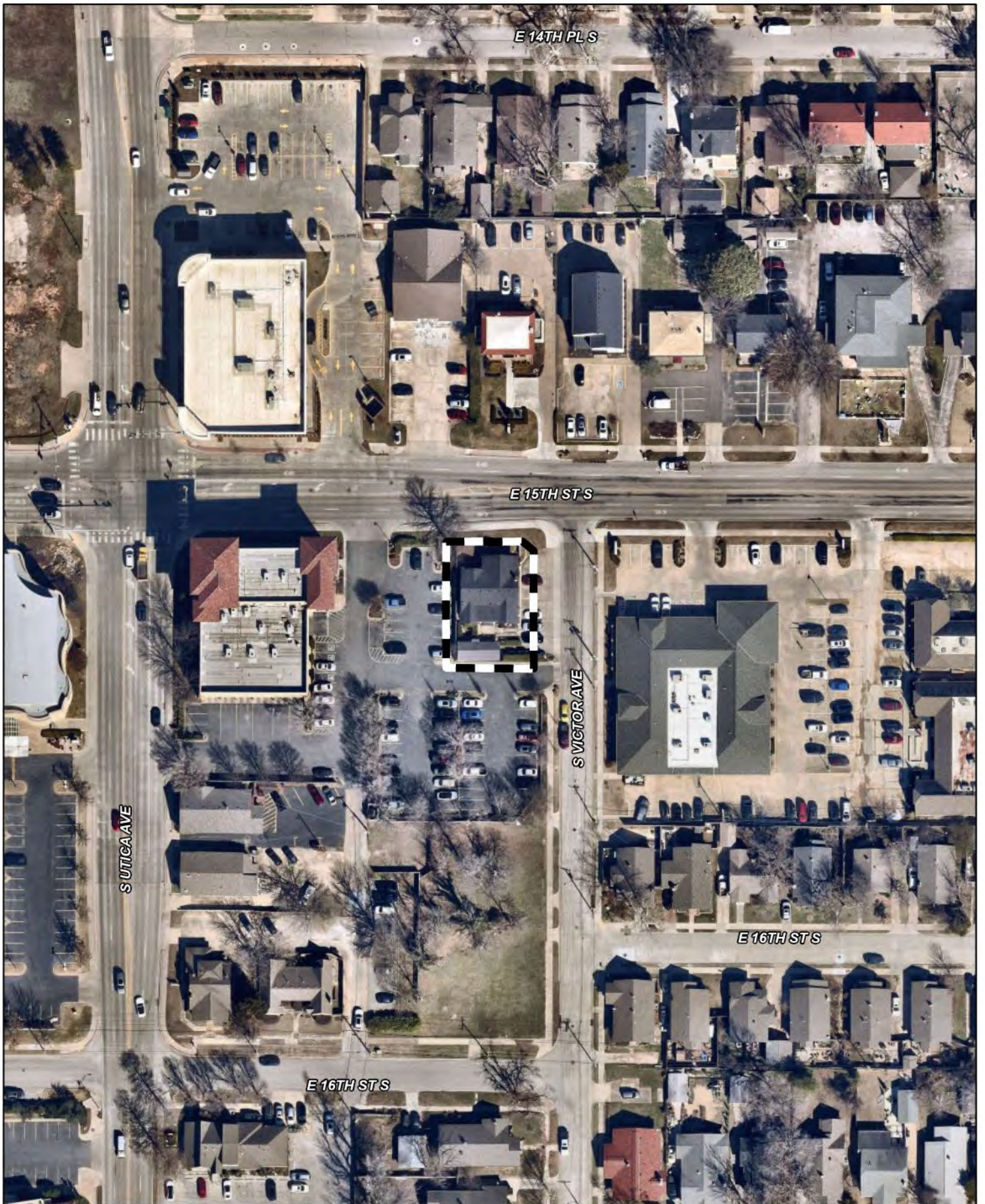
19-13 07

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

Aerial Photo Date: 2025



9.6



Subject
Tract

BOA-23975

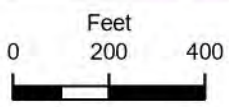
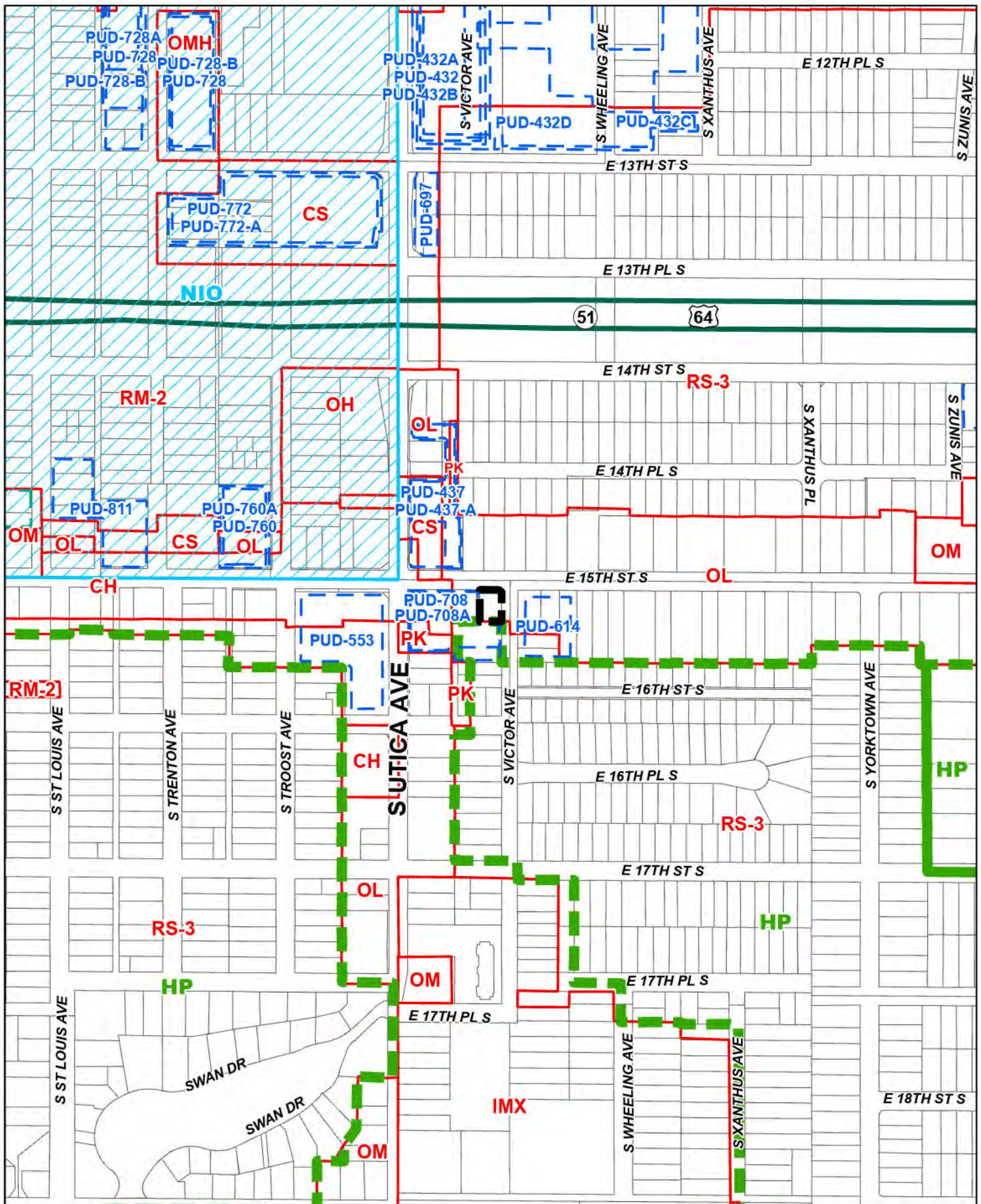
19-13 07

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

Aerial Photo Date: 2025



9.7



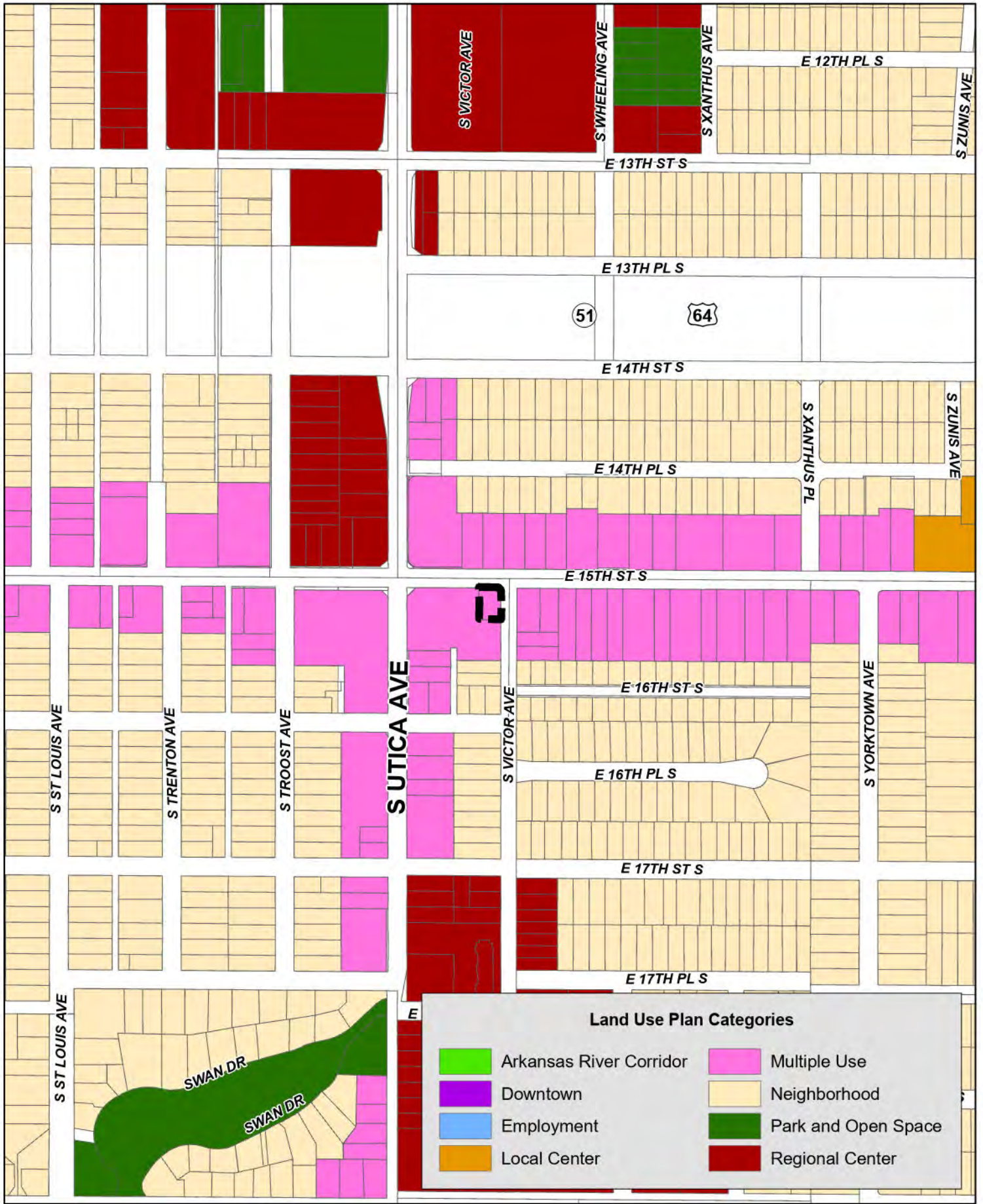
 Subject Tract









BOA-23975

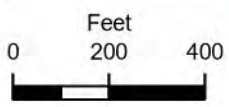
19-13 07



9.8



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



 Subject Tract

BOA-23975

19-13 07



9.9

Exhibit "A"

The East Seventy (70) feet of Lots One (1) and Two (2), Block One (1), ORCUTT ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, LESS AND EXCEPT a portion of Lot 1, Block 1, of said ORCUTT ADDITION, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, Block I, of said ORCUTT ADDITION; thence South $0^{\circ}56'45''$ East along the East lot line a distance of 7 feet; thence North $53^{\circ}0'8''$ West a distance of 11.41 feet to a point on the North line; thence North $89^{\circ}9'52''$ East a distance of 9 feet to the POINT OF BEGINNING.

Exhibit “B”

The Applicant requests a renewal of a Special Exception, pursuant to Table 15-2 of the Tulsa Zoning Code, to permit an existing hair salon (Personal Improvement Service) in the OL (Office-Low) District for property located at 1724 E. 15th Street (the “Property”).

The Property is located at the southwest corner of East 15th Street and South Victor Avenue, just east of the intersection of 15th & Utica. In 2016, the Board approved a Special Exception to permit a salon in the OL District (Case No. BOA-22076). Since the 2016 approval, Hello.Salon has been operating at the Property. Hello.Salon operates Monday – Saturday from 9am – 7pm and employs 10-12 people. There are currently 7 chairs available in the main building.

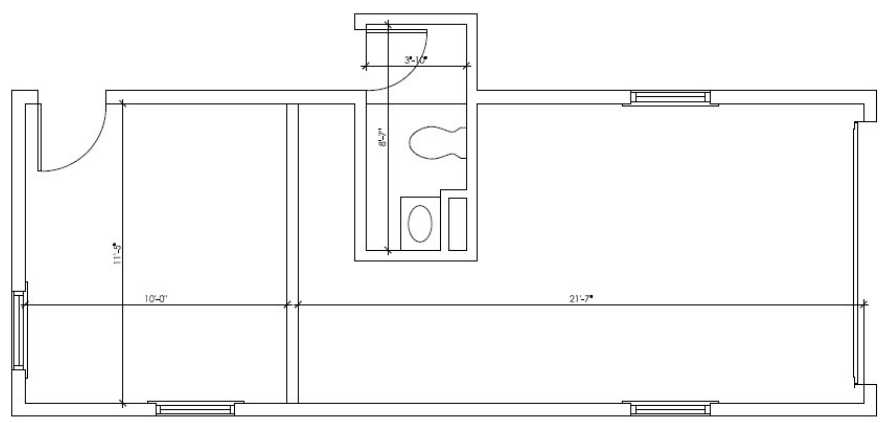
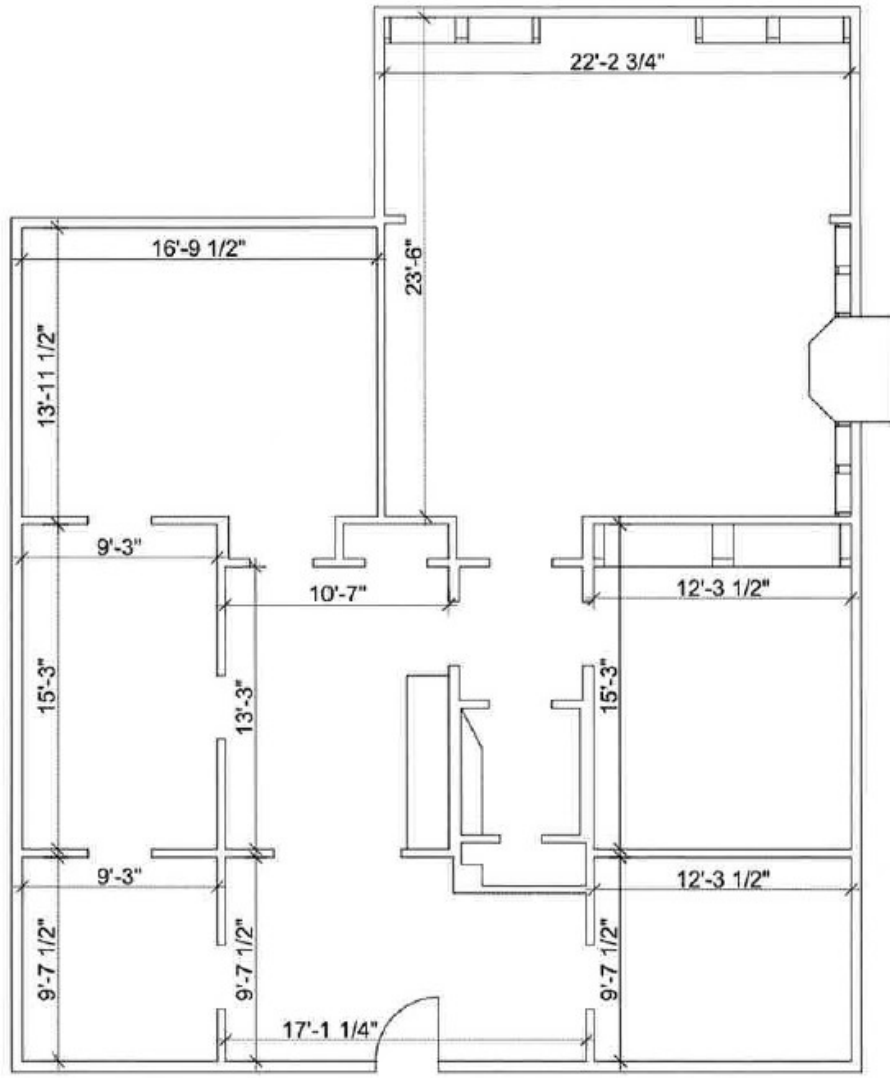
The 2016 approval imposed certain conditions, including a 10-year time limit and that the salon operate in the existing residential-style building, with no exterior modifications, on the Property.

As the ten years will elapse in May 2026, the Applicant seeks to renew the Special Exception and further requests that the previous conditions be removed. Given the age of the structure, built in 1939, exterior modifications may be required for maintenance purposes. Additionally, in the future, Hello.Salon would like the flexibility to add up to 3 more chairs in the existing detached accessory building.

Over the past decade, Hello.Salon has established itself as a successful salon at this location and has become integrated with the surrounding area. This stretch of 15th Street is lined with offices, medical offices, and similar personal improvement services. Accordingly, the continuation of the salon use will not be injurious to the neighborhood or otherwise detrimental to the public welfare and the removal of the previous conditions will allow the business owner the flexibility for growth and the ability to maintain the existing structures.



Subject Property



(not to scale)