



Board of Adjustment

**Staff Report
BOA-23984**

Hearing Date: January 13, 2026
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

Applicant: Ashraf Salim
Property Owner: Archer Hospitality, LLC

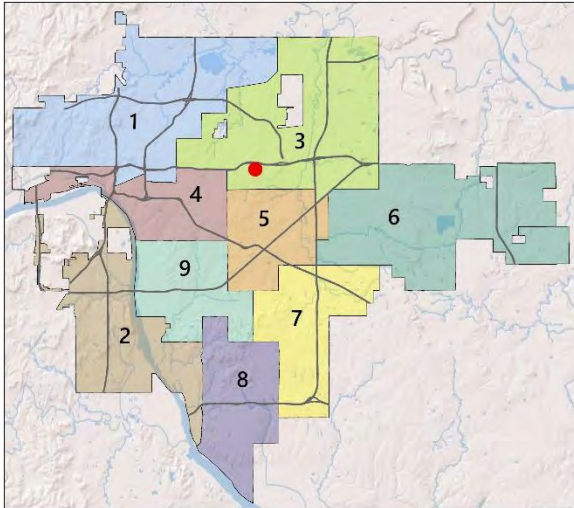
Property Location

6616 East Archer Street North

Tract Size: ±0.78 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Jackie Dutton
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

Request Summary

Special Exception to increase the permitted fence height of 4 feet within the street setback (Section 45.080-A).

Zoning

Zoning District: IL
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use
Small Area Plans: None
Development Era: Early Automobile Era

Transportation

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

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 increase the permitted fence height of 4 feet within the street setback (Section 45.080-A). The proposed fence is a 6-foot-tall Ameristar fence.

Section 45.080 Fences and Walls

45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R-zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of [Section 70.120](#). See [Section 90.170-A](#) for fence and wall measurements. See also Title 24, Section 103 of the Tulsa Revised Ordinances for sight-distance triangle requirements.

Relevant Case History

- BOA-11240, November 6, 1980; The BOA granted a special exception to permit a hotel in the IL district.

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	RS-3	Multiple Use	I-244, then Commercial, Residential
East	IL	Multiple Use	Vehicle Services
South	IL, RT66	Multiple Use	Office
West	CG	Multiple Use	Lodging

Small Area Plans

The subject property is not included in 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 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: I-244 runs parallel to the north of the subject property and is classified as a Freeway, which has a planned minimum right-of-way width as per Oklahoma Department of Transportation Standards.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 6%. 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 southwest from East Archer Street, October 2025 (Image from Google Street View)

Sample Motion

Special Exception

I move to approve or deny a special exception to increase the permitted fence height within the street setback from 4 feet to 6 feet (Section 45.080-A);

- per the conceptual plan(s) shown on page(s) _____ of the agenda packet.
- subject to the following conditions (including time limitation, if any): _____.

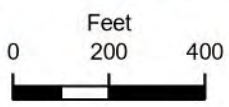
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

PRT NW NW BEG NEC W640.4 GOV LT 4 TH W140.4 S273 E140.4 N273 POB LESS N30 FOR ST, Section 2, Township 19 North, Range 13 East, 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-23984

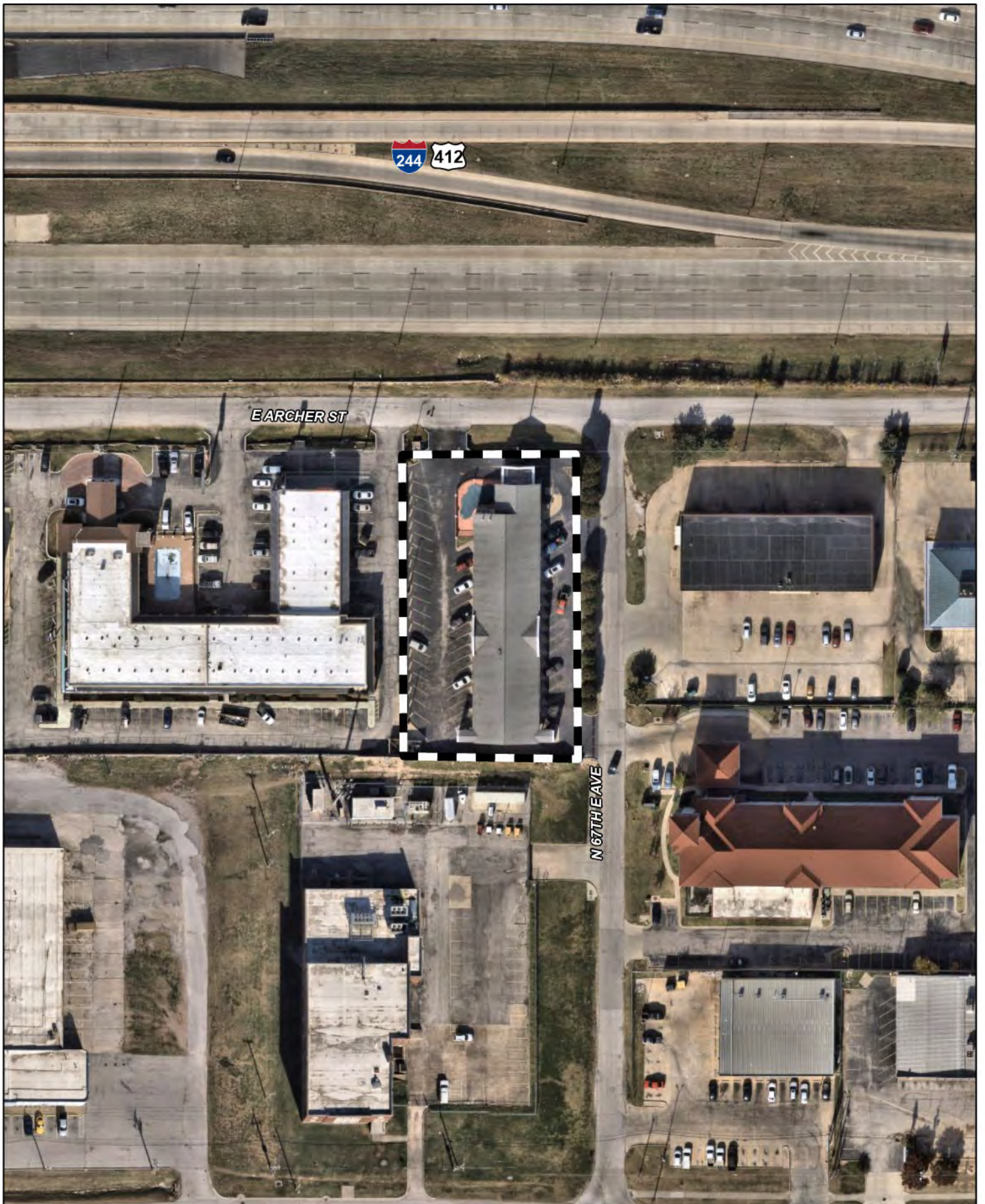
19-13 02

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

Aerial Photo Date: 2025



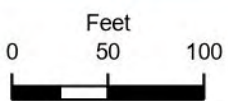
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244 412

E ARCHER ST

N 67TH AVE



Subject Tract

BOA-23984

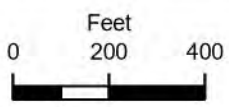
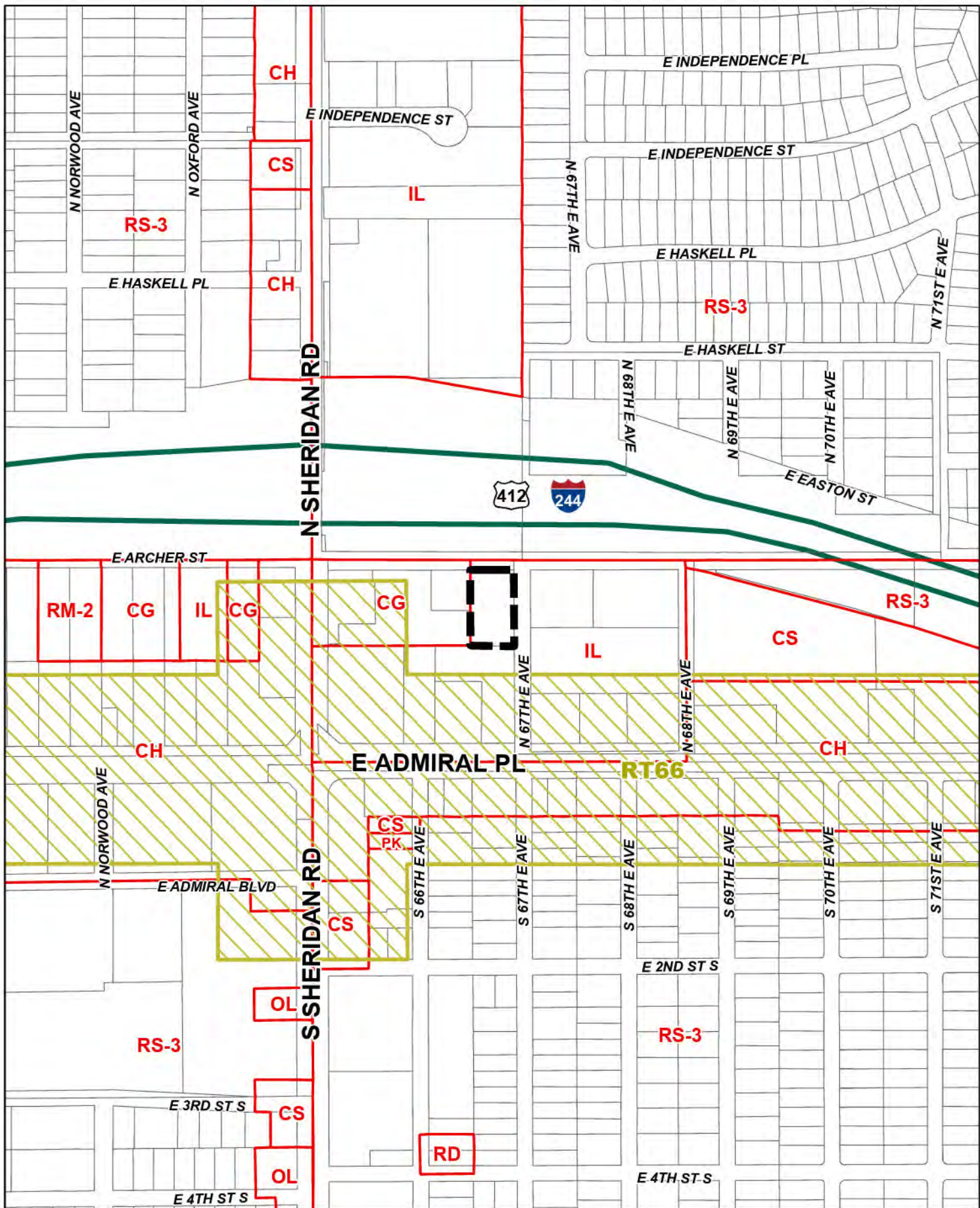
19-13 02

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

Aerial Photo Date: 2025



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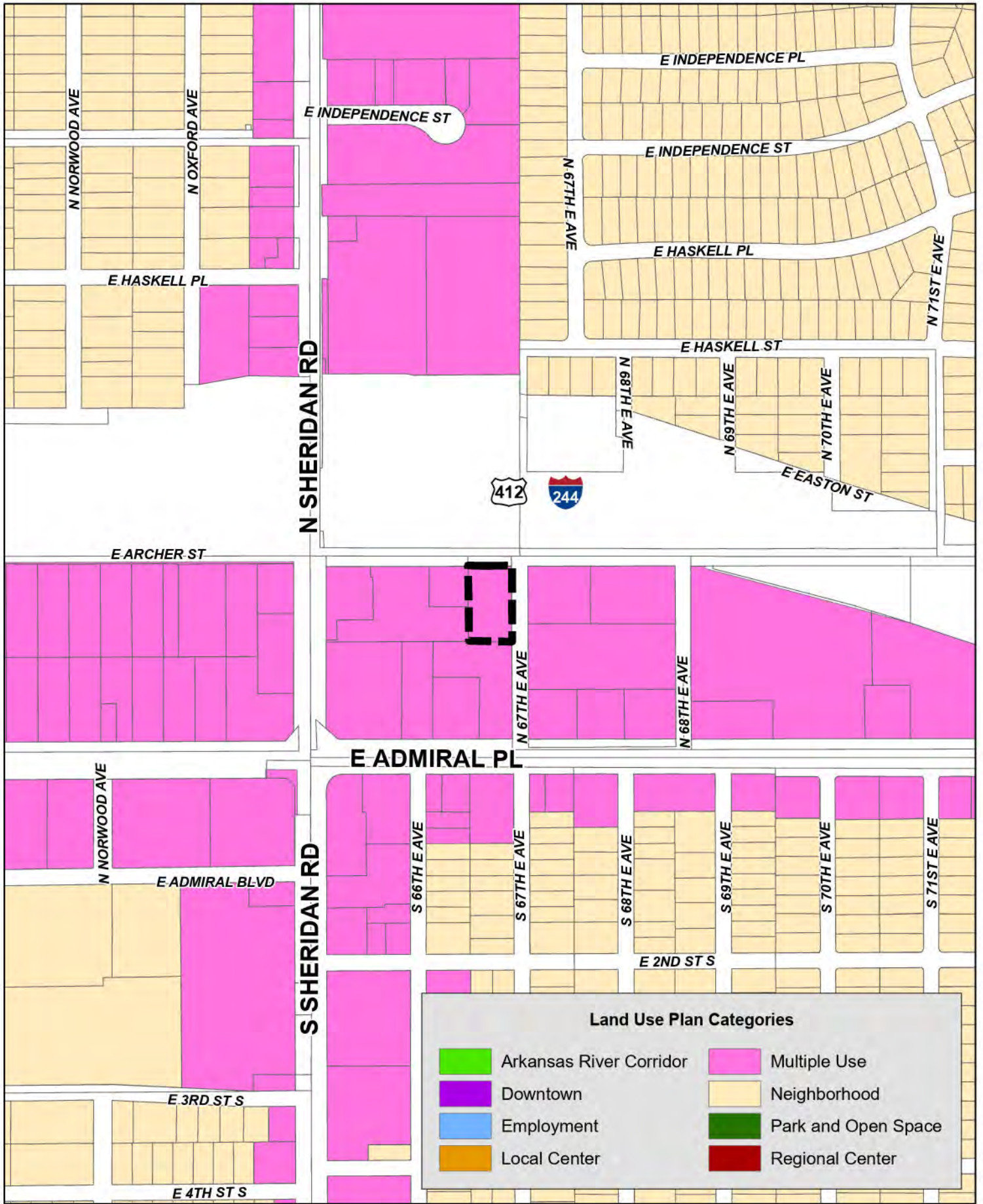
 Subject Tract









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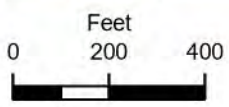
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Land Use Plan Categories			
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



 Subject Tract

BOA-23984

19-13 02



9.8

Special Exceptions

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

Two sides of the property has an existing fence, we would like close off the property making it accessible to paying customers only and to provide a more secure area for our motel guests.

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

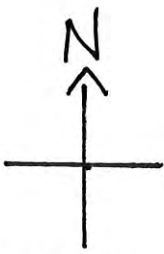
No, it will help to ensure the area is more secure without effecting the neighborhood and its current neighboring properties.

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.

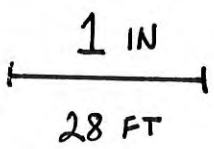
If your application is approved, you will likely need additional permits.

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



ARCHER ST

PARCEL ID
99302-93-02-21590

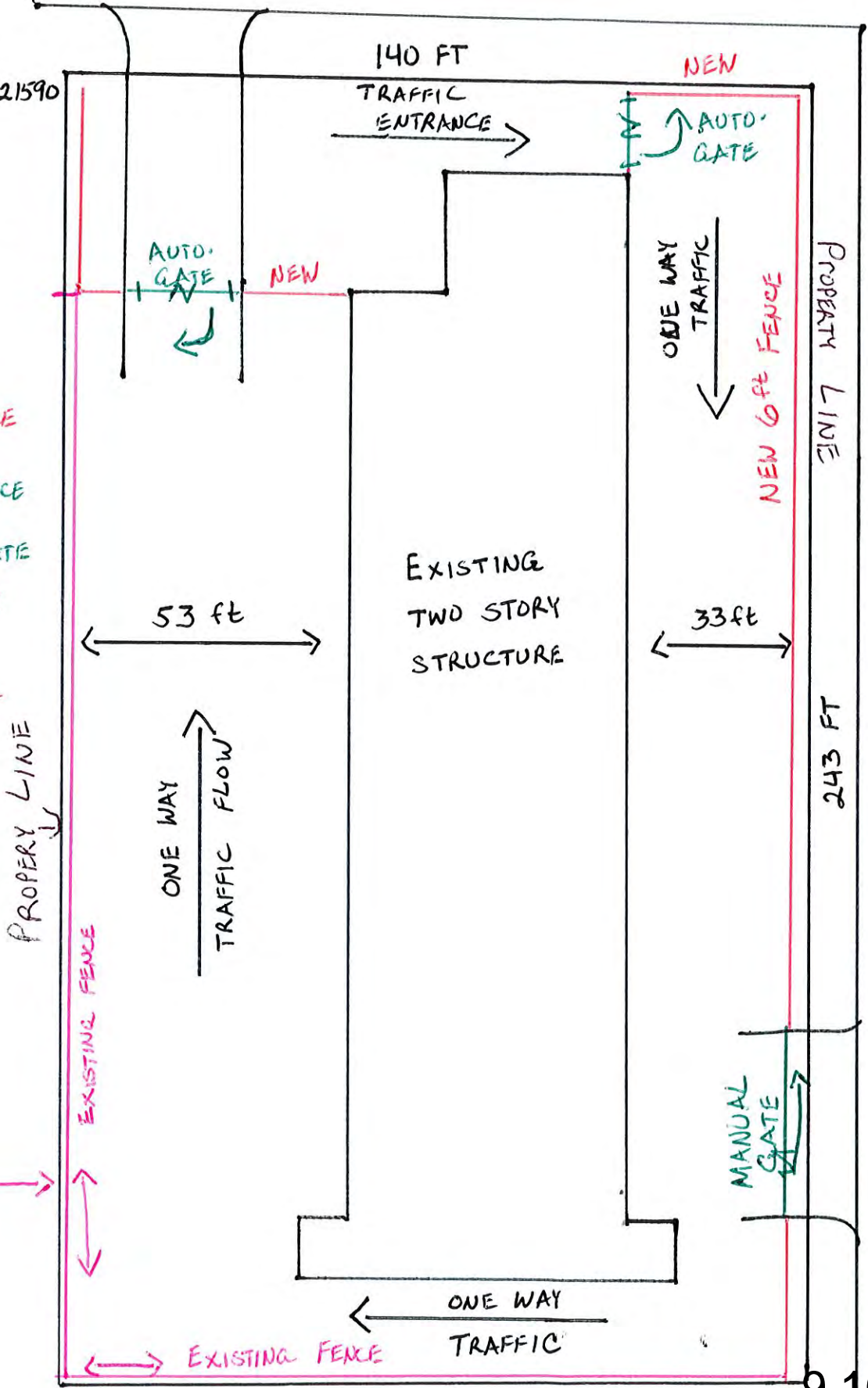


RED = NEW
PROPOSED FENCE

GREEN = ENTRANCE
OR
EXIT GATE

FENCE TO BE
AMERISTAR
6 FT HEIGHT

PINK =
CURRENT
EXISTING
FENCE



PROPERTY LINE

N. 67TH E. AVE

24 FT

9.10



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

ZCO-231539-2025 (6616 E ARCHER ST N Tulsa Tulsa, OK 74115) Markup Summary #1

ZCO-231539-2025 (1)



Subject: ZCO-231539-2025
Page Label: 1
Author: Barbara
Date: 11/18/2025 3:31:26 PM
Status:
Color: ■
Layer:
Space:

Sec 45.080-A: Fences and Walls.
Fences within required street setbacks may not exceed 4-feet in height.
Sec 70.120: Special Exception.
REVIEW COMMENT: Apply to the Board of Adjustment (BOA) for a Special Exception for the proposed 6-foot height fence located within the street setback. Submit the BOA-approved Special Exception.

9.11.25