



Board of Adjustment

**Staff Report
BOA-24008**

Hearing Date: March 10, 2026 (Continued from February 24, 2026)
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

Applicant: Crista Patrick
Property Owner: Tulsa Metropolitan Ministry

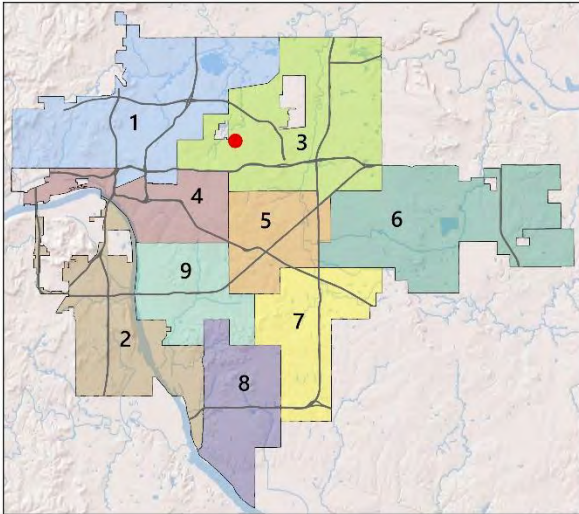
Property Location

5215 East Pine Street

Tract Size: ±28.3 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 an Outdoor Assembly and Entertainment use in the IL district to allow a food truck court (Section 15.020, Table 15-2).

Zoning

Zoning District: IL
Zoning Overlays: NIO-2

Comprehensive Plan Considerations

Land Use

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

Transportation

Major Street & Highway Plan: Secondary Arterial
planitulsa Street Type: Multi-Modal Corridor
Transit: Regular Route
Existing Bike/Ped Facilities: Side path, Sidewalk
Planned Bike/Ped Facilities: Bike Lane, Sidewalk

Environment

Flood Area: N/A
Tree Canopy Coverage: 30-49%
Parks & Open Space: Maxwell Park, Mike Patrick Park

Staff Analysis

The applicant is requesting a special exception to permit an Outdoor Assembly and Entertainment use in the IL district to allow a food truck court (Section 15.020, Table 15-2). The site plan includes a 9,614-square-foot expansion of the parking area to support the parking of food trucks.

This application was continued from the February 24, 2026, meeting to correct a noticing error.

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												
Assembly and Entertainment												Section 40.040
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	
Outdoor gun club	-	-	-	-	S	S	S	-	S	S	S	
Other outdoor	-	-	-	-	S	S	S	S	S	S	S	

Relevant Case History

- BOA-09093, June 17, 1976; The board granted a special exception to permit a shopping center in the IL district.
- BOA-10070, August 3, 1978; The board granted a special exception to permit a shopping center in the IL district. BOA-09093 had previously expired.
- BOA-16115, August 25, 1992; The board granted a temporary (10-year) variance of the all-weather surface requirement for off-street parking.
- BOA-17753, June 24, 1997; The board granted a special exception for a tent revival for 21 days in June, July, or August for the years 1997-1999 and a variance of the all-weather surface requirement for off-street parking.
- BOA-19059, April 24, 2001; The board granted a special exception for a tent revival for 10 days in June, July, or August for the years 2001-2003.
- BOA-20241, April 11, 2006; The board granted a special exception for a tent revival for 10 days in May, June, July, or August for the years 2006-2010.
- BOA-22988, September 8, 2010; The board granted a special exception to increase the maximum allowable height for a fence from 4 to 10 feet and a variance to permit the fence in the planned right-of-way.

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.

The subject property is also 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	IM/NIO-2, IL/NIO-2	Park & Open Space	Mike Patrick Park
East	IL/NIO-2	Employment	Outdoor Material Storage
South	CS, CH, IL	Multiple Use, Employment	Commercial
West	CH, RS-3, IL (Tulsa County)	N/A (Tulsa County)	Vehicle Services, Residential, Self-Storage

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: East Pine Street runs parallel to the south and North Yale Avenue to the west of subject property. Both are classified as Secondary Arterials, which have planned minimum right-of-way widths of 100 feet.

Comprehensive Plan Street Designation: East Pine Street is designated as a Multi-Modal Corridor. Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: Regular Route 201 runs along East Pine Street. Regular Route 450 runs along North Yale Avenue.

Existing Bike/Ped Facilities: The Pine Street Sidepath runs along East Pine Street. Sidewalks are present along East Pine Street and a portion of the site's frontage along North Yale Avenue.

Planned Bike/Ped Facilities: The 2015 GO Plan recommends a Bike Lane along East Pine Street. Sidewalks are recommended along all street frontages.

Arterial Traffic per Lane: East Pine Street has an average annual daily traffic (AADT) count of 2,035 vehicles per lane. North Yale Avenue has an AADT of 1,991 vehicles per lane.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 33%. 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: Maxwell Park is located nearby to the southeast of the subject property. Mike Patrick Park is located adjacent to the north of the subject property.

Site Photos



View north from East Pine Street, April 2025 (Image from Google Street View)

Sample Motion

I move to approve or deny a special exception to permit an Outdoor Assembly and Entertainment use in the IL district to allow a food truck court (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

The subject property's legal description has been included as a separate exhibit.

Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Subdivision: UNPLATTED (90327)

Legal: BEG 568.48E SWC SW TH N244 E439 S244 W439 POB SEC 27 20 13 2.459ACS

Section: 27 Township: 20 Range: 13

And

Subdivision: UNPLATTED (90327)

Legal: BEG 50E SWC SW TH N920.50 NELY 926.56 SELY193.51 SELY139.70 SE62.80

S858.63 W325.49 N244 W439 S244 W518.48 POB LESS BEG 50N & 50E SWC SW TH N28
SE39.59 W28 POB SEC 27 20 13 25.840ACS

Section: 27 Township: 20 Range: 13



EUTE PL

EUTE ST

E TECUMSEH ST

E DAWSON RD N

N DARLINGTON PL

N ERIE AVE

N FULTON AVE

N VANDALIA PL

E PINE ST

E OKLAHOMA PL

N FULTON AVE

N VANDALIA AVE

N WINSTON AVE

N YALE AVE

N ALLEGHENY AVE

N BRADEN AVE

N CANTON AVE

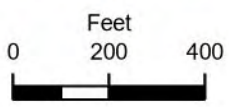
E OKLAHOMA ST

E OKLAHOMA ST

E NEWTON CT

E NEWTON PL

E NEWTON ST



Subject Tract

BOA-24008

20-13 27

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

Aerial Photo Date: 2025



4.7



E DAWSON RD N

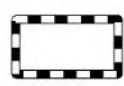
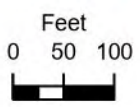
N YALE AVE

E PINE ST

N ALLEGHENY AVE

N BRADEN AVE

N CANTON AVE



Subject Tract

BOA-24008

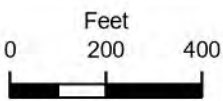
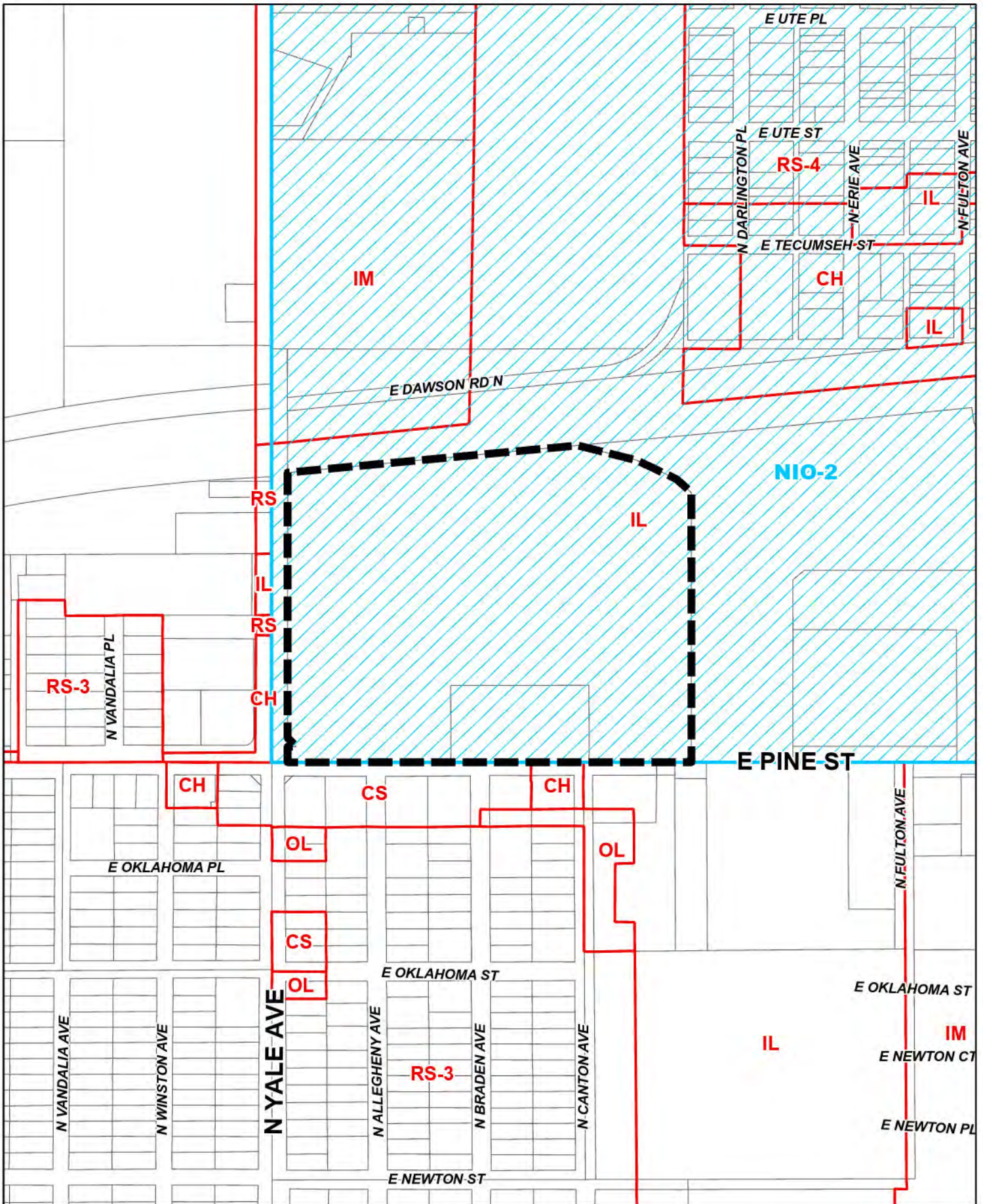
20-13 27

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

Aerial Photo Date: 2025



4.8



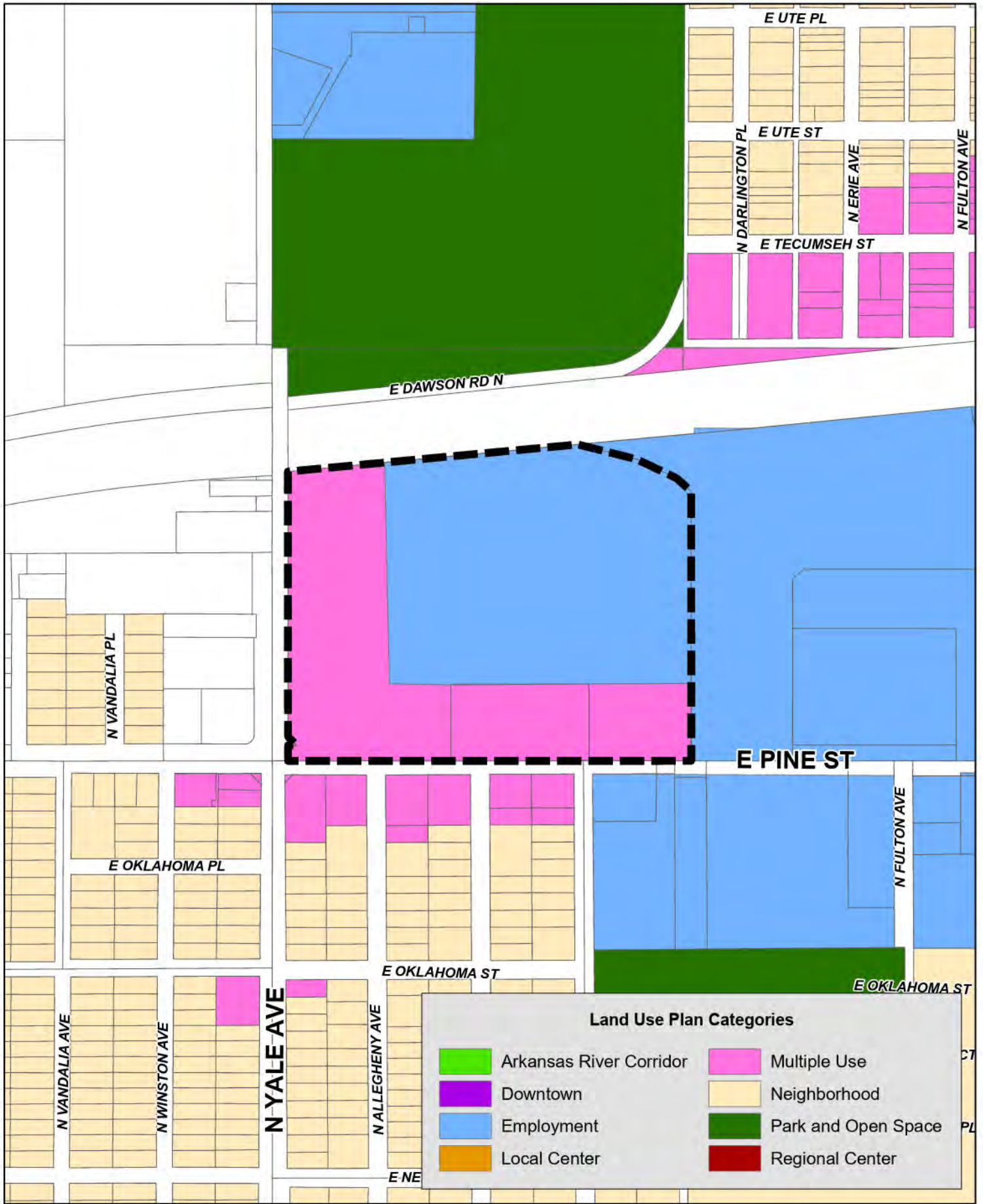
 Subject Tract









BOA-24008

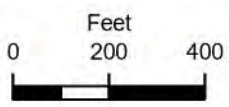
20-13 27



4.9



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



 Subject Tract

BOA-24008

20-13 27



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

It is a very heavy mixed use area. It borders the train tracks to the north and businesses all around. Giving the workers access to more lunch and dinner time options and fostering a safe gathering space for the neighborhood nearby. i believe most of the properties adjoining this are either il or cg.

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

it will actually be extremely beneficial to the neighborhood giving the community and nearby workers places to eat and gather safely. It will also be providing free meals to the students of the met jr and senior high and hamilton elementary school. There are no residential housing within 250 ft and the closest are across on the south side of pine street behind a row of commercial businesses including a bar.

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.

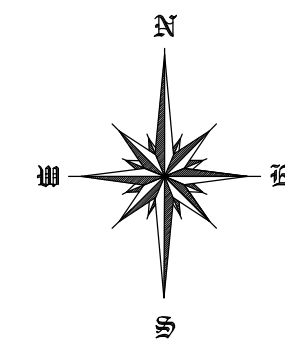
If your application is approved, you will likely need additional permits.

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

LANDSCAPE:			
TREES:	SIZE:	CODE:	PROPOSED:
PECAN	2" CALIPER	1 PER 10	4
SERVICE BERRIES	2" CALIPER	1 PER 30'	8

PARKING: (TABLE 55)	
CODE:	PROPOSED:
9.5	16

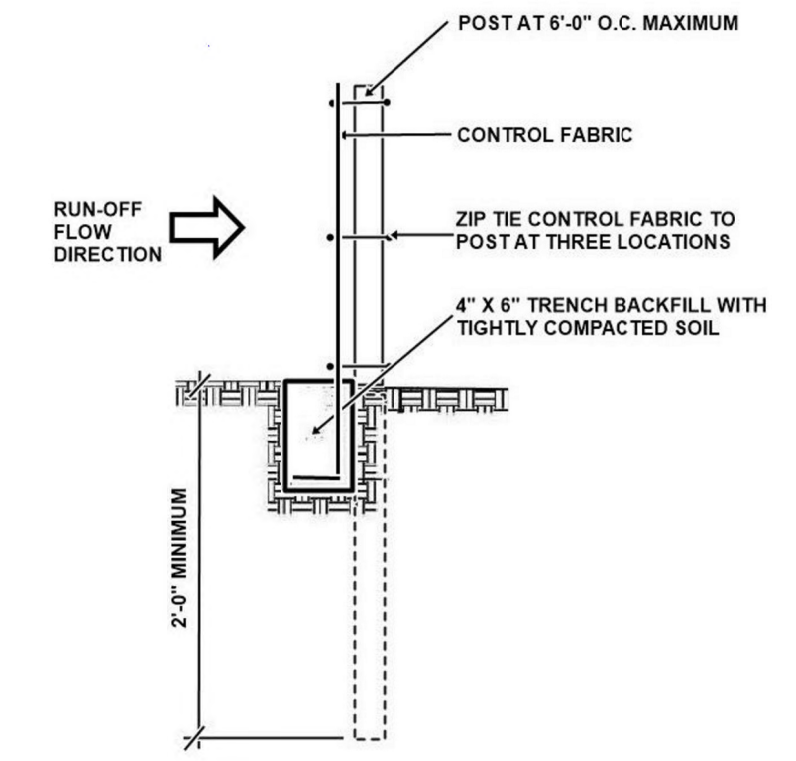
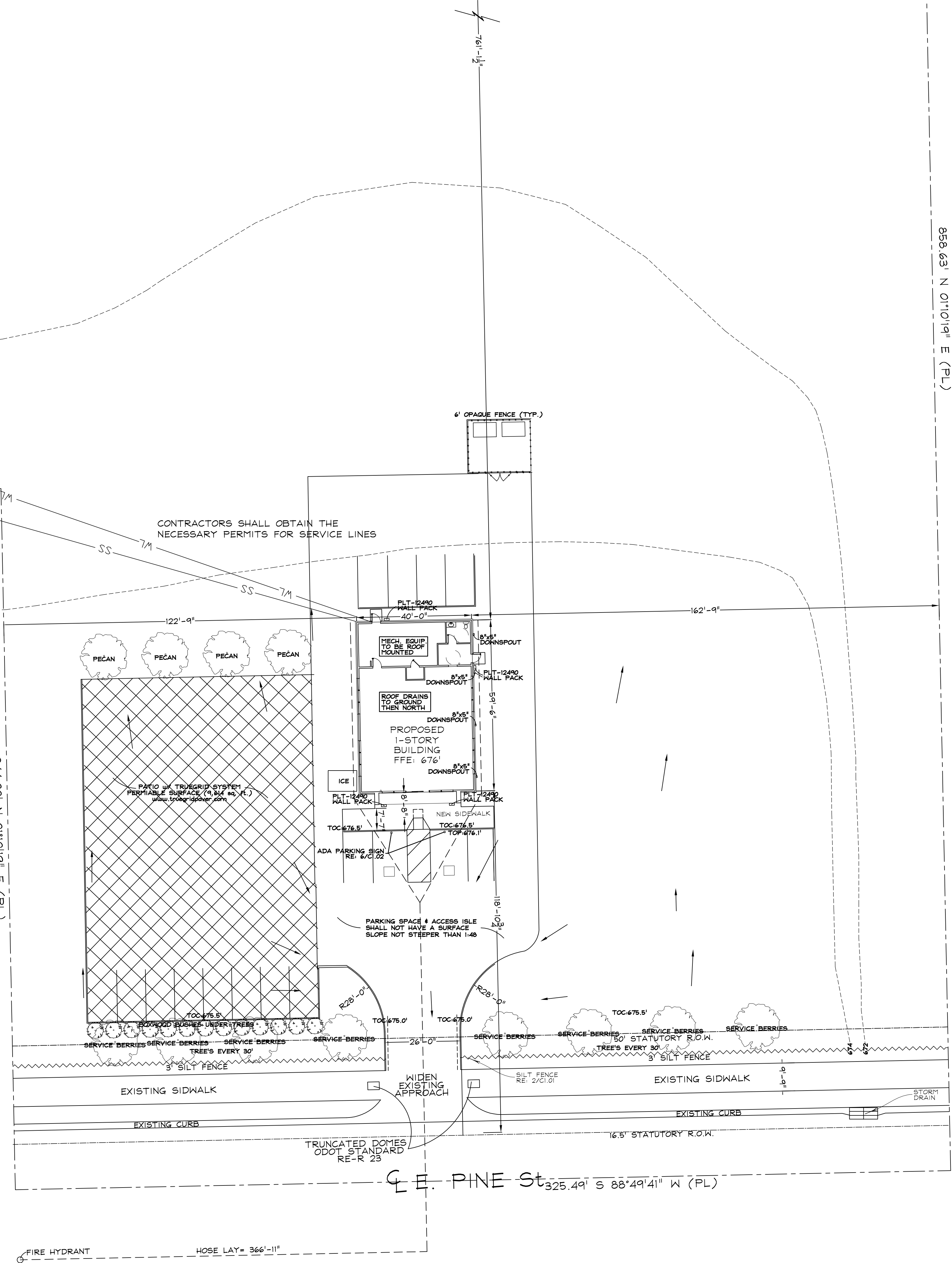
NO FREE STANDING LIGHTING WALL PACKS WILL BE USED



5215 E. PINE St.
TULSA, OK 74115
TRACT "A"
UNPLATTED
25.84 ACRE - 1,125,583 SQ. FT.

DRAINAGE:	
Q=	0.9x10.2x10,000 S.F.
Q=	91,800 CFM

IMPERVIOUS CALC.:	
EXISTING IMPERVIOUS AREA:	
APPROACH:	585 S.F.
SIDEWALKS:	2,972 S.F.
TOTAL:	3,557 S.F.
MODIFIED IMPERVIOUS AREA:	
MERCANTILE:	2,380 S.F.
NEW SIDEWALKS:	548 S.F.
CONC. PARKING:	5,815 S.F.
DUMPSTER:	417 S.F.
GRAVEL PATIO:	9,614 S.F.
TOTAL:	18,774 S.F.
CHANGE:	528.9%
GRAND TOTAL:	627.8%



2 SILT FENCE

NO SCALE

- NOTES:
- SILT FENCE POSTS ARE TO BE INSTALLED WITH SLIGHT ANGLE TOWARDS THE RUN-OFF SLOPE.
 - ACCUMULATED RUN-OFF SILT AND DEBRIS IS TO BE REMOVED WHEN DEPTH OF SILT AND DEBRIS REACHES 6 INCHES.

NOTES:

This design plan (Plan) has been prepared by Pinnacle Design (Pinnacle) without representation or warranty of any kind made by Pinnacle. The use of this Plan by the customer and any contractor working for the customer, the customer is not subject to the following disclaimer: Pinnacle Design (Pinnacle) shall not be liable for any claims, damages, losses, or expenses, including reasonable attorneys' fees, arising out of or in connection with the use of this Plan, and (ii) it is the responsibility of customer and its/their contractor to verify all specifications incorporated in the Plan before utilizing the Plan in connection with any construction activities. Local building codes vary and be consulted by the customer/contractor.



KEITH DALESSANDRO
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keith@pinnacle-designco.com
www.pinnacle-designco.com

MODEL #:
The BAZAR

SQUARE FOOTAGE:	
1st LIVING:	
2nd LIVING:	
TOTAL:	
GARAGE:	
PORCH:	
PATIO:	
Vendor:	
LIVING:	
TOTAL:	

DRAWING DATE:	REVISIONS:
01.14.2026	06.23.23
	03.06.24
	05.08.24
	06.26.24
	08.01.24

PDG PROJECT NUMBER:
23-088

ADDRESS:
5215 E. PINE St. N.
TULSA, OK 74115

OVERALL

SITE PLAN

SCALE: 1"=20'

SHEET:
C1.01

1 "PARTIAL" SITE PLAN

SCALE: 1"=20'