



Board of Adjustment

**Staff Report
BOA-24050**

Hearing Date: June 9, 2026
Prepared by: Christopher Willis
ctwillis@cityoftulsa.org
918-596-7620

Owner and Applicant Information

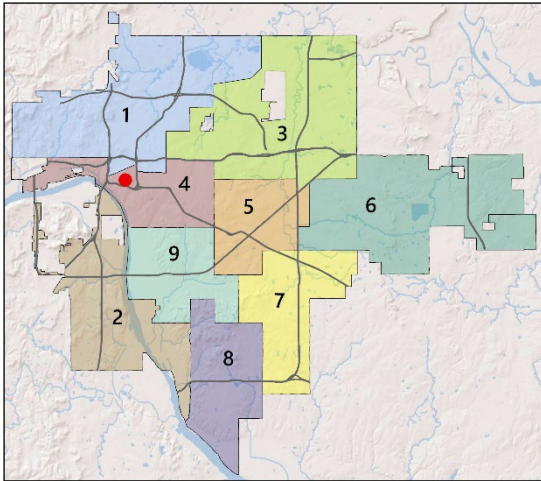
Applicant: Brian Elliott
Property Owner: 913 Boulder Ave. LLC

Property Location

913 South Boulder Avenue
Tract Size: ±1.03 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 Large (greater than 250-person capacity) Indoor Assembly and Entertainment use in the Central Business District (CBD) to permit a music venue (Section 15.020, Table 15-2); Special Exception to allow Low-Impact Manufacturing and Industry in the CBD to permit a vinyl record press (Section 15.020, Table 15-2).

Zoning

Zoning District: CBD
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Downtown
Small Area Plans: Downtown
Development Era: Downtown

Transportation

Major Street & Highway Plan: Commercial/CBD/Industrial Collector
planitulsa Street Type: N/A
Transit: Regular Route

Existing Bike/Ped Facilities: Sharrow, Buffered Bike Lane, Sidewalks

Planned Bike/Ped Facilities: Cycle Track

Environment

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

Staff Analysis

The applicant is requesting a special exception to allow a Large (greater than 250-person capacity) Indoor Assembly and Entertainment use in the Central Business District (CBD) to permit a music venue (Section 15.020, Table 15-2) and a special exception to allow Low-Impact Manufacturing and Industry in the CBD to permit a vinyl record press (Section 15.020, Table 15-2). The proposal is to convert the former sanctuary into a music venue, capable of hosting more than 250 occupants. The building will also house a small batch vinyl record press.

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

- None found

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Downtown. Downtown is generally understood to be the area within the Inner Dispersal Loop (IDL) highway. This area has fewer development limitations than most areas of the city, and a high density of employment, residential, mixed-use, commercial, retail, and institutional uses. Land uses and transportation infrastructure in this area should be primarily pedestrian-oriented, with parking either on the street, behind buildings, or in structured parking garages.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CBD	Downtown	Parking (Accessory to Religious Assembly)
East	CBD	Downtown	Parking/Playground (Accessory to subject property)
South	CBD	Parks and Open Space	Cathedral Square Park
West	CBD	Downtown	Business Support Service

Small Area Plans

The subject property is included in the Downtown Small Area Plan. This plan was developed to build on existing momentum by preparing a plan that connects the Vision 2025 initiatives to existing and planned development and to recommend infill projects that leverage new public-private and private investment. The three major targets of the plan are as follows:

1. Revitalize downtown
2. Connect it to the Tulsa River Park's system
3. Initiate rail transit extending outward from the downtown to the beginnings of future corridors serving the city and the region

Development Era

The subject property is in the Downtown Development Era (late 1800s-1910s), which was developed prior to streetcars and automobiles. Land uses are fully integrated and include a vertical mix of uses among high-density residential development, with major employers and destinations drawing large numbers of visitors. Priorities in these areas include walkability, urban design, revitalization of historic properties, housing type variety, mixed-use and high-rise development, major employment and headquarters uses, parking lot infill, and parking strategies.

Transportation

Major Street & Highway Plan: South Boulder Avenue runs parallel to the west side of the property and West 10th Street South runs parallel to the south side of the property.. Both are classified as Commercial/CBD/Industrial Collector streets, which have planned minimum right-of-way widths of 80 feet.

Comprehensive Plan Street Designation: N/A

Transit: Route 900 runs along South Boulder Ave & West 11th Street, to the west and south of the subject property.

Existing Bike/Ped Facilities: Sidewalks are present along each side of South Boulder Avenue. A Sharrows runs along South Boulder Avenue.

Planned Bike/Ped Facilities: The 2015 GoPlan recommends a cycle track to run along South Boulder Avenue and West 10th Street.

Arterial Traffic per Lane: N/A

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 0%. 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: Cathedral Square is located adjacent to the south of the subject property.

Site Photos



View east from South Boulder Avenue, March 2025 (Image from Google Street View)

Sample Motion

Special Exception

I move to *approve or deny*

- 1. a special exception to allow a Large (greater than 250-person capacity) Indoor Assembly and Entertainment use in the Central Business District (CBD) to permit a music venue (Section 15.020, Table 15-2)
 - 2. a special exception to allow Low-Impact Manufacturing and Industry in the CBD to permit a vinyl record press (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): _____.

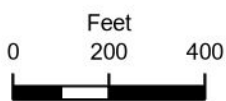
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

LTS 4 THRU 6 & W10 VAC ALLEY ADJ ON E BLK 191, TULSA-ORIGINAL TOWN, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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



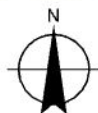
Subject Tract

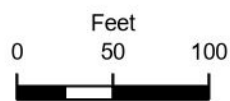
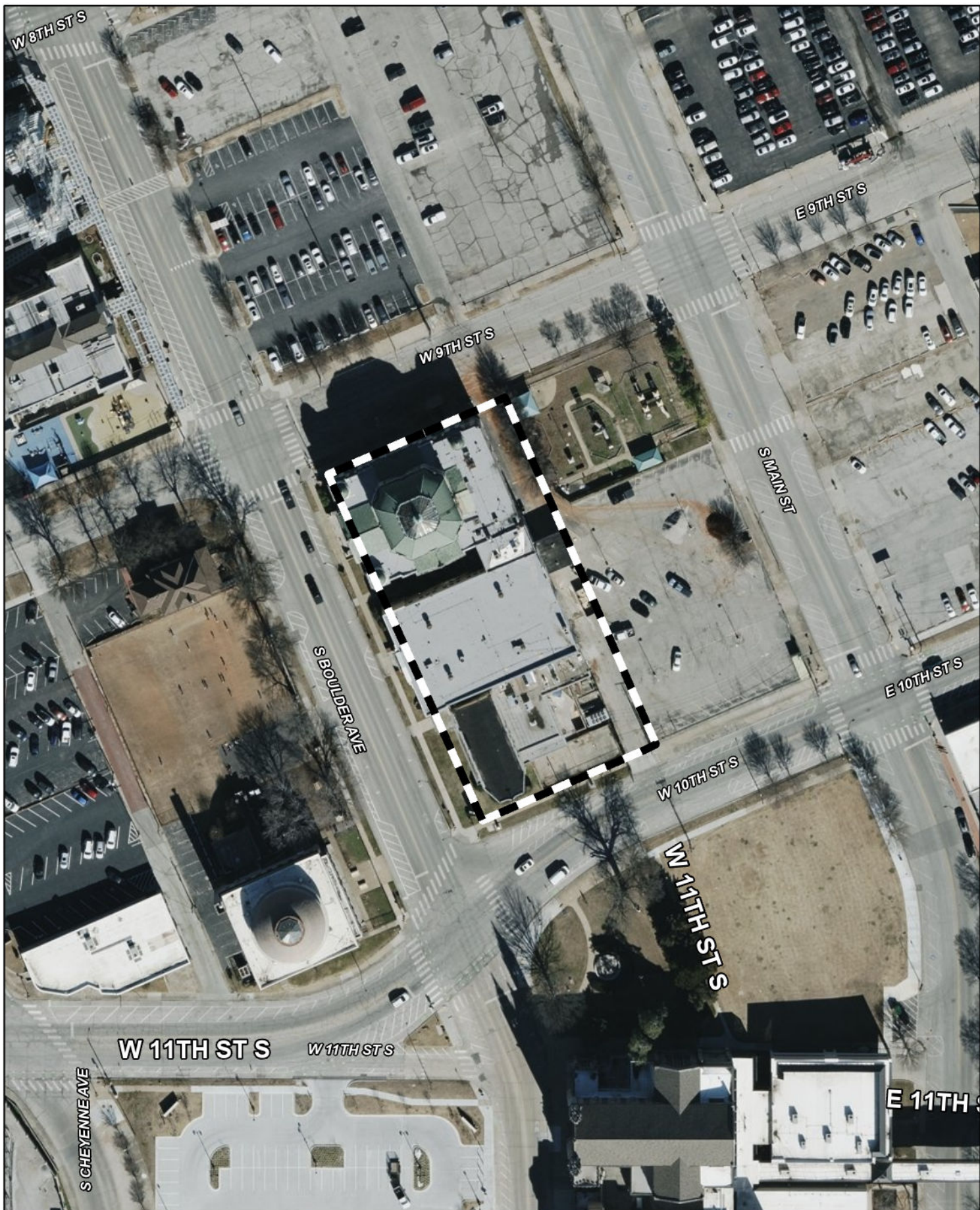
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19-12 12

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

Aerial Photo Date: 2025





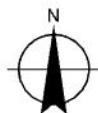
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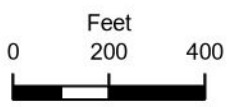
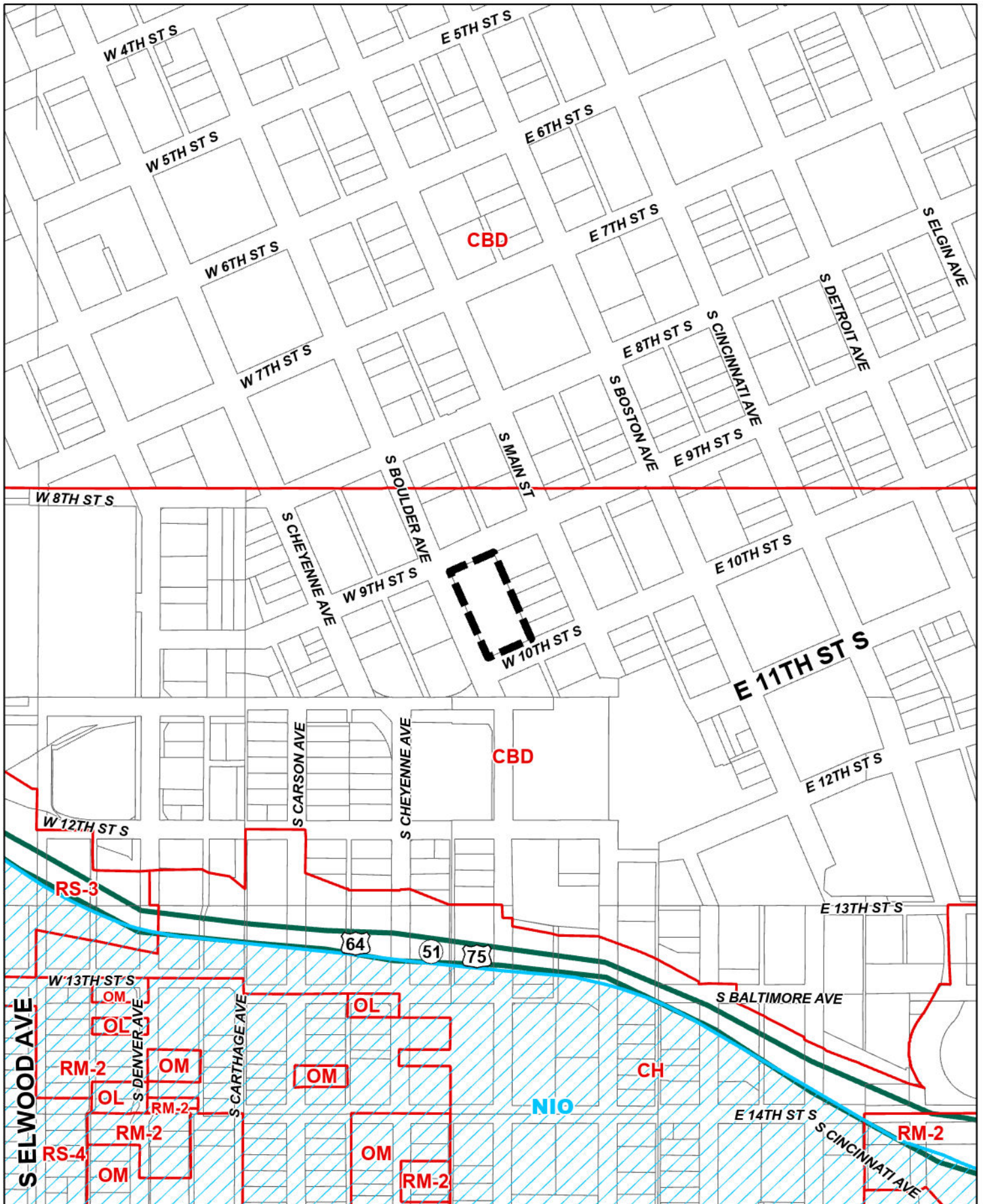
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19-12 12

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Aerial Photo Date: 2025



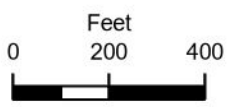
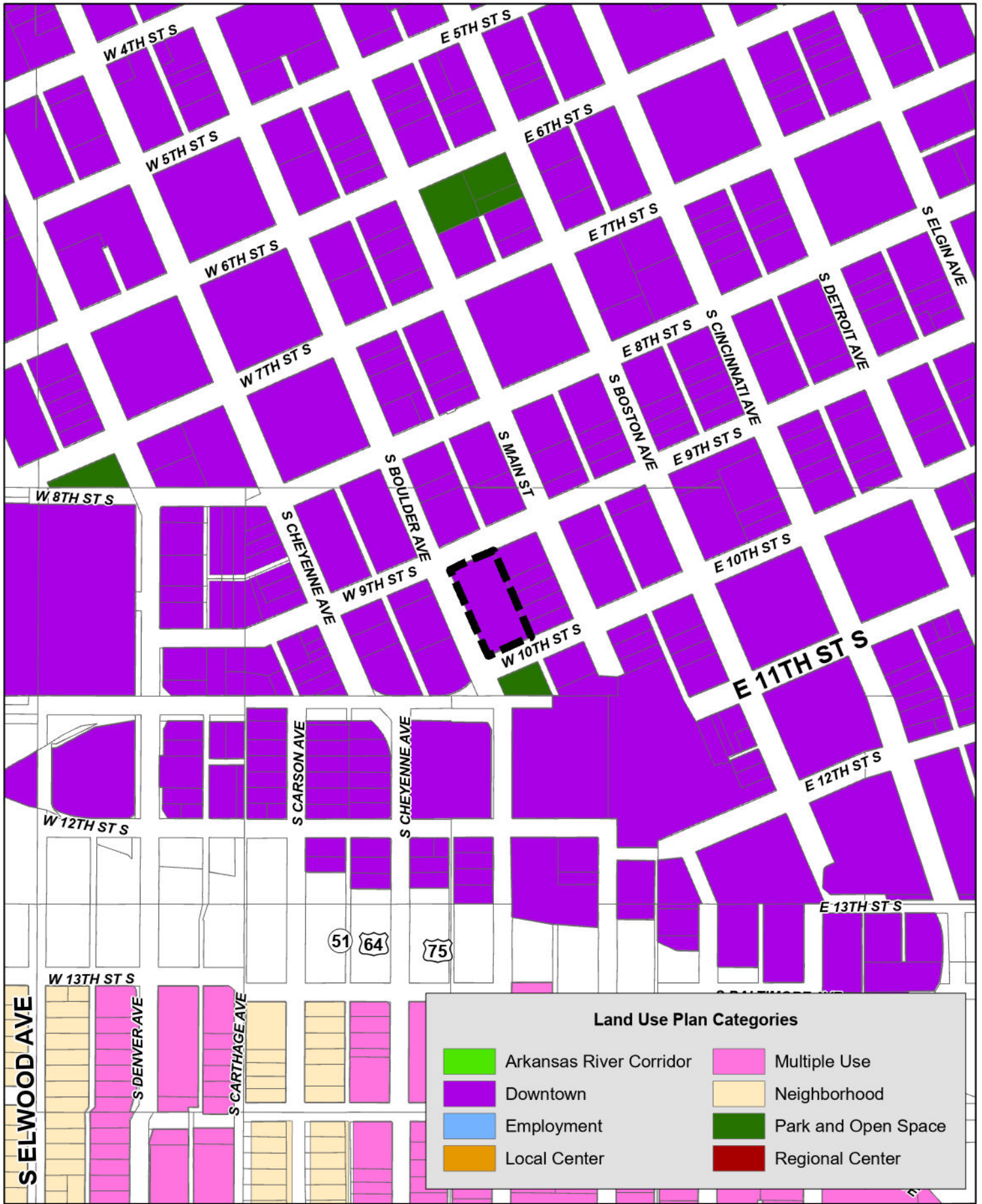


 Subject Tract

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19-12 12





 Subject Tract

BOA-24050

19-12 12



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

Regarding large indoor assembly; the former sanctuary building is approximately 35,000sf and over the past 100 years, the occupant count has far exceeded 250 for church services, weddings, funerals and other events
Regarding low-impact Manufacturing and Industry; the vinyl record press as part of the live music venue will be unique to the region and will help bring music tourism to downtown Tulsa and along Route 66

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

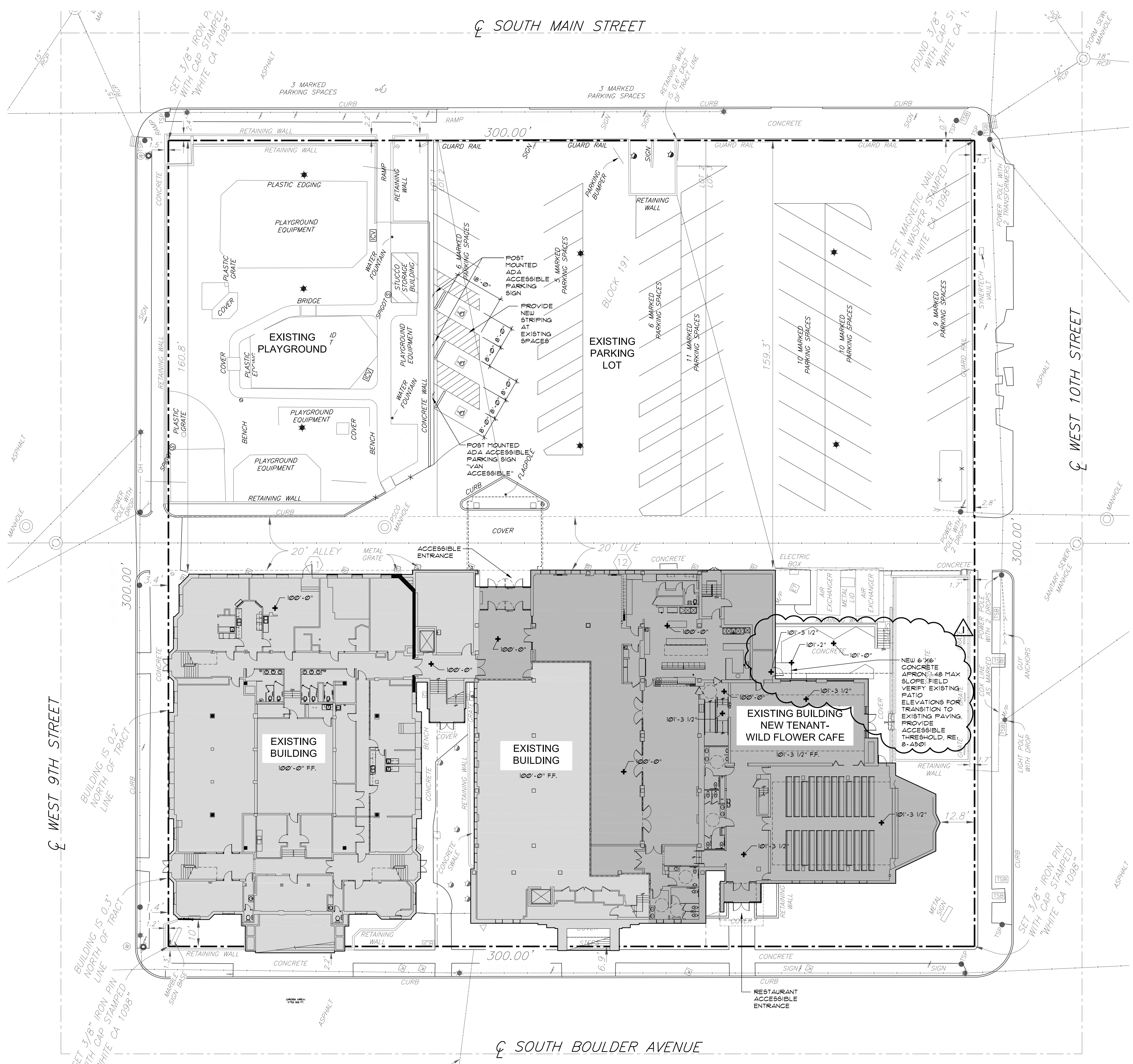
Regarding indoor assembly; over 250 persons in the premises is not unique at this site and has not been detrimental to neighborhood.
Regarding low-impact Manufacturing and Industry; the vinyl record press will go unnoticed in the neighborhood. The equipment required to operate is the same that operates conventional heating and cooling systems. The vinyl record pressing process is not noisy.

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.

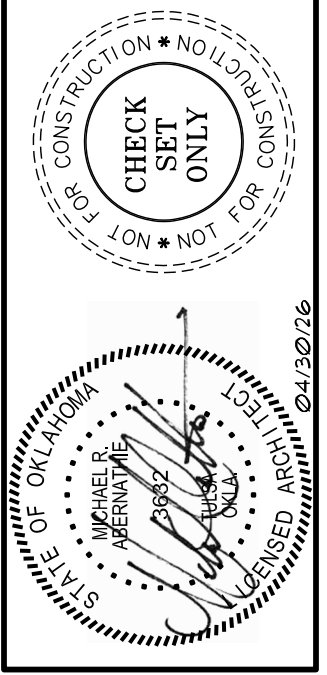
Call 918.596.9456 to speak with the Permit Center or Development Services Plans Review.



- SITE PLAN GENERAL NOTES**
1. SITE INFORMATION ON THE ARCHITECTURAL DRAWINGS IS PROVIDED FOR DESIGN INTENT ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR. THE FINAL SITE DESIGN SHALL PROVIDE DRAINAGE AS APPROVED BY THE CITY AND POSITIVE DRAINAGE AWAY FROM THE BUILDING.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES. CONTRACTOR SHALL ALSO COORDINATE ALL WORK WITH CITY AS REQUIRED.
 3. SLOPE ALL NEW ASPHALT PAVING AND SIDEWALK TO DRAIN AT A MINIMUM OF 1/8" PER FOOT OR AS INDICATED ON PLANS. ALL EXISTING DRAINAGE PATTERNS ARE TO BE MAINTAINED.
 4. PROMPTLY NOTIFY OWNER OF ANY UNUSUAL OR POSSIBLY HARMFUL CONDITIONS ENCOUNTERED DURING THE WORK.
 5. CONTRACTOR MUST MAINTAIN THE CONSTRUCTION SITE IN A SAFE MANNER DAILY. CLEANUP IS REQUIRED OF ALL TRADES AND THE CONTRACTOR MAINTAIN FENCING OR OTHER BARRIERS THAT ELIMINATE THE OPPORTUNITY FOR INDIVIDUALS NOT INVOLVED IN THE WORK ACCESS INTO THE CONSTRUCTION AREA.
 6. BARRICADE AND REDIRECT PEDESTRIAN ACCESS AS REQUIRED DURING CONSTRUCTION. REFER TO TECHNICAL SPECIFICATIONS FOR REQUIREMENTS.
 7. ALL SIGNAGE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINES.
 8. REFER TO TECHNICAL SPECIFICATIONS FOR TEMPORARY AND PERMANENT SITE SIGNAGE.
 9. PATCH AND REPAIR ALL ON AND OFF-SITE STREET PAVING OR CONCRETE SIDEWALKS FOR PROPER UNDERGROUND INSTALLATION OF UTILITIES.
 10. CONTRACTOR SHALL PROVIDE PROTECTION OF ADJACENT PROPERTIES DURING CONSTRUCTION TO ELIMINATE DEBRIS & PROPERTY DAMAGE. ANY DAMAGE TO ADJACENT PROPERTY IS THE RESPONSIBILITY OF THE CONTRACTOR.
 11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST, INCLUDING TAP FEES, FOR INSTALLATION OF SANITARY SEWERAGE DRAINAGE PIPING, WATER LINES, TRANSFORMER PAD, CONDUIT, POWER LINES, FITTINGS & ALL ACCESSORIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY & PAY ALL COST ASSOCIATED WITH THE CONNECTION OF BUILDING UTILITIES TO MUNICIPAL UTILITIES & PROVIDE ALL PIPING, CONNECTIONS, BORINGS, ETC. AS REQUIRED. DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 12. CONTRACTOR SHALL COORDINATE FINAL LOCATIONS OF CABLE AND PHONE PEDESTALS WITH THE OWNER AND PROVIDER AS WELL AS THE SERVICE ENTRY INTO BUILDING.

ADDRESS & LEGAL DESCRIPTION

913 S. BOULDER AVE
 LOTS FOUR (4), FIVE (5), AND SIX (6), BLOCK ONE HUNDRED NINETY (190), AND LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX (6), BLOCK ONE HUNDRED NINETY-ONE (191), AND THE VACATED ALLEY LYING WITHIN BLOCK ONE HUNDRED NINETY-ONE (191), ORIGINAL TOWN, NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.



Sharp Development
 HPCA Part 2 Review Set
Tenant - Wildflower Cafe
 Phase C
 © 2025 SIKES ABERNATHIE ARCHITECTS, P.C.
 Tulsa, OK

DRAWN BY: MIRA
 CHECKED BY: MIRA
 ISSUED: 10/09/25

REVISIONS
1 - REV. # 11/12/2025
2 - REV. # 01/19/26

SHEET TITLE:
Architectural Site Plan

2.11
AS101

ARCHITECTURAL SITE PLAN
 AS101C SCALE: 1"=20'
 NORTH

FULL SCALE AT 22x34 | HALF SIZE REDUCTION AT 11x17