**Board of Adjustment**

# Staff Report
# BOA-24081

**Hearing Date:** August 11, 2026
**Prepared by:** Christopher Willis
ctwillis@cityoftulsa.org
918-596-7620

## Owner and Applicant Information

Applicant: Lou Reynolds, Eller & Detrich, P.C.

Property Owner: NZT LLC

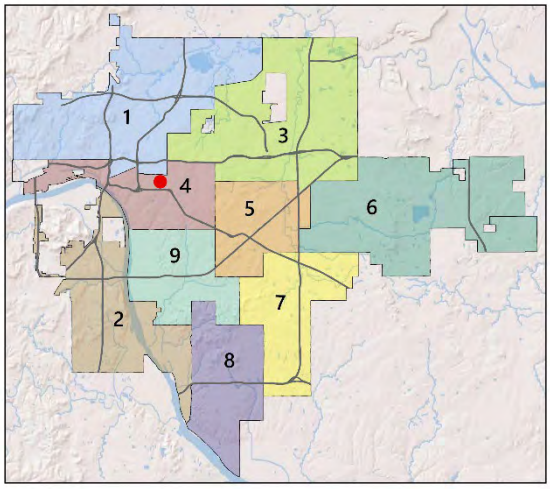
## Property Location

2005 East 7th Place South

Tract Size: ±0.62 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 permit a Small (Up to 250-person capacity) Assembly and Entertainment use in the IM District (Sec. 15.020, Table 15-2).

## Zoning

Zoning District: IM

Zoning Overlays: N/A

## Comprehensive Plan Considerations

### Land Use

Land Use Plan: Employment

Small Area Plans: Kendall-Whittier

Development Era: Streetcar

### Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks

### Environment

Flood Area: Tulsa Regulatory Floodplain

Tree Canopy Coverage: 10-19%

Parks & Open Space: N/A

## Staff Analysis

The applicant is requesting a special exception to permit a Small (Up to 250-person capacity) Assembly and Entertainment use in the IM District (Sec. 15.020, table 15-2). The proposal is to convert an existing commercial building into an escape room business.

### Section 15.020 Use Regulations

Principal uses are allowed in office, commercial and industrial districts in accordance with Table 15-2.

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*Table 15-1: O, C and I District Use Regulations*

| USE CATEGORY<br>**Subcategory**<br>Specific use | OL | OM | OMH | OH | CS | CG | CH | CBD | IL | IM | IH | Supplemental Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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-11516, June 25th, 1981, The BOA approved a variance of the setback from the centerline of Xanthus Avenue from 50 feet to 35.39 feet; and a variance of the setback from the centerline of 7th Place from 50 feet to 40.10 feet in an IM District; and a variance to permit off-street parking on a lot other than the lot containing the use for which the required spaces are required.

## 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.

Surrounding Properties:

| *Location* | *Existing Zoning/Overlay* | *Existing Land Use Designation* | *Existing Use* |
|---|---|---|---|
| North | IM, CS | Multiple Use | Union Pacific Railroad then Business or professional office |
| East | IM, CS, RS-4 | Neighborhood | Union Pacific Railroad then Residential |
| South | IM | Employment | Warehouse |
| West | IM | Employment | Building Services |

### Small Area Plans

The subject property is included in the Kendall-Whittier Sector Plan, which outlines the following goals for this area:

1. Strive to strengthen Whittier Square through historic preservation, responsible infill development, a mix of vibrant activities, and enhanced multi-modal access from within the neighborhood and throughout the city.
2. Grow as a diverse, mixed-income community that values the ability of a residents to support the neighborhood through volunteerism, commerce, and other means.
3. Provide a variety of housing for new residents who wish to move to the neighborhood, or long-time residents who wish to stay.
4. Thrive as a place where people can enjoy quality life-long education, from early childhood to primary and secondary schools, top-notch university, vocational training.
5. Be a vibrant center for creativity, innovation, and culture in terms of the arts, entertainment, and entrepreneurship.
6. Capitalize on connections to Downtown Tulsa and surrounding neighborhoods, and overcome the perceptions of a neighborhood severed by an expressway
7. Build upon the collaboration among local institutions, communities of faith, not-for-profits, employers, and developers to create unique experience in the Tulsa region.

### 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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are present along a portion of the East 7th Place South frontage.

Planned Bike/Ped Facilities: The existing portion of sidewalk along East 7th Place South should be extended along the entire frontage of the subject property. Sidewalks are recommended along South Xanthus Avenue.

Arterial Traffic per Lane: N/A

**Environmental Considerations**
Flood Area: The subject property is located partially within a Tulsa Regulatory Floodplain.

Tree Canopy Coverage: Tree canopy in the area is 11%. 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 north from East 7th Place South, March 2025 (Image from Google Street View)

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

## Sample Motion

Special Exception

I move to *approve or deny* a special exception to permit a Small (Up to 250-person capacity) Assembly and Entertainment use in the IM 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

LT 2 BK 1, CENTRAL PLACE SUB, City of Tulsa, Tulsa County, State of Oklahoma

## Exhibits

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

Feet
0 200 400

Subject Tract

# BOA-24081

19-13 06

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

*Aerial Photo Date: 2025*

N

Feet
0 50 100

Subject Tract

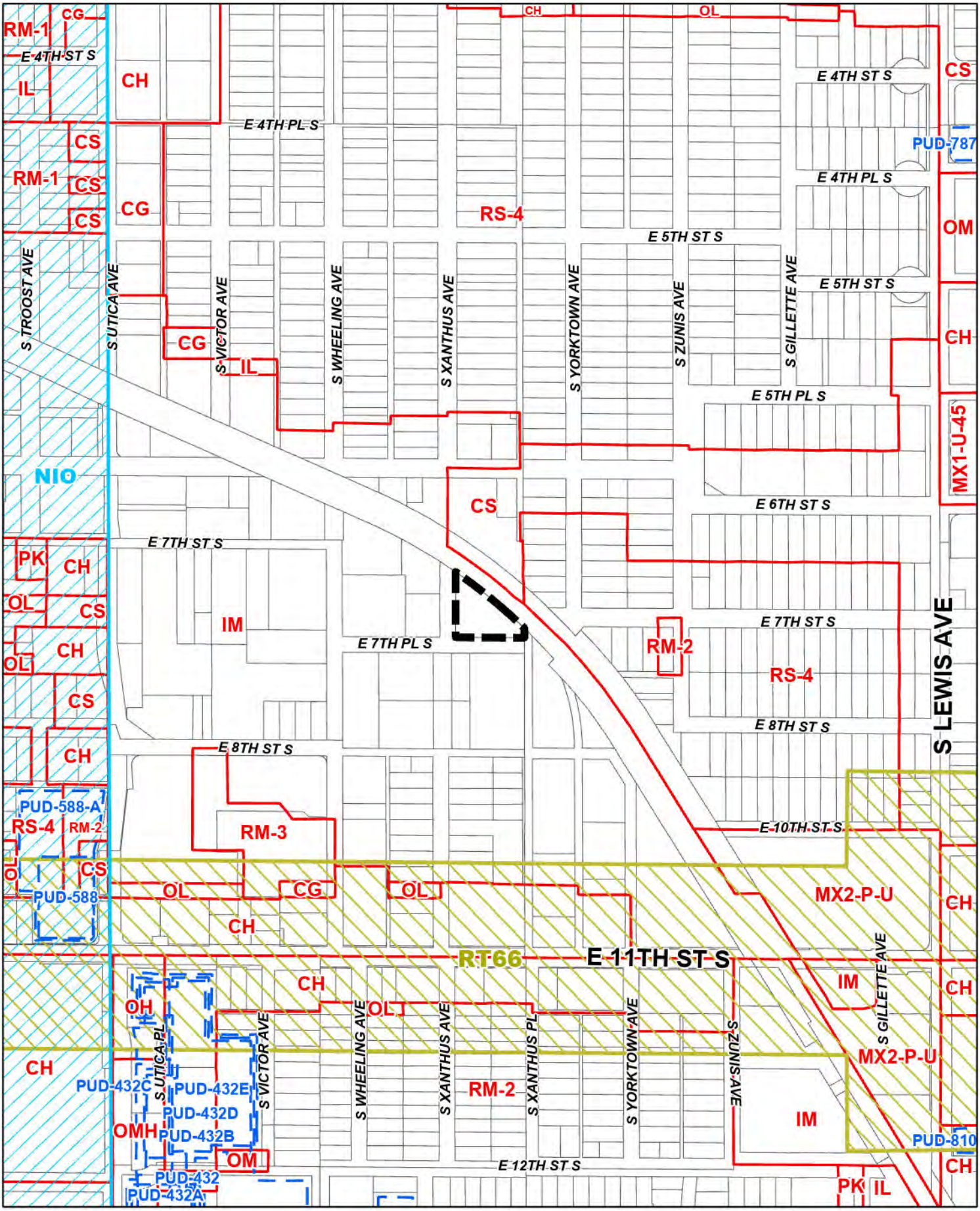
# BOA-24081

19-13 06

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

*Aerial Photo Date: 2025*

N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CG
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IL
CH
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S UTICA AVE
S VICTOR AVE
S WHEELING AVE
S XANTHUS AVE
S YORKTOWN AVE
S ZUNIS AVE
S GILLETTE AVE
E 5TH ST S
CG
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RS-4
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S UTICA PL
PUD-432E
S VICTOR AVE
S WHEELING AVE
S XANTHUS AVE
S XANTHUS PL
S YORKTOWN AVE
S ZUNIS AVE
RM-2
IM
PUD-432D
OMH
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PUD-810
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PUD-432A
PK
IL
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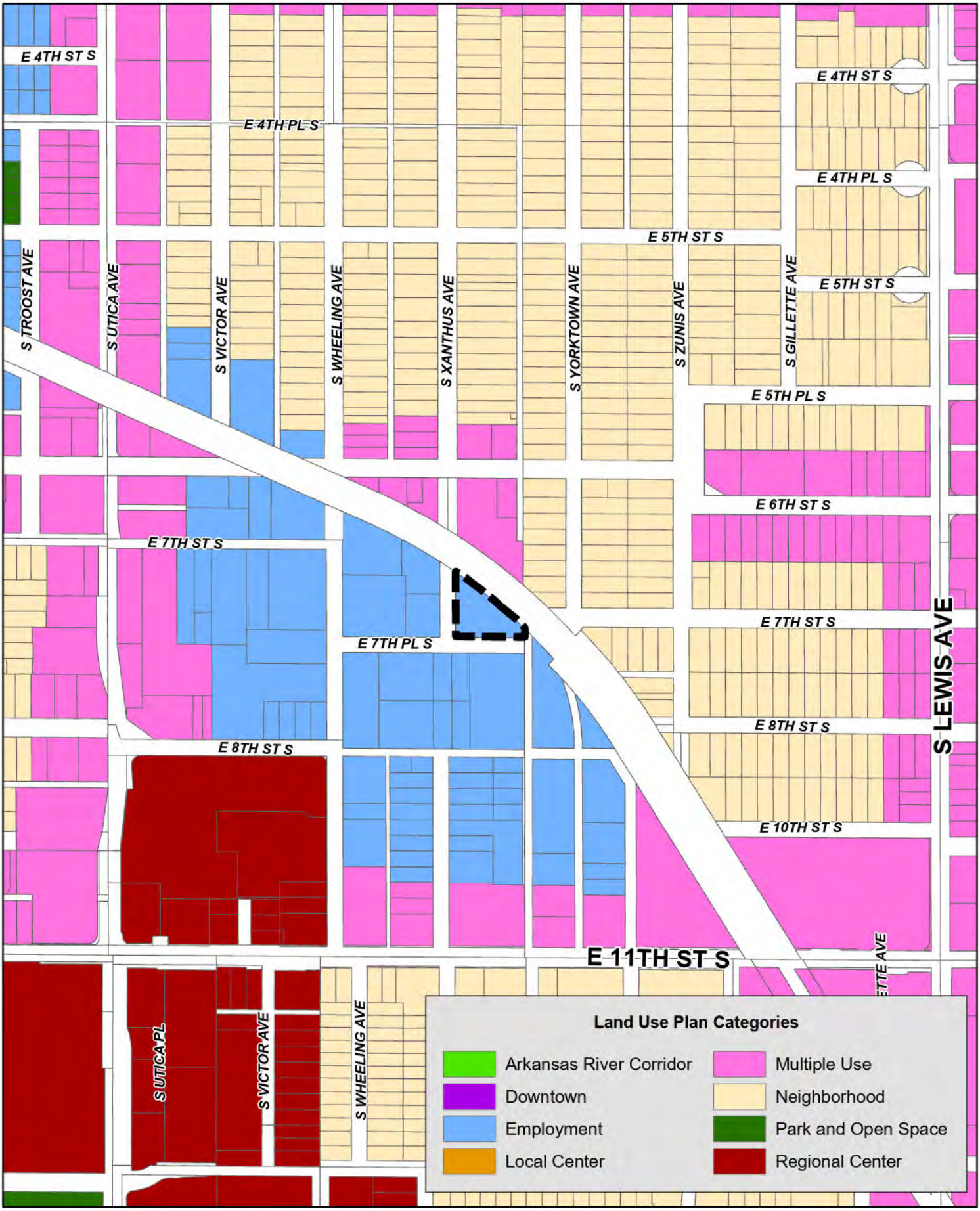



**BOA-24081**

19-13 06

## 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

> The Special Exception is in harmony with the spirit and intent of the Zoning Code as the proposed Assembly and Entertainment Use, Other, Indoor, Small (up to 250 persons capacity) will be conducted entirely indoors within the existing building.

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

> Such Special Exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare as the Assembly and Entertainment Use is just blocks away from many similar uses, including restaurants and breweries.

**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.

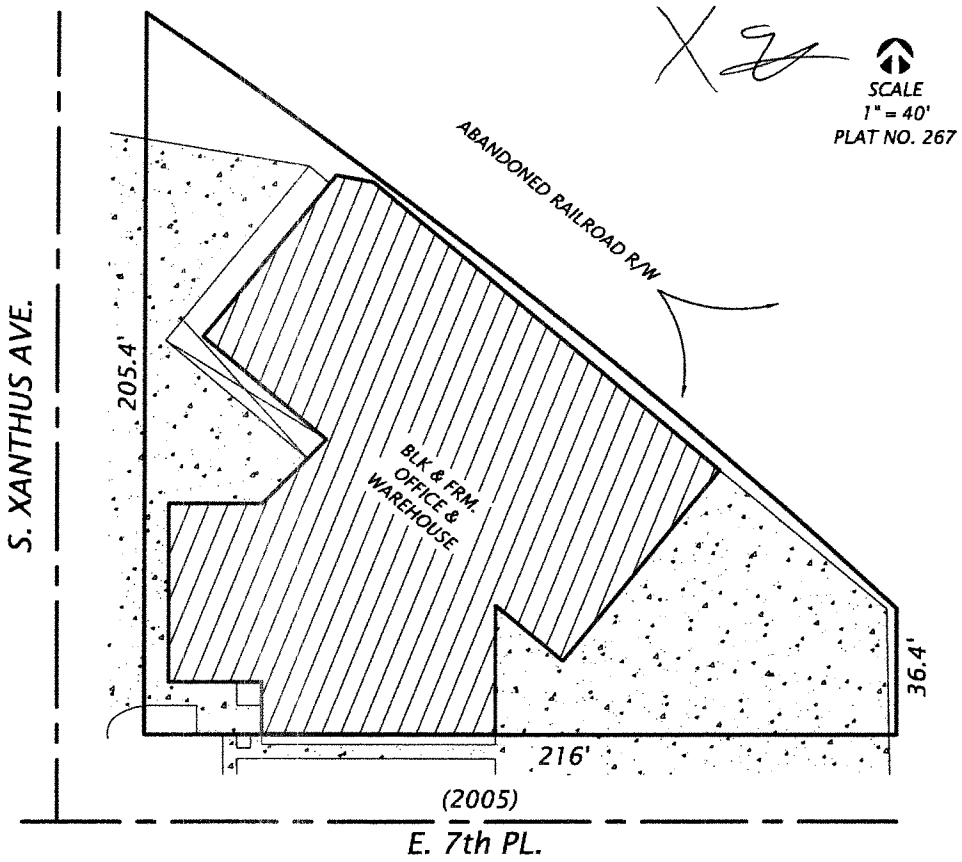
*PROFESSIONAL LAND SURVEYOR'S INSPECTION PLAT*
*FOR MORTGAGE LOAN PURPOSE*

AMERICAN EAGLE
LAND SURVEYING, LLC
2023 West 111th Street Jenks, OK. 74037
OFFICE (918)640-4162 FAX (918)894-5248
darrellbible@gmail.com

Order No. 2509183
Client: Titan Title & Closing, LLC
Borrower: NZT, LLC
File Number: 25-3586
Lender: BancFirst

Legal Description

Lot Two (2), CENTRALPLACE SUBDIVISION,
of Tulsa County, State of Oklahoma,
according to the recorded Plat thereof.




SEE ATTACHMENT FOR EASEMENT INFORMATION

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#40143C0240L, DATED 10/16/12.

Property address: 2005 East 7th Place, Tulsa, Oklahoma

SURVEYORS STATEMENT

I DARRELL BIBLE PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE LOCATION OF DWELLING BASED ON AVAILABLE CONTROL AT THE TIME, FENCING NOT SHOWN: THIS IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT; THAT THE ABOVE INSPECTION PLAT SHOWS RECORDED EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY AND SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE, CALL OKIE BEFORE DIGGING 1-(800)-522-6543

LEGEND
B/L=Building Line
U/E=Utility Esmt.
D/E=Drainage Esmt.
SWE=Sidewalk Esmt.
RWL=Restricted Waterline Esmt.

Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #6588 EXPIRES 6/30/2026
Final: 10/17/2025

LICENSED PROFESSIONAL LAND SURVEYOR
DARRELL BIBLE
1731
OKLAHOMA

## REQUEST FOR WAIVER OF LETTER OF DEFICIENCY REQUIREMENT

If the Board staff waives the requirement that an LOD accompany an application to the Board, **the Applicant is responsible for requesting all necessary relief and for citing the sections of the Zoning Code pertinent to the relief sought.** (The waiver of the requirement that an LOD accompany an application to the Board shall not be considered a waiver of the necessity to apply for a building permit or a zoning clearance permit, as may be required by the particular proposed use or construction.) **In the event that the applicant does not request all necessary relief, additional BOA action may be required resulting in significant delays during the building permit process.**

I hereby certify that I have read and understand the above requirements and that I request that the LOD requirement be waived for the subject property in case number: **BOA-24081** .

_____ 7/10/26

**Applicant's Signature** **Date**

**Approved by:** Austin Chapman _____