Board of Adjustment

Staff Report
BOA-24114

Hearing Date: October 27, 2026 (Continued 13, 2026)
Prepared by: Christopher Willis

ctwillis@cityoftulsa.org
918-596-7620

Owner and Applicant Information

Applicant: Nathalie Cornett, Eller & Detrich, P.C.

Property Owner: HICKORY HOUSE PROPERTIES LLC

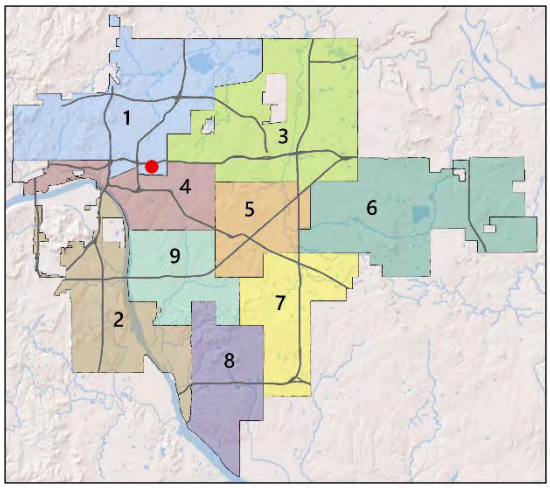
Property Location

317 South Trenton Avenue

Tract Size: ±0.16 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper
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 Low-impact Manufacturing & Industry in the CH district to permit a vinyl record press (Section 15.020, Table 15-2).

Zoning

Zoning District: CH

Zoning Overlays: NIO

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use

Small Area Plans: Pearl District

Development Era: Streetcar

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: Regular Route

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 Low-impact Manufacturing & Industry in the CH district to permit a vinyl record press (Section 15.020, Table 15-2). The applicant is proposing a boutique vinyl record pressing studio that will have around 4-6 employees.

Continued from October 13, 2026.

Section 15.020 Use Regulations

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

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

USE CATEGORY **Subcategory** Specific use	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
INDUSTRIAL												Section 40.180
Low-impact Manufacturing & Industry	–	–	–	–	–	S	S	S	P	P	P	

Relevant Case History

- BOA-22463, May 25th, 2018, The BOA approved a variance to permit the construction of stairs in the right-of-way.

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:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	CH/NIO	Multiple Use	Warehouse
East	CH/NIO	Employment	Broadcast or Recording Studio
South	RM-1, IL/NIO	Employment	Consumer Shopping Goods
West	RM-1/NIO	Multiple Use	Residential, Consumer Shopping Goods, Broadcast or Recording Studio

Small Area Plans

The subject property is included in the Pearl District Small Area Plan, which set forth four priorities, each with specific goals and action recommendations. The priorities of the plan are as follows:

1. Stabilize and revitalize existing residential areas, promote homeownership and housing affordability and increase housing choice.
2. Promote development that retains existing businesses and increases employment, mixed-use, commercial, and retail opportunities.
3. Increase safety and security throughout the district.
4. Improve targeted infrastructure to support health and wellness and catalyze development.

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 both East 4th Street and South Trenton Avenue.

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

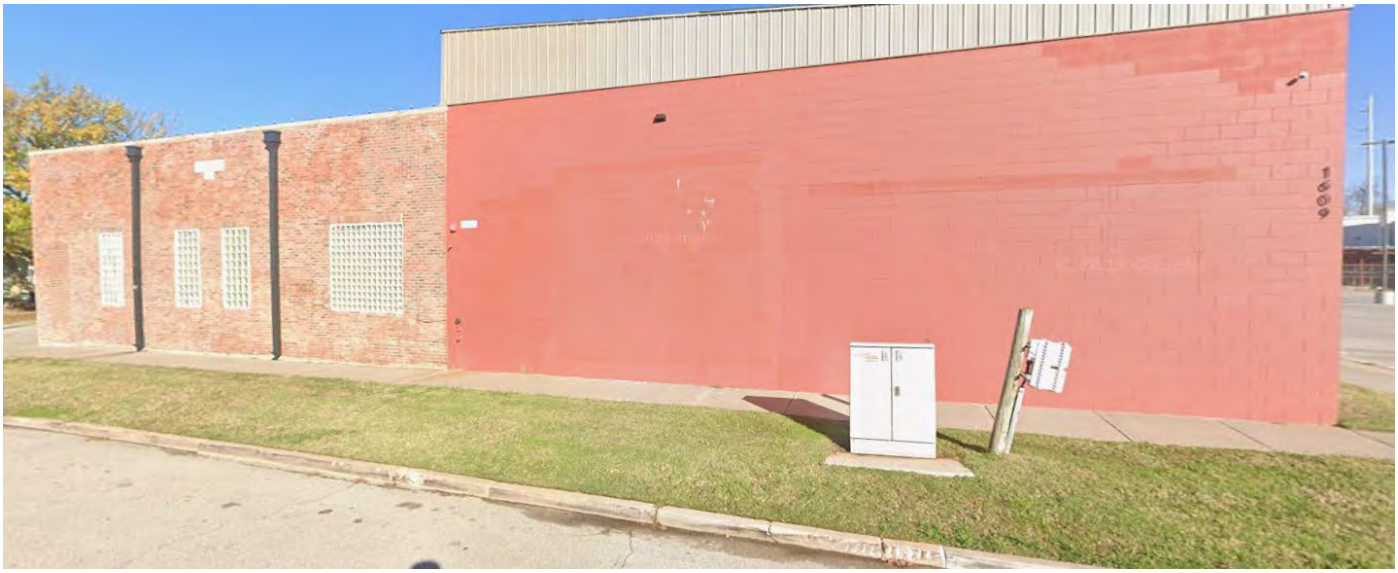
Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 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 north from East 4th Street, November 2024 (Image from Google Street View)

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

Sample Motion

Special Exception

I move to *approve or deny* a special exception to allow Low-impact Manufacturing & Industry in the CH district 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): _____.

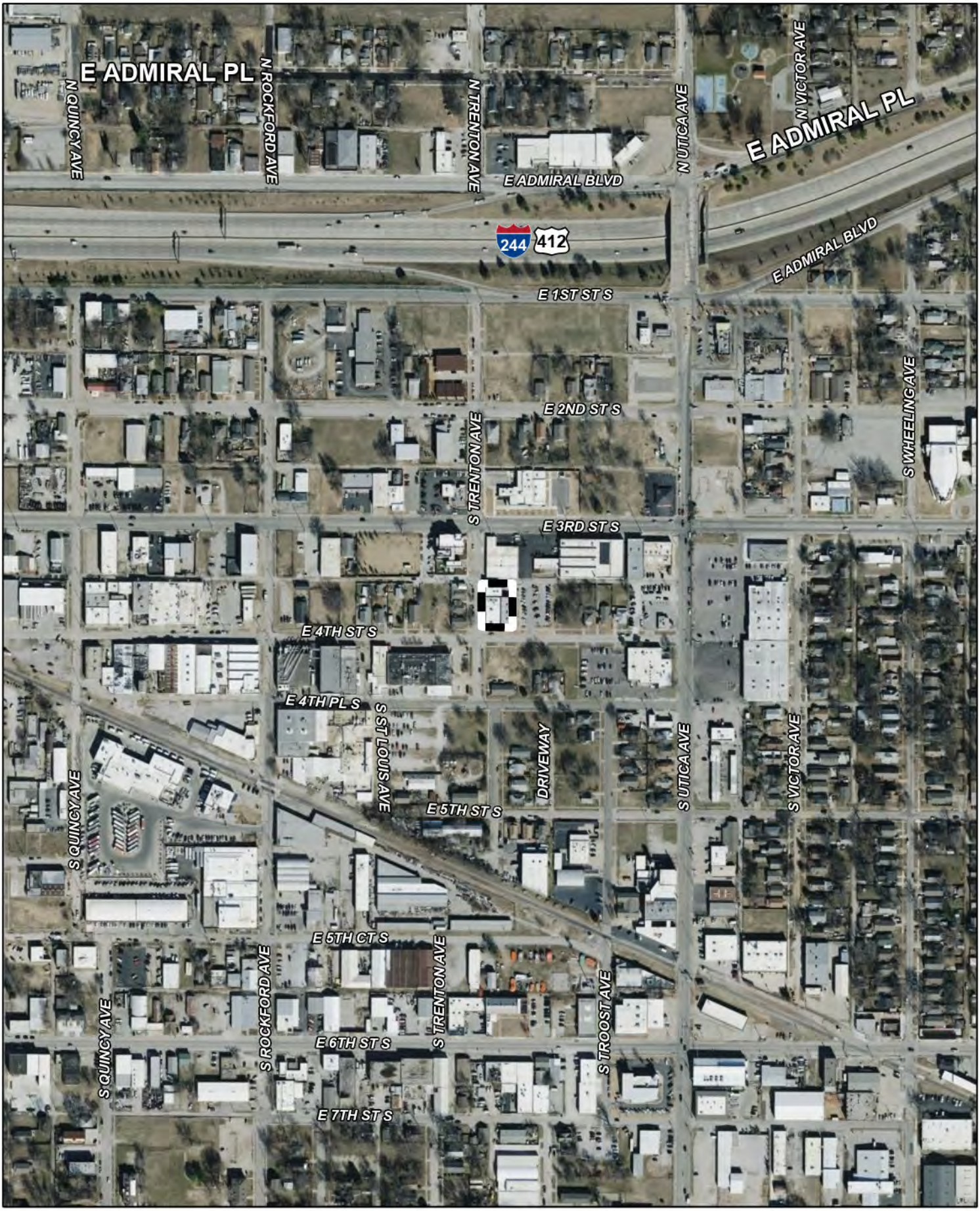
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

LT 13 BK 6, MIDWAY ADDN, 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-24114

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

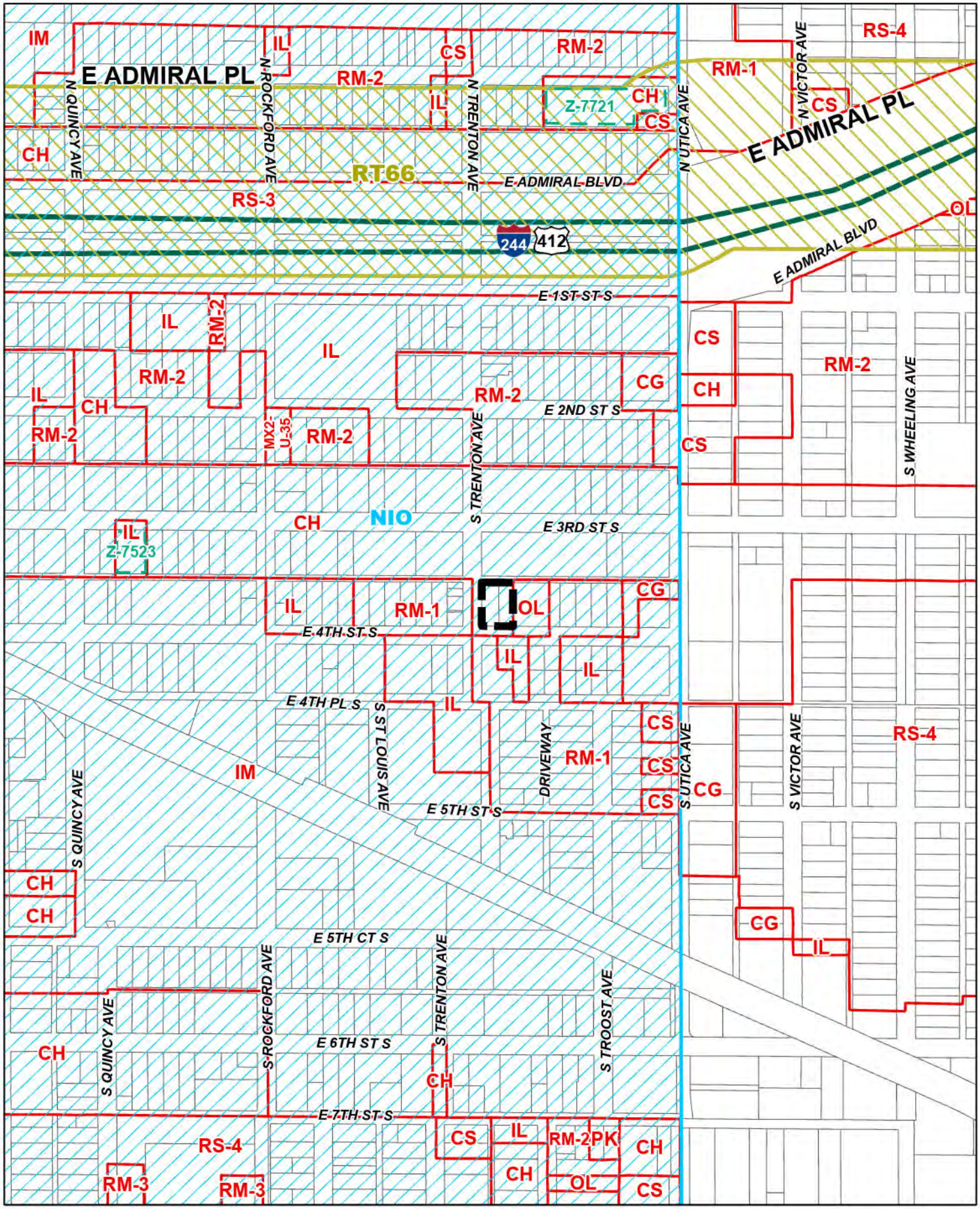
BOA-24114

19-13 06

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

Aerial Photo Date: 2025

N



Feet
0 200 400

Subject Tract

BOA-24114

19-13 06

N

Feet
0 200 400

Subject Tract

BOA-24114

19-13 06

N

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

See attached Exhibit "A"

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

See attached Exhibit "A"

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.

Plan Corrections Summary Requirement

An official Plan Corrections Summary issued to the Applicant from the City of Tulsa Permit Center must accompany every application. I understand, and take responsibility for, the following:

1. All requirements set forth in the Plan Corrections Summary must be met, or the relief detailed in said document must be sought in an application to the Board of Adjustment (BOA) for any of the requirements which cannot be met. If the applicant does not request the relief detailed in the Plan Corrections Summary, additional BOA action may be required, which may result in significant delays during the building permit process.

2. If the plans reviewed by the City for the issuance of the Plan Corrections Summary are changed, the plans must be re-submitted to the City, and an additional Plan Corrections Summary may be issued based upon the new plans which may result in additional requirements or an additional application to the Board being necessary.

I hereby certify that I have read and understand the above Plan Corrections Summary requirements for the subject property.

Mathasi Cannett — Applicant Signature

9.10.26 — Date

Platting/Subdivision Compliance Review Requirement

A platting requirement or subdivision conformance review is in place for the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, as follows:

> For any land which has been rezoned to a zoning classification upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment to permit those uses expressly stated in Section 70.080-B.2.b of the City of Tulsa Zoning Code, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, or a subdivision conformance review as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or comply with standards set by the subdivision conformance review for the subject property.

Mathasi Cannett — Applicant Signature

9.10.26 — Date

Mailing Authorization and Release

I authorize City of Tulsa staff to obtain property owners' names and addresses as required for this application. I understand that City of Tulsa staff will use County Assessor data to ascertain the names and addresses of the property owners. That database may not reflect recent ownership changes.

I hereby release and forever discharge the City of Tulsa, its agents and successors, from any actual or potential cause of action, suit or proceeding brought by me, my agents or assigns, based on the names and addresses obtained by the City of Tulsa as required in this application.

Mathasi Cannett — Applicant Signature

9.10.26 — Date

Neighbor Communications

Advance communication with surrounding neighbors is encouraged by the Board of Adjustment, Planning Commission, and City Council to help educate applicants and neighbors about one another's interests; resolve issues in a manner that respects those interests; and identify unresolved issues before initiation of formal public hearings.

Applicants are encouraged to submit a summary of their communication and engagement with neighbors at or before the first required public hearing. The recommended content of such summaries is as follows:

a. Efforts to notify neighbors about the proposal (how and when notification occurred, and who was notified);

b. How information about the proposal was shared with neighbors (mailings, workshops, meetings, open houses, fliers, door-to-door handouts, etc.);

c. Who was involved in the discussions;

d. Suggestions and concerns raised by neighbors; and

e. What specific changes (if any) were considered and/or made as a result of the neighbor communications.

Mathasi Cannett — Applicant Signature

9.10.26 — Date

Exhibit "A"

The Applicant requests a Special Exception pursuant to Table 15-2 of the Tulsa Zoning Code (the "Code") for a Low-Impact Manufacturing & Industry Use in the CH (Commercial Heavy) District to permit a boutique vinyl record pressing studio at 317 S. Trenton Ave. (the "Property").

The Property is located at the northeast corner of S. Trenton Ave. and E. 4th St., one block south and east of the intersection of 3rd & Utica. The Property surrounded by a mix of zoning districts – CH to the north, OL to the east, IL and RM-1 to the south, and RM-1 to the west. Equally as mixed are the uses in the area. Mac's Electric Supply is located to the north along Utica and the multi-tenant building on the Property houses a variety of retail stores and a restaurant. But, the uses that really dominate this sector surround and support the music industry. The Church Studio is located caddy-corner to the Property and Studio Records is located to the south. Across the street to the west and behind the building to the east are multiple recording and music studios.

The proposed vinyl pressing studio will have around 4-6 employees. The pressing operation will be done with a single, LiteTone record press. The pressing process melts non-toxic PVC pellets into biscuits, which are then placed in a hydraulic press to form the vinyl record. After the records are pressed, sleeves and labels are printed on-site for the specific customer. Customers place their orders online and once fulfilled, the orders are shipped via common carriers such as UPS/FedEx. All operations will be conducted indoors and the proposed use will have no noticeable off-site impacts in terms of noise, smoke, particulate matter, odors, or vibration.

The location complements the existing local music scene of the area and will integrate extremely well into the neighborhood. Additionally, there are various other light industrial uses in the area. Accordingly, the Special Exception is not injurious to the neighborhood or otherwise detrimental to the public welfare and is in harmony with the spirit and intent of the Code.

Waiver of Plan Corrections Summary Requirement

I understand that if Board of Adjustment staff waives the requirement that a Plan Corrections Summary 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.

I understand that the waiver of the requirement that a Plan Corrections Summary accompany an application to the Board of Adjustment 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 will have the Plan Corrections Summary requirement waived for the subject property in BOA case number: 24114.

Nathalie Carnett
Applicant's Signature

9.10.26
Date