



**Case Number: Z-7710**

**Hearing Date: April 19<sup>th</sup> 2023**

**Case Report Prepared by:**

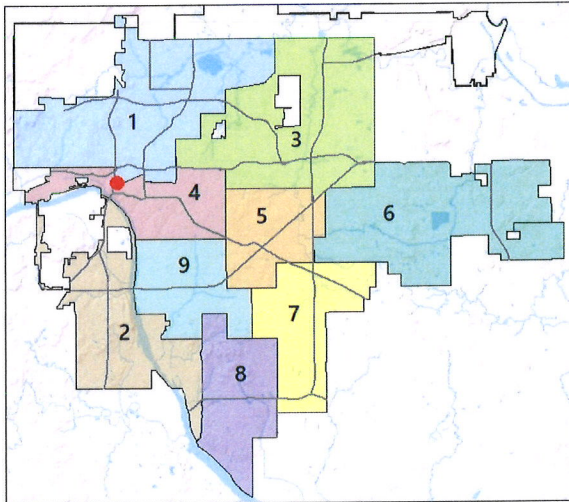
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Kyle Gibson

*Property Owner:* HAPPY HAMMER INC

**Location Map:  
(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Live/work

*Concept summary:* Rezoning of the subject tract from IL to CBD to permit a mixed-use building.

*Tract Size:* 0.18 ± acres

*Location:* West of the northwest corner of North Guthrie avenue and West 1st Street

**Zoning:**

*Existing Zoning:* IL

*Proposed Zoning:* CBD

**Comprehensive Plan:**

*Land Use Map:* Downtown

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9202

CZM: 36

**City Council District: 1**

*Councilor Name:* Vanessa Hall-Harper

**County Commission District: 2**

*Commissioner Name:* Karen Keith

11.1

## SECTION I: Z-7710

DEVELOPMENT CONCEPT: Change the zoning to allow a broad range of commercial, residential and mix of uses that are allowed in the Central Business District support a mixed-use development that is consistent with the Downtown land use designation of the comprehensive plan.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant's Exhibits

### DETAILED STAFF RECOMMENDATION:

The CBD district is primarily intended to accommodate and encourage the most desirable, most productive, most intense use of land, without regard to the regulation of building height, floor area, land coverage and parking requirements, within the central core area of the city and encourages a diversity of high-intensity uses that mutually benefit from close proximity to, and from the available services of, the high transportation carrying capacity afforded by locations within the boundaries of the Inner Dispersal Loop and reserve and promote the public and private investment of the existing central core area.

The request to change zoning from IL to CBD is consistent with the Downtown land use designation and,

Z-7650 is consistent with the land use considerations that were contemplated in the Downtown Area Master Plan and,

The uses, building height and density allowed in a CBD zoning classification are consistent with the expected development of this area therefore,

Staff recommends approval of Z-7650 to rezone property from IL to CBD.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

***Staff Summary:*** Rezoning to CBD zoning will support future opportunities for mixed-use development that is consistent with the Downtown land use designation of the comprehensive plan and the vision of the Downtown Tulsa Master Plan.

### Land Use Vision:

#### **Land Use Plan map designation: Downtown**

**Downtown** is Tulsa's most intense regional center of commerce, housing, culture, and entertainment. It is an urban environment of primarily high-density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism, and educational institutions. Downtown is primarily a pedestrian-oriented area with generous sidewalks shaded by trees, in-town parks, open space, and plazas. The area is a regional transit hub. New and refurbished buildings enhance the pedestrian realm with ground-floor windows and storefronts that enliven the street. To

11.2

support downtown’s lively and walkable urban character, automobile parking ideally is located on-street and in structured garages, rather than in surface parking lots.

**Areas of Stability and Growth designation: Area of Growth**

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

**Transportation Vision:**

**Major Street and Highway Plan:** 1<sup>st</sup> Street and Lawton Avenue are both unclassified streets.

**Trail System Master Plan Considerations:** None.

**Small Area Plan:** Downtown Area Master Plan

The Downtown Area Master Plan was adopted in September of 2010 and amended in October 2018 to include the Downtown Walkability Analysis. The provisions of CBD zoning are consistent with the vision and recommendations found in the Downtown Area Master Plan.

**Special District Considerations:** None.

**Historic Preservation Overlay:** None.

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** Existing building on the lot that is built to all lot lines. CBD zoning will resolve issues of compliance with building setbacks, lot size, and parking regulations.

**Environmental Considerations:** None.

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 1 <sup>st</sup> Street	None	-	2
South Lawton Avenue	None	-	2

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**Utilities:**

The subject tract has municipal water and sewer available.

**Surrounding Properties:**

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	IL	Downtown	Growth	Commercial
East	IL	Downtown	Growth	Vacant
South	IL	Downtown	Growth	I-244 Access Ramp
West	IL	Downtown	Growth	I-244

**SECTION III: Relevant Zoning History**

**History: Z-7710**

**ZONING ORDINANCE:** Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

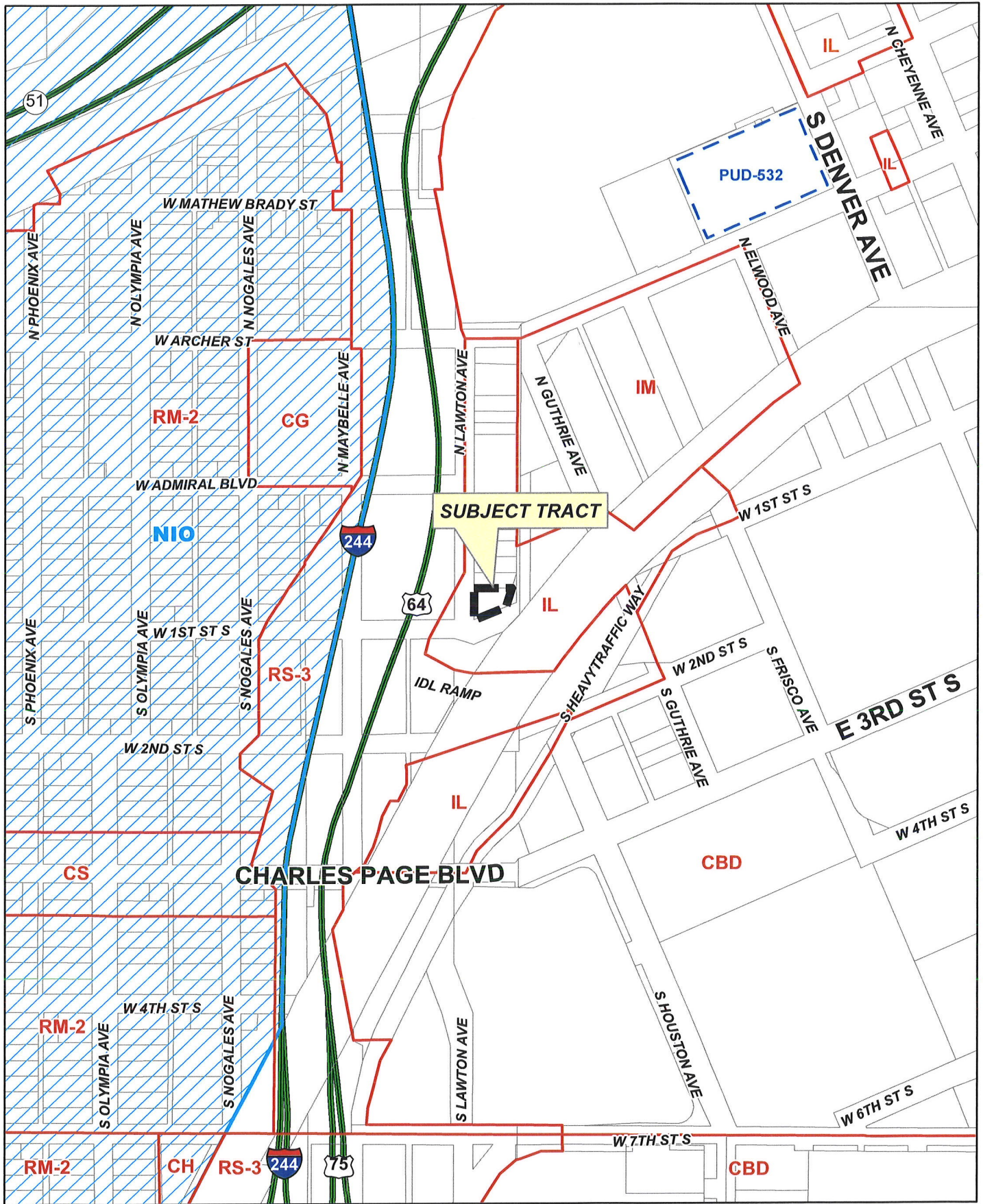
**BOA-21173 November 2010:** The Board of Adjustment **approved** a *Variance* to permit the parking requirement for a commercial/industrial building in an IL district within the IDL, on property located at 629 W. 1<sup>st</sup> Street.

***Surrounding Property:***

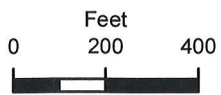
**BOA-21735 June 2014:** The Board of Adjustment **approved** a *Variance* to permit the building line setback from W 1<sup>st</sup> Street from 25 ft to 0 ft in an IL district & a *Variance* of the building line setback from 25 ft to 13.3 ft in an IL district & a *Variance* of the building line setback from abutting RS-3 zoning from 10 ft to 0 ft. & a *Variance* of the off-street parking requirement from 12 spaces to 2 spaces, on property located at 802 W. 1<sup>st</sup> Street South.

**BOA-17892 January 1998:** The Board of Adjustment **withdrawal** a *Special Exception* to permit manufactured housing in an IL zoned district & a *Variance* to the all-weather surface parking requirement, on property located at 3 North Lawton.





**SUBJECT TRACT**



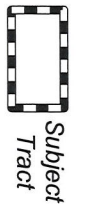
**Z-7710**

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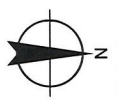
Subject Tract

**Z-7710**

19-12-02

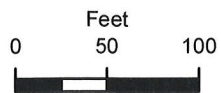
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Aerial Photo Date: 2020/2021



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 Subject Tract

**Z-7710**

19-12 02

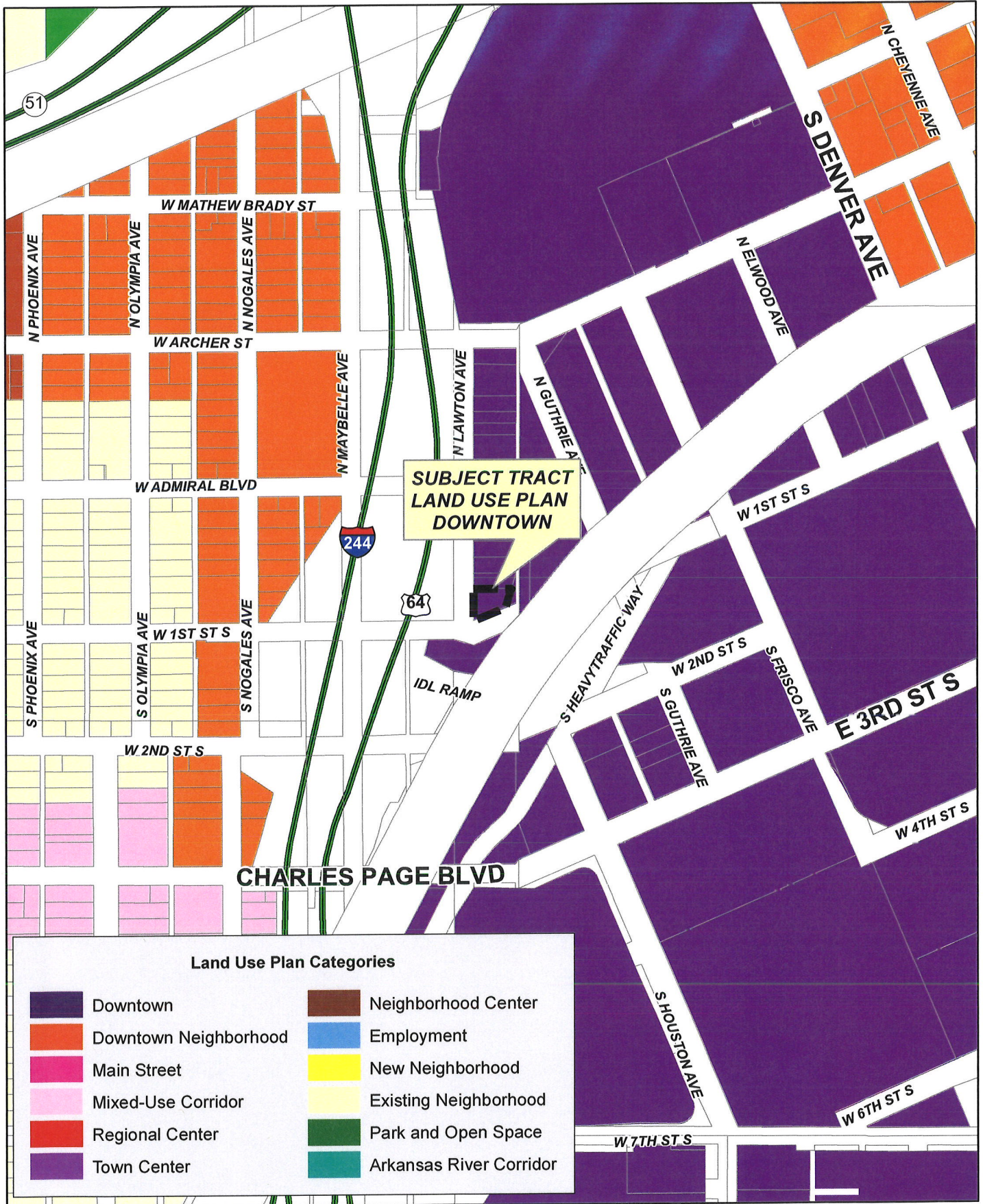
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Aerial Photo Date: 2020/2021














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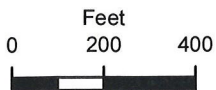




**SUBJECT TRACT  
LAND USE PLAN  
DOWNTOWN**

**Land Use Plan Categories**

- |   |   |
|---|---|
|  Downtown              |  Neighborhood Center     |
|  Downtown Neighborhood |  Employment              |
|  Main Street           |  New Neighborhood        |
|  Mixed-Use Corridor    |  Existing Neighborhood   |
|  Regional Center       |  Park and Open Space     |
|  Town Center           |  Arkansas River Corridor |



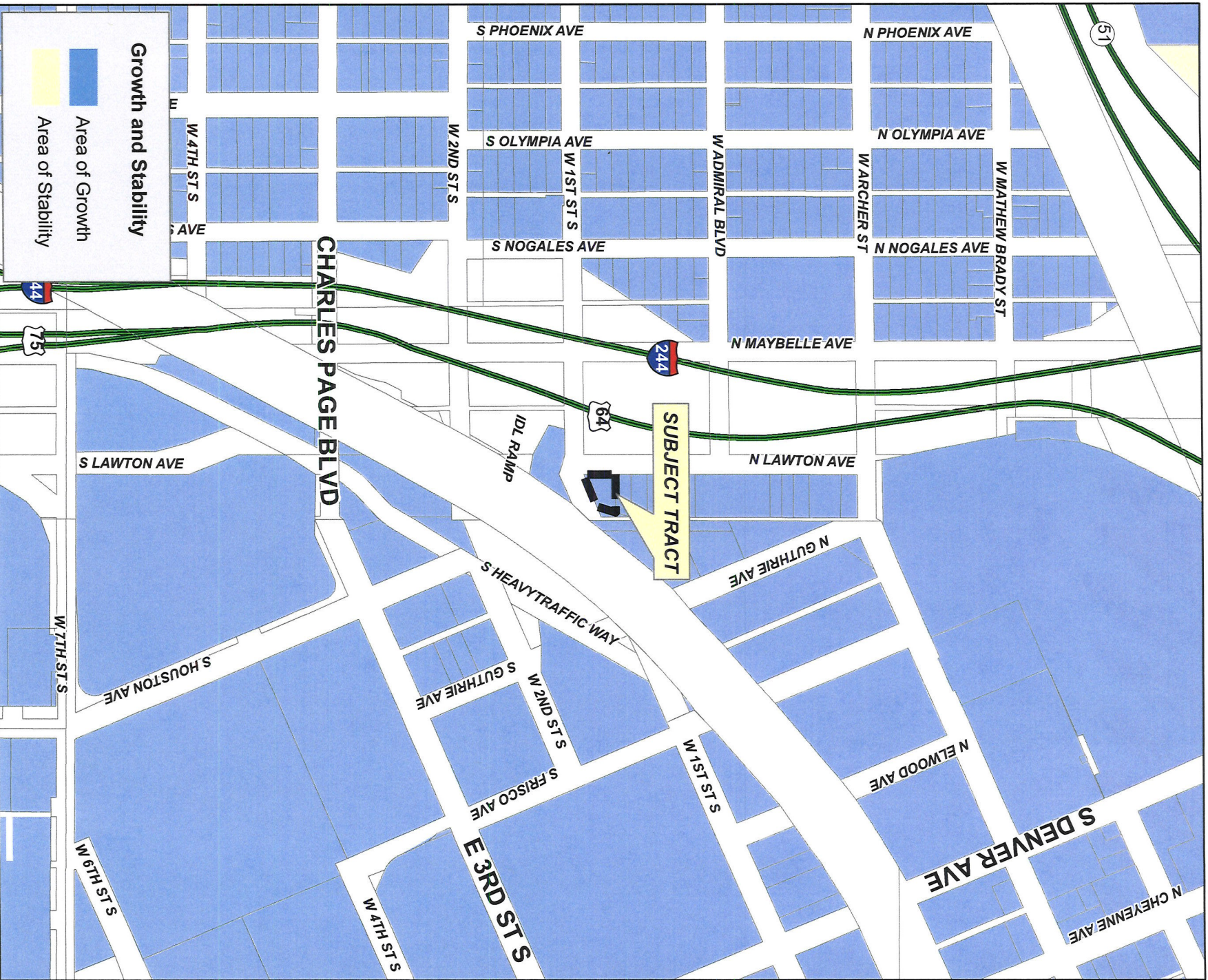
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Z-7710

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**ABBREVIATIONS**

- ▲ And
- ⊕ Center Line
- Ⓜ Plate/Property Line
- BLCK Blecking
- CLG Ceiling
- CMU Concrete Masonry Unit
- CO Clear Opening
- CONC Concrete
- CONT. Continuous
- CRPT Carpet
- CTR Center
- DF. Douglas Fir
- DIM. Dimension
- DS Downspout
- DW. Dishwasher
- DWG Drawing
- (E) Existing
- E East
- ELEC Electrical
- ELEV Elevation
- EQUIP Equipment
- FLR Floor
- FF. Finish Floor
- FT. Foot or Feet
- GC General Contractor
- GD Garbage Disposal
- GYP. Gypsum Wall Board
- HT. Height
- HW Hot Water
- IBC International Building Code
- ID Inside Diameter
- IMG. International Mechanical Code
- IN. Inch(es)
- INSUL Insulation
- IPC International Plumbing Code
- IRC International Residential Code
- LAV. Lavatory
- MECH Mechanical
- (N) New
- NG Natural Gas
- NTS Not To Scale
- OC On Center
- OD Outside Diameter
- PR. Pair
- PSF. Per Square Feet
- PSI. Per Square Inch
- ROW. Right Of Way
- SF Square Footage
- SOG Slab On Grade
- STD. Standard
- STL. Steel
- STRL Structural
- TO Top Of
- TOC Top Of Concrete
- TOS Top Of Slab
- TOW Top Of Wall
- W. With
- WD Washer/Dryer

**PROJECT INFORMATION**

**PROJECT ADDRESS:** 629 WEST FIRST STREET SOUTH  
TULSA, OK 74127

**LEGAL DESCRIPTION:** LTS & 7 & 8 LESS BEG SECR LT 7 TH WLY S TO NELY TO PT ON N L LT 7 TH E 15. S TO POS BLK 23

**PROJECT DESCRIPTION:** REZONE FROM EXISTING IL TO C80 TO ALLOW FOR A WORK/LIVE SPACE. PROPOSED INTERIOR REMODEL OF EXISTING BUILDING TO ACCOMMODATE SMALL SCALE RESIDENTIAL AND LEASABLE ENTERTAINMENT AND OFFICE SPACE

**APPLICABLE CODES AND REGULATIONS:**  
CITY OF TULSA ZONING CODE  
2015 INTERNATIONAL EXISTING BUILDING CODE  
2015 INTERNATIONAL FIRE CODE (IFC)  
2015 INTERNATIONAL PLUMBING CODE (IPC)  
2015 INTERNATIONAL FUEL GAS CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2008 INTERNATIONAL ENERGY CONSERVATION CODE  
2014 NATIONAL ELECTRICAL CODE  
2009 ANSI ICC A117.1

**BUILDING CODE INFORMATION:**

CONSTRUCTION TYPE	TYPE V-B
ZONING	IL
OCCUPANCY	N/A
NUMBER OF STORIES	TWO

**AREA CALCULATIONS:**

AREA (CONDITIONED) 8,993 SF

**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE OF REGULATION (IBC 2015)
- PRIOR TO BIDDING, THE GENERAL CONTRACTOR SHALL VISIT AND INSPECT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS. EFFECTING THE NEW WORK. THE GENERAL CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARD TO LOCATION, EXTENT, NATURE, OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS OF NEW WORK PRIOR TO COMMENCEMENT OF AN EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY, BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES.
- FIELD VERIFY MEANS THE CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FILED SURVEY INFORMATION INTO THE CONSTRUCTION.
- THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY TRADE.
- IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS OR BETWEEN A DRAWING AND SPECIFICATION ITEM THE DRAWING OR SPECIFICATION TIME REQUIRING THE GREATER EXTENT, LARGER NUMBER OR HIGHER QUALITY SHALL GOVERN.
- ALL ITEMS OF MECHANICAL AND/OR ELECTRICAL OPTIM MAY NOT NECESSARILY APPEAR ON THE ARCHITECTURAL DRAWINGS. REFER TO THE APPROPRIATE DRAWINGS FOR ITEMS OF THIS NATURE.
- ALL EXIT DOORS SHALL BE OPERATIVE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ALL FIRE ALARM SYSTEM IN COMPLIANCE WITH I.F.C. 2015 LISTED.

**OWNER**

HAPPY HAMMER INC  
1221 CHARLES PAGE BOULEVARD  
TULSA, OK 74127

**ARCHITECT**

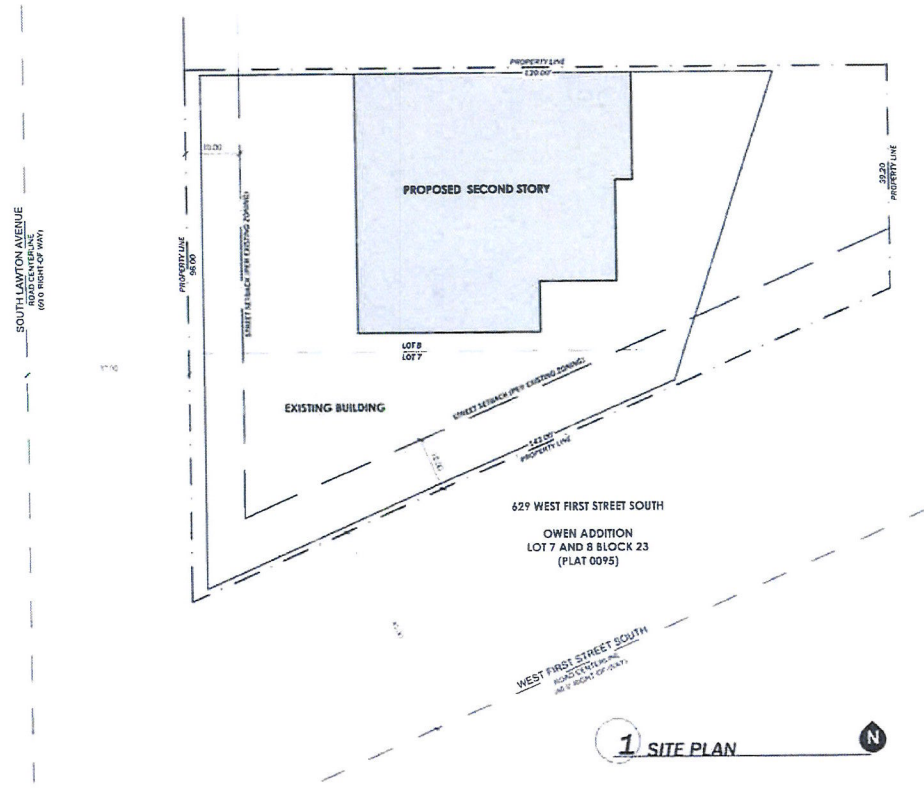
JASON GIBSON, RA, NCARB  
ALIGN DESIGN GROUP  
551 SOUTH QUAKER AVENUE  
TULSA, OK 74120  
TEL 918 499 0451

**CONTRACTOR**

TBD

**DRAWING INDEX**

A000	COVER SHEET/SITE PLAN
A101	DETAILS
A102	ELEVATIONS



**1 SITE PLAN**



**FIRST STREET LIVE/WORK**  
629 WEST FIRST STREET SOUTH  
TULSA, OK 74127

DRAWING:  
**COVER SHEET**

SCHEMATIC  
NOT FOR  
CONSTRUCTION

DATE:  
3/9/2023

SCALE:  
1" = 20'

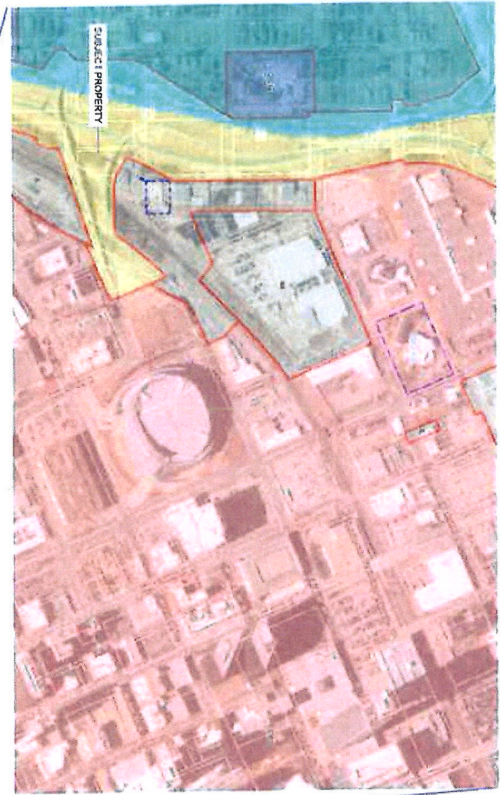
SHEET:

**A000**

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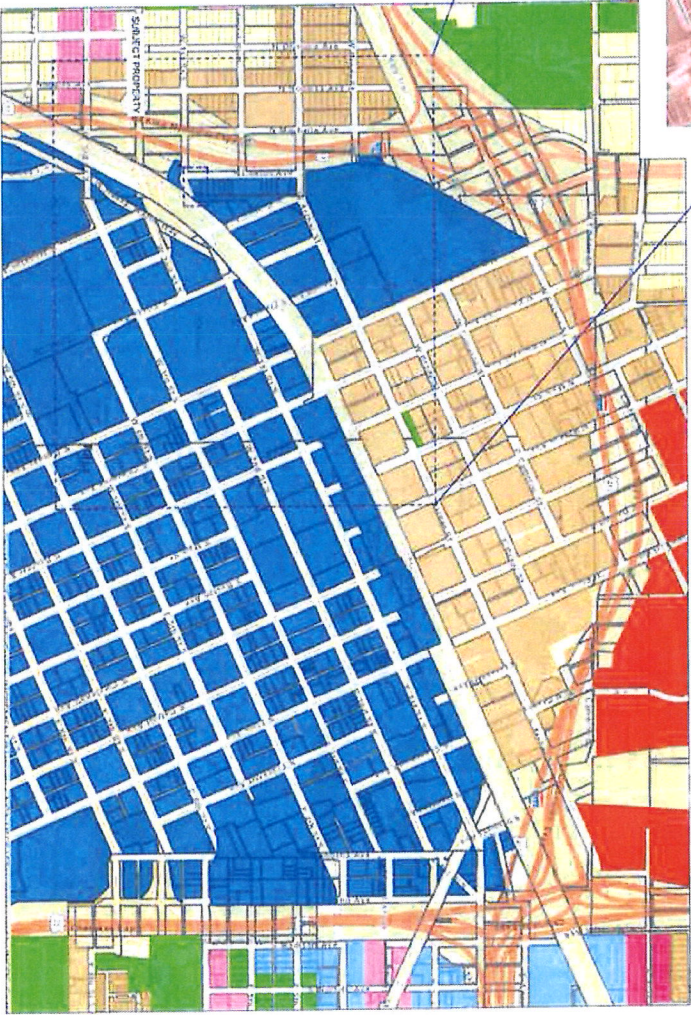
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2 CURRENT ZONING



3 FUTURE 2ND STORY VIEW



1 LAND USE PLAN



4 EXISTING STREET VIEW

**FIRST STREET LIVE/WORK**  
 629 WEST FIRST STREET SOUTH  
 TULSA, OK 74127

DRAWING: **DETAILS**

SCHEDULED FOR CONSTRUCTION: **DATE: 3/9/2023**

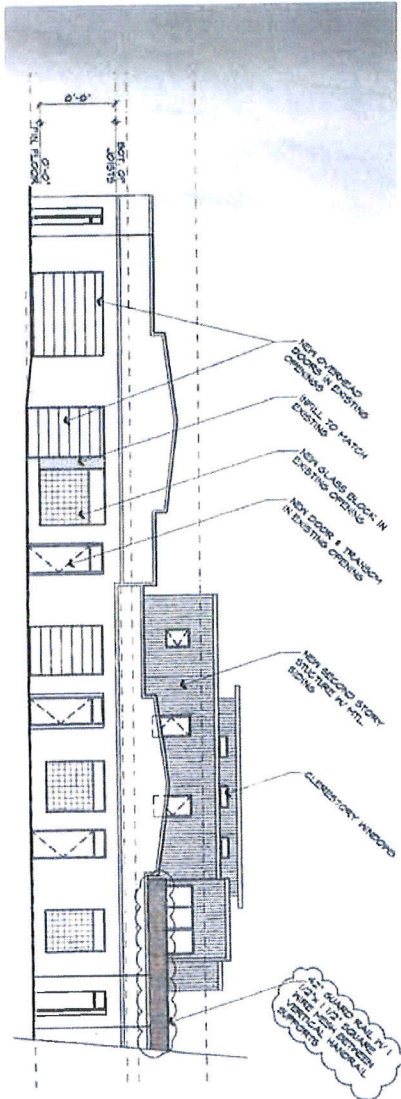
SCALE: **AS SHOWN**

SHEET: **A101**

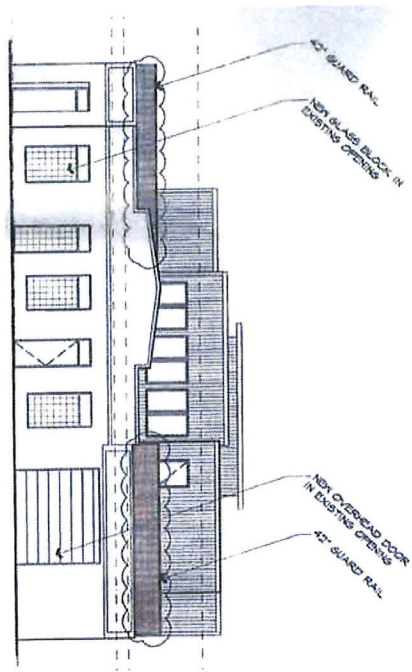




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1 SOUTH ELEVATION



2 EAST ELEVATION

DRAWING: ELEVATIONS  
 SCHEMATIC NOT FOR CONSTRUCTION  
 DATE: 3/9/2023  
 SCALE: NS  
 SHEET: A102

**FIRST STREET LIVE/WORK**  
 629 WEST FIRST STREET SOUTH  
 TULSA, OK 74127

