



STAFF REPORT
Board of Adjustment
April 18, 2024

Item No. IV.B. 4.

Case No. 15576: Request of Kaitlyn Turner on behalf of Broadway Flex Partners, LLC, for a variance to the front yard regulations for through lots in the I-2 Moderate Industrial District, located at 7700 Broadway Extension.

I. GENERAL INFORMATION

A. CASE HISTORY:

This is a new application.

B. EXISTING ZONING AND LAND USE:

Subject site	I-2/proposed Industrial development
North:	I-2/ Storage
South:	I-2/Industrial
East:	N Santa Fe Avenue
West:	Broadway Extension

C. ZONING ORDINANCE:

The applicant requests the following variances to Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended:

Article VI, Section 6250.3, Table 6250.2 concerning bulk standards for Industrial Districts.

Article XII, Section 12100.3 A. (1)(a) concerning Front Yard Regulations for Through Lots: "Where both front and rear yards abut a street, the minimum front yard requirement of the zoning district shall apply to any frontage that has access to a street. The frontage which has no access permitted shall be subject to the rear yard requirements of the district."

The Property is zoned I-2, which requires a 25-foot front yard setback. There is no rear yard setback requirement in the I-2 District except where abutting the AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HL or HP District, then the requirement is 15 feet. The site does not abut any of these zoning districts. However, the subject site's front and rear yard both abut a street and access is proposed from both streets, which imposes the 25-foot front yard setback for both frontages.

II. SUMMARY OF APPLICATION

The Property is located between Broadway Extension and N. Santa Fe Ave, with the front façade facing N. Santa Fe Ave. and the rear of the building abutting Broadway Extension. There will be an access from both N. Santa Fe Avenue and Broadway

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Extension. As such, the zoning ordinance imposes the front yard setback to both streets on the parcel (a “through lot”). The requested variance will maintain the 25-foot setback along N. Santa Fe Ave. to the front building line, and would allow a 15-foot rear yard setback from Broadway Extension to the rear building line.

Applicant therefore requests a 10-foot variance measured from the property line along Broadway Extension to the rear building line.

III. STATUTORY STANDARDS

In order for a variance to be granted in accordance with State Statute requirements, the applicant must prove:

- (a) The application of the Ordinance to the particular piece of property would create an unnecessary hardship;
- (b) Such conditions are peculiar to the particular piece of property involved;
- (c) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance or Comprehensive Plan; and
- (d) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

The applicant has submitted the following information to address the statutory standards:

See attached statutory standards and exhibits.

V. PLANNING DEPARTMENT REVIEW

In order for this variance to be granted, the required statutory standards listed above must be satisfied, as determined by a majority vote of the Board from information provided in this staff report, and/or evidence presented at the hearing by the applicant, Board Members, or others, in support or protest of the application.