



STAFF REPORT
Board of Adjustment
April 18, 2024

Item No. IV.B. 7.

Case No. 15579: Request of Johnson and Associates on behalf of Palagio, LLC for a variance to height requirements in the C-3 Community Commercial District, located at 10224 South Western Avenue.

I. GENERAL INFORMATION

A. CASE HISTORY:

This is a new application.

B. EXISTING ZONING AND LAND USE:

Subject site	C-3/proposed indoor-self-storage facility
North:	C-3/daycare, R-4/Apartments
South:	C-3/Retail
East:	R-4/Apartments
West:	South Western Avenue

C. ZONING ORDINANCE:

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

Article VI, Section 6200.3, Table 6200.2 concerning the maximum height requirements in the yard and bulk regulations for office and commercial districts.

"Where abutting or within 75 feet of a R-4M or R-4 District the maximum height requirement is 35 ft and 2-stories, thereafter 6 stories."

II. SUMMARY OF APPLICATION

The applicant is requesting to construct an indoor self-storage facility that abuts R-4 General Residential zoning at a height approximately 40-feet with a total of 3-stories. The subject site is currently zoned C-3 Community Commercial District which has a maximum height of 35-feet and 2-stories when abutting the R-4 District.

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;

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- (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.

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