## Case Report

**Case Number:** Z-7582 ODP  
Related to BOA-23019 approved October 27, 2020

**Hearing Date:** November 4, 2020

### Owner and Applicant Information:

**Applicant:** Carolyn Back  
**Property Owner:** Central Assembly Of God

### Applicant Proposal:

**Present Use:** School (Dove Academy)

**Proposed Use:** Various Senior Services to include: Adult Day Care and Active Senior Center for Social and Physical Activity

**Concept summary:**

**Tract Size:** 8.68 + acres

**Location:** North of the Northeast corner of East 51st Street South & South 72nd East Avenue

### Zoning:

**Existing Zoning:** CDP-RS-3  
**Proposed Zoning:** OM w/ Optional Development Plan

### Comprehensive Plan:

**Land Use Map:** Existing Neighborhood  
**Stability and Growth Map:** Area of Stability

### Staff Recommendation:

Staff recommends approval.

### Staff Data:

**TRS:** 9326  
**CZM:** 48

### City Council District:

**City Council District:** 5  
**Councilor Name:** Cass Fahler

### County Commission District:

**County Commission District:** 3  
**Commissioner Name:** Ron Peters

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REVIEWED 10/28/2020
SECTION I: Z-7582

APPLICANTS DEVELOPMENT CONCEPT:
The continued evolution of this site over the last several years has opened opportunities for expanded uses for this site. As the school use is coming to a close, a new use for the neighborhood is emerging.

Today's aging population will live longer than any other generation in history. The outlook for aging is both exciting and challenging. With a sharpened mission focus, LIFE Senior Services is poised to lead our community into a future where its older residents remain independent, healthy, and engaged longer.

Since 1973, LIFE Senior Services has provided programs, facilities and services designed to meet the needs of older adults across the continuum of care with choices and opportunities. The greater Tulsa community is unique in having a nonprofit senior service provider that integrates and links a comprehensive group of resources under one umbrella organization. LIFE's reputation as a respected leader in aging services is grounded in our ability to address emerging needs as well as provide an efficient and effective one-stop shop approach to service delivery.

Services offered on this site will include:

LIFE's Adult Day Health
LIFE's Adult Day Health program provides a safe, friendly and therapeutic setting for at risk seniors and adults with disabilities. Enriching daily activities are designed to maintain and enhance physical and mental capabilities. The program also offers health and nursing services, therapy, medication management and personal care. In addition, Adult Day Health makes respite for family caregivers possible and is a reliable source of support and encouragement.

LIFE's Adult Day Health Centers are accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF). With more than 800 standards, CARF holds the highest international standards for service providers. Because the Adult Day program, facilities and staff meet the rigorous CARF standards, our participants and their families are assured the highest quality care.

LIFE PACE
LIFE PACE, a Program of All-Inclusive Care for the Elderly, is a comprehensive, coordinated senior healthcare program. Qualifying participants in the LIFE PACE program are transported to the LIFE PACE/Adult Day Health Center to receive healthcare, social services, nutritious meals and to participate in various rehabilitative and recreational activities. The heart of LIFE PACE is the care that is provided throughout our system by the interdisciplinary team of nurses, nutritionists, social workers, pharmacists, occupational therapists and primary care physicians who jointly develop care plans to maximize function and independence for participants. PACE's unique team-based approach results in positive health outcomes and dramatically reduces hospitalization and fall rates.

LIFE's Senior Center
LIFE's Senior Center serve as a gateway to the area's aging network -- connecting older adults to a variety of programs that support healthy aging. Monthly activity calendars are filled with a lively combination of social, creative, educational and fitness activities. Line dancing, picnics under permanent shaded-covering, and raised-bed community gardens are just a few of the activities offered.

Compared with their peers, senior center members are healthier and have higher levels of social interaction and life satisfaction. Many members feel that the secret to remaining independent involves staying active, learning new things and sharing time with friends. Recognized by the Older Americans Act as community focal points, senior centers are integral parts of aging well and one of the most widely used services among older adults.

EXHIBITS:
INCOG Case map.
INCOG Aerial (small scale)
DETAILED STAFF RECOMMENDATION:

Chapter 30.020-C of the Tulsa Zoning code indicates that CDP-53 is active. The abandonment of a portion of CDP-53 for this application will not affect the provisions of the remaining CDP development area. The Board of Adjustment approved this abandonment at the 10.27.2020 meeting.

OM zoning is the lightest zoning option available for the Adult Day Care and Active Senior Service available however the zoning without the development plan standards and use limitations is not appropriate or consistent with the original concept for this development and,

The development plan outlined in Section II of this report is consistent with the provision of the Development plan standards of the Tulsa Zoning Code and,

The uses and building types are consistent with the Existing Neighborhood Land Use Designation in the Tulsa comprehensive plan therefore,

Staff recommends Approval of Z-7582 to rezone property from RS-3 with CDP-53 to OM with the optional development plan standards outlined in Section II below.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

The Optional Development Plan standards will conform to the provisions of the Tulsa Zoning Code for development in an Office Medium (OM) district with its supplemental regulations except as further refined below. (Note: All uses categories, subcategories, specific uses and building types that are not listed in the following permitted uses categories are prohibited.)

GENERAL PROVISIONS:

Lot and Building Regulations:
Minimum Lot area shall not be less than 1 acre
Minimum street frontage shall not be less than 100 feet
Maximum Floor area ratio shall be 1.0
Maximum building height shall be limited to 35 feet.
Building setbacks shall be 50 feet from any R district and 20 feet from the street right of way.

PERMITTED USE CATEGORIES:

GROUP LIVING
Assisted Living Facility
Convent/Monastery/Novitiate
Elderly/retirement center
Life care retirement center

PUBLIC, CIVIC AND INSTITUTIONAL
Day Care
Parks and Recreation
*Governmental Service or Similar Functions Special Exception only

School
Established on or before Jan. 1, 1998
Others

Utilities and Public Service Facility
Minor

Wireless Communication Facility
Building or tower-mounted antenna

COMMERCIAL
Broadcast or Recording Studio

Office
Business or professional office
Medical, dental or health practitioner office

Restaurants and Bars
Restaurant In-house, (limited to an In-house cafeteria) no fee for participants

AGRICULTURAL
Community Garden

PERMITTED SIGNAGE
Free standing signs must be a monument style sign. Pole signs are prohibited. One (1) monument sign will be allowed on each lot. Each lot is allowed one monument sign.
- Monument signs are limited to a maximum height of 15 feet.
- Monument signs may not exceed 32 square feet of display surface area
- Monument signage may not be located closer than 20 feet to any street right of way.
- Monument signage may not be located closer than 150 feet to any R zoned district.

Dynamic display signage is prohibited

Wall Signs – A maximum of three (3) wall signs will be allowed with one wall sign allowed on the wall immediately above any building entrance. The maximum wall sign size shall not exceed 32 square feet, or 0.30 square feet of sign area per linear foot of street frontage which ever is smaller.

Directional Signs - Various small signs throughout the property for wayfinding purposes

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The uses and provisions of the development plan are consistent with the existing neighborhood land use designation.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood
The Existing Neighborhood category is intended to preserve and enhance Tulsa’s existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

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

The Areas of Stability includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** This site is included in (Community Development Plan) CDP-53 which is one of the legacy districts in the zoning code. The school site was originally included in that district with an underlying zoning of RS-3. The zoning code provides guidance that the Board of Adjustment is given authority to modify those plans however it is not given the authority to add uses to that plan. In this instance the applicant has requested an amendment to CDP-53. The amendment is to abandon the portion of the CDP that was illustrated as a school site and was approved in August 1968.

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The property includes a single-story school site and associate parking.
Environmental Considerations: None that would affect site redevelopment.

Streets:

<table>
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<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>South 72nd East Avenue</td>
<td>Residential Collector</td>
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<tr>
<td>East 49th Street South</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3 / CDP-53</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family</td>
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<tr>
<td>East</td>
<td>RM-1</td>
<td>Town Center</td>
<td>Growth</td>
<td>Multi Family</td>
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<tr>
<td>South</td>
<td>RS-3 / CDP-53</td>
<td>Town Center</td>
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<tr>
<td>West</td>
<td>RS-3 / CDP-53</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Residential and Duplex</td>
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</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11824 dated June 26, 1970 established zoning for the subject property.

Subject Property:
BOA-23019 Pending: The applicant filed an application amend Community Development Project 53 to remove Lot 1, Block 11, Park Plaza Seventh Amended Addition, on property located at 4821 South 72nd East Avenue. The application is set to be heard October 27, 2020 by the Board of Adjustment. The Board approved the abandonment with the provision that the abandonment of the CDP is not effective until the Zoning Ordinance is effective.

BOA-20995 November 2009: The Board of Adjustment approved a Special Exception to permit a school use in an RS-3 district, on property located at 4821 South 72nd East Avenue.

BOA-17486 August 1996: The Board of Adjustment approved a Special Exception to permit a church in an RS-3 district to occupy an abandoned school, per plan submitted, on property located at 4821 South 72nd East Avenue.

BOA-12618 June 1983: The Board of Adjustment approved a Special Exception to allow Bates Elementary School to be utilized by Oklahoma College of Business and Technology, Inc., as a junior college, per plot plan, including 100 additional parking spaces as represented and subject to the applicant returning to the Board if and when any expansion is proposed, on property located at 4821 South 72nd East Avenue.

BOA-11909 March 1982: The Board of Adjustment approved a Special Exception for a children’s day care center in an RS-3 District, that no sign be allowed, subject to a maximum of 25 children, and that the hours of operation be from 6:30 am to 6:30 pm, on property located at 4821 South 72nd East Avenue.

BOA-08622 July 1975: The Board of Adjustment approved an Exception to for an extension of time for a period of three years for the completion of CDP 53, located in an RS-3 District, on property located at northwest of 51st Street and 73rd East Avenue. This application includes the subject tract and surrounding properties.

BOA-06173/CDP-53 February 1969: All concurred in approval of a proposed Community Development Project on a 75.19+ acre tract of land for single-family, duplexes, and garden apartments, on property located 51st and South 72nd East Avenue. This application includes the subject tract and surrounding properties, and approval was subject to the following conditions recommended by Staff:

1. That the total number of dwelling units not to exceed 400,

2. That single-family, duplex, and apartment units be permitted as designated in the CDP text, also an elementary school, excluding any commercial or nonresidential uses,

3. That Block 9 permit a maximum of 180 multifamily units,

4. That the specifications of the CDP text and plot plan be incorporated as conditions of approval, and

5. That CDP approval be subject to the filing of a satisfactory subdivision plat

Chapter 30.020-C of the Tulsa Zoning code indicates that CDP-53 is active. The abandonment of a portion of CDP-3 for this application will not affect the provisions of the remaining CDP development area.
Surrounding Property:

**BOA-11312 December 1980:** The Board of Adjustment approved a *Special Exception* to allow a beauty shop as a home occupation in an RM-1 District, subject to all home occupation regulations and to operate under this lessee only, on property located at 7348 East 50th Place.

**BOA-10185 October 1978:** The Board of Adjustment approved an *Exception* to for an extension of time for a period of three years to complete construction of duplex buildings in CDP No. 53, on property located northwest of 51st Street and 73rd East Avenue.

**BOA-05433/CDP-17 June 1967:** All concurred in *approval* of a *Community Development Project* on a 59.25+ acre tract of land for multiplexes to abandon and replace part of the previous Chapter 30.020-B of the Tulsa Zoning code indicates that CDP-17 is no longer applicable, and all the zoning district regulations apply.

**BOA-04961/CDP-11 April 1966:** All concurred in *approval* of a *Community Development Project* on a 101+ acre tract of land for a mix of residential ranging from single-family to fourplexes or town homes to multi-story apartments. Chapter 30.020-B of the Tulsa Zoning code indicates that CDP-11 is no longer applicable, and all the zoning district regulations apply.

11/4/2020 1:00 PM
Z-7582
with Optional Development Plan
Z-7582 with Optional Development Plan

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018
Subject Tract

Z-7582 with Optional Development Plan

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

Aerial Photo Date: February 2018
Land Use Plan Categories

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

Z-7582
with Optional Development Plan