



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23485

Hearing Date: 01/24/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

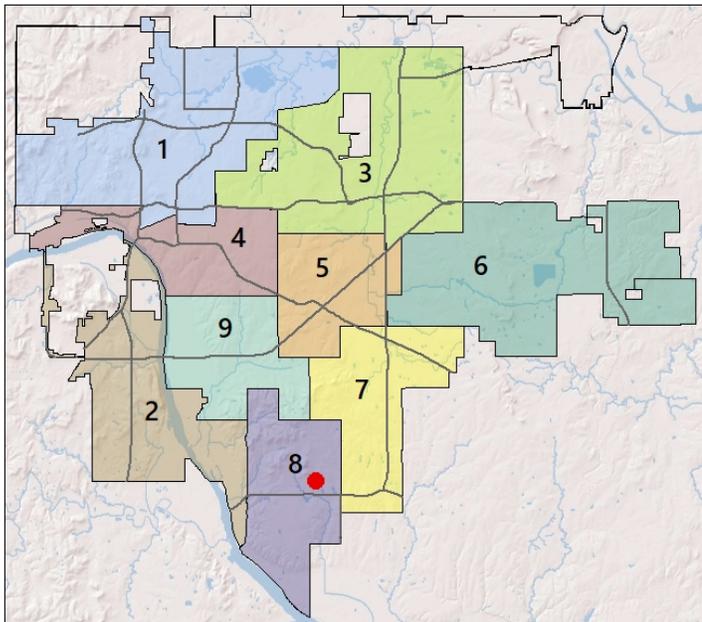
Owner and Applicant Information:

Applicant: Tonya Peters

Property Owner: Heatherridge Baptist Church

Action Requested: Special Exception to permit a Day Care Use in the AG zoning district (Sec.25.020-B, Table 25-1)

Location Map:



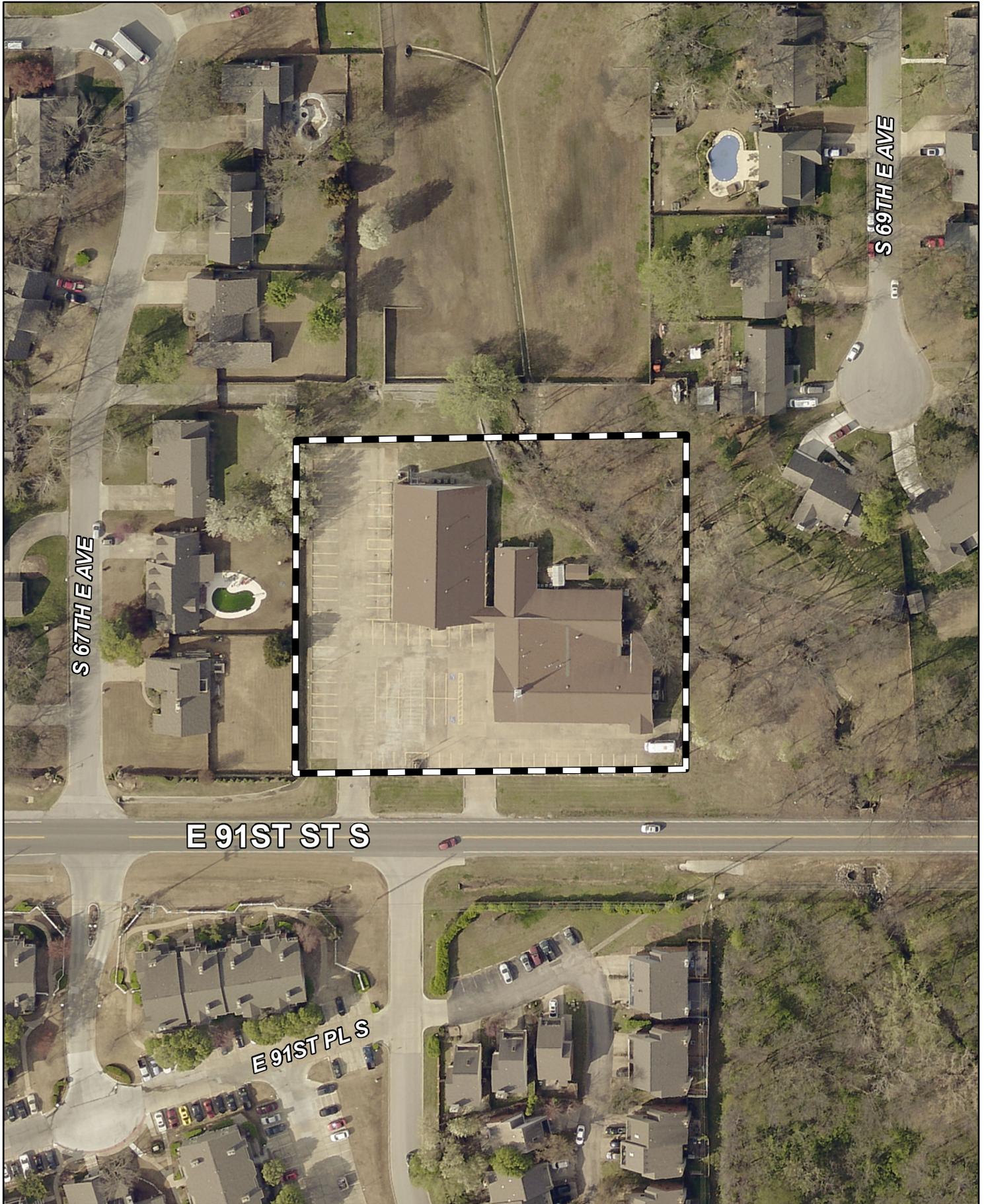
Additional Information:

Present Use: Church

Tract Size: 1.85 acres

Location: 6901 E. 91 St. S.

Present Zoning: AG

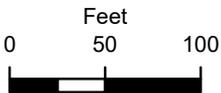


S 67TH E AVE

S 69TH E AVE

E 91ST ST S

E 91ST PL S



Subject Tract

BOA-23485

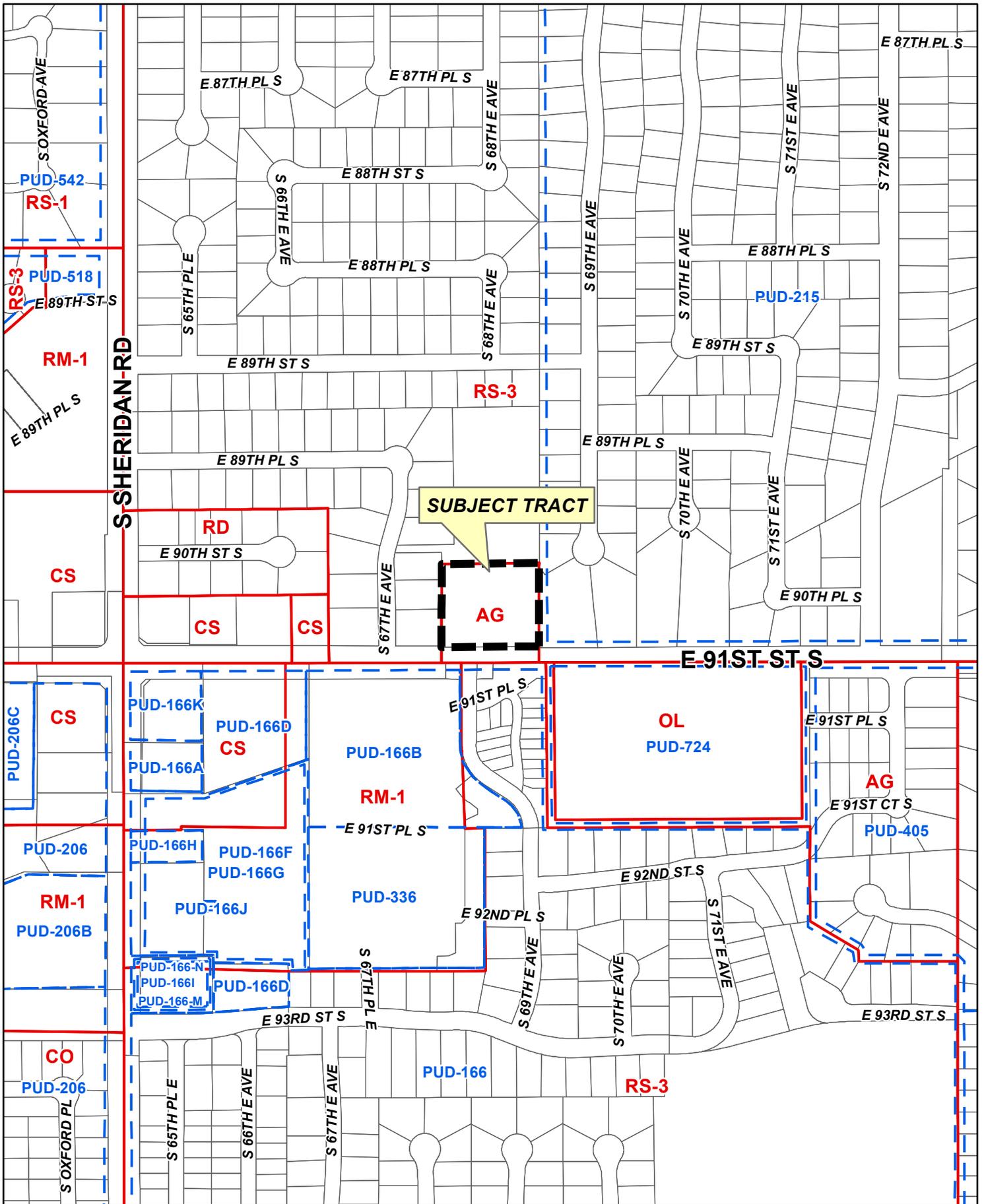
18-13 14

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

Aerial Photo Date: 2020/2021



4.3

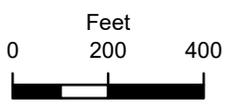


SUBJECT TRACT

AG

BOA-23485

18-13 14



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 8314

Case Number: BOA-23485

CD: 8

HEARING DATE: 01/24/2023 1:00 PM

APPLICANT: Tonya Peters

ACTION REQUESTED: Special Exception to permit a Day Care Use in the AG zoning district (Sec.25.020-B, Table 25-1)

LOCATION: 6901 E 91 ST S

ZONED: AG

PRESENT USE: Church

TRACT SIZE: 80599.4 SQ FT

LEGAL DESCRIPTION: BEG 50N SECR SW SW TH W310 N260 E310 S260 POB SEC 14 18 13, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an “Existing Neighborhood” and an “Area of Stability“.

An **Existing Neighborhood** 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.

The **Areas of Stability** include 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. 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.

STAFF ANALYSIS: Applicant is requesting to locate a Day Care Use inside of a church inside the AG zoning district (Sec.25.020-B, Table 25-1)

No supplemental regulations for daycares would be relevant to this proposal.

SAMPLE MOTION: Move to _____ (approve/deny) a **Special Exception** to permit a Day Care Use in the AG zoning district (Sec.25.020-B, Table 25-1)

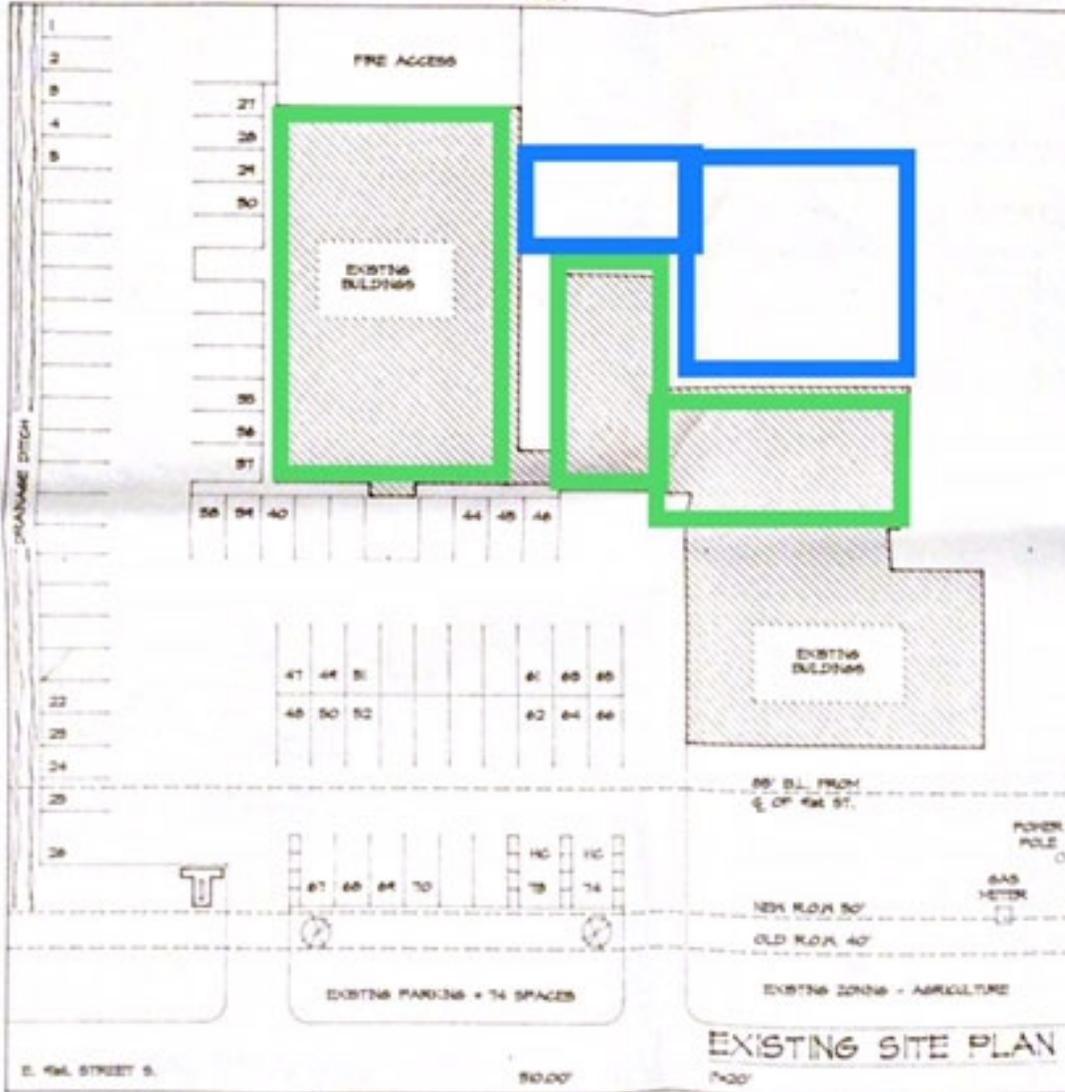
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):
_____.

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.



Subject Property

Blue highlight area is for outdoor playground
 Green highlight area is daycare classrooms

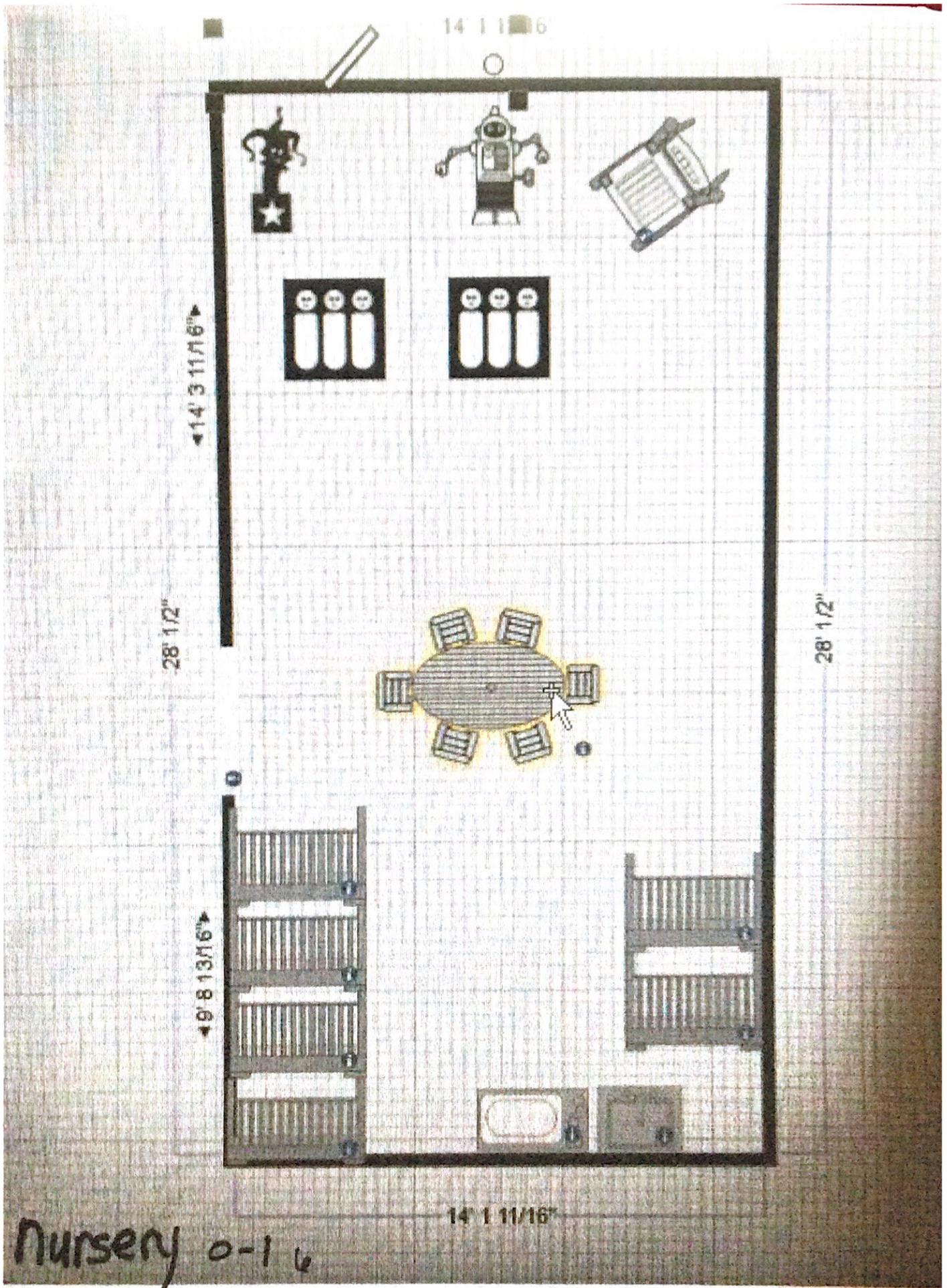


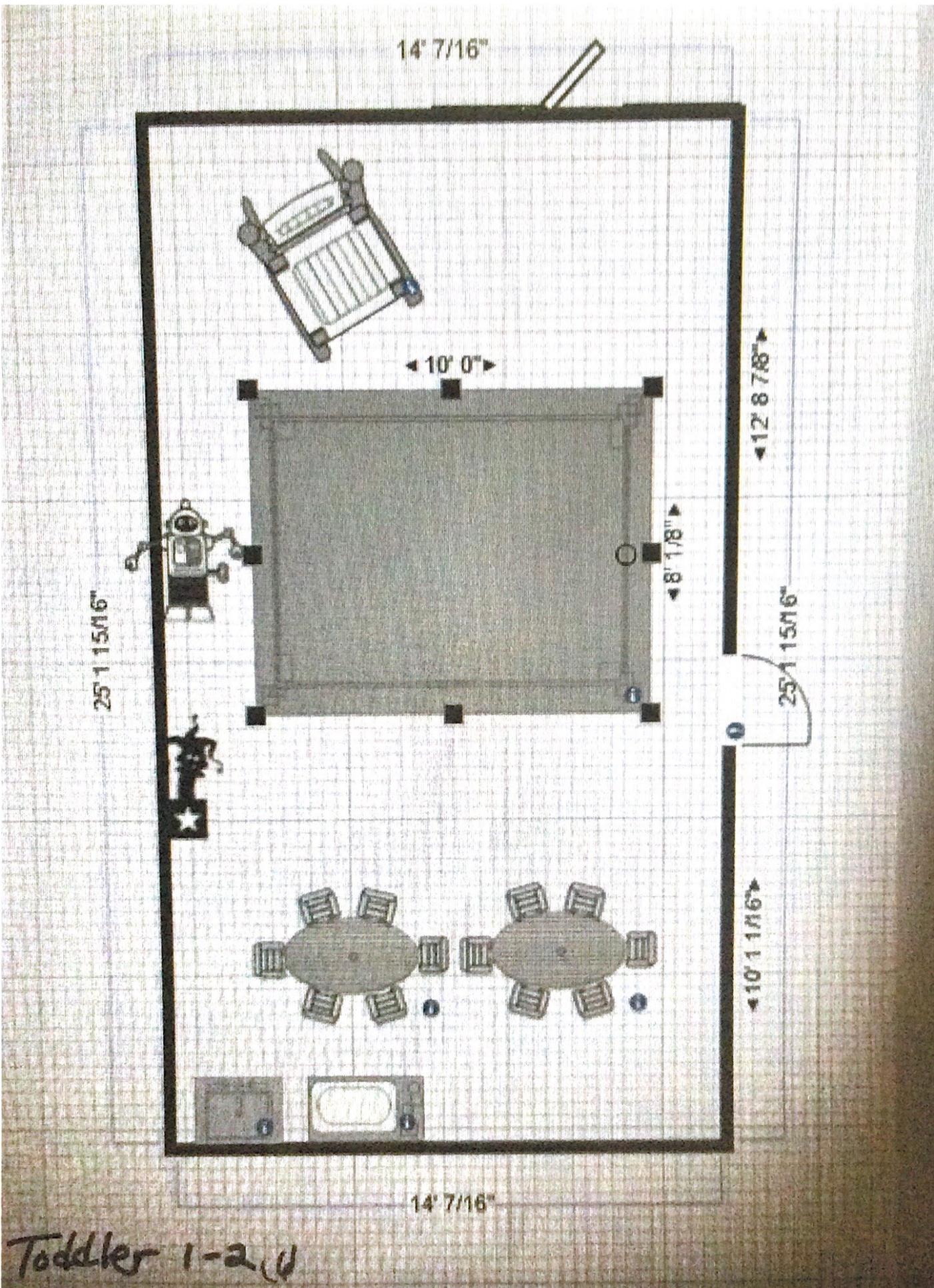
HEATHERIDGE BAPTIST CHURCH

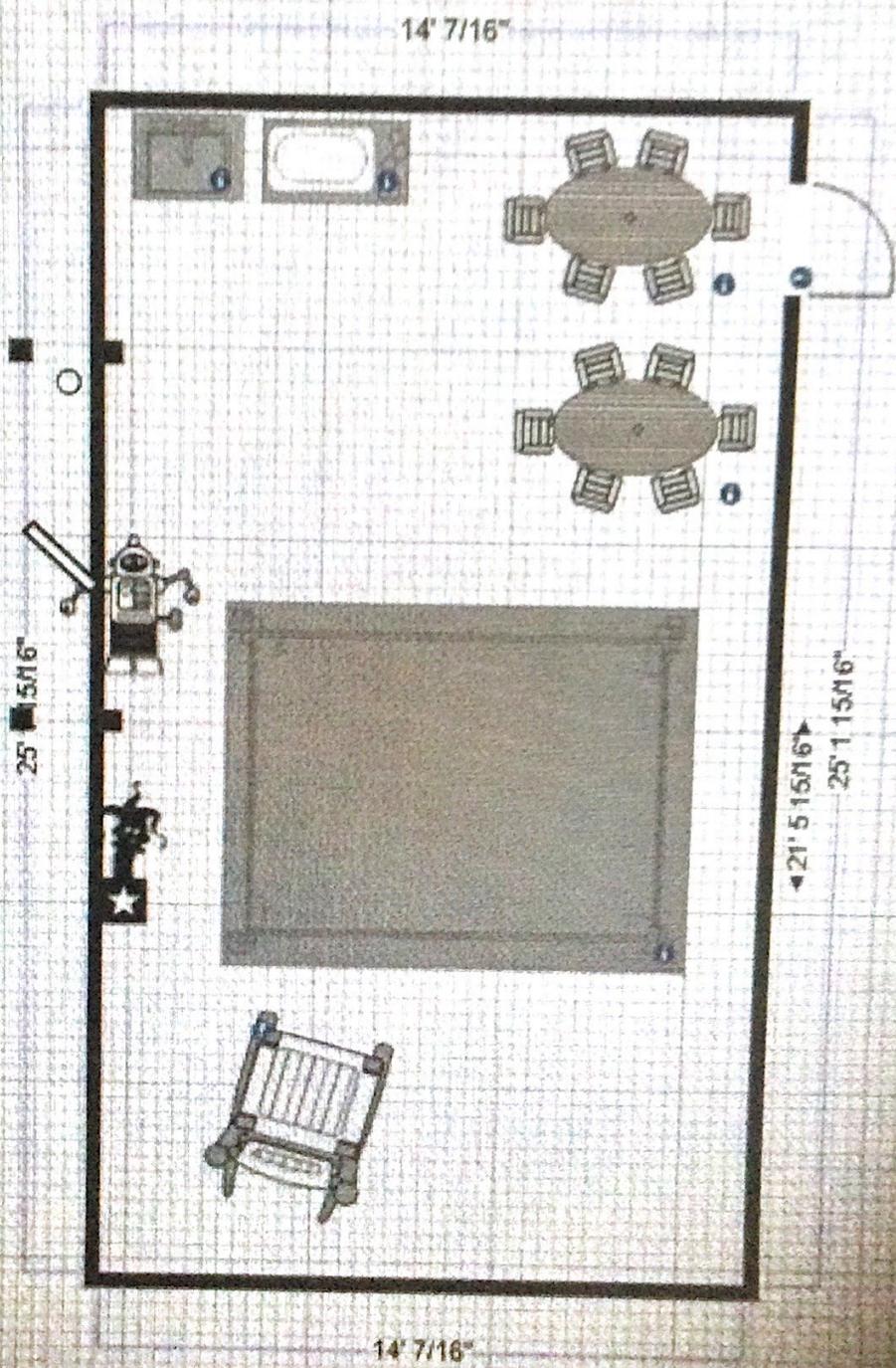
RICHARD J. HALL, ARCHITECT 910 455 5054
 BRIAN J. HALL, ARCHITECT FAX 451 4980

STATE OF ILLINOIS
 ARCHITECTS REGISTRATION BOARD

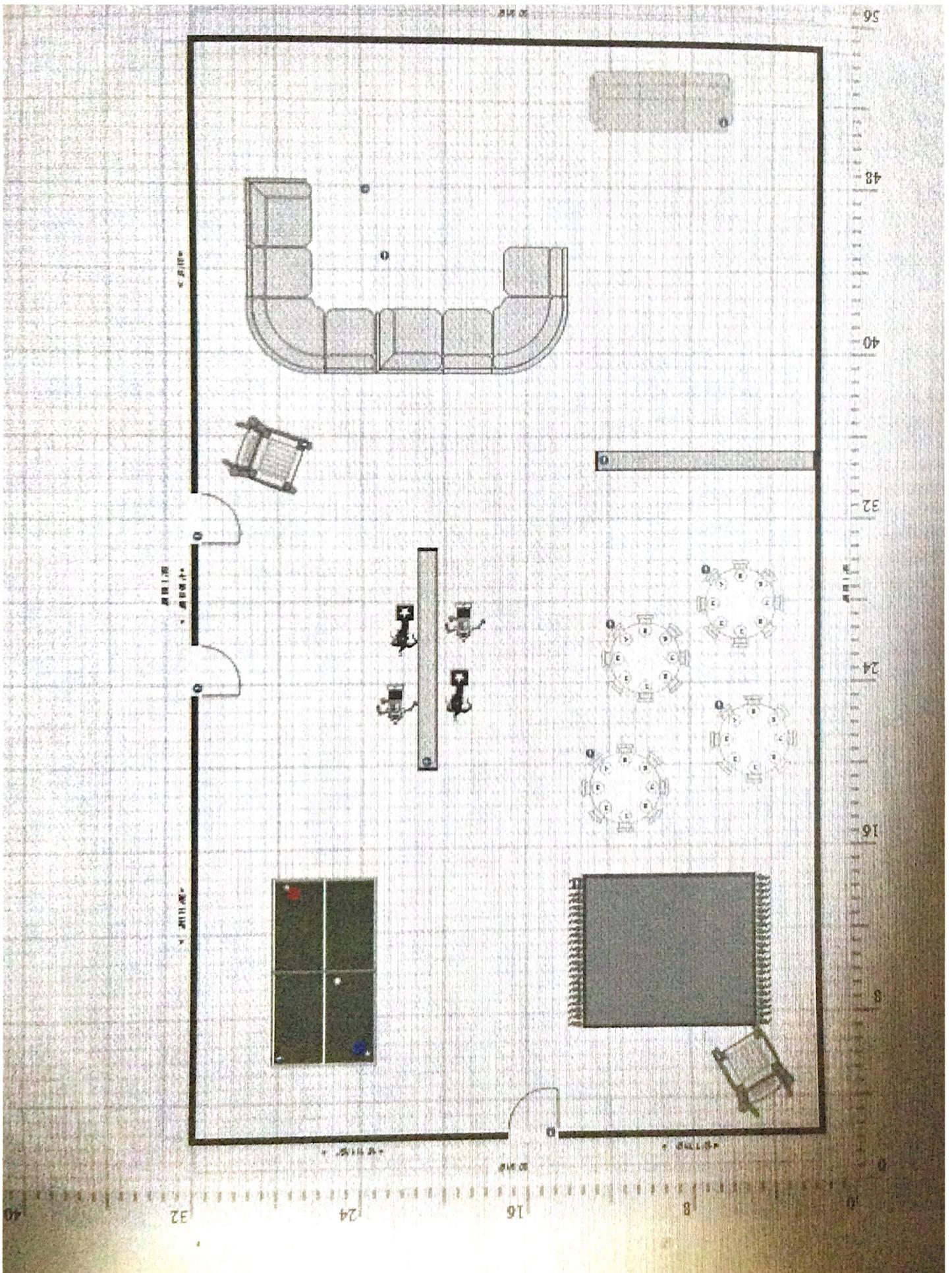
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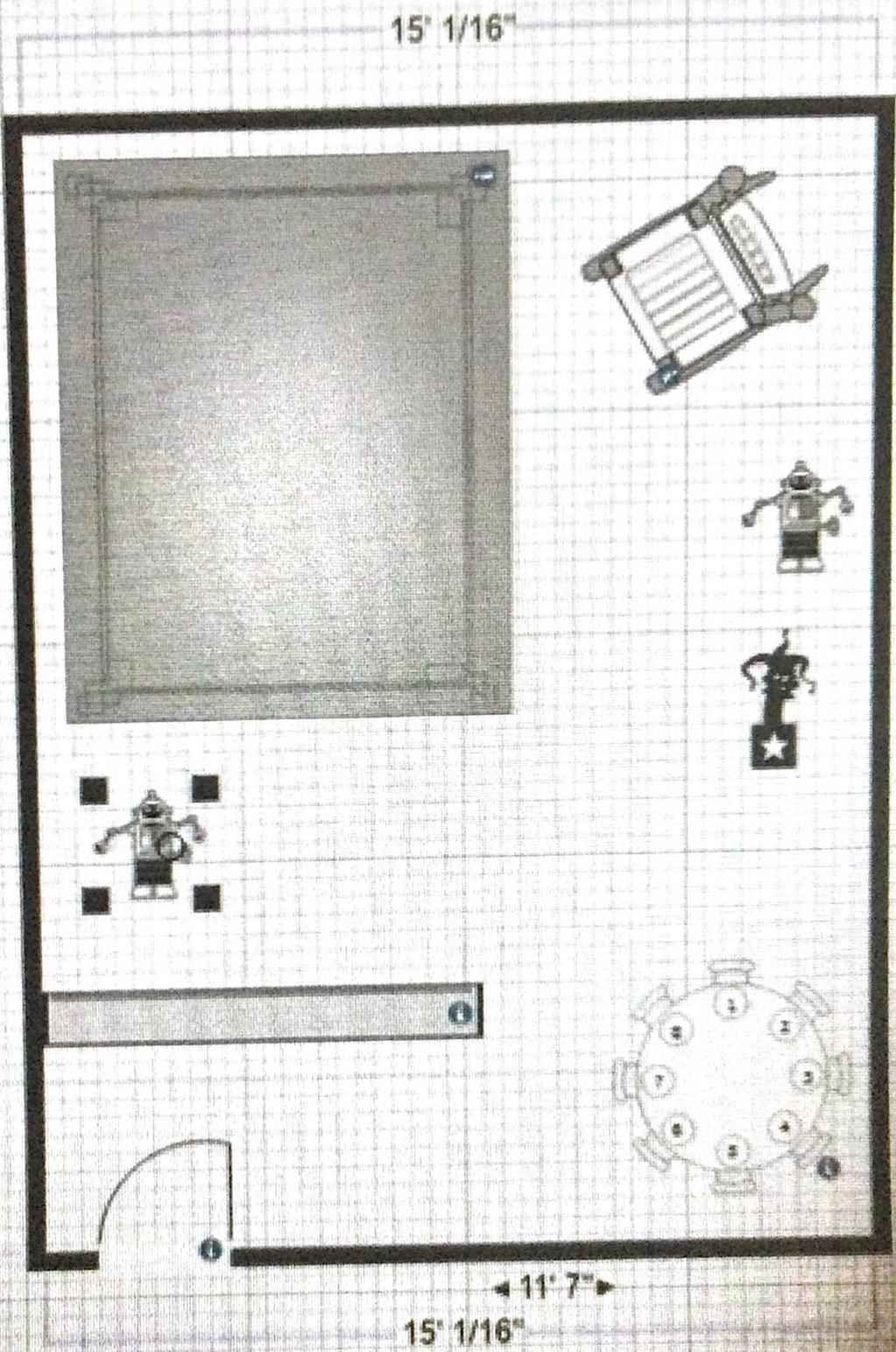




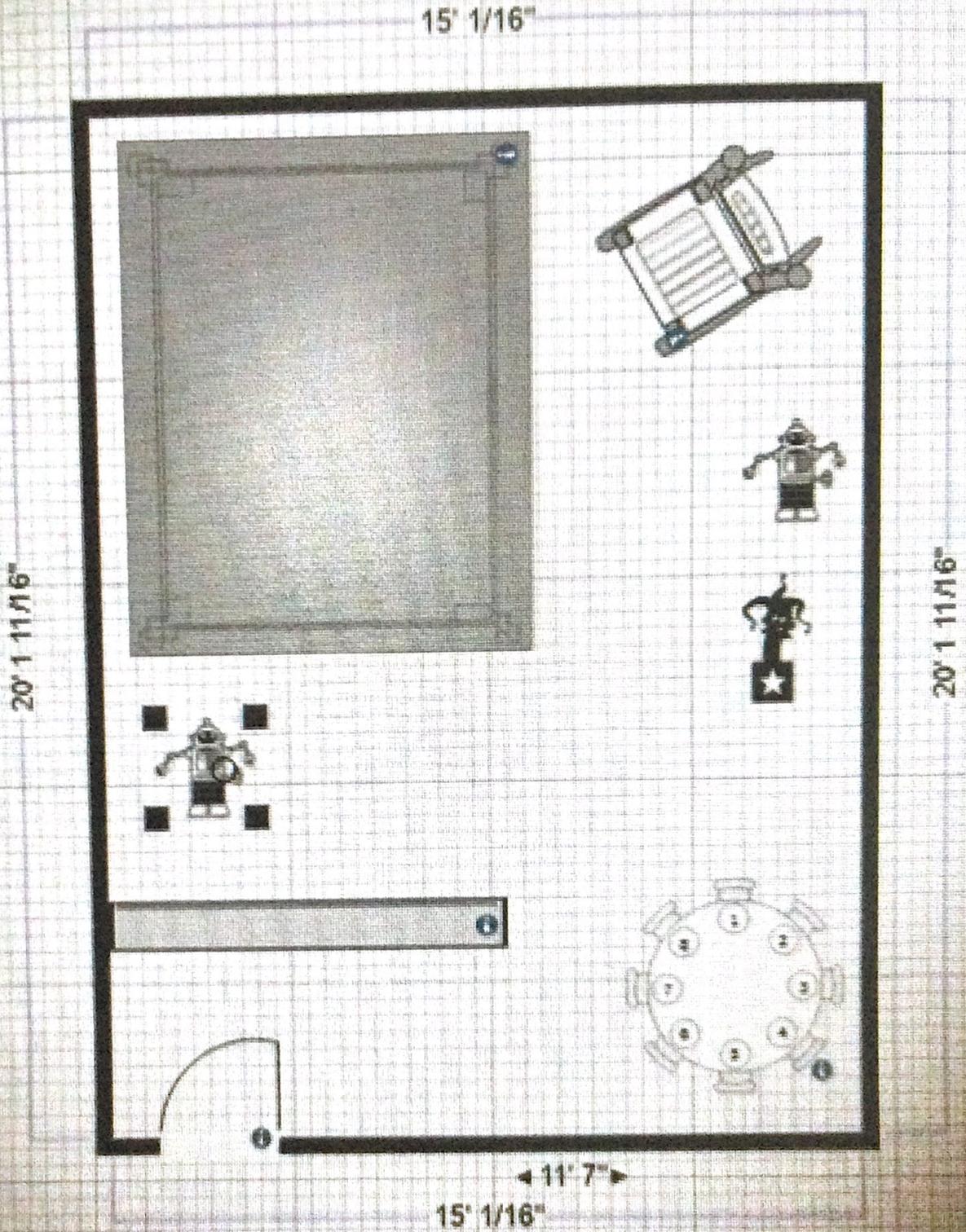


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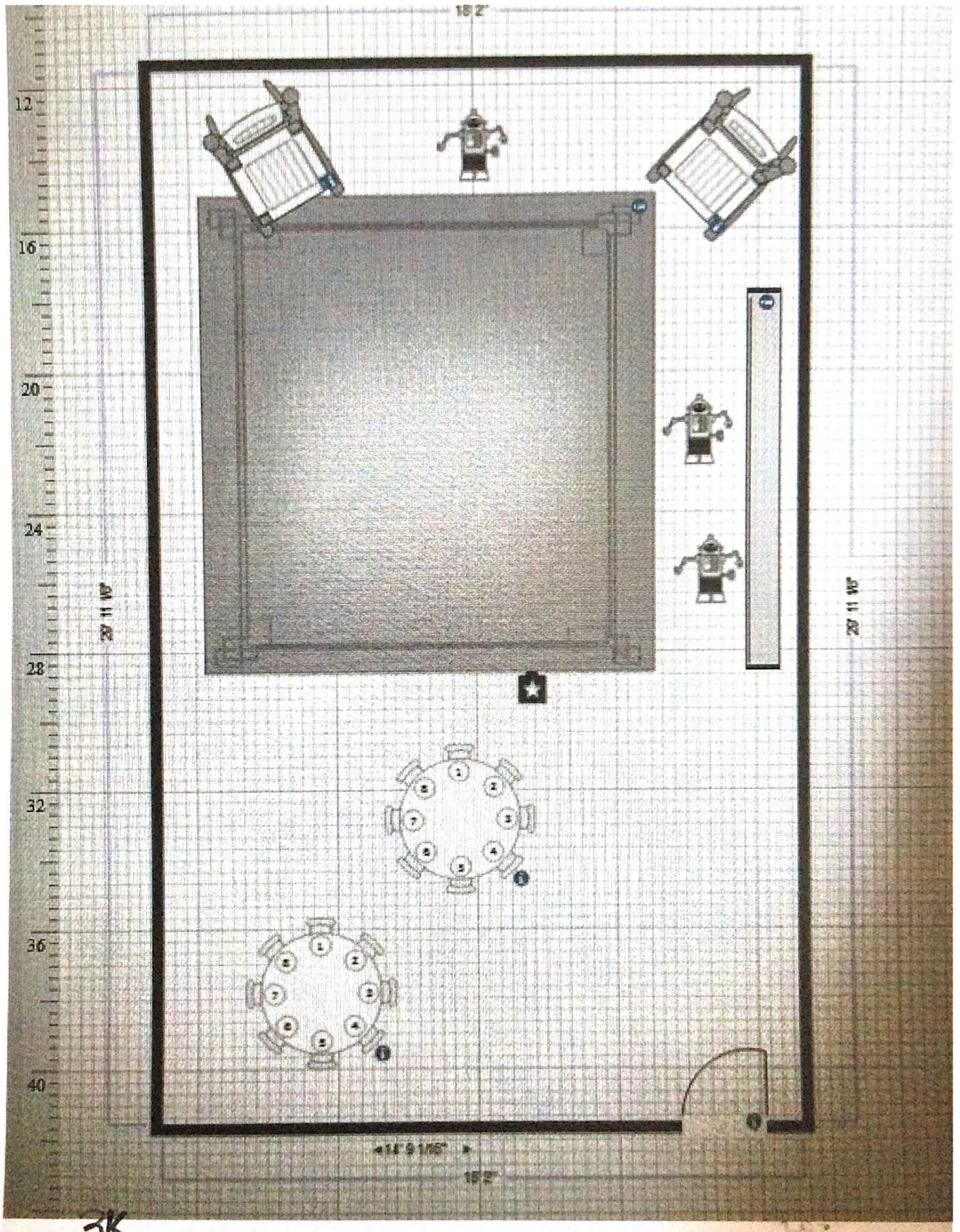




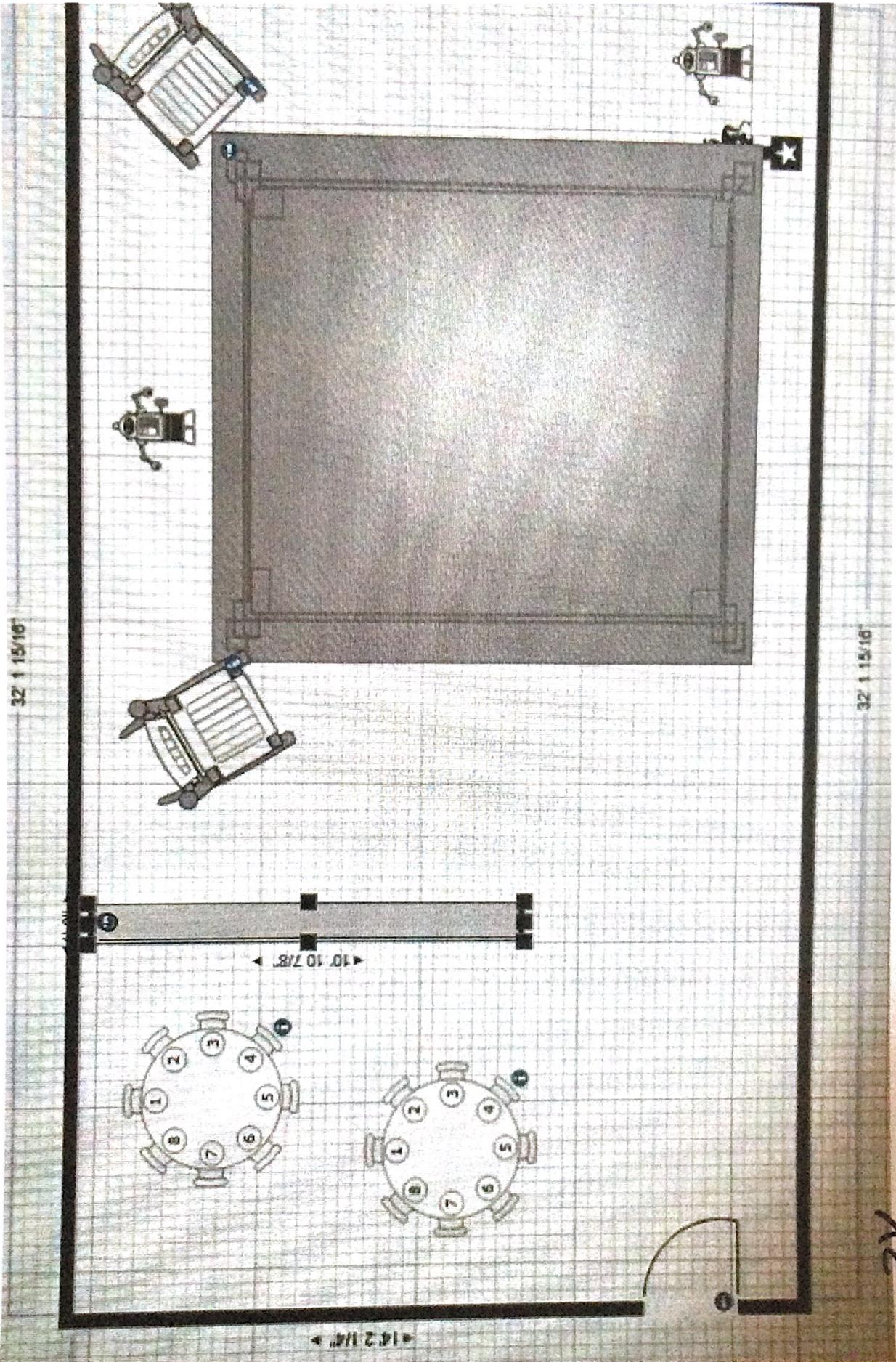
Toddler 3



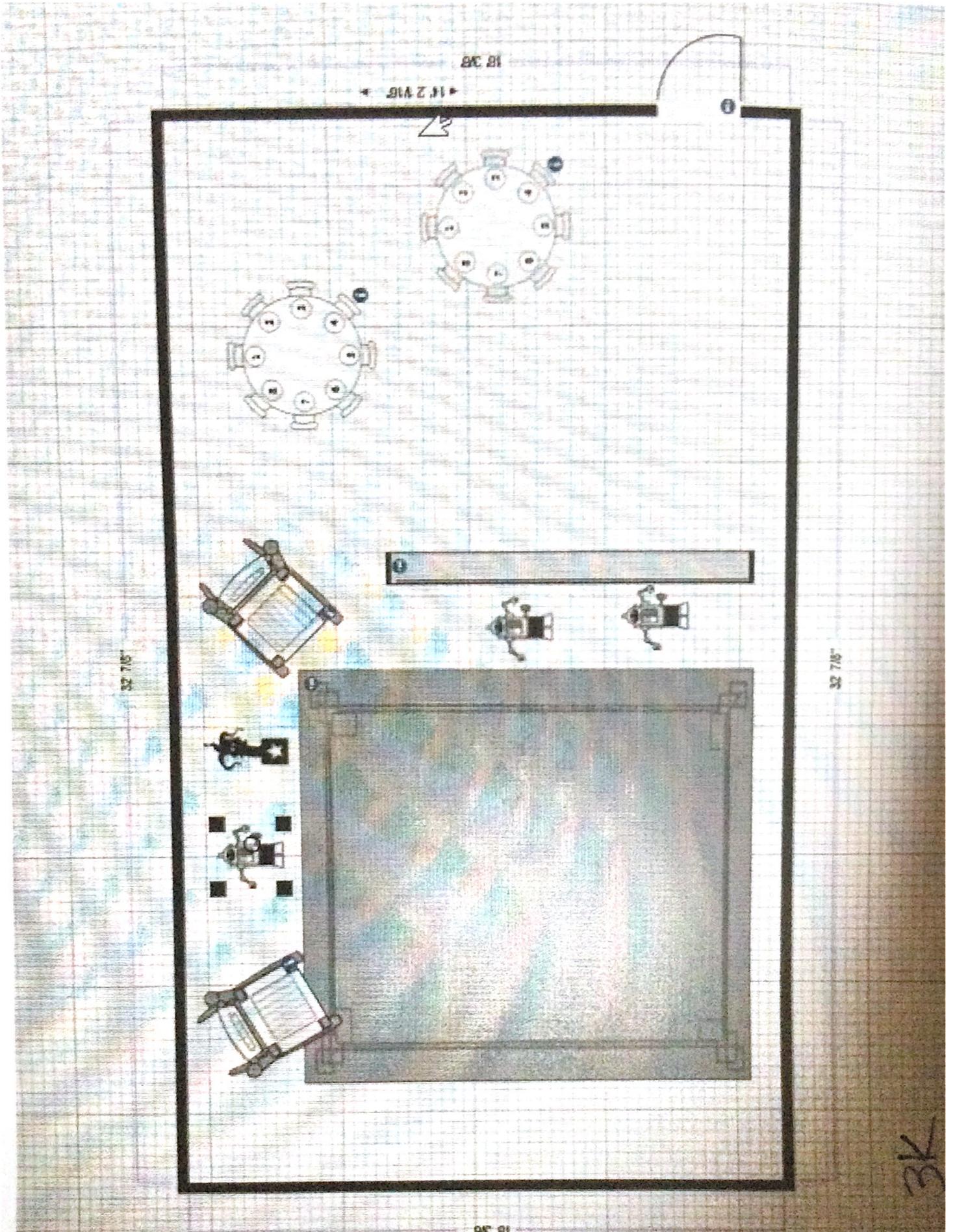
Toddler 3



3K



3K



3K