



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23559

Hearing Date: 08/22/2023

Case Report Prepared by:

Austin Chapman

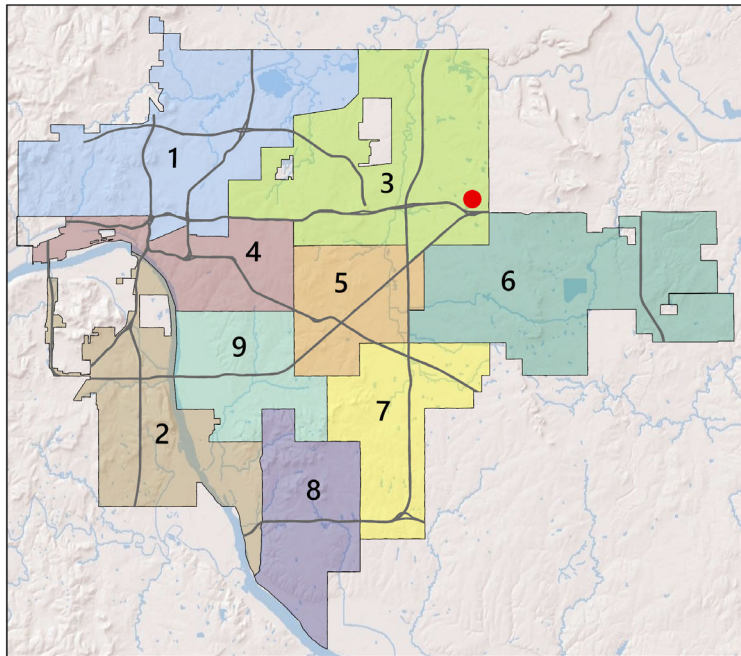
Owner and Applicant Information:

Applicant: Justin DeBruin

Property Owner: George Willie Ministries Inc

Action Requested: Special Exception to amend a previously approved site plan for a Religious Assembly Use in the IL District (15.020, Table 15-2; Sec. 70.120)

Location Map:



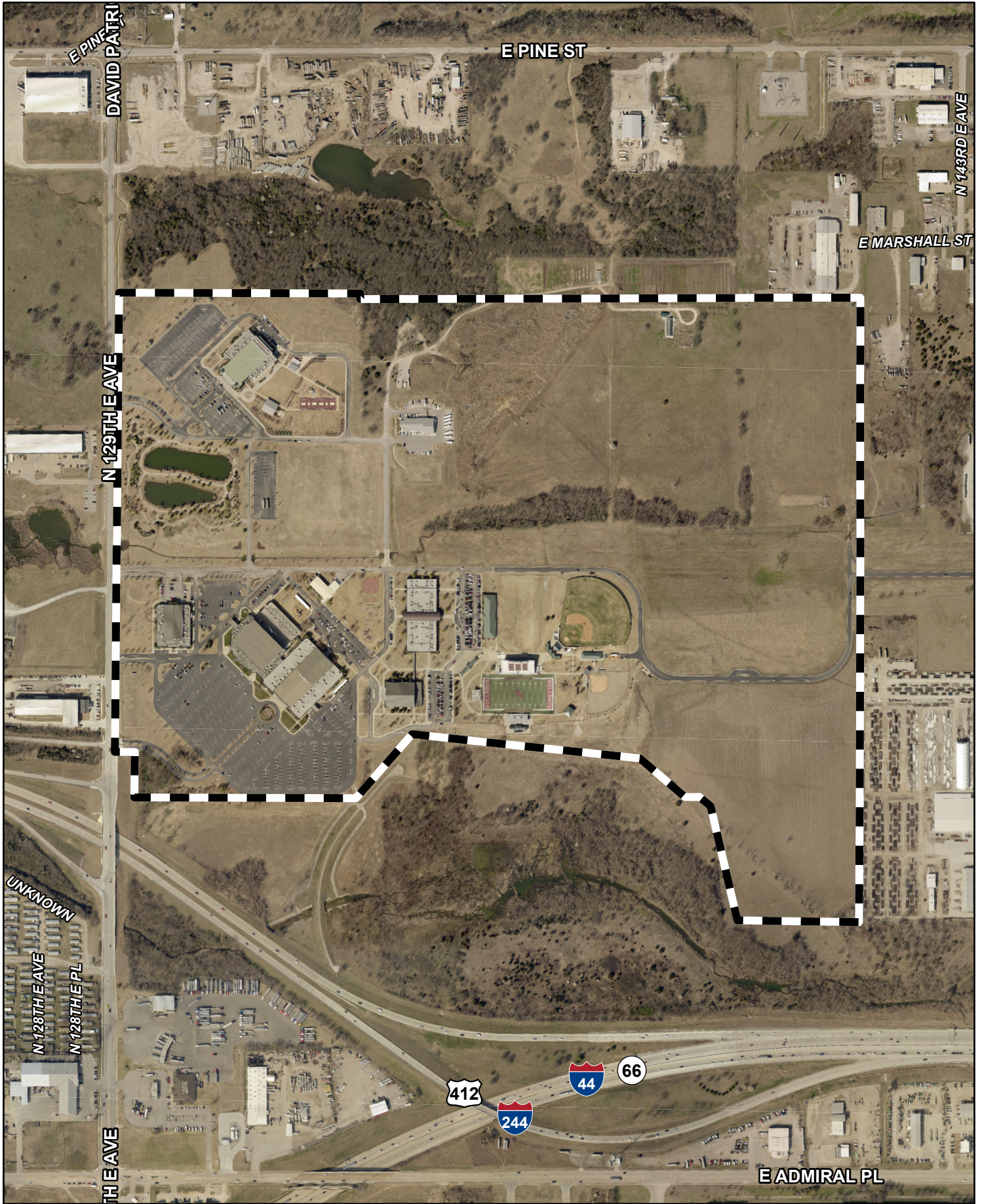
Additional Information:

Present Use: Church

Tract Size: 203.39 acres

Location: 1003 N. 129 E. Ave.

Present Zoning: IL



E PINE ST
DAVID PATRI

E PINE ST

N 143RD AVE

E MARSHALL ST

N 129TH AVE

UNKNOWN

N 128TH AVE

N 128TH PL

THE AVE

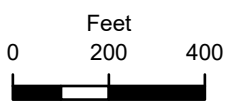
412

244

44

66

E ADMIRAL PL

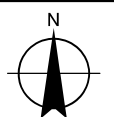


 Subject Tract

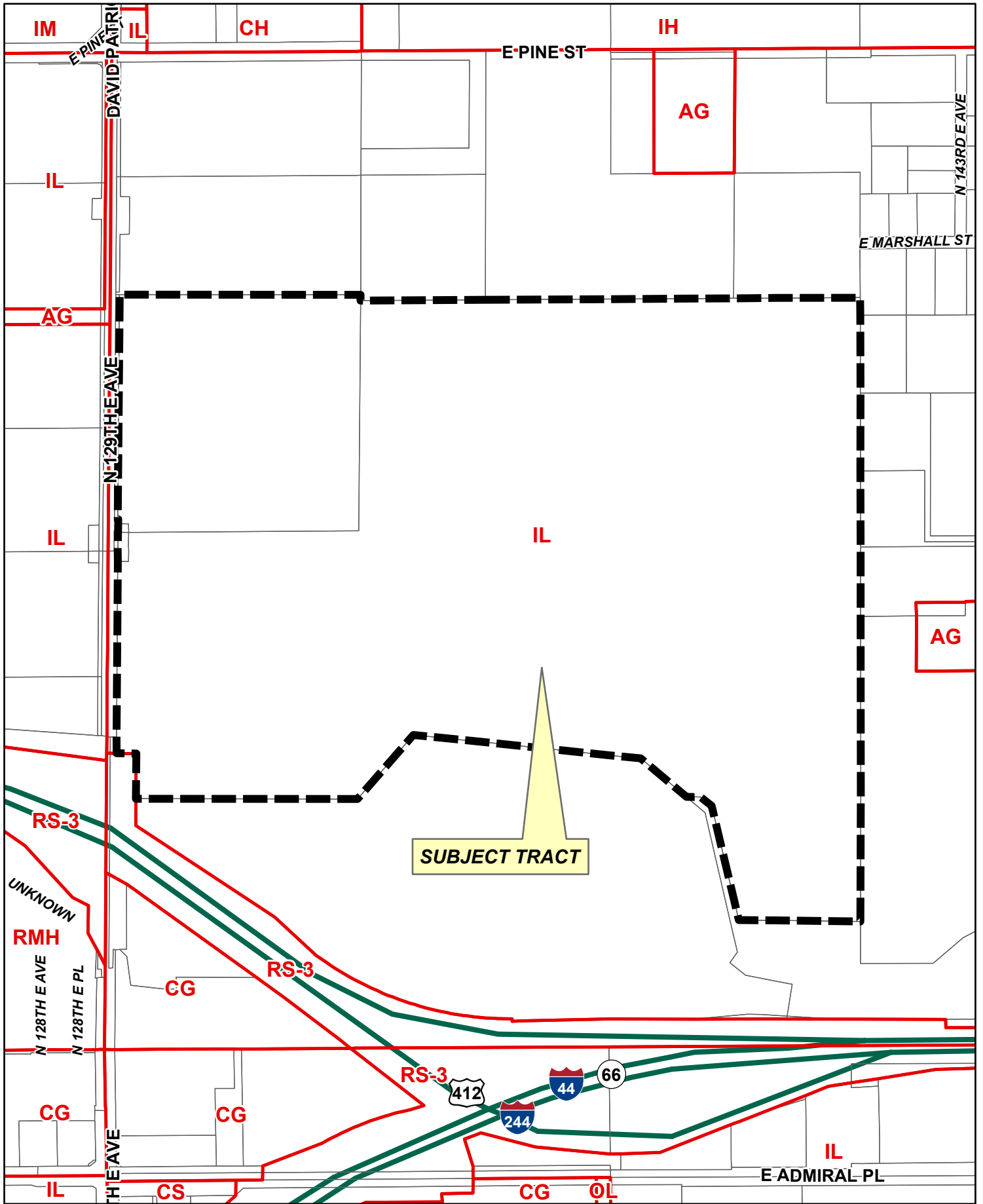
BOA-23559

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

Aerial Photo Date: 2021

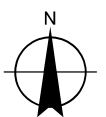
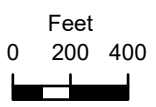


8.2



SUBJECT TRACT

BOA-23559



8.3

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 0433

Case Number: **BOA-23559**

CD: 3

HEARING DATE: 08/22/2023

APPLICANT: Justin DeBruin

ACTION REQUESTED: Special Exception to amend a previously approved site plan for a Religious Assembly Use in the IL District (15.020, Table 15-2; Sec. 70.120)

LOCATION: 1003 N 129 AV E

ZONED: IL

PRESENT USE: Church

TRACT SIZE: 8859891.99 SQ FT

LEGAL DESCRIPTION: LT 1 BLK 1 LESS BEG NWC THEREOF TH E55 S100 S54.86 W55 N54.92 N100.05 POB, , CHURCH ON THE MOVE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-22417; On 2.23.18 the Board approved a modification of a previous approved site plan (BOA-19599-A) to permit the extension of the existing Lincoln Christian School Elementary gymnasium.

BOA-19599-A; On 5.3.14 the Board approved a Special Exception for approval of amended site plan previously approved under BOA-19599, per plan submitted.

BOA-20966-A; On 11.27.13 the Board approved a modification to a previous approved site plan (BOA-20966) to permit the addition of three safe rooms.

BOA-20966; On 9.8.09 the Board approved a minor Special Exception to amend a previously approved site plan for an existing church, per plan submitted.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Local Center" Land Use Designation.

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

STAFF ANALYSIS: The applicant is requesting Special Exception to amend an approved site plan for a religious assembly use in an IL District (Sec. 15.020, Table 15-2, Sec. 70.120):

35.040-M Religious Assembly

Religious services involving public assembly that customarily occur in churches, synagogues, temples, mosques and other facilities used for religious worship.

The proposal is a roughly 8,000 square foot expansion of the main lobby area per the included site plan.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to amend a previously approved site plan for a Religious Assembly Use in the IL District (15.020, Table 15-2; Sec. 70.120)

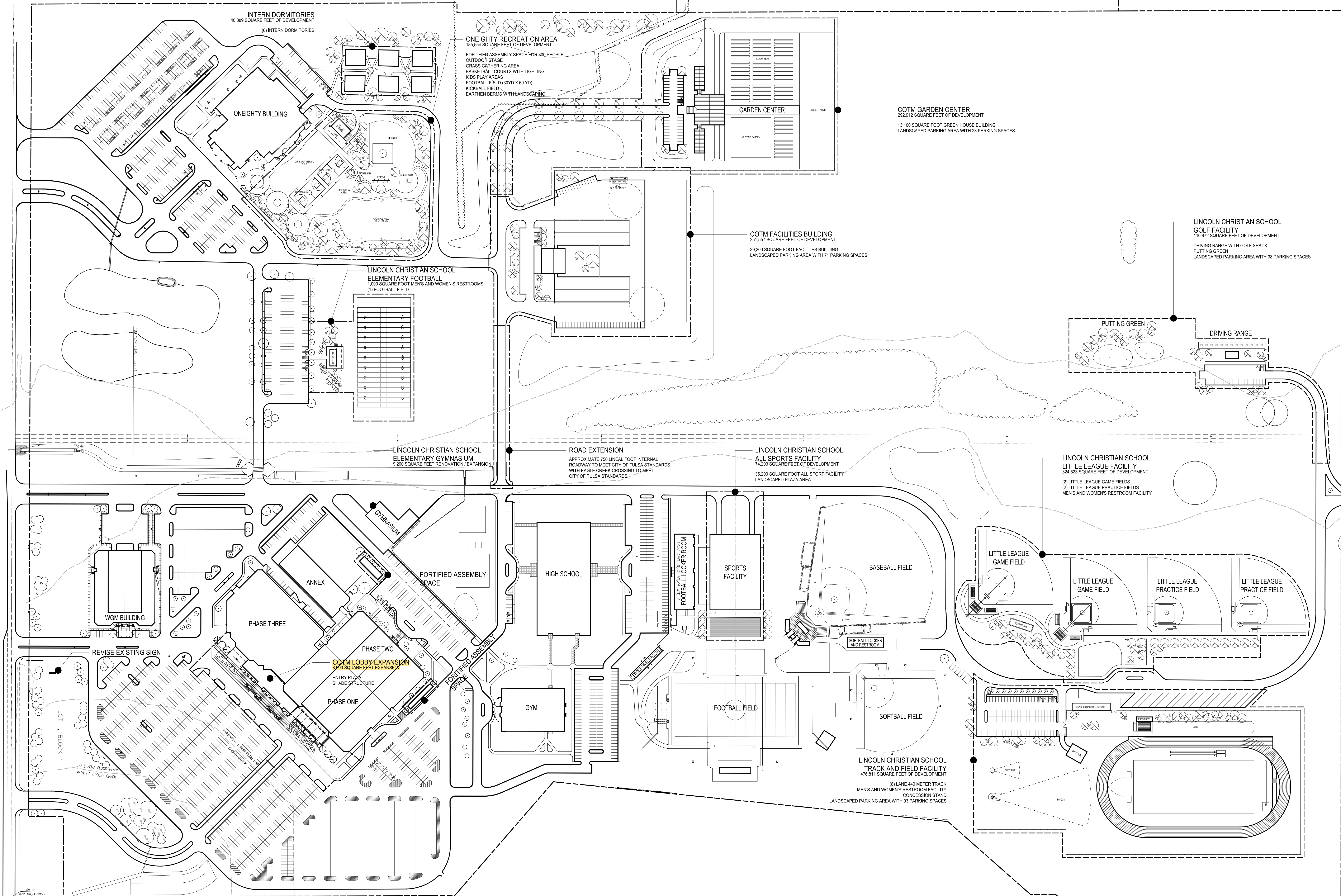
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):
_____:

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.



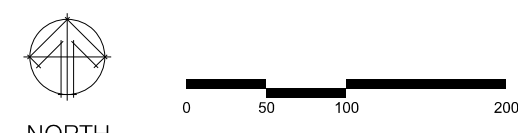
Subject Property

N 129TH EAST AVENUE



COTM MASTER PLAN

DATE: 28 JUNE 2023



SELSE SCHAEFER ARCHITECTS

