



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23602

Hearing Date: 12/12/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

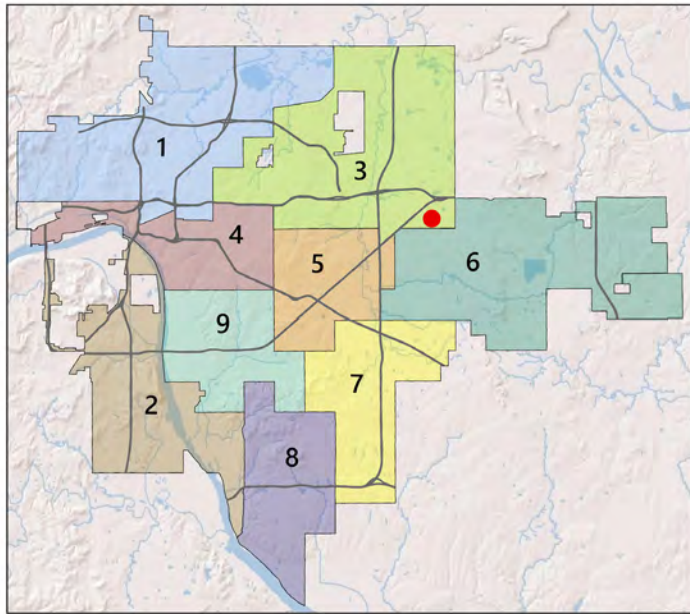
Owner and Applicant Information:

Applicant: Rob Coday

Property Owner: IGLESIA DE DIOS
PENTECOSTES OBRA DEL

Action Requested: Special Exception to permit a Public, Civic, and Institutional / Religious Assembly Use in the RS-2 District (Table 5.020, Table 5-2, Table 5-2.5)

Location Map:



Additional Information:

Present Use: Church

Tract Size: 2.16 acres

Location: 641 S 129 AV E

Present Zoning: RS-2

BOARD OF ADJUSTMENT
CASE REPORT

STR: 9404
CD: 3

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APPLICANT: Rob Coday

ACTION REQUESTED: Special Exception to permit a Public, Civic, and Institutional / Religious Assembly Use in the RS-2 District (Table 5.020, Table 5-2, Table 5-2.5)

LOCATION: 641 S 129 AV E

ZONED: RS-2

PRESENT USE: Church

TRACT SIZE: 93998.51 SQ FT

LEGAL DESCRIPTION: LTS 4 THRU 10 BLK 4 & W25 VAC ALLEY ADJ ON E & LT 4 BLK 6 & E25 VAC ALLEY ADJ ON W, MEADOWBROOK HGTS ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Neighborhood":

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit a Public, Civic, and Institutional / Religious Assembly Use in the RS-2 District (Table 5.020, Table 5-2, Table 5-2.5)

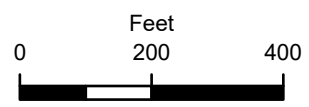
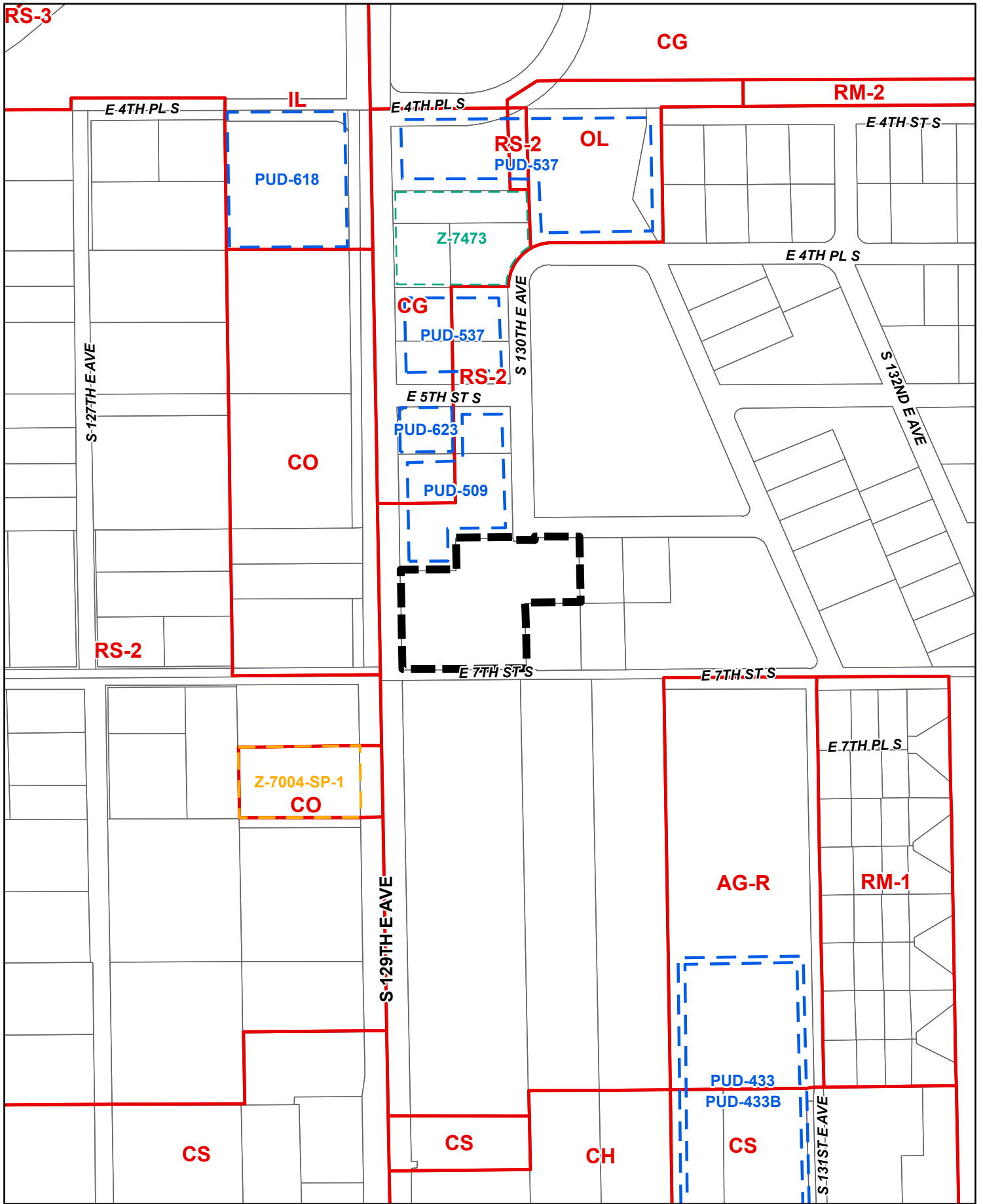
As it currently sits the property seems more suitable for a religious assembly use rather than a residential use.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit a Public, Civic, and Institutional / Religious Assembly Use in the RS-2 District (Table 5.020, Table 5-2, Table 5-2.5)

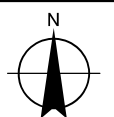
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):
_____;

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.





BOA-23602





Subject Tract

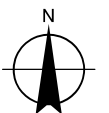
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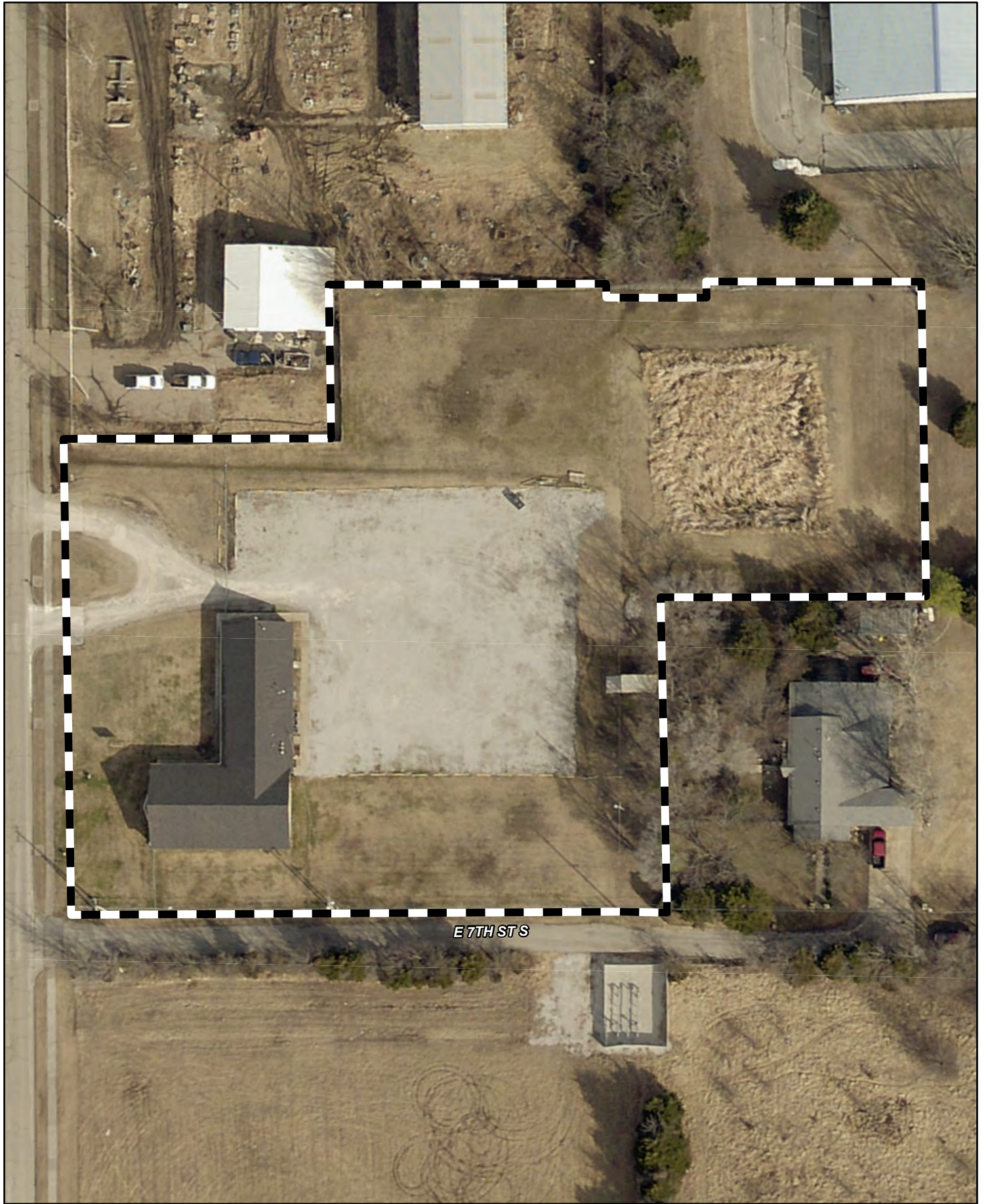
BOA-23602

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

Aerial Photo Date: 2021



9.5



E 7TH ST S

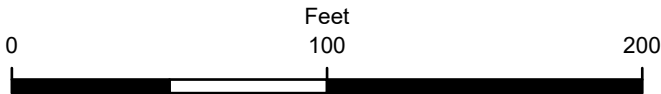
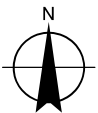


Subject Tract

BOA-23602

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9.6