



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23609

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

Case Report Prepared by:

Sean Wallace

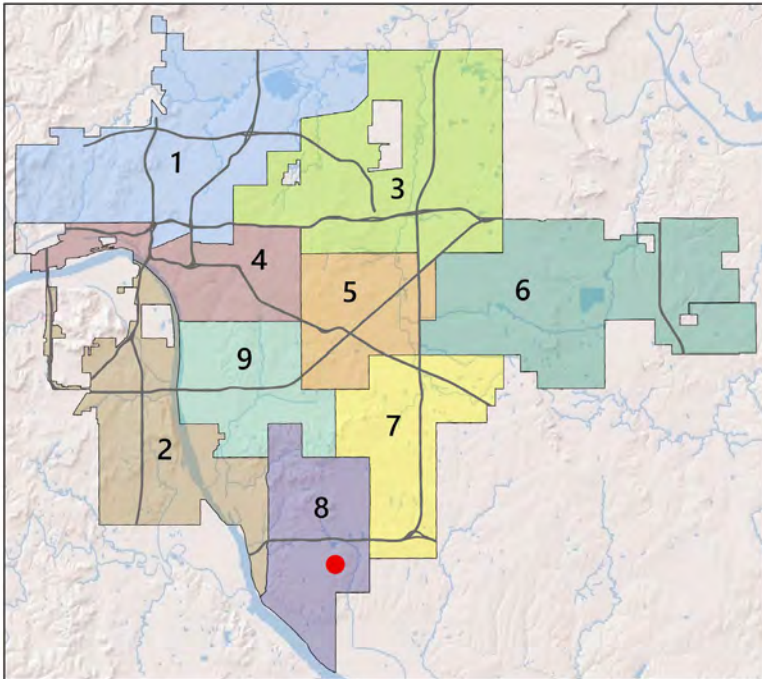
Owner and Applicant Information:

Applicant: Timothy Boeckman

Property Owner: South Tulsa Baptist Church

Action Requested: Minor Special Exception to modify a previously approved site plan for a religious assembly use in the RS-3 District (Table 5.020, Table 5-2; Sec.70.120)

Location Map:



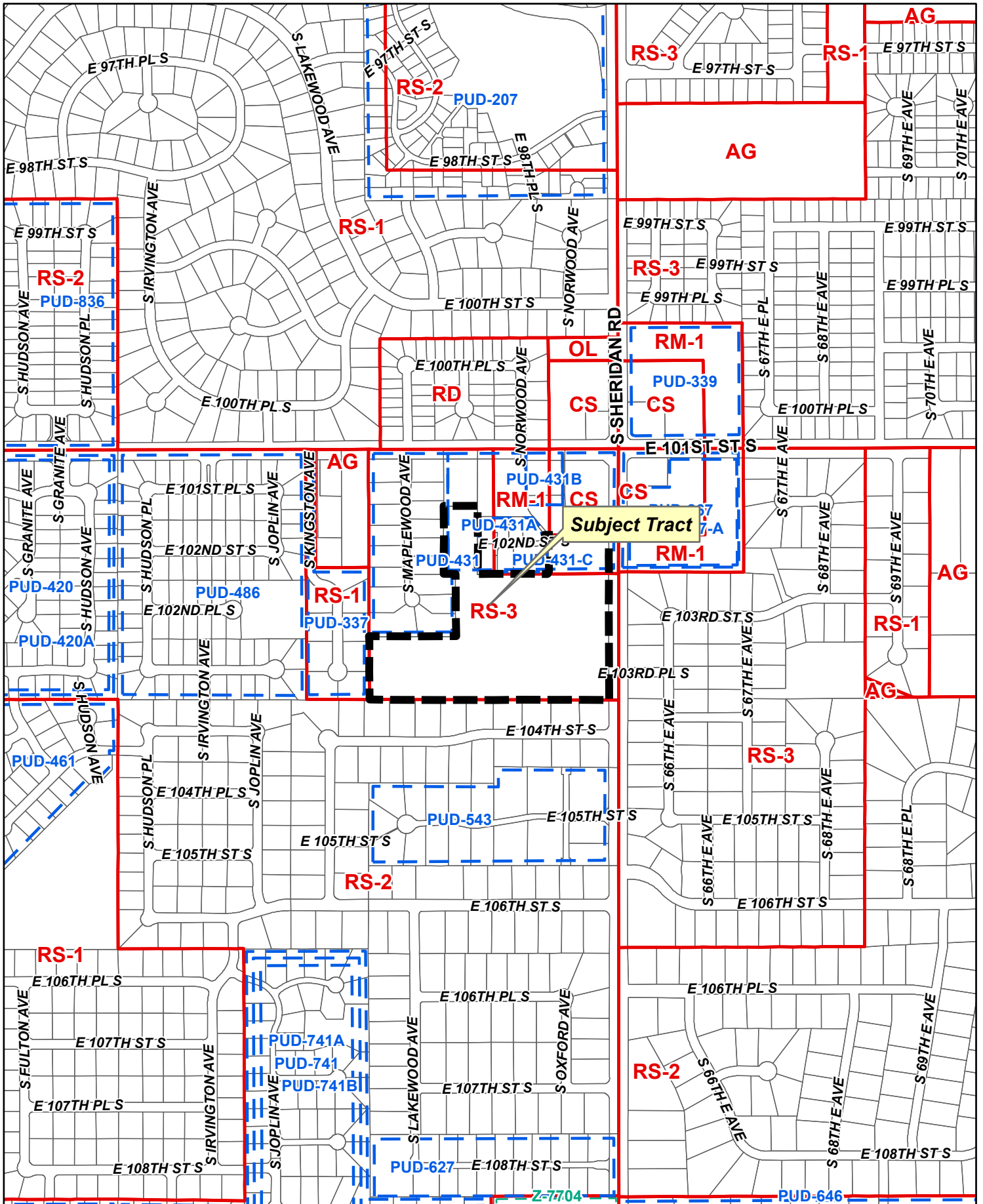
Additional Information:

Present Use: Church

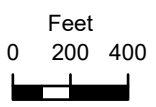
Tract Size: 19.62 acres

Location: 10310 S. Sheridan Rd. E

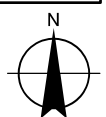
Present Zoning: RS-3,RM-1

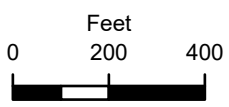
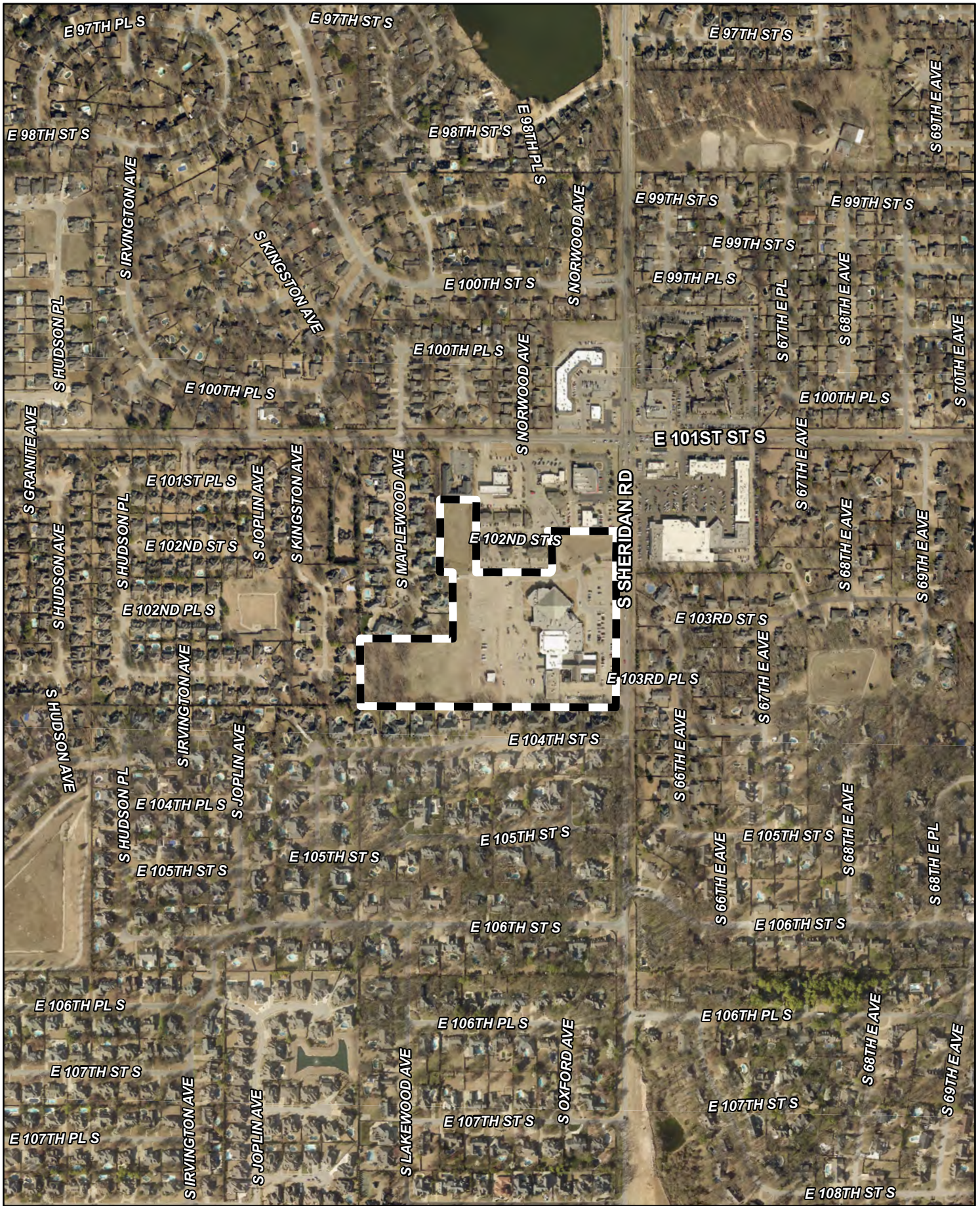


Subject Tract



BOA-23609



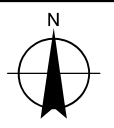


 Subject Tract

BOA-23609

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

Aerial Photo Date: 2021



15.3



E 101ST ST S

S MAPLEWOOD AVE

S NORMWOOD AVE

S SHERIDAN RD

E 102ND ST S

E 104TH ST S

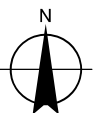
FOREFEED



Subject **BOA-23609**
Tract

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

Aerial Photo Date: 2021



15.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 8327

Case Number: **BOA-23609**

CD: 8

HEARING DATE: 12/12/2023 1:00 PM

APPLICANT: Timothy Boeckman

ACTION REQUESTED: Minor Special Exception to modify a previously approved site plan for a religious assembly use in the RS-3 District (Table 5.020, Table 5-2; Sec.70.120)

LOCATION: 10310 S. Sheridan Rd. E

ZONED: RS-3,RM-1

PRESENT USE: Church

TRACT SIZE: 854778.51 SQ FT

LEGAL DESCRIPTION: RES A, B, C SOUTH TULSA BAPTIST CHURCH EXT & RES A & LT 1 BLK 1,SOUTH TULSA BAPTIST CHURCH, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

BOA-21371: Sept. 2013, Board APPROVED a Special Exception to approve a change in previous site plan; Special Exception to permit Utility/Communications facility (Use Unit 4) in an RS-3 district (Section 401).

BOA-19784, Feb. 2004, Board APPROVED a Special Exception to approve a change in a previous site plan; Variance of no parking permitted within a required front yard, per plan submitted.

BOA-19235, Oct. 2001, Board APPROVED an amended site plan to add a 40' x 40' x 12' storage building per plan and specifications submitted on 12/11/01 namely that it be located no closer than 120' north of the south property line.

BOA-14497, Jul. 1998, Board APPROVED a special exception to permit church use in a RS-3 zoned district. Expansion of church use approved by cases **BOA-9182** and **BOA-10314**.

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 a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS: Applicant is adding a 2,679 sq ft indoor children's playground and classroom to the existing church building.

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.

SAMPLE MOTION:

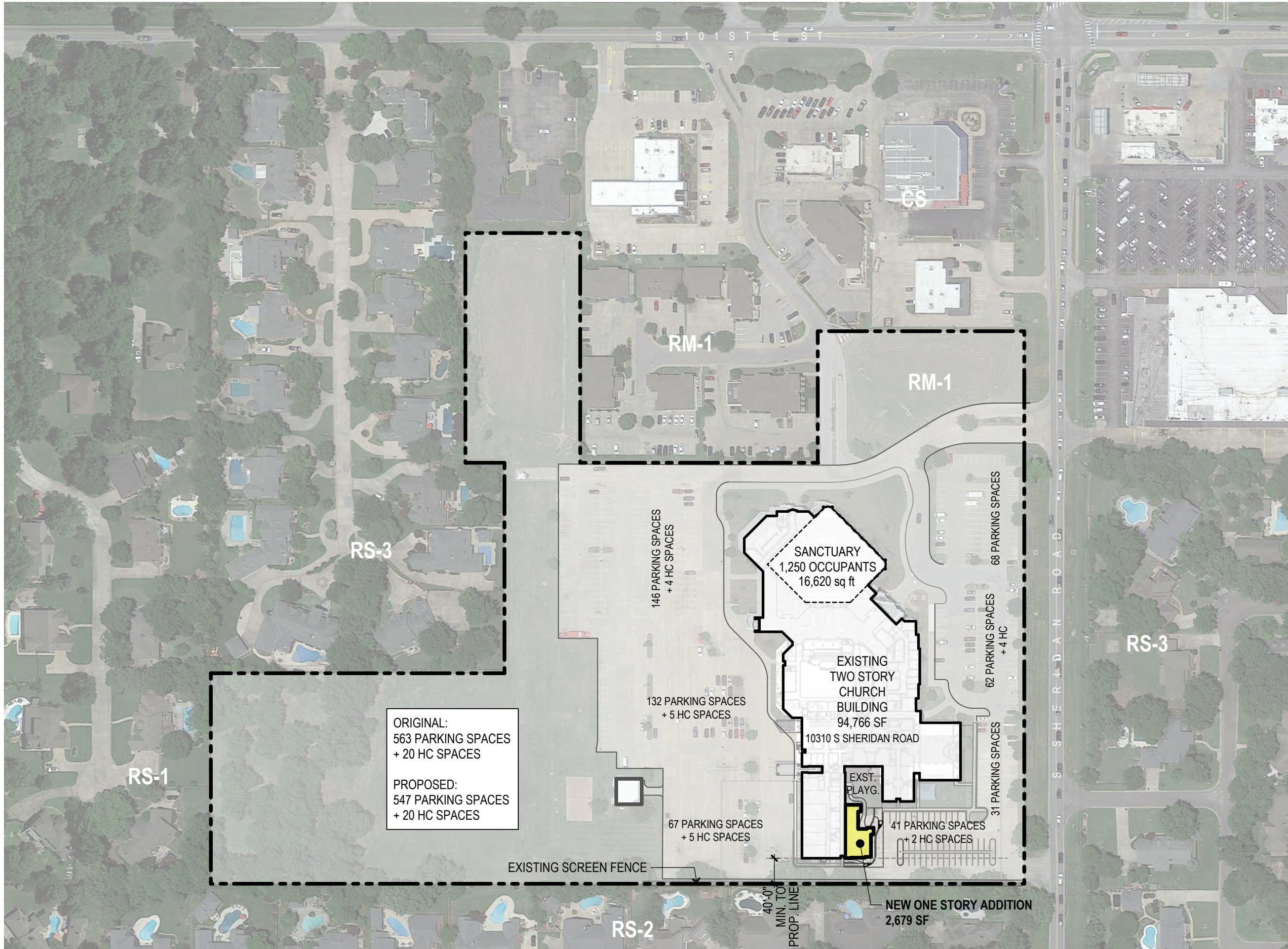
Move to _____ (approve/deny) a Special Exception to modify a previously approved site plan for a religious assembly use in the RS-3 District (Table 5.020, Table 5-2; Sec.70.120).

- 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)



ORIGINAL:
563 PARKING SPACES
+ 20 HC SPACES

PROPOSED:
547 PARKING SPACES
+ 20 HC SPACES

Project Title
**CHILDREN'S
EDUCATION ADDITION**

SOUTHTULSA
BAPTIST CHURCH
10310 S. Sheridan Road, Tulsa, OK 74133

Sheet Title
SITE PLAN

Project Number **2236**

Date **11/7/2023**

Drawing Number

A1
15.7