



Board of Adjustment

**Staff Report
Special Exception**

Hearing Date: May 14, 2024
Prepared by: Austin Chapman
achapman@cityoftulsa.org
918-596-7597

Owner and Applicant Information

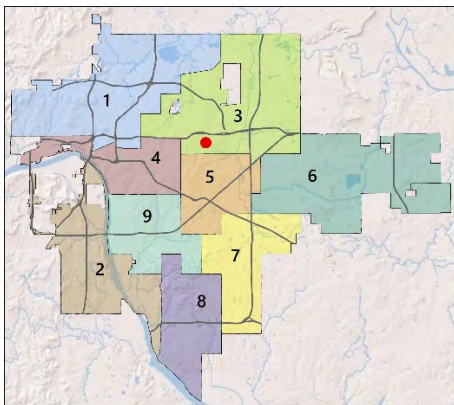
Applicant: Kawesta McCray
Property Owner: Going Hard for Christ Church

Property Location

231 S. 66th E. Ave.
Tract Size: ±14,000 square feet

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Christa Patrick
County Commission: District 1, Stan Salee

Public Notice Required

Newspaper Notice – min. 10 days in advance
Mailed Notice to 300’ radius – min. 10 days in advance
Posted Sign – min. 10 days in advance

Request Summary

Special Exception to allow a Principal Use Family Child Care home in the RS-3 zoning district (Sec.5.020, Table 5.2)

Zoning

Zoning District: RS-3
Zoning Overlays: None.

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use/ Neighborhood
Small Area Plans: None
Development Era: Early Automobile

Transportation

Major Street & Highway Plan: Not classified.
planitulsa Street Type: None.
Transit: N/A
Existing Bike/Ped Facilities: None.
Planned Bike/Ped Facilities: None.

Environment

Flood Area: None.
Tree Canopy Coverage: 0-10%
Parks & Open Space: N/A

Staff Analysis

The applicant is proposing to convert an existing house into a Principal Use Family Childcare home. Family Child Care Home is defined as follows:

2. Family Child Care Home

A day care that provides care and supervision for 12 or fewer children for less than 24 hours per day. Family child care homes may be a principal use or accessory to an allowed household living use. Family child care homes are subject to the same lot and building regulations that apply to detached houses, except as modified by the supplemental regulations of [Section 40.120-B](#).

Relevant Case History

- None.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Multiple Use on the Northern half and Neighborhood on the Southern half. Multiple Use areas are "Mostly Commercial or Retail Uses" which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation. 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Multiple Use	Church
East	RS-3	Neighborhood	Detached Houses
South	RS-3	Neighborhood	Vacant
West	RS-3	Multiple Use	Church

Small Area Plans

The subject properties are not included in a small area plan.

Development Era

The subject property is located in an area developed during the Early Automobile Era. These areas includes those parts of the city that developed prior to and after World War II but prior to the major annexations of the 1960s. These neighborhoods developed during the rise of the automobile, but generally maintain a rectilinear street grid with homes on smaller lots.

Transportation

Major Street & Highway Plan: Not classified.

Comprehensive Plan Street Designation: None.

Transit: N/A.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Arterial Traffic per Lane:

Arterial Traffic - North (E Admiral Pl - 3,604 Vehicles per Lane)

Arterial Traffic - East (S Memorial Dr - 3,834 Vehicles per Lane)

Arterial Traffic - South (E 4th Pl S - 985 Vehicles per Lane)

Arterial Traffic - West (S Sheridan Rd - 3,821 Vehicles per Lane)

Environmental Considerations

Flood Area: The subject property is not in any flood areas.

Tree Canopy Coverage: Tree canopy in the area is 11%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

Site Photos



Subject property in BOA-23691 (Image used from Google Street View)

Sample Motion

I move to approve or deny a Special Exception to allow a Principal Use Family Child Care Home in the RS-3 zoning district (Sec.5.020, Table 5.2)

- per the conceptual plan(s) shown on page(s) _____ of the agenda packet.
- subject to the following conditions (including time limitation, if any): _____:

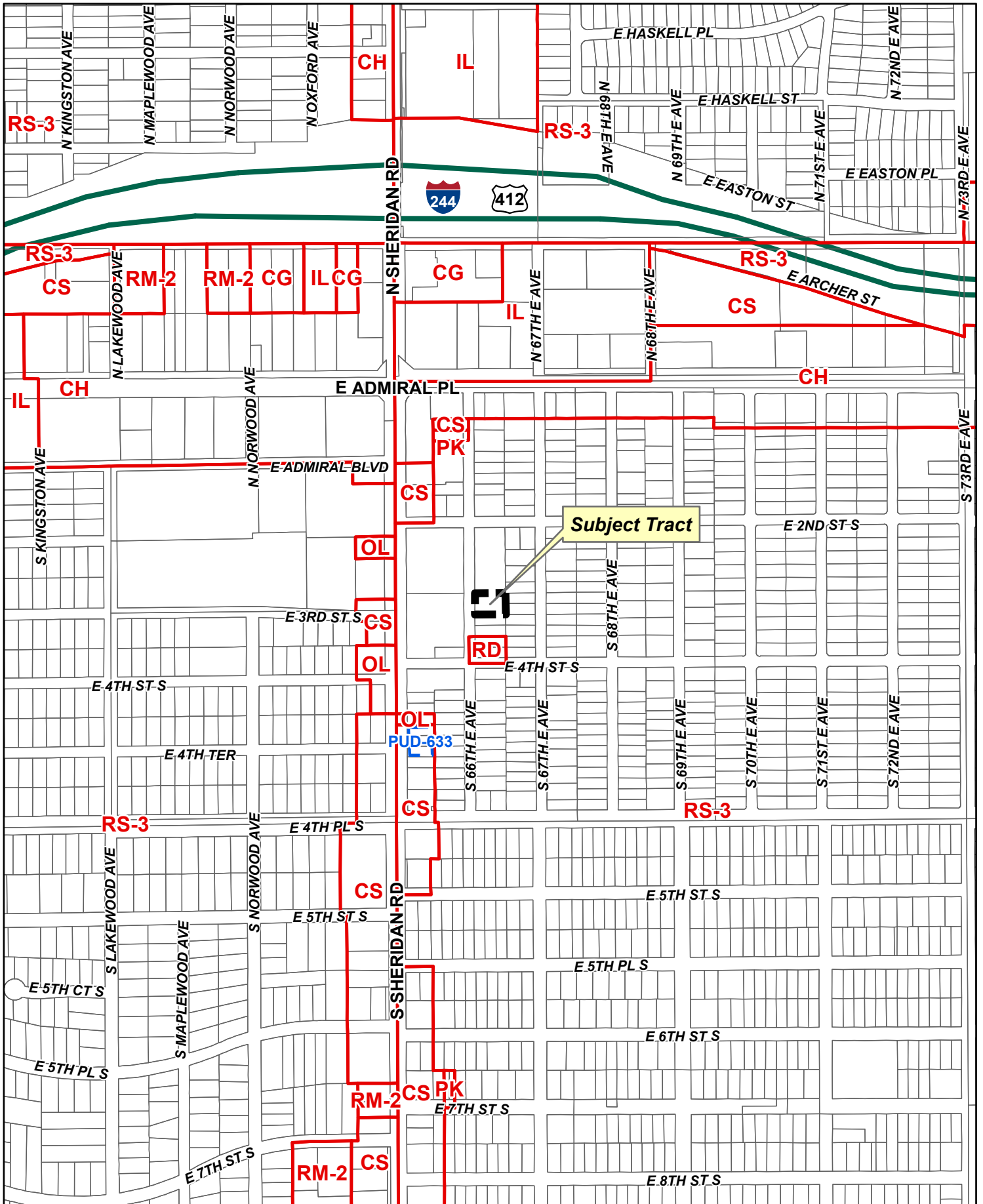
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

Lots 17 and 18, Block E, Crestview Estates, City of Tulsa, Tulsa County, State of Oklahoma according to the recorded plat there of., City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

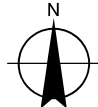
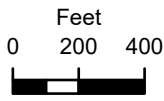
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



Subject Tract

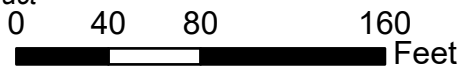
BOA-23694

11.5





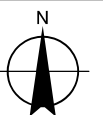
Subject
Tract



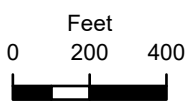
BOA-23694

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

Aerial Photo Date: 2021



11.6

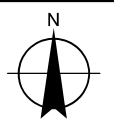


 Subject Tract

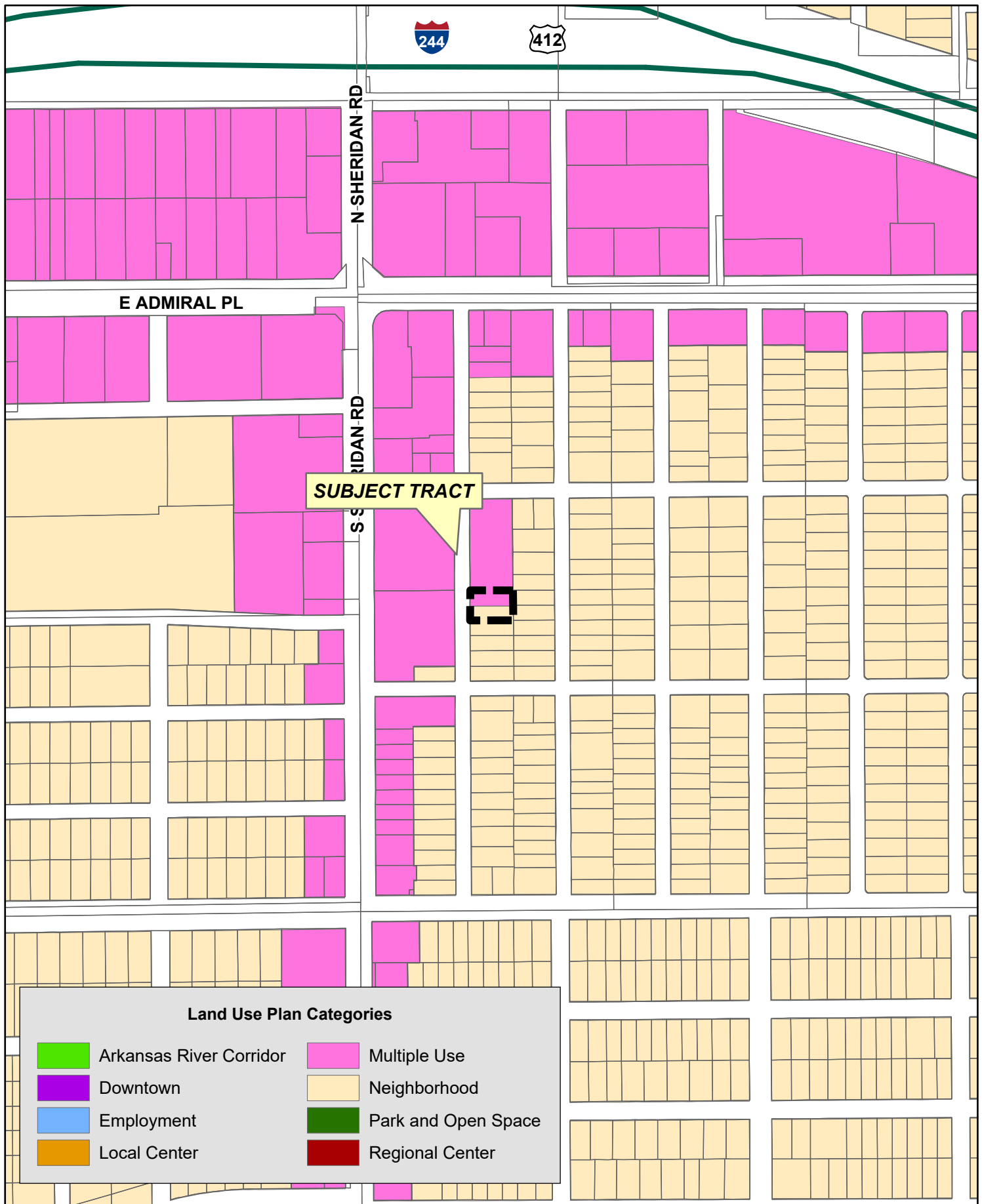
BOA-23694

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

Aerial Photo Date: 2021



11.7

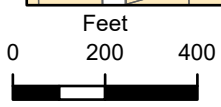


N-SHERIDAN RD

E ADMIRAL PL

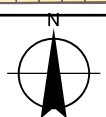
S-SHERIDAN RD

SUBJECT TRACT



BOA-23694

19-14 04



11.8



LEGAL DESCRIPTION

LOT SEVENTEEN (17) AND EIGHTEEN (18), BLOCK E, CREST VIEW ESTATES, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

SITE IMPERVIOUS/PERVIOUS AREAS

TOTAL LOT AREA 14,000 SF (0.32 AC)
 CONSTRUCTION ADDITION/IMPERVIOUS CHANGE 0 SF (0.00%)

DEVELOPMENT AREA A RESIDENCE STANDARDS

DISTRICT RS-3 ZONING
 LOT SIZE (MINIMUM ACRES) 6,900 SF
 MAXIMUM BUILDING HEIGHT 35 FEET
 MINIMUM LOT WIDTH (DETACHED HOUSE) 60'
 MINIMUM LOT WIDTH (SPECIAL EXCEPTION) 100'

YARDS:
 FRONT: RESIDENCE SETBACK 25 FEET
 SIDE: 5 FEET
 REAR: 20 FEET

RESIDENCE LIVING SPACE

FIRST FLOOR 1472 SF
 GARAGE FLOOR 462 SF
 TOTAL FLOOR AREA 1933 SF

NOTES

THIS PROJECT DOES NOT INCLUDE ANY EXPANSION OF EXISTING BUILDING



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MILESTONE	DATE

PLOT DATE: 4/11/24

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA ZONING ORDINANCES AND REGULATIONS (INCLUDING O.D.O.T. 2009 EDITION).

GHFCC Daycare
 CREST VIEW ESTATES LOTS 17 & 18 BLK E
 Tulsa, Oklahoma

PROJECT: 24141
 ISSUE DATE: 4/11/2024
 ATLAS PAGE NO: 000

PLAN SCALE: (H)
 (V)

SITE PLAN

S1 OF 01

SCALE SHOWN FOR 22"x34" SHEET
 1/2 SIZE - 11"x17" (SCALE 1"=20')
 THESE PLANS ARE TO BE REPRODUCED IN COLOR

