



Tulsa Metropolitan Area
Planning Commission

Case : BOA-22432 Plat Waiver

Hearing Date: May 16, 2018

Case Report Prepared by:

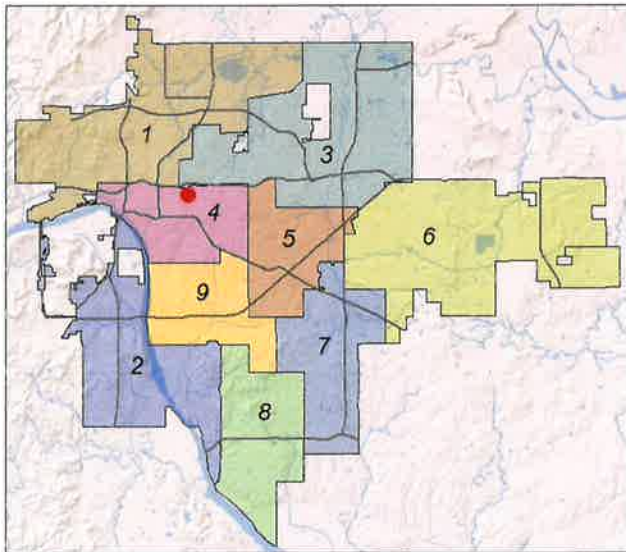
Nathan Foster

Owner and Applicant Information:

Applicant: Brian Henley

Owner: Diocese of Tulsa

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: Northwest corner of East 1st
Street South and South Atlanta Avenue

Zoning: RS-3 (Residential Single Family -
3)

Staff Recommendation:

Staff recommends **approval** of the plat
waiver

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Site Plan

PLAT WAIVER

BOA-22432 – (CD 4)

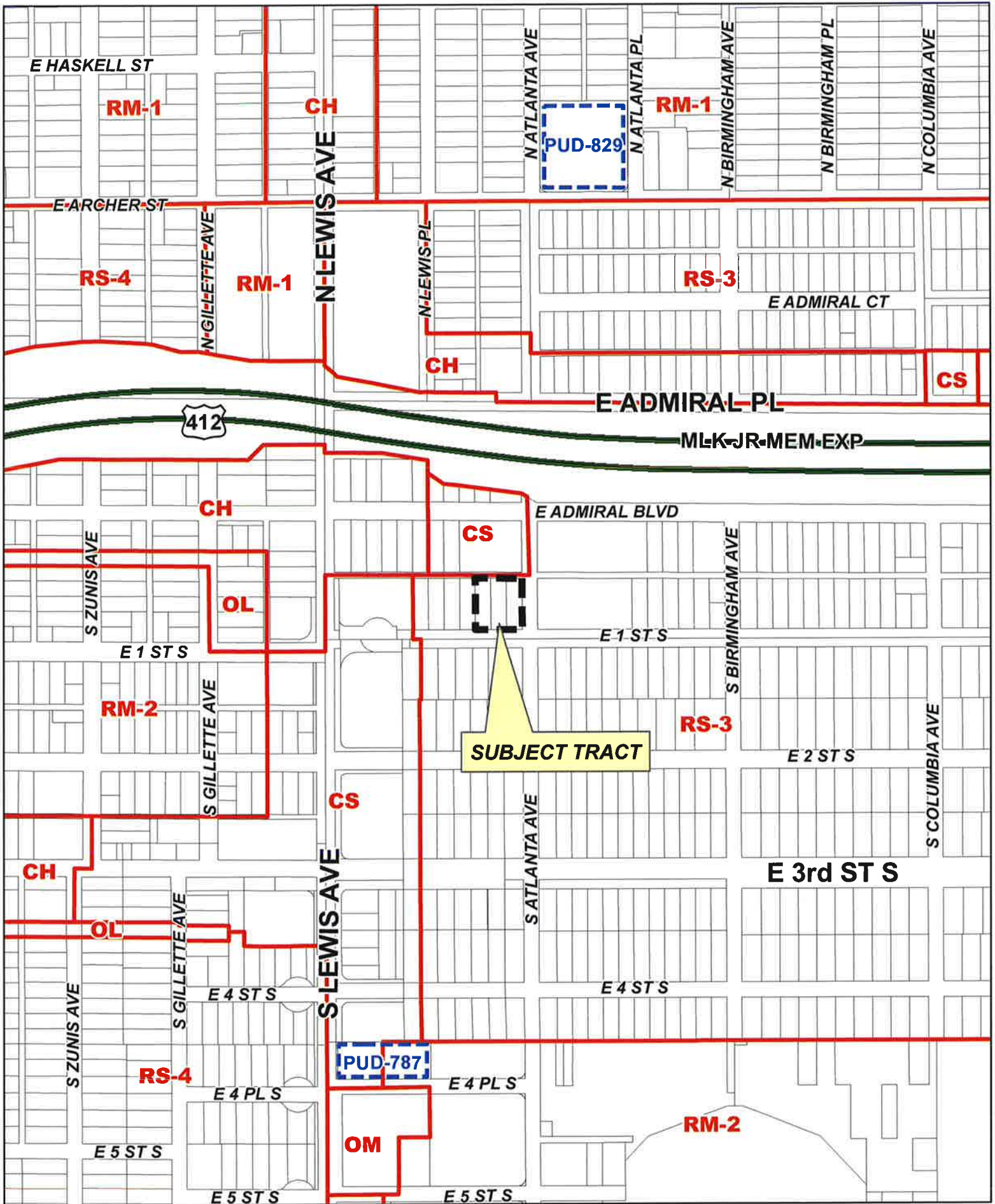
Northwest corner of East 1st Street South and South Atlanta Avenue

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment on May 8, 2018 to permit the expansion of a religious assembly in the RS-3 district. The property currently consists of 3 vacant lots.

The Technical Advisory Committee met on April 19, 2018 and the following items were determined:

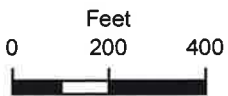
1. The property was previously platted as part of East Highland Addition.
2. Necessary utilities are all in place and no additional utility easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. A lot combination has been approved and recorded to combine all 3 lots into 1.
5. There are no development plans on the property required recordation of covenants.

Staff recommends **approval** of the plat waiver.

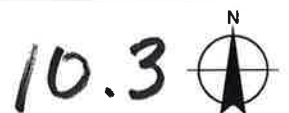


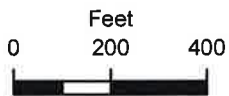
SUBJECT TRACT

BOA-22432



19-13 05





Subject
Tract

BOA-22432

19-13 05

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

Aerial Photo Date: February 2016

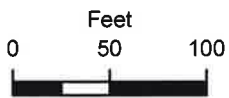
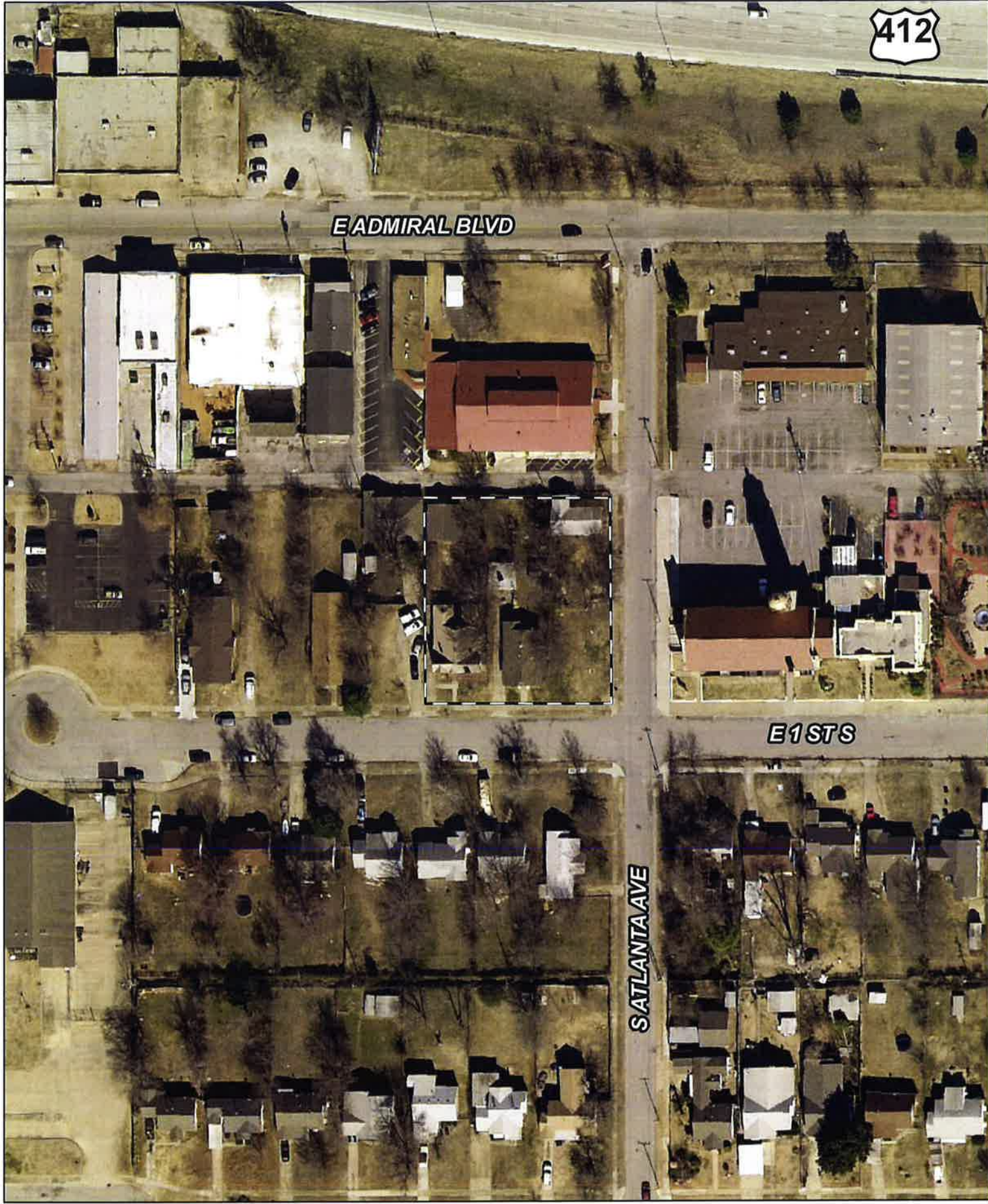


412

E ADMIRAL BLVD

E 1 STS

S ATLANTA AVE



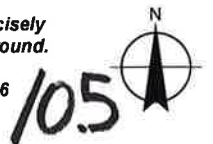
Subject Tract

BOA-22432

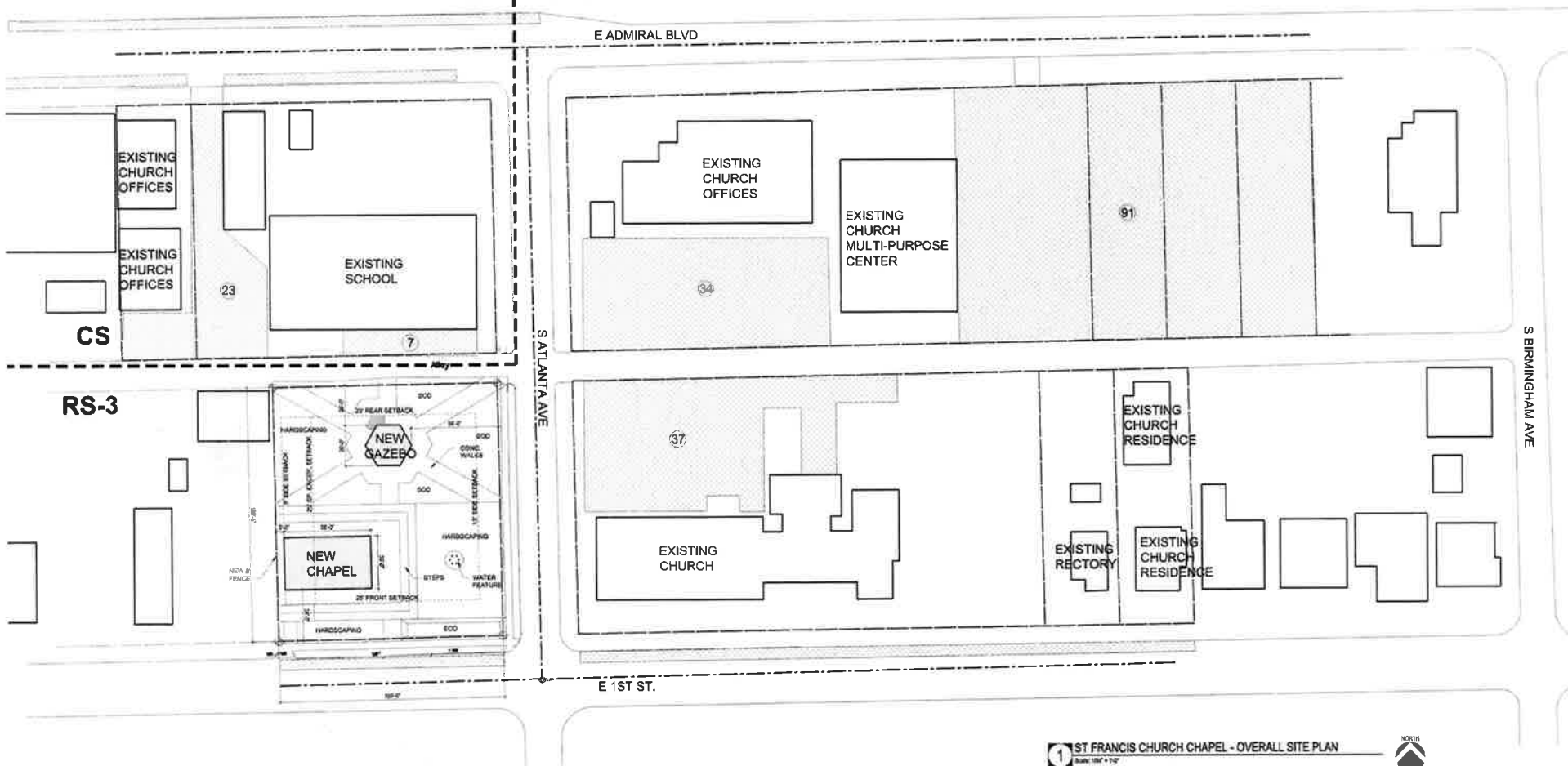
19-13 05

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Aerial Photo Date: February 2016



CS | RS-3



1 ST FRANCIS CHURCH CHAPEL - OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"



- EXISTING PARKING (#)
- PROPOSED STRUCTURE

ZONING: RS-3 (CITY OF TULSA ZONING CODE)
 RELIGIOUS ASSEMBLY ALLOWED W/ SPECIAL EXCEPTION (PER TABLE 5-2)
 LOT AREA = 25,300 SF (12,000 SF MIN PER TABLE 5-3)
 LOT WIDTH = 150 FEET (100 FEET MIN PER TABLE 5-3)
 SETBACKS - 25' FRONT YARD, 20' REAR YARD, 5' SIDE YARD (15' CORNER SIDE YARD)
 *25' REAR YARD FOR SPECIAL EXCEPTION ADJACENT TO OCCUPIED R DISTRICT

CHAPEL SANCTUARY = 998 SF, 48 FIXED SEATS

PARKING:
 RELIGIOUS = 24.25/1,000 SF MIN. = 24.25 SPACES REQUIRED
 OR 1/3 SEATS = 16 SEATS (24.25 IS GREATER PER 55.020)
 192 SPACES PROVIDED ON CHURCH CAMPUS,
 PLUS ADDITIONAL STREET PARKING FOR NEIGHBORHOOD CHURCH.

LEGAL DESCRIPTION
 LOTS 22, 23, & 24, BLOCK 5 EAST
 HIGHLAND ADDN RES B1
 ZONED RS-3

ST. FRANCIS CATHOLIC CHURCH - CHAPEL



310 S. Boston Ave.
 Tulsa, OK 74120
 918.542.8000
 www.silodsgn.com

10.14



SILO
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+BLD

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