HEARING DATE: 1/11/2022 1:00 PM (Continued from 12/14/2021)

APPLICANT: Josh Miller

ACTION REQUESTED: Special Exception to permit an alternative compliance parking ratio for an apartment use in the CH District to reduce the minimum parking requirements from 21 parking spaces to 17 parking spaces (Section 55.050-K; Section 55.020 Table 55-1)

LOCATION: 2405 E 5 PL S; 519 S LEWIS AV E \quad \text{ZONED: CH}

PRESENT USE: Vacant \quad \text{TRACT SIZE: 14000.24 SQ FT}

LEGAL DESCRIPTION: LT 14 BLK 6; LTS 49 50 BLK 6, COLLEGE VIEW ADDN AMD

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Mixed-use Corridor" and an "Area of Growth".

Mixed-Use Corridors are Tulsa’s modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

ANALYSIS OF SURROUNDING AREA: The subject tract is located at the NE/c of E. 5th Pl. and S. Lewis Ave. The property is located immediately West of the West Park housing development.

STAFF COMMENTS: The applicant is requesting Special Exception to permit an alternative compliance parking ratio for an apartment use in the CH District to reduce the minimum parking requirements from 21 parking spaces to 17 parking spaces (Section 55.050-K; Section 55.020 Table 55-1)
The applicant has provided a statement, included in your packet, stating their need and justification for their requested relief.

**SAMPLE MOTION:**

Move to _________ (approve/deny) a Special Exception to permit an alternative compliance parking ratio for an apartment use in the CH District to reduce the minimum parking requirements from 21 parking spaces to 17 parking spaces (Section 55.050-K; Section 55.020 Table 55-1)

- 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, that the other allowed parking alternative of Section 55.050 are infeasible or do not apply and the reduced parking ratios proposed are not likely to cause material adverse impacts on traffic circulation and safety or on the general welfare of property owners and residents in the surrounding area.
Facing immediately East of the subject property of E. 5th Pl.

Subject property
Project Summary and Alternative Compliance Special Exception Request re: 519 S Lewis Ave

The West Park Phase III project is a 12-unit, multi-family affordable housing project as the third phase of the West Park Apartments in a CH zoning district. The 12 units are comprised of 1-one bedroom, 9-two bedrooms and 2-three bedrooms, resulting in 21 parking required spaces per CH zoning. However, there is only room on site for 17 spaces. Therefore, this request is for alternative compliance parking ratios through the special exception process allowed in Section 55.050-K of the zoning code to reduce the required number of spaces to 15. The requested reduction ratio is as follows: 1-bedroom reduction from 1.1 to 1; 2 & 3-bedrooms from 1.75 to 1.25, resulting in a total of 14.75 (15) required parking spaces.

The justification for the reduction request is that currently only 75% of current residents in West Park Phases I & II (235 units) own cars, always leaving ample surplus parking for existing residents. The resident make-up for West Park Phase III will be the same as the existing phases, so ownership and property management know the trend will continue, which makes the planned 17 parking spaces adequate to serve the project under this requested reduced ratio.
GEORGE KAISER FAMILY FOUNDATION
GARDEN APARTMENT
521 S. LEWIS, TULSA, OKLAHOMA 74104

PARKING REQUIRED PER CH ZONING:
10 X 2 BEDS x 1.75 = 17.5
2 X 3 BEDS x 1.75 = 3.5
TOTAL REQUIRED = 21
After review we have found less than 75% car ownership among residents at Westpark, our data suggests the average may be even lower in the proposed Phase 3.

We have an average of 44 vacant parking spaces available during peak lot occupancy in Parking Lot 2 of Phase 1, which is adjacent to the Phase 3 development. 31 of those spaces are in the western portion (please find attached pictures.) and therefore could easily accommodate the required spaces for the Phase 3 development.

We have a total of 125 spaces available in Phase 1 Lot 2

We have a total of 442 available spaces across both phases with 235 units.

We have around 20%-25% surplus parking across all Phases.

Sherry Shikles
Westpark Apartments, MBM
918-582-4466
BOA-23215

Subject Tract

19-13 05

Aerial Photo Date: 2020/2021

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

3.11