



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7617

Hearing Date: September 15, 2021

Case Report Prepared by:

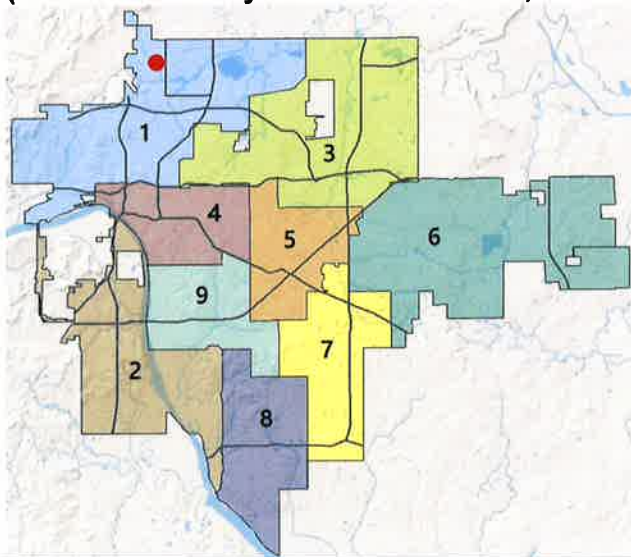
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Alexis Overstreet

Property Owner: Alexis Overstreet

**Location Map:
(shown with City Council Districts)**



Applicant Proposal:

Present Use: Vacant

Proposed Use: Multi-family Residential

Concept summary: Applicant is proposing a triplex. (With RM-0 zoning, the site could also support a 4 unit multi-unit house.)

Tract Size: 0.34 ± acres

Location: East and south of southeast corner of North Hartford Avenue & East 49th Street North

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RM-0

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0212

CZM: 21

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

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SECTION I: Z-7617

DEVELOPMENT CONCEPT: The applicant has requested RM-0 zoning because it is the least intensive multifamily zoning district in the Tulsa Zoning Code and allows a wide variety of housing options. RM-0 zoning allows a detached house, patio house, townhouse, cottage house development, duplex, multi-unit house and apartment/condo development. This is a similar concept that is supported by the Neighborhood Infill Overlay concept that has been included in the Tulsa Zoning Code.

The lot is approximately .34 acres or 14,810 square feet. RM-0 zoning on this corner will require 1200 square feet of open space and 2900 square feet for each dwelling unit so the parcel size would ultimately allow a maximum of three dwelling units. By comparison the existing RS-3 zoning would allow for a lot split resulting in potentially 2 dwelling units. The logistics for additional utility infrastructure makes a lot split unlikely at this location.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits: None

DETAILED STAFF RECOMMENDATION:

Z-7617 is in the Existing Neighborhood land use designation. RM-0 zoning is consistent with the goals of the Comprehensive Plan to provide opportunities for small scale infill projects that provide a variety of housing choices. RM-0 zoning provides building type opportunities to accomplish those goals and,

The existing RS-3 zoning does not allow apartment/condo development however this lot is large enough for a lot split and could ultimately support up to 2 dwelling units. RM-0 zoning requires 1200 square feet of open space per dwelling unit in a triplex configuration. This site is near the Osage Prairie trail system and provides direct trail access to downtown and the rest of the trail system that ends in Skiatook. Increased opportunities for density on the site are mitigated by a 35-foot-tall building height in both the RS-3 and RM-0 zoning district and,

RM-0 zoning allows uses and building types that are consistent with the Existing Neighborhood land use designation therefore,

Staff recommends approval of Z-7617 to rezone property from RS-3 to RM-0.

Land Use Plan map designation: Existing Neighborhood

The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision: None that affect this site

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None on site however the property is within two hundred feet of the Osage Prairie trail system. The neighborhood does not provide a direct connection to the trail from this site.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The parcel is empty with several large trees and a concrete slab and drive.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Johnstown Avenue	None	50 feet	2 lanes without curb
East 48 th Street North	None	50 feet	2 lanes without curb

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Stability	Single Family Residential
East	RS-3	Existing Neighborhood	Stability	Single Family Residential
South	RS-3	Existing Neighborhood	Stability	Single Family Residential
West	RS-3	Existing Neighborhood	Stability	Single Family Residential

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11914 dated September 1, 1970, established zoning for the subject property.

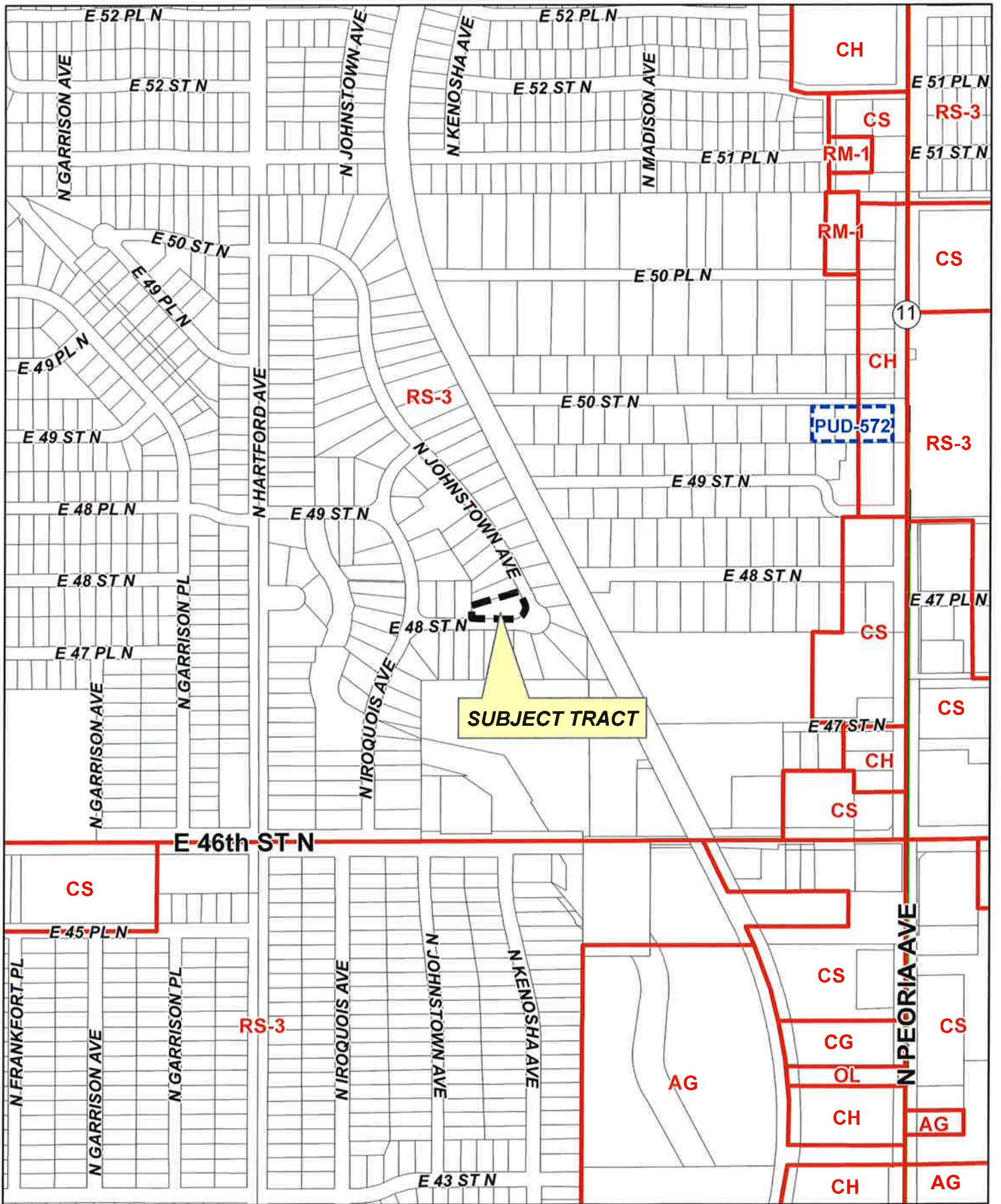
Subject Property: None

Surrounding Property:

BOA-15175 June 1989: The Board of Adjustment **approved** a *Variance* to permit required front yard setback from 25' to 18' more or less, and a *Variance* of the required side yard setback from 5' to 4' to allow for an addition to the existing dwelling; per plot plan submitted; on property located at Lot 10, Block 4, Amended Fairhill Addition

BOA-5021 April 1966: The Board of Adjustment grants **approval** of a waiver to permit erection of a car port three feet from side yard on Lot 7, Block 4, Fairhill Addition, on property located at Lot 7, Block 4, Fairhill Addition.

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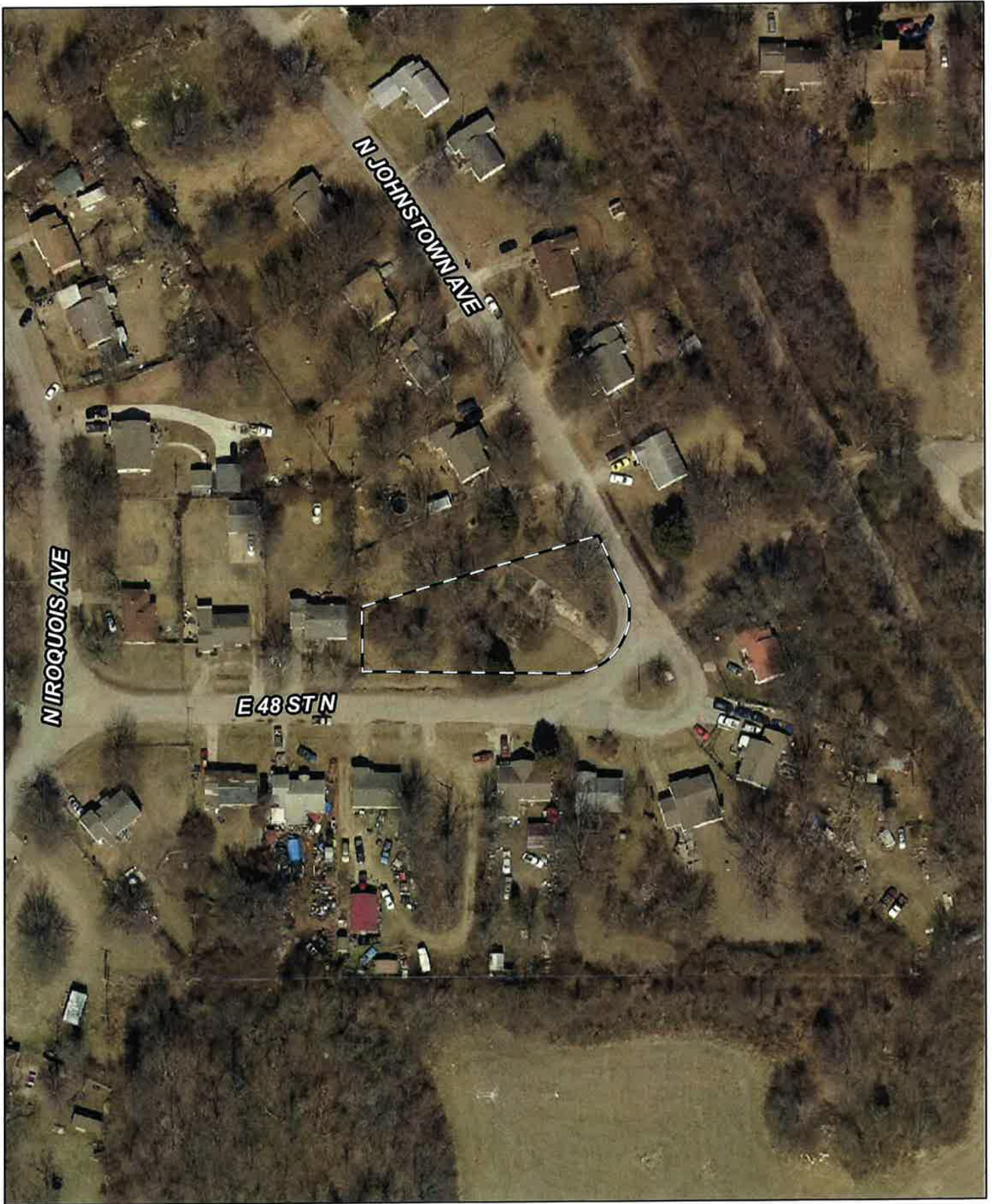


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Subject Tract

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

Aerial Photo Date: 2020/2021



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Subject Tract

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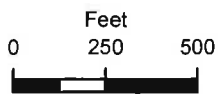
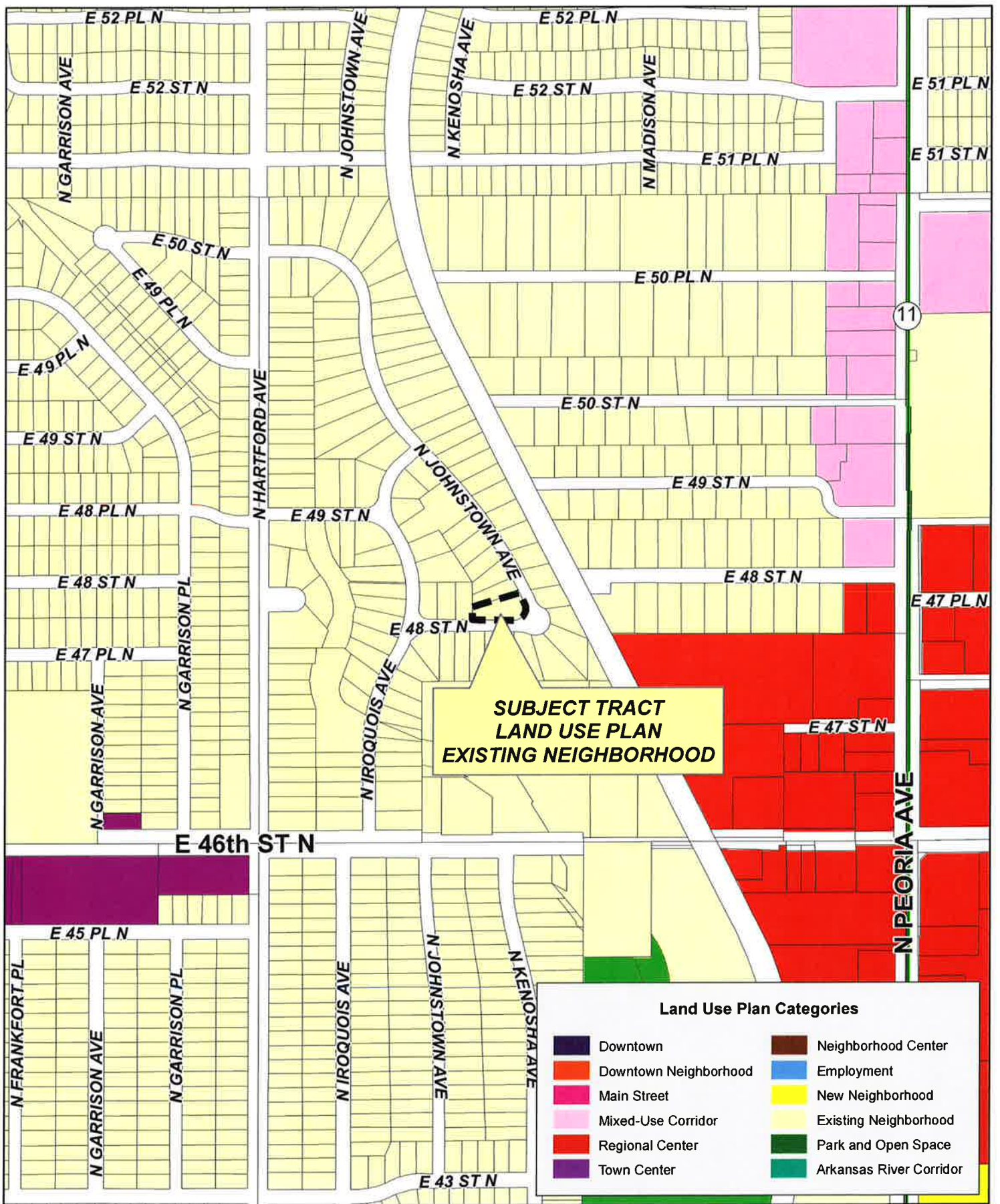
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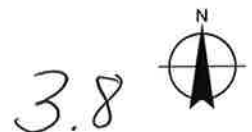


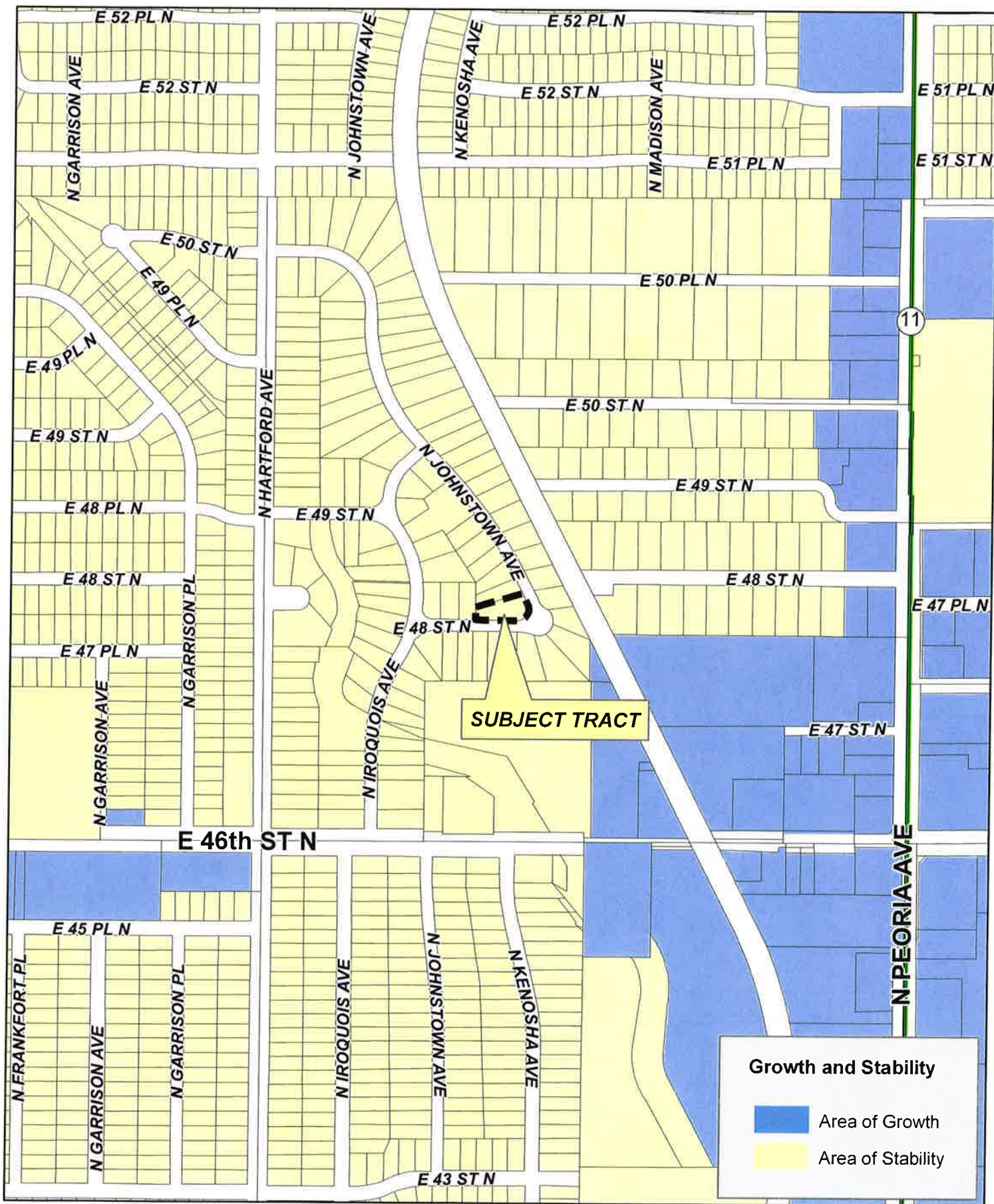
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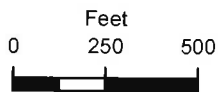
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