### Case Number:
- **BOA-23464**

### Hearing Date:
- **12/13/2022 1:00 PM**

### Case Report Prepared by:
- **Austin Chapman**

### Owner and Applicant Information:
- **Applicant:** C. Joseph Watt
- **Property Owner:** Williams Housing & Investment, LLC.

### Action Requested:
Special Exception to permit 2-unit townhouses in the RS-3 District. (Sec. 5.020-G, Table 5-2.5) Request is to allow three 2-unit townhouses for a total of 6 dwelling units.

### Location Map:

![Location Map Image](image)

### Additional Information:
- **Present Use:** Vacant
- **Tract Size:** 0.64 acres
- **Location:** North of the NW/C of N. Trenton Ave. and E. Virgin St.
- **Present Zoning:** RS-3
BOARD OF ADJUSTMENT
CASE REPORT

STR: 0330
CD: 1

HEARING DATE: 12/13/2022 1:00 PM

APPLICANT: C. Joseph Watt

ACTION REQUESTED: Special Exception to permit 2-unit townhouses in the RS-3 District. (Sec. 5.020-G, Table 5-2.5) Request is to allow three 2-unit townhouses for a total of 6 dwelling units.

LOCATION: North of the NW/c of N. Trenton Ave. and E. Virgin St.

ZONED: RS-3

PRESENT USE: Vacant

TRACT SIZE: 28000.48 SQ FT

LEGAL DESCRIPTION: LT 14 BLK 6; LT 15 BLK 6; LT 16 BLK 6; LT 17 BLK 6, BOOKER T WASHINGTON PRT RSB CARVER HT 2&3 &TRENTON ARMS&PRT COOTS, COOTS' ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an “Existing Neighborhood” and an “Area of Stability”.

An Existing Neighborhood 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.

The Areas of Stability include 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. 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.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit 2-unit townhouses in the RS-3 District. (Sec. 5.020-G, Table 5-2.5) Request is to allow three 2-unit townhouses for a total of 6 dwelling units.

Included in this packet is a preliminary Plat submitted for the proposed townhouse project.
SAMPLE MOTION:

Move to ________ (approve/deny) a Special Exception to permit 2-unit townhouses in the RS-3 District. (Sec. 5.020-G, Table 5-2.5).

- Per the Conceptual Plan(s) shown on page(s) ______ of the agenda packet.

- Subject to the following conditions (including time limitation, if any):

  _______________________________________: Approval to allow three 2-unit townhouses for a total of 6 dwelling units.

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.
Lots 14, 15, 16 & 17, Block 6
Coots Addition
City of Tulsa, Tulsa County, Oklahoma

PROPOSED TOWNHOME DIMENSIONS
38' X 57.75'  1,790 SF PER FLOOR
2 FLOORS  TOTAL 3,580 PER UNIT
Draft Final Plat
Williams Court

A RESUBDIVISION OF ALL OF LTS FOURTEEN, FIFTEEN, SIXTEEN AND SEVENTEEN IN BLOCK SEB, OF OF COSTS ADDITION IN SECTION THIRTY (30), TOWNSHIP TWENTY (20) N, RANGE SEVENTEEN (17) E., CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

AUTHORITY TO MAKE THIS SUBDIVISION IS GRANTED TO JAMES Z. WILLIAMS, JR.

N. THE SUBDIVISION IS LOCATED IN THE CITY OF TULSA, IN TULSA COUNTY, STATE OF OKLAHOMA.

X. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

I. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

C. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

D. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

E. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

F. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

G. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

H. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

I. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

J. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

K. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

L. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

M. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

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Q. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

R. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

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T. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

U. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

V. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

W. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

X. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

Y. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.

Z. THE SUBDIVISION IS LOCATED ON LAND OWNED BY JAMES Z. WILLIAMS, JR.
DRAFT FINAL Plat

Williams Court

A RESUBDIVISION OF ALL OF LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), AND SEVENTEEN (17) IN BLOCK SIX (6) OFコース Addition No.
SECTION THIRTY-THIRD (33), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST,
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Owner/Developer:
Williams Housing & Investments, LLC
2232 N. 16TH ST
Tulsa, OK 74126
Phone: (918) 238-0291
E-mail: drcarter@williams.com

Engineer/Surveyor:
Stearns & Associates, Inc.
6219 E. 6th Street
Tulsa, OK 74139
Phone: (918) 586-2412

Subdivision Statement:

LEGAL DESCRIPTION OF LAND SUBDIVIDED:

Lot 14, 15, 16, 17, Block 6, Coitus Addn., City of Tulsa, Tulsa County, Oklahoma

Legend:

Note:

Addressed at the plat form农业科技
of the plat the plat for plat, extent and
shall be the plat of the plat.

Monumentation:

by a 6" x 6" concrete block, 36" x 36" x 24" and 36" x 36" x 24" granite blocks.

Scale:

1" = 100' or 1" = 1' 0"

Basis of Bearing:

The base of the plat is the base of the

USCDG'S STAKES A POLE AT ENTRANCE, SOUTH

11.9