Case Report Prepared by: Austin Chapman

Owner and Applicant Information:
Applicant: Roberto De La Cruz
Property Owner: REYES, ROBERTO SAMUEL DE LA CRUZ

**Action Requested:** Special Exception to allow a manufactured housing unit in the RS-3 district (Sec. 5.020, Table 5-2); Special Exception to extend the one-year time limit to allow the Manufactured Housing Unit permanently (Sec.40.210-A)

**Location Map:**

**Additional Information:**
Present Use: Vacant
Tract Size: 0.23 acres
Location: 2123 N. Atlanta Ave.
Present Zoning: RS-3
BOARD OF ADJUSTMENT
CASE REPORT

STR: 0329

CD: 1

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

APPLICANT: Roberto De La Cruz

ACTION REQUESTED: Special Exception to allow a manufactured housing unit in the RS-3 district (Sec. 5.020, Table 5-2); Special Exception to extend the one-year time limit to allow the Manufactured Housing Unit permanently (Sec. 40.210-A)

LOCATION: 2123 N ATLANTA AV E

ZONED: RS-3

PRESENT USE: Vacant

TRACT SIZE: 10001.42 SQ FT

LEGAL DESCRIPTION: LTS 188 & 189 BLK 16, TULSA HGTS 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 allow a manufactured housing unit in the RS-3 district (Sec. 5.020, Table 5-2); Special Exception to extend the one-year time limit to allow the Manufactured Housing Unit permanently (Sec. 40.210-A)
SAMPLE MOTION: Move to _________ (approve/deny) a Special Exception to allow a manufactured housing unit in the RS-3 district (Sec. 5.020, Table 5-2); Special Exception to extend the one-year time limit to allow the Manufactured Housing Unit permanently (Sec.40.210-A):

- 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.
NOTES:
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENT OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE, EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
3. CALL OKIE BEFORE YOU DIG. IT WAS CALLED TO LOCATE UTILITIES FOR THE SITE, BUT THE ONLY LOCATE THAT WAS MARKED WAS AN "ALL CLEAR" FROM AT&T DISTRIBUTION. THERE IS A SUSPECTED WATERLINE BETWEEN THE CURB AND THE PROPERTY LINE SHOWN ON THE PLAT. (OKIE TICKET

13.8