



Board of Adjustment

**Staff Report
Special Exception Case BOA-23635**

Hearing Date: January 23, 2024
Prepared by: Austin Chapman
achapman@cityoftulsa.org
918-596-7597

Owner and Applicant Information

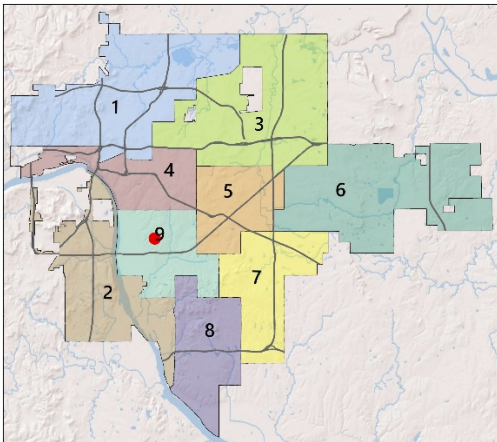
Applicant: Jack Reed
Property Owner: John O. McClanahan

Property Location

2404 E. 46th Pl. S.
Tract Size: ±0.66 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 9, Jayme Fowler

Public Notice Required

Newspaper Notice – min. 10 days in advance
Mailed Notice to 300’ radius – min. 10 days in advance

Request Summary

Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3)

Zoning

Zoning District: RS-1
Zoning Overlays: None.

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Early Automobile

Transportation

Major Street & Highway Plan:
planitulsa Street Type: S. Lewis Ave is a Secondary Arterial, 46th Pl. is unclassified.
Transit: Regular Route
Existing Bike/Ped Facilities: Sidewalks are present on S. Lewis Ave.
Planned Bike/Ped Facilities: None.

Environment

Flood Area: N/A
Tree Canopy Coverage: 30-50%
Parks & Open Space: N/A

Staff Analysis

The applicant is proposing Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3) to increase their permitted driveway width from 30-feet to 52.3-feet on the lot.

Relevant Case History

- None.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as a part of a Neighborhood. Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-1	Neighborhood	Single-family Residential
East	RS-1	Neighborhood	Single-family Residential
South	RS-1	Neighborhood	Single-family Residential
West	RE	Neighborhood	Single-family Residential

Small Area Plans

The subject property is not included in a Small Area Plan.

Development Era

The subject property is located in an area developed during the Early Automobile Era (1930’s to 1950’s). Upon the implementation of streetcar alignments in Tulsa, new neighborhoods began to develop beyond the Downtown area. While this area’s urban form was initially determined during the time period between 1910 and 1930, growth has been somewhat continuous throughout history, with a good deal of infill development occurring each decade. This Development Era contains some of Tulsa’s oldest residential areas, and there are great examples of how different housing types, different architectural styles, and land uses that support residents’ daily needs and lifestyles can exist in proximity to each other. Alterations to the urban form have occurred, primarily to accommodate automobile access, with the introduction of highways that disconnected pre-existing streets.

Transportation

Major Street & Highway Plan: S. Lewis Ave is a Secondary Arterial, 46th Pl. is unclassified.

Comprehensive Plan Street Designation: S. Lewis is classified as a Multi modal street. These streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: Regular route.

Existing Bike/Ped Facilities: Sidewalks are available on S. Lewis Ave and are not present on E. 46th Pl.

Planned Bike/Ped Facilities: None.

Arterial Traffic per Lane: S. Lewis Ave. has between 2,500 and 5,000 Annual Average Daily Traffic per lane. These arterials have low levels of congestion. These arterials may be suitable for reallocation of space for other transportation modes. New development is unlikely to have a noticeable impact on traffic.

Environmental Considerations

Flood Area: The subject property is not in a flood area.

Tree Canopy Coverage: Tree canopy in the area is 33%. For areas on the map with between 20% and 50% canopy coverage, significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A.

Sample Motion

I move to approve or deny a Special Exception to increase the permitted driveway width in a RS district (Sec. 55.090-F.3):

- 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.

Property Description

N 140 OF E 204 OF W 219 LT 8, ARNALL HGTS, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Exhibits

- Case map
- Aerial (small scale)
- Tulsa Comprehensive Plan Land Use Map
- Exhibits provided by the applicant



E 46TH ST S

S LEWIS AVE

E 46TH PL S

E 47TH ST S

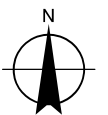
S LEWIS PL

S LEWIS CT

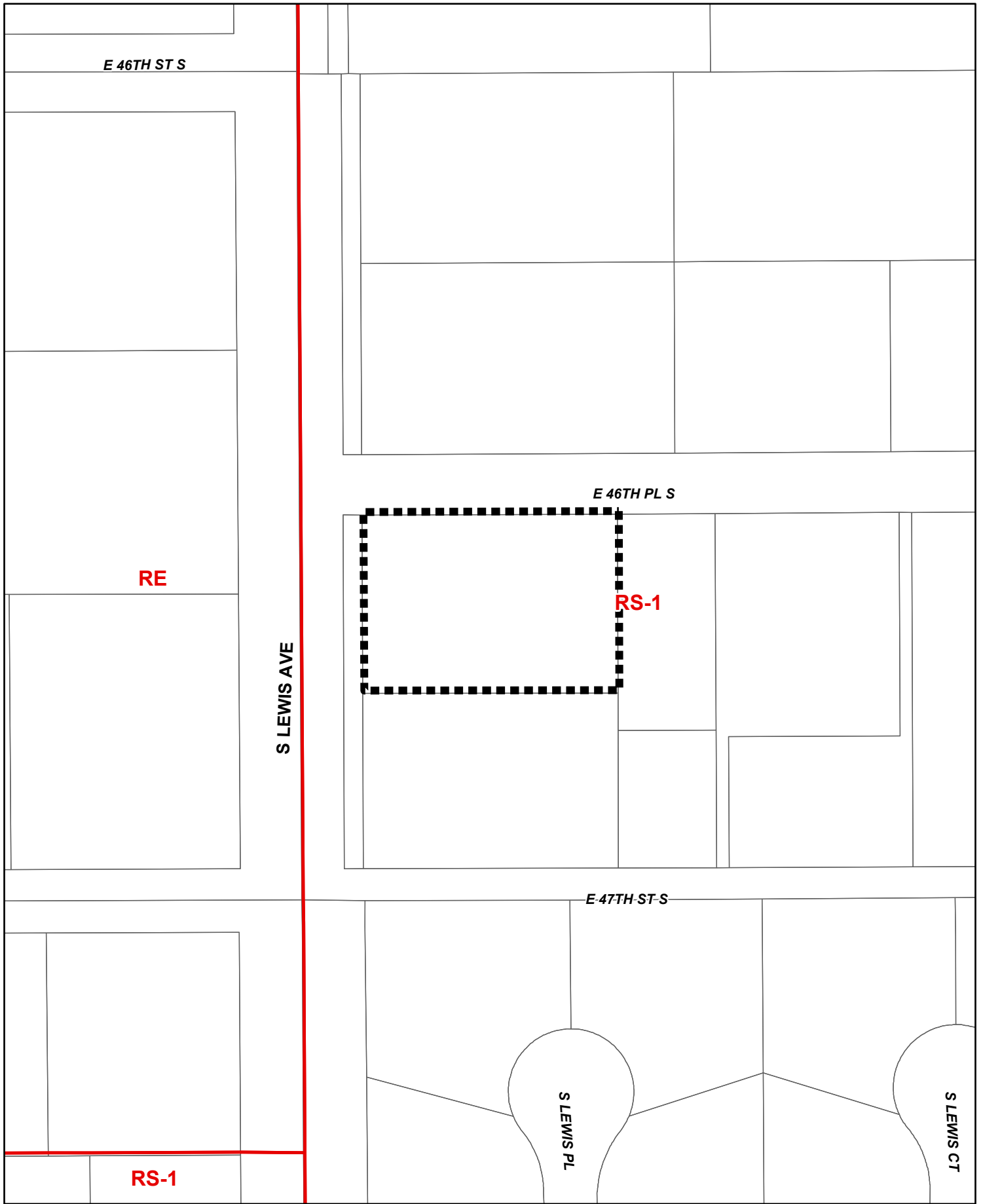
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

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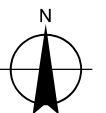


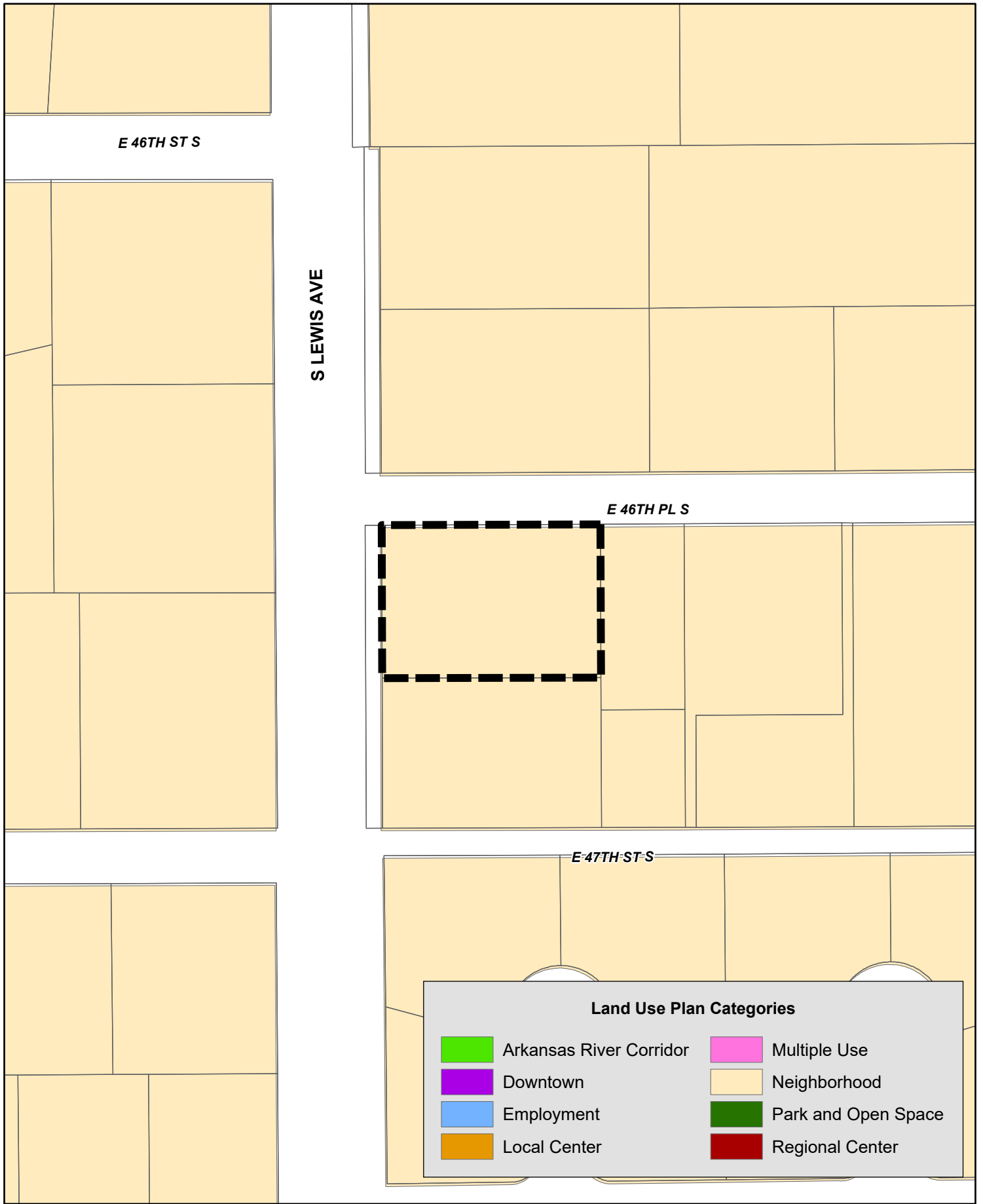
13.4



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13.5













E 46TH ST S

S LEWIS AVE

E 46TH PL S

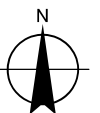
E 47TH ST S

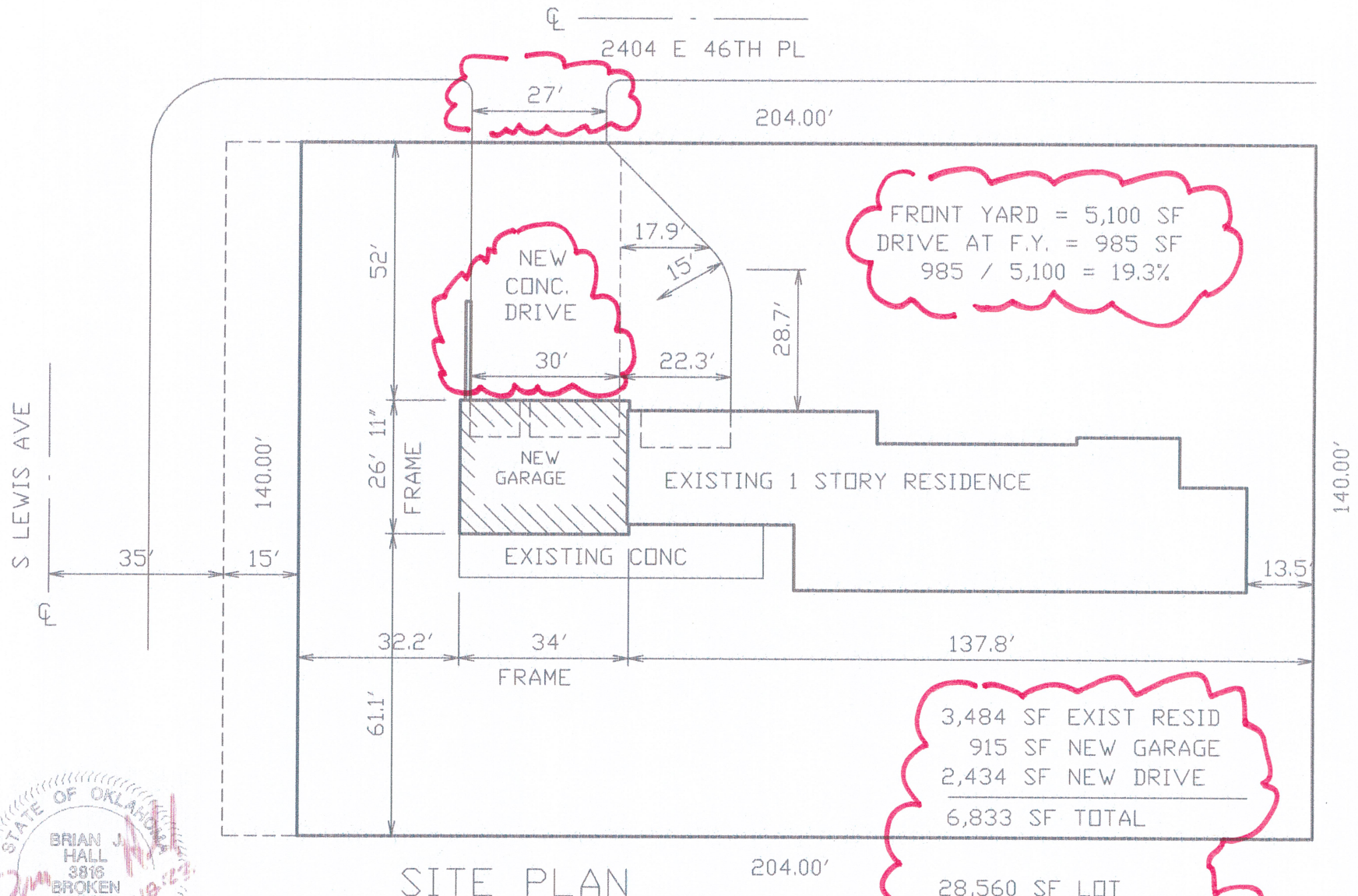
Land Use Plan Categories

 Arkansas River Corridor	 Multiple Use
 Downtown	 Neighborhood
 Employment	 Park and Open Space
 Local Center	 Regional Center

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13.6





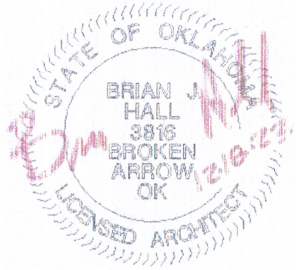
FRONT YARD = 5,100 SF
 DRIVE AT F.Y. = 985 SF
 $985 / 5,100 = 19.3\%$

3,484 SF EXIST RESID
 915 SF NEW GARAGE
 2,434 SF NEW DRIVE

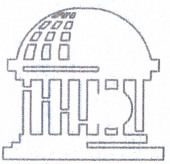
 6,833 SF TOTAL

28,560 SF LOT
 - 6,833 SF TOTAL

 21,727 SF LIVABILITY



SITE PLAN



THE N 140' OF THE W 219' OF LOT 8, ARNALL HEIGHTS ADDITION
 LESS THE W 15' THEREOF, TULSA COUNTY, OK
 JACK REED CONSTRUCTION CO.
 BRIAN J. HALL, ARCHITECT

12/18/23
 JOB 22-72
 (918) 605-5142

