



Board of Adjustment

Staff Report Special Exception Case BOA-23640

Hearing Date: February 13, 2024
Prepared by: Sean Wallace
swallace@cityoftulsa.org
918-596-7585

Owner and Applicant Information

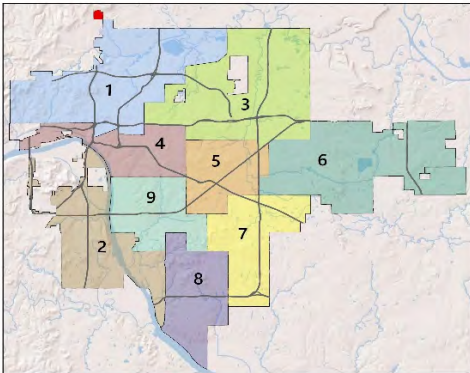
Applicant: MP Advocates
Property Owner: 61:4 Properties & Management LLC

Property Location

231 W 65th PI N
Tract Size: ±.2 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper.
County Commission: District 1, Stan Sallee.

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 permit a duplex in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5).

Zoning

Zoning District: RS-3
Zoning Overlays: None

Comprehensive Plan Considerations

Land Use

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

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: Residential collector
Transit: N/A
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A
Tree Canopy Coverage: 10-20%
Parks & Open Space: Vining Park nearby

Staff Analysis

The applicant is proposing to build a duplex in an RS-3 district (special exception required).

Relevant Case History

- None

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from 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-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject property is not in a small area plan.

Development Era

The subject property is located in an area developed during the **late automobile area**.

This area of Tulsa has developed simultaneously with the development of surrounding communities, such as Broken Arrow, Owasso, Jenks, and Bixby. Though the growth of this area has been consistent for more than 60 years, the vast majority of developable land has been developed, leading to a decline in the number of properties being built each decade since the 1970s.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: Residential Collector

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 18%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: The property is very close to Vining Park.

Photos:



Subject property

Sample Motion

I move to approve or deny a Special Exception to permit a duplex in the RS-3 district.

- per the conceptual plan(s) shown on page(s) _____ of the agenda packet.
- subject to the following conditions (including time limitation, if any): _____.

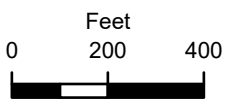
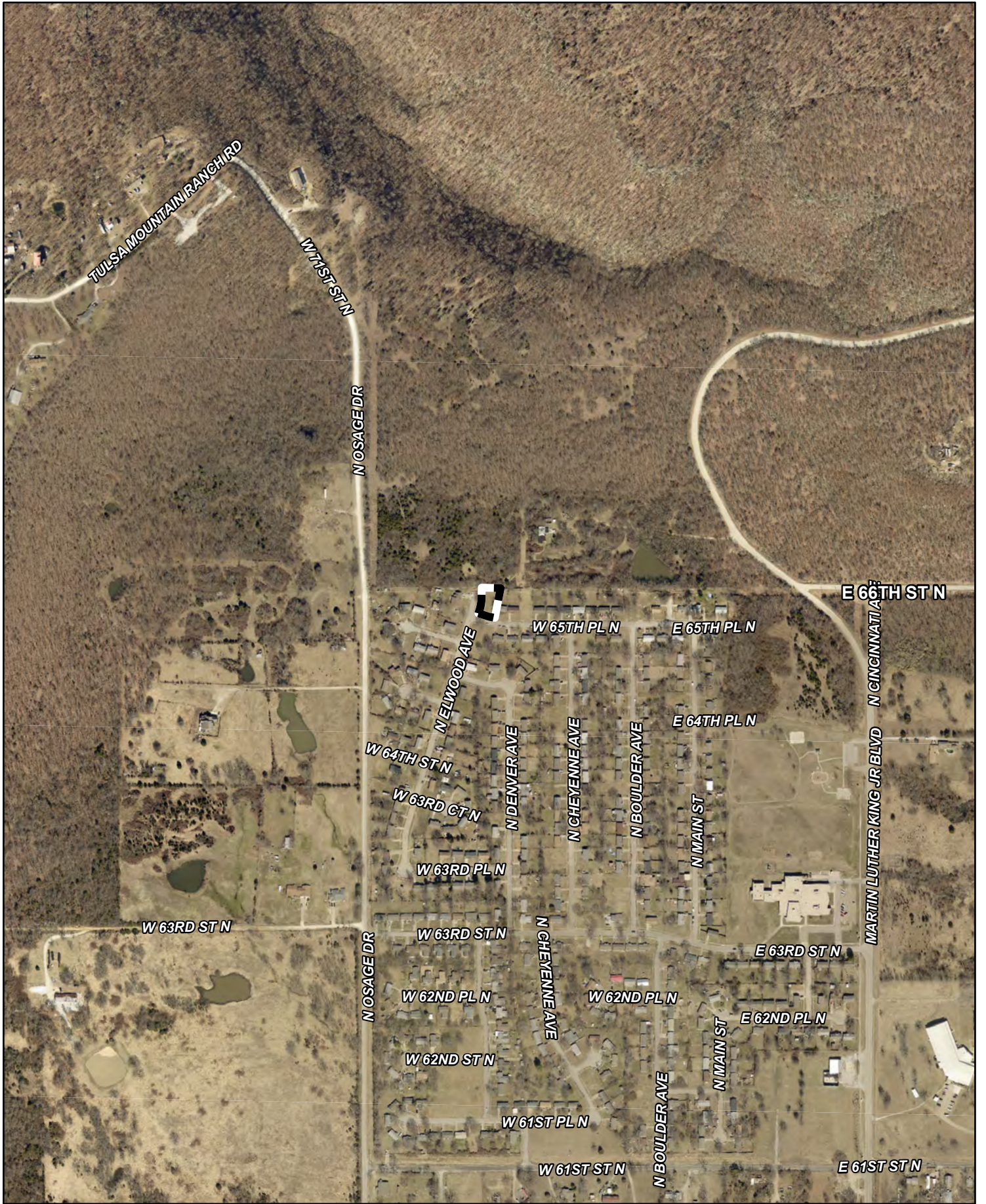
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

LT 5 BLK 1 NORTHGATE THIRD ADDN

Exhibits

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

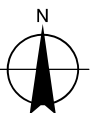


 Subject Tract

BOA-23640

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

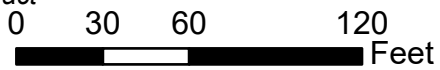
Aerial Photo Date: 2021



6.4



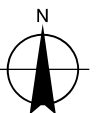
Subject
Tract



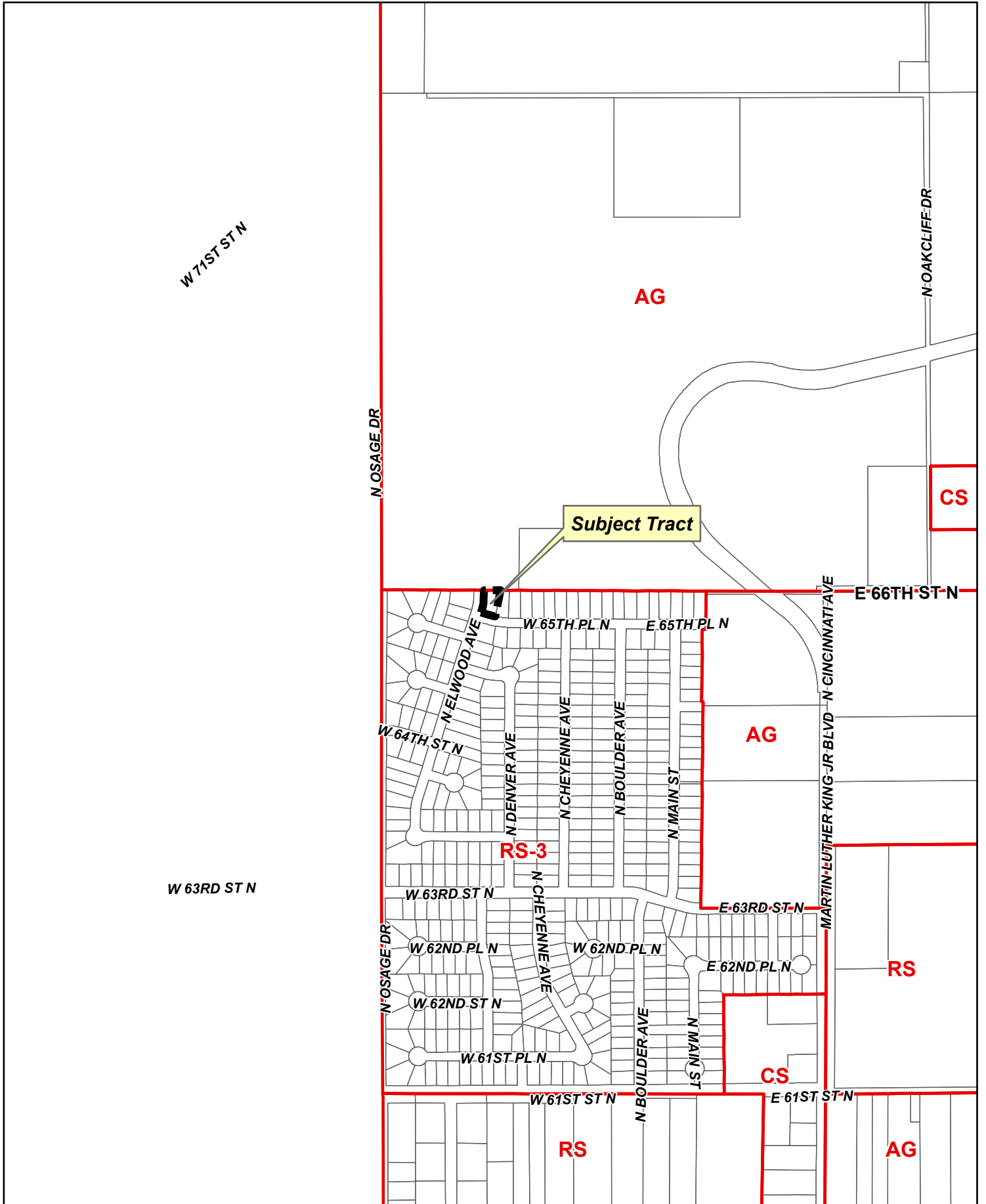
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



6.5



W 71ST ST N

AG

N OSAGE DR

N OAKCLIFF DR

CS

Subject Tract

E 66TH ST N

AG

W 63RD ST N

W 65TH PL N

W 64TH ST N

RS-3

W 63RD ST N

W 62ND PL N

W 62ND PL N

E 62ND PL N

RS

W 62ND ST N

W 61ST PL N

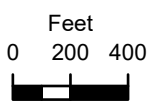
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W 61ST ST N

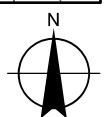
E 61ST ST N

RS

AG











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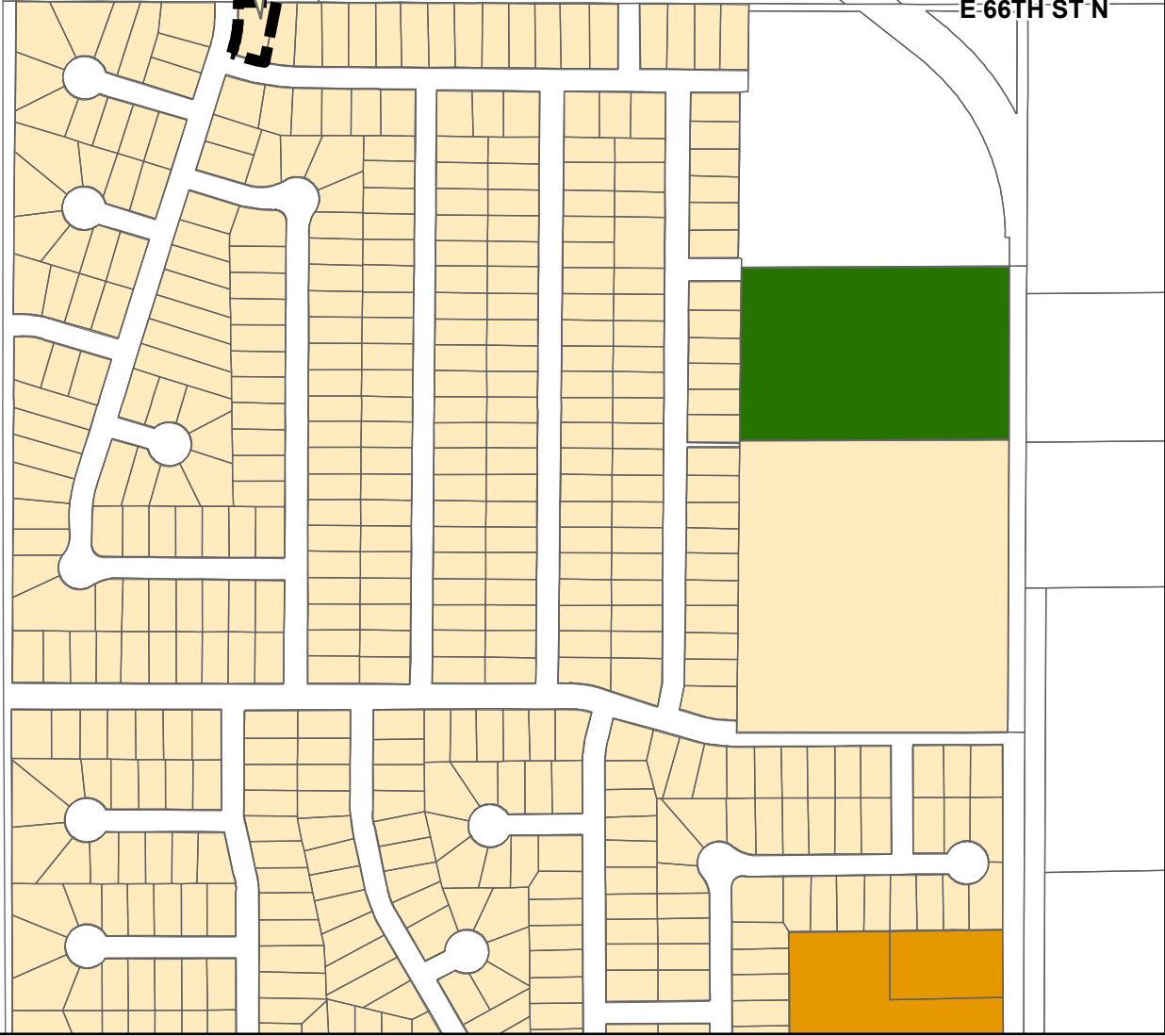


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Land Use Plan Categories

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

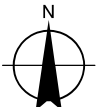
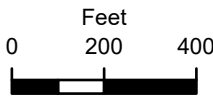
SUBJECT TRACT



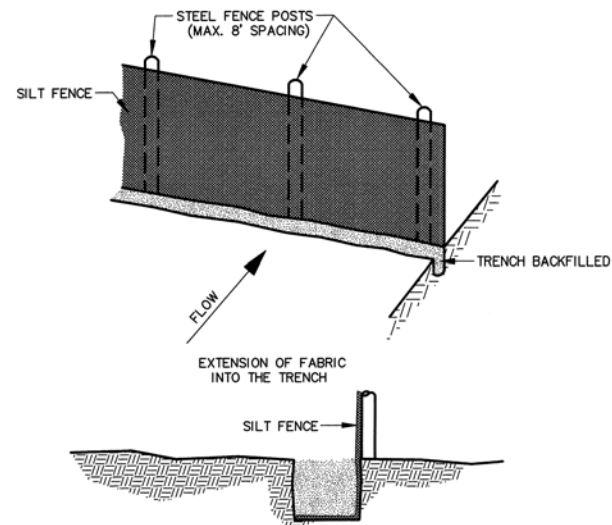
E-66TH ST N

BOA-23640

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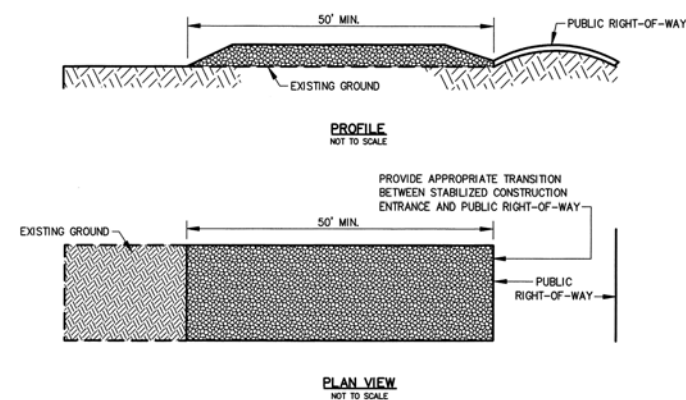


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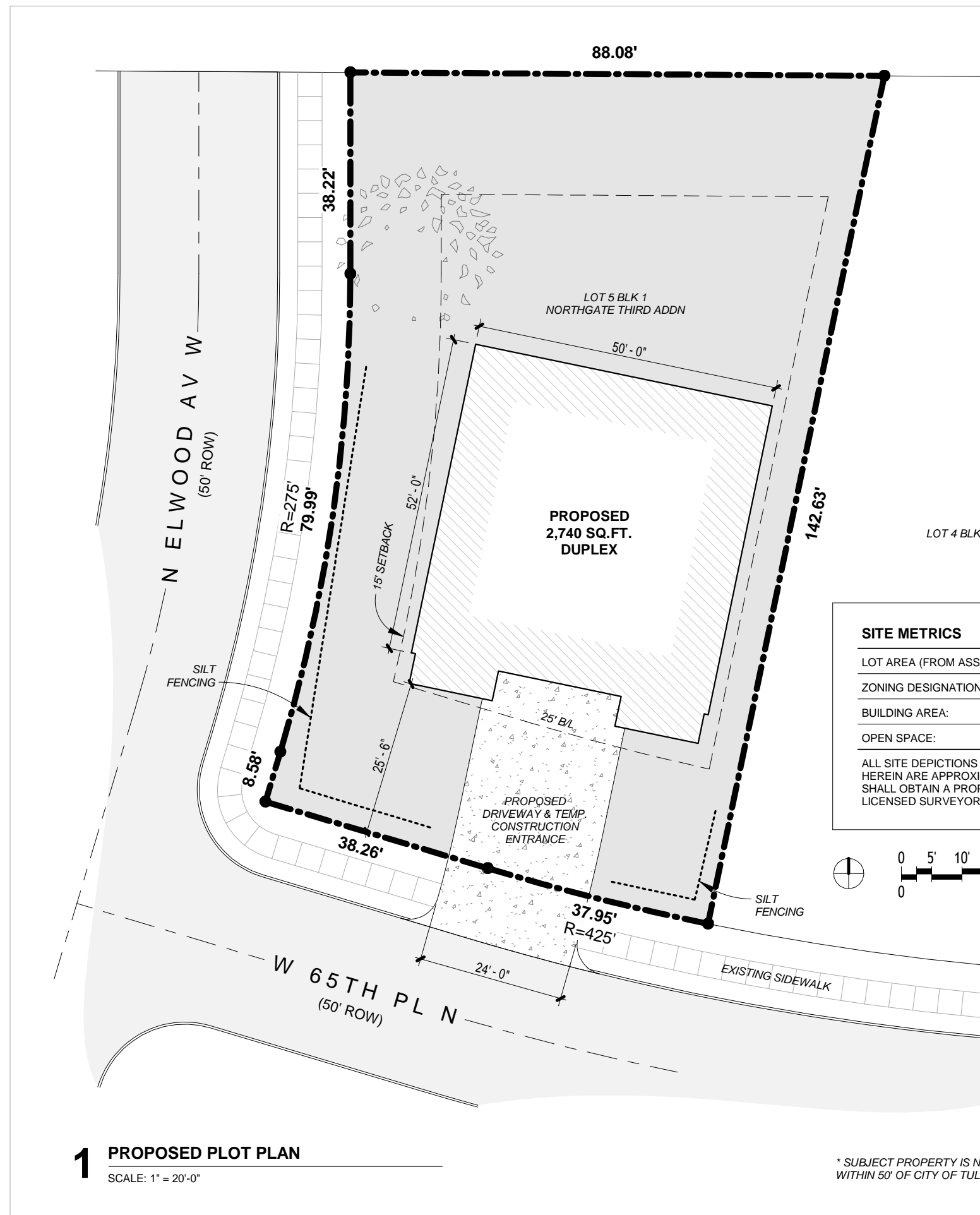
STANDARD SILT FENCE NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3-4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH 4" AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.



STANDARD CONSTRUCTION ENTRANCE NOTES:

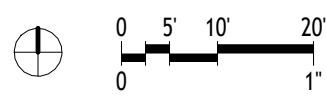
1. STONE SIZE AASHTO DESIGNATION M43, SIZE NO. 2 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
6. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SANDBAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.



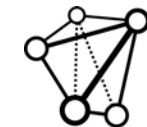
1 PROPOSED PLOT PLAN
SCALE: 1" = 20'-0"

SITE METRICS	
LOT AREA (FROM ASSESSOR):	10,560 SQ.FT.
ZONING DESIGNATION:	RS-3
BUILDING AREA:	2,740 SQ.FT.
OPEN SPACE:	6,800 SQ.FT.

ALL SITE DEPICTIONS AND METRICS PROVIDED HEREIN ARE APPROXIMATIONS ONLY. BUILDER SHALL OBTAIN A PROPERTY SURVEY FROM A LICENSED SURVEYOR PRIOR TO CONSTRUCTION.



* SUBJECT PROPERTY IS NOT WITHIN FEMA FLOODPLAIN NOR WITHIN 50' OF CITY OF TULSA REGULATORY FLOODPLAIN.



M+P ADVOCATES
MAPPING | PLANNING | DESIGN
T: 918.695.7215
E: MPLUSPNET@GMAIL.COM

PREPARED FOR:
61:4 PROPERTIES AND MANAGEMENT LLC

PROJECT ID: P-2313

231 W 65th PLACE N

NEW CONSTRUCTION PERMIT SET

SITE ADDRESS: 231 W 65TH PLACE N, TULSA, OK 74126
LEGAL DESCRIPTION: LOT 5, BLK 1 NORTHGATE THIRD ADDN

PUBLISH DATE: 2023-10-30

THIS SHEET SET AND THE DRAWINGS CONTAINED HEREIN SHALL NOT BE MODIFIED OR REPRODUCED WITHOUT THE EXPLICIT, WRITTEN CONSENT OF M+P ADVOCATES.

SHEET:
SITE & EROSION CONTROL PLAN

A01