



Board of Adjustment

Staff Report Special Exception Case BOA-23642

Hearing Date: April 9, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Dewite Dugger

Property Owner: Dewite Dugger

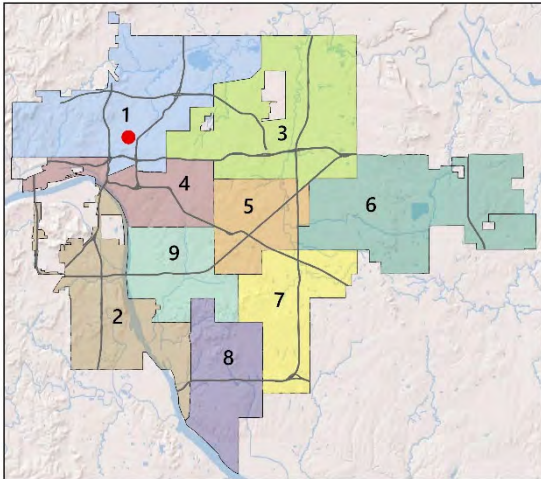
Property Location

126 E. Latimer

Tract Size: ±5154 sq ft

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

Case History:

2/27/2024: First appearance on an agenda. Staff was made aware of a noticing deficiency after the case was heard and re-noticed the item for the current agenda.

03/26/2024: Item was continued to 4/9/24 to correct a noticing error.

Request Summary

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

Zoning

Zoning District: RS-4

Zoning Overlays: NIO/HNO

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: Unity Heritage

Development Era: Streetcar

Transportation

Major Street & Highway Plan: None

planitulsa Street Type: None

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-20%

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)

3. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of [Section 70.120](#), or, if in a PUD, in accordance with the amendment procedures of [§30.010-1.2](#). (Refer to the [City of Tulsa Standard Specifications and Details for Residential Driveways #701-704](#)).

Maximum Driveway Width					
Lot Frontage	75'+	60' – 74'	46' – 59'	30' – 45'	Less than 30' [2]
Driveway Within Right-of-Way (feet) [1]	27'	26'	22'	20'	12'
Driveway Within Street Setback (feet)	30'	30'	--	--	--

[1] Maximum width applies to the composite of all driveways if multiple curb cuts are provided.

[2] Provided that for lot frontages less than 24 feet, a driveway up to 12 feet in width is permitted.

Applicant is seeking to increase their allowed width from 27-feet to 35.5-feet.

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-4/NIO/HNO	Neighborhood	Single Family Residential
East	RS-4/NIO/HNO	Neighborhood	Vacant
South	RS-4/NIO/HNO	Neighborhood	Single Family Residential
West	RS-5/NIO/HNO	Neighborhood	Single Family Residential

Small Area Plans

The subject properties are within the Unity Heritage Neighborhood Plan.

Development Era

The subject property is located in an area developed during the Streetcar Era.

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability,

bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: None

Comprehensive Plan Street Designation: None

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: N/A

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 17%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

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

LT 6 & E29 LT 7 LESS N25 THEREOF FOR RD BLK 1, KIRKPATRICK HGTS, City of Tulsa, Tulsa County, State of Oklahoma

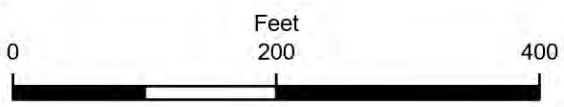
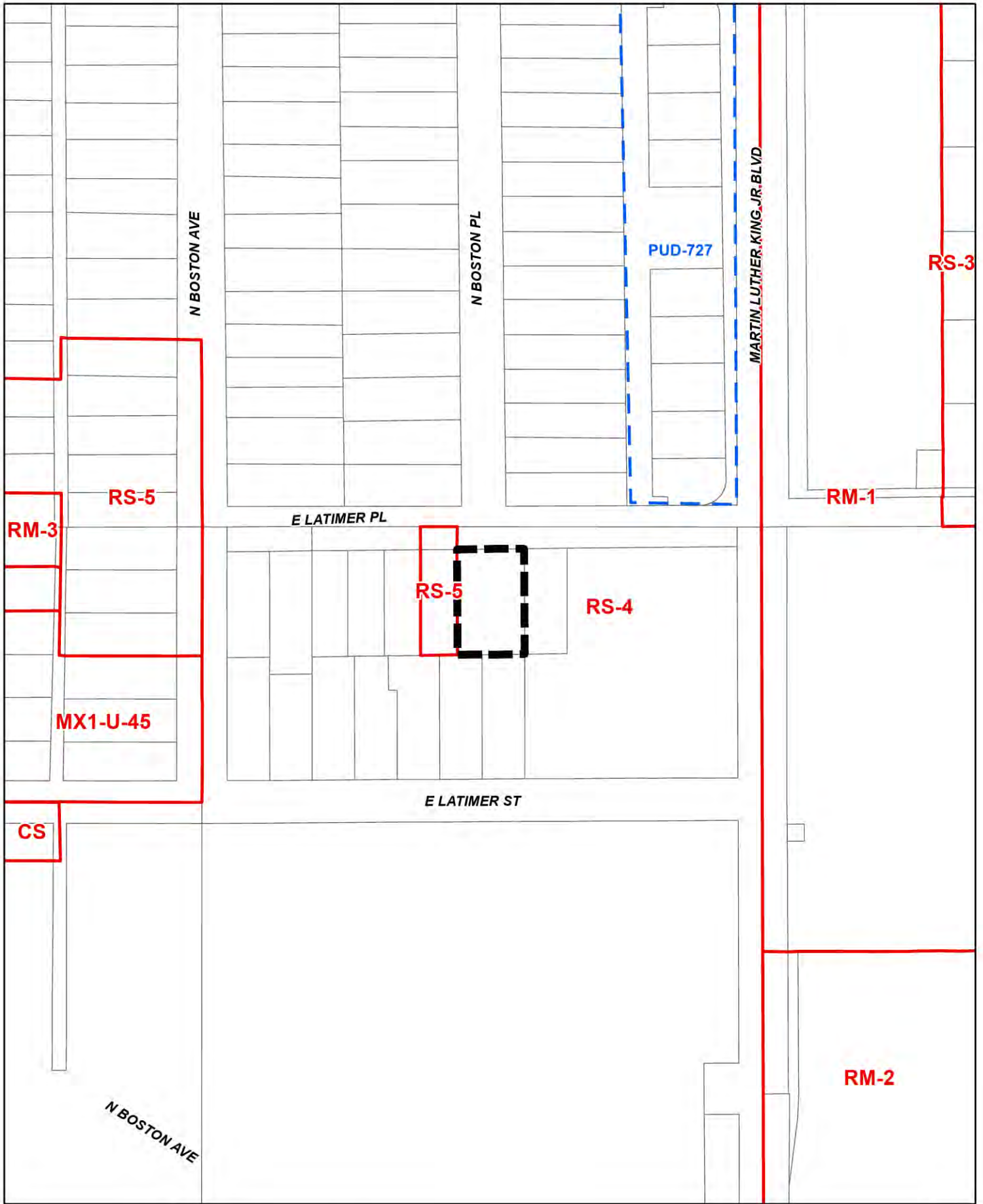
Photos:



Subject Property

Exhibits

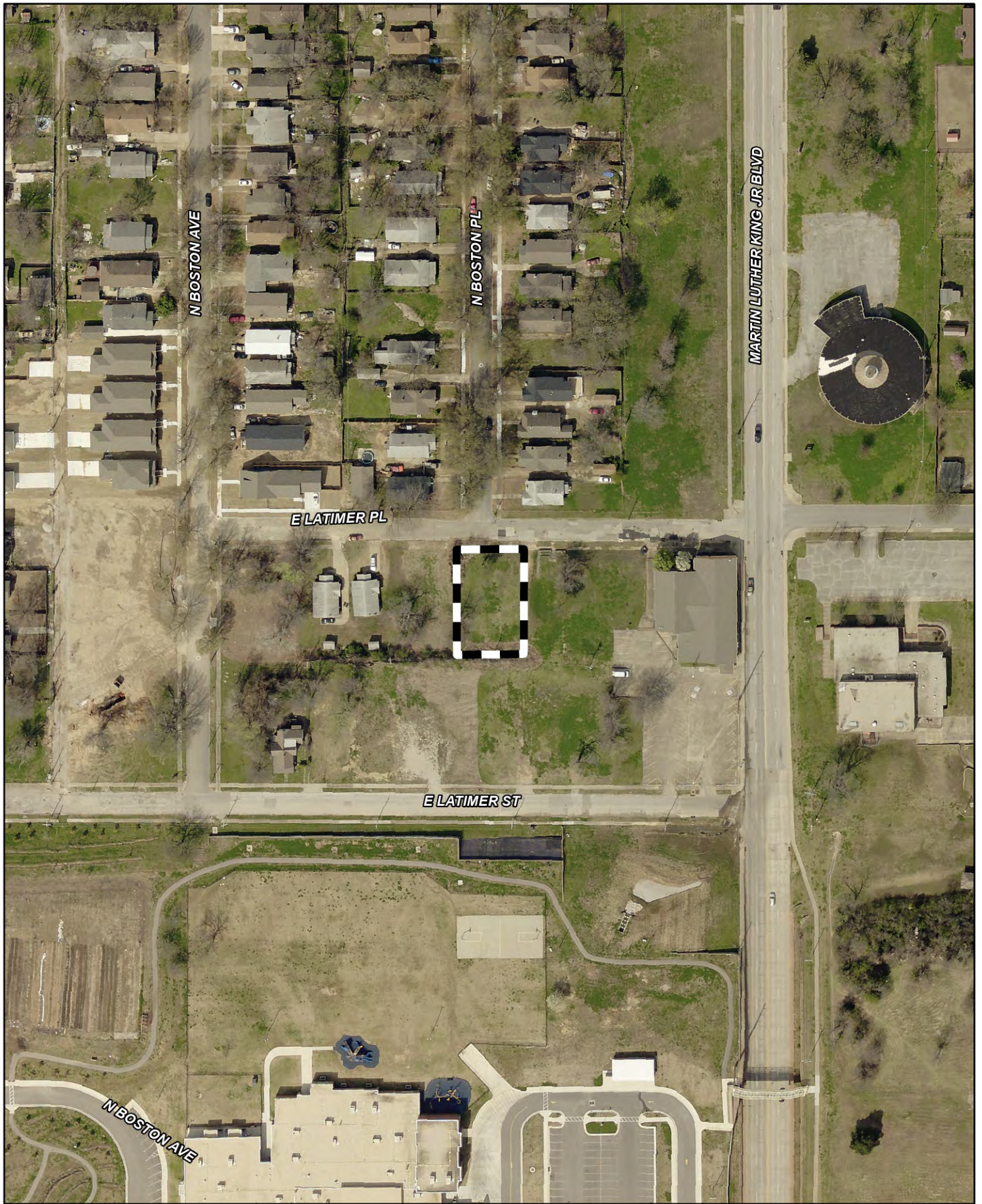
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



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3.5



Subject
Tract

Feet
200

400

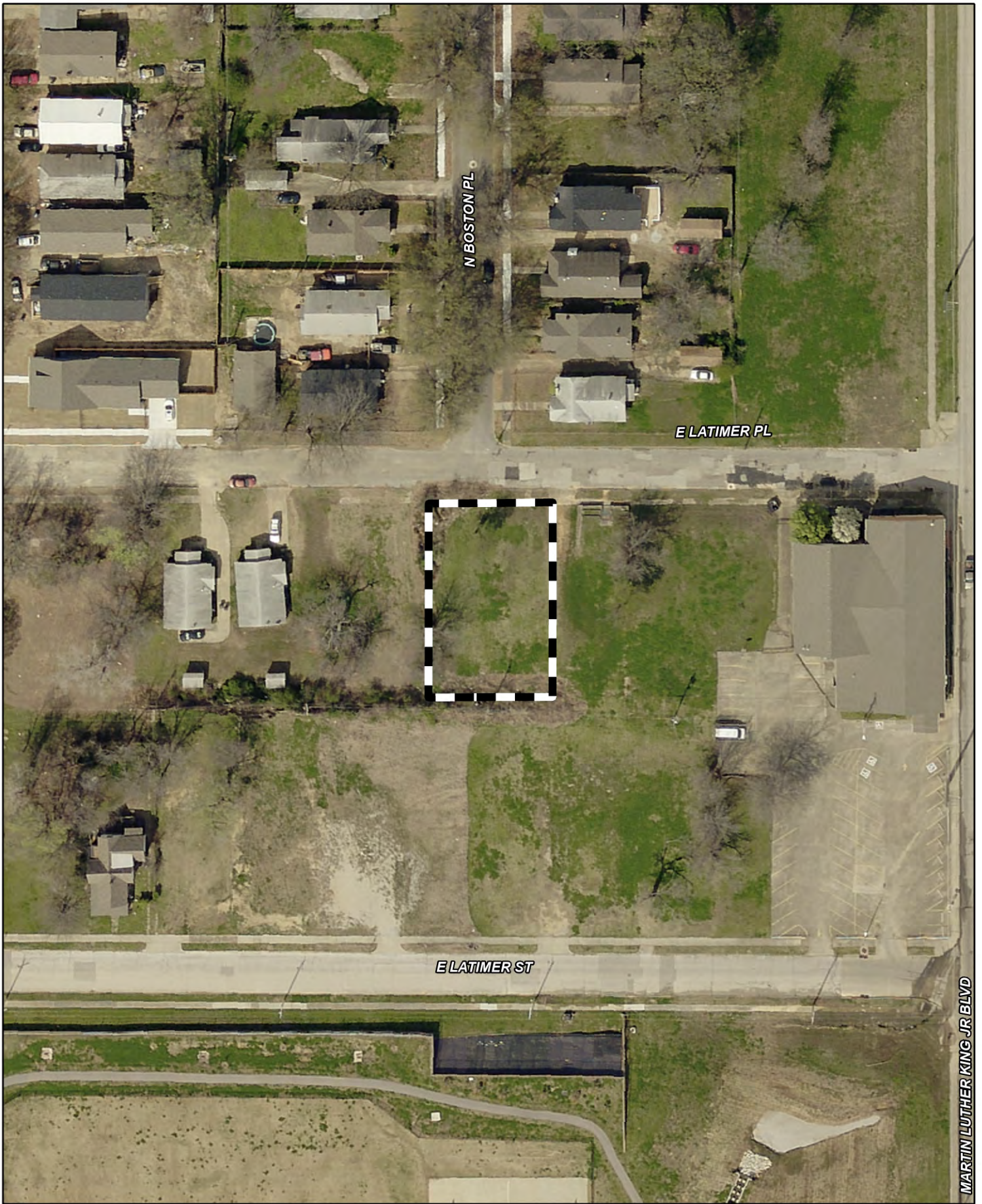
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2021



3.6

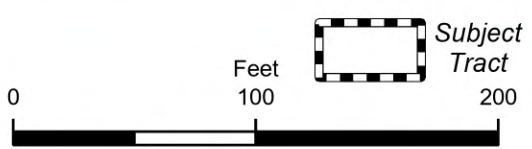


N BOSTON PL

E LATIMER PL

E LATIMER ST

MARTIN LUTHER KING JR BLVD



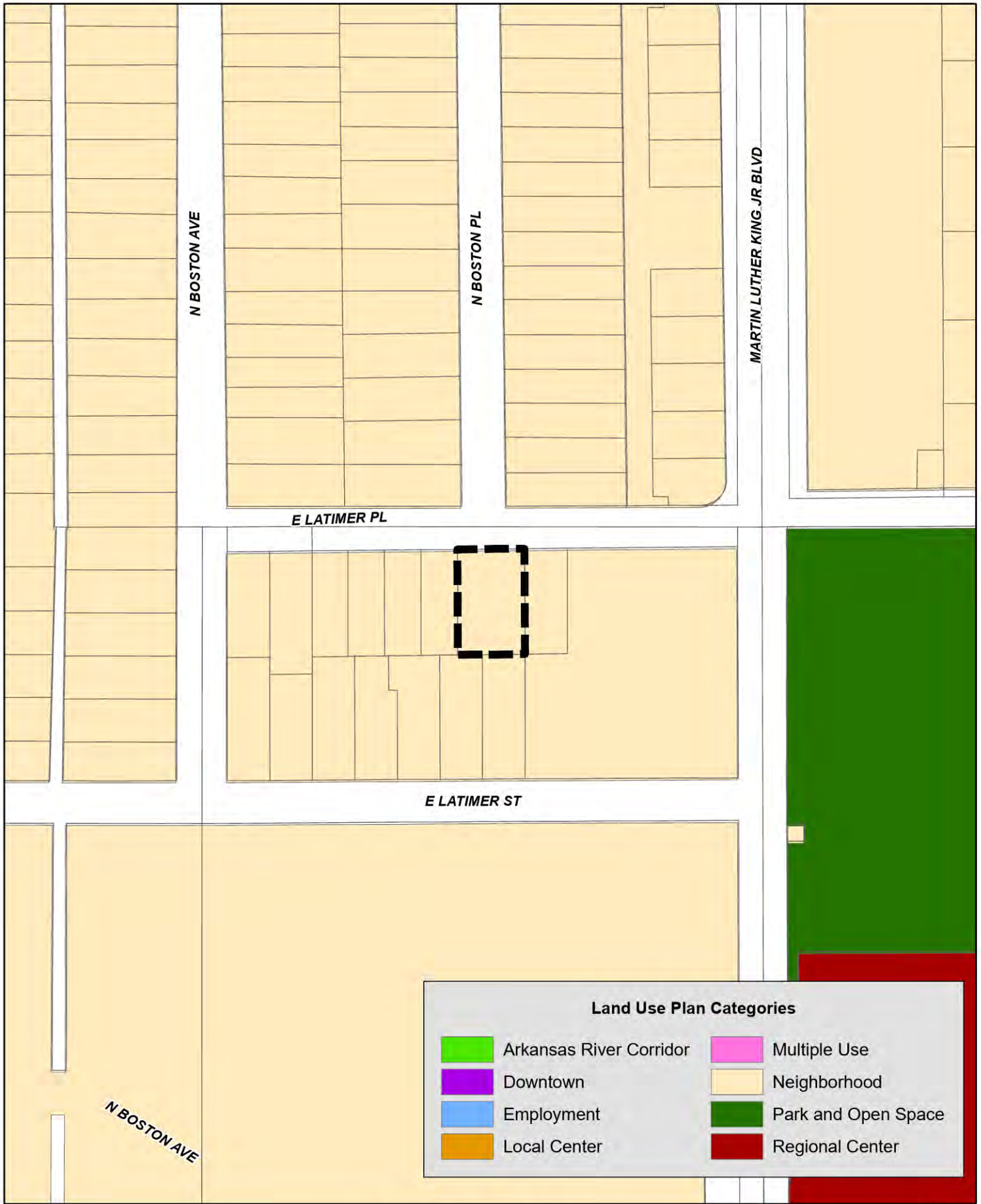
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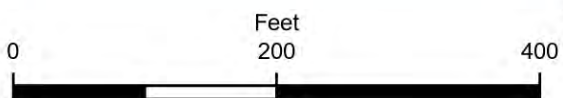
Aerial Photo Date: 2021



3.7



BOA-23642



3.8



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA CORRECTIONS SUMMARY



Subject: WSD Comment
Page Label: 2
Author: James Henley
Date: 8/29/2023 1:15:24 PM
Status:
Color: ■
Layer:
Space:

Review for residence only. Pool requires separate permit.

Zoning Review (1)



Subject: Zoning Review
Page Label: 2
Author: DWhiteman
Date: 9/14/2023 4:06:10 PM
Status:
Color: ■
Layer:
Space:

Section 55.090-F.3, Surfacing. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of Section 30.010-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

Review Comment: Per the table in this section, the maximum driveway width allowed on this lot is 30' and 27' in the right of way. Revise plans to show compliance or apply to the Board of Adjustment for a special exception to allow a driveway width to exceed the maximum widths.

< Site Plan

