



**Board of Adjustment**

**Staff Report  
BOA-23680**

**Hearing Date:** May 28, 2024  
**Prepared by:** Sean Wallace  
swallace@cityoftulsa.org  
918-596-7585

**Owner and Applicant Information**

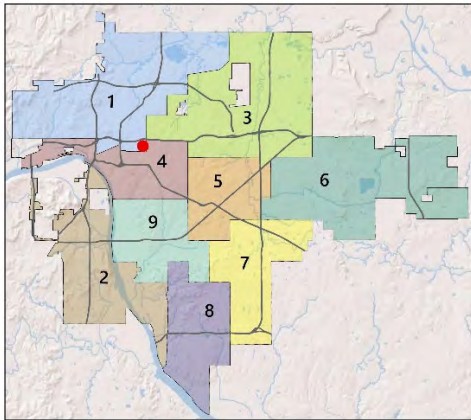
Applicant: Mark D. Crowl  
Property Owner: Black Pearl Enterprises, LLC

**Property Location**

2304 E. 4th Pl.  
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 2, Karen Keith.

**Public Notice Required**

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

**Case History:**

05/14/2024: Item continued to present alternative site designs.

**Request Summary**

Special exception to permit a duplex in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5).

**Zoning**

Zoning District: RS-4  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: Kendall-Whittier  
Development Era: Streetcar

**Transportation**

Major Street & Highway Plan: N/A  
planitulsa Street Type: N/A  
Transit: N/A  
Existing Bike/Ped Facilities: None  
Planned Bike/Ped Facilities: Tulsa GO Plan recommends an on-street bike lane on Lewis Ave.

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 10-20%  
Parks & Open Space: Kendall-Whittier Park is nearby.

## Staff Analysis

The applicant is requesting a special exception to permit a duplex in the RS-4 district (Table 5.020, Table 5-2, Table 5-2.5).

### 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	Neighborhood	Residential
East	RS-4	Neighborhood	Residential
South	RS-4	Neighborhood	Residential
West	RS-4	Neighborhood	Residential

### Small Area Plans

The subject properties are within the Kendall-Whittier Small Area Plan.

### Development 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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: There is an on-street bike lane recommended in the Tulsa GO Plan on Lewis Ave.

Arterial Traffic per Lane: 2,683 vehicles per lane per day on Lewis Ave.

**Environmental Considerations**

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

Tree Canopy Coverage: Tree canopy in the area is 12%. 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: Kendall-Whittier Park is nearby.

**Sample Motion**

I move to approve or deny a Special Exception to permit a duplex use in a RS-4 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**

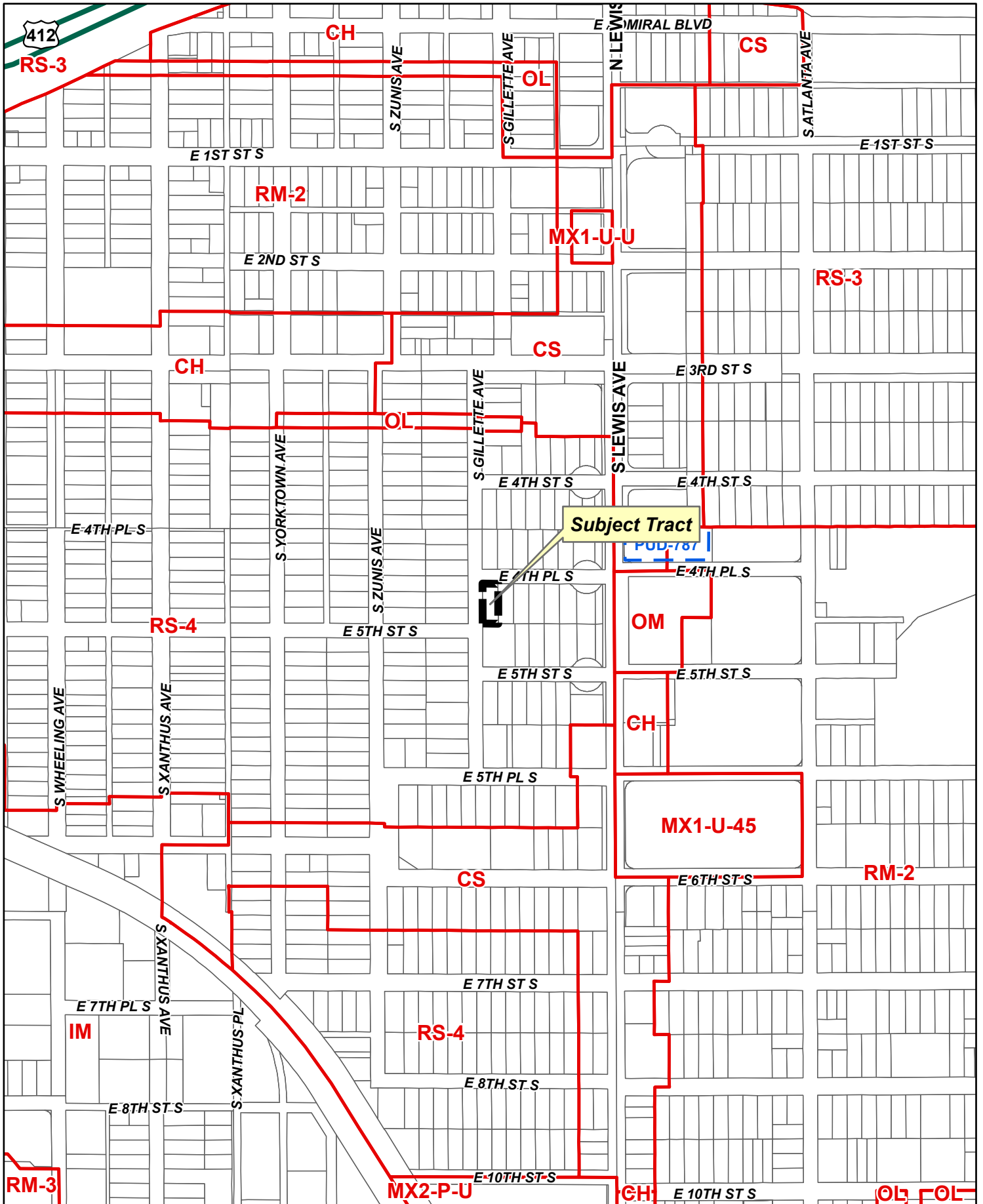
Lot 8, Block 2, Hillcrest addition to the City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

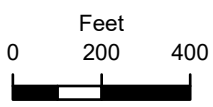
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



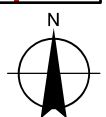
**Subject property from E. 4th. Pl. (Image used from Google Street view)**



Subject Tract



BOA-23680





S GILLETTE AVE

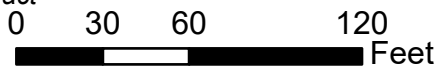
E 4TH PLS

E 5TH ST S

E 5TH ST S



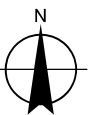
Subject Tract



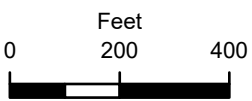
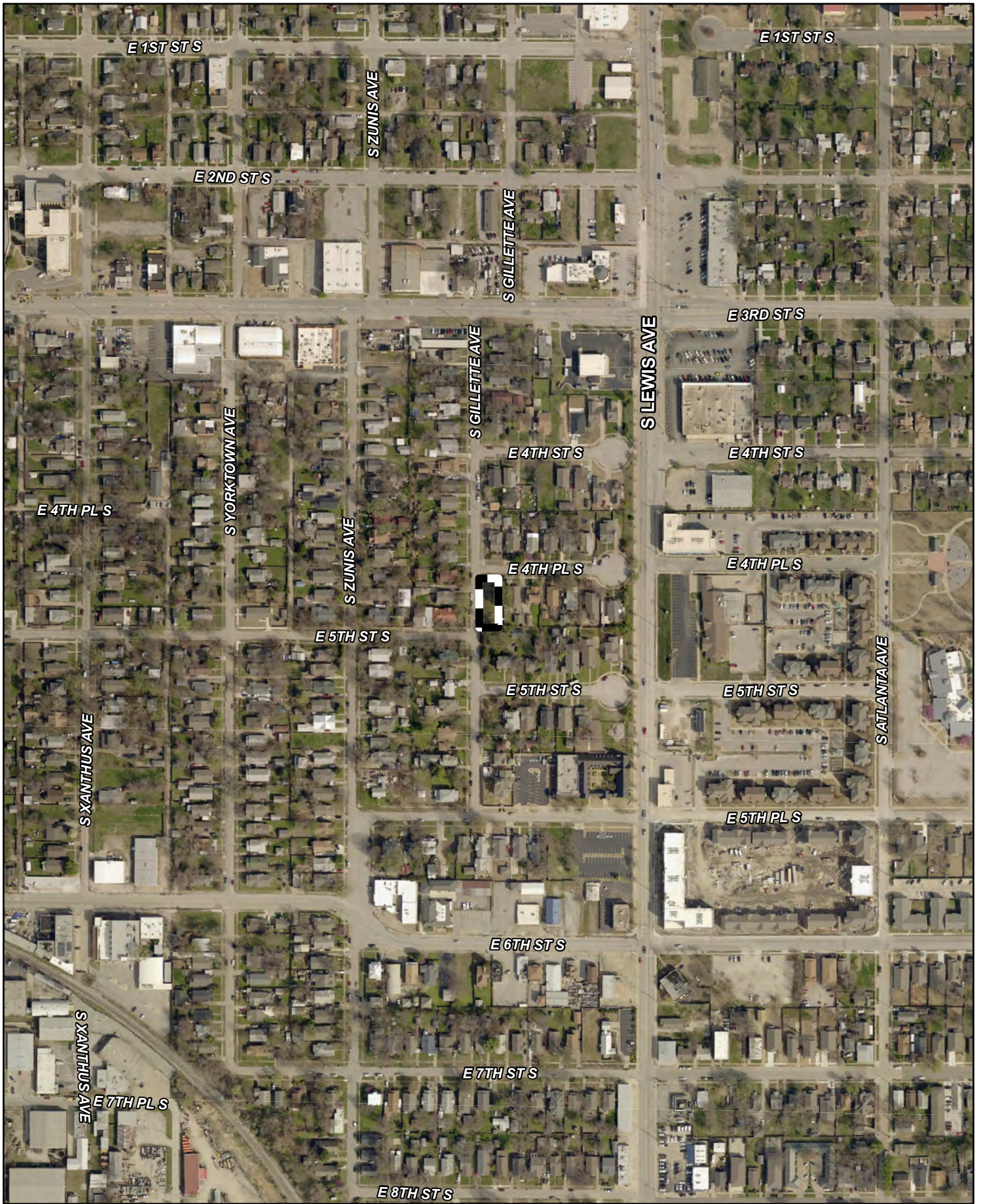
**BOA-23680**

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

Aerial Photo Date: 2021



3.5

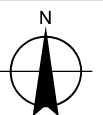


 Subject Tract

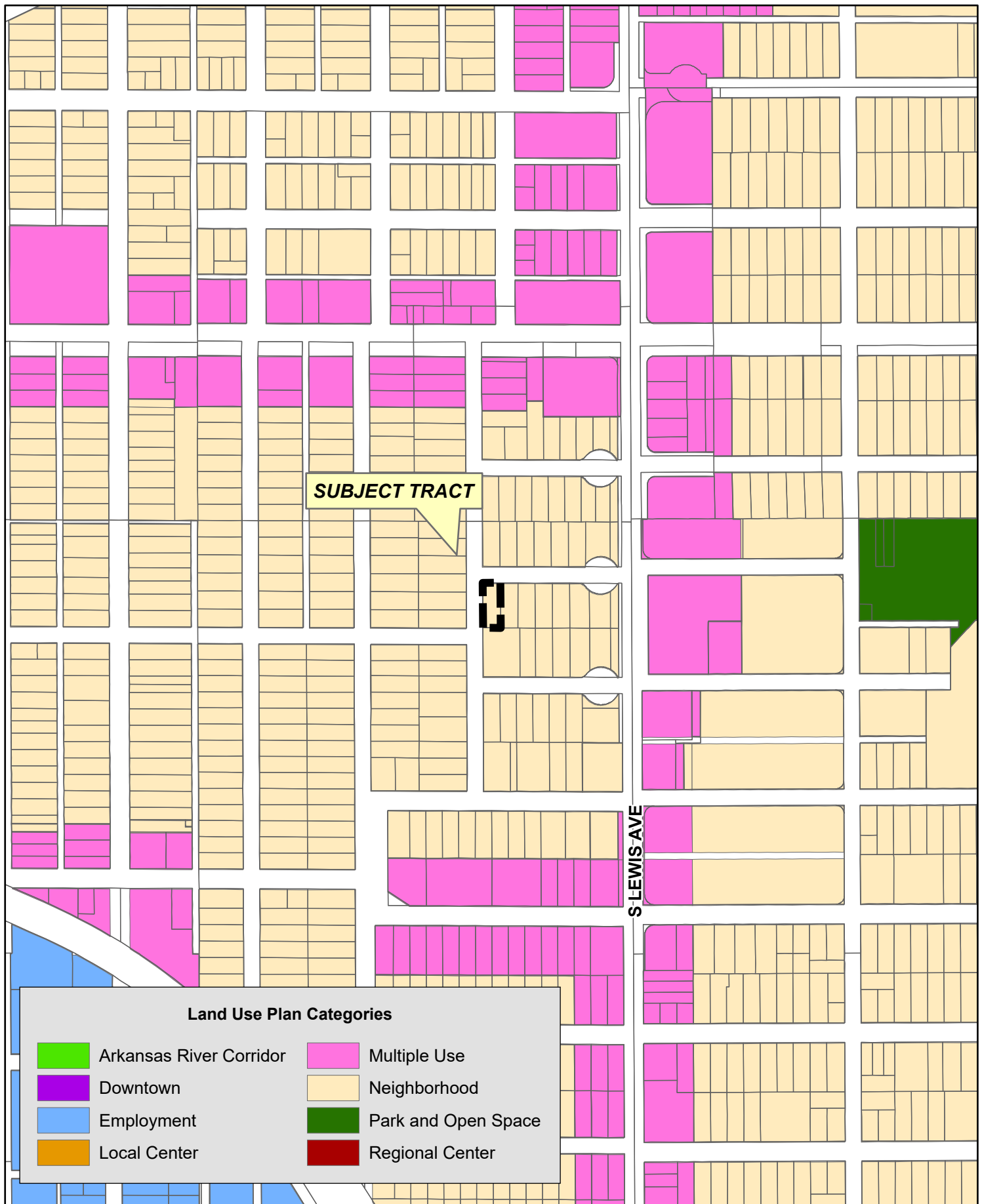
**BOA-23680**

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Aerial Photo Date: 2021



3.6

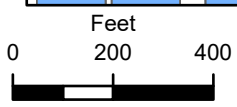


**SUBJECT TRACT**

**S LEWIS AVE**

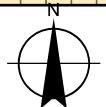
**Land Use Plan Categories**

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



**BOA-23680**

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**3.7**







# BLACK PEARL PROPERTIES

*Real Estate Development Est. 2024*

Hello Neighbor!

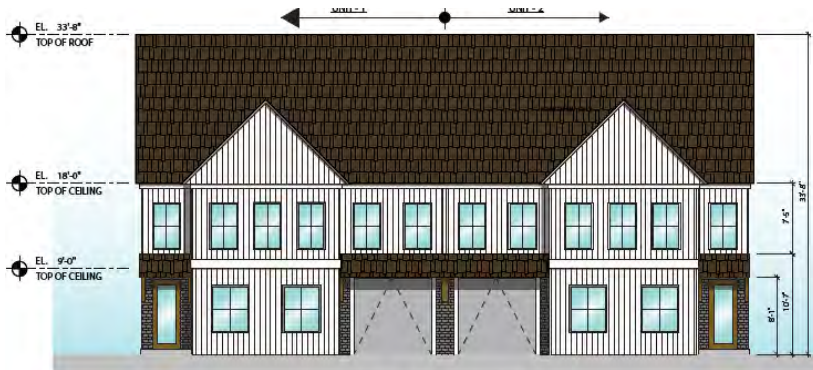
You're receiving this flyer due to your residence being located in the same, immediate neighborhood vicinity as the vacant lot on the corner of 4<sup>th</sup> Pl. & Gillette Ave. and as part of a neighborhood outreach plan conducted by the current lot owners - Black Pearl Enterprises.

Black Pearl Enterprises is owned entirely by two long time Tulsa natives, Mark and Eric. These local partners have been working with the Tulsa Planning Office in preparation for submitting a Special Exception request to construct a duplex on the aforementioned vacant property, formally addressed as 2304 E. 4<sup>th</sup> Pl. Tulsa, OK 74104.

Given the development would constitute a change from its current, vacant state, we wanted to notify all residents in the local area of our plans to build this duplex, listen to any feedback local residents may have, and attempt to address concerns in advance of the approval process.

Please see the depictions below for the preliminary site plan we intend to construct. If you have any issue with our duplex plans or would simply like to ask some questions about the property, please reach out to [crowlholdings@gmail.com](mailto:crowlholdings@gmail.com) with any comments or concerns.

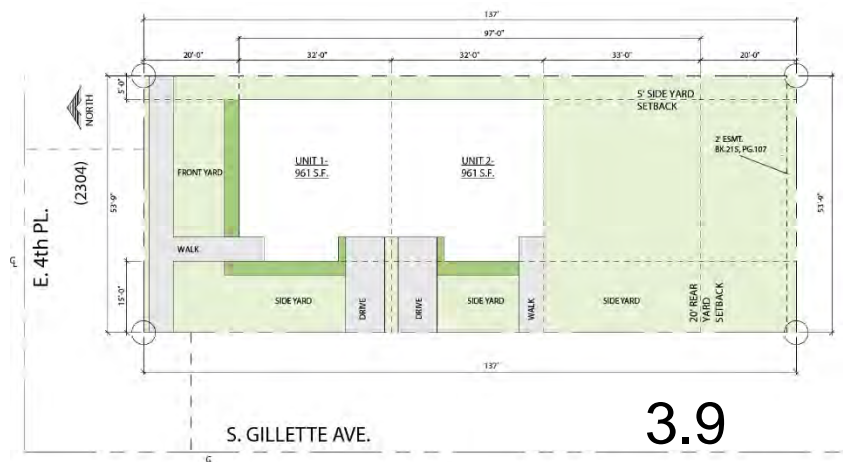
We look forward to your feedback and to joining this vibrant community!



WEST ELEVATION

- Provides quality, affordable, housing option to the neighborhood
- Fits the Vision Statement of the Kendall-Whittier Sector Plan
- Overall design to match "cottage" style architecture of the neighborhood

- Increases overall visual appeal of the neighborhood
- Develops a previously vacant lot, increasing property value
- Supports the healthy growth and development of Kendall Whittier





# BLACK PEARL PROPERTIES

*Real Estate Development Est. 2024*

## Neighborhood Outreach Summary

Black Pearl Enterprises, LLC (BPE) has taken the neighborhood outreach and community engagement piece of the Special Exception permitting & application process extremely seriously. On Monday, February 26<sup>th</sup>, 2024, representatives from BPE went door to door, dropping off informative flyers to all properties in the immediate neighborhood. These flyers were delivered to each residence on both sides of S. Gillette Ave, E. 4th St, E. 4th Pl, E. 5<sup>th</sup> St, and E. 5<sup>th</sup> Pl. A Contact email address was provided, where neighbors could reach out with any questions, concerns, or suggestions about the development, but no email correspondence was received, indicating little to no opposition to our duplex project.

Additionally, BPE conducted an “Open House” on 3/2/24, where representatives spent the day passing out flyers, speaking to neighbors, and giving interested locals updates about the project. Locally brewed coffee, soft drinks, muffins, and cookies were provided to those that stopped by. The Open House was a resounding success, and our duplex project was extremely well received by homeowners in the immediate area. Forging personal relationships with the neighborhood is a cornerstone of our development and an aspect of the approval process we will continue to prioritize. A log of the interactions from the Open House can be found below:

- Two homeowners, one from 436 S. Gillette Ave and another from 2307 E. 4<sup>th</sup> Pl. stopped by to learn about the project, we spoke for about 30 minutes to provide plans and got to know the history of the neighborhood. No concerns were expressed and a general sense of support was provided
- Amberto, a local who’s address is unknown, stopped by and grabbed a muffin and some coffee. We spoke about our plans and he was excited to see an empty lot get developed
- The homeowner from 2303 E. 4<sup>th</sup> Pl. came by and grabbed a Mountain Dew and cookie. This individual lives directly across the street from our lot and was excited to see the lot getting interest in a way that fits with the neighborhood
- A lovely lady three houses down, who owns the property at 2312 E. 4<sup>th</sup> Pl. came by the Open House for a Diet Coke and cookie. We spoke for about 30 minutes on the history of the neighborhood, and she appreciated our outreach efforts. A general sense of support for our development was discussed and provided
- Around 1pm, a neighbor came by to ask about our plans for the current trees on the lot. We informed the neighbor that we plan to keep all that we can during the construction process. He has a need for a tree in his front yard, and we informed him that he could take and transplant any tree that he wanted at his convenience
- An individual from 429 S. Gillette Ave came by and expressed strong support for the project, offered to help however he can, and was excited to see the lot improved

Copies of the information flyer and Pictures from the Open House were provided along with our application. BPE looks forward to remaining an engaged member of the Kendall Whittier community for years to come!

