



Board of Adjustment

**Staff Report
Special Exception BOA-23682**

Hearing Date: April 23, 2024
Prepared by: Dylan Siers
dsiers@cityoftulsa.org
918-596-7584

Owner and Applicant Information

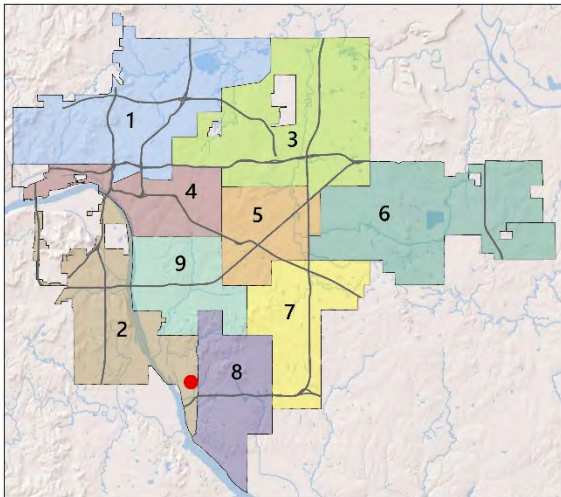
Applicant: Olsson, Inc - Austin Mayes
Property Owner: Ohunyon, Alexander Obeahon

Property Location

2817 East 81st Place South

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Jeanie Cue
County Commission: District 3, Kelly Dunkerley

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

Request Summary

Special Exception to permit duplexes in the RS-5 district
(Table 5.020, Table 5-2, Table 5-2.5)

Zoning

Zoning District: RS-5
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: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A
Tree Canopy Coverage: 0-10%
Parks & Open Space: N/A

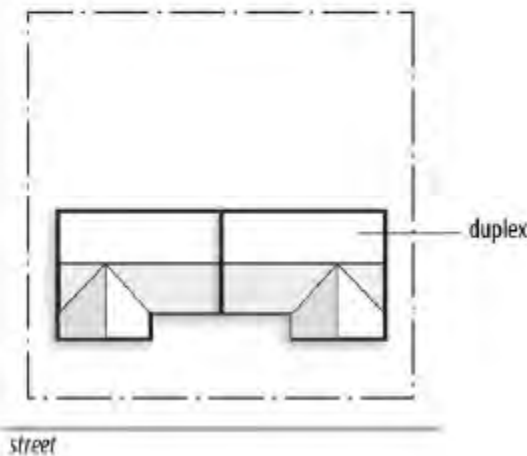
Staff Analysis

The applicant is proposing a Special Exception to permit duplexes in the RS-5 district (Table 5.020, Table 5-2, Table 5-2.5)

Duplex

A duplex is a principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The 2 dwelling units are attached and may be located on separate floors or side-by-side.

Figure 35-5: Duplex



The applicant is seeking to split the lot in two and add a duplex to each lot created. The request is to permit 2 duplexes for a total of 4 units. The previous approved a single duplex in the case referenced below for the entirety of the lot.

Relevant Case History

- BOA-23682, 12/20/2024, Rezoning from RS-3 to RS-5

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	MPD-4	Regional Center	ORU
East	RS-3	Neighborhood	Residence
South	RS-3	Neighborhood	Residence
West	RS-5	Neighborhood	Residence

Small Area Plans

The subject properties are not in a small area plan.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 0-10%. The area would benefit from additional trees, which also capture and treat runoff before they enter the river.

Parks & Open Space: N/A

Sample Motion

I move to *approve or deny* a The applicant is proposing a Special Exception to permit duplexes in the RS-5 district (Table 5.020, Table 5-2, Table 5-2.5)

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

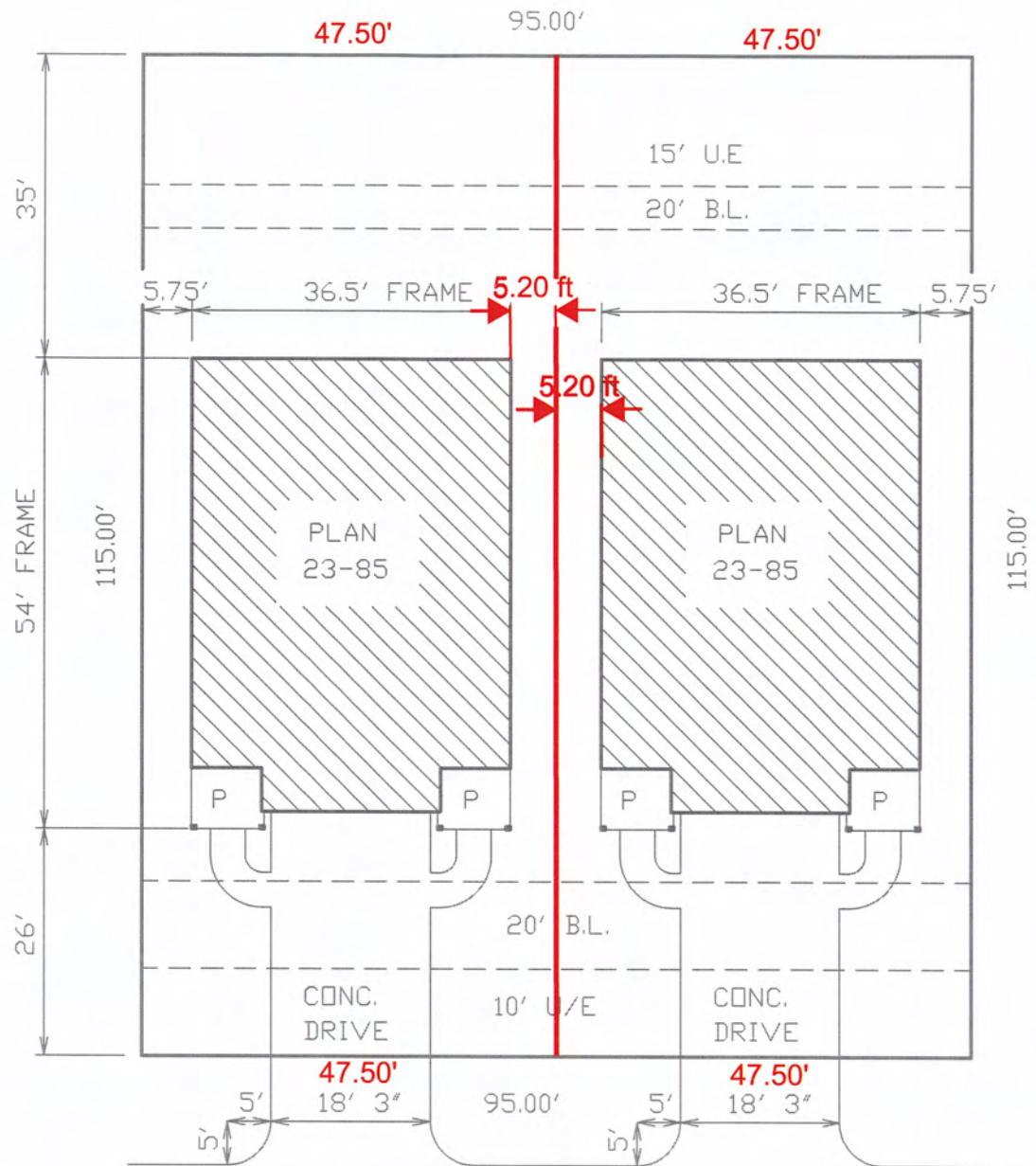
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

Lot 3, Block 1, Southwood Terrace, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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



2817 & 2819 E 81ST PL S

SITE PLAN

1,362 SF FLOOR PLAN
 113 SF FRONT PORCH
 1,022 SF DRIVE
 456 SF GARAGE

2,953 SF TOTAL

10,925 SF LOT
 -2,953 SF TOTAL

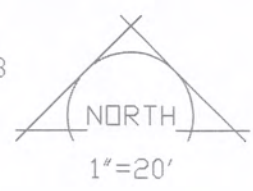
7,972 SF LIVABILITY

FRONT YARD = 1,900 SF
 DRIVE AT F.Y. = 730 SF
 $730 / 1900 = 38\%$



LOT 3, BLOCK 1 SOUTHWOOD TERRACE
 TULSA, OKLAHOMA
 LEE SIGNATURE PROPERTIES, LLC
 BRIAN J. HALL, ARCHITECT

9/14/23
 JOB 23-85
 (918) 605-5142



LOT SPLIT SURVEY
LOT 3 OF BLOCK 1 IN SOUTHWOOD TERRACE
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
 PREPARED FOR: ALEXANDER OBEAHON OHUNYON

LEGAL DESCRIPTIONS:

ORIGINAL TRACT:

NOTE: THE FOLLOWING IS THE LEGAL DESCRIPTION OF RECORD IN A WARRANTY DEED, FILED IN THE TULSA COUNTY CLERK'S OFFICE AS DOCUMENT NO. 2023035794.
 LOT THREE (3), BLOCK ONE (1), SOUTHWOOD TERRACE, A RESUBDIVISION OF BLOCK-1 OF ORAL ROBERTS UNIVERSITY HEIGHTS 3RD ADDITION, A SUBDIVISION OF THE N/2 OF THE N/2 OF THE NW/4 OF THE NE/4 OF SECTION 17, T-18-N, R-13-E, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3800.
 PROPERTY ADDRESS: 2817 EAST 81ST PLACE, TULSA, OK 74137

TRACT A:

THE WEST HALF OF LOT THREE (3), BLOCK ONE (1), SOUTHWOOD TERRACE, A RESUBDIVISION OF BLOCK-1 OF ORAL ROBERTS UNIVERSITY HEIGHTS 3RD ADDITION, A SUBDIVISION OF THE N/2 OF THE N/2 OF THE NW/4 OF THE NE/4 OF SECTION 17, T-18-N, R-13-E, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3800.

TRACT B:

THE EAST HALF OF LOT THREE (3), BLOCK ONE (1), SOUTHWOOD TERRACE, A RESUBDIVISION OF BLOCK-1 OF ORAL ROBERTS UNIVERSITY HEIGHTS 3RD ADDITION, A SUBDIVISION OF THE N/2 OF THE N/2 OF THE NW/4 OF THE NE/4 OF SECTION 17, T-18-N, R-13-E, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3800.

GENERAL NOTES:

- THE SUBJECT PROPERTY DOES HAVE LEGAL ACCESS AS PER DEDICATED AND CITY MAINTAINED ROADS.
- NO CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE WAS PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE SURVEYOR MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES ARE DEPICTED ON THIS SURVEY. ALL UTILITIES SHOWN WERE LOCATED BY SURFACE FEATURES.
- THE DATE OF THE LAST SITE VISIT WAS ON 11/03/2023.

SURVEYOR'S CERTIFICATION:

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE OF PLAT: 11/06/2023

DUSTIN M. McNALLY, PLS NO. 1636

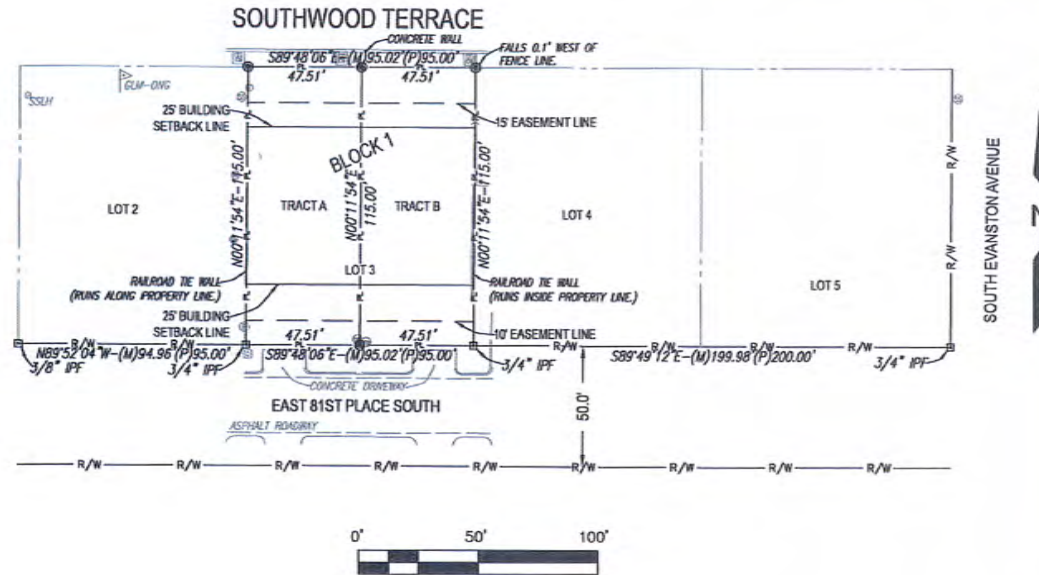
DATE OF SIGNATURE:

11/06/2023

PROJECT NO. 23-111



BASIS OF BEARINGS
 S89°48'06"E FOR THE SOUTH LINE OF
 LOT 3 OF BLOCK 1 IN SOUTHWOOD TERRACE.

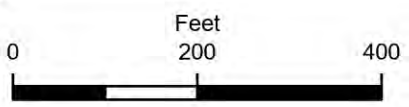


LEGEND

⊠	MONUMENT FOUND AS NOTED	⊙	SANITARY SEWER MANHOLE (SSMH)
⊙	3/8" IRON PIN SET WITH PLASTIC CAP STAMPED "MCNALLY-LS 1636"	⊙	SANITARY SEWER LAMPHOLE (SSLH)
⊙	WATER METER (WM)	AI	AREA INLET
⊙	GAS METER (GM)	IPF	IRON PIN FOUND
⊙	ELECTRIC METER (EM)	PL	PROPERTY LINE
⊠	CABLE PEDESTAL (CPED)	R/W	RIGHT-OF-WAY LINE
⊙	ELECTRIC PEDESTAL (EPED)	---	LOT LINE
⊙	TELEPHONE PEDESTAL (TPED)	- - -	EASEMENT LINE
⊠	GAS LINE MARKER (GLM)	---	BUILDING SETBACK LINE
		- - -	FENCE LINE



MCNALLY LAND SURVEYING SERVICES, LLC
 10895 E SYCAMORE AVE
 CLAREMORE, OK 74019
 PH. (918)946-2268
 CA NO.: 8645 EXPIRES 06/30/2025



BOA-23682



12.7



Subject Tract

Feet

200

400

BOA-23682

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



Aerial Photo Date: 2021

12.8



E 81ST ST S

S EVANSTON AVE

E 81ST PL S

E 82ND ST S

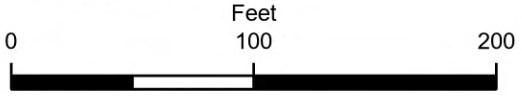
S DELAWARE AVE

Subject Tract

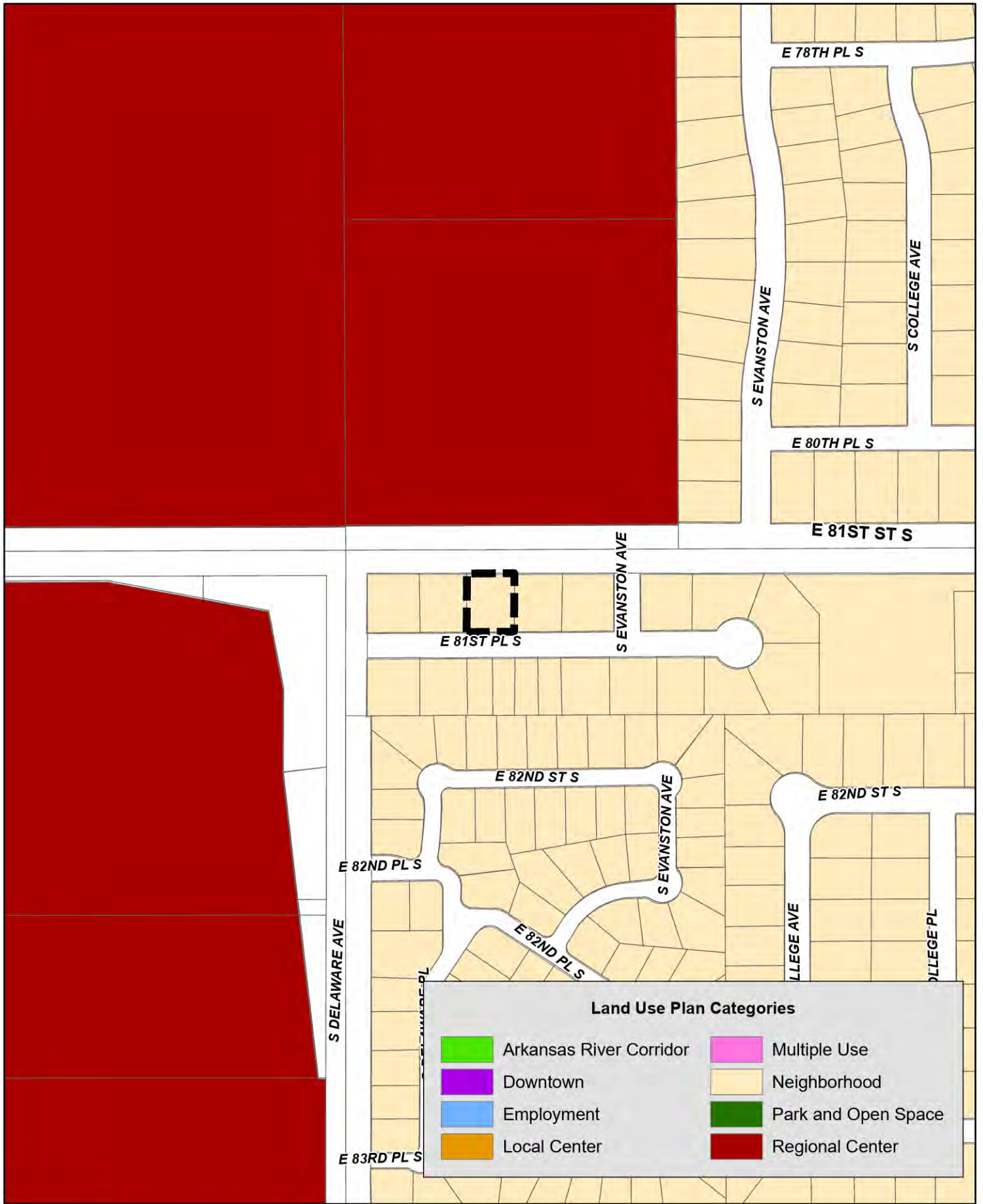
BOA-23631

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

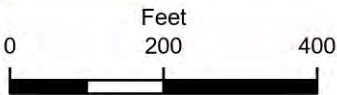
Aerial Photo Date: 2021



12.9



BOA-23682



12.10