### Owner and Applicant Information

Applicant: Tommy Harris  
Property Owner: Pickleberry Properties

### Property Location

4553 N. Hartford Ave. E.  
Tract Size: ±.22 acres

### Location within the City of Tulsa

(Shown with City Council districts)

![City Council Districts Map](image)

### Elected Representatives

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

### Request Summary

Special Exception to permit a duplex in the RS-3 district  
(Section 5.020, Table 5-2, Table 5-2.5)

### Zoning

Zoning District: RS-3  
Zoning Overlays: N/A

### Comprehensive Plan Considerations

#### Land Use

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

#### Transportation

Major Street & Highway Plan: 46th St N - Secondary Arterial; Hartford Ave - Residential Collector  
planitulsa Street Type: N/A  
Transit: Bus Route  
Existing Bike/Ped Facilities: Sidewalks  
Planned Bike/Ped Facilities: Signed Route on Hartford

#### Environment

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

### 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
Staff Analysis
The applicant is proposing a Special Exception to permit a duplex in the RS-3 district (Section 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:

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City of Tulsa Board of Adjustment
<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Multiple Use</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

**Small Area Plans**
The subject properties are not within 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:** 46th St N - Secondary Arterial; Hartford Ave - Residential Collector

**Comprehensive Plan Street Designation:** N/A

**Transit:** Bus Route

**Existing Bike/Ped Facilities:** Sidewalks

**Planned Bike/Ped Facilities:** Signed Route on Hartford

**Arterial Traffic per Lane:** N/A

**Environmental Considerations**

**Flood Area:** N/A

**Tree 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 permit a duplex in the RS-3 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**

Lots 46, Block 4, Suburban Acres Amd, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

Case map  
Aerial (small scale)  
Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Applicant Exhibits
Land Use Plan Categories

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

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14.8
CONTRACTOR DIRECTIVES

1. ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE OF REGULATIONS (IRC). 
2. PRIOR TO WORK, THE GENERAL CONTRACTORS SHALL VISIT AND INSPECT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITONS EFFECTING THE AREA. THE CONTRACTOR MANAGER IS RESPONSIBLE FOR NOTIFYING THE CONTRACTOR MANAGER IN WRITING REGARDING ALL EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO UTILITIES LOCATION, INSECTS, PLANT, OR ANIMALS. BEFORE THE CONTRACTOR MANAGER SIGNS THE CONTRACT, THE CONTRACTOR MANAGER MUST CONFIRM THAT THE CONTRACTOR MANAGER UNDERSTANDS THE EXISTING CONDITIONS. 
3. THE GENERAL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL UTILITIES, EXISTING AND NEW UTILITIES, PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY, BUT SHOULD NOT BE CONSTRUCTED TO REPRESENT ALL EXISTING UTILITIES. 
4. FIELD VERIFY MEATS THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE WET CONDITIONS AND INSTRUCTIONS PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION. 
5. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CREATE THE CONTRACTOR TO DESIGN THE WORK AND SUBCONTRACTORS OR ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY TRADE. 
6. IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS OR BETWEEN A DRAWING AND SPECIFICATION ITEM, THE DRAWING OR SPECIFICATION ITEM REQUIRES THE DETERMINATION. THE LARGEST NUMBER OF MAJOR DRAWINGS SHALL BE FOLLOWED. THE CONTRACTOR MUST BE NOTIFIED OF ANY AND ALL DEPARTURES IN DIMENSIONS AND SIZES PRIOR TO CONSTRUCTION TO ASSURE IN PROMOTING THE CORRECT INFORMATION. 
7. ALL ITEMS OF MECHANICAL, ELECTRICAL AND PLUMBING DETAILS AND LOCATIONS MAY NOT NECESSARILY APPEAR ON THE ARCHITECTURAL DRAWINGS. THE DRAWINGS PROVIDED HEREIN ARE DEPENDENT ON THE APPROPRIATE SUBCONTRACTOR PRIOR TO CONSTRUCTION, DESIGNER WILL NOT BE RESPONSIBLE FOR FIELD CHANGES DUE TO THE NOTICED DRAWINGS. 
8. THE GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL WINDOW AND DOOR OPENINGS PRIOR TO ANY DRAWINGS OR OPENINGS. 
9. CHANGES TO THE CITY-APPROVED DRAWINGS AND SPECIFICATIONS IS HELD BY A COVER SHEET. ADDITIONS TO OR DELETIONS OR CHANGE ORIGINS MIGHT BE APPROVED BY THE DESIGNER AND THE CITY HOLDING THE DRAWINGS. 
10. THE EXISTING SITE MUST BE FURNISH EXISTING CONDITIONS PROVIDED BY CHARGE. THE EXISTING MEASUREMENTS ARE ONLY APPROXIMATE AND NOT COMPLETE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE ALL NECESSARY ADJUSTMENTS WITH OWNER.