Staff Report  
Case BOA-23714

Hearing Date: June 11, 2024  
Prepared by: Dylan Siers  
siers@cityoftulsa.org  
918-596-7584

Owner and Applicant Information
Applicant: Femi Fasesin
Property Owner: Route 66 Rentals LLC

Property Location
220 S. Yale Ave.
Tract Size: ±.17 acres

Location within the City of Tulsa
(shown with City Council districts)

Elected Representatives
City Council: District 4, Laura Bellis  
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

Request Summary
Special Exception to permit an accessory dwelling unit in the  
RS-3 zoning district (45.031-D)

Zoning
Zoning District: RS-3  
Zoning Overlays: None

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

Transportation
Major Street & Highway Plan: Secondary Arterial  
planitulsa Street Type: N/A  
Transit: Regular Route  
Existing Bike/Ped Facilities: Sidewalks  
Planned Bike/Ped Facilities: None

Environment
Flood Area: N/A  
Tree Canopy Coverage: 20-30%  
Parks & Open Space: N/A
Staff Analysis
The applicant is proposing a special exception to permit an accessory dwelling unit in the RS-3 zoning district (Sec. 45.031-D). The existing accessory building in the rear yard would be converted into an accessory dwelling unit.

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.

<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-2</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>Neighborhood</td>
<td>Residential</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 Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation
Major Street & Highway Plan: Yale Avenue is classified as a Secondary Arterial.

Comprehensive Plan Street Designation: None
Transit: Regular Bus Route 450 runs along Yale Avenue.

Existing Bike/Ped Facilities: Sidewalks are present on Yale Avenue.

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: Yale Avenue has an average annual daily traffic count of 4,297 vehicles per lane.

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

Tree Canopy Coverage: Tree canopy in the area is 20-30%. 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 an accessory dwelling unit in the RS-3 zoning district (45.031-D).

- 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 455, Blk 2, Rodgers Hgts, City of Tulsa, Tulsa County, State of Oklahoma
Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
BOA-23714

10.5
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2021

BOA-23714

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