



Board of Adjustment

**Staff Report
BOA-23725**

Hearing Date: July 9, 2024
Prepared by: Sean Wallace
swallace@cityoftulsa.org
918-596-7585

Owner and Applicant Information

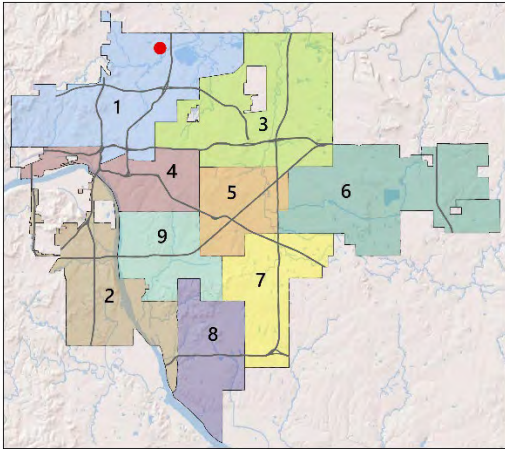
Applicant: Carol Lopez
Property Owner: Carol Lopez

Property Location

4915 N Xanthus Ave E
Tract Size: ±.4 acres

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
Posted Sign – min. 10 days in advance

Request Summary

Special exception to permit a Manufactured Housing Unit in the RS-3 zoning district (Sec. 5.020, Table 5-2.5); Special Exception to extend the 1-year limit for a Manufactured Housing Unit (Sec. 40.210-A).

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: N/A
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: On-street bike lane for Lewis Ave

Environment

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

Staff Analysis

The applicant is requesting a Special exception to permit a Manufactured Housing Unit in the RS-3 zoning district and a Special Exception to extend the 1-year limit for the Unit.

Relevant Case History

- None

Table 5-2.5: R District Building Type Regulations for Household Living

USE CATEGORY Subcategory Specific Uses Building Type	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
		1	2	3	4	5			0	1	2	3		
RESIDENTIAL														
Household Living														
Single household														
Detached house	P	P	P	P	P	P	P	P	P	P	P	P	P	S
Patio House	-	-	-	P	P	P	P	P	P	P	P	P	P	-
Townhouse														
2-unit townhouse	-	-	-	S	S	P	P	P	P	P	P	P	P	-
3+ unit townhouse	-	-	-	-	-	-	-	P	P	P	P	P	P	-
Manufactured housing unit	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Manufactured housing subdivision	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Mobile home	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Mixed-use building	-	-	-	-	-	-	-	-	-	S	S	S	-	-
Vertical mixed-use building	-	-	-	-	-	-	-	-	-	S	S	S	-	-
Two households on single lot														
Duplex	-	-	-	S	S	S	P	P	P	P	P	P	P	-
Mixed-use building	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Vertical mixed-use building	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Three or more households on single lot														
Cottage house development	-	-	-	-	-	P	S	S	P	P	P	P	-	-
Multi-unit house	-	-	-	-	-	S	S	P	P	P	P	P	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Mixed-use building	-	-	-	-	-	-	-	-	-	P	P	P	-	-

Section 40.210 Manufactured Housing Units

The supplemental regulations of this section apply only to manufactured housing units approved as special exception uses in R or AG-R zoning districts.

40.210-A The manufactured housing unit must be removed from the lot within one year of the date of special exception approval. The board of adjustment is authorized to extend the one-year limit through approval of a subsequent special exception if the (special exception) extension request is filed before expiration of the one-year time limit.

40.210-B No more than one manufactured housing unit may be located on a lot.

40.210-C Manufactured housing units are required to comply with the same lot and building regulations that apply to detached houses in the subject zoning district.

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-3	Neighborhood	Residential
East	RS-3	Neighborhood	Vacant lot
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject property is 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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: The Tulsa GO Plan recommends an on-street bike lane on N Lewis Ave.

Arterial Traffic per Lane: 1,931 vehicles per lane per day on N Peoria Ave.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 14%. 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: Berry Park is nearby to the west of the subject property.

Sample Motion

I move to approve or deny a Special Exception to permit a Manufactured Housing Unit in a RS-3 District and approve or deny a Special Exception to extend the one-year limit for a Manufactured Housing Unit,

- 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

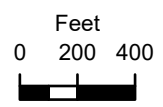
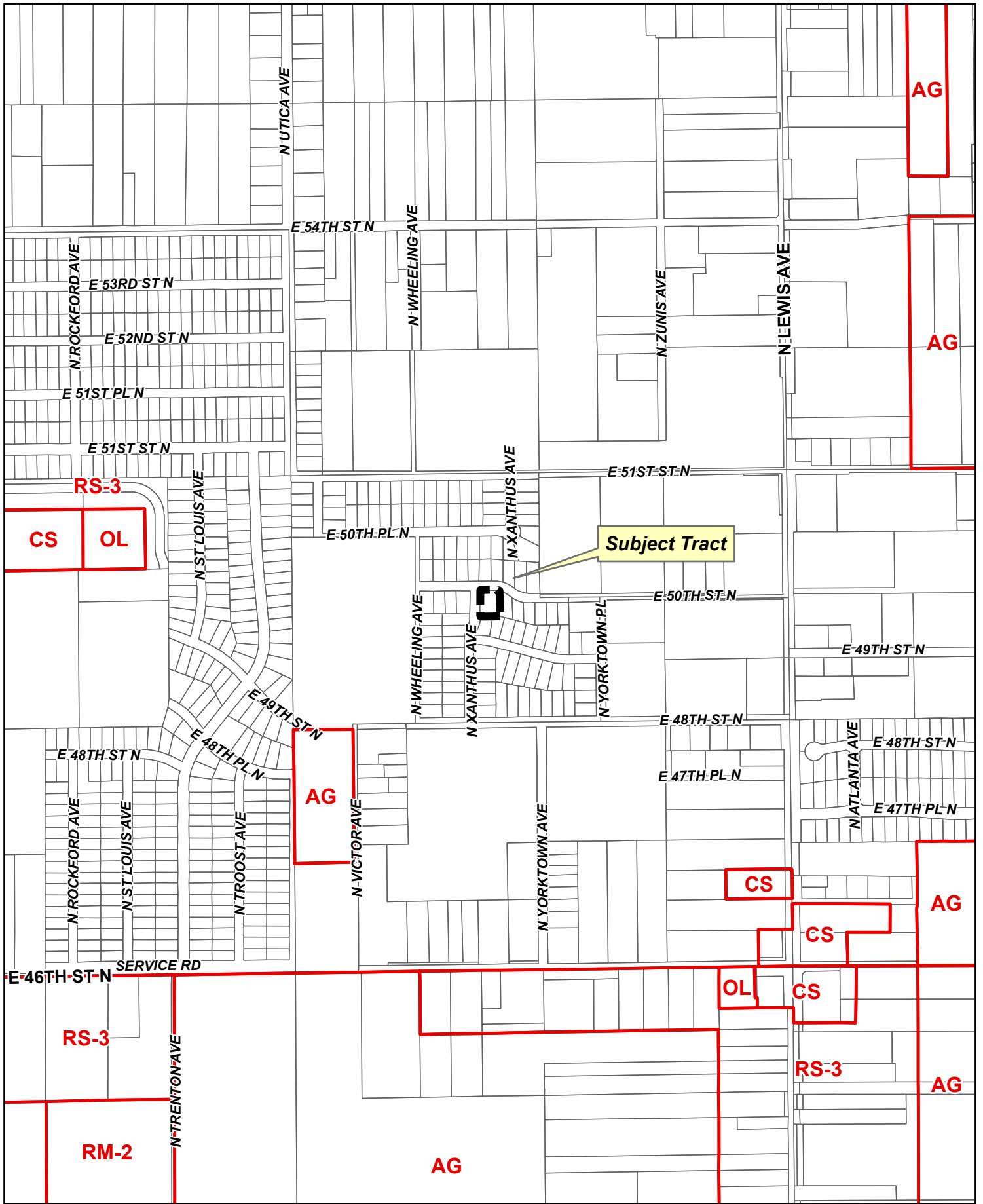
Lot 7 Block 25, Northridge Second Addition Amended, City of Tulsa, Tulsa County, State of Oklahoma.

Exhibits

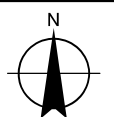
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



(Subject property looking NE on N Xanthus Ave – image taken from Google street-view)



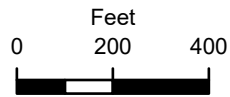
BOA-23725



2.5



Subject property

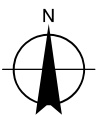


 Subject Tract

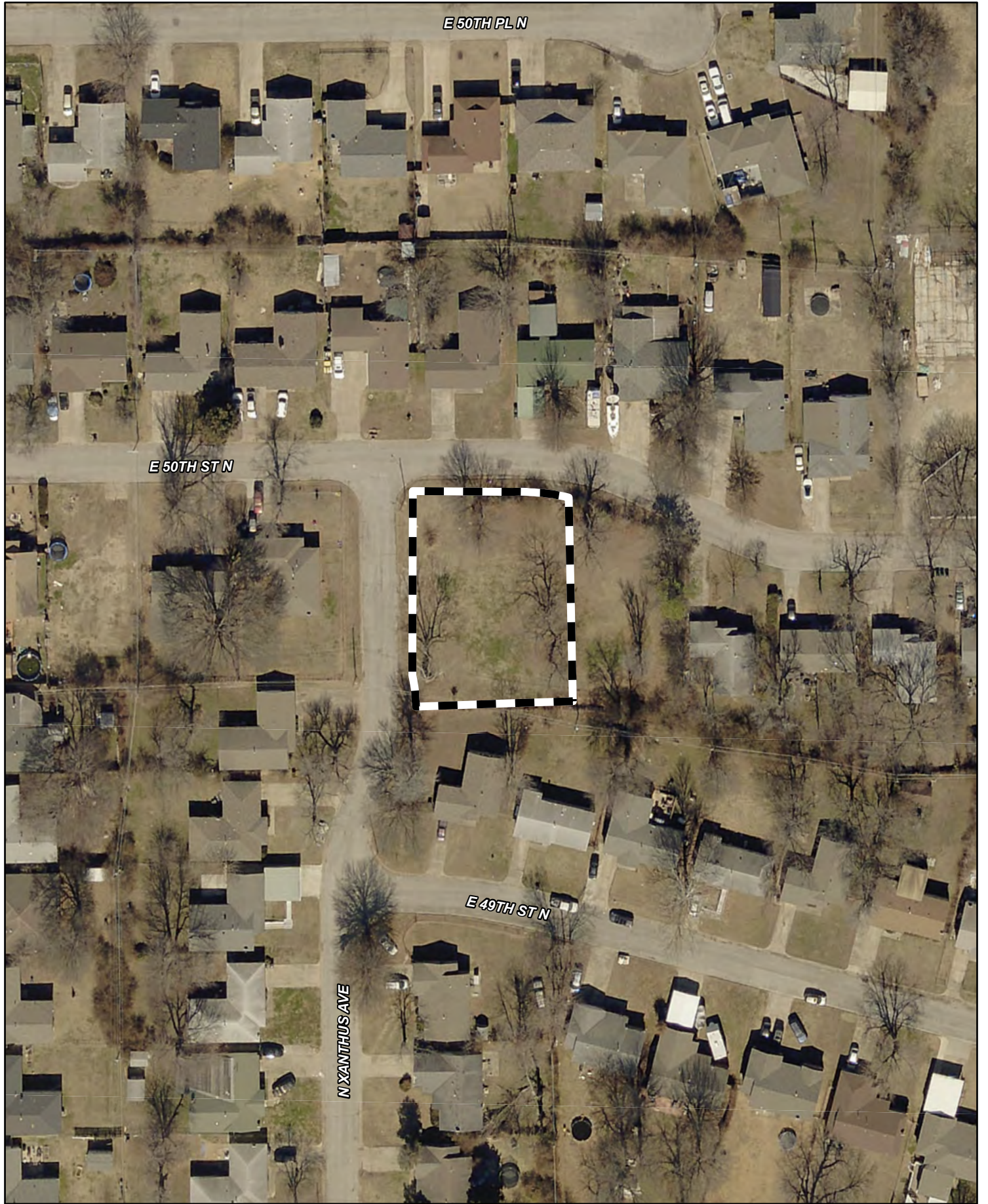
BOA-23725

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

Aerial Photo Date: 2021



2.6



E 50TH PL N

E 50TH ST N

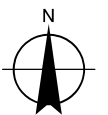
E 49TH ST N

N XANTHUS AVE

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

Aerial Photo Date: 2021

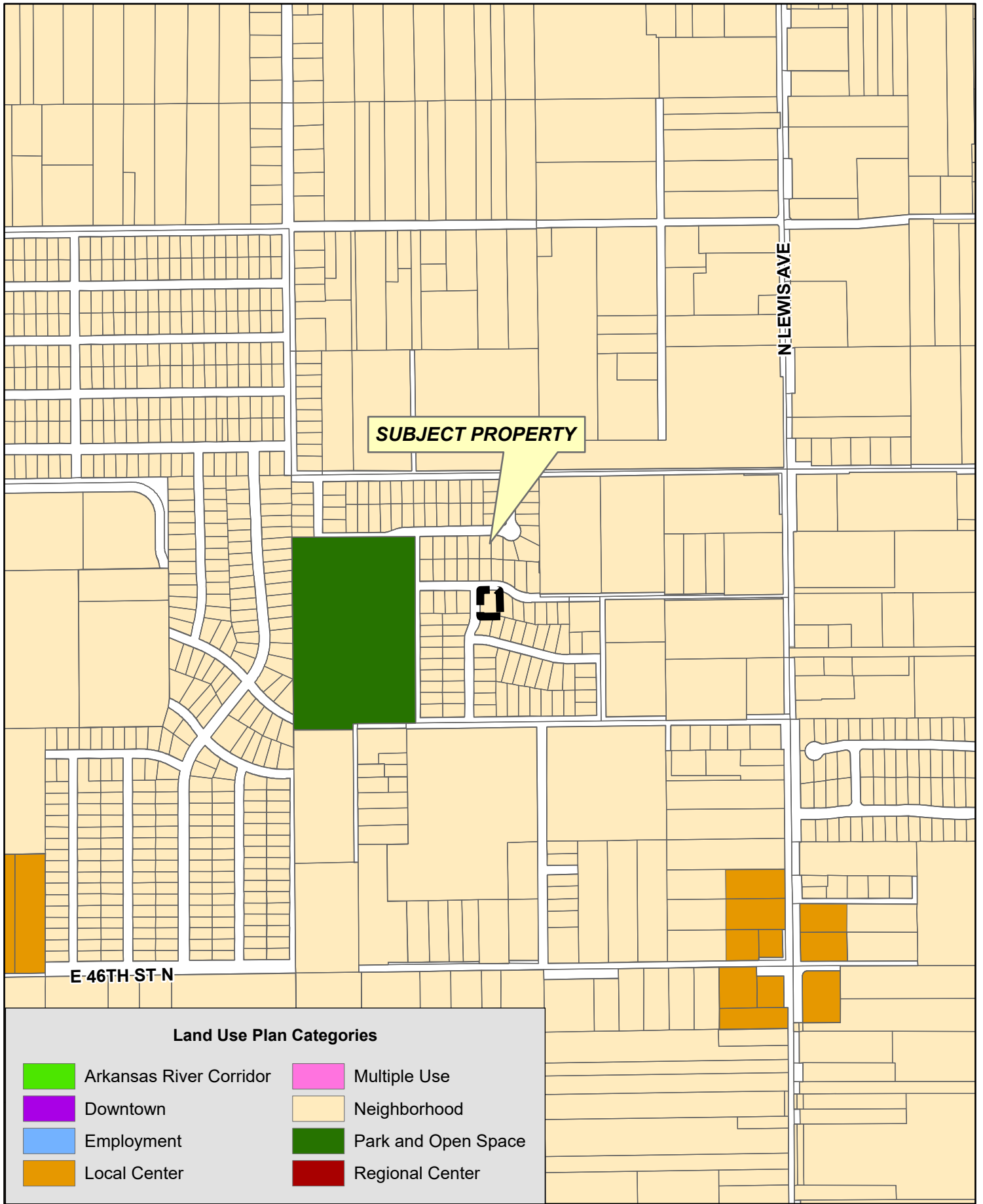


Feet
0 100 200



Subject
Tract

2.7











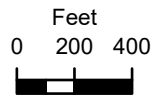
SUBJECT PROPERTY

N LEWIS AVE

E-46TH ST-N

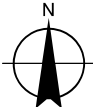
Land Use Plan Categories

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



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19-14 04



House

House

Mobile Home

E 50th St N

N Xanthus Ave.

House

House

House

Construction Site Fence

50 FT

50 FT

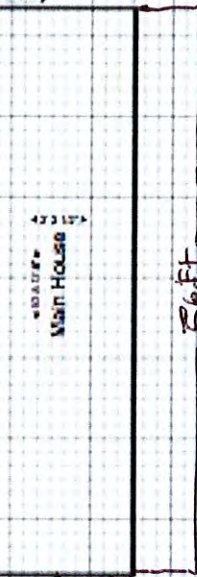
56 FT

140'

15.7 FT

105'

Water



Electricity Line

Sewage System

House

House

House

2.9