



Board of Adjustment

Staff Report BOA-23727

Hearing Date: July 23, 2024 (Continued from July 9, 2024)

Prepared by: Sean Wallace
swallace@cityoftulsa.org
918-596-7585

Owner and Applicant Information

Applicant: Larry Vincent

Property Owner: Larry & Rachel Vincent

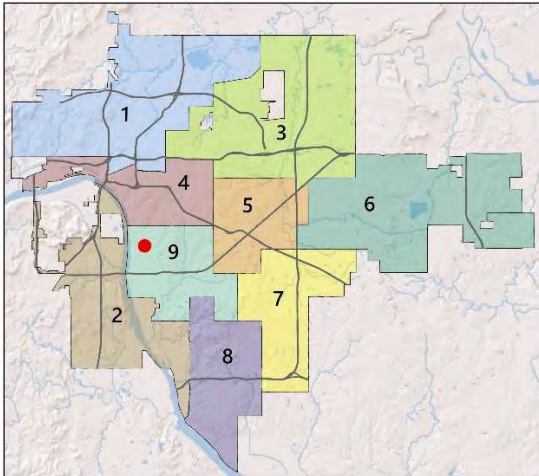
Property Location

3804 South Troost Avenue

Tract Size: ±.2 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 9, Jayme Fowler

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

Request Summary

Special exception to increase the permitted driveway width in an RS zoning district (Sec. 55.090-F.3).

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: Regular Route along 41st Street South

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Signed bike route on Utica Avenue

Environment

Flood Area: N/A

Tree Canopy Coverage: 30-50%

Parks & Open Space: Zink Park & Tulsa River Parks

Staff Analysis

The applicant is requesting a Special Exception to increase the permitted driveway width in an RS zoning district (Section 55.090-F.3). The applicant is building a new home with 2 driveways, which would have a combined width (in both the right-of-way and in the street setback) of 34'-6". This exceeds the maximum allowable driveway width of 27' in the right-of-way by 7'-6", and the maximum width of 30' within the street setback by 4'-6".

Relevant Case History

- None

3. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of 530.010-1.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

Lot Frontage	75'+	60' - 74'	46' - 59'	30' - 45'	Less than 30' [2]
Driveway Within Right-of-Way (feet) [1]	27'	26'	22'	20'	12'
Driveway Within Street Setback (feet)	30'	30'	--	--	--

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-2	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
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: Regular bus route 300 runs along 41st Street South.

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Tulsa GO Plan recommends a signed bike route for South Utica Avenue.

Arterial Traffic per Lane: 3,743 vehicles per lane per day on South Utica Avenue.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 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: Zink Park and the Tulsa River Parks are both nearby.

Sample Motion

I move to approve or deny a Special Exception to increase the permitted driveway width in a RS zoning district (Sec. 55.090-F.3),

- 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 1 Block 2, Forest Ridge Addition, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

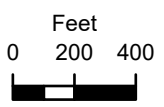
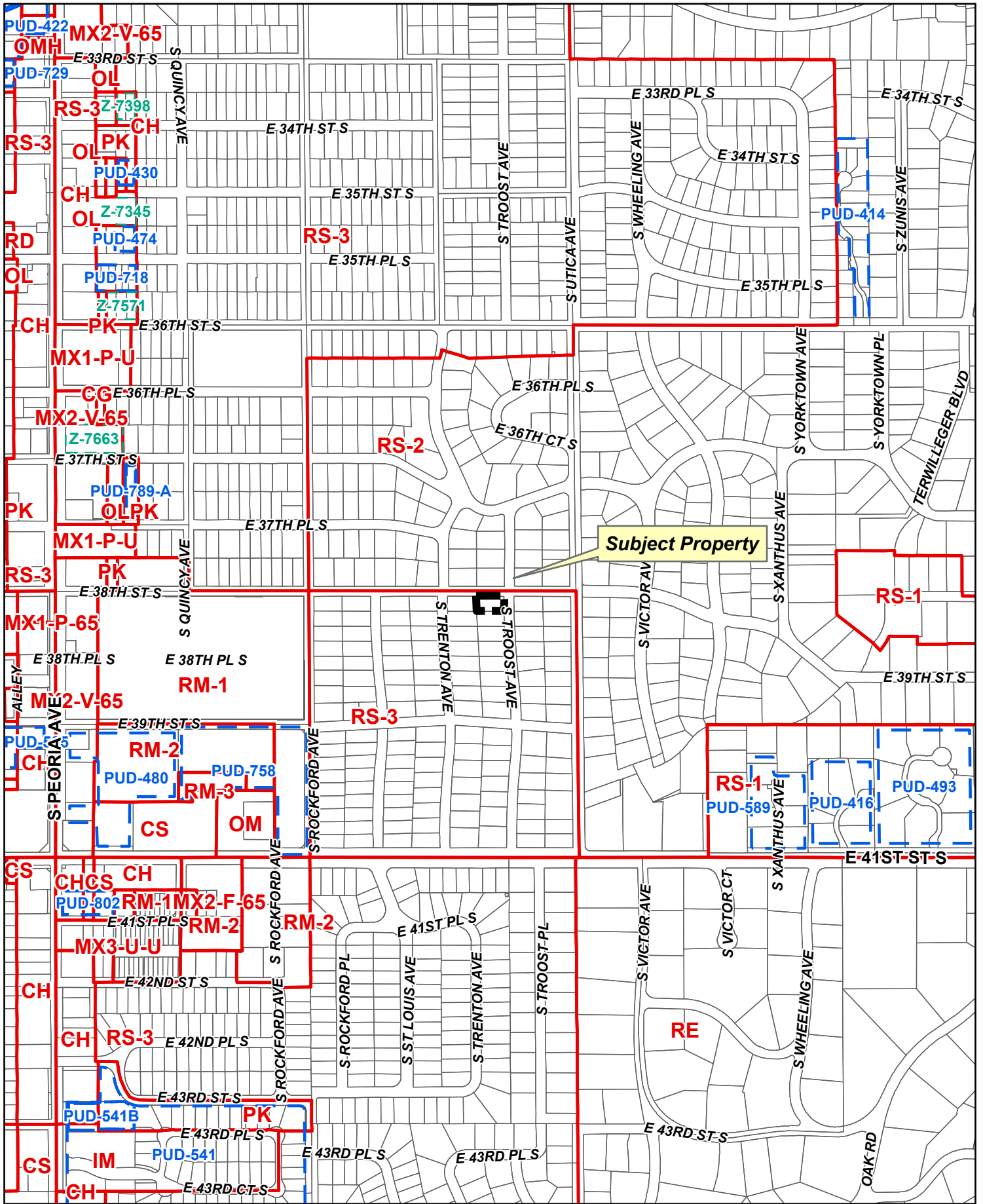
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



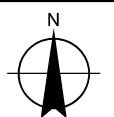
(Subject property looking south on S Troost Ave)

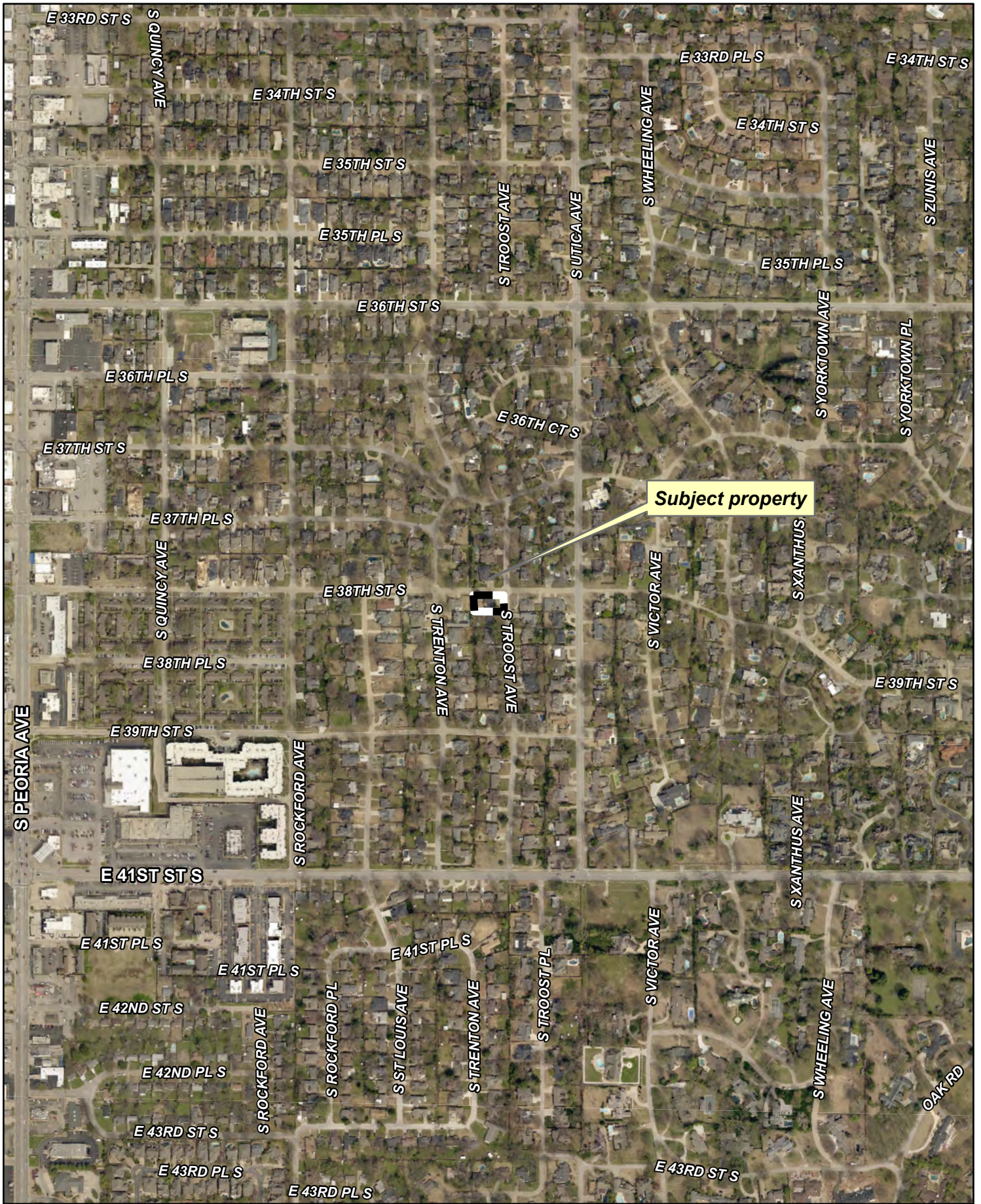


(Subject property looking west on E 38th St)

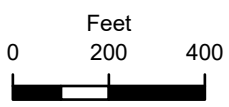


BOA-23727





Subject property

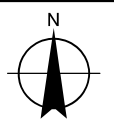


 Subject Tract

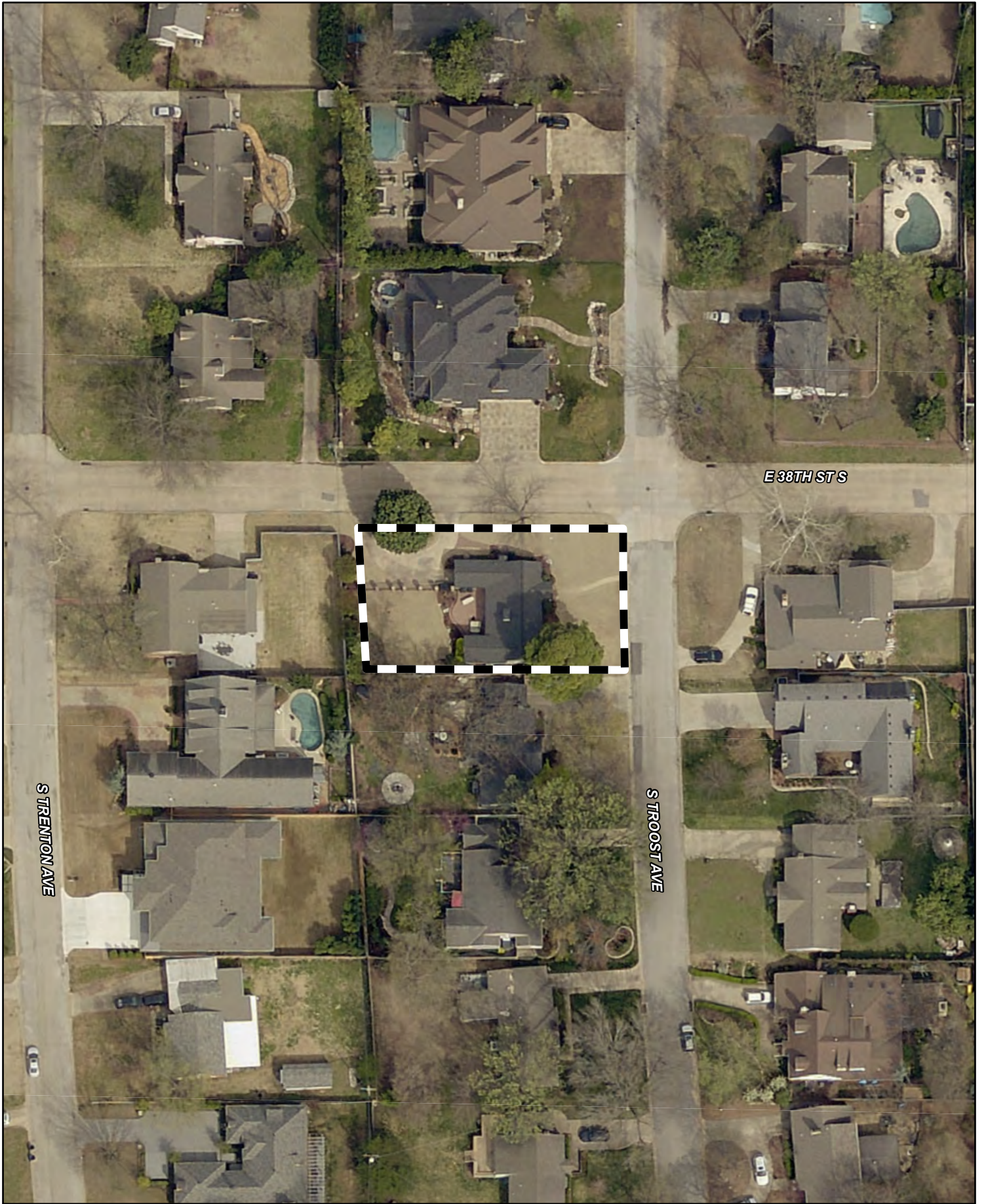
BOA-23727

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

Aerial Photo Date: 2021



3.6



S TRENTON AVE

E 33TH ST S

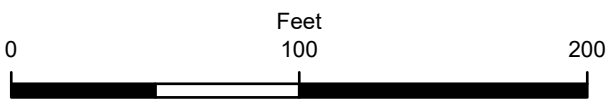
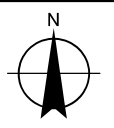
S TROOST AVE



BOA-23727

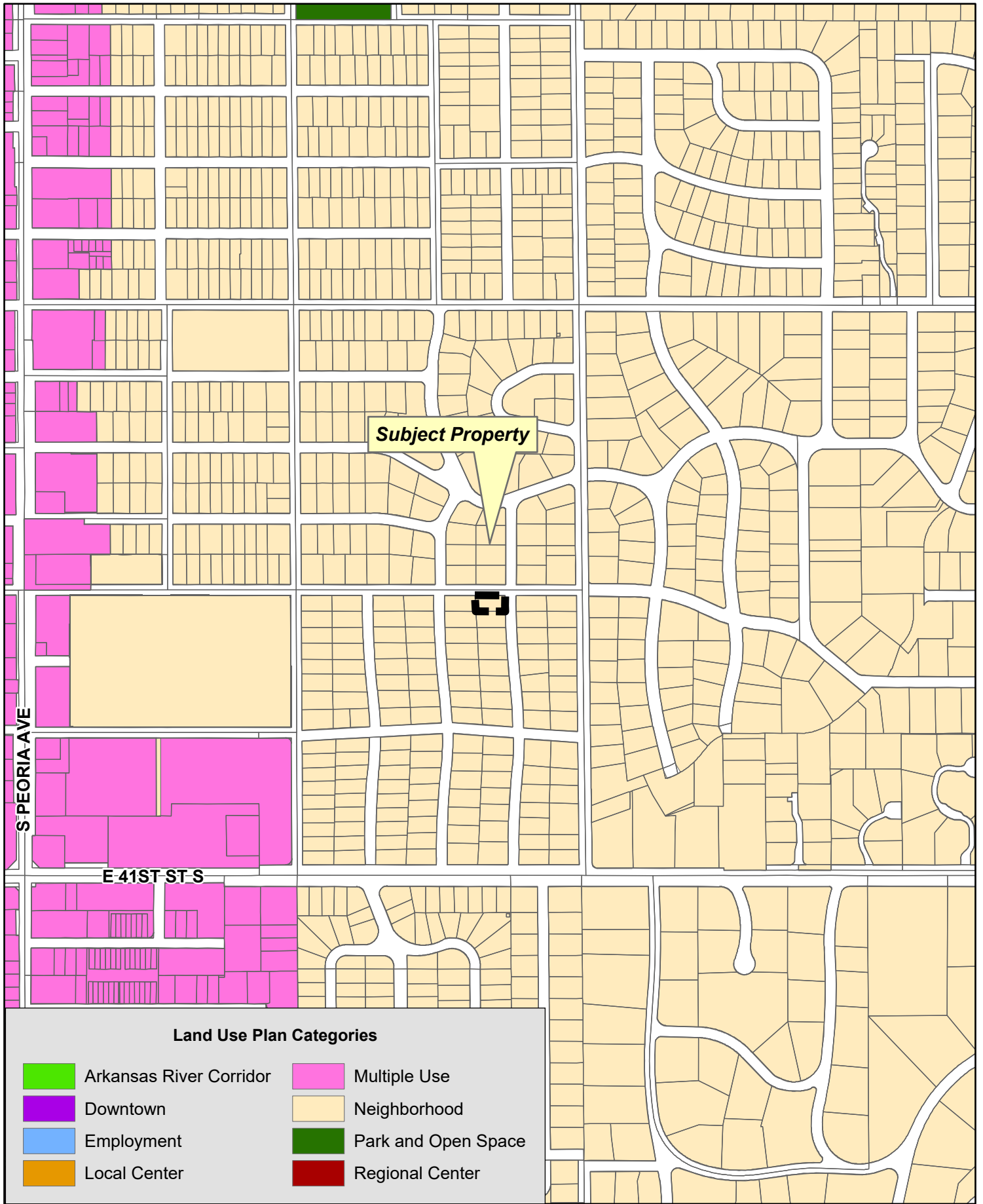
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



Subject Tract

3.7











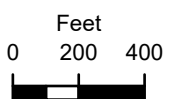
Subject Property

S PEORIA AVE

E 41ST ST S

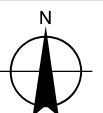
Land Use Plan Categories

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

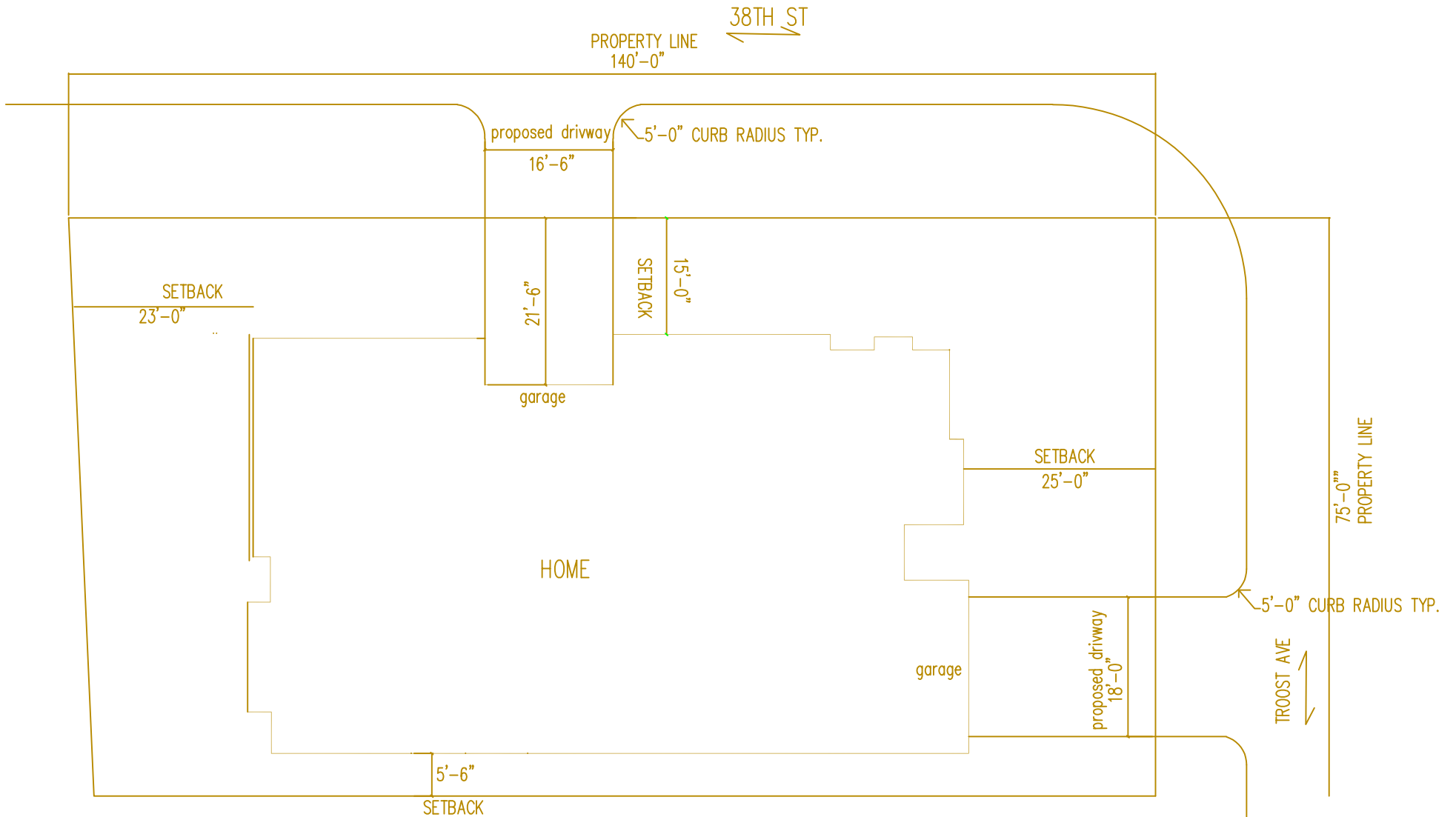


BOA-23727

19-14 04



3.8



BLDR-162514-2023
 3804 S TROOST AVE
 TULSA, OK